



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of September 2019



Bloor - Yorkville Submarket Report - September 2019



Bloor - Yorkville		GTA
Active Projects	16	349
Total Units	5,951	92,732
Total Sales	4,916	75,071
Rem. Inv.	703	13,715
Avg. \$/SF	\$1,918	\$1,011
Avg. SF	997	903
Avg. \$	\$1,913,050	\$913,157
Current Month Sales (incl. active & sold out)	176	2,107

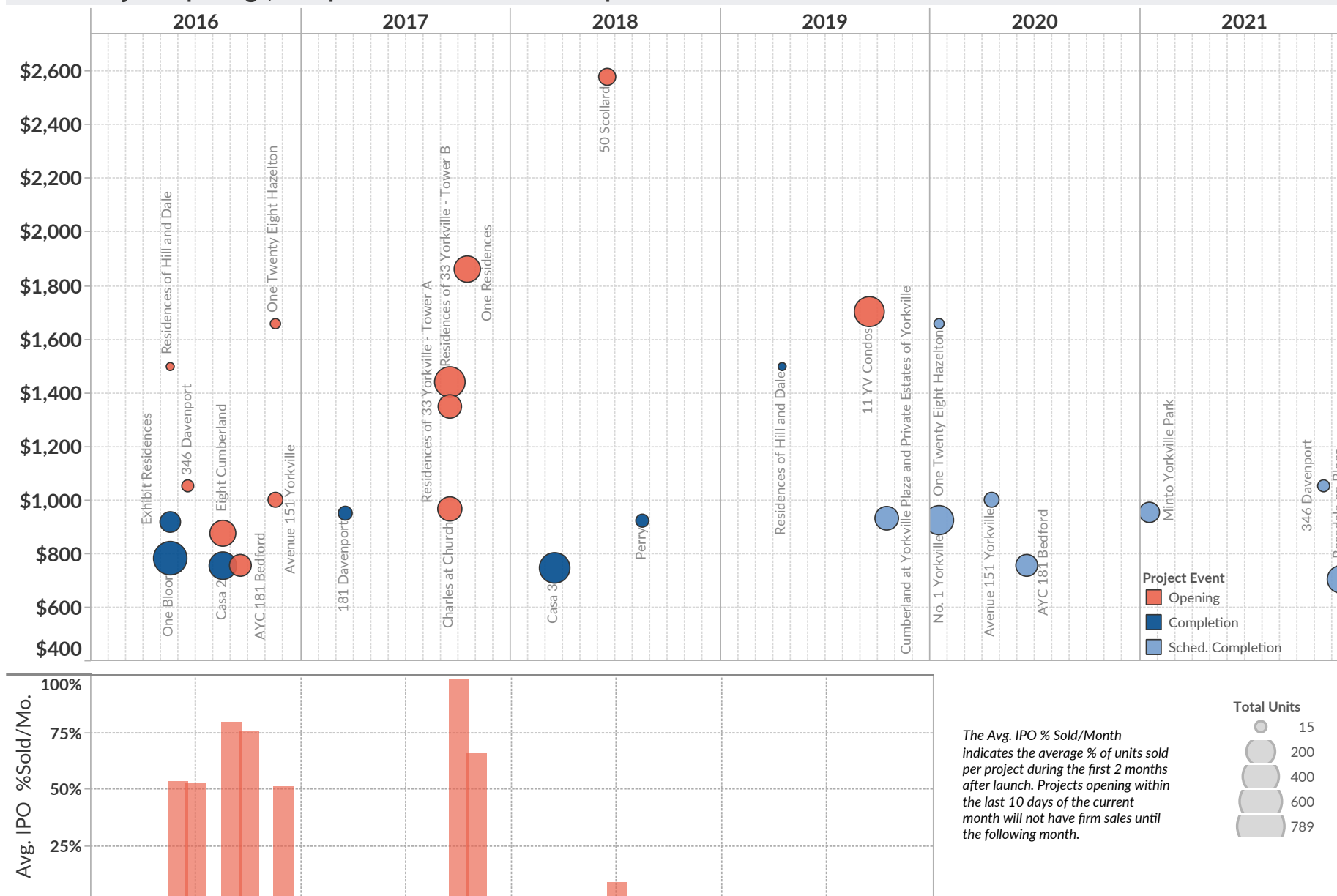
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	20	368
Total Units	7,593	192,605
Min. Floor Space Index	2.0	0.0
Max. Floor Space Index	29.2	34.1
Avg. Floor Space Index	9.9	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



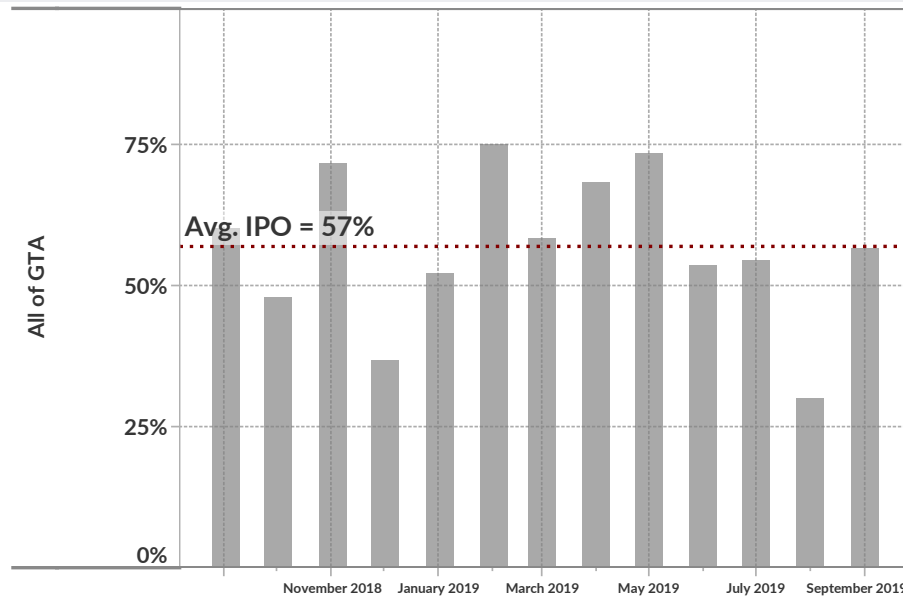
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Project Data by Unit Type

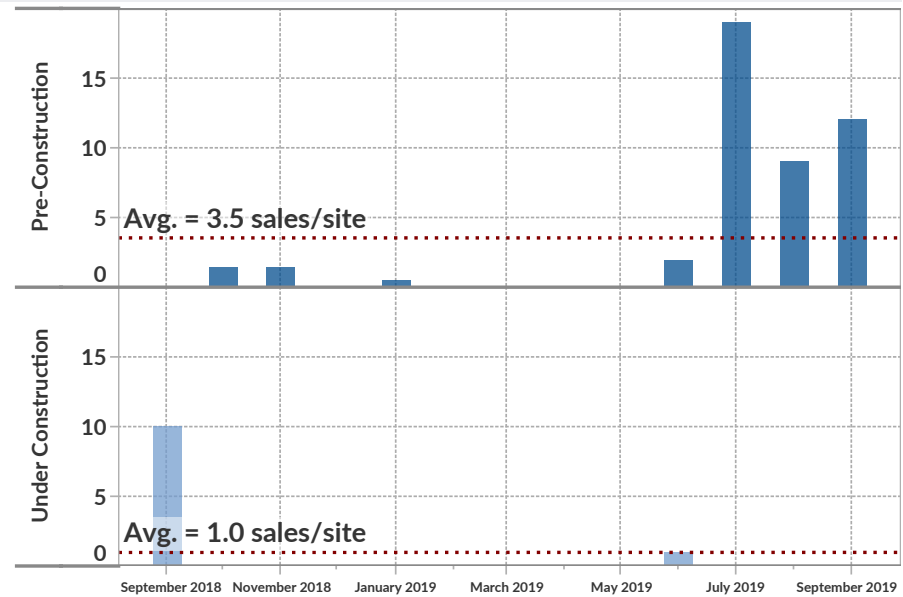
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	342	8	304	38
1 Bedroom	1,270	97	1,070	200
1 Bedroom + Den	1,365	23	1,270	95
2 Bedroom	1,540	34	1,344	196
2 Bedroom + Den	782	8	732	50
3 Bedroom & Up	278	6	173	105
Penthouse	17	0	9	8
Other	25	0	14	11

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,649	387	430	\$599,900	\$675,990
\$1,739	468	995	\$779,990	\$1,490,000
\$2,128	561	2,471	\$719,900	\$8,033,900
\$1,666	717	2,429	\$679,900	\$5,586,900
\$1,964	834	2,861	\$883,900	\$7,728,900
\$2,122	987	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)

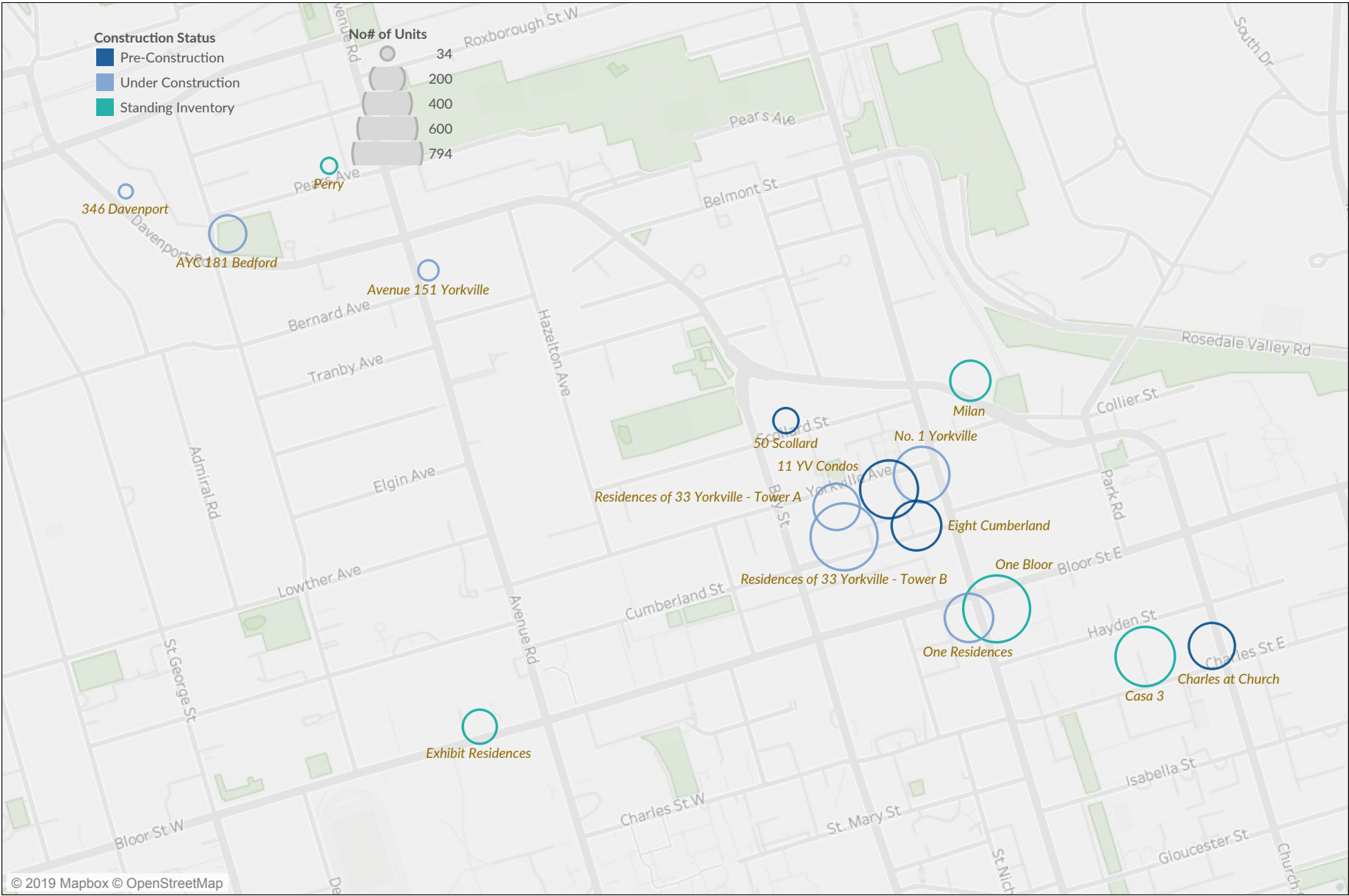


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



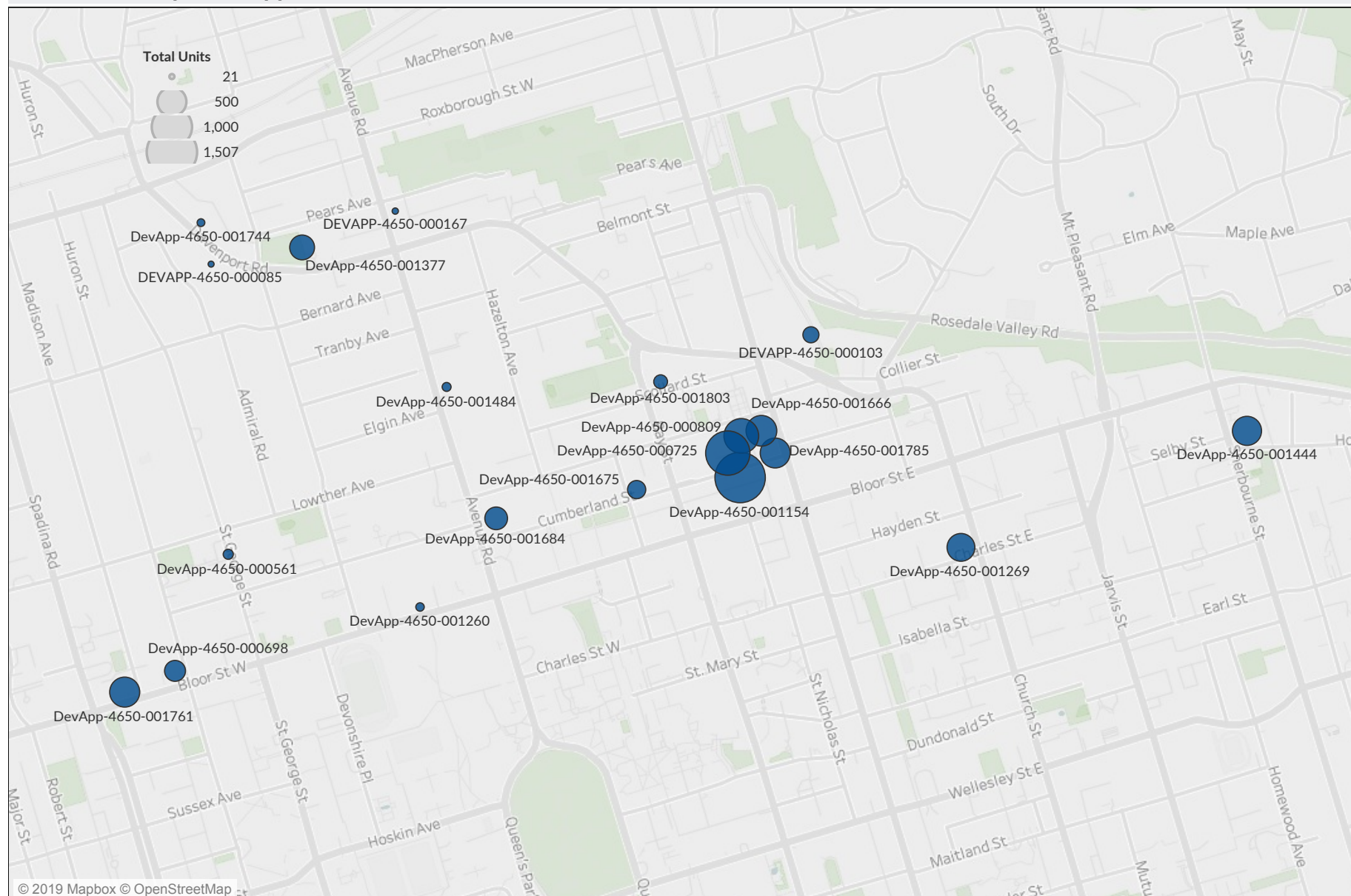
Bloor - Yorkville Submarket Report - September 2019

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
11 YV Condos - Metropia and Capital Developments and RioC..	Apartment	April 2024	148	148	445	593	\$1,705	\$1,676
50 Scollard - Lanterra Developments	Apartment	September 2022	12	44	51	112	\$2,581	\$2,679
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	15	17	60	436	\$878	\$1,666
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	4	17	286	\$705	\$1,112
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	January 2020	0	10	5	547	\$927	\$2,115
One Bloor - Great Gulf	Apartment	May 2016	0	1	3	789	\$785	\$1,709
One Residences - Mizrahi Developments	Apartment	July 2022	0	1	84	416	\$1,864	\$2,132
Perry - Mansouri Living	Apartment	August 2018	0	1	11	45	\$925	\$1,465
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

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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	32.2	152
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	14.3	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
DevApp-4650-001744	342 Davenport Road		35
DevApp-4650-001761	316 Bloor Street West	20.8	535
DevApp-4650-001785	826 Yonge Street	19.8	531
DevApp-4650-001803	48 Scollard Street	13.3	112

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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