



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of May 2019



Bloor - Yorkville Submarket Report - May 2019



Bloor - Yorkville		GTA
Active Projects	16	344
Total Units	5,436	90,927
Total Sales	4,937	75,278
Rem. Inv.	196	12,537
Avg. \$/SF	\$2,278	\$961
Avg. SF	2,050	891
Avg. \$	\$4,671,101	\$855,970
Current Month Sales (incl. active & sold out)	4	3,790

Development Applications

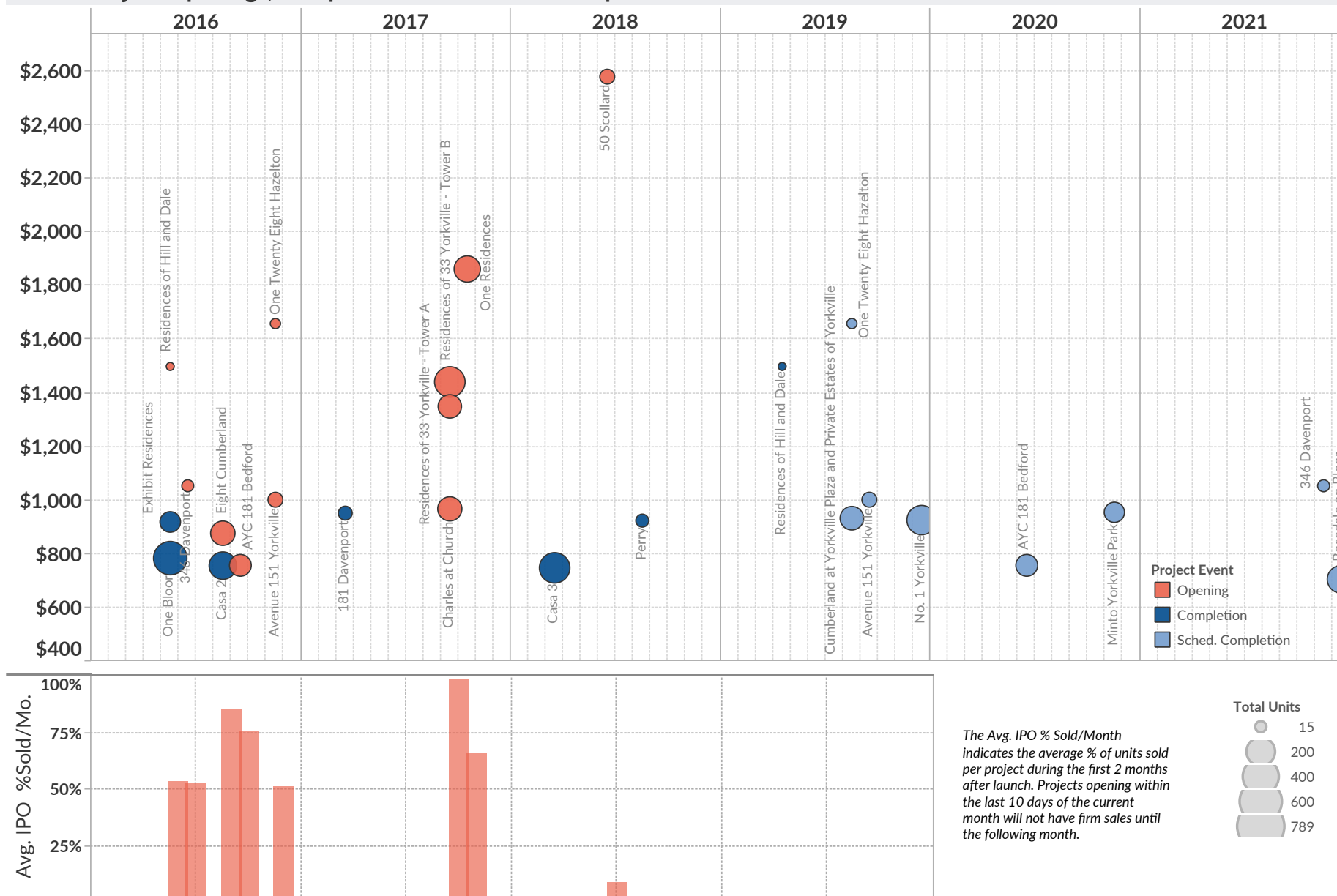
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	13	321
Total Units	5,337	166,507
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	8.1	5.9

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



Bloor - Yorkville Submarket Report - May 2019

Recent Project Openings, Completions & Scheduled Completions



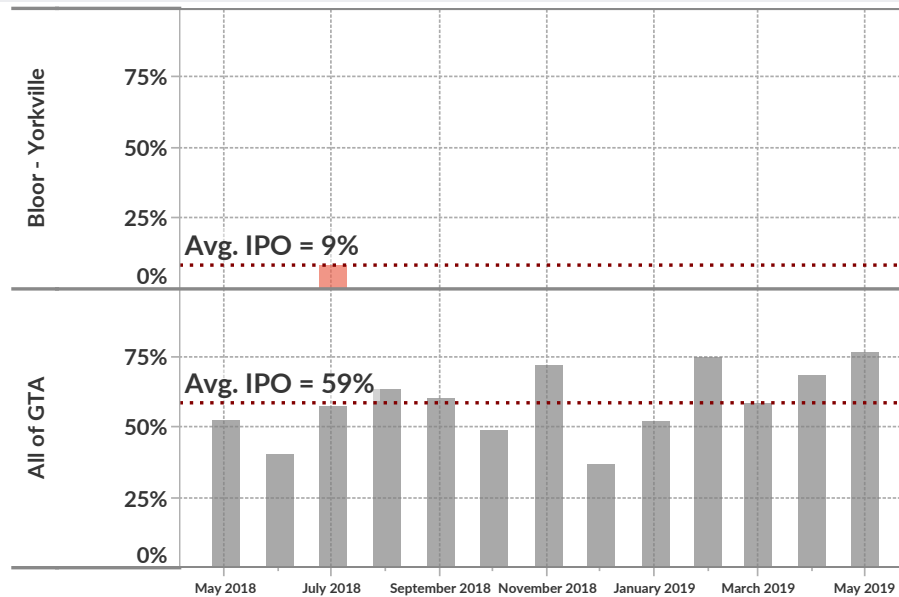
Bloor - Yorkville Submarket Report - May 2019

Project Data by Unit Type

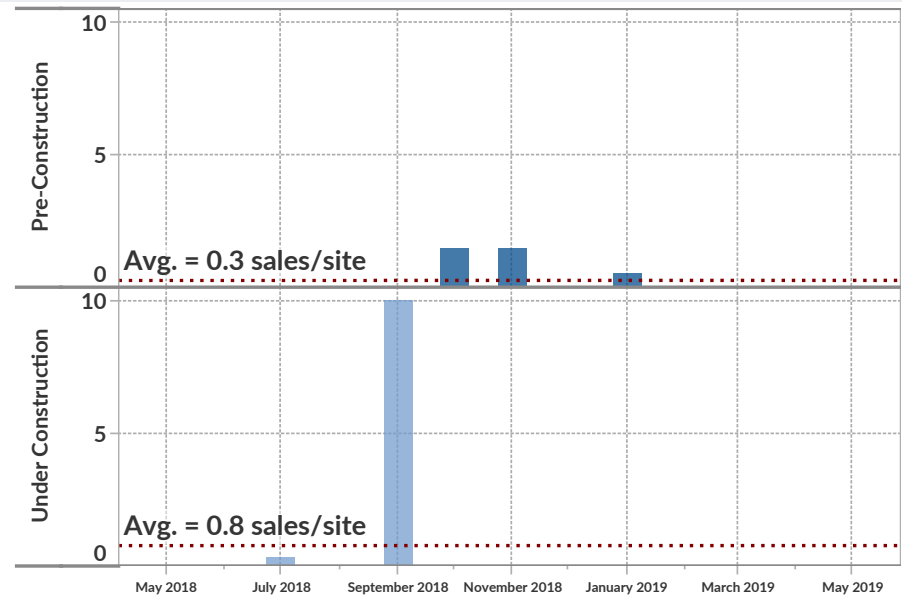
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,015	0	1,012	3
1 Bedroom + Den	1,307	2	1,292	15
2 Bedroom	1,462	1	1,405	57
2 Bedroom + Den	782	1	736	46
3 Bedroom & Up	221	0	165	56
Penthouse	21	0	12	9
Other	25	0	15	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,699	642	1,690	\$999,990	\$2,955,900
\$1,962	612	2,386	\$719,900	\$7,600,900
\$1,867	724	2,471	\$679,900	\$8,033,900
\$2,052	834	2,861	\$242,000	\$7,628,900
\$2,664	1,245	5,943	\$2,549,900	\$20,000,000
\$2,525	1,977	6,137	\$3,379,990	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

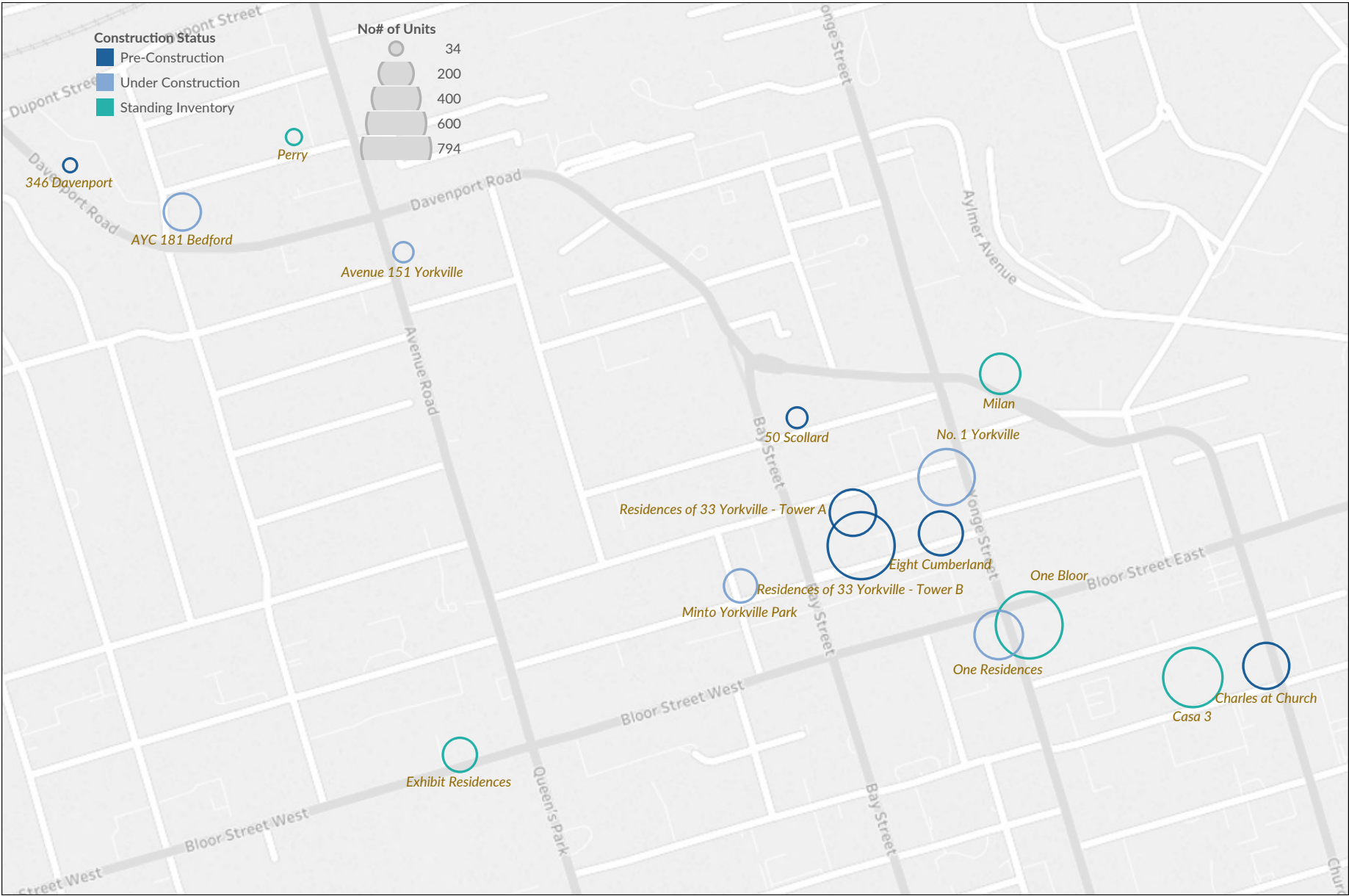


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - May 2019

Current Active Projects



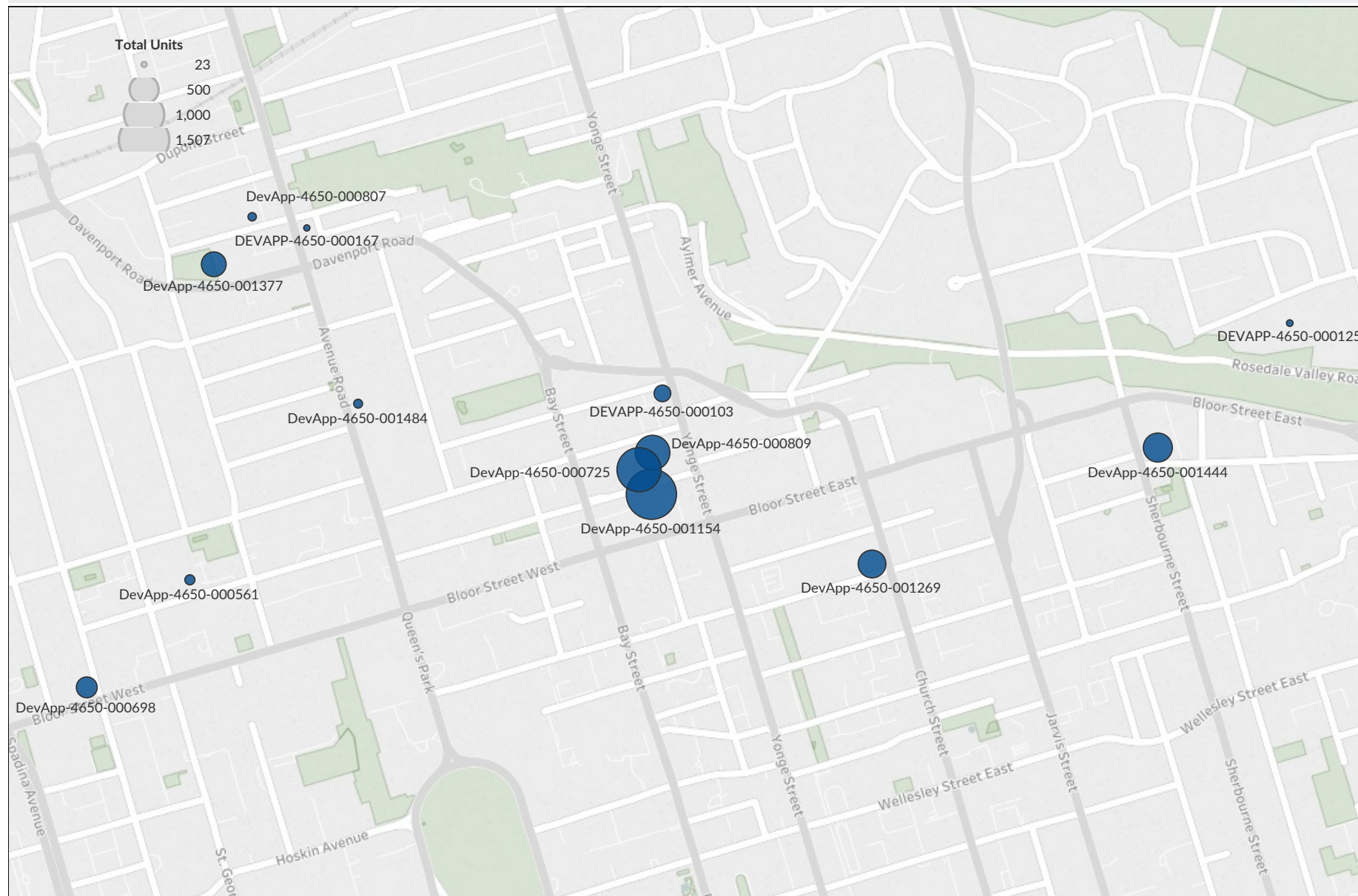
Bloor - Yorkville Submarket Report - May 2019

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	1	4	9	72	\$1,003	\$1,714
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	1	6	622	\$749	\$1,043
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	2	3	18	286	\$705	\$1,114
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	5	560	\$927	\$1,377
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	789	\$785	\$1,709
One Residences - Mizrahi Developments	Apartment	March 2023	0	0	85	416	\$1,864	\$2,127
Perry - Mansouri Living	Apartment	August 2018	1	2	3	45	\$925	\$1,353
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 - May 2019

Current Development Applications



Bloor - Yorkville Submarket Report - May 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-4650-001269	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 - May 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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	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.