

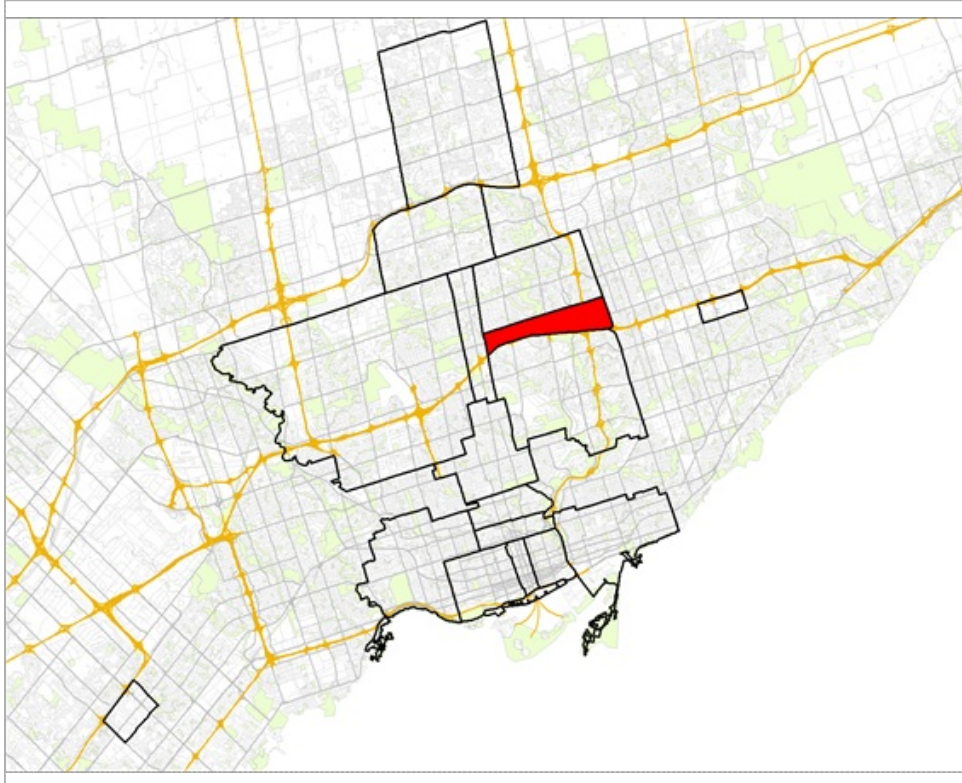


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of March 2024



Sheppard Corridor Submarket Report - March 2024



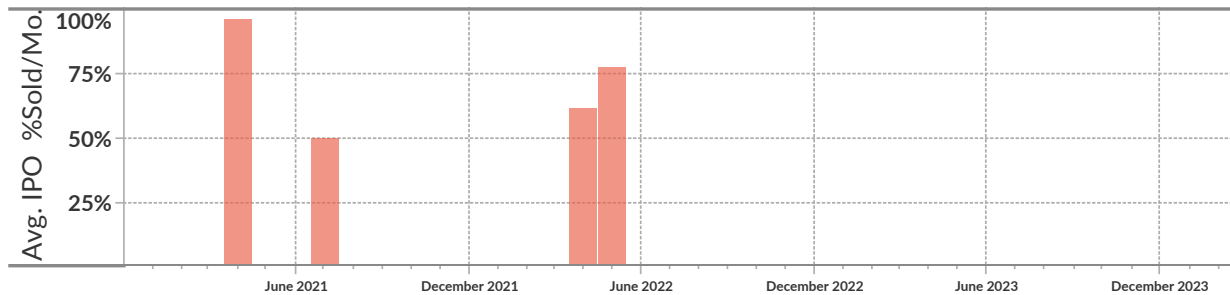
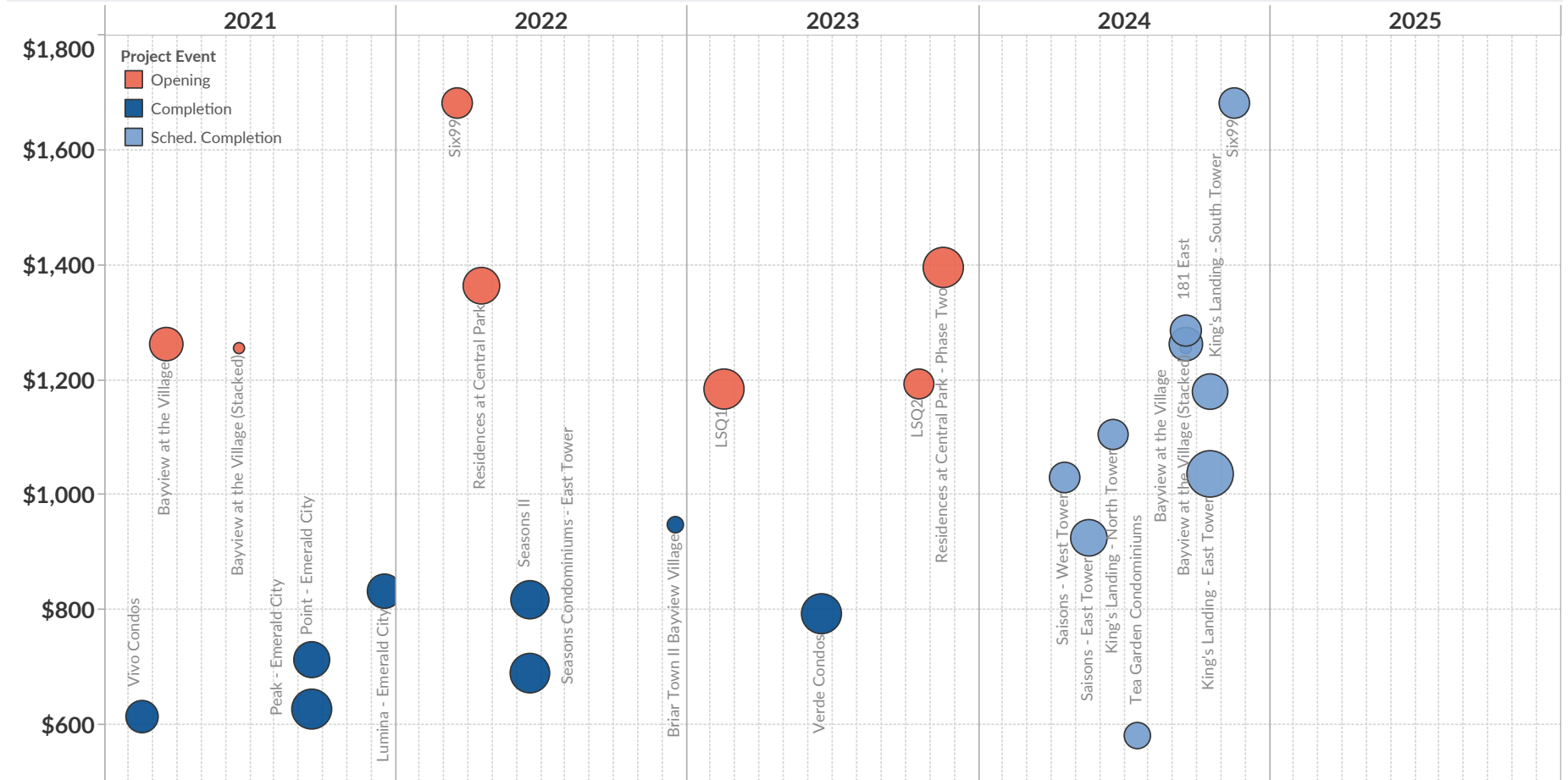
Sheppard Corridor		GTA
Distinct count of Site Name	9	352
No. of Units	2,325	90,798
Total Sales	1,835	74,480
Act Inv	490	16,318
Avg. \$/sf	\$1,414	\$1,409
Avg. Project \$/SF	\$1,448	\$1,315
Avg. SF	806	793
Avg. \$	\$1,139,593	\$1,117,379
Current Month Sales	8	601

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

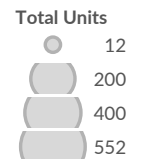


Sheppard Corridor Submarket Report - March 2024

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.



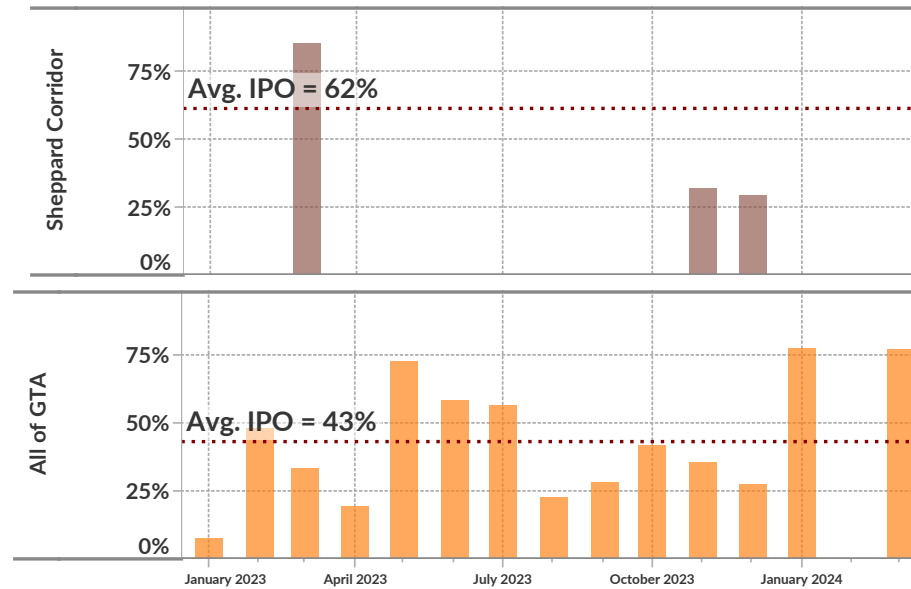
Sheppard Corridor Submarket Report - March 2024

Project Data by Unit Type

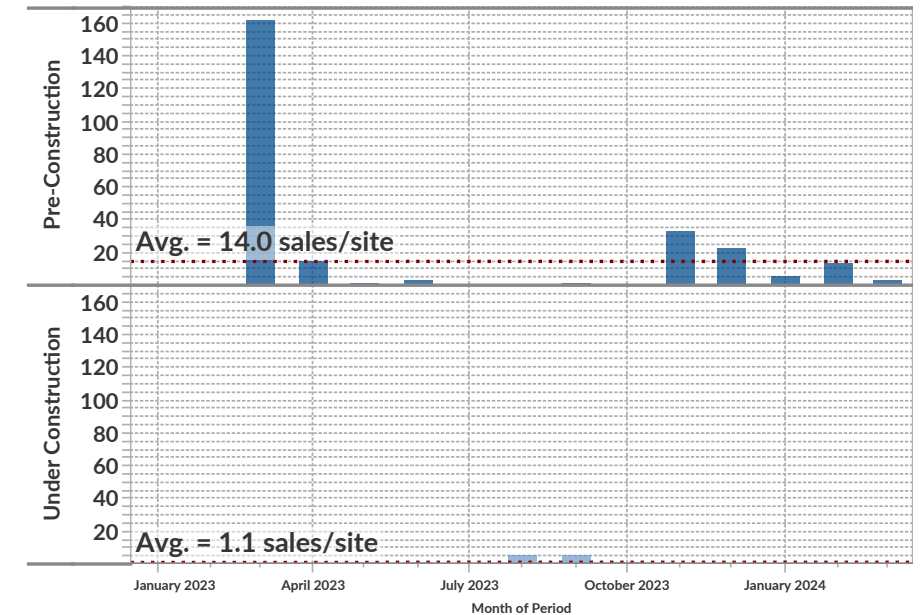
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	0	475	78
1 Bedroom + Den	593	4	511	82
2 Bedroom	594	4	485	109
2 Bedroom + Den	209	0	74	135
3 Bedroom & Up	222	0	154	68
Penthouse	29	0	18	11
Other	5	0	5	0

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
\$1,327	462	768	\$630,900	\$1,047,000
\$1,336	603	1,282	\$794,900	\$1,669,900
\$1,378	639	1,270	\$918,900	\$1,718,800
\$1,468	824	1,629	\$948,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000

IPO Launch Performance (first 2 months)

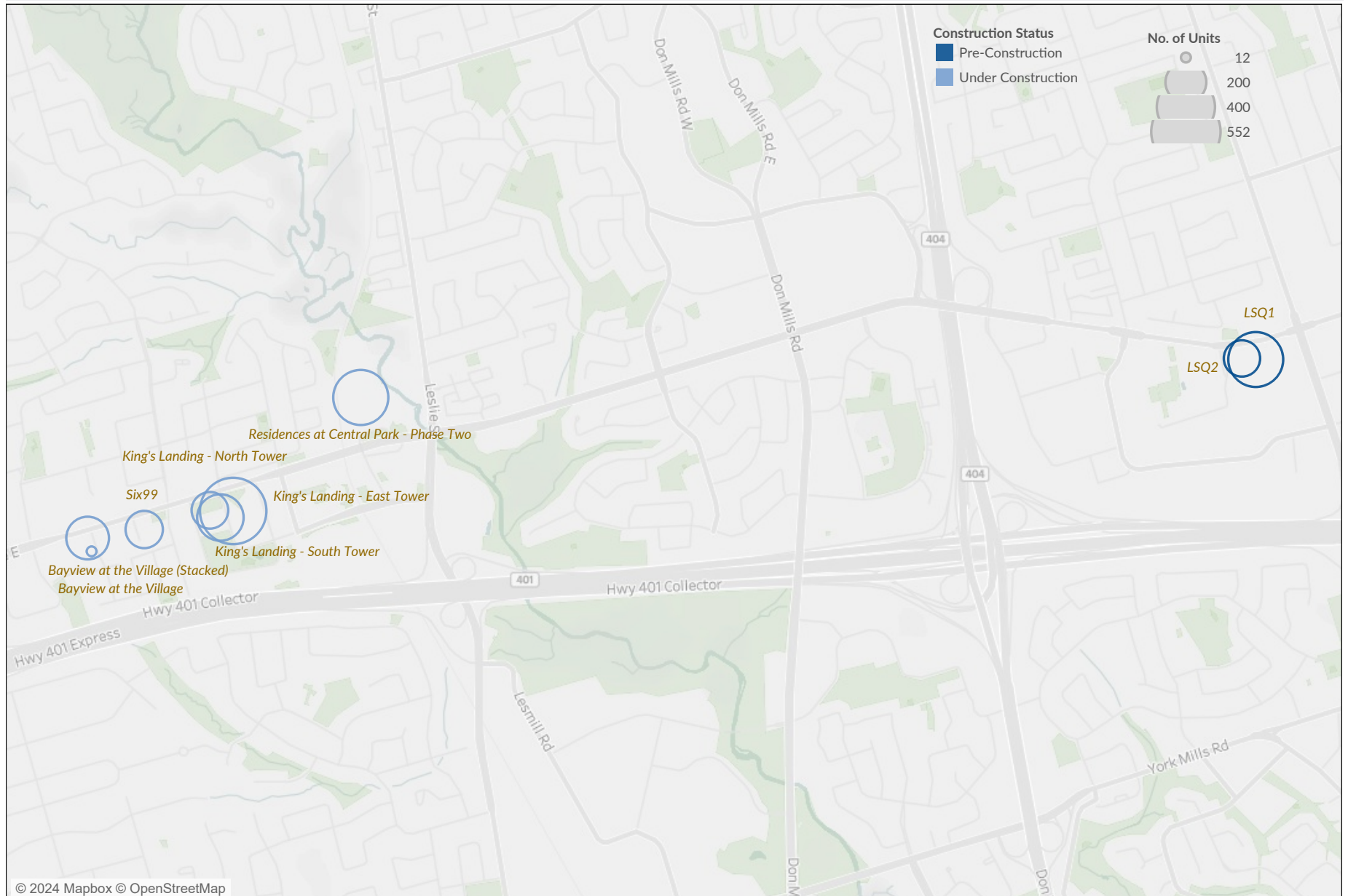


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - March 2024

Current Active Projects



Sheppard Corridor Submarket Report - March 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	October 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	October 2024	0	0	22	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	0	0	22	377	\$1,185	\$1,204
LSQ2 - Almadev	Apartment	January 2028	7	53	52	165	\$1,194	\$1,265
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	1	12	259	379	\$1,396	\$1,427
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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