



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of August 2019



Bloor - Yorkville Submarket Report - August 2019



Bloor - Yorkville		GTA
Active Projects	15	345
Total Units	4,989	87,891
Total Sales	4,759	75,812
Rem. Inv.	230	12,079
Avg. \$/SF	\$2,228	\$991
Avg. SF	1,726	916
Avg. \$	\$3,846,448	\$907,368
Current Month Sales (incl. active & sold out)	10	961

Development Applications

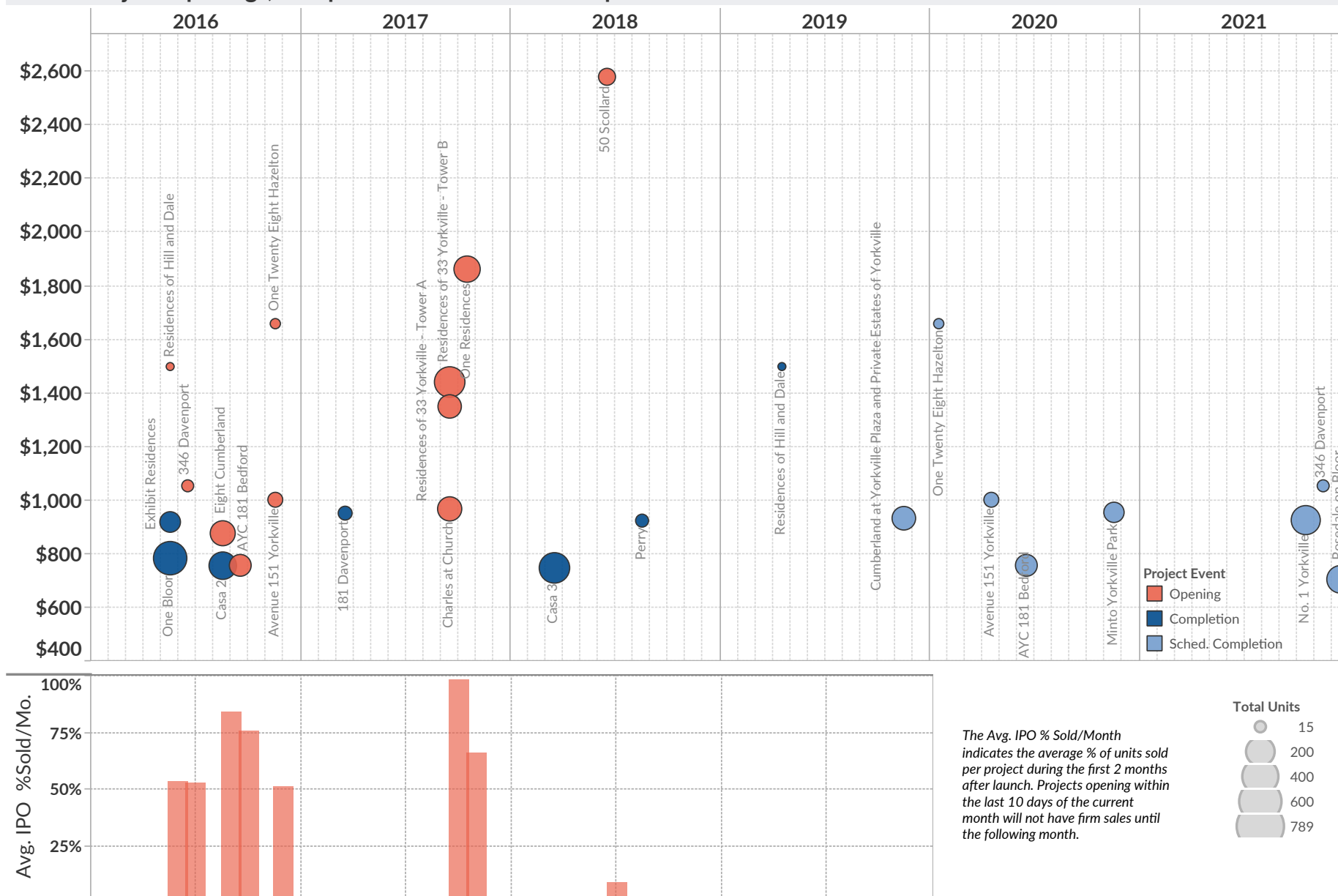
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	17	339
Total Units	6,419	179,893
Min. Floor Space Index	0.6	0.0
Max. Floor Space Index	32.2	34.1
Avg. Floor Space Index	8.9	5.9

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



Bloor - Yorkville Submarket Report - August 2019

Recent Project Openings, Completions & Scheduled Completions



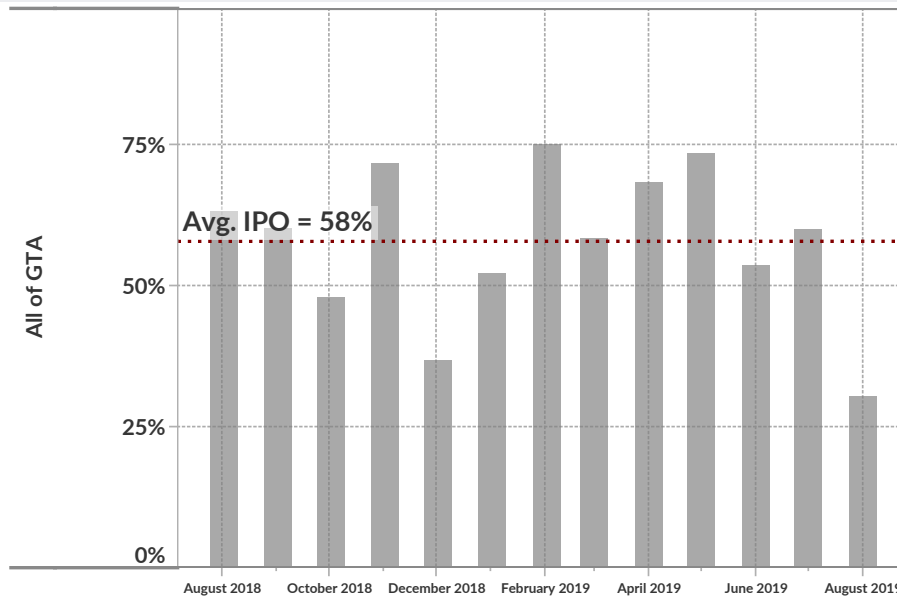
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Project Data by Unit Type

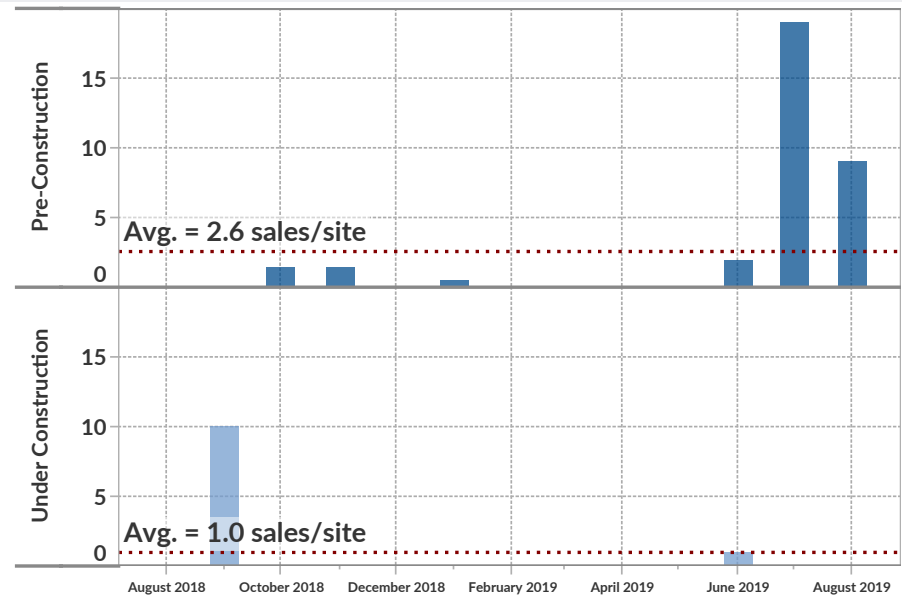
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	296	4
1 Bedroom	991	8	975	16
1 Bedroom + Den	1,280	1	1,247	33
2 Bedroom	1,387	0	1,325	62
2 Bedroom + Den	774	0	724	50
3 Bedroom & Up	215	0	168	47
Penthouse	17	1	9	8
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	399	430	\$599,900	\$609,990
\$1,681	468	779	\$779,990	\$1,325,900
\$2,440	561	2,471	\$719,900	\$8,033,900
\$1,679	717	2,429	\$679,900	\$5,586,900
\$2,028	834	2,861	\$883,900	\$7,708,900
\$2,695	1,039	5,943	\$1,349,990	\$19,000,000
\$2,575	2,268	6,137	\$4,074,900	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

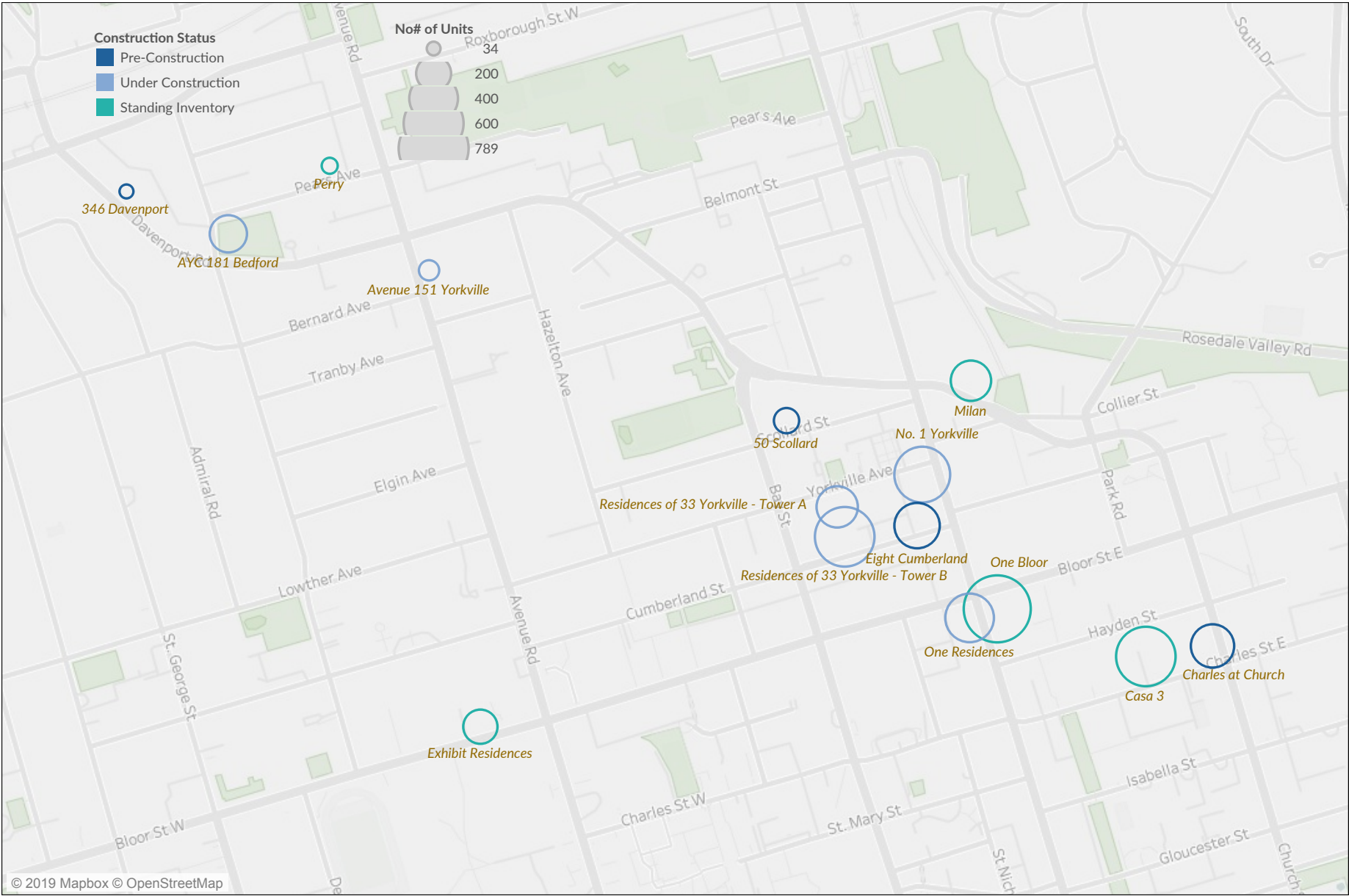


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



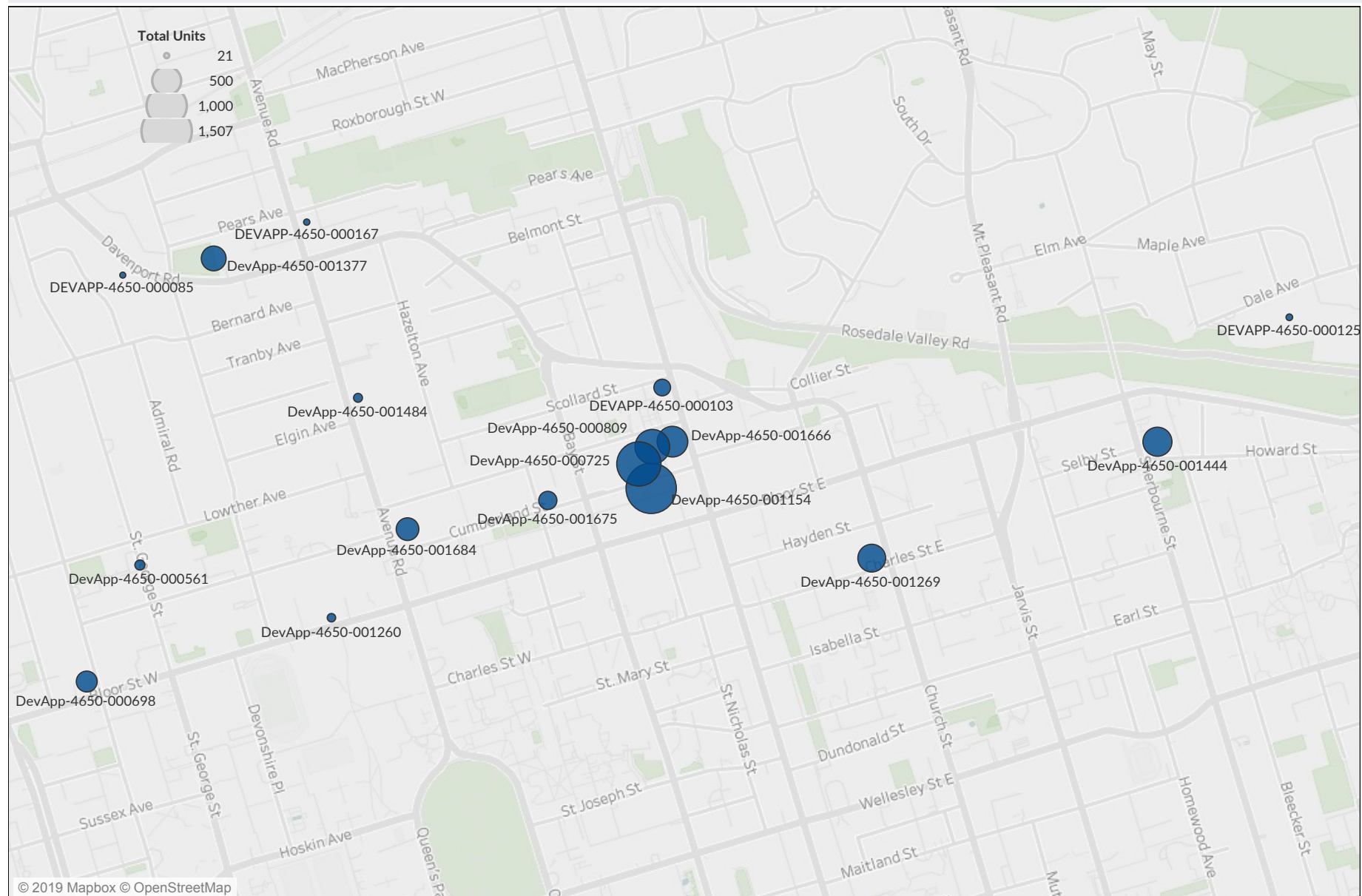
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Current Active Project List

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	9	32	63	112	\$2,581	\$2,833
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	0	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	5	547	\$927	\$2,115
One Bloor - Great Gulf	Apartment	May 2016	1	1	3	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	7	45	\$925	\$1,473
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-4650-000085	321 Davenport Road	7.1	21
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-4650-000809	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
DevApp-4650-001666	836 Yonge Street	17.9	560
DevApp-4650-001675	94 Cumberland Street	11.8	196
DevApp-4650-001684	21 Avenue Road	6.9	305

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	-
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	-
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	-
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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