

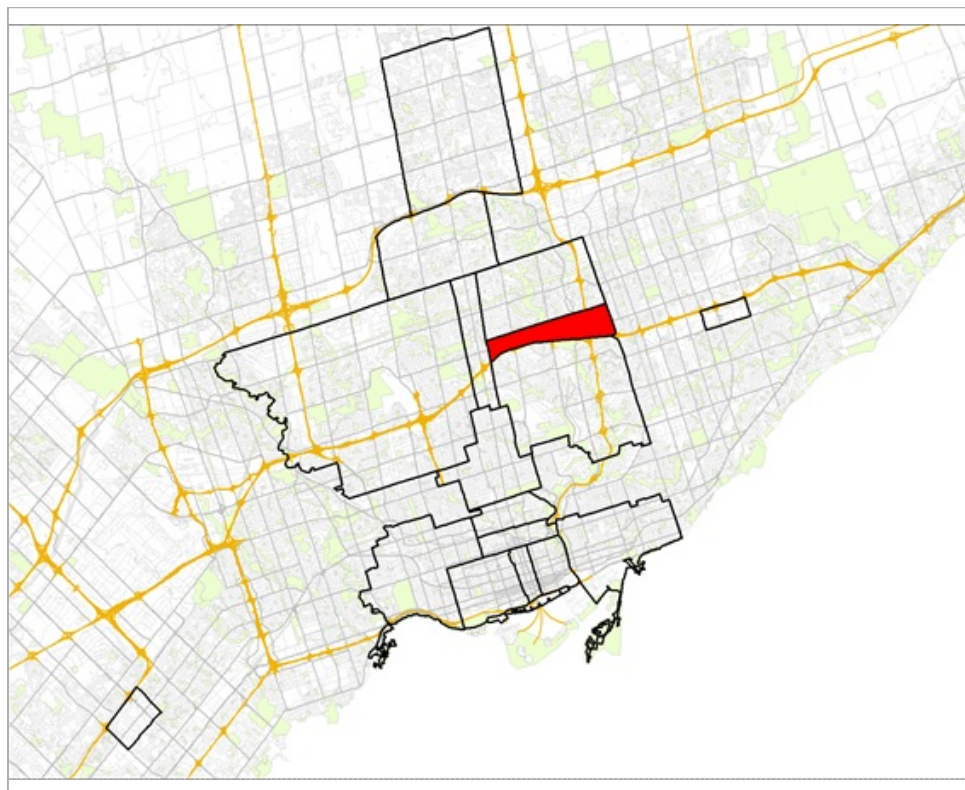


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of February 2026

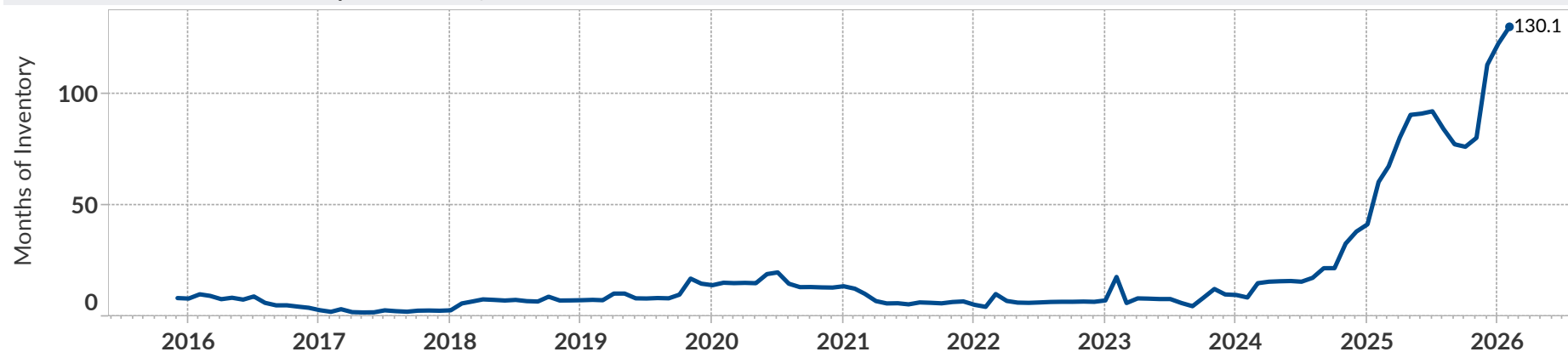


Sheppard Corridor Submarket Report - February 2026



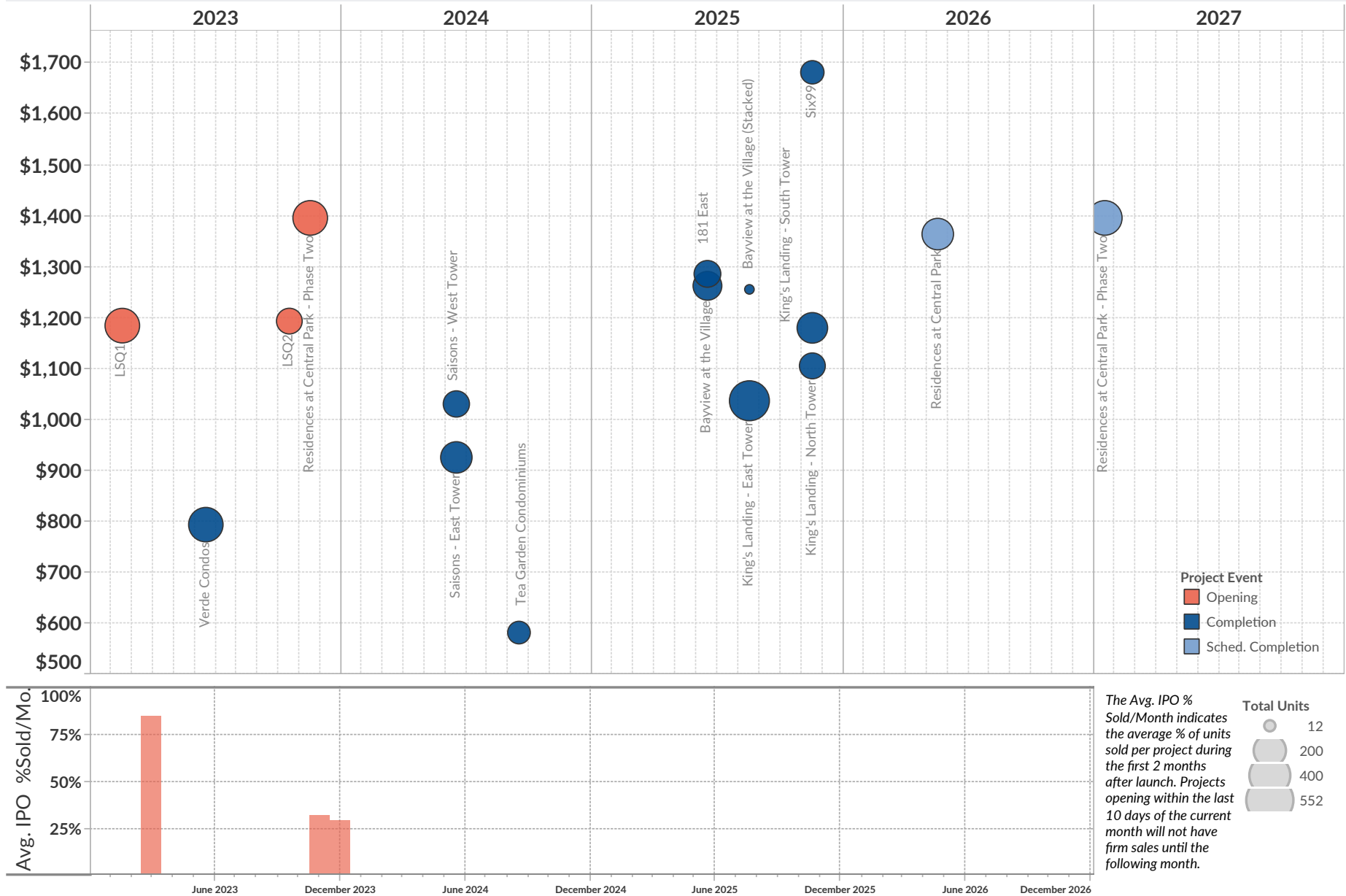
Sheppard Corridor		GTA
Distinct count of Site Name	8	307
No. of Units	2,263	79,810
Total Sales	1,927	65,519
Act Inv	336	14,291
Avg. \$/sf	\$1,333	\$1,357
Avg. Project \$/SF	\$1,250	\$1,289
Avg. SF	835	801
Avg. \$	\$1,113,076	\$1,087,250
Current Month Sales	1	171

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



Sheppard Corridor Submarket Report - February 2026

Recent Project Openings, Completions & Scheduled Completions



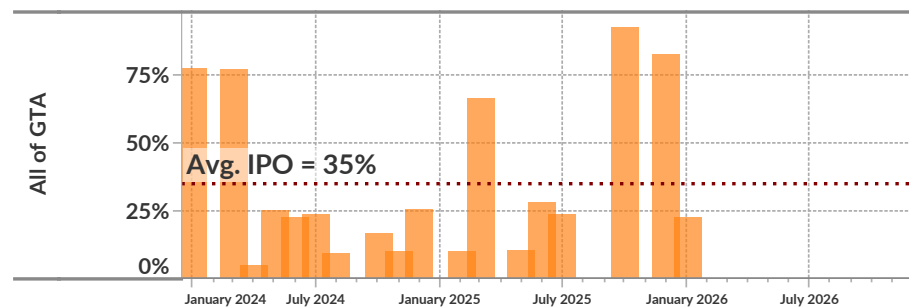
Sheppard Corridor Submarket Report - February 2026

Project Data by Unit Type

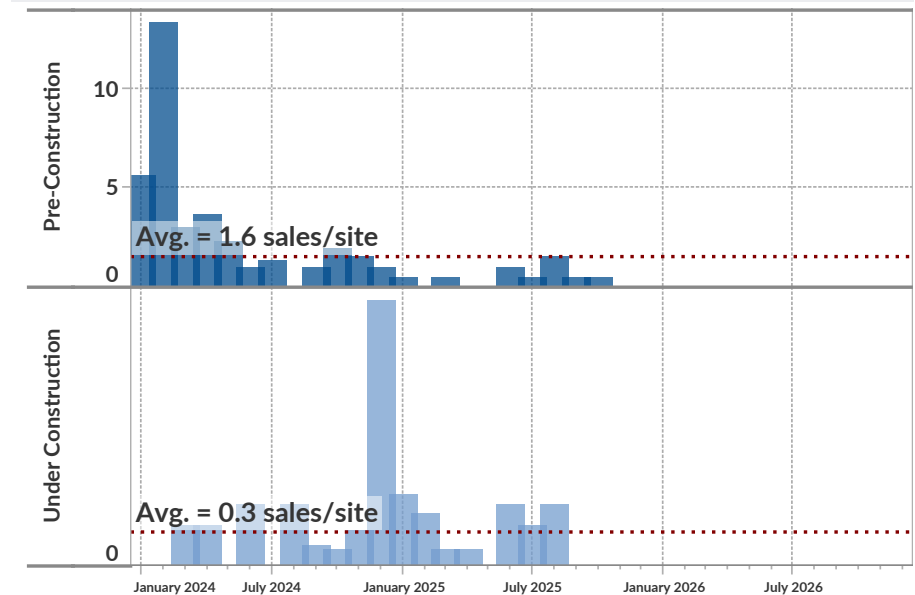
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	114	6
1 Bedroom	497	0	457	40
1 Bedroom + Den	621	0	570	51
2 Bedroom	579	1	507	72
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	0	168	37
Penthouse	29	0	18	11
Other	5	0	4	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,224	325	372	\$410,000	\$430,000
\$1,364	435	563	\$520,000	\$788,800
\$1,323	501	641	\$637,900	\$999,900
\$1,249	615	1,282	\$758,900	\$1,278,800
\$1,370	710	1,270	\$918,900	\$1,718,800
\$1,132	838	1,281	\$900,000	\$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)

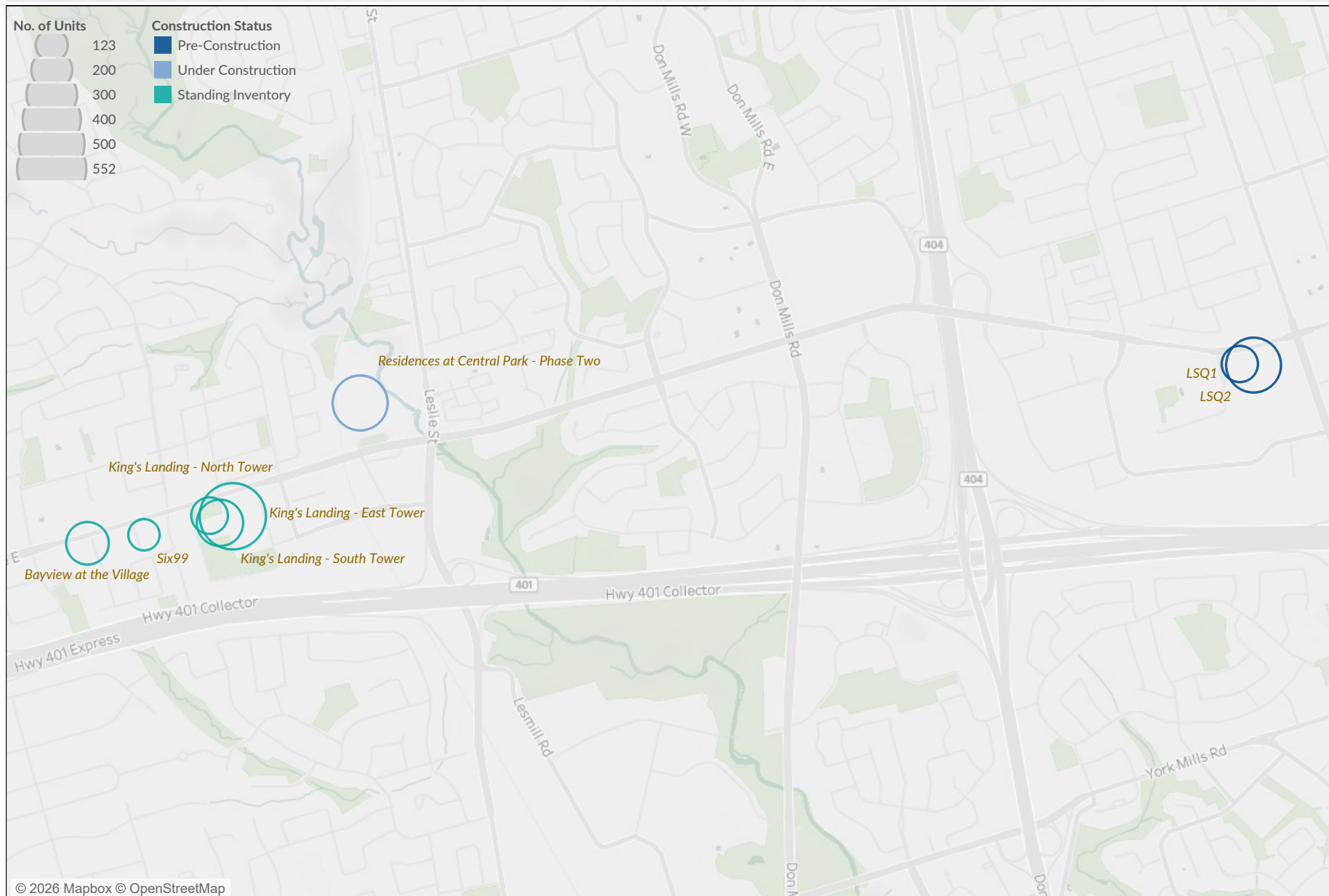


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - February 2026

Current Active Projects



Sheppard Corridor Submarket Report - February 2026

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	1	3	29	552	\$1,037	\$974
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	0	9	168	\$1,106	\$876
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	15	270	\$1,180	\$1,044
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2029	0	0	17	165	\$1,194	\$1,134
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	0	243	379	\$1,396	\$1,428
Six99 - Originate Developments	Apartment	November 2025	0	0	0	123	\$1,682	\$1,690

Sheppard Corridor Submarket Report - February 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 2	• 6
Downtown East	• 2	• 15
Downtown West	• 7	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 31	• 8
North York East		
North York West	• 7	• 7
Not Applicable	• 106	• 159
Scarborough City Centre		
Sheppard Corridor	• 1	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 4	• 16
Yonge - St. Clair	• 1	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,984	• 407	• \$2,291	• 1,035	• \$2,372,580
• 1,843	• 911	• \$1,642	• 907	• \$1,489,308
• 1,787	• 95	• \$1,371	• 1,397	• \$1,915,634
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,491	• 765	• \$1,364	• 753	• \$1,026,795
• 6,023	• 701	• \$1,942	• 1,031	• \$2,002,216
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 897	• 195	• \$1,008	• 819	• \$825,565
• 4,578	• 631	• \$1,213	• 656	• \$795,452
• 2,379	• 296	• \$1,603	• 903	• \$1,447,806
• 2,392	• 709	• \$1,603	• 685	• \$1,098,482
• 752	• 517	• \$1,316	• 759	• \$998,566
• 26,218	• 7,636	• \$1,113	• 761	• \$846,958
• 1,927	• 336	• \$1,333	• 835	• \$1,113,076
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 888	• 158	• \$1,256	• 666	• \$836,687
• 2,613	• 315	• \$1,311	• 839	• \$1,100,167
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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