

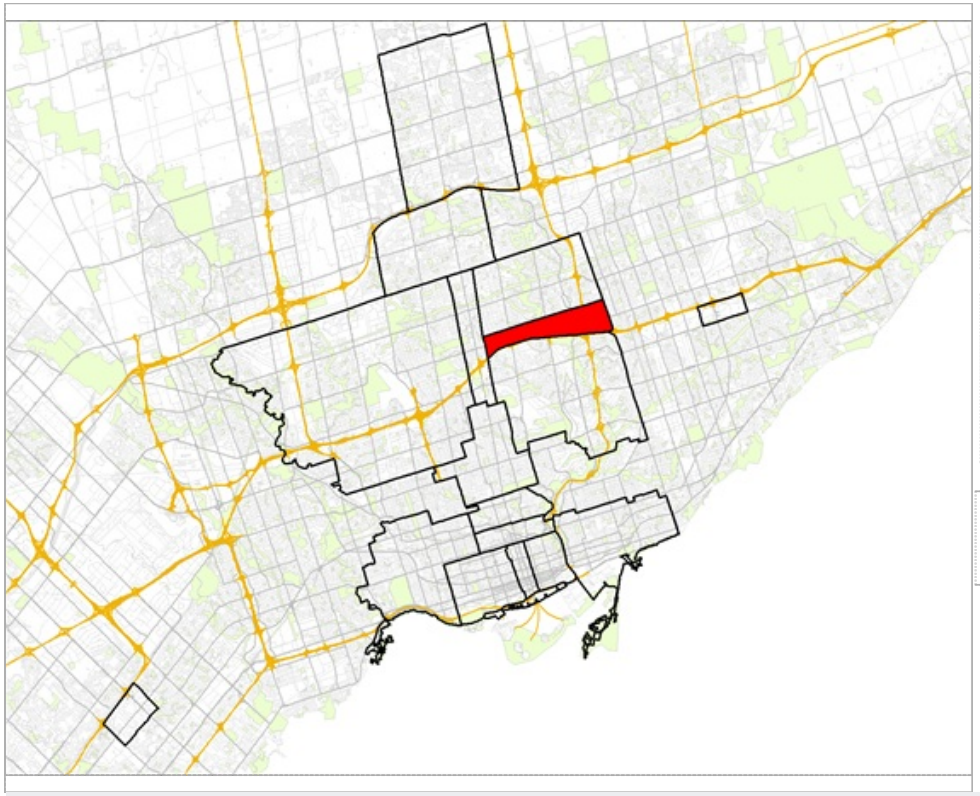
Greater Toronto Area | Sheppard Corridor

New Homes High Rise Submarket Report

Data as of August 2026

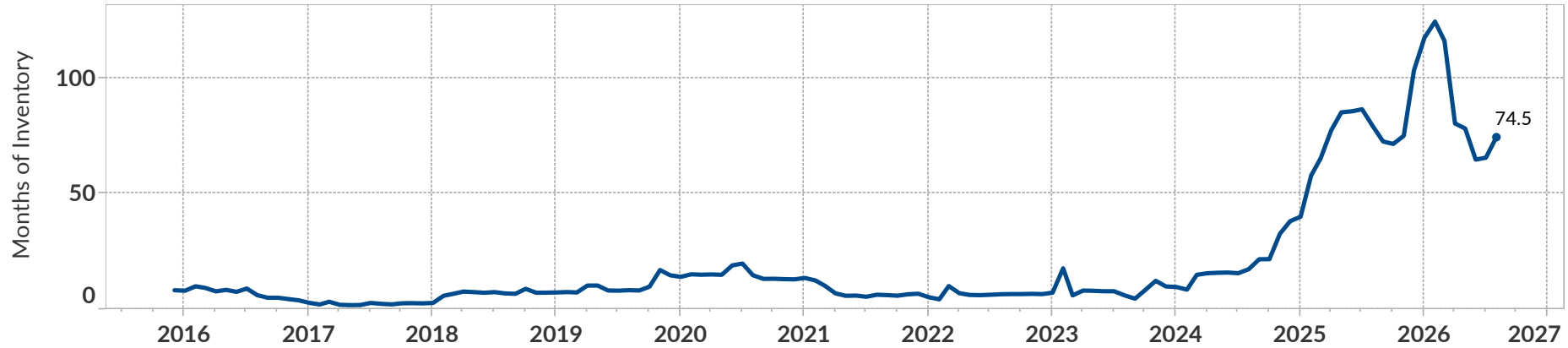
Altus Group

Sheppard Corridor Submarket Report - August 2026



	Sheppard Corridor	GTA
Distinct count of Site Name	8	290
No. of Units	2,227	74,874
Total Sales	1,960	62,140
Act Inv	267	12,734
Avg. $/sf	$1,397	$1,352
Avg. Project $/SF	$1,258	$1,271
Avg. SF	837	822
Avg. $	$1,169,416	$1,110,782
Current Month Sales	1	215

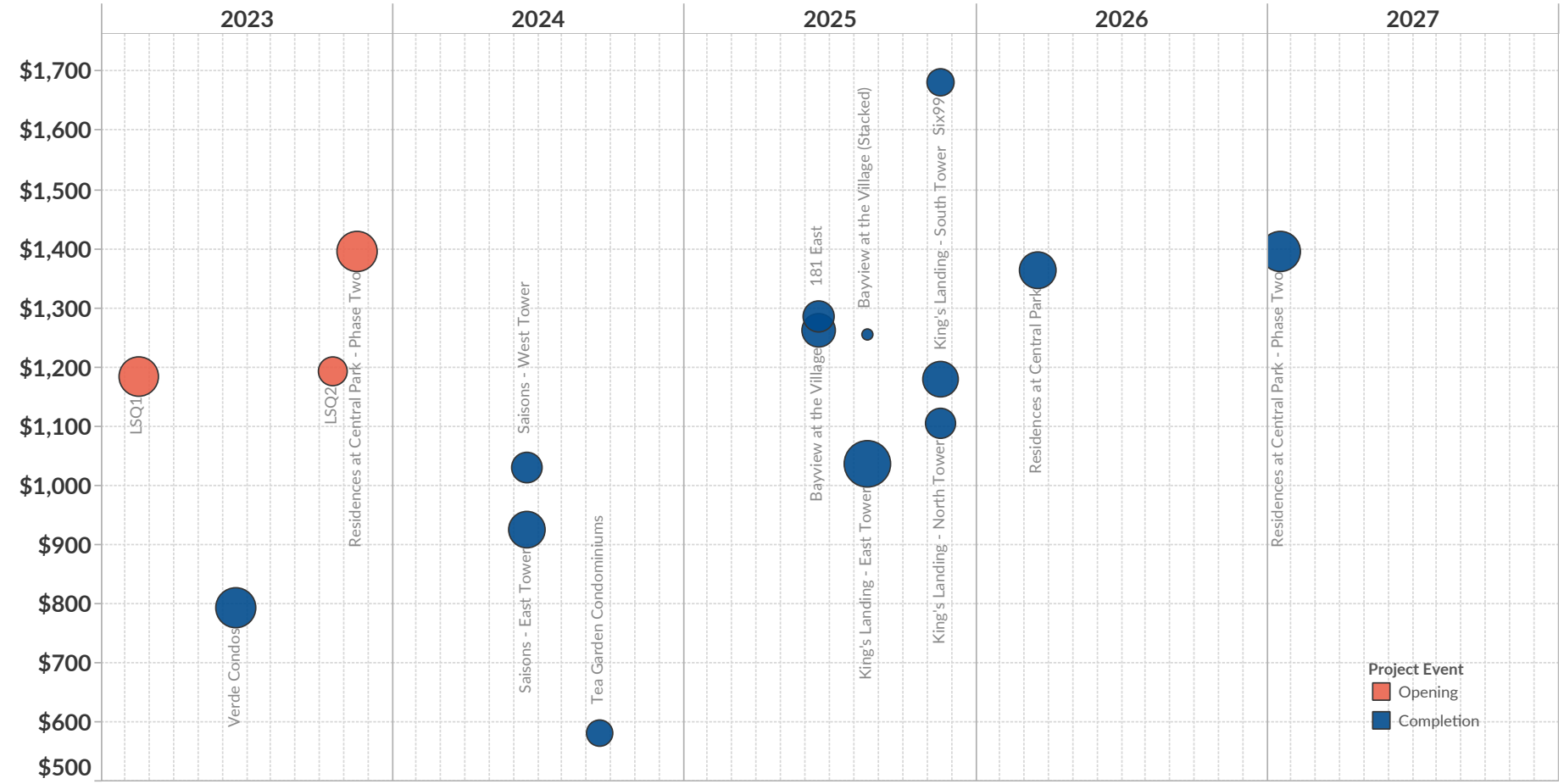
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*

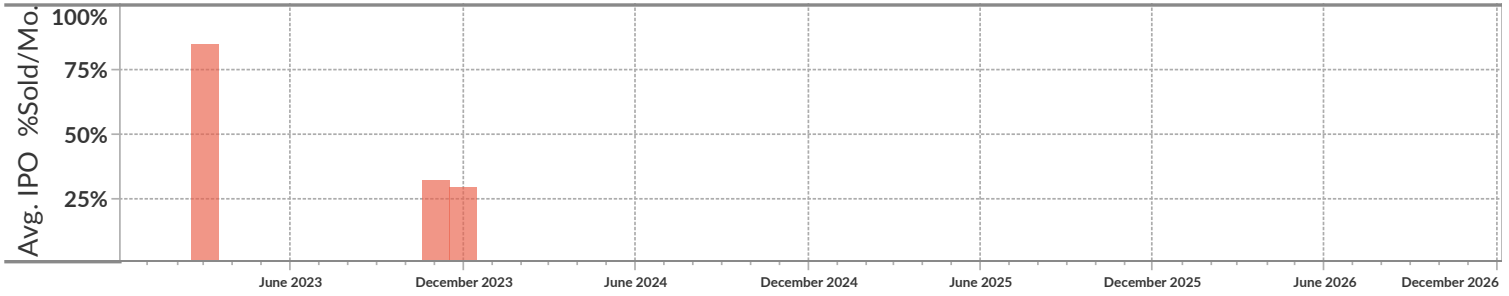


Sheppard Corridor Submarket Report - August 2026

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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.

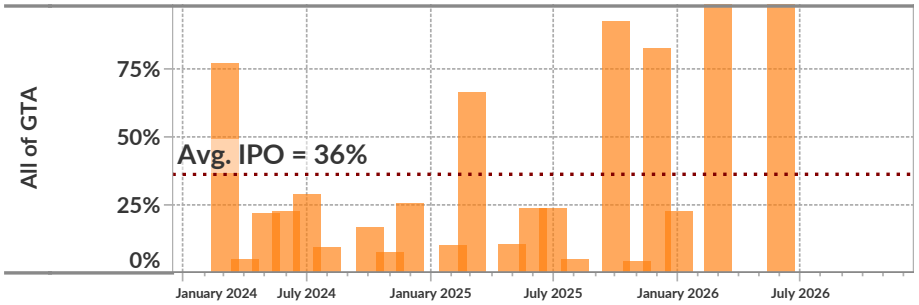
Total Units
12
200
400
552

Sheppard Corridor Submarket Report - August 2026

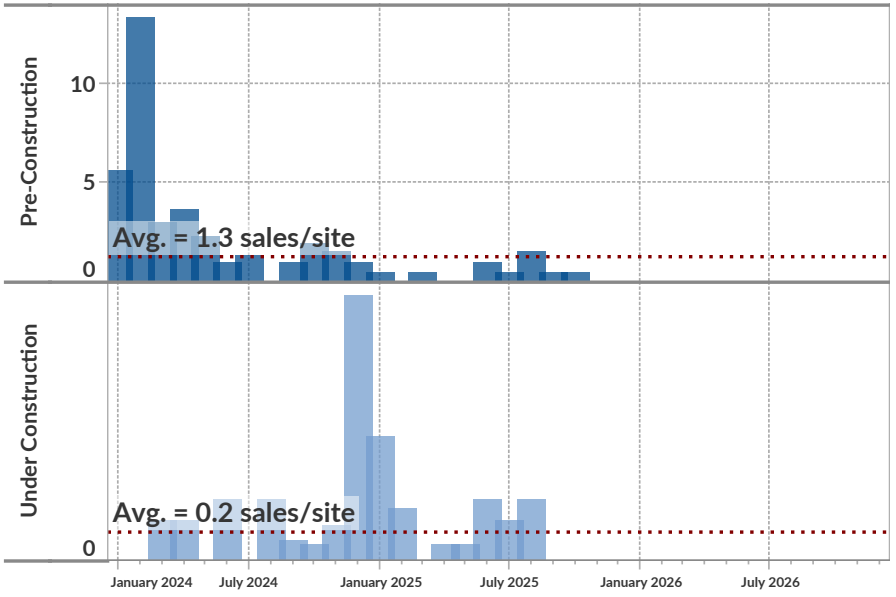
Project Data by Unit Type

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	116	4	$956	325	351	$310,000	$330,000
1 Bedroom	497	0	463	34	$1,400	435	563	$608,800	$788,800
1 Bedroom + Den	609	0	571	38	$1,389	501	641	$688,800	$999,900
2 Bedroom	577	1	521	56	$1,388	615	918	$800,000	$1,278,800
2 Bedroom + Den	194	0	89	105	$1,388	710	1,270	$1,028,800	$1,718,800
3 Bedroom & Up	196	0	178	18	$1,142	838	1,281	$830,000	$1,698,800
Penthouse	29	0	18	11	$1,837	1,294	1,572	$2,288,000	$2,978,000
Other	5	0	4	1	$1,580	1,057	1,057	$1,669,900	$1,669,900

IPO Launch Performance (first 2 months)

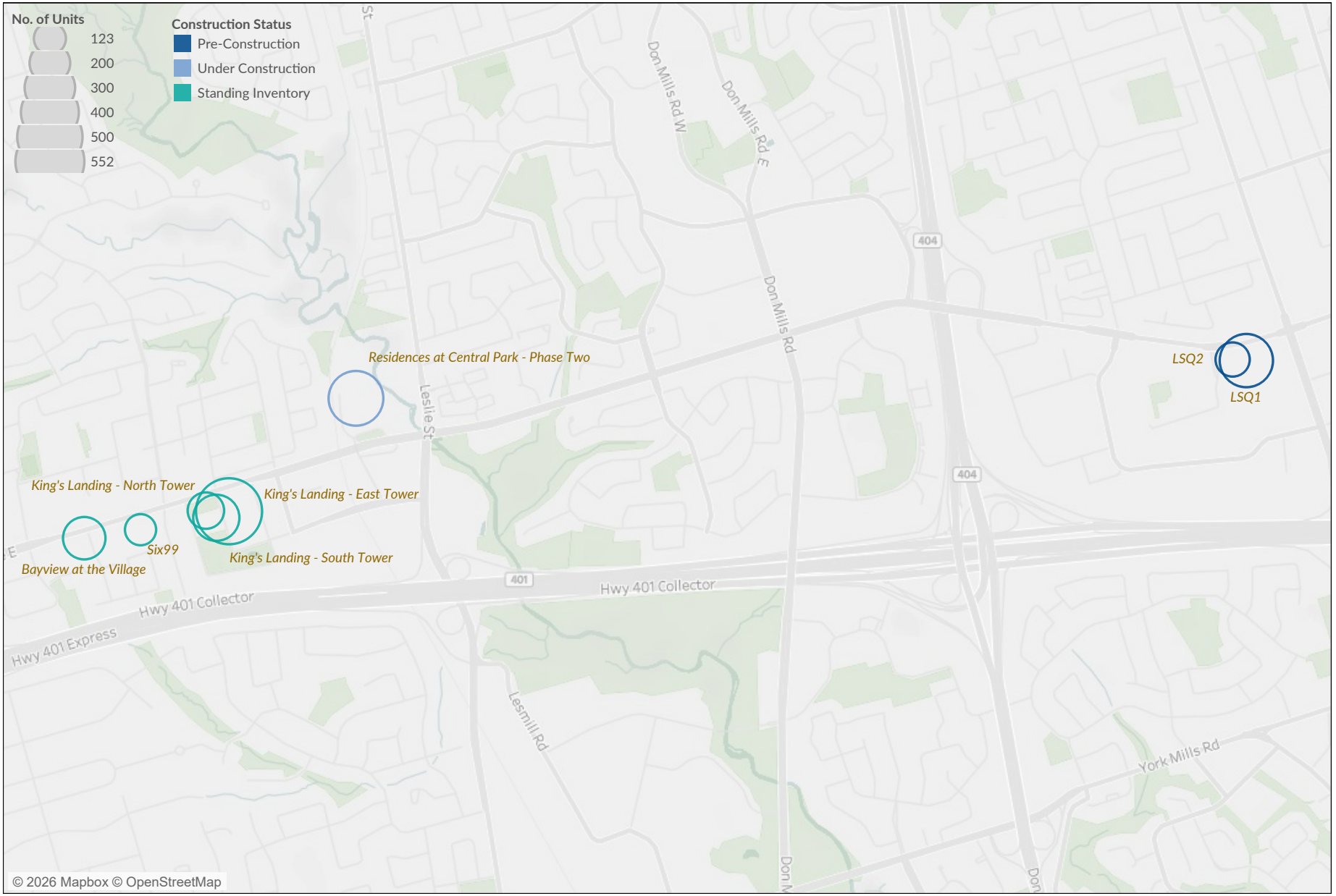


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2026

Current Active Projects



Sheppard Corridor Submarket Report - August 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	21	11	552	$1,037	$990
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	5	1	168	$1,106	$985
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	7	8	270	$1,180	$985
LSQ1 - Almadev	Apartment	December 2028	0	0	0	359	$1,185	$1,266
LSQ2 - Almadev	Apartment	October 2029	0	0	0	148	$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 - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,992	399	$2,335	1,028	$2,400,671
1,855	902	$1,701	1,007	$1,713,073
1,759	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,520	657	$1,340	739	$990,650
5,987	737	$1,902	1,017	$1,934,684
584	154	$1,050	754	$791,398
4,049	621	$1,214	656	$796,392
2,334	304	$1,583	889	$1,406,795
2,093	648	$1,609	665	$1,070,444
691	466	$1,260	747	$941,919
24,853	6,275	$1,062	780	$828,162
1,960	267	$1,397	837	$1,169,416
154	17	$1,556	1,687	$2,623,824
891	165	$1,216	686	$833,692
2,646	283	$1,326	845	$1,120,142
1,076	150	$2,169	1,308	$2,837,027



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