

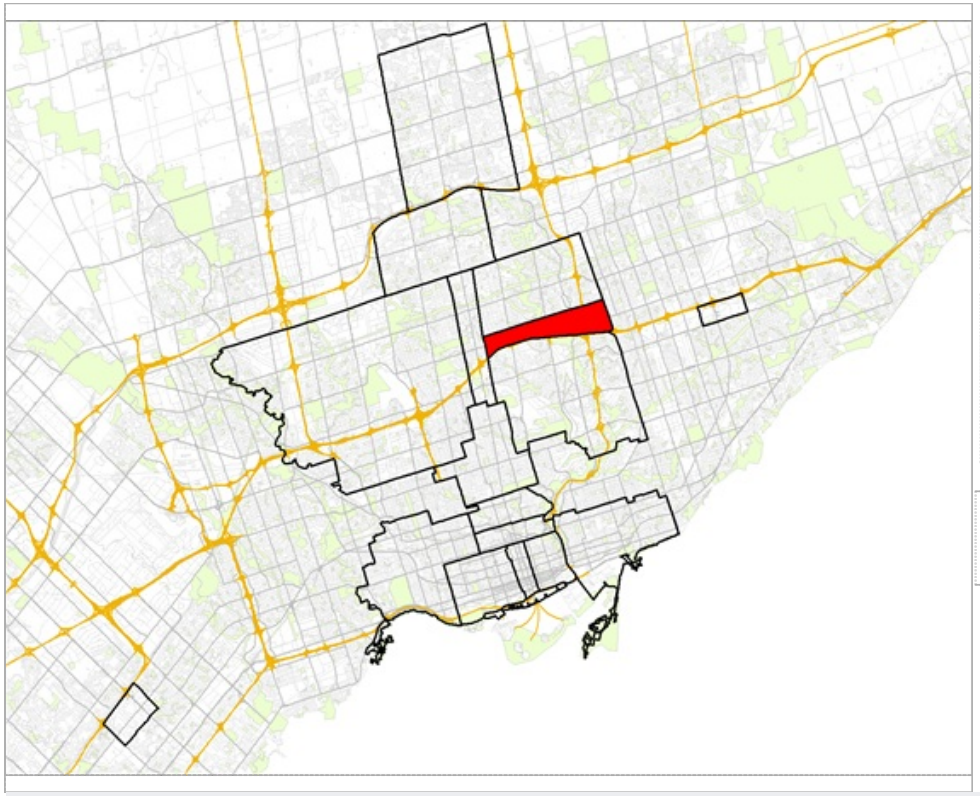
Greater Toronto Area | Sheppard Corridor

New Homes High Rise Submarket Report

Data as of September 2026

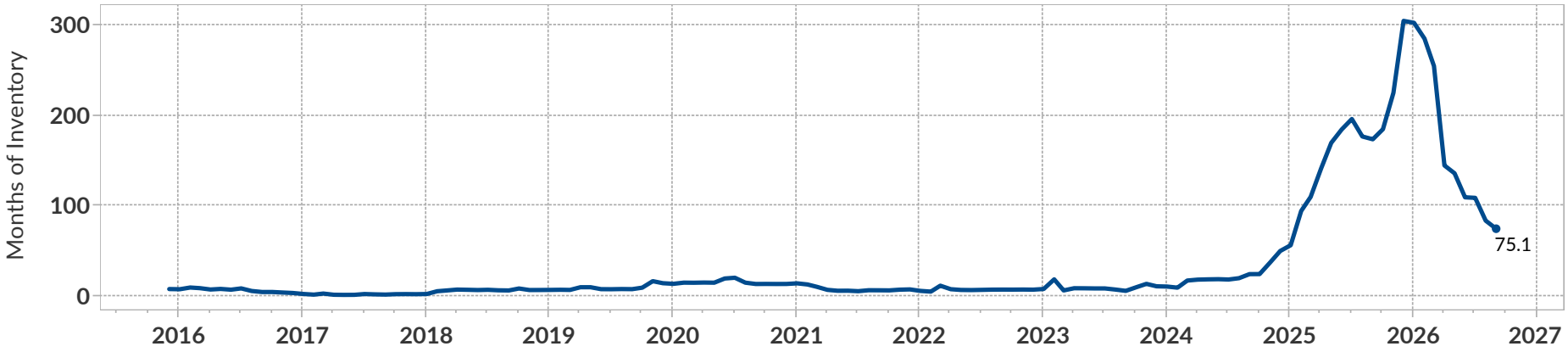
Altus Group

Sheppard Corridor Submarket Report - September 2026



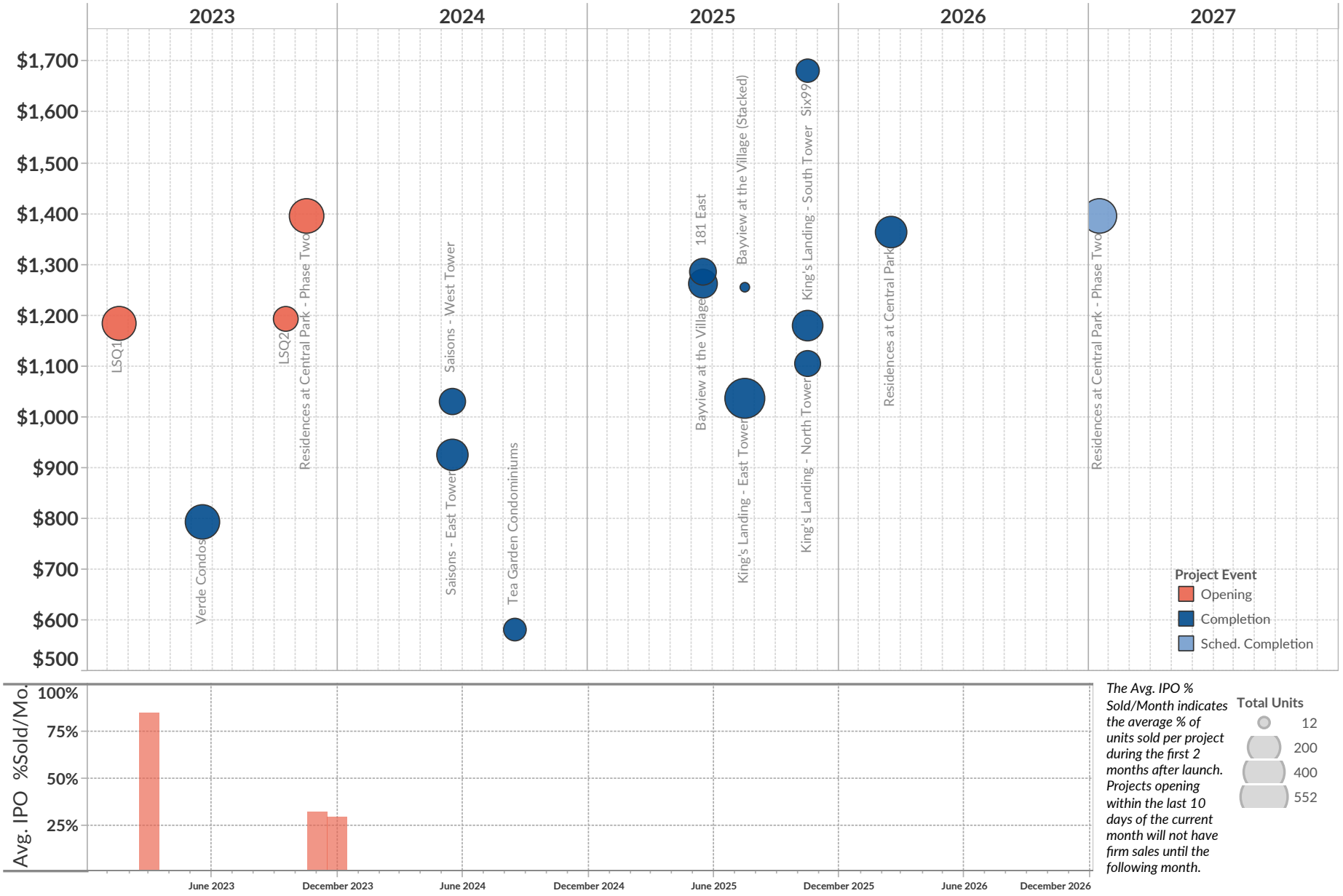
	Sheppard Corridor	GTA
Distinct count of Site Name	8	289
No. of Units	2,227	74,344
Total Sales	1,883	61,435
Act Inv	344	12,909
Avg. $/sf	$1,300	$1,341
Avg. Project $/SF	$1,257	$1,266
Avg. SF	831	823
Avg. $	$1,079,838	$1,103,238
Current Month Sales	6	129

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



Sheppard Corridor Submarket Report - September 2026

Recent Project Openings, Completions & Scheduled Completions



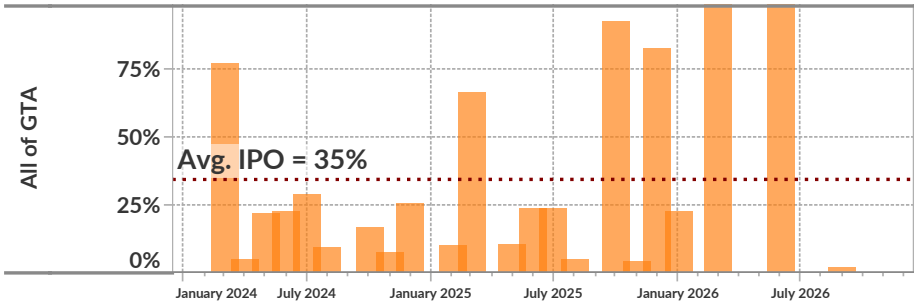
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Sheppard Corridor Submarket Report - September 2026

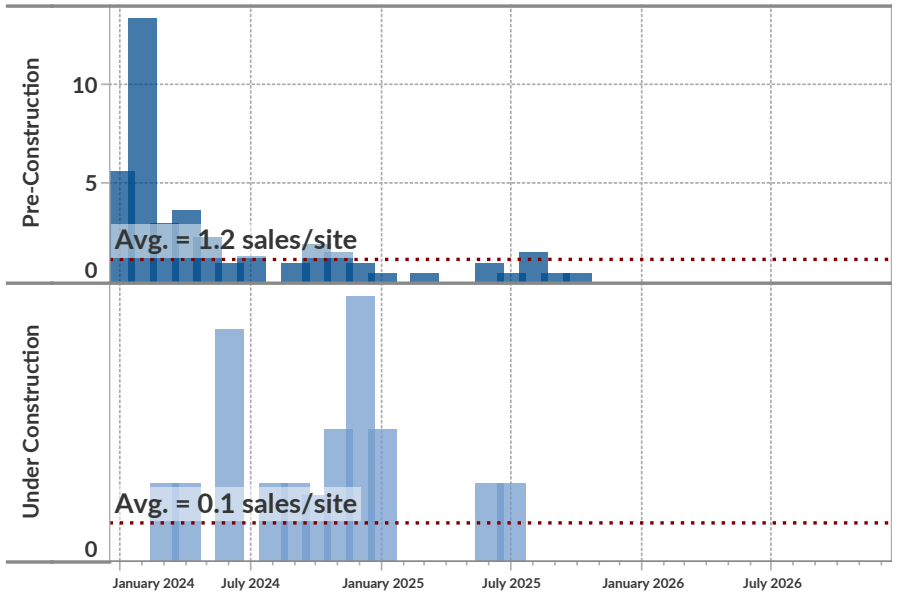
Project Data by Unit Type

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	115	5	$948	325	372	$280,000	$430,000
1 Bedroom	497	2	442	55	$1,252	435	565	$460,000	$788,800
1 Bedroom + Den	609	0	560	49	$1,275	501	668	$530,000	$999,900
2 Bedroom	577	4	497	80	$1,259	615	988	$690,000	$1,278,800
2 Bedroom + Den	194	0	88	106	$1,384	710	1,270	$860,000	$1,718,800
3 Bedroom & Up	196	0	162	34	$1,024	873	1,470	$830,000	$1,698,800
Penthouse	29	0	15	14	$1,644	1,270	1,606	$1,290,000	$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)

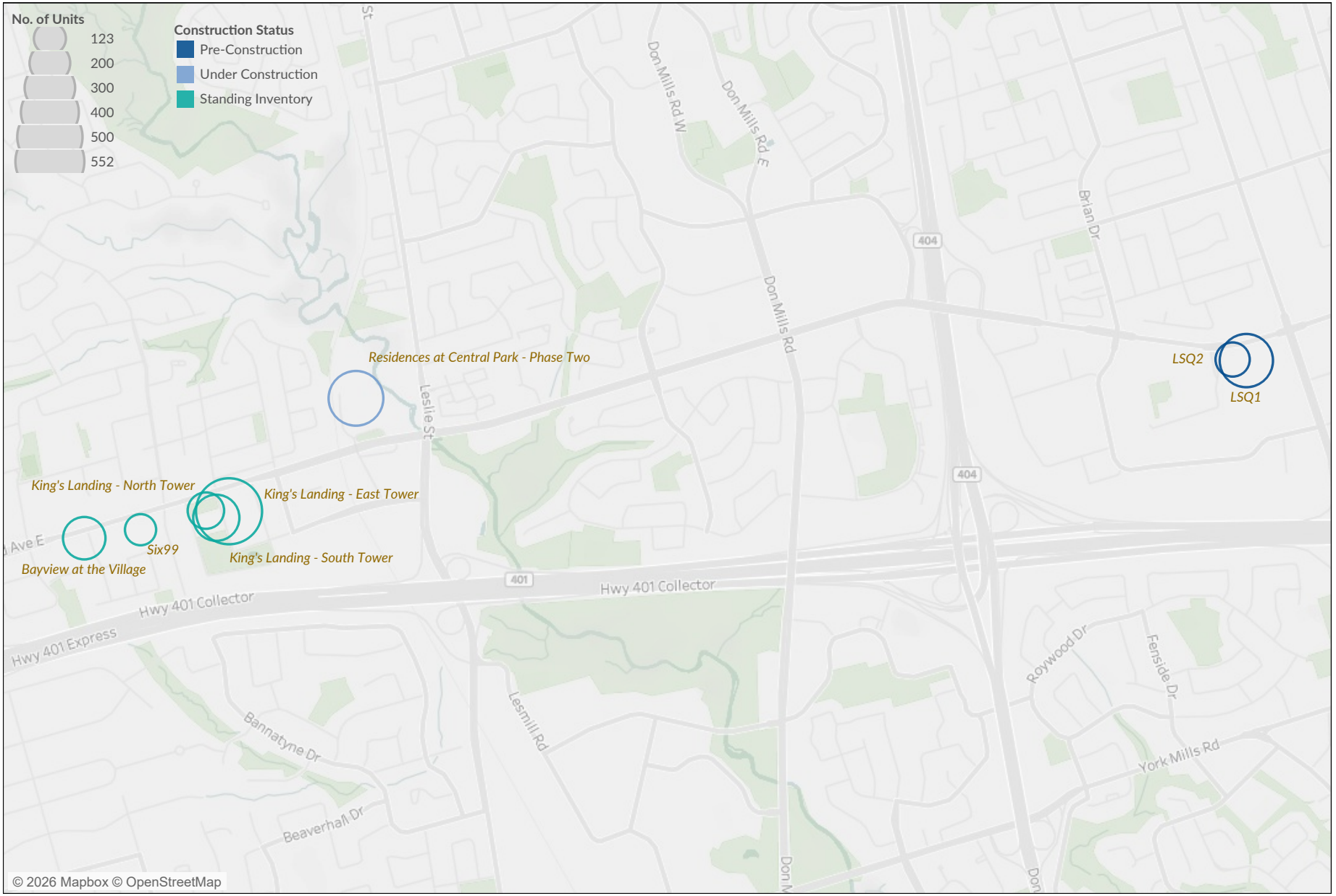


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - September 2026

Current Active Projects



Sheppard Corridor Submarket Report - September 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	2	30	51	552	$1,037	$928
King's Landing - North Tower - Concord Adex	Apartment	November 2025	2	8	15	168	$1,106	$1,050
King's Landing - South Tower - Concord Adex	Apartment	November 2025	2	14	31	270	$1,180	$979
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 - September 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	0	11
Downtown Core	0	6
Downtown East	5	15
Downtown West	6	18
Etobicoke Waterfront		
Highway7 - Yonge	1	2
Mississauga City Centre	2	8
North Toronto	3	14
North Yonge Corridor	3	7
North York East		
North York West	2	5
Not Applicable	89	148
Scarborough City Centre		
Sheppard Corridor	6	8
Thornhill	0	1
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	4	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,993	398	$2,357	1,067	$2,514,137
1,813	944	$1,697	997	$1,691,411
1,761	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,522	655	$1,338	740	$989,807
5,734	718	$1,919	1,023	$1,962,707
585	153	$1,050	736	$773,154
4,051	619	$1,214	656	$796,277
2,337	301	$1,573	892	$1,402,762
2,096	678	$1,525	670	$1,021,565
693	464	$1,260	748	$942,564
24,475	6,363	$1,052	779	$819,796
1,883	344	$1,300	831	$1,079,838
155	16	$1,550	1,708	$2,647,813
891	162	$1,190	684	$813,509
2,650	279	$1,328	846	$1,123,943
1,100	126	$2,066	1,515	$3,128,931



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