

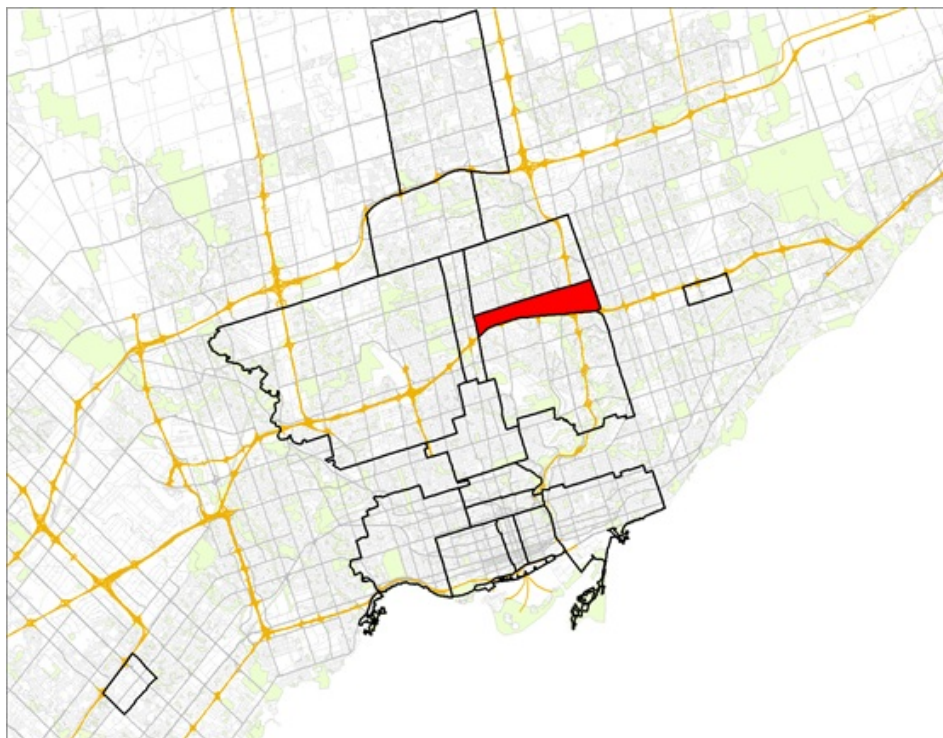


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of February 2024



Sheppard Corridor Submarket Report - February 2024



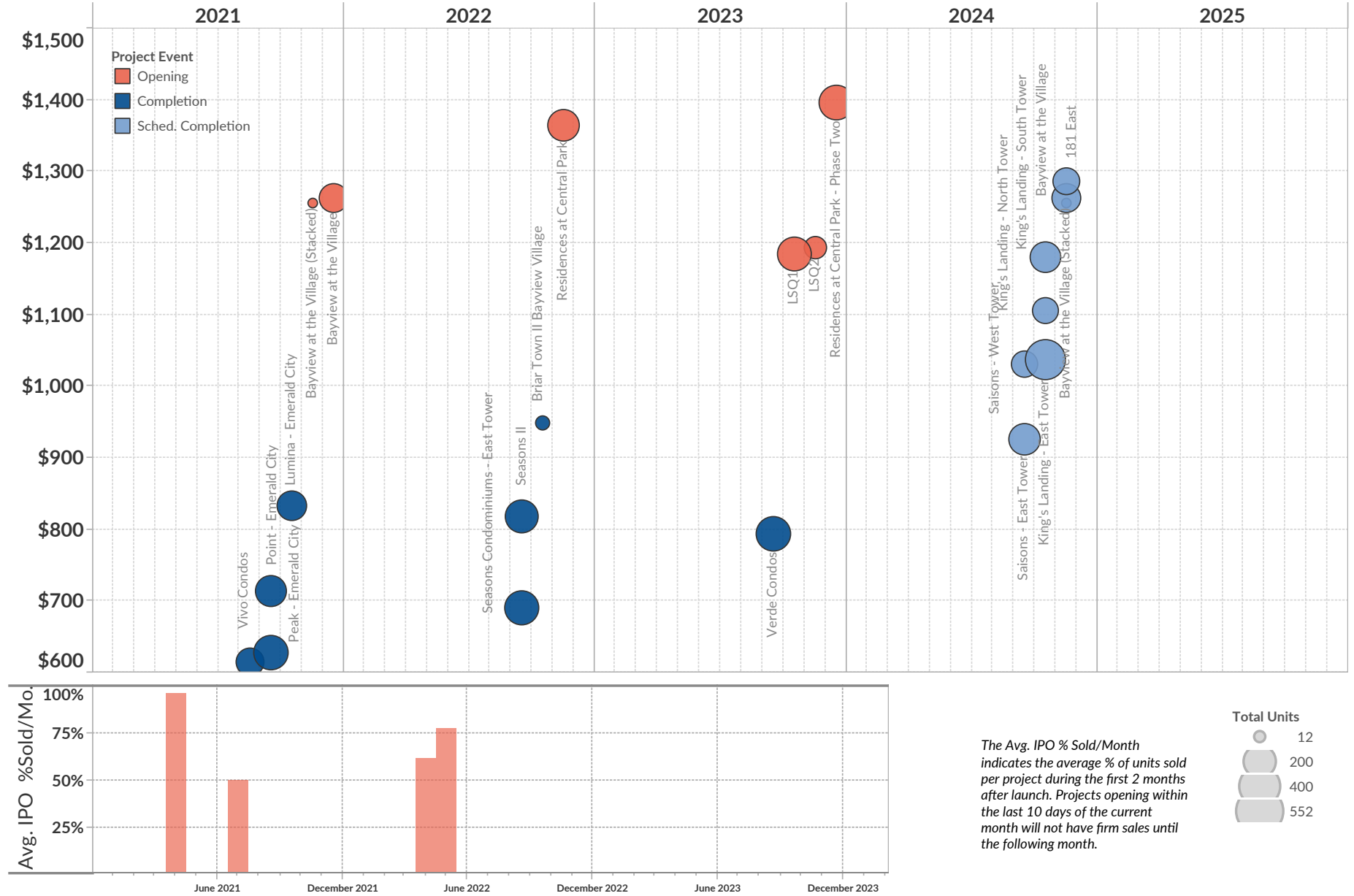
Sheppard Corridor		GTA
Distinct count of Site Name	12	380
No. of Units	3,041	97,390
Total Sales	2,596	80,643
Act Inv	445	16,747
Avg. \$/sf	\$1,432	\$1,402
Avg. Project \$/SF	\$1,386	\$1,303
Avg. SF	828	792
Avg. \$	\$1,185,204	\$1,110,173
No Measure Value	31	379

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



Sheppard Corridor Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



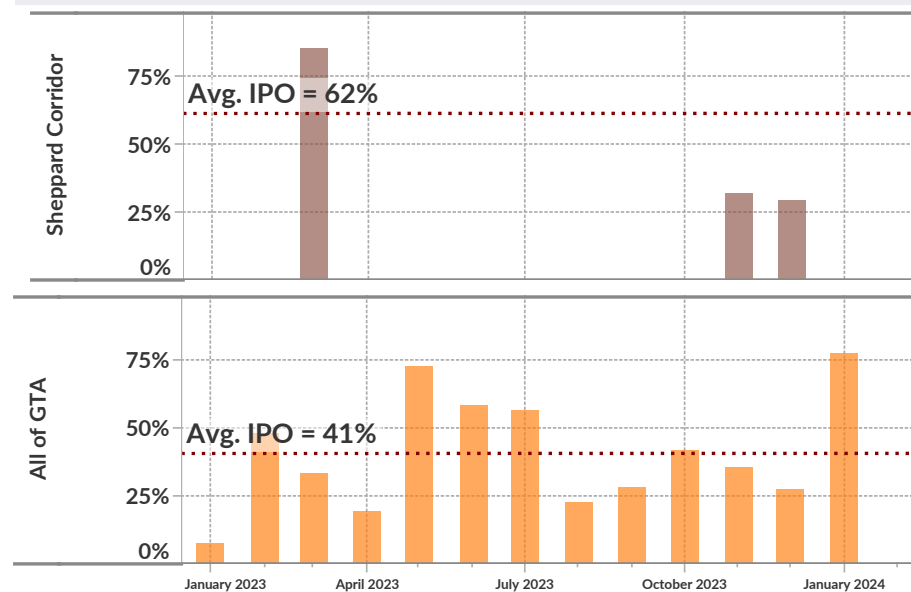
Sheppard Corridor Submarket Report - February 2024

Project Data by Unit Type

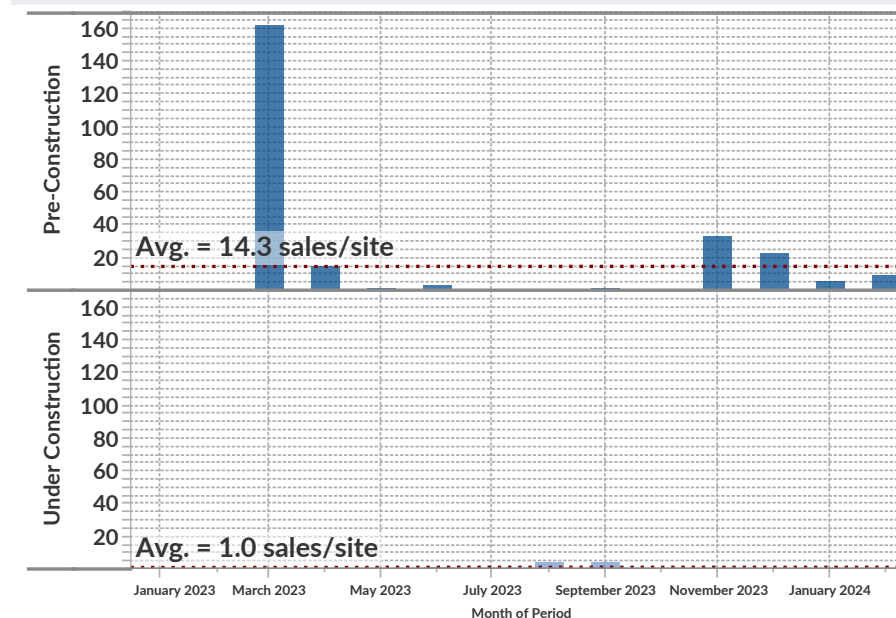
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	756	1	678	78
1 Bedroom + Den	684	13	633	51
2 Bedroom	806	8	700	106
2 Bedroom + Den	258	2	136	122
3 Bedroom & Up	346	5	280	66
Penthouse	29	0	18	11
Other	40	0	38	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,523	389	563	\$608,800	\$950,000
\$1,415	462	768	\$630,900	\$1,047,000
\$1,347	603	1,282	\$794,900	\$1,669,900
\$1,394	639	1,270	\$918,900	\$1,718,800
\$1,488	824	1,629	\$948,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

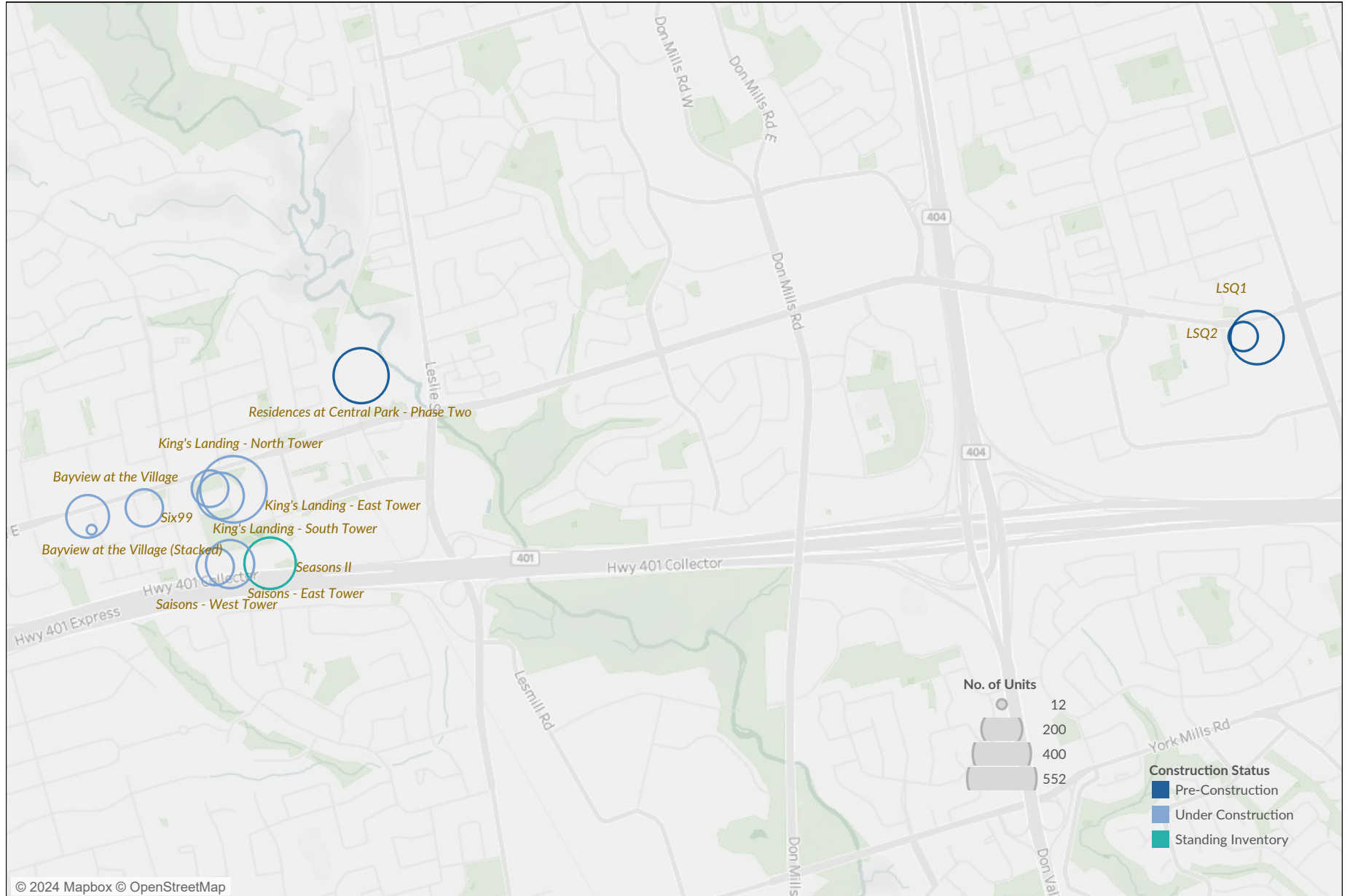


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - February 2024

Current Active Projects



Sheppard Corridor Submarket Report - February 2024

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	September 2024	0	0	2	228	\$1,263	\$1,696
Bayview at the Village (Stacked) - Canderel Residential	Stacked	September 2024	0	0	1	12	\$1,256	\$1,580
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	0	54	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	0	24	168	\$1,106	\$1,310
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	0	22	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	0	0	0	355	\$1,185	\$1,253
LSQ2 - Almadev	Apartment	January 2028	25	35	12	107	\$1,194	\$1,190
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	4	11	260	379	\$1,396	\$1,427
Saisons - East Tower - Concord Adex	Apartment	April 2024	0	0	7	291	\$926	\$1,382
Saisons - West Tower - Concord Adex	Apartment	April 2024	0	0	8	175	\$1,031	\$1,268
Seasons II - Concord Adex	Apartment	June 2022	0	0	1	330	\$818	\$979
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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