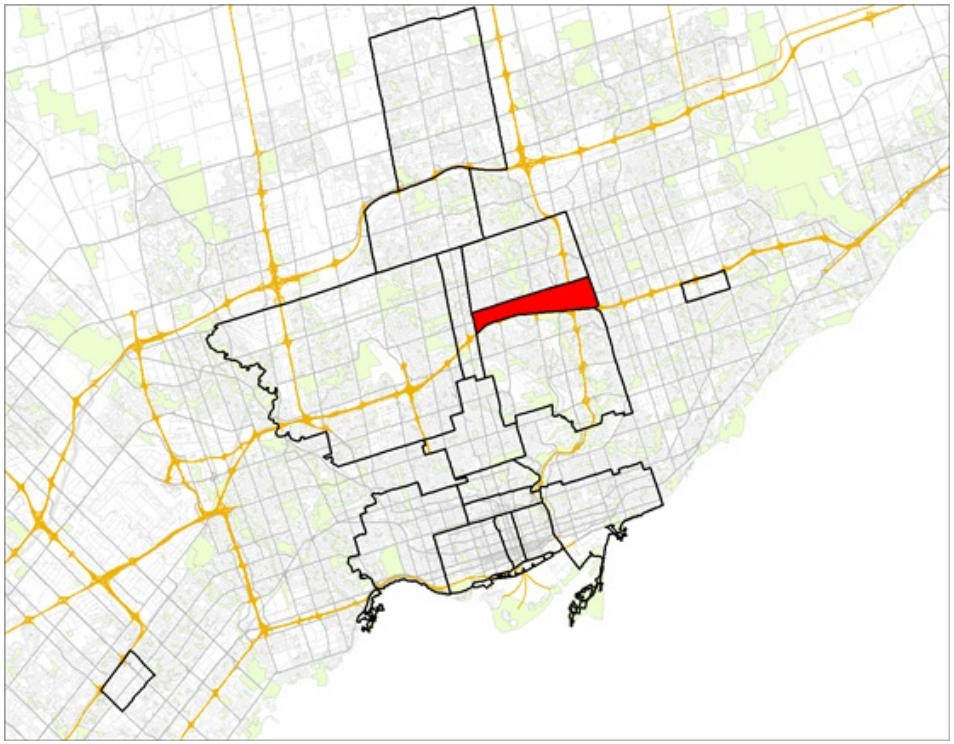
Greater Toronto Area Sheppard Corridor

New Homes High Rise Submarket Report

Data as of December 2023

Altus Group

Sheppard Corridor Submarket Report - December 2023



Sheppard Corridor		GTA
Distinct count of Site Name	13	395
No. of Units	3,108	99,738
Total Sales	2,582	82,888
Act Inv	526	16,850
Avg. wt. $/sf	$1,369	$1,405
Avg. Project $/SF	$1,356	$1,295
Avg. SF	778	790
Avg. $	$1,065,239	$1,110,103
Current Month Sales (incl. active & sold out)	68	400

Development Applications

Sheppard Corridor		City of Toronto
Count of Address	25	801
Total Units	15,865	464,789
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	5.4	8.0

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

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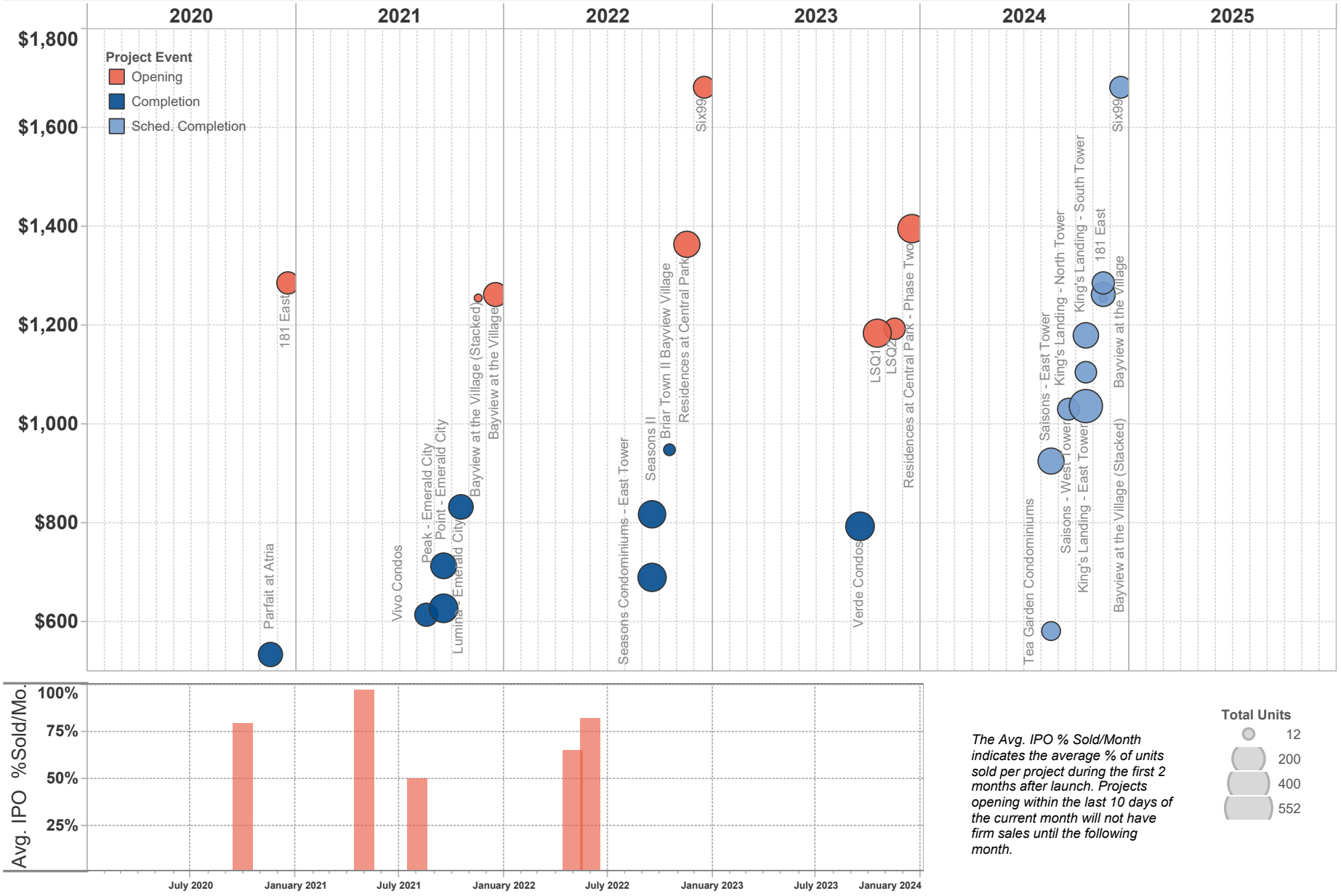
Recent Project Openings, Completions & Scheduled Completions



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.

Total Units
12
200
400
552

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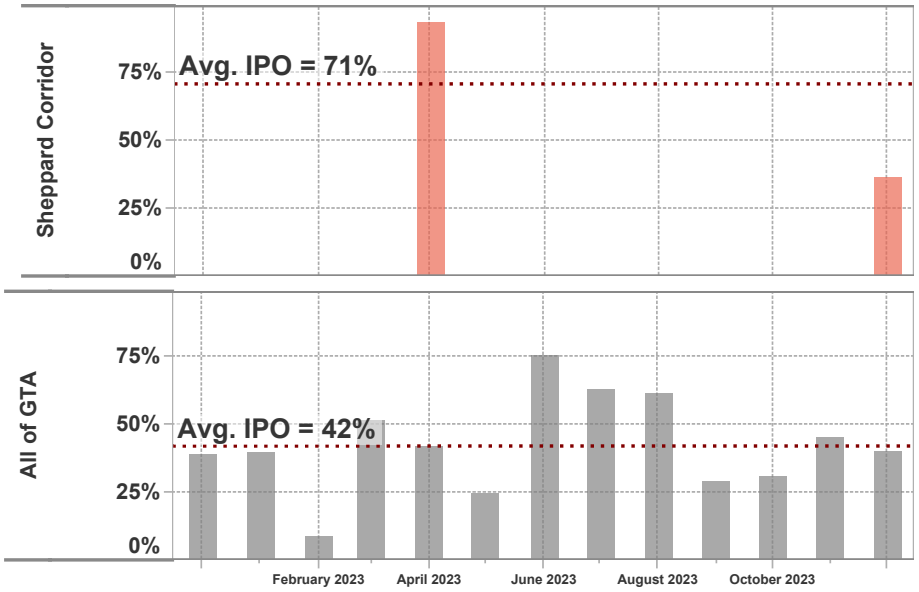
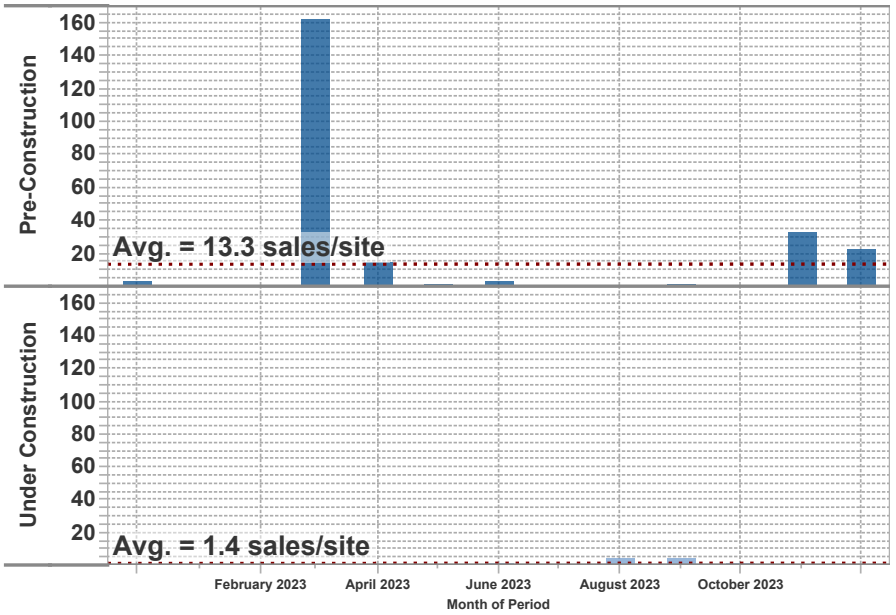
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	120	0	113	7	$1,809	325	372	$600,000	$650,000
1 Bedroom	756	19	679	77	$1,519	389	563	$608,800	$950,000
1 Bedroom + Den	728	27	614	114	$1,282	462	768	$630,900	$990,000
2 Bedroom	845	17	716	129	$1,334	603	1,378	$794,900	$1,669,900
2 Bedroom + Den	260	4	131	129	$1,382	639	1,270	$918,900	$1,718,800
3 Bedroom & Up	343	1	277	66	$1,415	824	1,281	$948,900	$1,998,000
Penthouse	14	0	14	0					
Other	40	0	38	2	$1,048	1,281	2,248	$1,500,000	$2,200,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Sheppard Corridor



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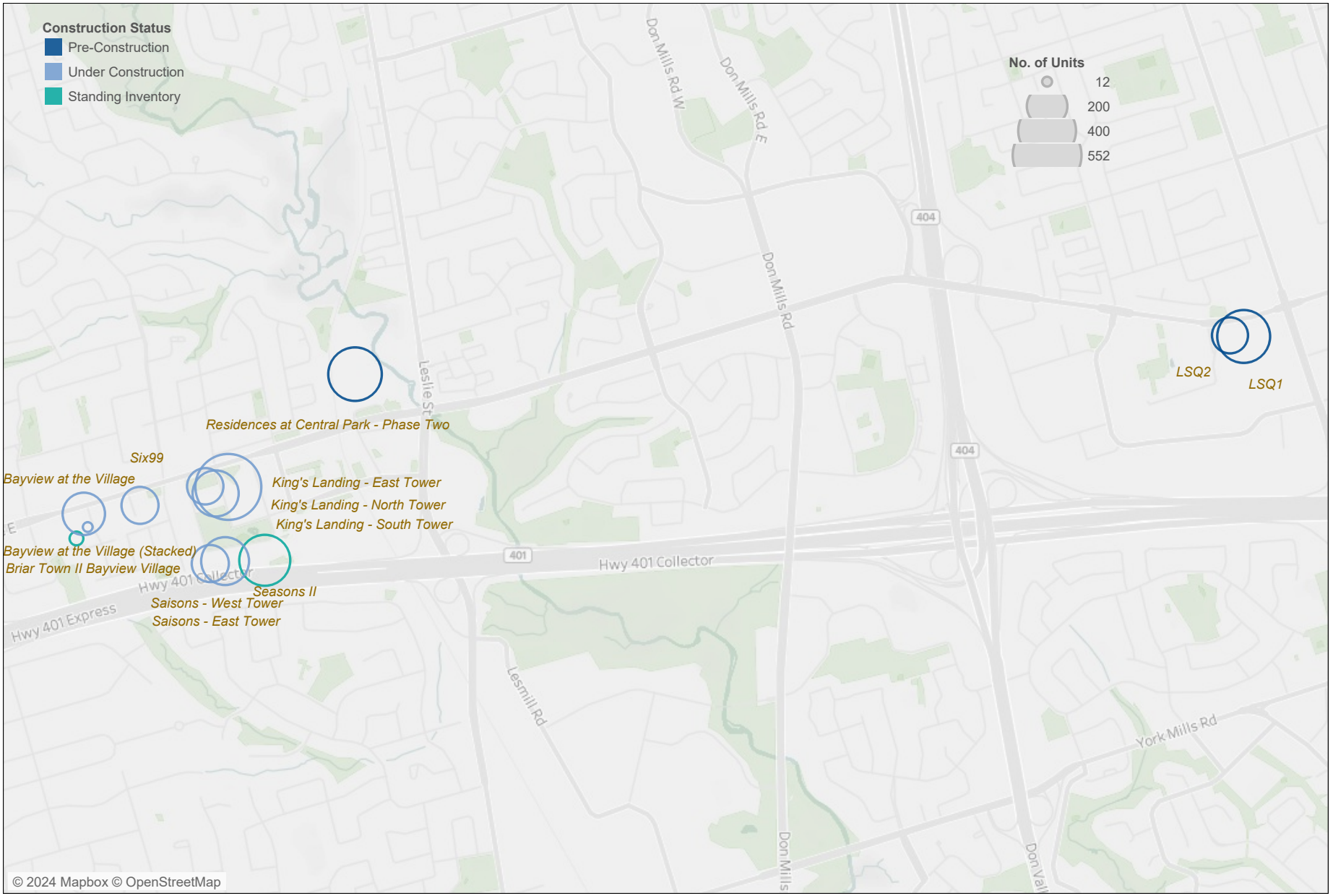
Current Active Projects



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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	2	2	228	$1,263	$1,696
Bayview at the Village (Stacked) - Canderel Residential	Stacked	September 2024	0	0	1	12	$1,256	$1,580
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	December 2022	0	4	2	24	$949	$1,034
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	13	54	552	$1,037	$1,392
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	19	24	168	$1,106	$1,310
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	21	22	270	$1,180	$1,466
LSQ1 - Almadev	Apartment	January 2028	0	355	0	355	$1,185	$1,253
LSQ2 - Almadev	Apartment	January 2028	7	60	105	165	$1,194	$1,262
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	61	108	256	364	$1,396	$1,395
Saisons - East Tower - Concord Adex	Apartment	February 2024	0	5	7	291	$926	$1,382
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	3	8	175	$1,031	$1,268
Seasons II - Concord Adex	Apartment	June 2022	0	8	1	330	$818	$979
Six99 - Originate Developments	Apartment	November 2024	0	10	44	174	$1,682	$1,608

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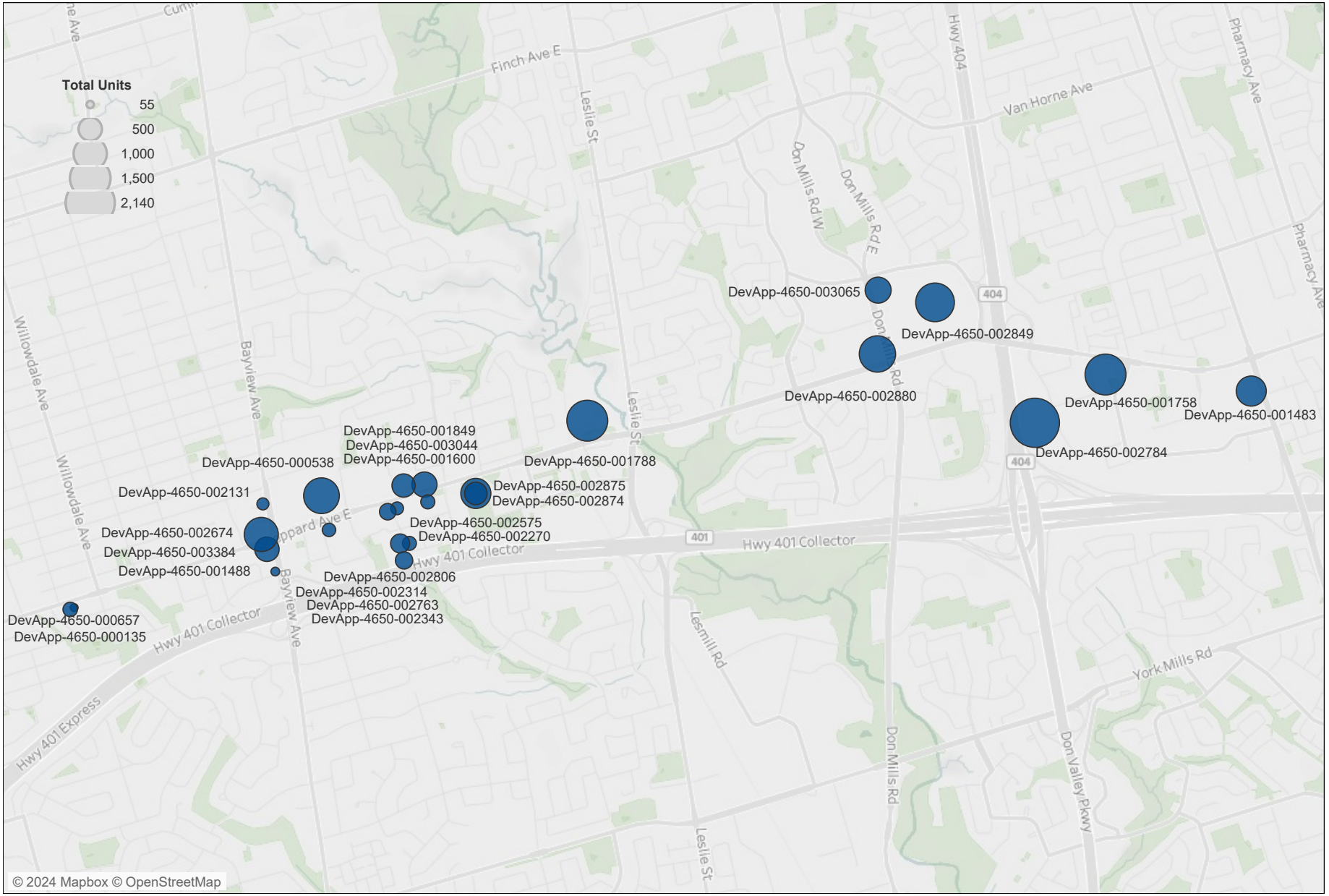
Current Development Applications



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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	1,128
DevApp-4650-000657	145 Sheppard Avenue East	1.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	800
DevApp-4650-001488	2810 Bayview Avenue	2.9	67
DevApp-4650-001600	699 Sheppard Avenue East	4.0	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,479
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.7	479
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	145
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	3.9	171
DevApp-4650-002849	1800 Sheppard Avenue East	6.7	1,323
DevApp-4650-002874	1001 - 1019 Sheppard Avenue East	8.7	452
DevApp-4650-002875	1001 - 1019 Sheppard Avenue East	8.5	800
DevApp-4650-002880	2500 Don Mills Road	10.5	1,167
DevApp-4650-003044	720 Sheppard Avenue East	6.2	558
DevApp-4650-003065	5 Fairview Mall Drive	6.0	598
DevApp-4650-003384	461 Sheppard Avenue East	13.4	526

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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	5	17	4,409	584	$2,391	1,061	$2,536,680	16,212
Central Waterfront	62	7	2,970	904	$1,700	889	$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	$1,178	854	$1,006,229	27,928
Downtown Core	5	6	3,653	468	$1,879	777	$1,459,680	29,602
Downtown East	10	21	6,405	1,585	$1,499	685	$1,026,205	25,329
Downtown West	19	26	8,047	848	$1,688	984	$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	$1,643	849	$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	$1,110	849	$941,833	26,939
Mississauga City Centre	7	9	4,230	636	$1,241	629	$779,924	28,193
North Toronto	0	18	3,513	375	$1,578	936	$1,475,978	305
North Yonge Corridor	13	9	2,730	757	$1,541	704	$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	$1,375	827	$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	$1,175	776	$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	$1,369	778	$1,065,239	30,915
Thornhill	0	2	411	28	$1,367	1,690	$2,310,536	5,933
Toronto East	0	9	1,316	209	$1,249	720	$898,838	
Toronto West	7	22	3,733	462	$1,279	913	$1,167,714	
Yonge - St. Clair	20	8	1,032	669	$1,799	631	$1,134,574	

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