



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of March 2019



Bloor - Yorkville Submarket Report - March 2019

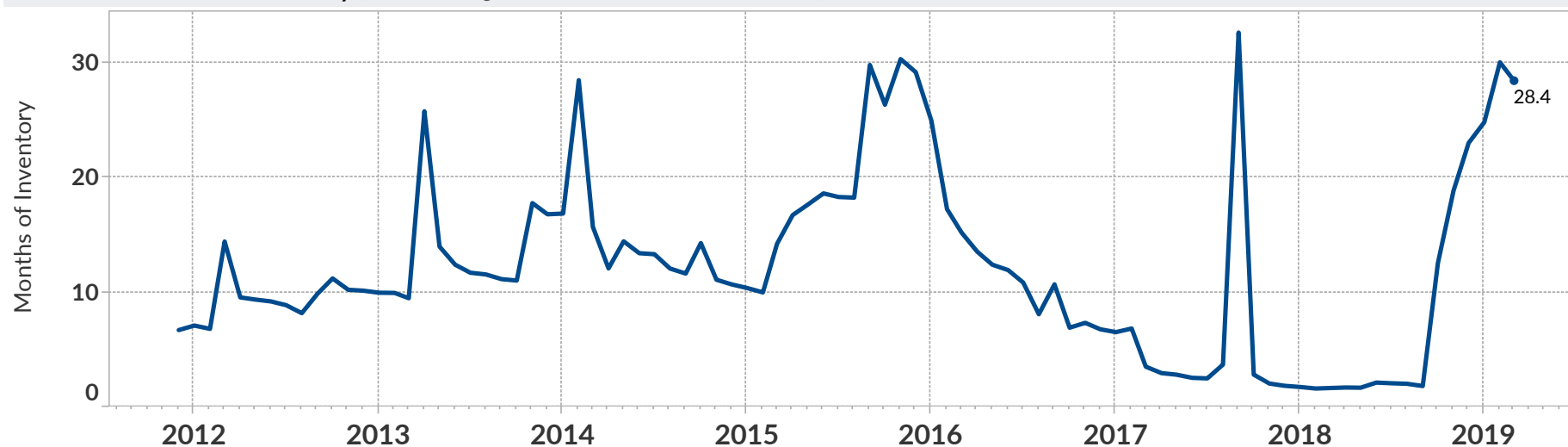


Bloor - Yorkville		GTA
Active Projects	16	329
Total Units	5,445	87,136
Total Sales	4,929	71,790
Rem. Inv.	213	11,744
Avg. \$/SF	\$2,258	\$968
Avg. SF	1,961	889
Avg. \$	\$4,429,540	\$860,701
Current Month Sales (incl. active & sold out)	3	1,428

Development Applications

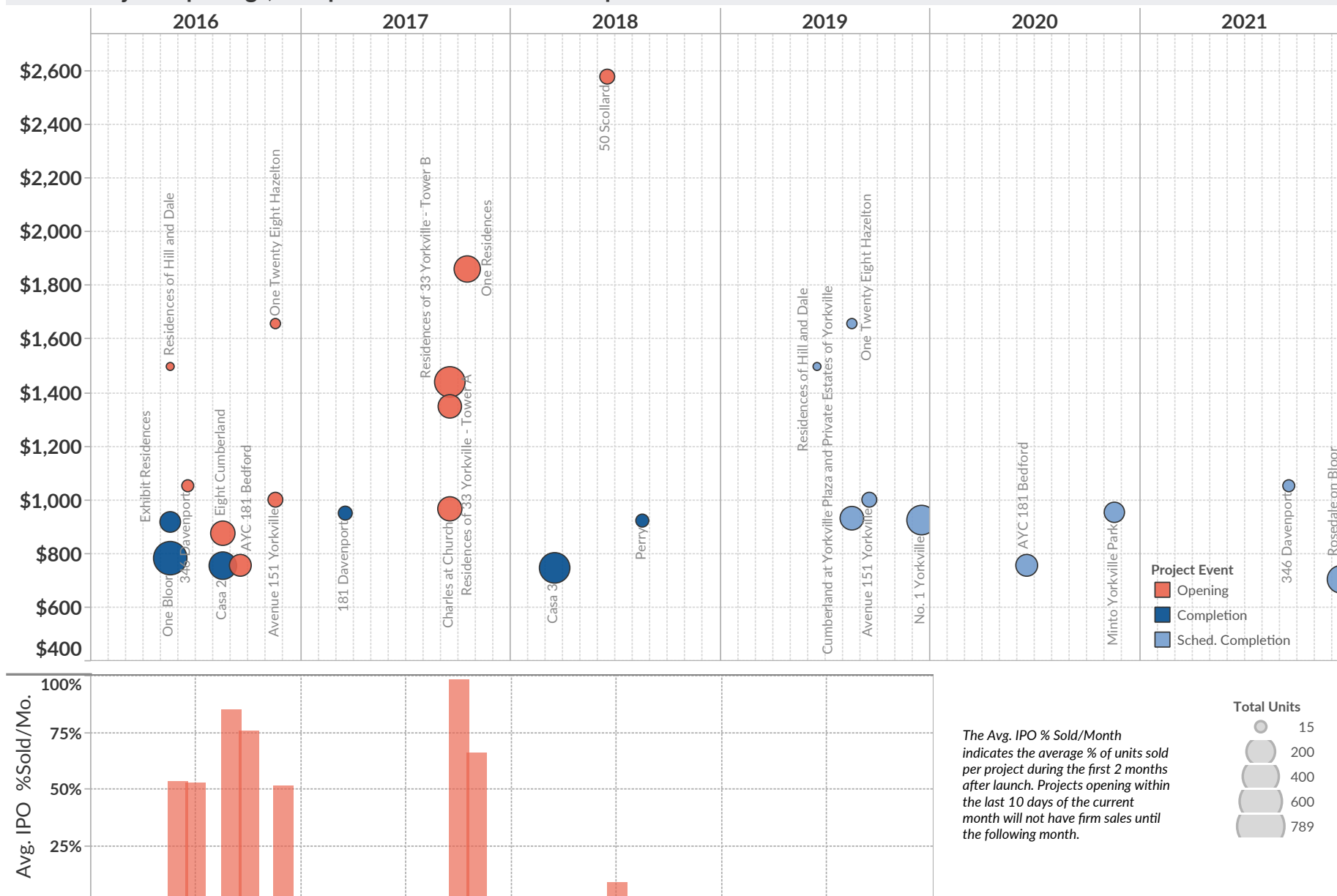
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	14	317
Total Units	5,654	165,657
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	9.0	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



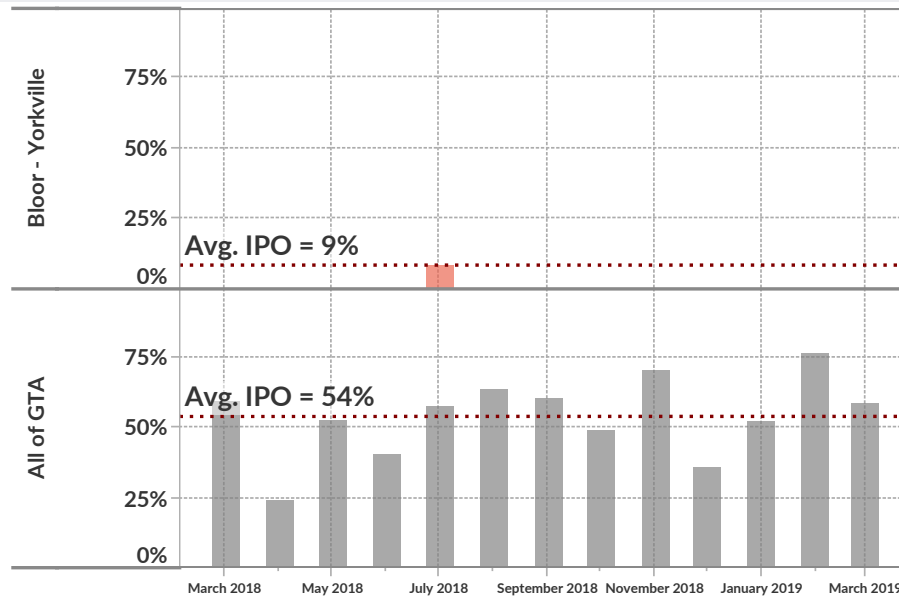
Bloor - Yorkville Submarket Report - March 2019

Project Data by Unit Type

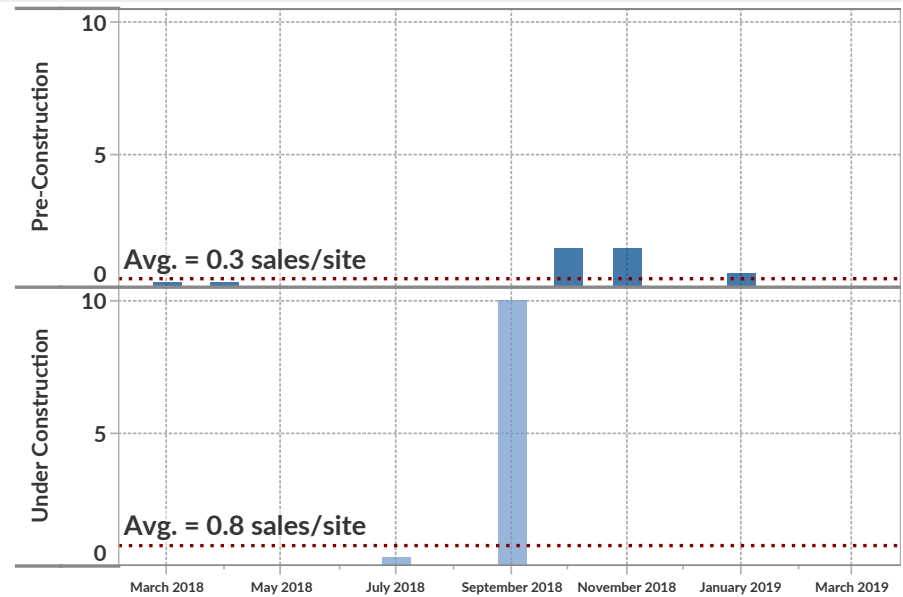
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,014	0	1,010	4
1 Bedroom + Den	1,312	0	1,289	23
2 Bedroom	1,467	0	1,403	64
2 Bedroom + Den	782	0	735	47
3 Bedroom & Up	221	0	165	56
Penthouse	21	0	12	9
Other	25	0	15	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,630	475	1,690	\$569,000	\$2,955,900
\$1,783	577	2,386	\$628,000	\$7,600,900
\$1,856	724	2,471	\$679,900	\$8,033,900
\$2,121	834	2,861	\$883,900	\$7,628,900
\$2,660	1,245	5,943	\$2,492,990	\$20,000,000
\$2,412	1,977	6,137	\$3,250,000	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

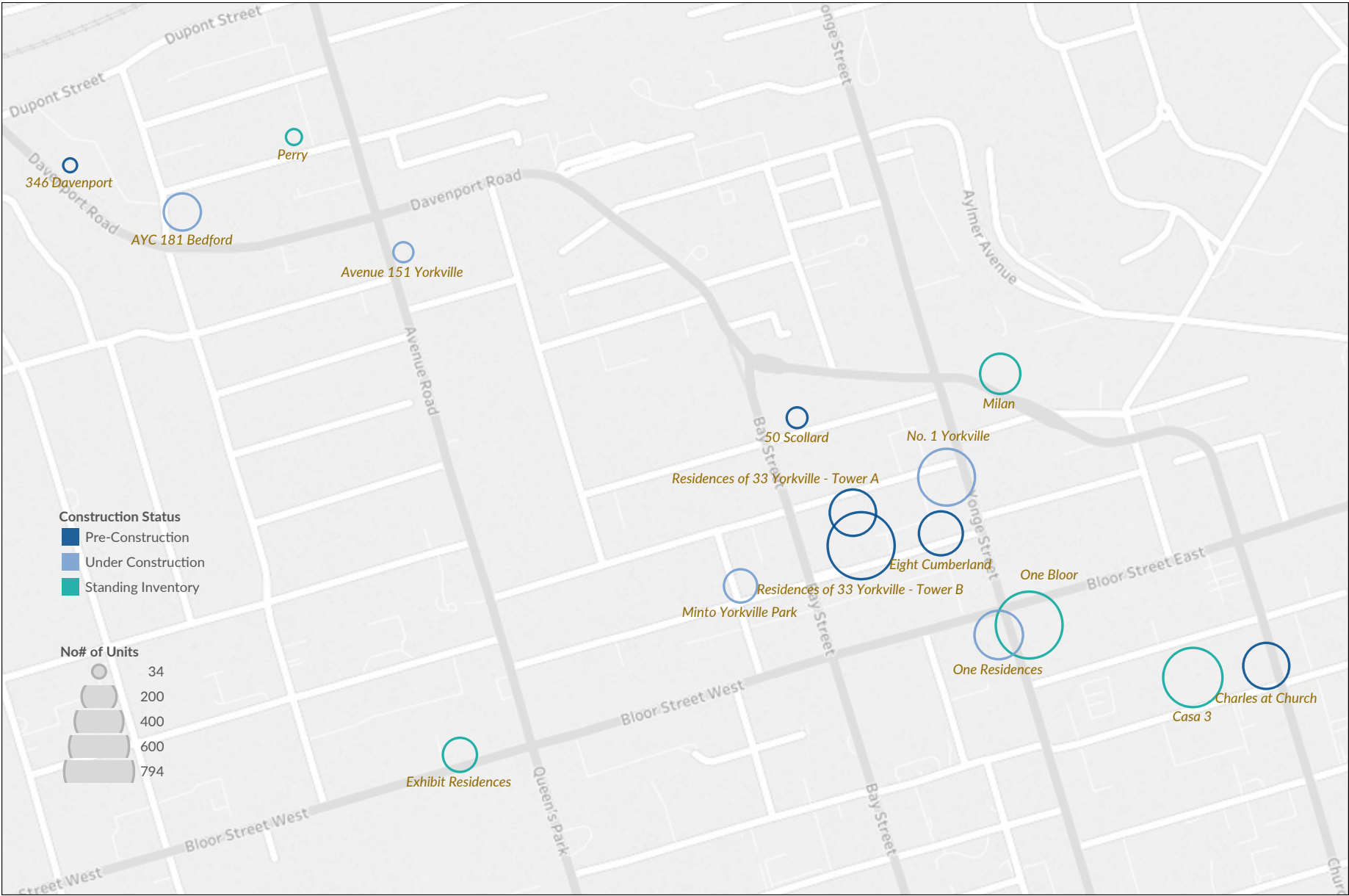


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - March 2019

Current Active Projects



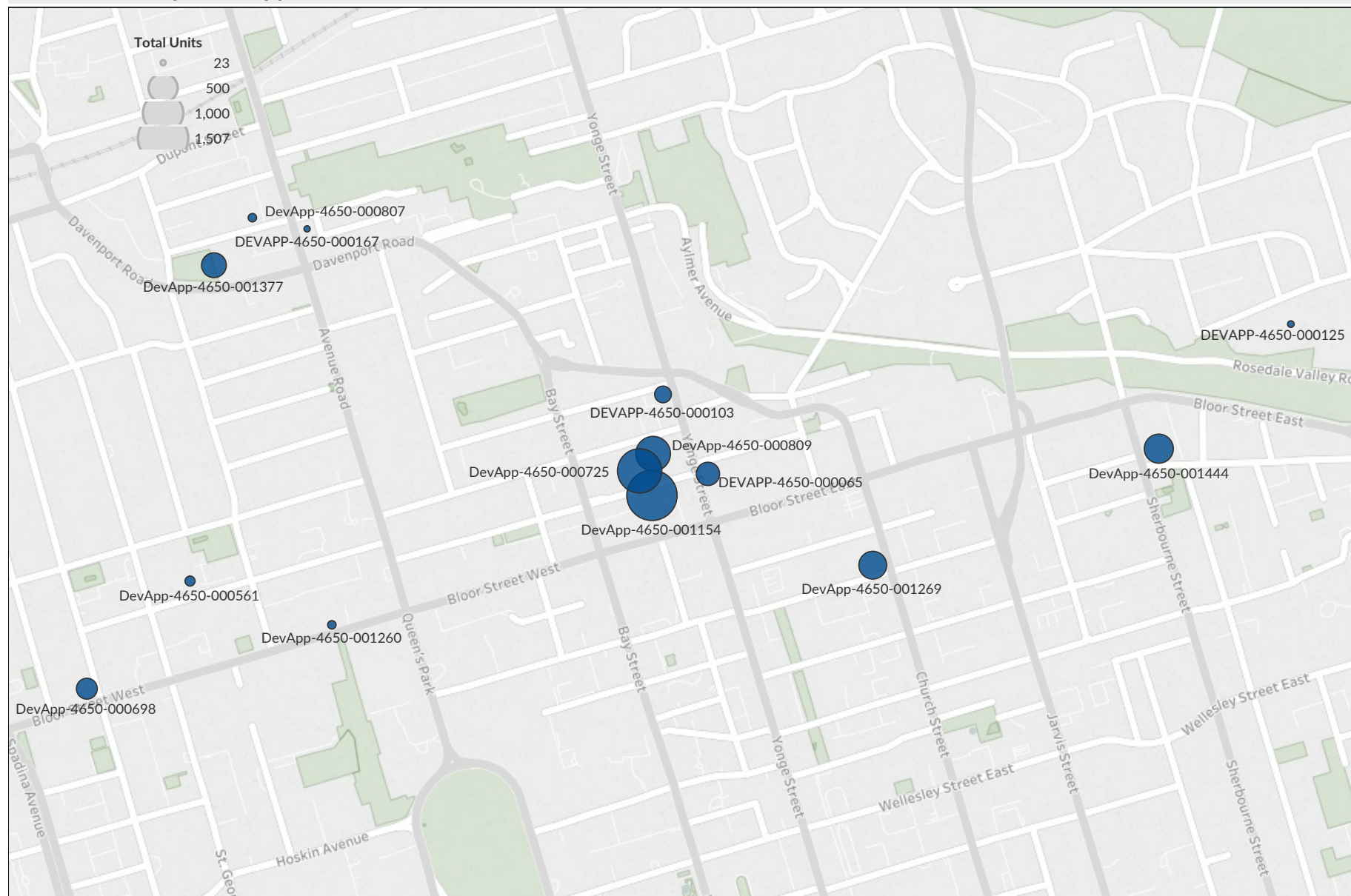
Bloor - Yorkville Submarket Report - March 2019

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
50 Scollard - Lanterra Developments	Apartment	September 2022	0	2	53	76	\$2,581	\$2,812
346 Davenport - Freed Developments Ltd.	Apartment	September 2021	0	2	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	1	12	71	\$1,003	\$1,561
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	0	0	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	7	622	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2022	0	0	0	375	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	January 2023	0	0	0	341	\$878	\$1,616
Exhibit Residences - Bazis International Inc. and Plaza and Met..	Apartment	May 2016	0	0	2	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	0	0	21	286	\$705	\$1,129
Minto Yorkville Park - Minto Developments and North Drive I..	Apartment	November 2020	0	0	1	196	\$956	\$1,487
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	December 2019	0	0	15	570	\$927	\$2,143
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	0	0	85	416	\$1,864	\$2,127
Perry - Mansouri Living	Apartment	August 2018	0	1	3	45	\$925	\$1,414
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	0	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - March 2019

Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.1	322
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	35.2	165
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	8.3	23
DevApp-4650-000561	64 Prince Arthur Avenue	12.1	60
DevApp-4650-000698	300 Bloor Street West	10.2	259
DevApp-4650-000725	37 Yorkville Avenue	20.0	1,166
DevApp-4650-000807	128 Pears Avenue	8.5	42
DevApp-4650-000809	11 Yorkville Avenue	19.2	716
DevApp-4650-001154	2 Bloor Street West	31.1	1,507
DevApp-4650-001260	210 Bloor Street West	20.3	42
DevApp-4650-001269	68 Charles Street East	20.3	459
DevApp-4650-001377	250 Davenport Road	2.0	365
DevApp-4650-001444	603 Sherbourne Street	14.2	502

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

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Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	3	16	5,445	4,929	213	\$2,258	1,961	\$4,429,540	5,654
Central Waterfront	40	15	6,871	6,145	647	\$1,327	1,039	\$1,379,237	17,304
Don Mills - York Mills	7	8	2,327	2,094	173	\$866	1,174	\$1,016,259	10,877
Downtown Core	27	9	4,687	3,543	628	\$1,481	606	\$897,485	16,861
Downtown East	25	16	5,192	4,900	264	\$990	890	\$880,827	17,160
Downtown West	157	27	9,952	8,409	1,199	\$1,338	765	\$1,022,635	14,557
Etobicoke Waterfront	8	8	3,727	3,417	172	\$1,064	860	\$915,377	1,439
Highway7 - Yonge	0	7	1,704	1,184	452	\$650	919	\$597,211	.
Mississauga City Centre	34	9	5,083	3,844	1,068	\$781	724	\$565,159	.
North Toronto	191	10	3,192	2,719	375	\$1,100	818	\$900,174	6,551
North Yonge Corridor	174	5	1,885	1,432	351	\$929	758	\$704,826	4,271
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,168
North York West	16	9	2,311	2,016	245	\$829	717	\$593,779	10,549
Not Applicable	592	141	24,497	18,634	4,278	\$704	954	\$671,849	43,256
Scarborough City Centre									2,245
Sheppard Corridor	100	14	4,391	3,703	688	\$984	798	\$784,927	3,966
Thornhill	14	1	389	315	74	\$753	944	\$710,984	.
Toronto East	17	14	1,733	1,564	134	\$962	966	\$928,885	2,236
Toronto West	21	10	1,936	1,226	694	\$988	864	\$854,154	12,363
Yonge - St. Clair	2	8	1,286	1,217	61	\$1,223	1,290	\$1,578,647	169

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