



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of July 2019



Bloor - Yorkville Submarket Report - July 2019



Bloor - Yorkville		GTA
Active Projects	15	352
Total Units	4,991	92,985
Total Sales	4,751	76,495
Rem. Inv.	240	12,873
Avg. \$/SF	\$2,173	\$984
Avg. SF	1,659	914
Avg. \$	\$3,603,965	\$899,216
Current Month Sales (incl. active & sold out)	21	2,297

Development Applications

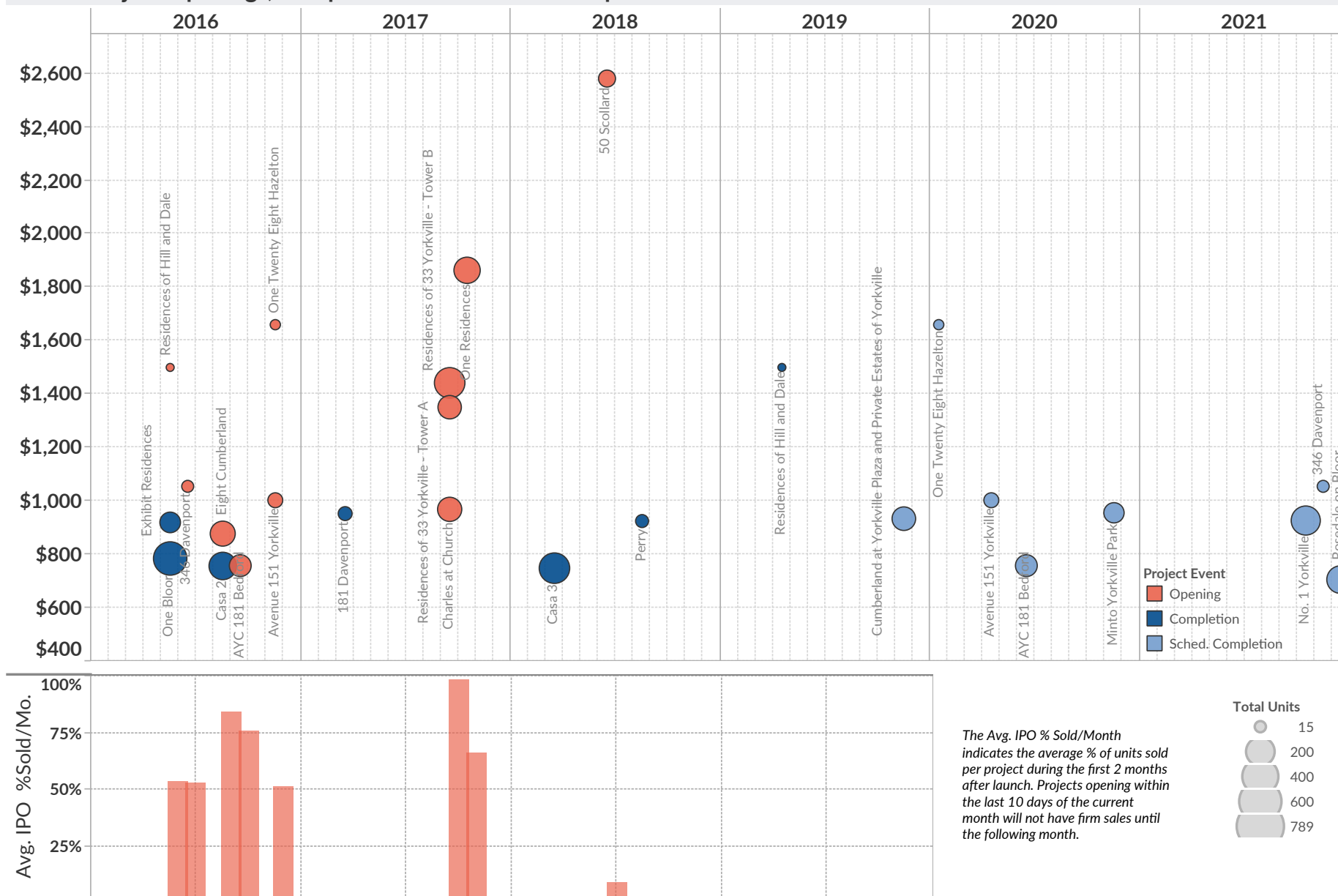
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	15	385
Total Units	6,093	184,667
Min. Floor Space Index	0.6	0.0
Max. Floor Space Index	32.2	32.2
Avg. Floor Space Index	8.6	5.9

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



Bloor - Yorkville Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



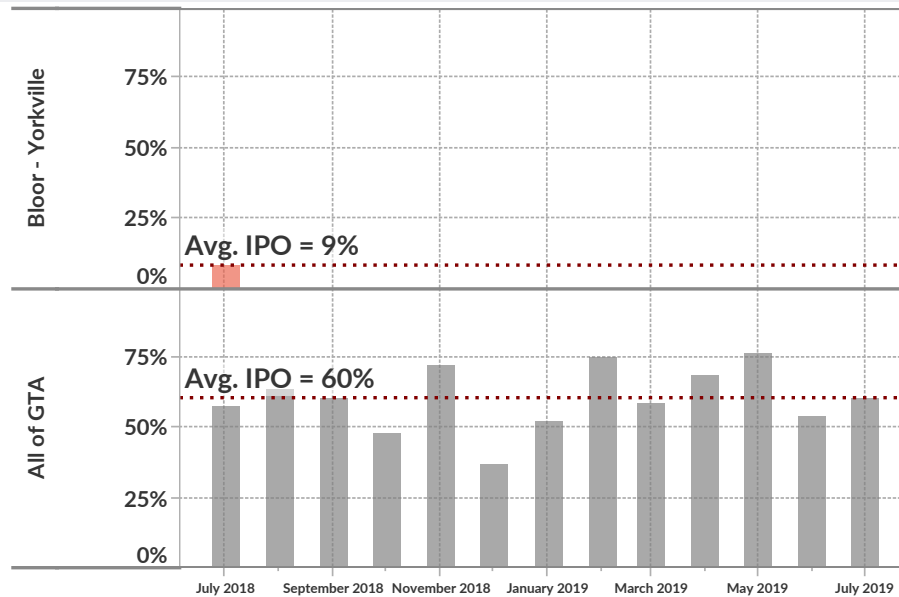
Bloor - Yorkville Submarket Report - July 2019

Project Data by Unit Type

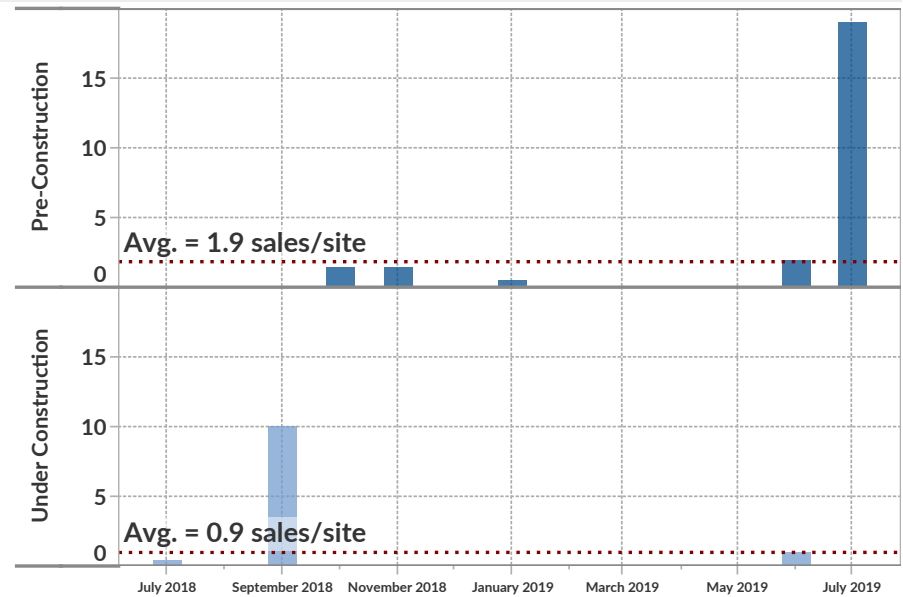
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	296	4
1 Bedroom	991	14	967	24
1 Bedroom + Den	1,280	5	1,247	33
2 Bedroom	1,393	1	1,325	68
2 Bedroom + Den	770	1	725	45
3 Bedroom & Up	215	0	168	47
Penthouse	17	0	8	9
Other	25	0	15	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	399	430	\$599,900	\$609,990
\$1,693	468	779	\$779,990	\$1,325,900
\$2,578	561	2,471	\$719,900	\$8,033,900
\$1,724	717	2,429	\$679,900	\$5,586,900
\$2,033	834	2,861	\$883,900	\$7,708,900
\$2,524	1,039	5,943	\$1,349,990	\$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)

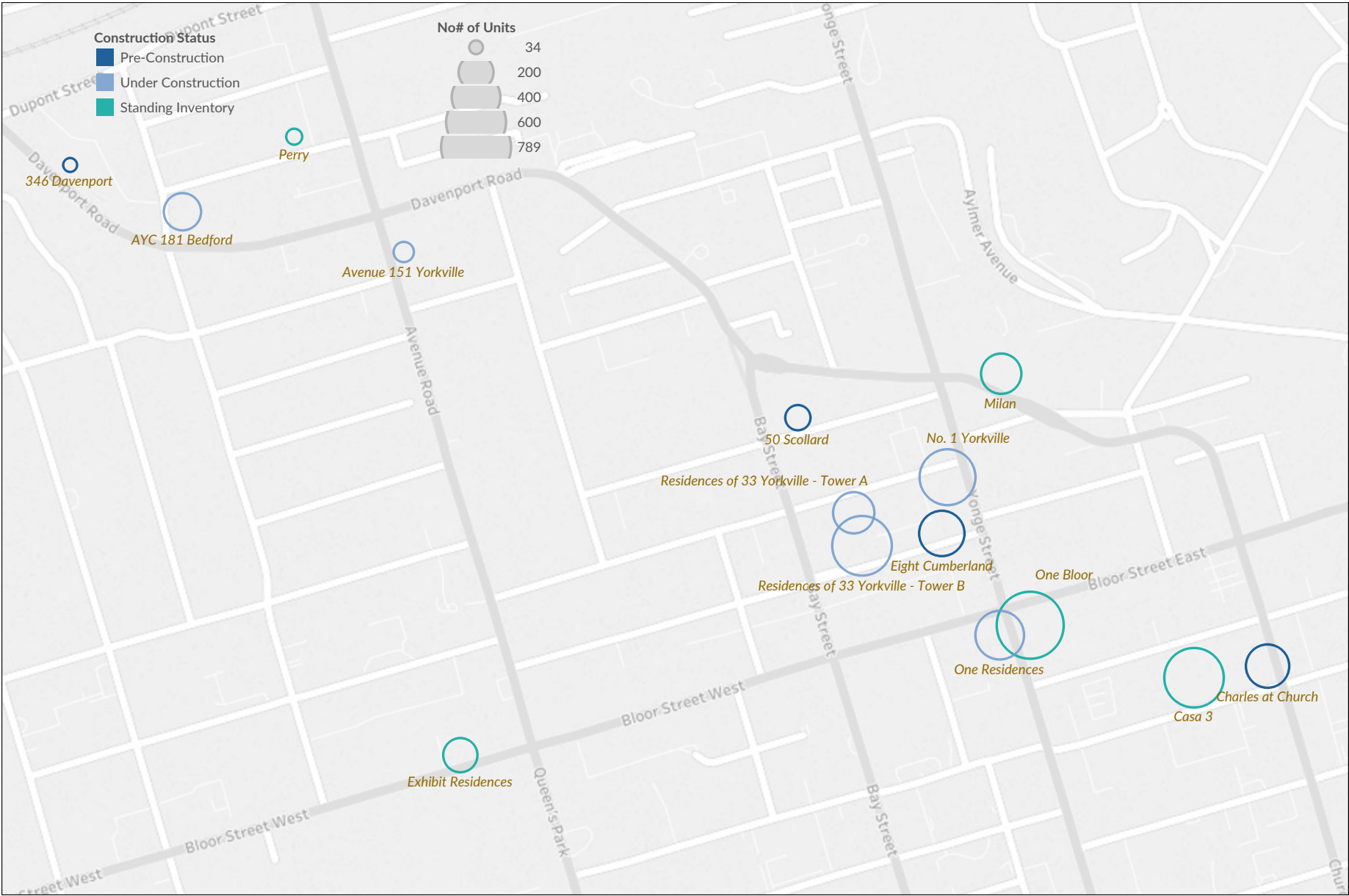


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - July 2019

Current Active Projects



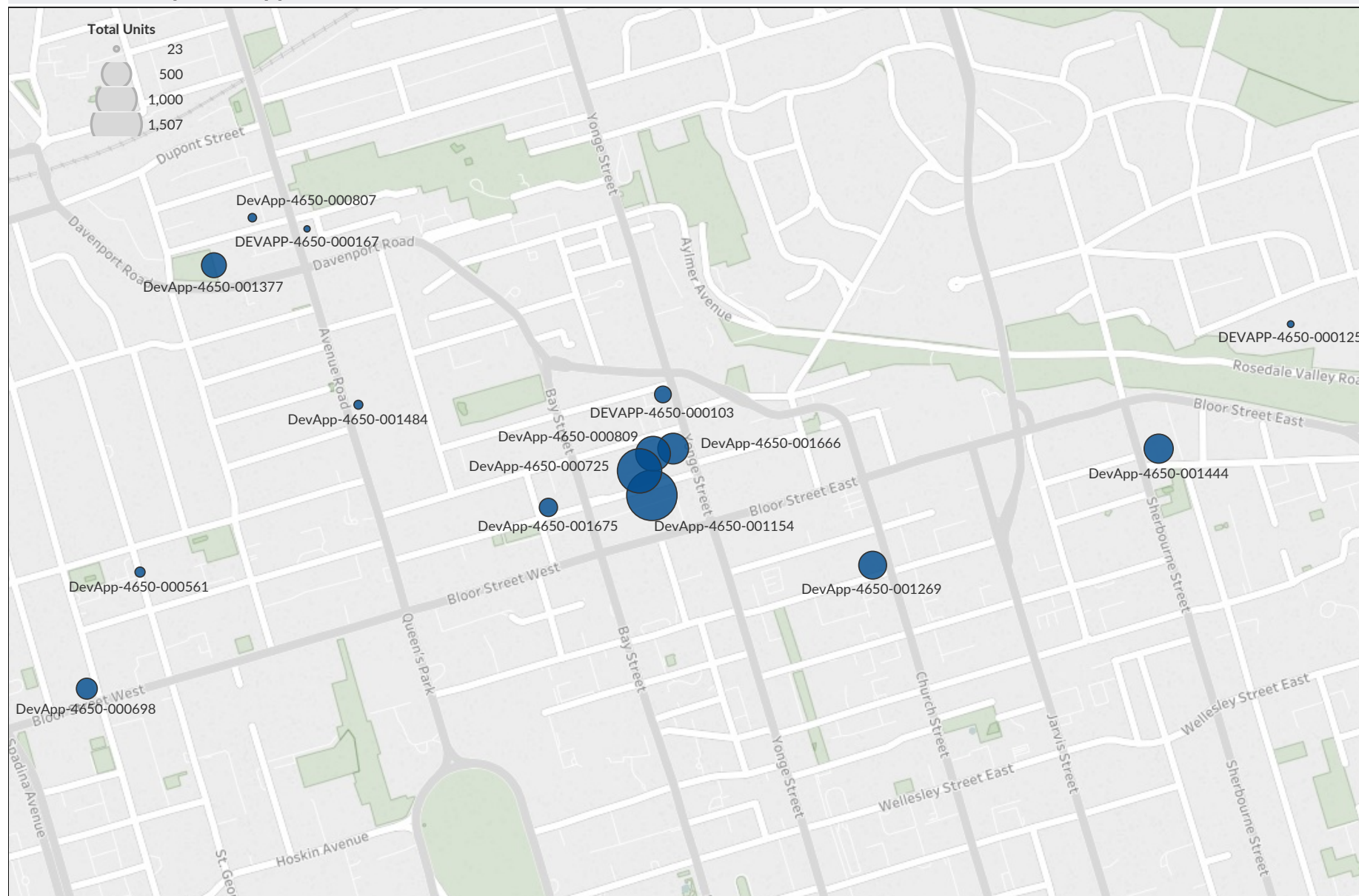
Bloor - Yorkville Submarket Report - July 2019

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	19	23	72	112	\$2,581	\$2,676
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	330	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	January 2023	2	2	23	362	\$878	\$1,634
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	10	7	549	\$927	\$2,115
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	789	\$785	\$1,709
One Residences - Mizrahi Developments	Apartment	March 2023	0	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	300	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	0	624	\$1,442	\$1,459

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Current Development Applications



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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	7.8	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
DevApp-4650-001666	836 Yonge Street	17.9	560
DevApp-4650-001675	94 Cumberland Street	11.8	196

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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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