

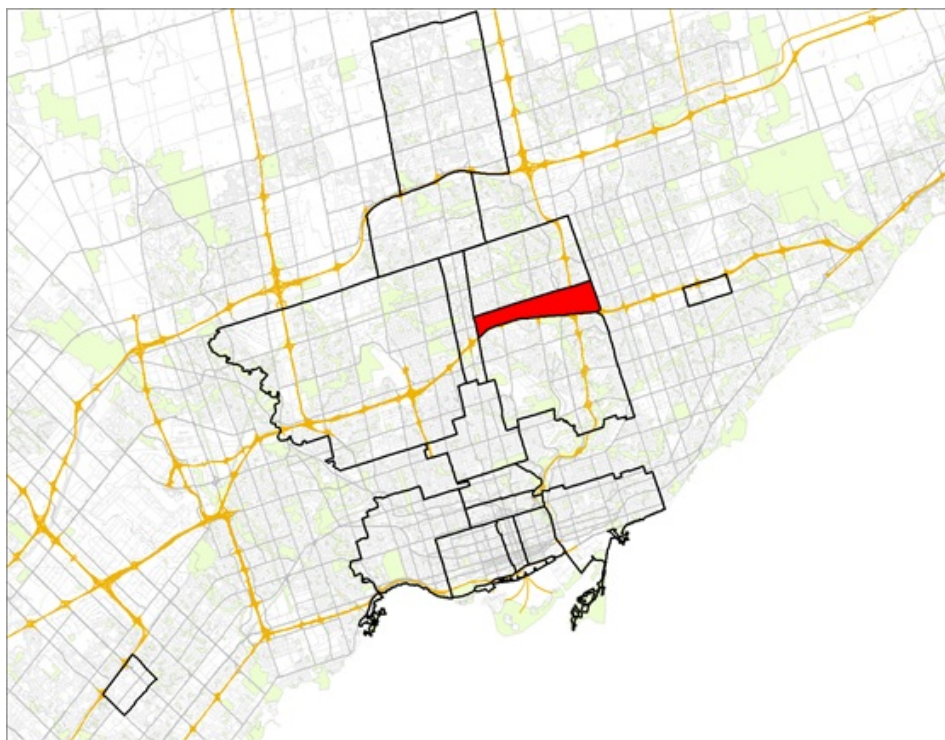


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of July 2022



Sheppard Corridor Submarket Report - July 2022



Sheppard Corridor		GTA
Distinct count of Site Name	11	332
No. of Units	2,505	85,910
Total Sales	2,208	76,599
Act Inv	297	9,311
Avg. \$/sf	\$1,417	\$1,466
Avg. Project \$/SF	\$1,381	\$1,281
Avg. SF	832	874
Avg. \$	\$1,178,718	\$1,280,976
Current Month Sales (incl. active & sold out)	0	1,777

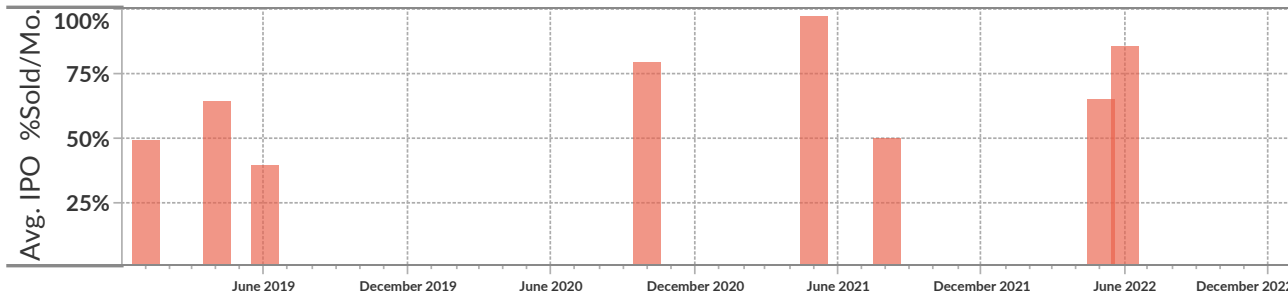
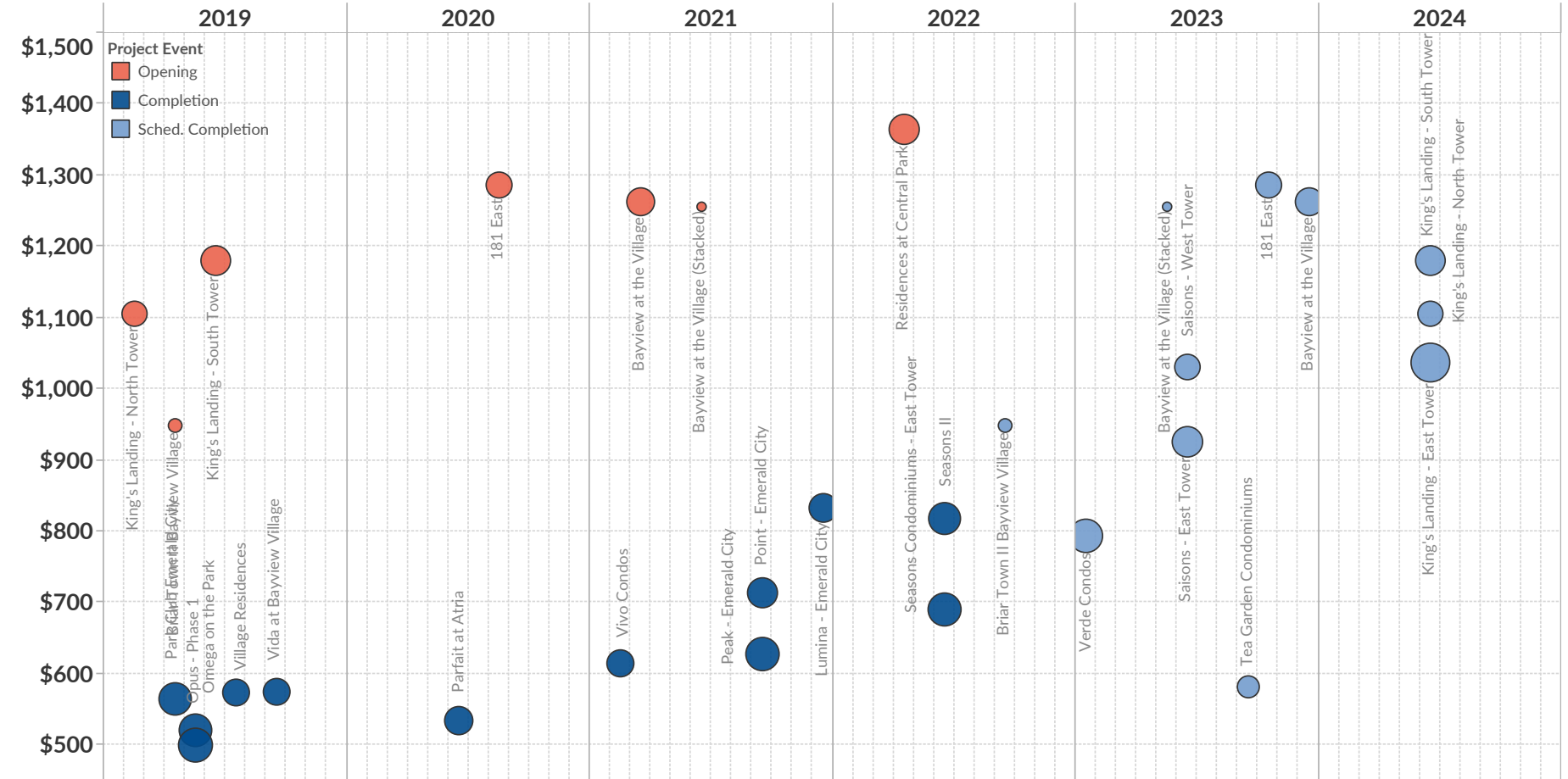
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	23	704
Total Units	13,740	384,701
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	4.8	7.5

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)

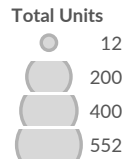


Sheppard Corridor Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



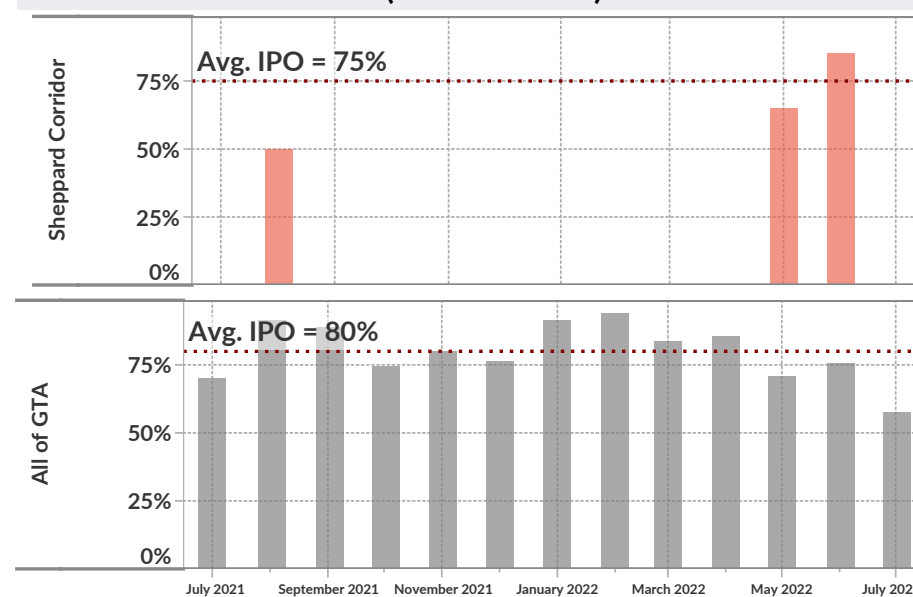
Sheppard Corridor Submarket Report - July 2022

Project Data by Unit Type

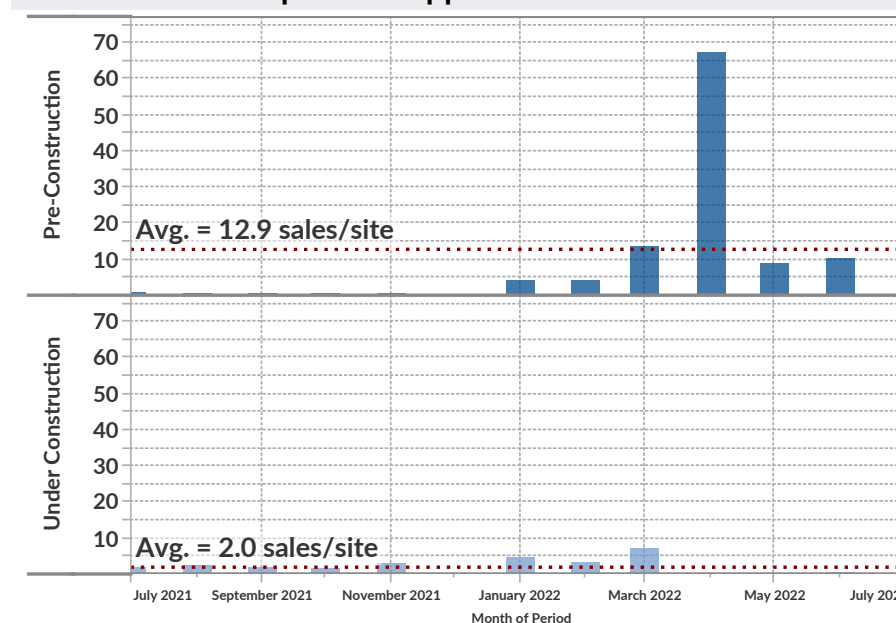
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	628	0	574	54
1 Bedroom + Den	450	0	433	17
2 Bedroom	704	0	615	89
2 Bedroom + Den	238	0	203	35
3 Bedroom & Up	309	0	222	87
Penthouse	14	0	14	0
Other	40	0	37	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,676	389	540	\$649,000	\$880,000
\$1,528	502	768	\$826,000	\$995,000
\$1,325	645	1,398	\$920,000	\$1,677,900
\$1,439	671	964	\$950,000	\$1,500,000
\$1,420	838	1,318	\$1,100,000	\$1,998,000
\$1,077	1,281	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

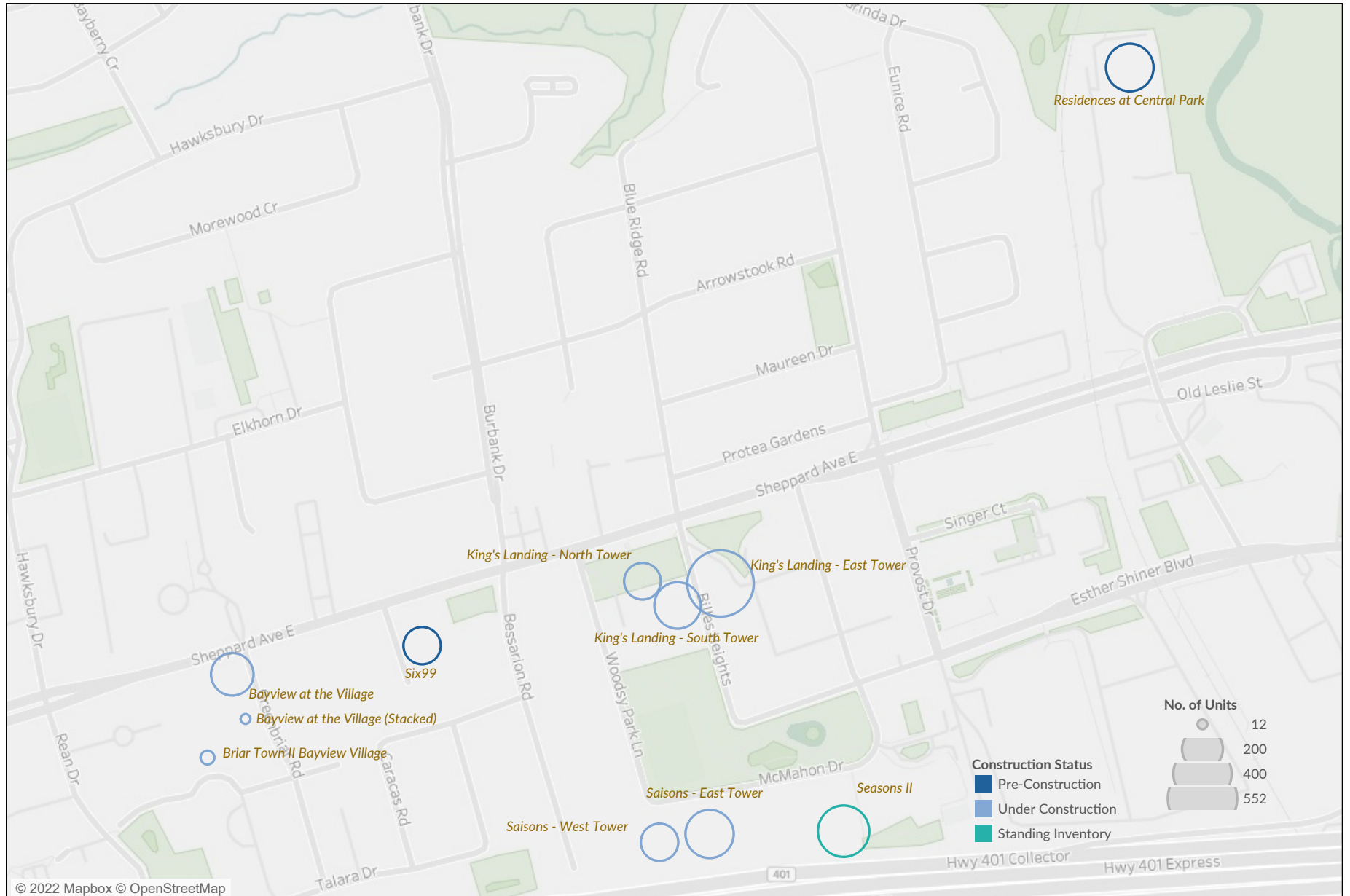


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - July 2022

Current Active Projects



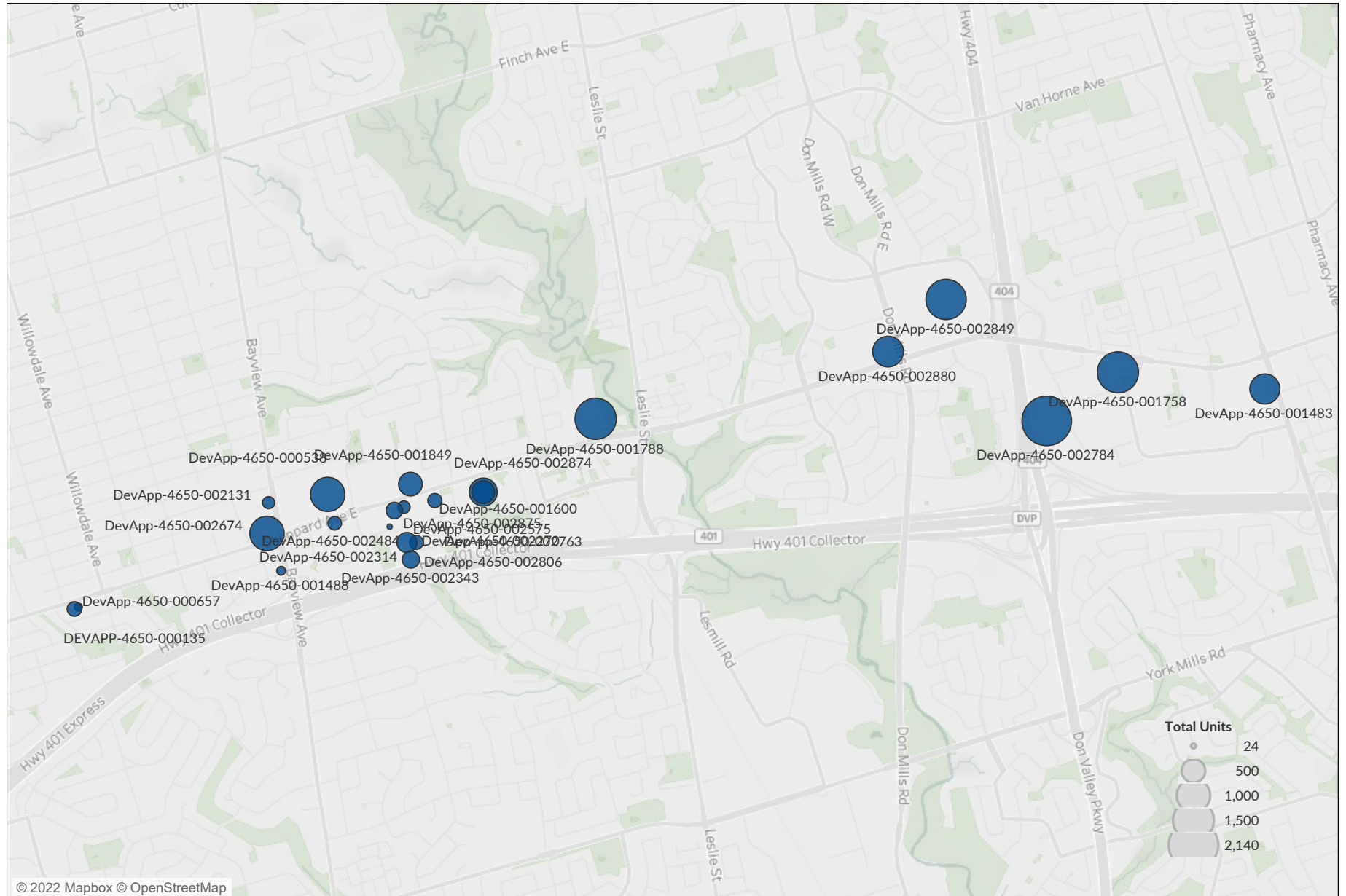
Sheppard Corridor Submarket Report - July 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
Bayview at the Village - Canderel Residential	Apartment	December 2023	0	16	2	226	\$1,263	\$1,439
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	0	7	1	12	\$1,256	\$1,514
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2022	0	0	6	24	\$949	\$1,198
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	14	67	552	\$1,037	\$1,356
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	27	43	168	\$1,106	\$1,352
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	17	44	270	\$1,180	\$1,528
Residences at Central Park - Amexon	Apartment	July 2025	0	241	42	283	\$1,365	\$1,499
Saisons - East Tower - Concord Adex	Apartment	June 2023	0	18	13	291	\$926	\$1,276
Saisons - West Tower - Concord Adex	Apartment	June 2023	0	24	13	175	\$1,031	\$1,247
Seasons II - Concord Adex	Apartment	June 2022	0	14	12	330	\$818	\$1,135
Six99 - Originate Developments	Apartment	November 2024	0	120	54	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - July 2022

Current Development Applications



Sheppard Corridor Submarket Report - July 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	1.0	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	1.1	1,026
DevApp-4650-000657	145 Sheppard Avenue East	1.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	786
DevApp-4650-001488	2810 Bayview Avenue	2.9	67
DevApp-4650-001600	699 Sheppard Avenue East	4.2	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,474
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.9	487
DevApp-4650-002131	2 Teagarden Court		128
DevApp-4650-002270	627 Sheppard Avenue East	3.8	238
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.0	259
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road	5.1	134
DevApp-4650-002674	500 Sheppard Avenue East	10.1	1,028
DevApp-4650-002763	26 Greenbriar Road	7.3	351
DevApp-4650-002784	245 Yorkland Boulevard	6.1	2,140
DevApp-4650-002806	23 Greenbriar Road	4.7	169
DevApp-4650-002849	1800 Sheppard Avenue East	7.2	1,416
DevApp-4650-002874	1001 - 1019 Sheppard Avenue East	8.7	452
DevApp-4650-002875	1001 - 1019 Sheppard Avenue East	7.3	686
DevApp-4650-002880	2500 Don Mills Road	7.3	823

Sheppard Corridor Submarket Report - July 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 18	• 16	• 4,353	• 263	• \$2,614	• 1,431	• \$3,742,064	• 15,030
Central Waterfront	• 2	• 8	• 3,990	• 541	• \$1,659	• 1,122	• \$1,862,158	• 13,435
Don Mills - York Mills	• 1	• 14	• 3,837	• 159	• \$1,142	• 1,081	• \$1,234,506	• 20,497
Downtown Core	• 287	• 10	• 5,312	• 559	• \$1,858	• 807	• \$1,498,558	• 26,612
Downtown East	• 139	• 19	• 6,180	• 1,084	• \$1,546	• 669	• \$1,034,589	• 22,622
Downtown West	• 475	• 25	• 7,910	• 851	• \$1,702	• 981	• \$1,669,566	• 20,670
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,208
Mississauga City Centre	• 11	• 8	• 3,335	• 122	• \$1,227	• 715	• \$876,944	• 18,848
North Toronto	• 37	• 18	• 3,768	• 326	• \$1,554	• 1,075	• \$1,671,411	• 206
North Yonge Corridor	• 2	• 6	• 1,784	• 69	• \$1,565	• 936	• \$1,464,762	• 29,041
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 113,625
North York West	• 2	• 7	• 830	• 180	• \$1,445	• 1,347	• \$1,946,116	• 18,119
Not Applicable	• 546	• 140	• 23,836	• 3,895	• \$1,178	• 789	• \$928,958	• 13,740
Scarborough City Centre								• 9,735
Sheppard Corridor	• 0	• 11	• 2,208	• 297	• \$1,417	• 832	• \$1,178,718	• 27,798
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,284
Toronto East	• 197	• 13	• 1,839	• 213	• \$1,270	• 750	• \$952,875	
Toronto West	• 58	• 22	• 3,989	• 612	• \$1,314	• 860	• \$1,129,758	
Yonge - St. Clair	• 2	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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