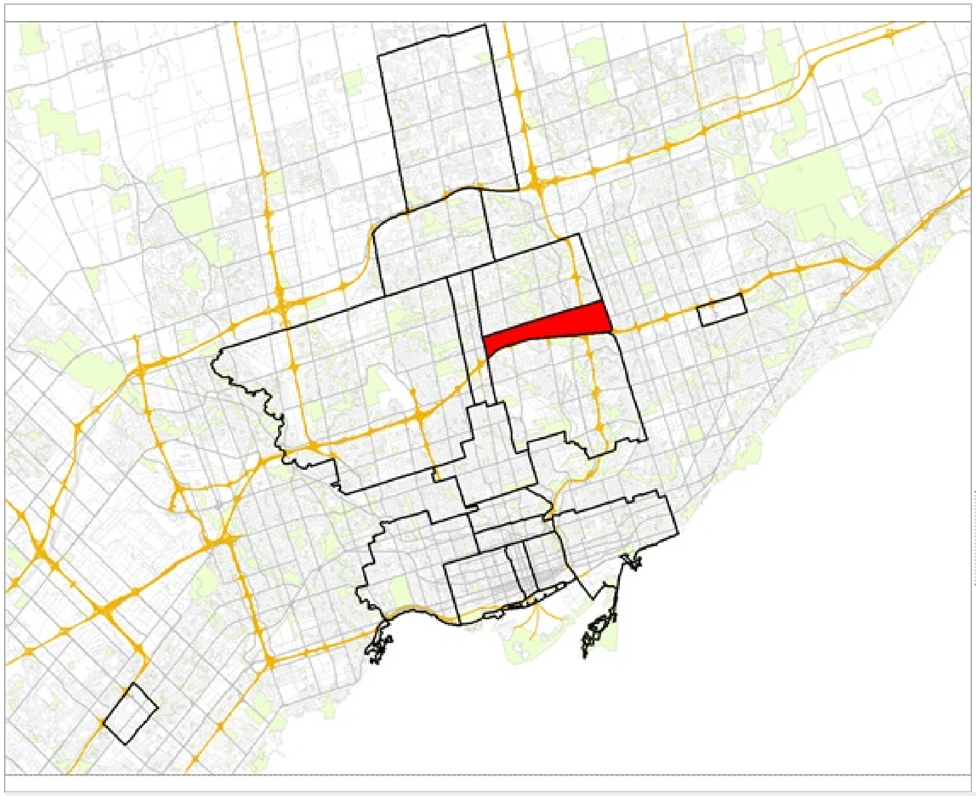
Greater Toronto Area | Sheppard Corridor
New Homes High Rise Submarket Report

Data as of February 2025

Sheppard Corridor Submarket Report - February 2025

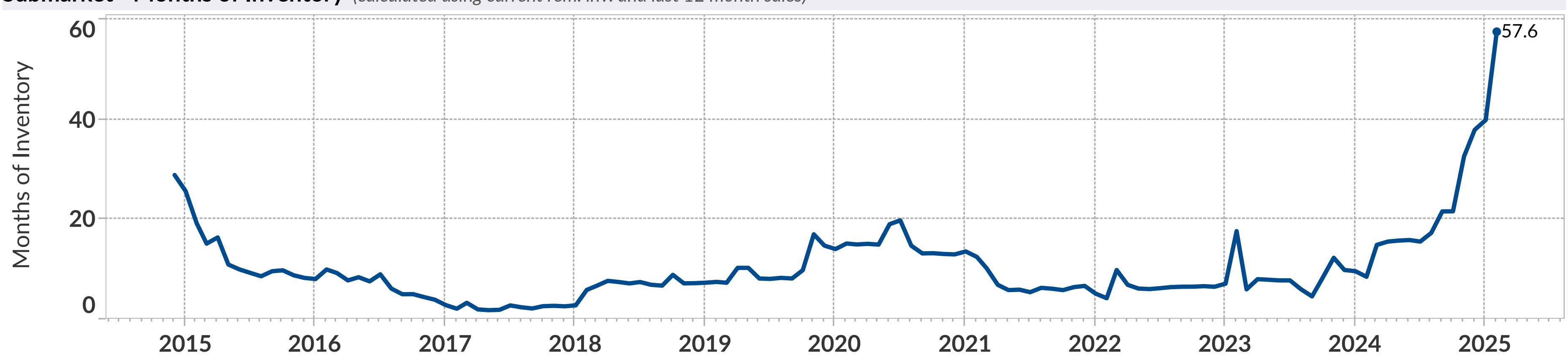


	Sheppard Corridor	GTA
Distinct count of Site Name	9	337
No. of Units	2,326	86,773
Total Sales	1,913	69,778
Act Inv	413	16,995

Avg. $/sf	$1,395	$1,404
Avg. Project $/SF	$1,376	$1,313
Avg. SF	810	779
Avg. $	$1,129,161	$1,093,395

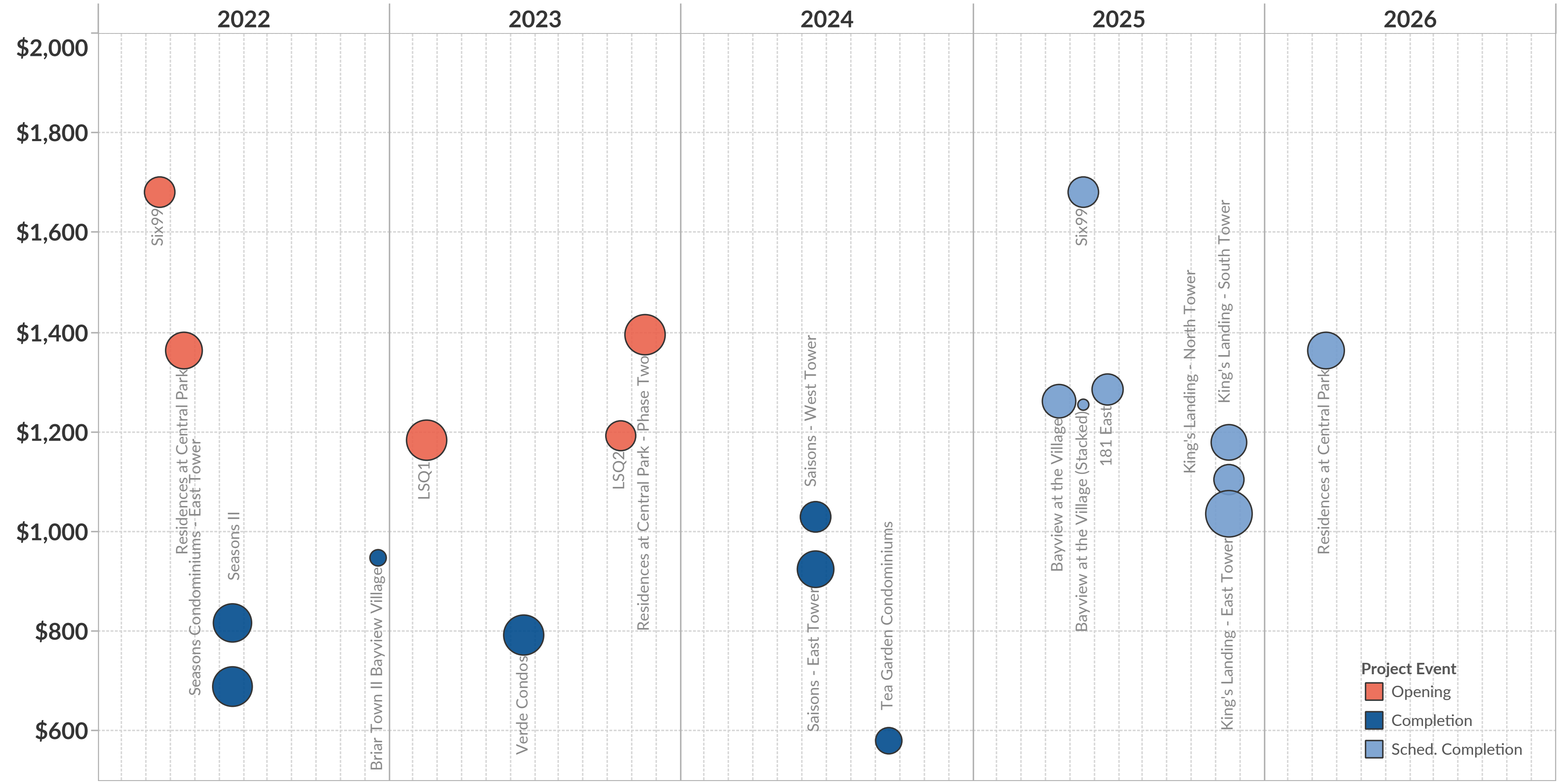
Current Month Sales	3	152

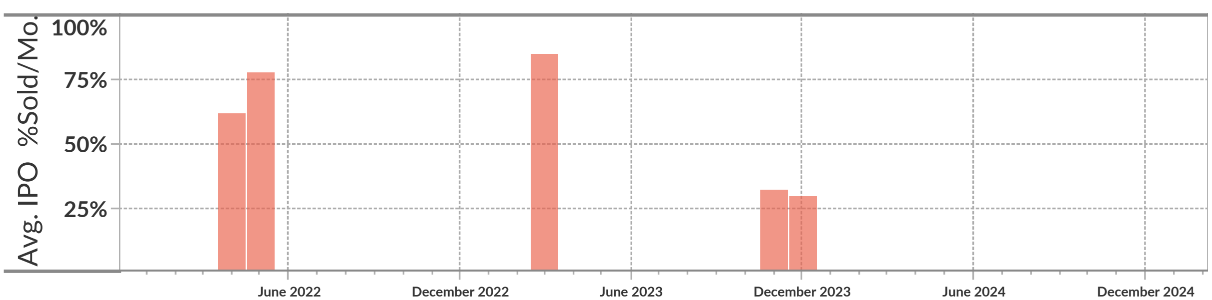
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Sheppard Corridor Submarket Report - February 2025

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.

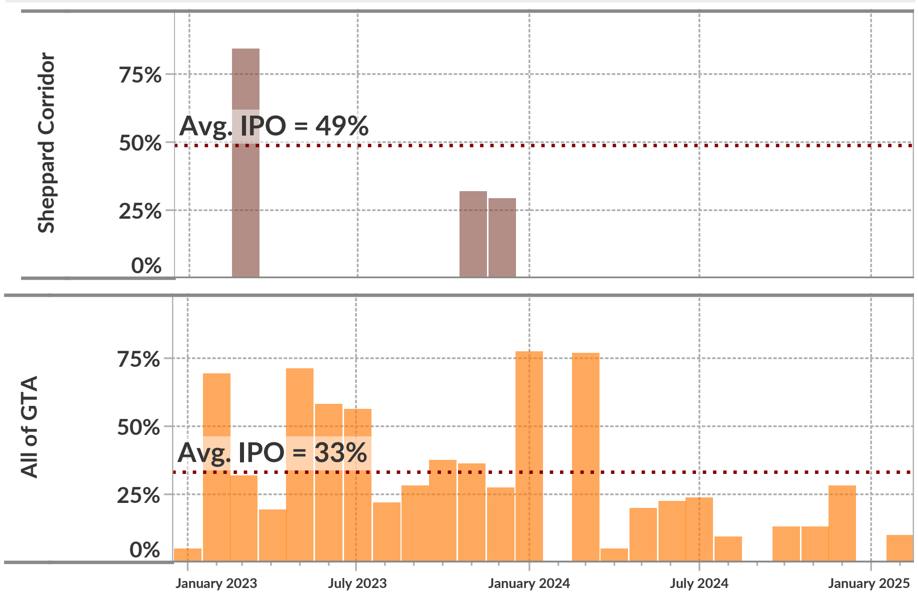
Total Units
12
200
400
552

Sheppard Corridor Submarket Report - February 2025

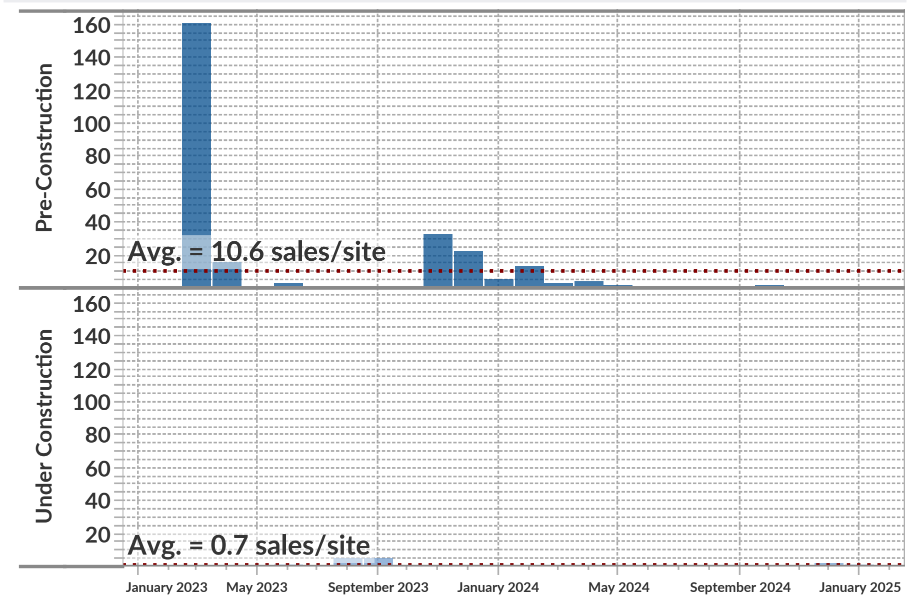
Project Data by Unit Type

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	$1,453	325	372	$485,000	$520,000
1 Bedroom	520	0	454	66	$1,455	411	563	$599,000	$833,000
1 Bedroom + Den	627	0	563	64	$1,378	462	768	$656,900	$1,047,000
2 Bedroom	594	0	506	88	$1,294	615	1,282	$779,900	$1,669,900
2 Bedroom + Den	209	0	84	125	$1,383	639	1,270	$918,900	$1,718,800
3 Bedroom & Up	222	3	170	52	$1,398	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)

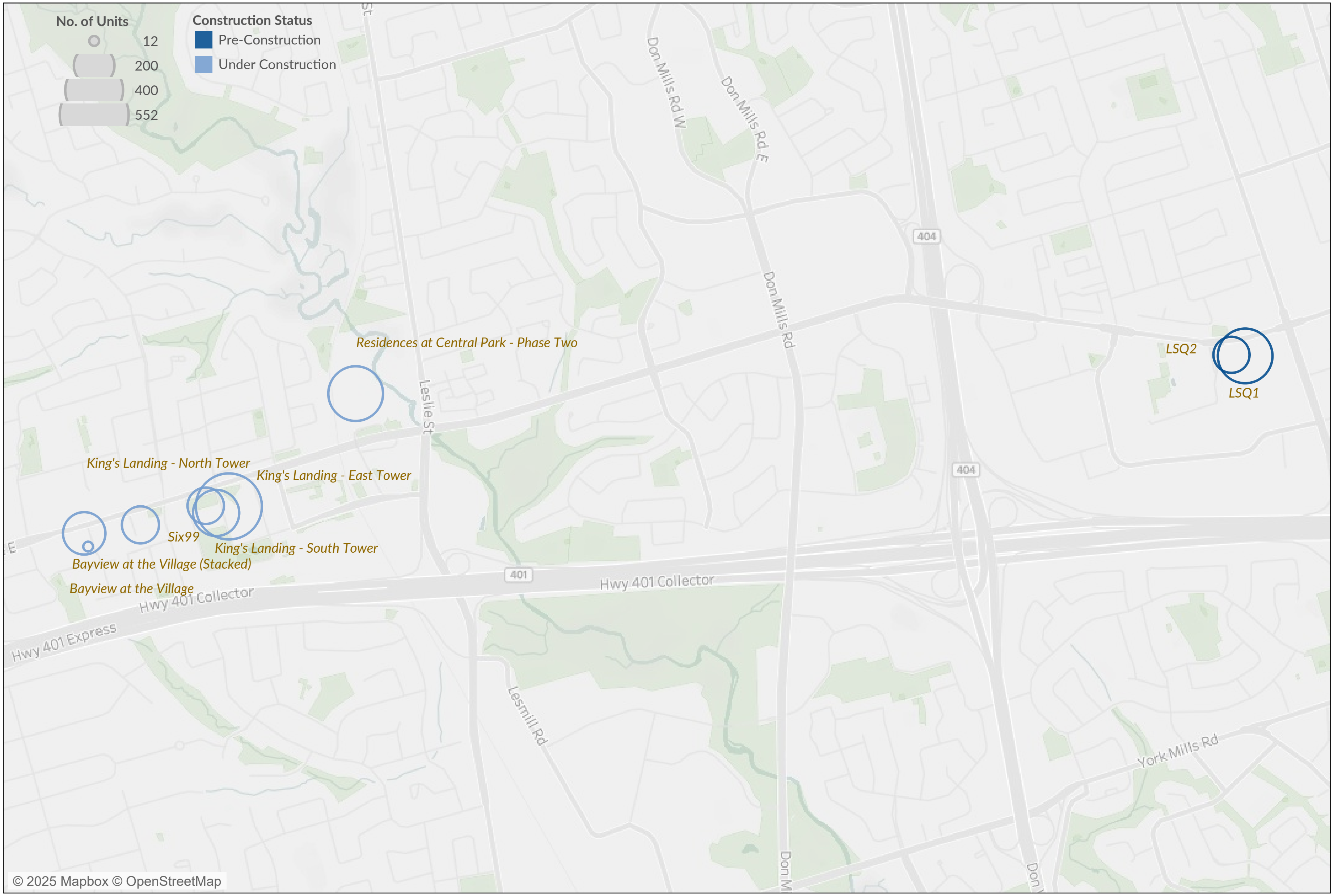


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - February 2025

Current Active Projects



Sheppard Corridor Submarket Report - February 2025

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	3	5	44	552	$1,037	$1,143
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	3	9	168	$1,106	$1,050
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	19	378	$1,185	$1,266
LSQ2 - Almadev	Apartment	June 2028	0	1	26	165	$1,194	$1,267
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	$1,396	$1,434
Six99 - Originate Developments	Apartment	May 2025	0	0	51	174	$1,682	$1,690

Sheppard Corridor Submarket Report - February 2025

AltusGroup

Sub Market	Monthly Sales: Current Month Sales	Monthly Sales: Distinct count of Site Name	Current GTA Active Projects: Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
Bloor - Yorkville	3	15	2,970	510	$2,490	1,110	$2,763,736
Central Waterfront	2	4	1,821	820	$1,709	896	$1,531,229
Don Mills - York Mills	0	8	1,797	282	$1,221	791	$966,545
Downtown Core	2	6	3,677	444	$1,866	785	$1,464,427
Downtown East	3	18	5,330	1,144	$1,422	710	$1,010,262
Downtown West	13	23	7,142	1,246	$1,867	930	$1,737,522
Etobicoke Waterfront	0	1	553	12	$1,649	782	$1,289,608
Highway7 - Yonge	0	4	889	203	$1,055	799	$842,676
Mississauga City Centre	1	10	4,799	650	$1,230	662	$814,614
North Toronto	4	16	2,561	338	$1,599	932	$1,490,740
North Yonge Corridor	3	9	2,720	784	$1,620	677	$1,097,777
North York East							
North York West	3	10	1,200	627	$1,323	764	$1,010,069
Not Applicable	106	171	26,935	8,734	$1,159	730	$846,290
Scarborough City Centre							
Sheppard Corridor	3	9	1,913	413	$1,395	810	$1,129,161
Thornhill	0	2	416	27	$1,553	1,661	$2,580,278
Toronto East	1	6	902	170	$1,258	660	$829,998
Toronto West	6	18	3,047	435	$1,220	930	$1,135,614
Yonge - St. Clair	2	7	1,106	156	$2,152	1,232	$2,650,066

Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com