

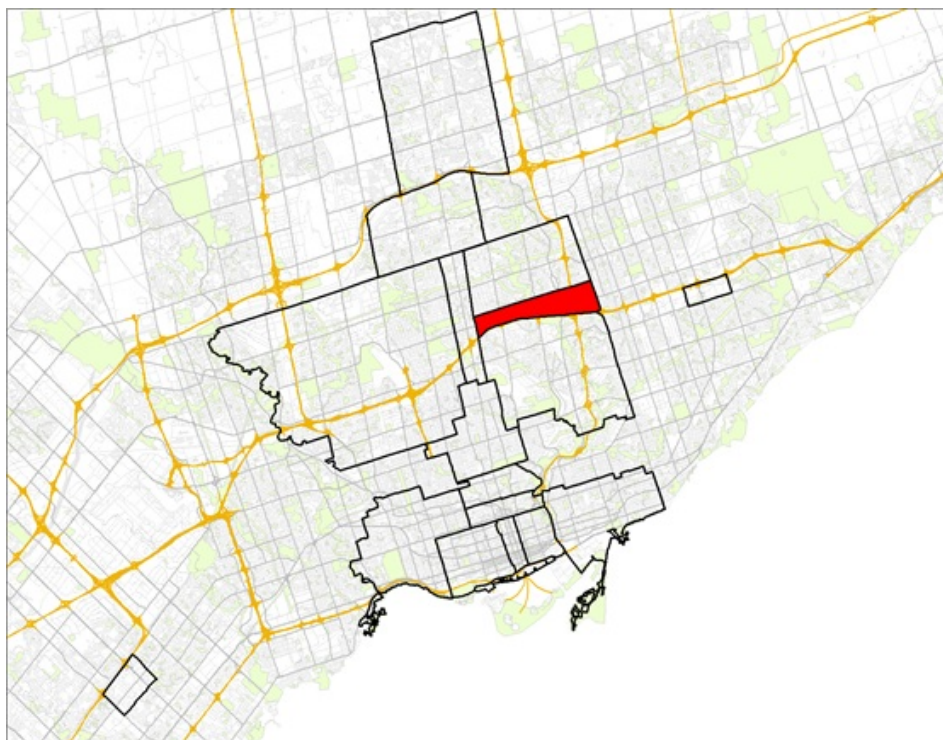


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of May 2023



Sheppard Corridor Submarket Report - May 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	370
No. of Units	2,884	94,907
Total Sales	2,603	81,040
Act Inv	281	13,867
Avg. wt. \$/sf	\$1,426	\$1,423
Avg. Project \$/SF	\$1,400	\$1,299
Avg. SF	825	818
Avg. \$	\$1,176,540	\$1,163,082
Current Month Sales (incl. active & sold out)	7	1,976

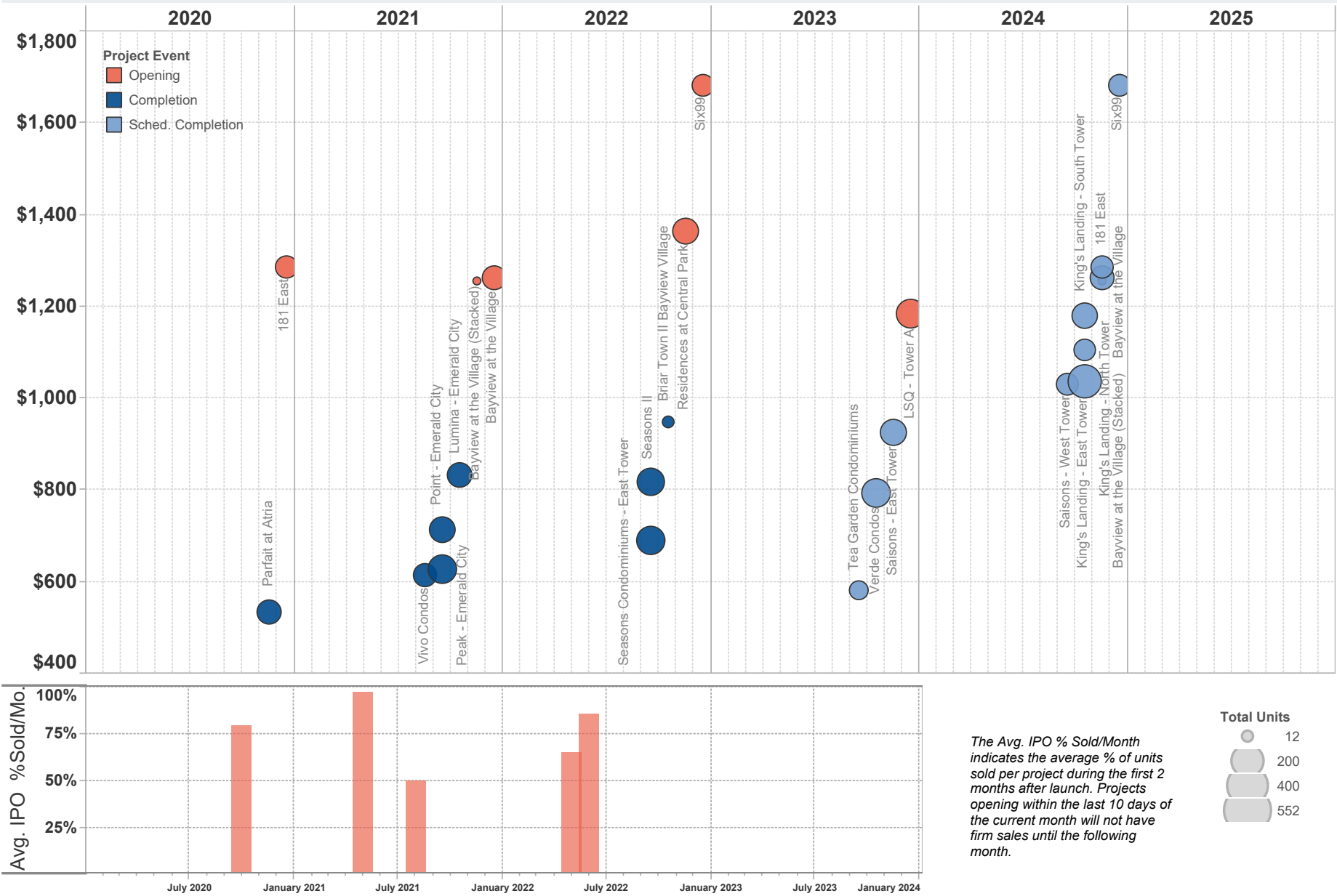
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	765
Total Units	14,778	424,430
Min. Density	1.0	0.0
Max. Density	10.1	61.9
Avg. Density	5.0	7.9

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



Sheppard Corridor Submarket Report - May 2023

Recent Project Openings, Completions & Scheduled Completions



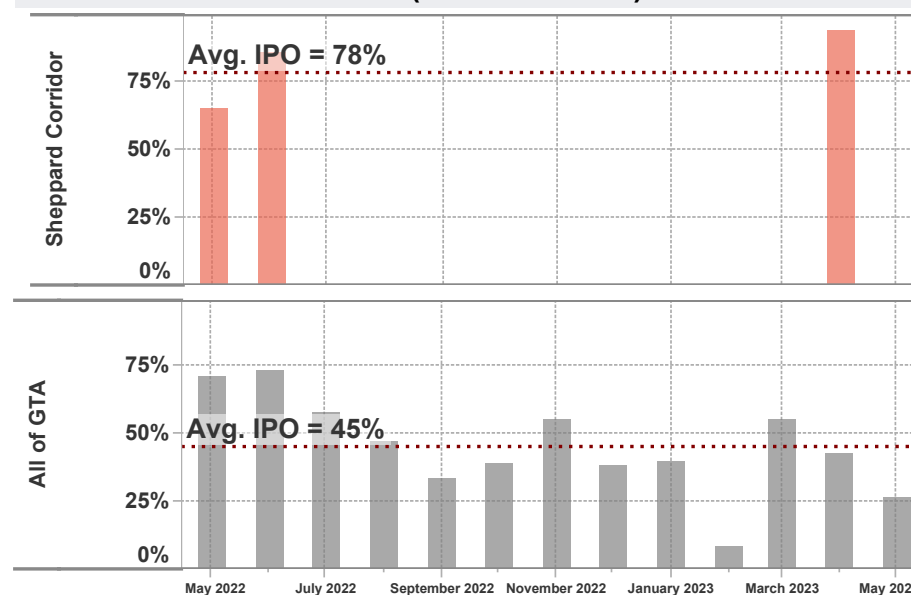
Sheppard Corridor Submarket Report - May 2023

Project Data by Unit Type

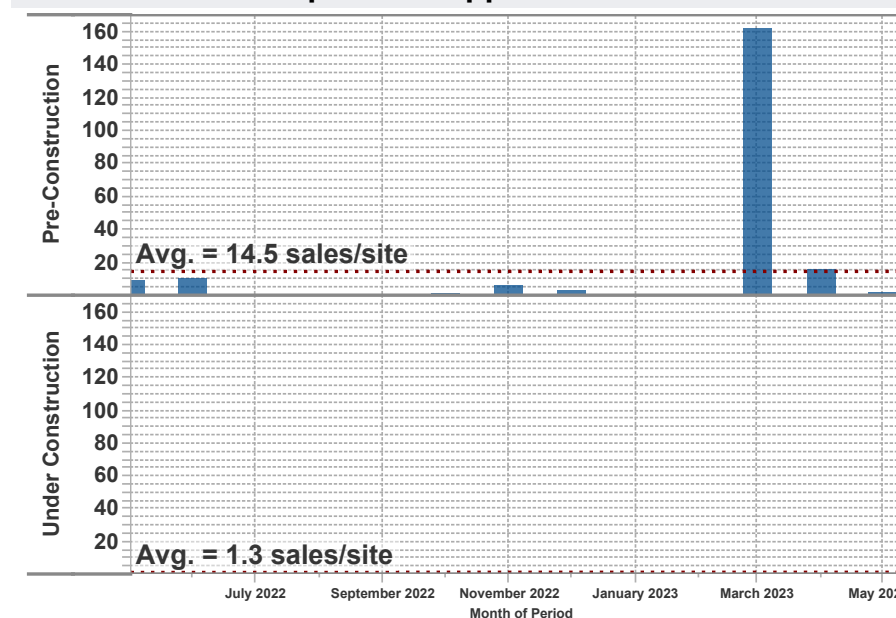
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	734	2	684	50
1 Bedroom + Den	594	0	577	17
2 Bedroom	773	3	693	80
2 Bedroom + Den	269	0	232	37
3 Bedroom & Up	338	2	255	83
Penthouse	14	0	14	0
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,674	389	535	\$649,000	\$894,000
\$1,623	500	768	\$818,000	\$995,000
\$1,337	645	1,378	\$1,000,000	\$1,599,900
\$1,397	671	1,022	\$934,900	\$1,632,000
\$1,433	838	1,318	\$1,078,900	\$1,998,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

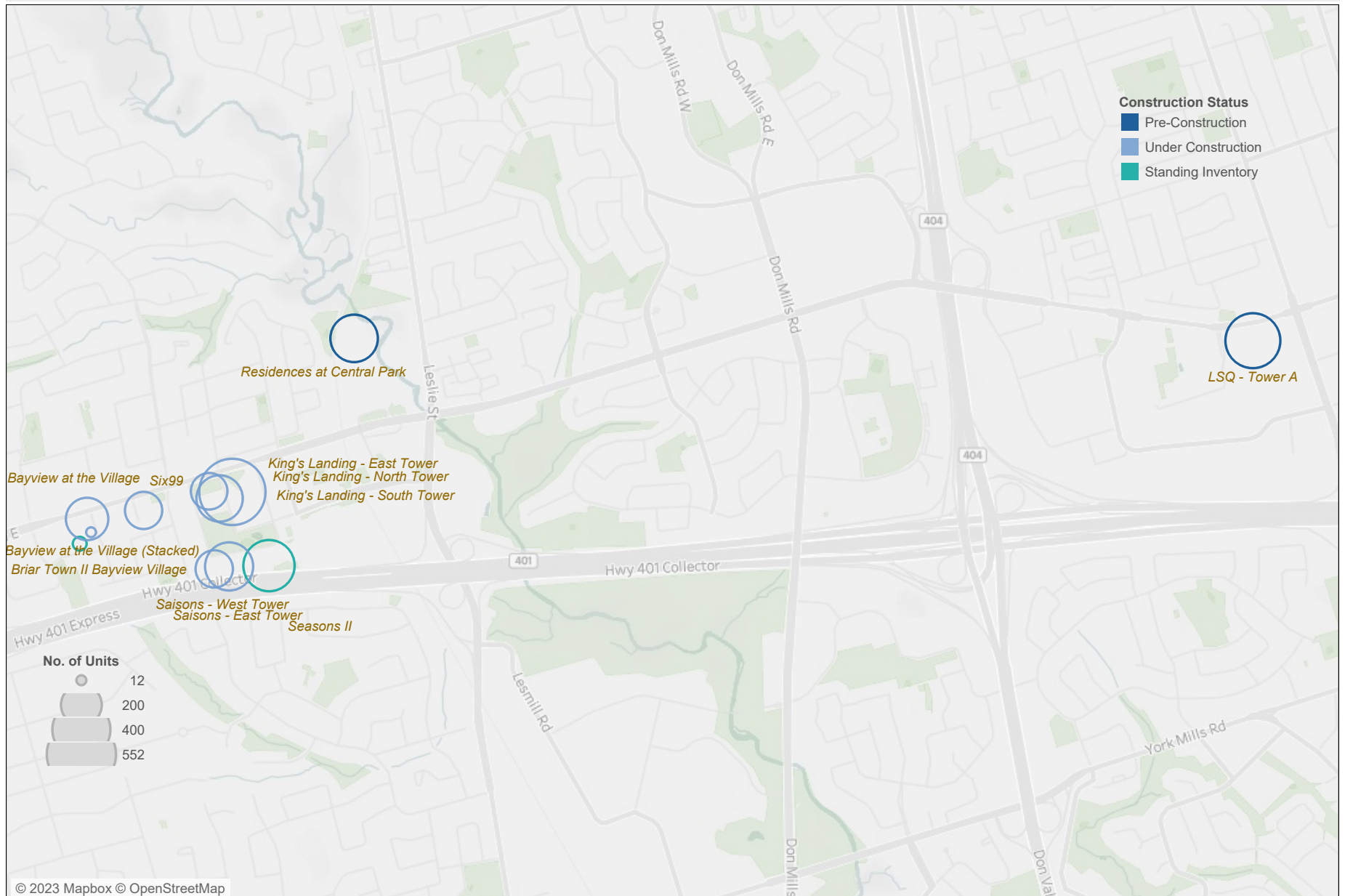


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - May 2023

Current Active Projects



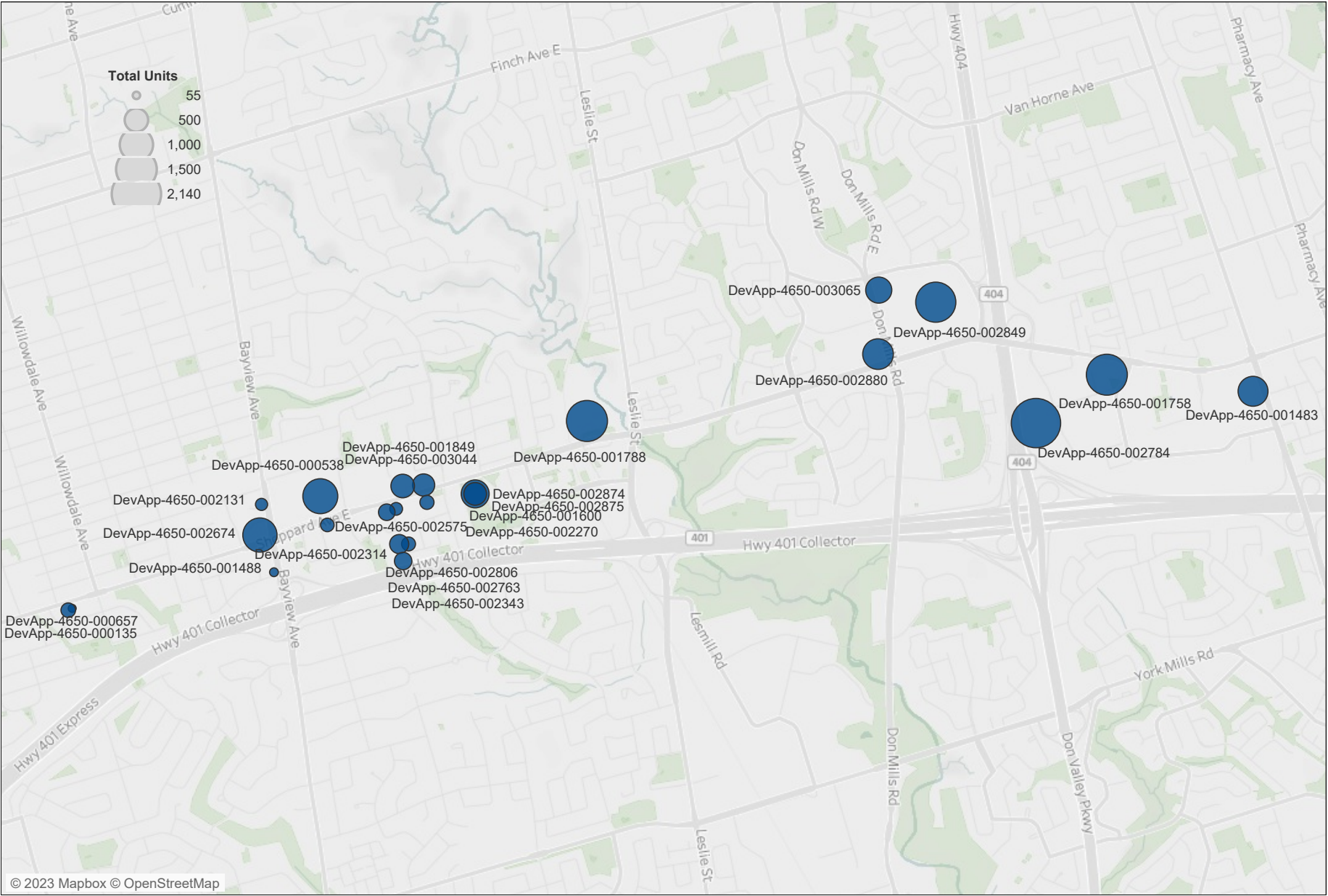
Sheppard Corridor Submarket Report - May 2023

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 Fo
Bayview at the Village - Canderel Residential	Apartment	September 2024	0	0	2	226	\$1,263	\$1,439
Bayview at the Village (Stacked) - Canderel Residential	Stacked	September 2024	0	0	1	12	\$1,256	\$1,514
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	December 2022	1	5	1	24	\$949	\$1,198
King's Landing - East Tower - Concord Adex	Apartment	June 2024	1	3	64	552	\$1,037	\$1,354
King's Landing - North Tower - Concord Adex	Apartment	June 2024	1	1	42	168	\$1,106	\$1,356
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	0	43	270	\$1,180	\$1,527
LSQ - Tower A - Almadev	Apartment	January 2028	2	354	25	379	\$1,185	\$1,268
Residences at Central Park - Amexon	Apartment	March 2026	2	5	27	283	\$1,365	\$1,637
Saisons - East Tower - Concord Adex	Apartment	December 2023	0	4	8	291	\$926	\$1,394
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	1	10	175	\$1,031	\$1,281
Seasons II - Concord Adex	Apartment	June 2022	0	5	4	330	\$818	\$1,178
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,659

Sheppard Corridor Submarket Report - May 2023

Current Development Applications



Sheppard Corridor Submarket Report - May 2023

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	1,073
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	1,475
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	239
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	6.8	265
DevApp-4650-002575	1 Greenbriar Road	5.4	142
DevApp-4650-002674	500 Sheppard Avenue East	10.1	1,028
DevApp-4650-002763	26 Greenbriar Road	7.3	320
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
DevApp-4650-003044	720 Sheppard Avenue East	4.9	432
DevApp-4650-003065	5 Fairview Mall Drive	6.0	598

Sheppard Corridor Submarket Report - May 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

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