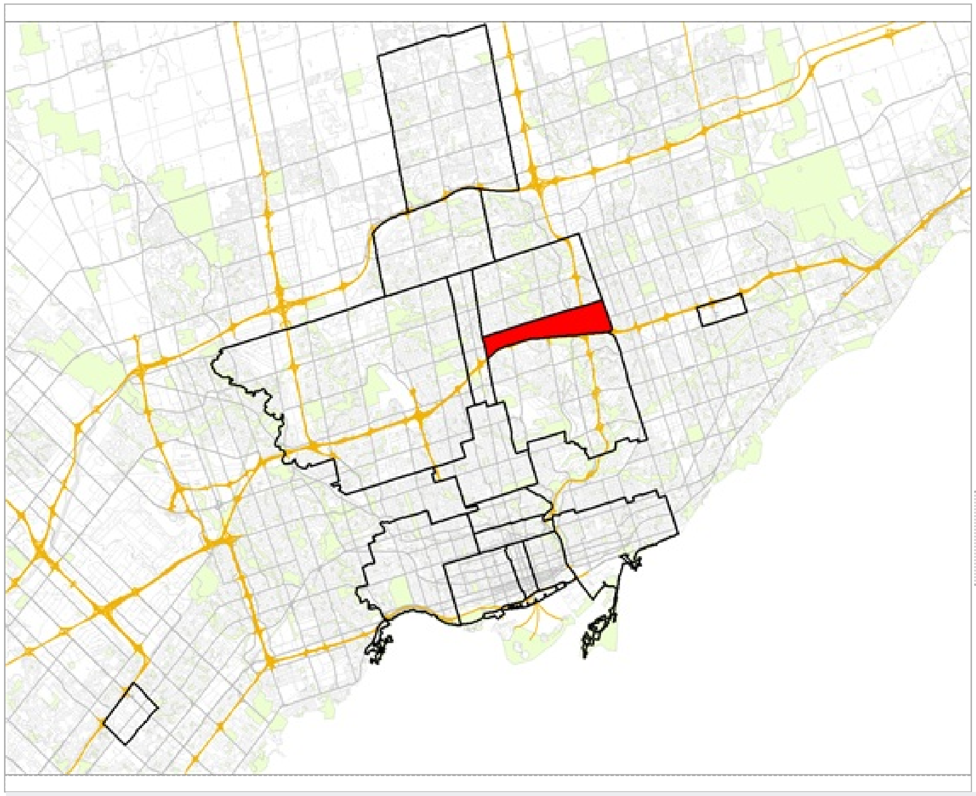
Greater Toronto Area | Sheppard Corridor

New Homes High Rise Submarket Report

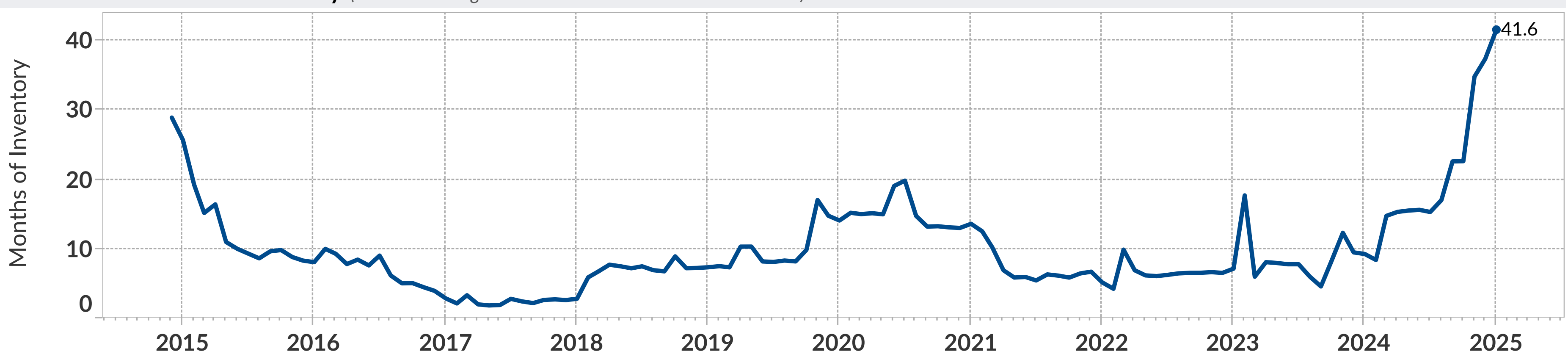
Data as of January 2025

Sheppard Corridor Submarket Report - January 2025



	Sheppard Corridor	GTA
Distinct count of Site Name	9	335
No. of Units	2,303	86,474
Total Sales	1,901	69,568
Act Inv	402	16,906
Avg. $/sf	$1,413	$1,405
Avg. Project $/SF	$1,377	$1,311
Avg. SF	808	779
Avg. $	$1,141,978	$1,094,003
Current Month Sales	3	101

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



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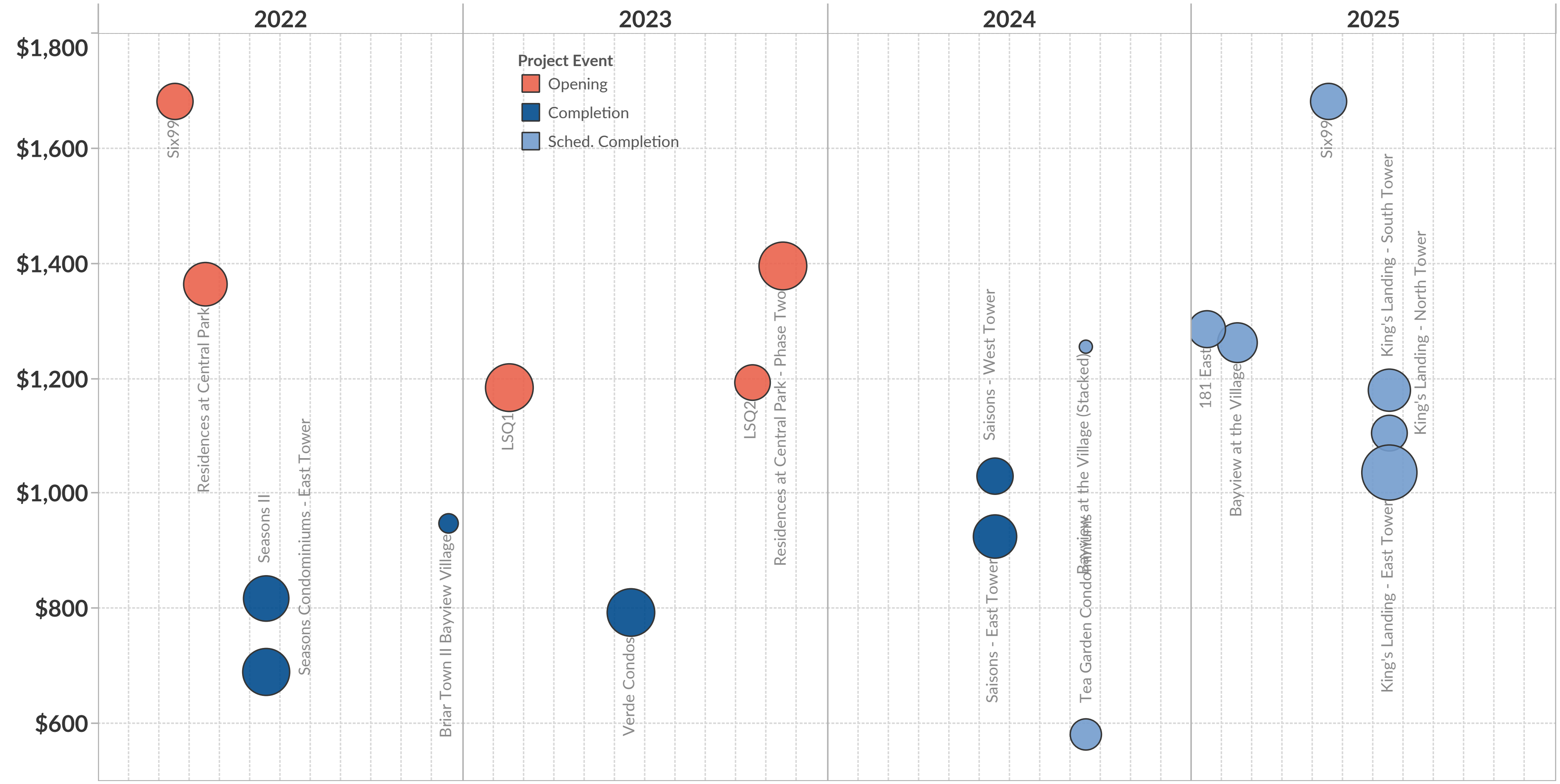
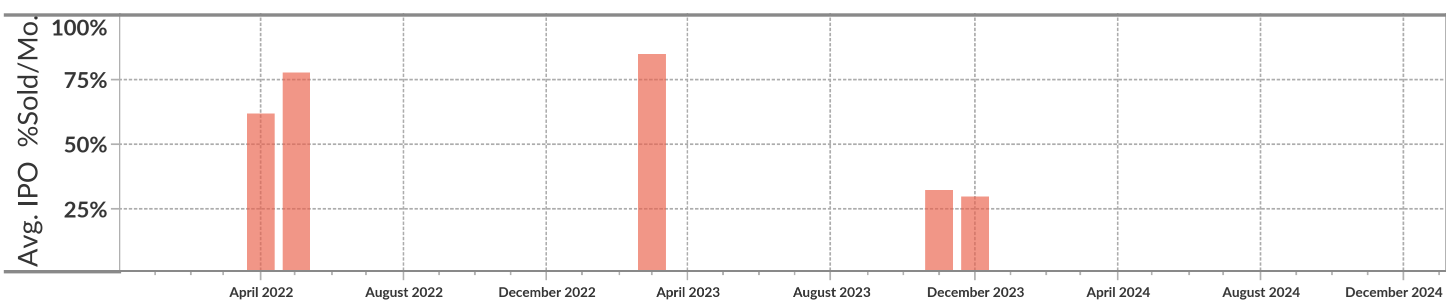
Recent Project Openings, Completions & Scheduled Completions





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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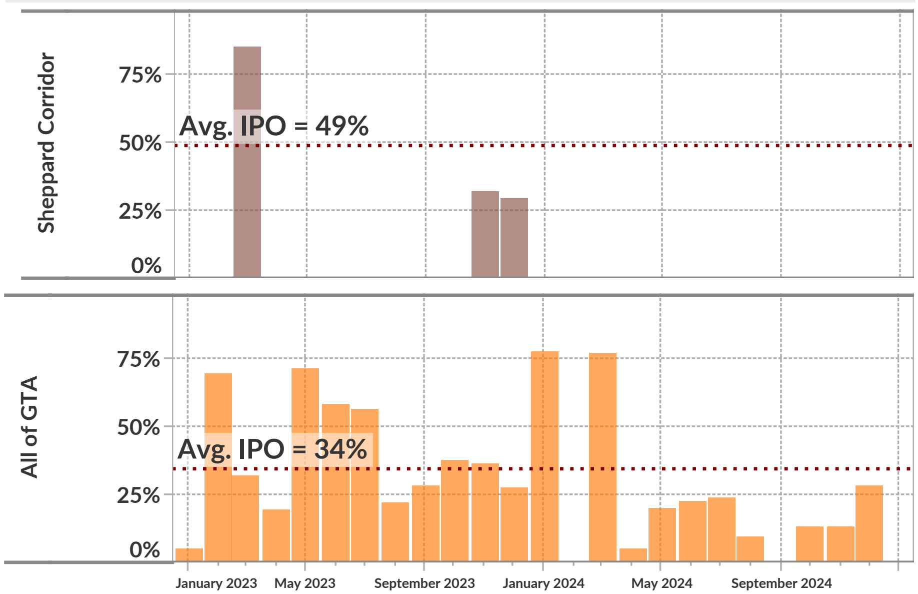
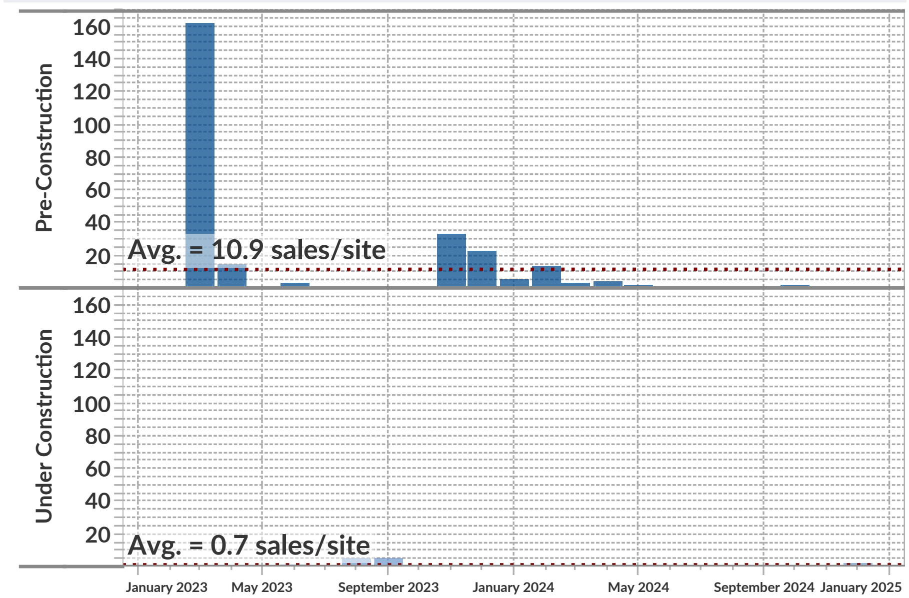
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	120	0	113	7	$1,584	325	372	$500,000	$570,000
1 Bedroom	553	0	487	66	$1,470	411	563	$599,000	$833,000
1 Bedroom + Den	593	0	529	64	$1,384	462	768	$656,900	$1,047,000
2 Bedroom	594	1	503	91	$1,311	615	1,282	$779,900	$1,669,900
2 Bedroom + Den	195	2	82	113	$1,402	639	1,270	$918,900	$1,718,800
3 Bedroom & Up	214	0	164	50	$1,430	824	1,629	$956,900	$3,423,000
Penthouse	29	0	18	11	$1,837	1,294	1,572	$2,288,000	$2,978,000
Other	5	0	5	0					

IPO Launch Performance (first 2 months)



Post Launch Absorption: Sheppard Corridor



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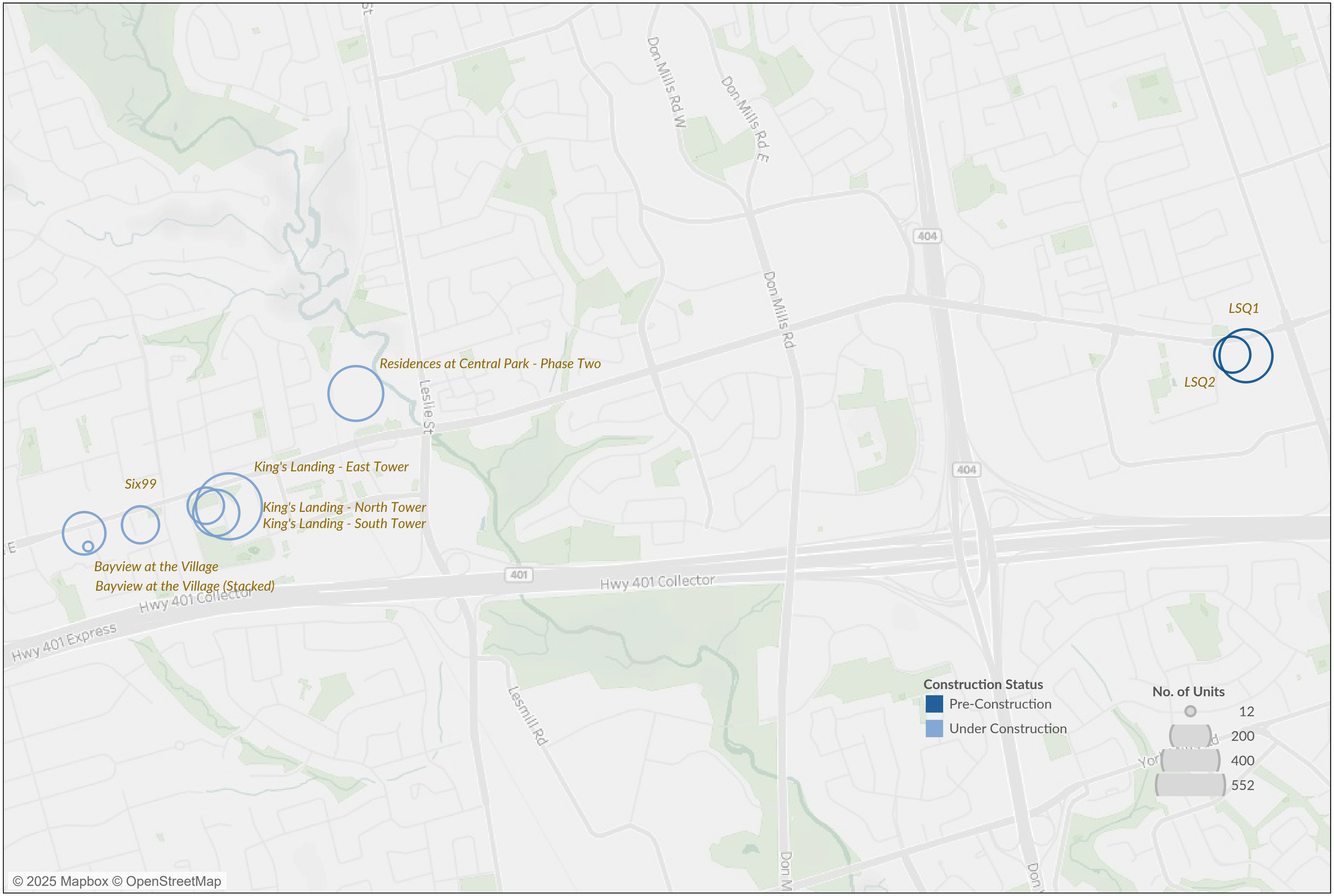
Current Active Projects



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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 $/SF
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	November 2025	0	0	49	552	$1,037	$1,275
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	0	12	168	$1,106	$995
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	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	1	26	165	$1,194	$1,267
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	2	2	243	379	$1,396	$1,434
Six99 - Originate Developments	Apartment	May 2025	0	0	51	174	$1,682	$1,690

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Monthly Sales

Current GTA Active Projects

Sub Market	Current Month Sales	Distinct count of Site Name	Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
Bloor - Yorkville	4	15	2,965	515	$2,486	1,107	$2,752,763
Central Waterfront	8	4	1,818	823	$1,697	902	$1,531,085
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	0	6	3,675	446	$1,866	784	$1,462,216
Downtown East	5	18	5,317	1,157	$1,425	710	$1,012,109
Downtown West	15	23	7,121	1,267	$1,861	927	$1,724,439
Etobicoke Waterfront	0	1	553	12	$1,649	782	$1,289,608
Highway7 - Yonge	2	4	889	203	$1,055	799	$842,676
Mississauga City Centre	1	10	4,798	651	$1,231	662	$815,241
North Toronto	2	16	2,551	348	$1,581	957	$1,513,598
North Yonge Corridor	0	9	2,716	788	$1,618	679	$1,099,491
North York East							
North York West	1	10	1,196	631	$1,322	761	$1,006,390
Not Applicable	50	169	26,815	8,578	$1,162	732	$851,235
Scarborough City Centre							
Sheppard Corridor	3	9	1,901	402	$1,413	808	$1,141,978
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	0	6	901	171	$1,262	657	$829,004
Toronto West	10	18	3,039	443	$1,214	925	$1,122,811
Yonge - St. Clair	0	7	1,100	162	$2,117	987	$2,088,585

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