

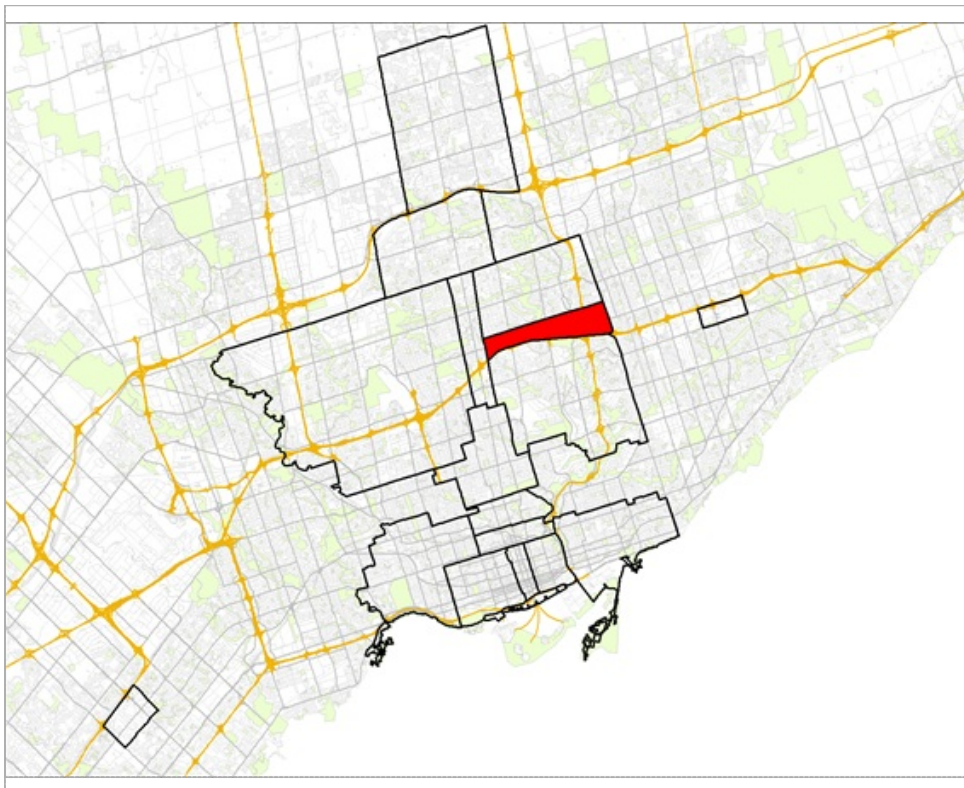


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of December 2024

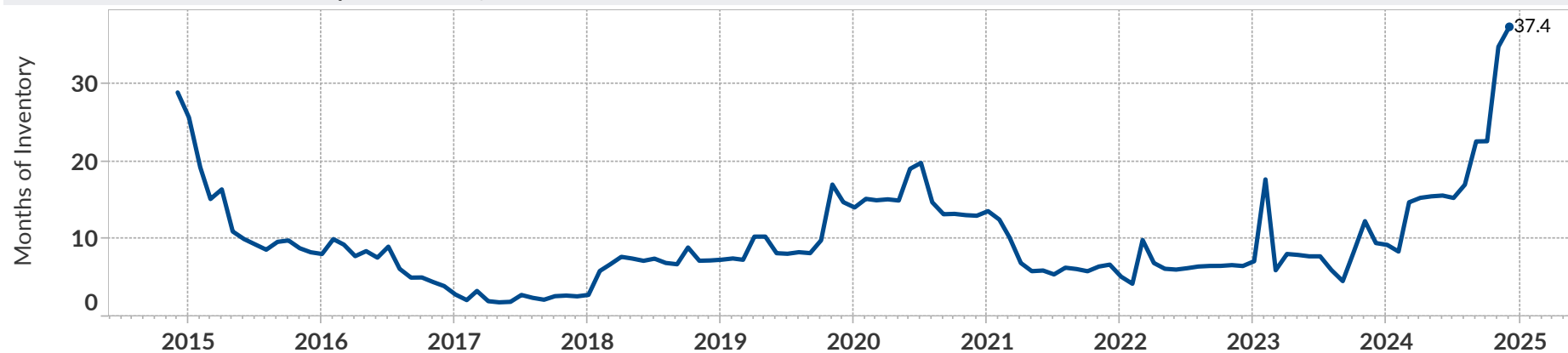


Sheppard Corridor Submarket Report - December 2024



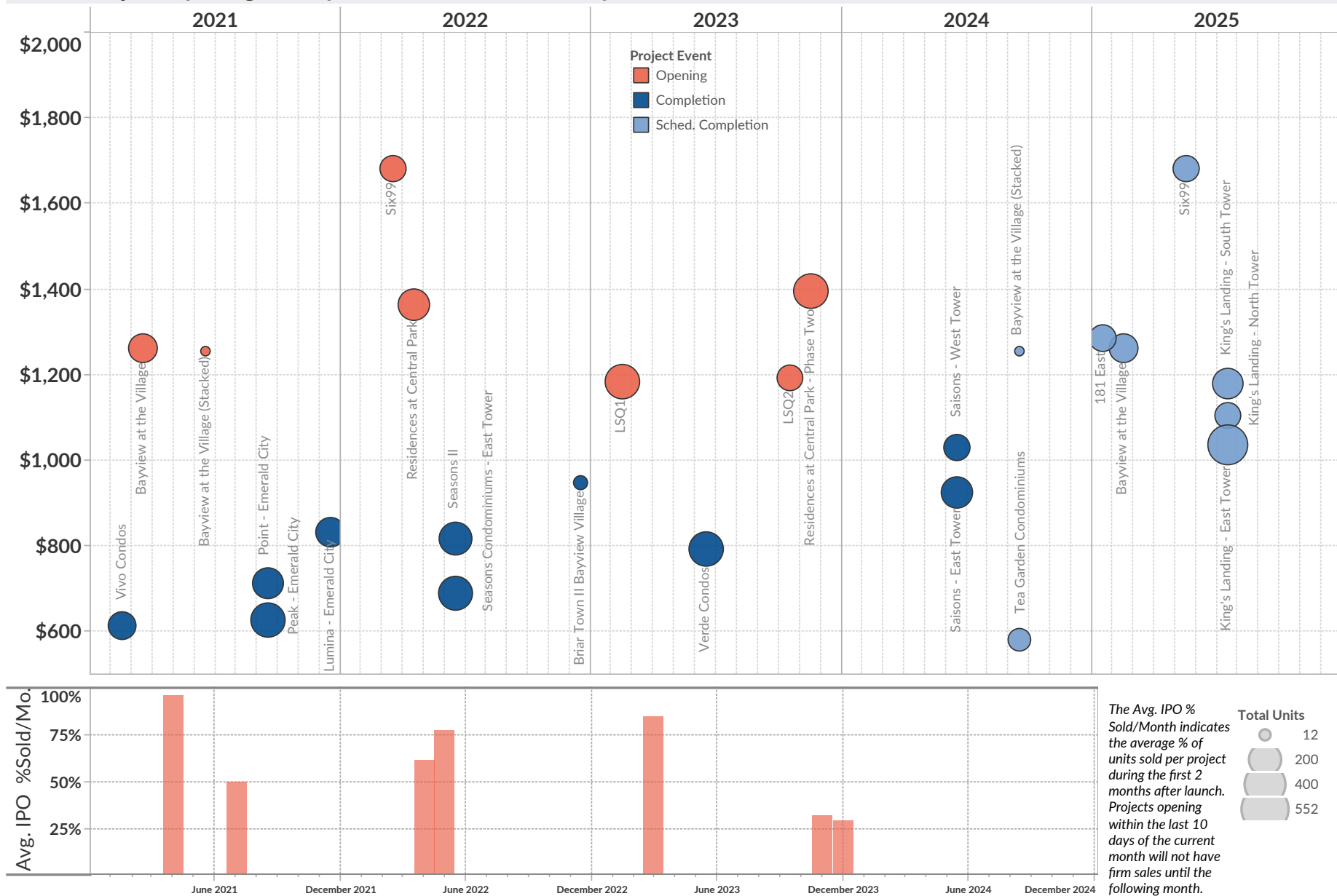
Sheppard Corridor		GTA
Distinct count of Site Name	9	335
No. of Units	2,303	86,795
Total Sales	1,898	69,828
Act Inv	405	16,967
Avg. \$/sf	\$1,413	\$1,406
Avg. Project \$/SF	\$1,413	\$1,309
Avg. SF	809	779
Avg. \$	\$1,142,370	\$1,095,629
Current Month Sales	16	150

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



Sheppard Corridor Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



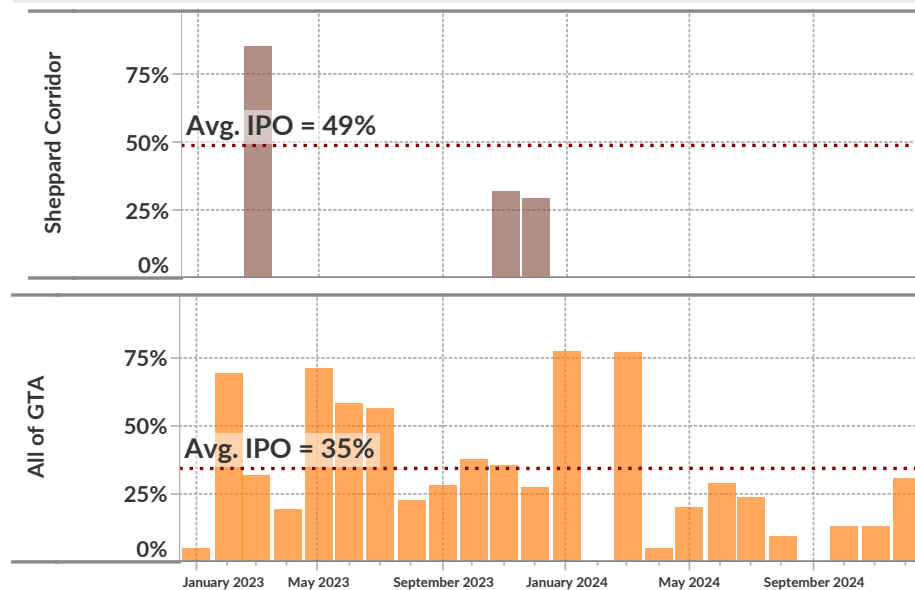
Sheppard Corridor Submarket Report - December 2024

Project Data by Unit Type

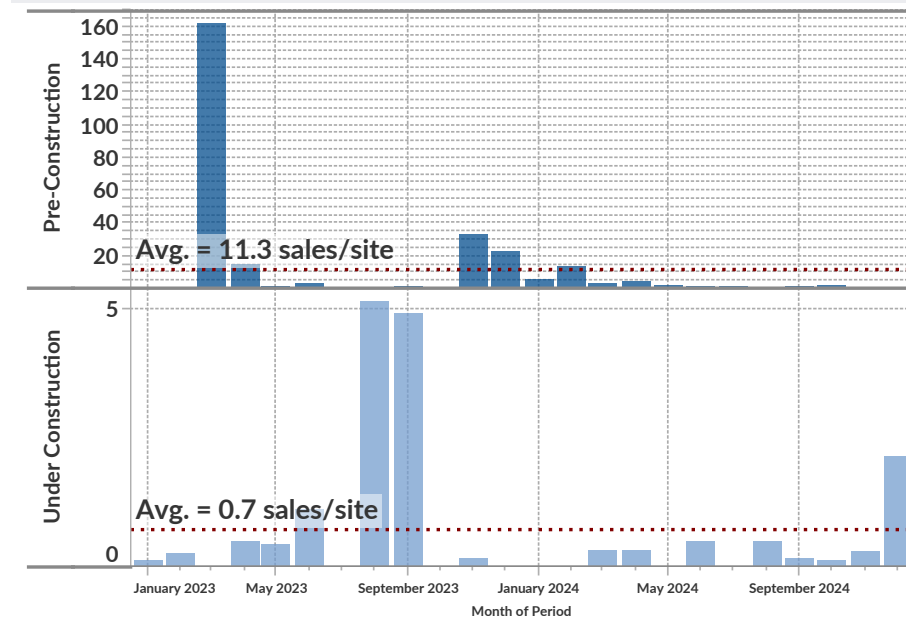
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	6	487	66
1 Bedroom + Den	593	0	529	64
2 Bedroom	594	8	502	92
2 Bedroom + Den	195	0	80	115
3 Bedroom & Up	214	2	164	50
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,584	325	372	\$500,000	\$570,000
\$1,470	411	563	\$599,000	\$833,000
\$1,384	462	768	\$656,900	\$1,047,000
\$1,310	615	1,282	\$779,900	\$1,669,900
\$1,402	639	1,270	\$918,900	\$1,718,800
\$1,430	824	1,629	\$956,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000

IPO Launch Performance (first 2 months)

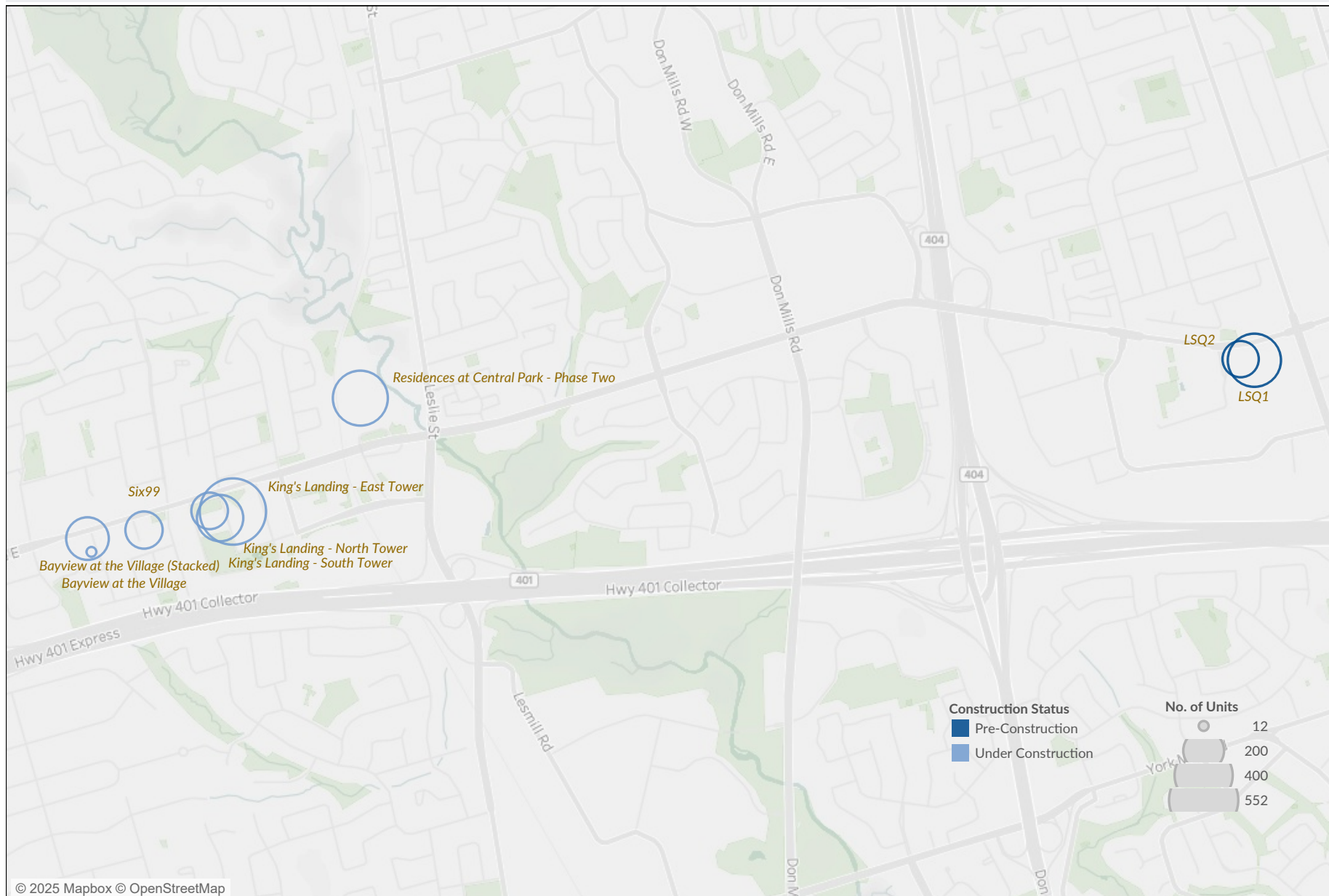


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - December 2024

Current Active Projects



Sheppard Corridor Submarket Report - December 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	April 2025	0	0	2	228	\$1,263	\$1,696
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2025	0	0	1	12	\$1,256	\$1,580
King's Landing - East Tower - Concord Adex	Apartment	July 2025	2	5	49	552	\$1,037	\$1,275
King's Landing - North Tower - Concord Adex	Apartment	July 2025	10	12	12	168	\$1,106	\$1,321
King's Landing - South Tower - Concord Adex	Apartment	July 2025	1	4	18	270	\$1,180	\$1,254
LSQ1 - Almadev	Apartment	January 2028	0	0	0	355	\$1,185	\$1,204
LSQ2 - Almadev	Apartment	June 2028	1	78	27	165	\$1,194	\$1,266
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	2	26	245	379	\$1,396	\$1,433
Six99 - Originate Developments	Apartment	May 2025	0	3	51	174	\$1,682	\$1,690

Sheppard Corridor Submarket Report - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,943	537	\$2,419	1,098	\$2,655,658
1,802	839	\$1,697	893	\$1,515,112
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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