



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of April 2019



Bloor - Yorkville Submarket Report - April 2019

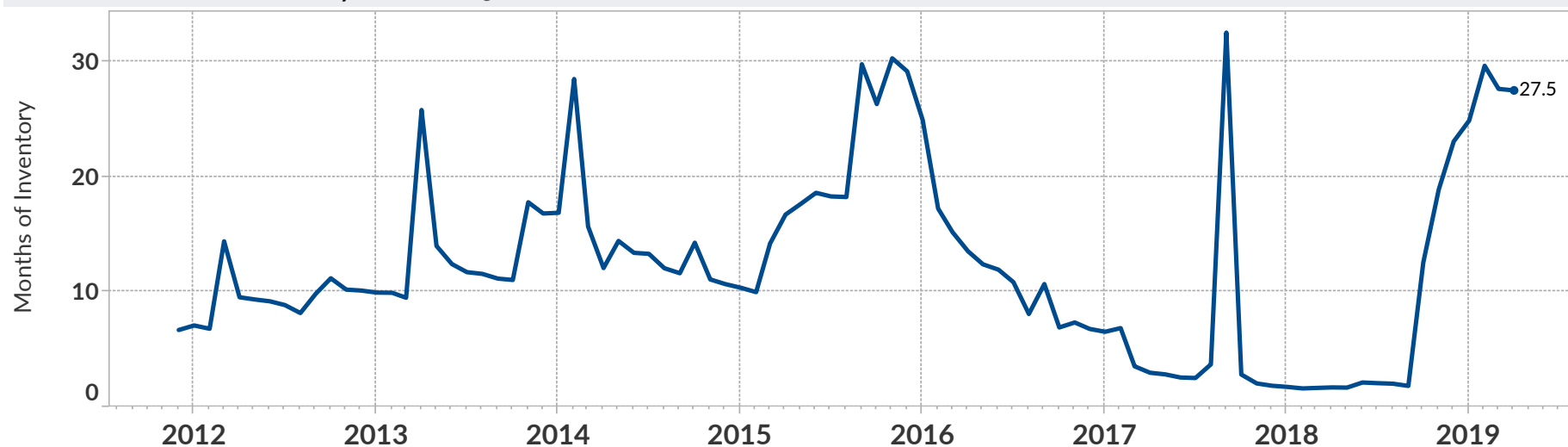


Bloor - Yorkville		GTA
Active Projects	16	341
Total Units	5,446	90,749
Total Sales	4,932	73,661
Rem. Inv.	211	13,707
Avg. \$/SF	\$2,266	\$949
Avg. SF	1,973	872
Avg. \$	\$4,472,193	\$827,892
Current Month Sales (incl. active & sold out)	1	3,053

Development Applications

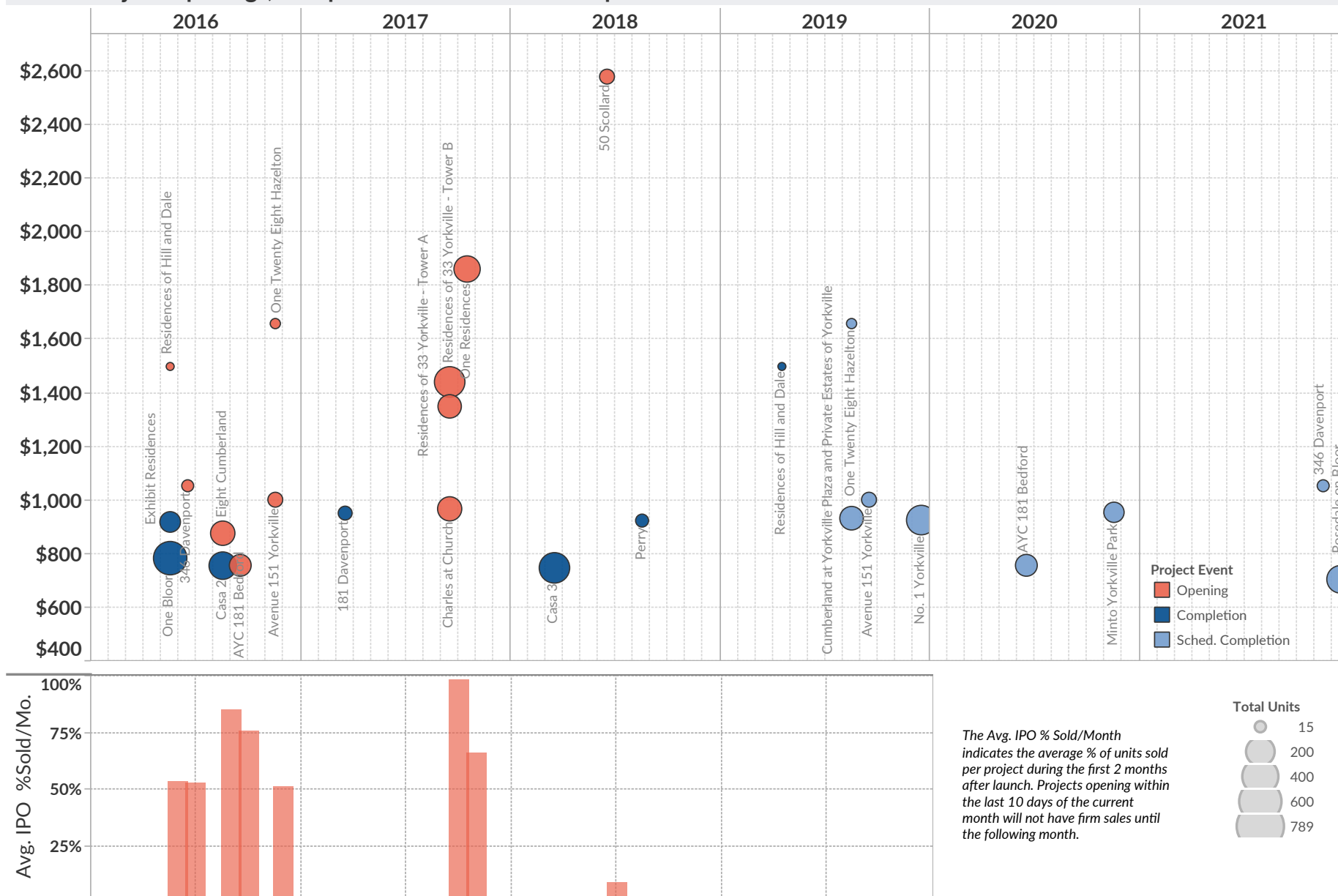
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	14	319
Total Units	5,379	167,601
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	8.5	5.9

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



Bloor - Yorkville Submarket Report - April 2019

Recent Project Openings, Completions & Scheduled Completions



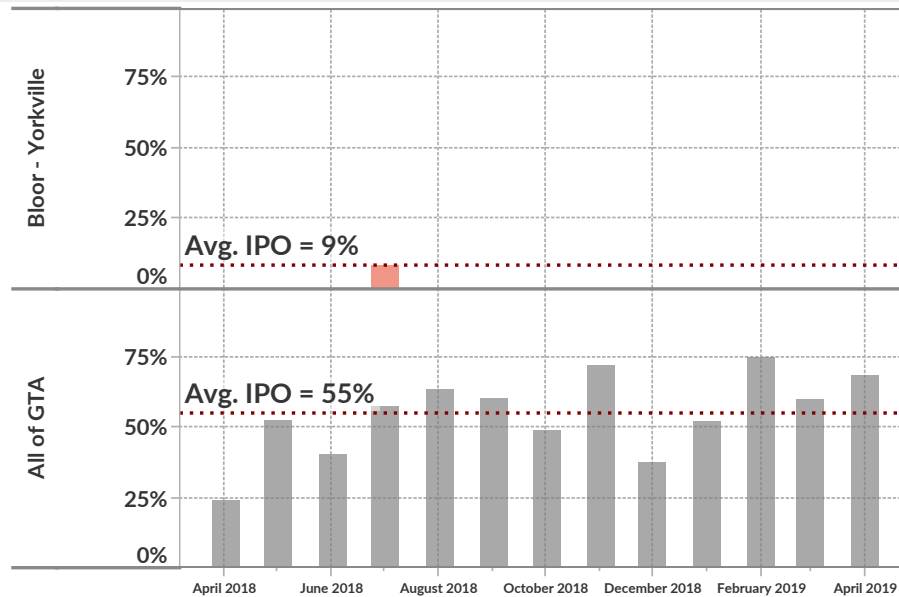
Bloor - Yorkville Submarket Report - April 2019

Project Data by Unit Type

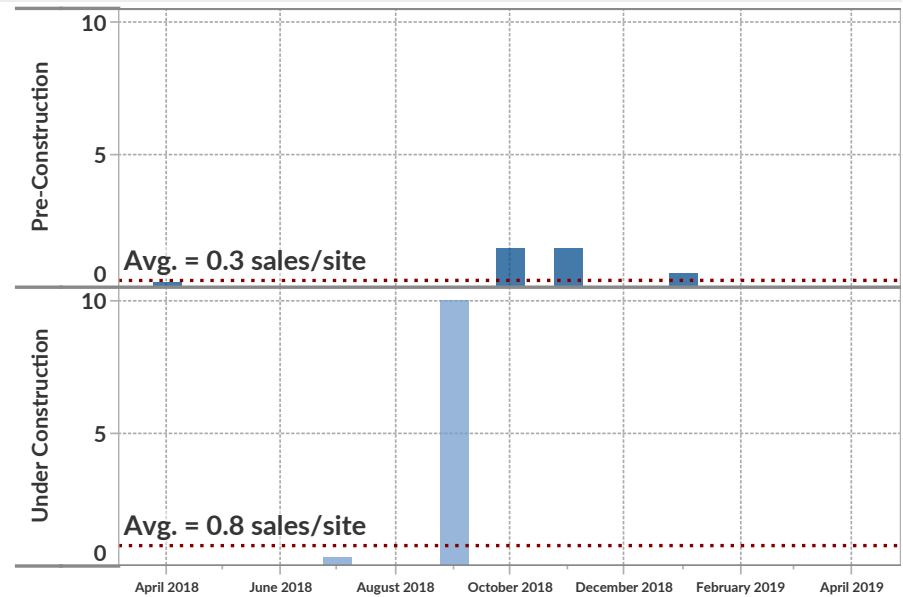
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,016	0	1,012	4
1 Bedroom + Den	1,312	1	1,290	22
2 Bedroom	1,466	0	1,403	63
2 Bedroom + Den	782	0	735	47
3 Bedroom & Up	221	0	165	56
Penthouse	21	0	12	9
Other	25	0	15	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,646	475	1,690	\$569,000	\$2,955,900
\$1,803	577	2,386	\$628,000	\$7,600,900
\$1,870	724	2,471	\$679,900	\$8,033,900
\$2,126	834	2,861	\$883,900	\$7,628,900
\$2,664	1,245	5,943	\$2,549,900	\$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)

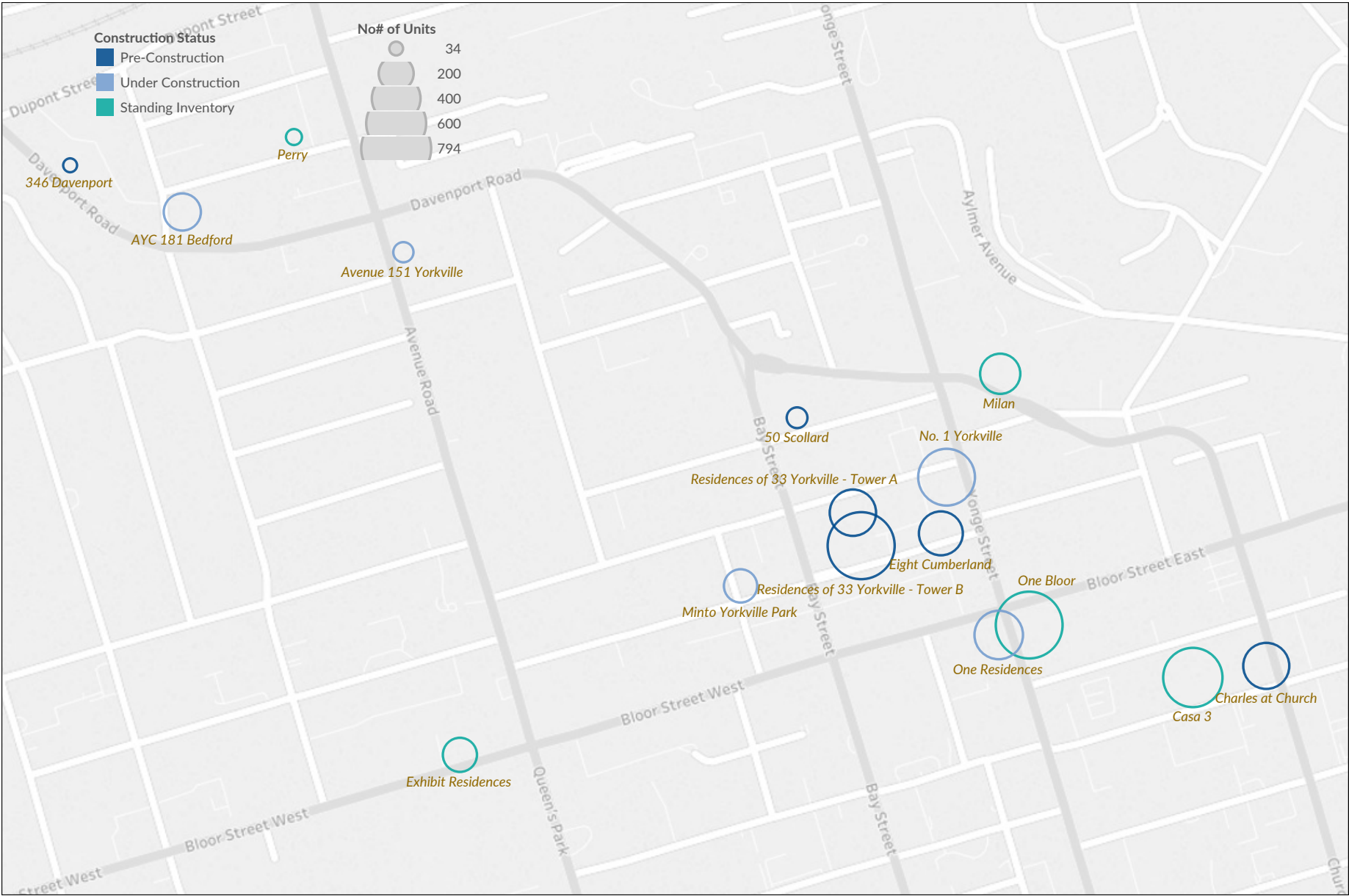


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2019

Current Active Projects



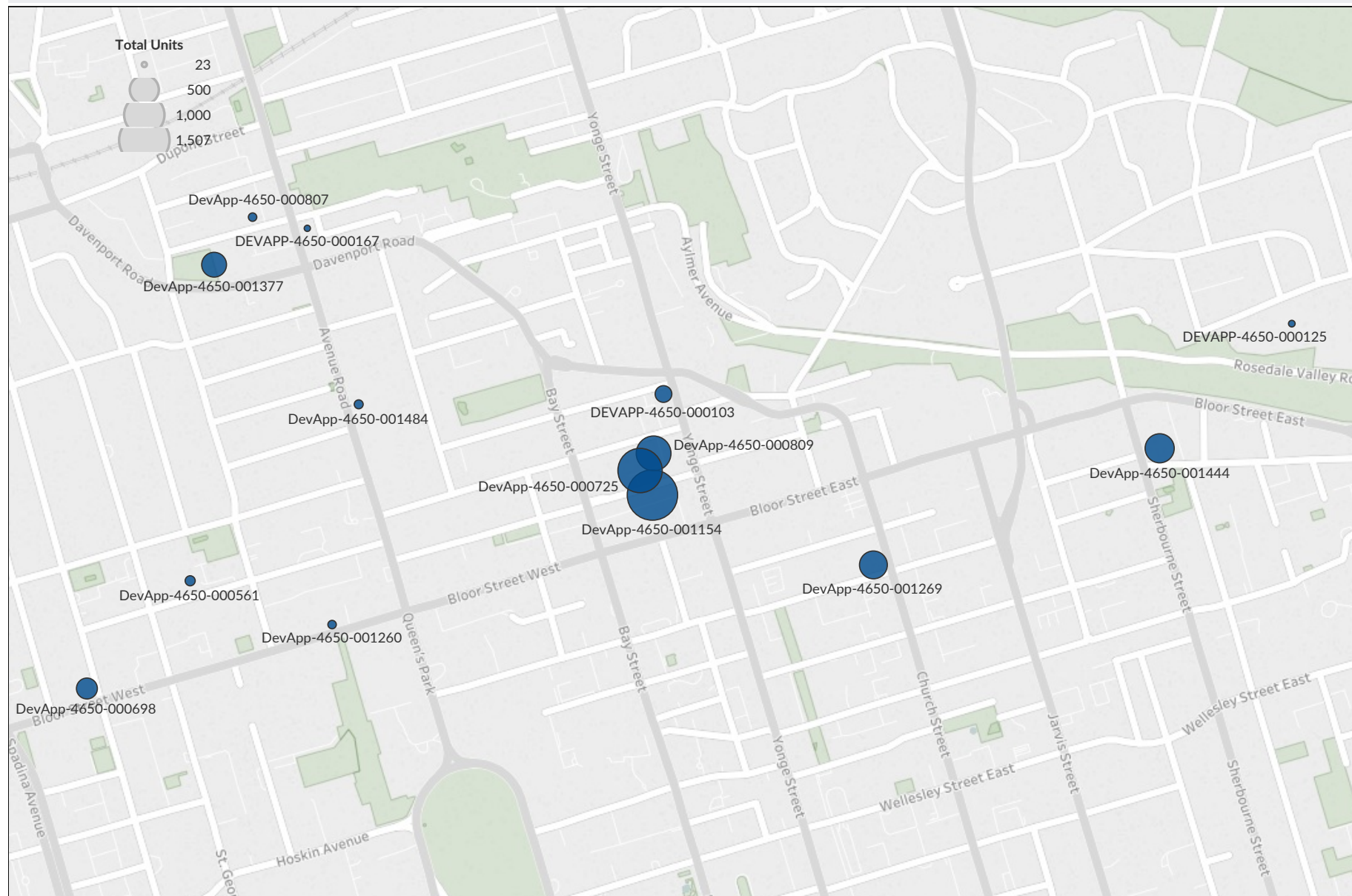
Bloor - Yorkville Submarket Report - April 2019

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	November 2021	0	2	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	3	10	72	\$1,003	\$1,713
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	1	1	20	286	\$705	\$1,127
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	4	45	\$925	\$1,431
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 - April 2019

Current Development Applications



Bloor - Yorkville Submarket Report - April 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
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	18.3	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
DevApp-4650-001484	89 Avenue Road	10.5	47

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.

Bloor - Yorkville Submarket Report - April 2019

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.