



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of June 2019



Bloor - Yorkville Submarket Report - June 2019



Bloor - Yorkville		GTA
Active Projects	15	352
Total Units	5,235	93,358
Total Sales	4,736	75,759
Rem. Inv.	196	14,377
Avg. \$/SF	\$2,282	\$981
Avg. SF	2,048	884
Avg. \$	\$4,674,624	\$867,169
Current Month Sales (incl. active & sold out)	4	2,420

Development Applications

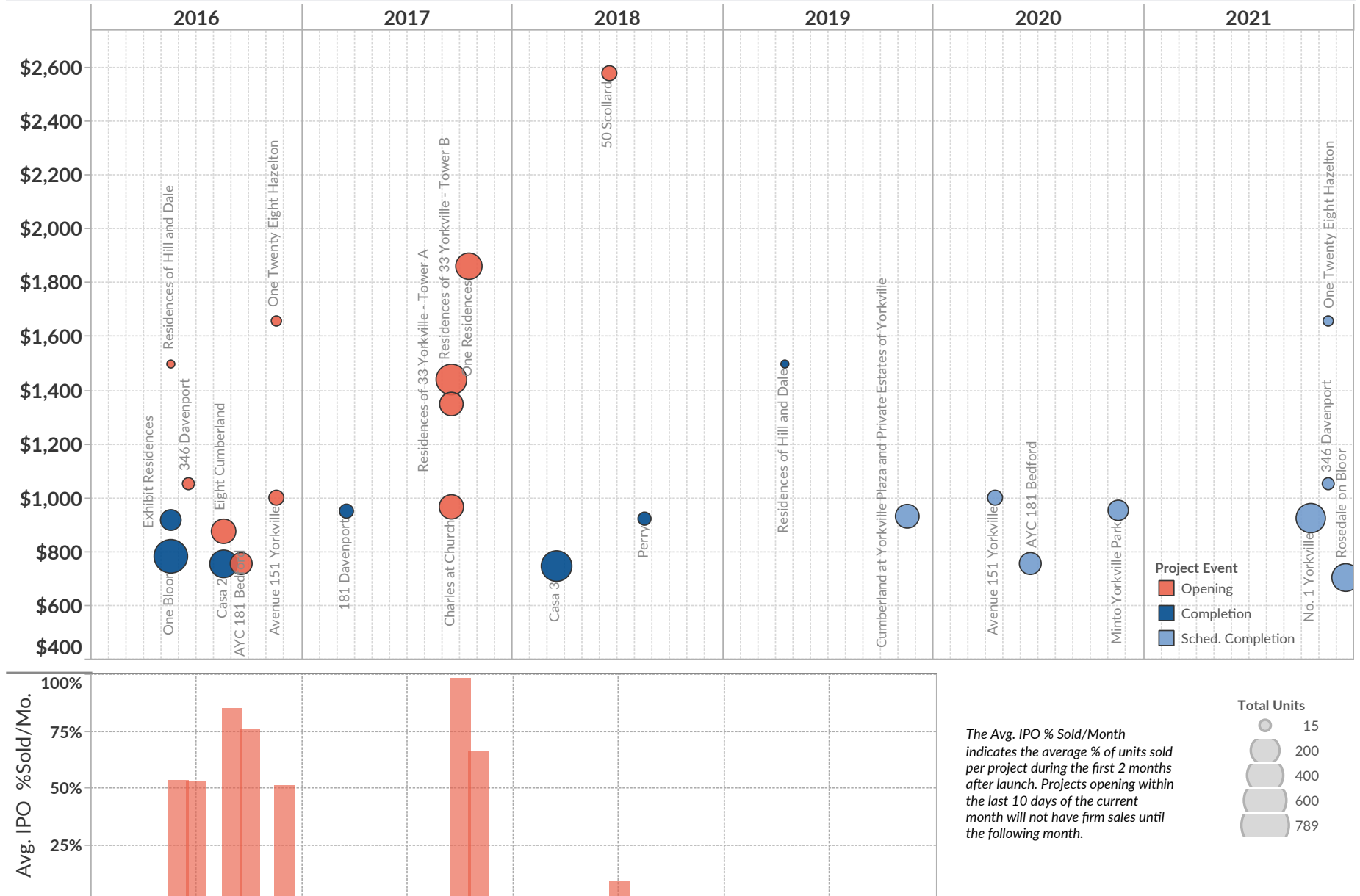
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	13	318
Total Units	5,337	165,515
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	8.1	5.8

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



Bloor - Yorkville Submarket Report - June 2019

Recent Project Openings, Completions & Scheduled Completions



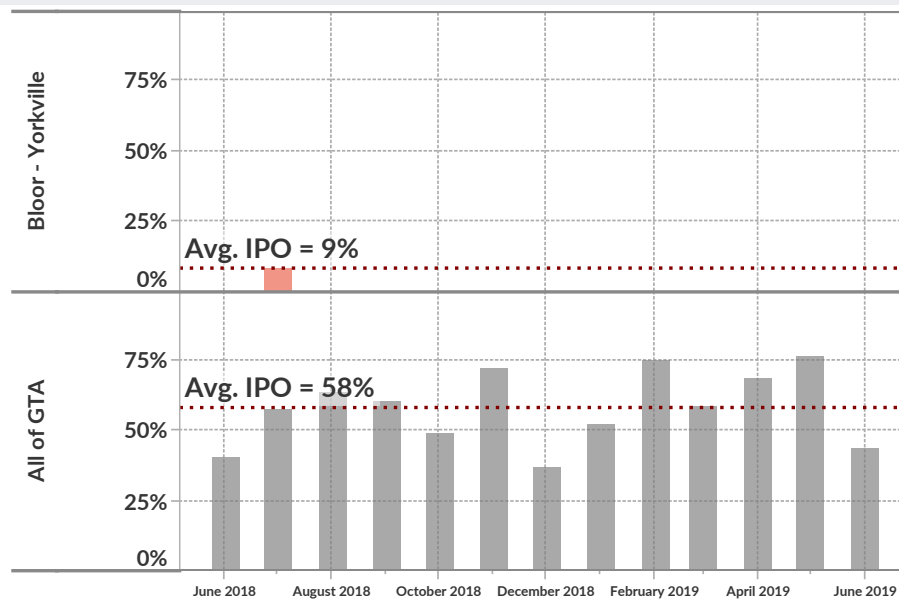
Bloor - Yorkville Submarket Report - June 2019

Project Data by Unit Type

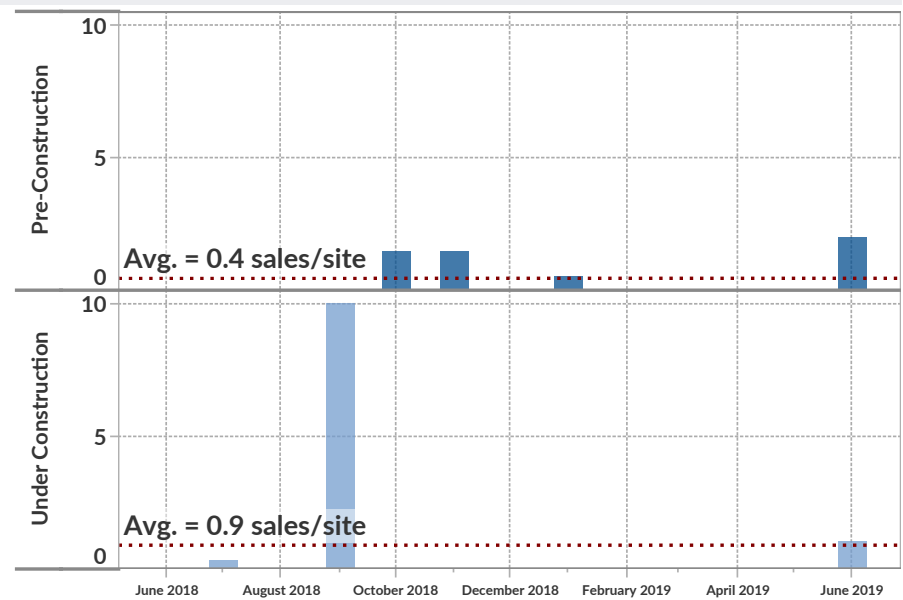
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	296	0	296	0
1 Bedroom	956	0	953	3
1 Bedroom + Den	1,258	0	1,244	14
2 Bedroom	1,385	2	1,324	61
2 Bedroom + Den	770	1	728	42
3 Bedroom & Up	225	0	168	57
Penthouse	17	0	8	9
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,699	642	1,690	\$999,990	\$2,955,900
\$1,982	682	2,386	\$719,900	\$7,600,900
\$1,868	724	2,471	\$679,900	\$8,033,900
\$2,080	834	2,861	\$883,900	\$7,628,900
\$2,651	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)

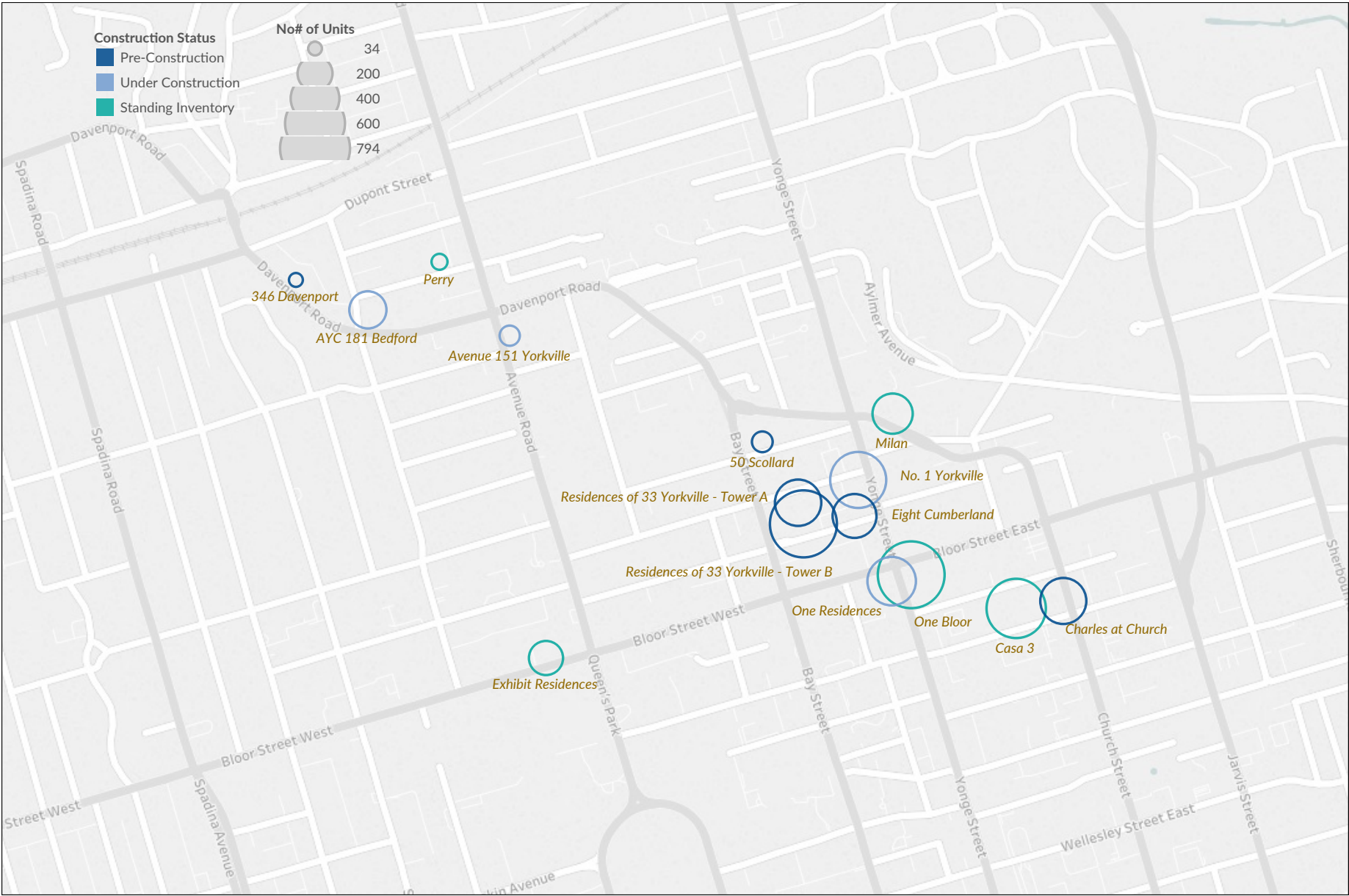


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - June 2019

Current Active Projects



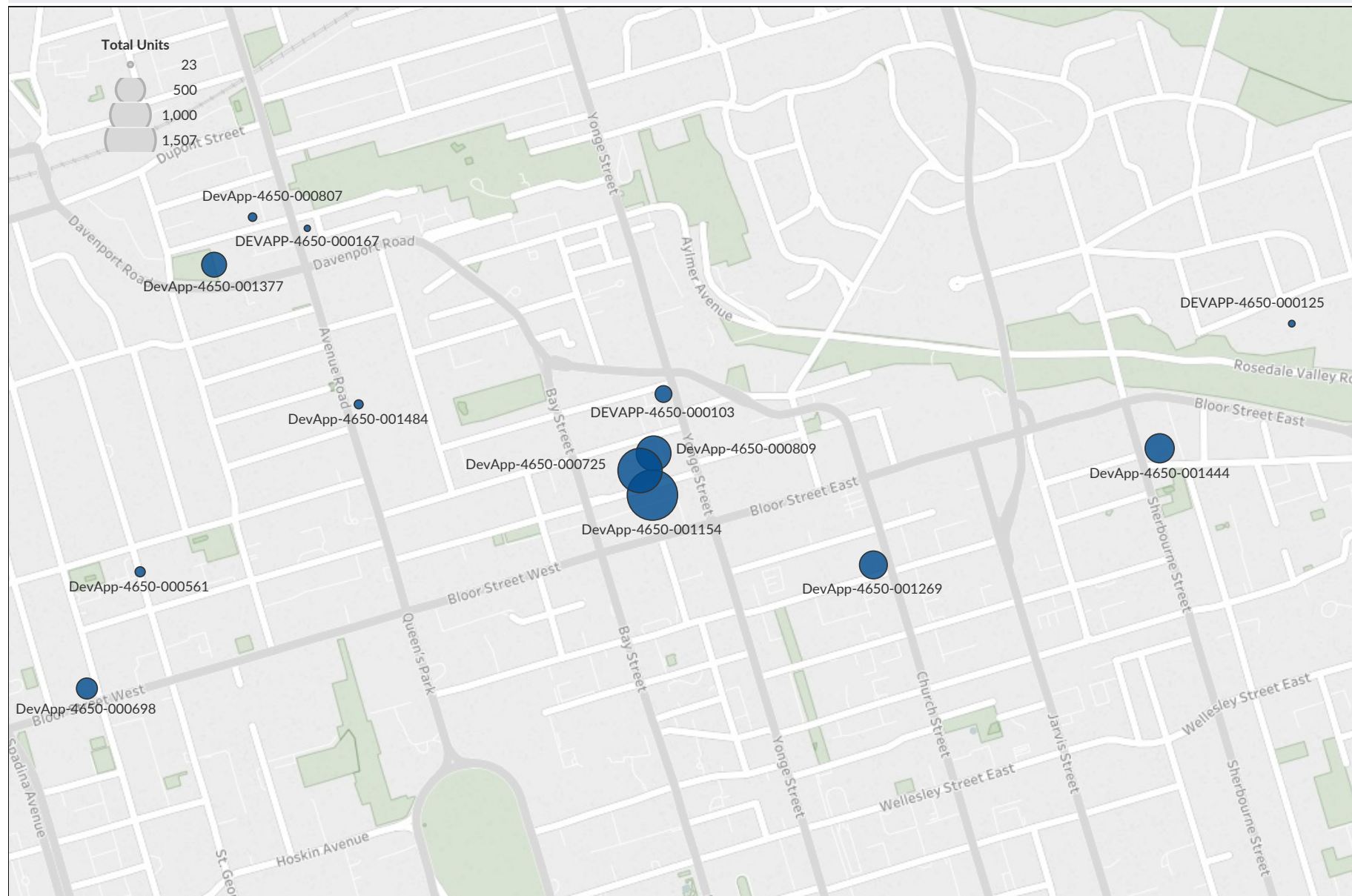
Bloor - Yorkville Submarket Report - June 2019

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	2	4	51	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	April 2020	0	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	0	3	18	286	\$705	\$1,114
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2021	0	0	7	555	\$927	\$2,115
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	789	\$785	\$1,709
One Residences - Mizrahi Developments	Apartment	March 2023	1	1	84	416	\$1,864	\$2,132
Perry - Mansouri Living	Apartment	August 2018	0	1	5	45	\$925	\$1,528
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 - June 2019

Current Development Applications



Bloor - Yorkville Submarket Report - June 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 - June 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	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	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.