

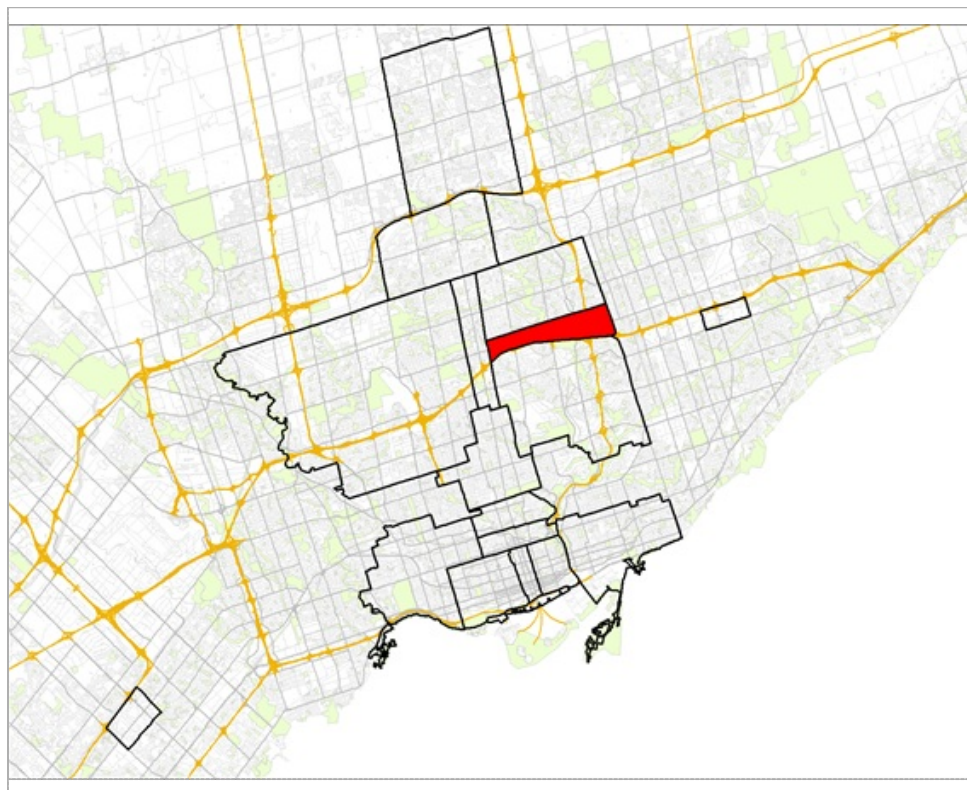


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of November 2025

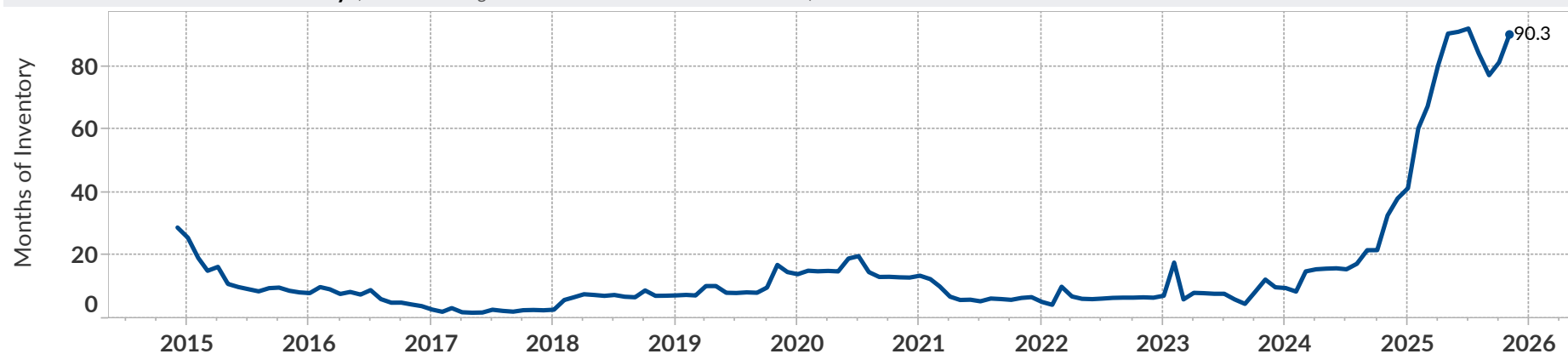


Sheppard Corridor Submarket Report - November 2025



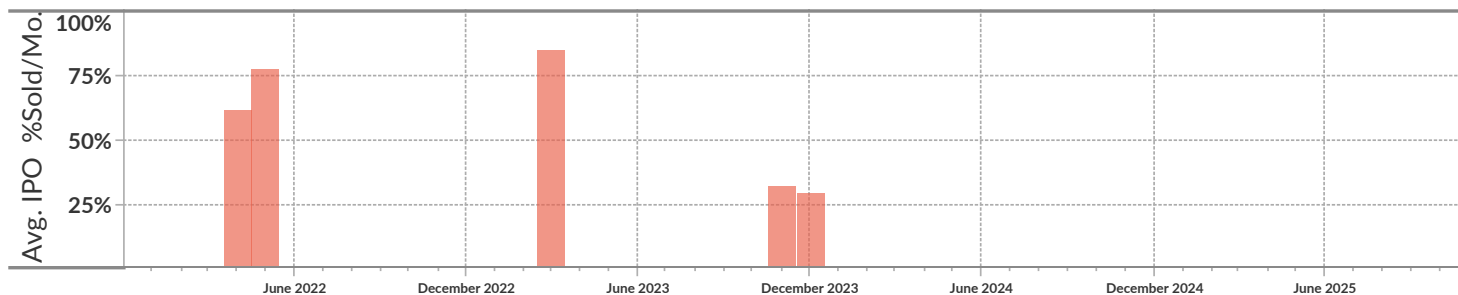
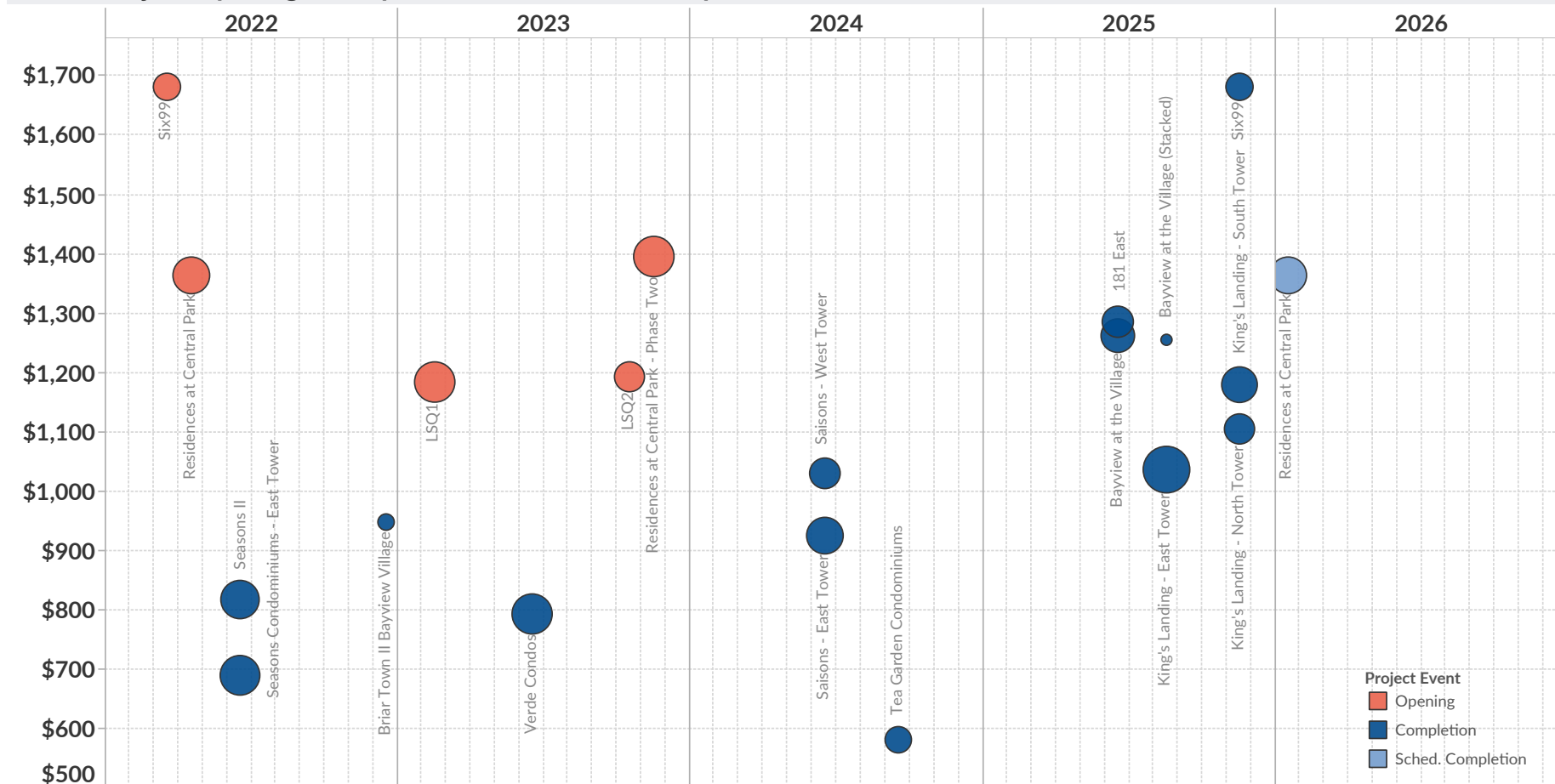
Sheppard Corridor		GTA
Distinct count of Site Name	8	317
No. of Units	2,263	81,810
Total Sales	1,917	66,418
Act Inv	346	15,392
Avg. \$/sf	\$1,346	\$1,375
Avg. Project \$/SF	\$1,283	\$1,290
Avg. SF	834	788
Avg. \$	\$1,123,103	\$1,083,722
Current Month Sales	0	165

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

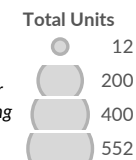


Sheppard Corridor Submarket Report - November 2025

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.



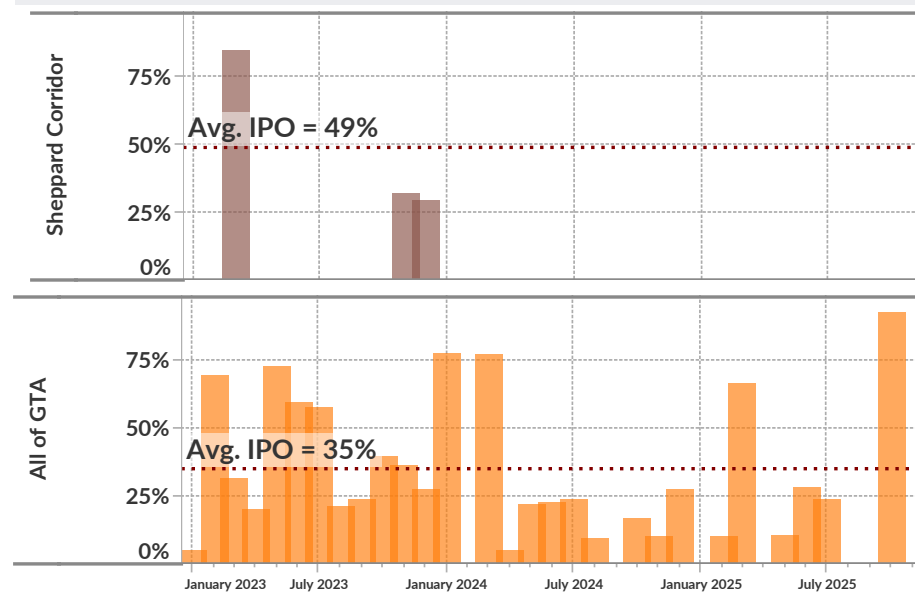
Sheppard Corridor Submarket Report - November 2025

Project Data by Unit Type

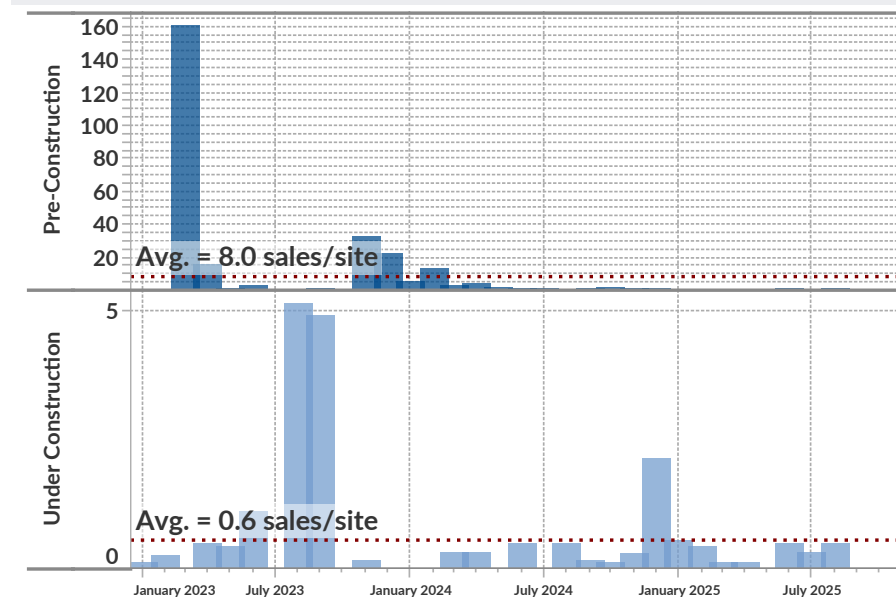
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	497	0	455	42
1 Bedroom + Den	621	0	569	52
2 Bedroom	579	0	504	75
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	0	165	40
Penthouse	29	0	18	11
Other	5	0	4	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,348	325	372	\$420,000	\$500,000
\$1,422	435	563	\$608,800	\$788,800
\$1,316	501	768	\$637,900	\$999,900
\$1,270	615	1,282	\$758,900	\$1,278,800
\$1,370	710	1,270	\$918,900	\$1,718,800
\$1,186	838	1,281	\$939,900	\$1,698,800
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000
\$1,580	1,057	1,057	\$1,669,900	\$1,669,900

IPO Launch Performance (first 2 months)

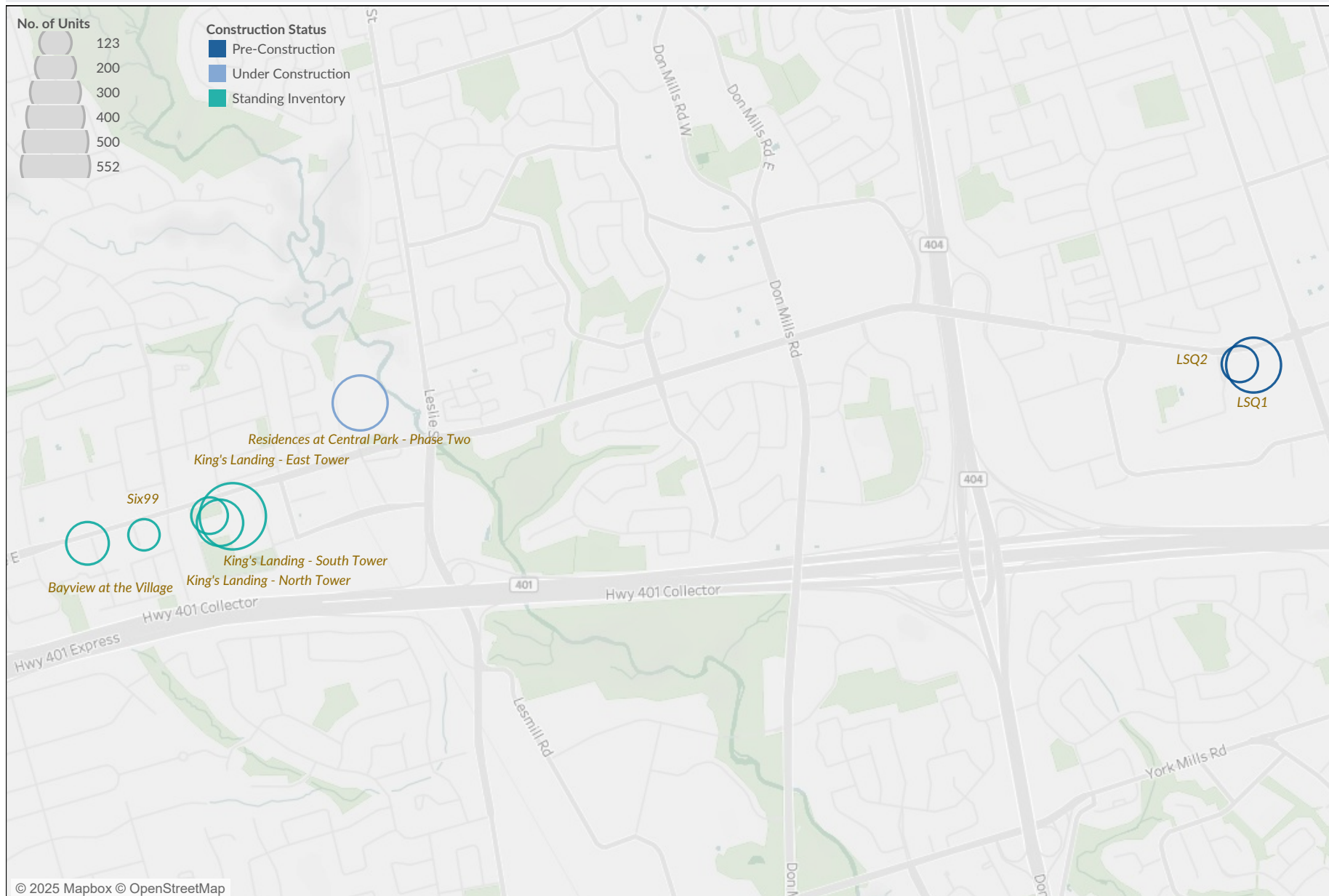


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - November 2025

Current Active Projects



Sheppard Corridor Submarket Report - November 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	June 2025	0	0	4	228	\$1,263	\$1,584
King's Landing - East Tower - Concord Adex	Apartment	August 2025	0	12	37	552	\$1,037	\$1,144
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	3	9	168	\$1,106	\$876
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	1	17	270	\$1,180	\$1,145
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2029	0	10	17	165	\$1,194	\$1,134
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	\$1,396	\$1,428
Six99 - Originate Developments	Apartment	November 2025	0	0	0	123	\$1,682	\$1,690

Sheppard Corridor Submarket Report - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 3	• 10
Downtown Core	• 0	• 6
Downtown East	• 1	• 16
Downtown West	• 2	• 19
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 4	• 9
Not Applicable	• 138	• 164
Scarborough City Centre		
Sheppard Corridor	• 0	• 8
Thornhill	• 0	• 2
Toronto East	• 3	• 5
Toronto West	• 8	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,006	• 419	• \$2,348	• 996	• \$2,337,249
• 1,838	• 916	• \$1,642	• 905	• \$1,485,872
• 1,827	• 258	• \$1,426	• 912	• \$1,299,813
• 3,687	• 435	• \$1,865	• 785	• \$1,464,664
• 4,644	• 862	• \$1,378	• 737	• \$1,015,041
• 5,938	• 1,056	• \$1,875	• 941	• \$1,763,955
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,578	• 631	• \$1,223	• 661	• \$807,988
• 2,379	• 306	• \$1,596	• 912	• \$1,456,142
• 2,350	• 712	• \$1,624	• 687	• \$1,115,830
• 1,133	• 535	• \$1,300	• 759	• \$986,752
• 26,687	• 8,050	• \$1,132	• 748	• \$847,048
• 1,917	• 346	• \$1,346	• 834	• \$1,123,103
• 419	• 24	• \$1,550	• 1,708	• \$2,647,813
• 888	• 158	• \$1,251	• 667	• \$833,914
• 2,600	• 328	• \$1,301	• 840	• \$1,092,905
• 1,074	• 152	• \$2,168	• 1,301	• \$2,819,861



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