Greater Toronto Area | Sheppard Corridor

New Homes High Rise Submarket Report

Data as of July 2025

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Sheppard Corridor Submarket Report - July 2025

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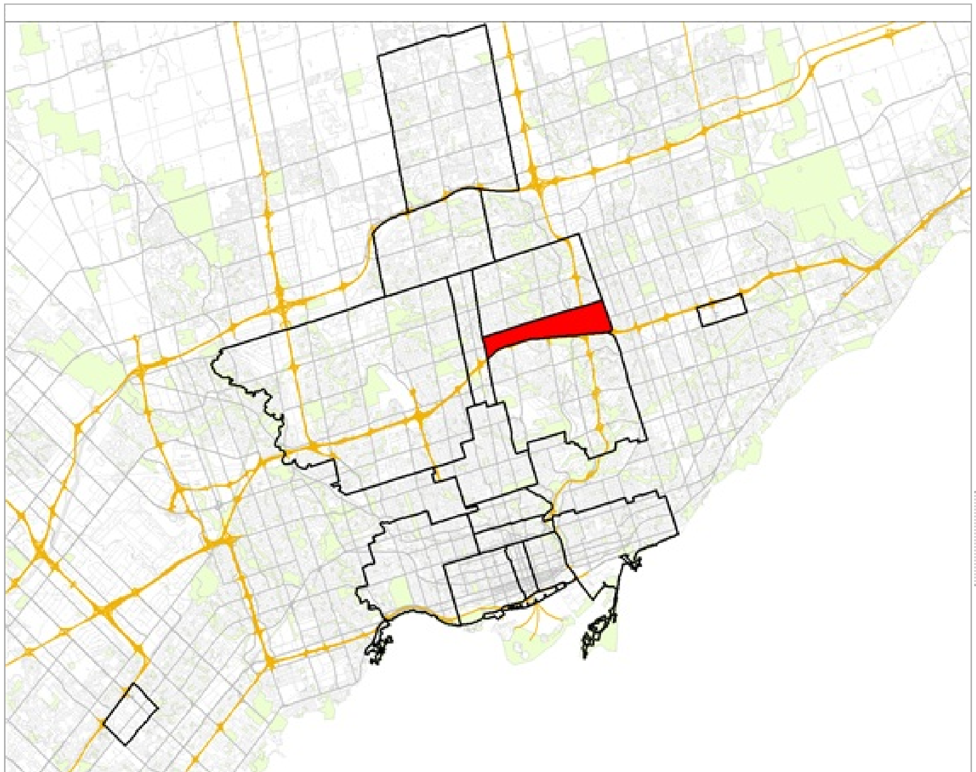
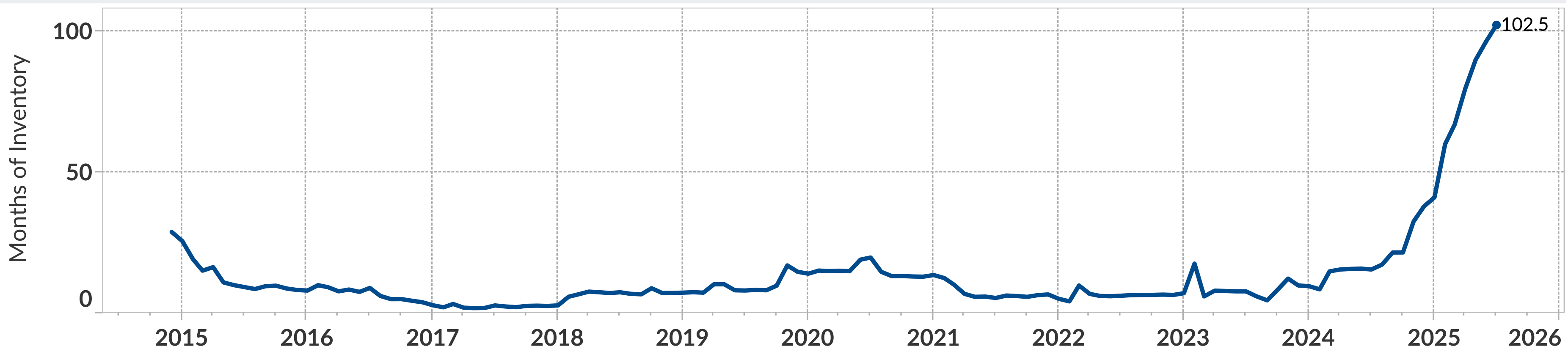


	Sheppard Corridor	GTA
Distinct count of Site Name	9	330
No. of Units	2,326	84,272
Total Sales	1,916	67,602
Act Inv	410	16,670
Avg. $/sf	$1,400	$1,386
Avg. Project $/SF	$1,369	$1,309
Avg. SF	812	786
Avg. $	$1,136,921	$1,089,142
Current Month Sales	1	150

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



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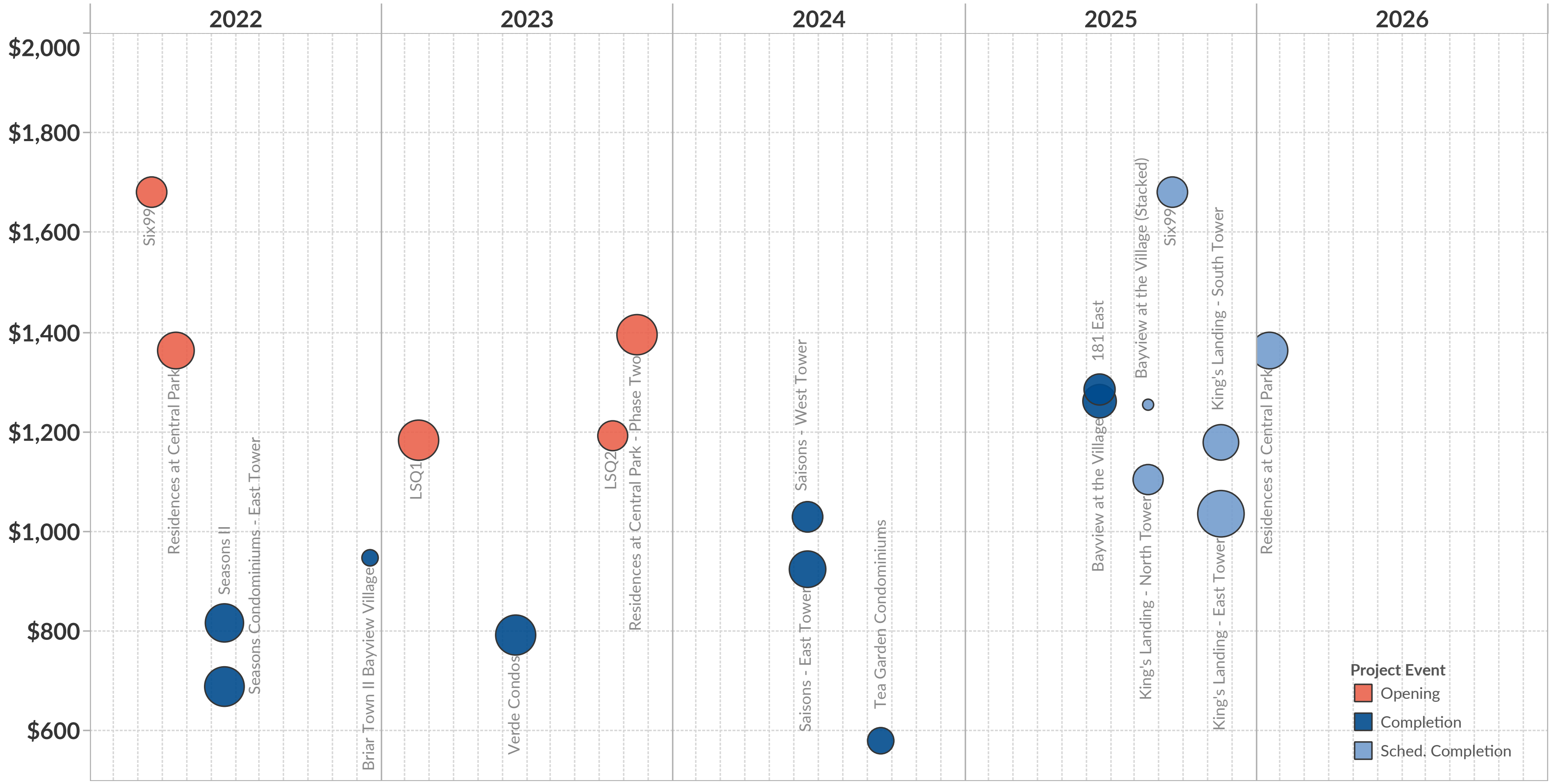
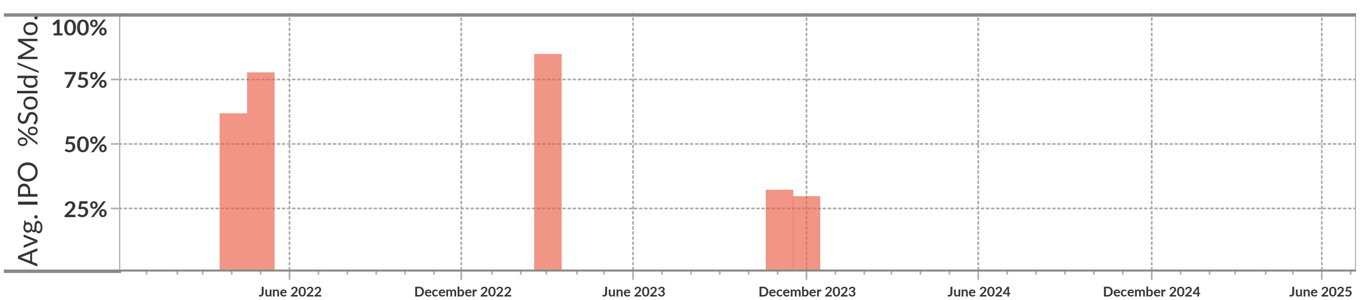
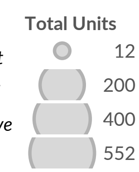
Recent Project Openings, Completions & Scheduled Completions





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.



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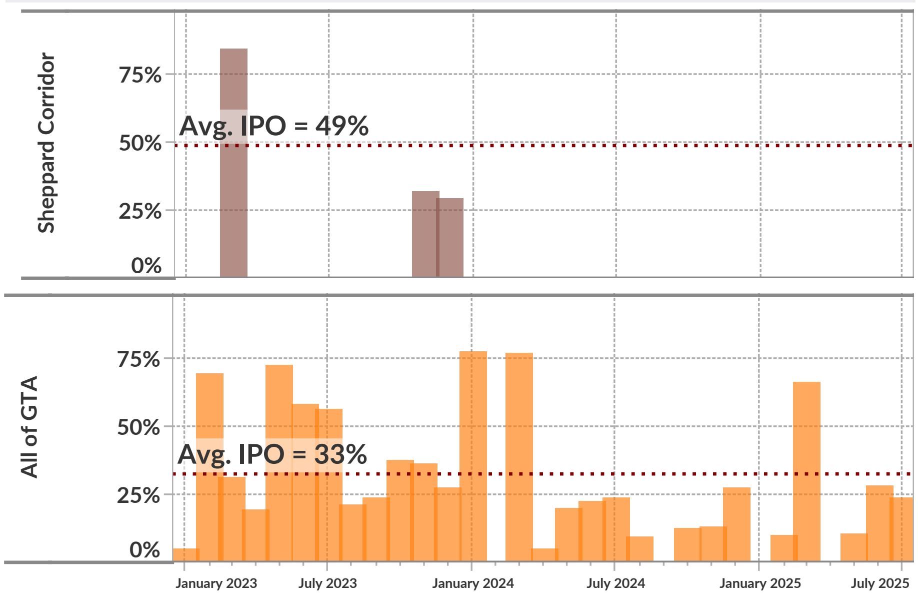
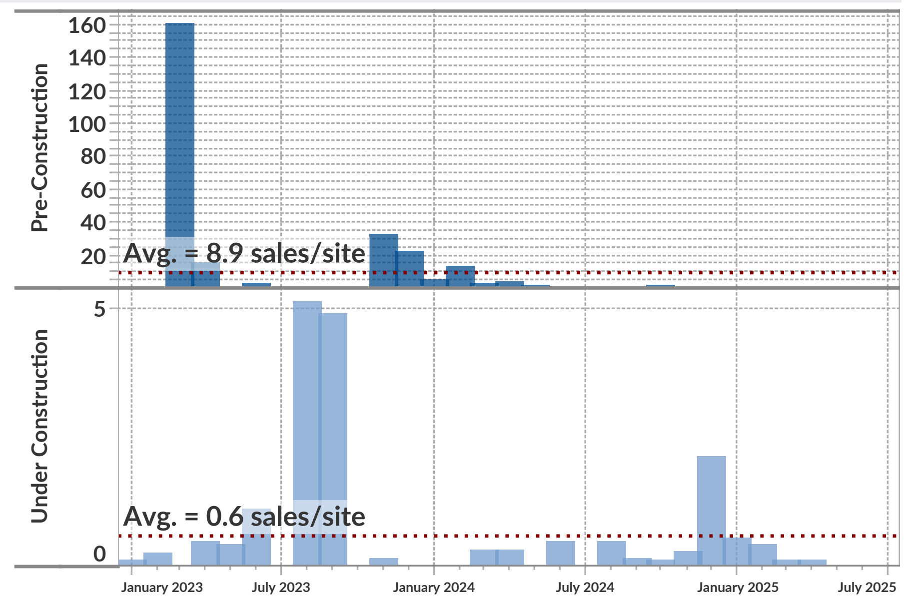
Project Data by Unit Type

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	$1,472	325	372	$485,000	$550,000
1 Bedroom	520	0	454	66	$1,463	411	563	$599,000	$833,000
1 Bedroom + Den	627	1	565	62	$1,383	462	768	$656,900	$1,047,000
2 Bedroom	594	0	507	87	$1,291	615	1,282	$779,900	$1,669,900
2 Bedroom + Den	209	0	84	125	$1,393	639	1,270	$918,900	$1,742,800
3 Bedroom & Up	222	0	170	52	$1,400	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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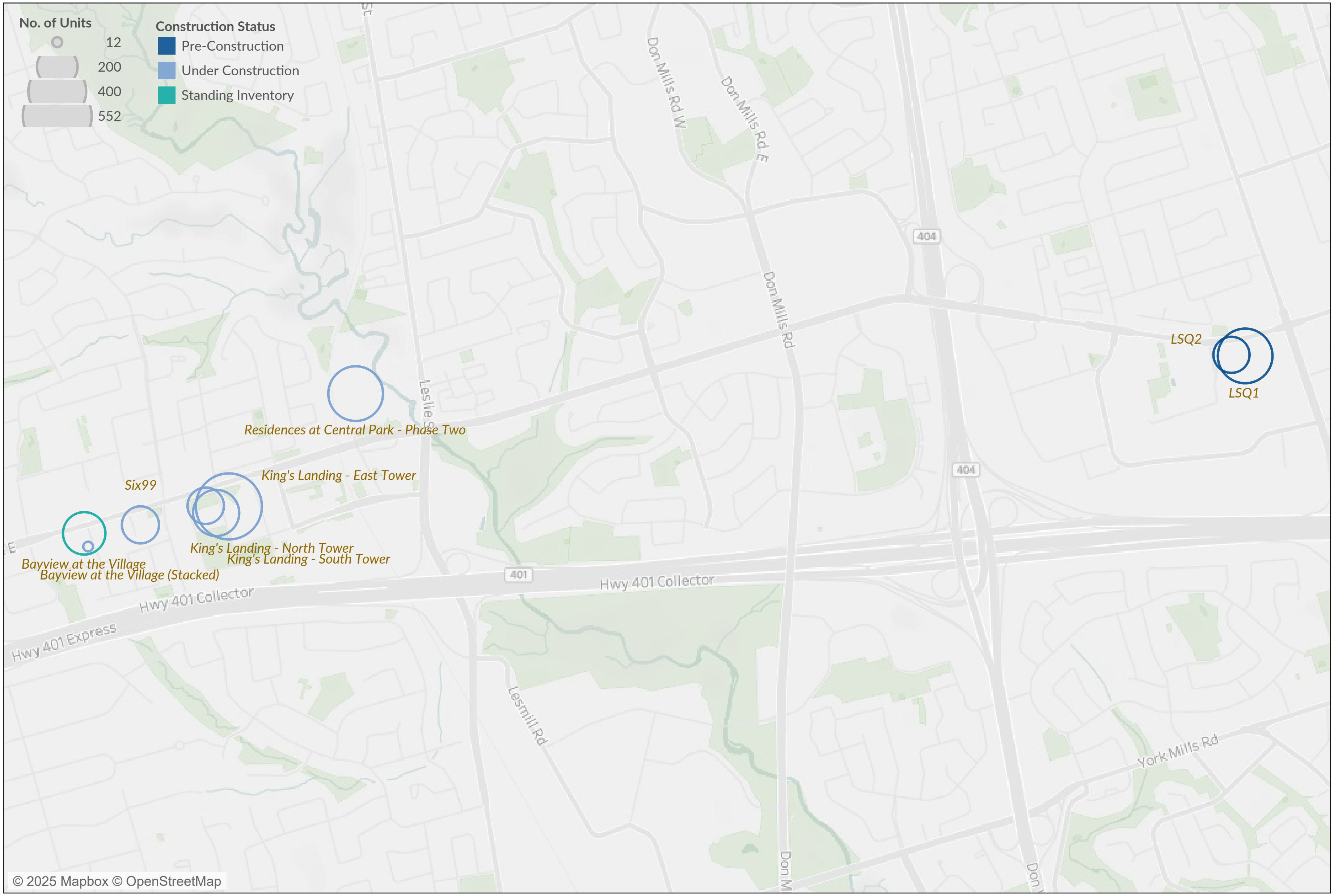
Current Active Projects



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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	June 2025	0	0	2	228	$1,263	$1,696
Bayview at the Village (Stacked) - Canderel Residential	Stacked	August 2025	0	0	1	12	$1,256	$1,580
King's Landing - East Tower - Concord Adex	Apartment	November 2025	0	7	42	552	$1,037	$1,146
King's Landing - North Tower - Concord Adex	Apartment	August 2025	0	0	12	168	$1,106	$978
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	18	270	$1,180	$1,254
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	$1,185	$1,266
LSQ2 - Almadev	Apartment	June 2029	1	5	22	165	$1,194	$1,266
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	$1,396	$1,445
Six99 - Originate Developments	Apartment	September 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	2	16	2,998	427	$2,349	996	$2,340,517
Central Waterfront	1	4	1,833	921	$1,642	903	$1,483,572
Don Mills - York Mills	1	9	1,805	281	$1,594	1,008	$1,606,595
Downtown Core	0	6	3,682	439	$1,866	788	$1,470,493
Downtown East	3	18	5,345	1,129	$1,375	713	$979,683
Downtown West	2	21	6,292	1,179	$1,880	937	$1,760,985
Etobicoke Waterfront	0	1	555	10	$1,649	759	$1,250,725
Highway7 - Yonge	1	4	892	200	$1,055	800	$843,540
Mississauga City Centre	0	9	4,578	631	$1,221	661	$807,456
North Toronto	1	16	2,572	327	$1,589	936	$1,488,346
North Yonge Corridor	2	7	1,999	742	$1,629	677	$1,102,847
North York East							
North York West	0	10	1,209	612	$1,328	762	$1,011,494
Not Applicable	133	169	26,875	8,708	$1,150	747	$859,295
Scarborough City Centre							
Sheppard Corridor	1	9	1,916	410	$1,400	812	$1,136,921
Thornhill	1	2	418	25	$1,552	1,663	$2,581,400
Toronto East	0	6	915	157	$1,243	668	$830,915
Toronto West	1	16	2,607	321	$1,339	851	$1,139,890
Yonge - St. Clair	1	7	1,111	151	$2,155	1,241	$2,674,955

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