



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of October 2019



Bloor - Yorkville Submarket Report - October 2019



Bloor - Yorkville		GTA
Active Projects	14	362
Total Units	5,086	94,645
Total Sales	4,396	76,566
Rem. Inv.	395	14,323
Avg. \$/SF	\$2,140	\$992
Avg. SF	1,272	907
Avg. \$	\$2,721,039	\$900,552
Current Month Sales (incl. active & sold out)	317	3,424

Development Applications

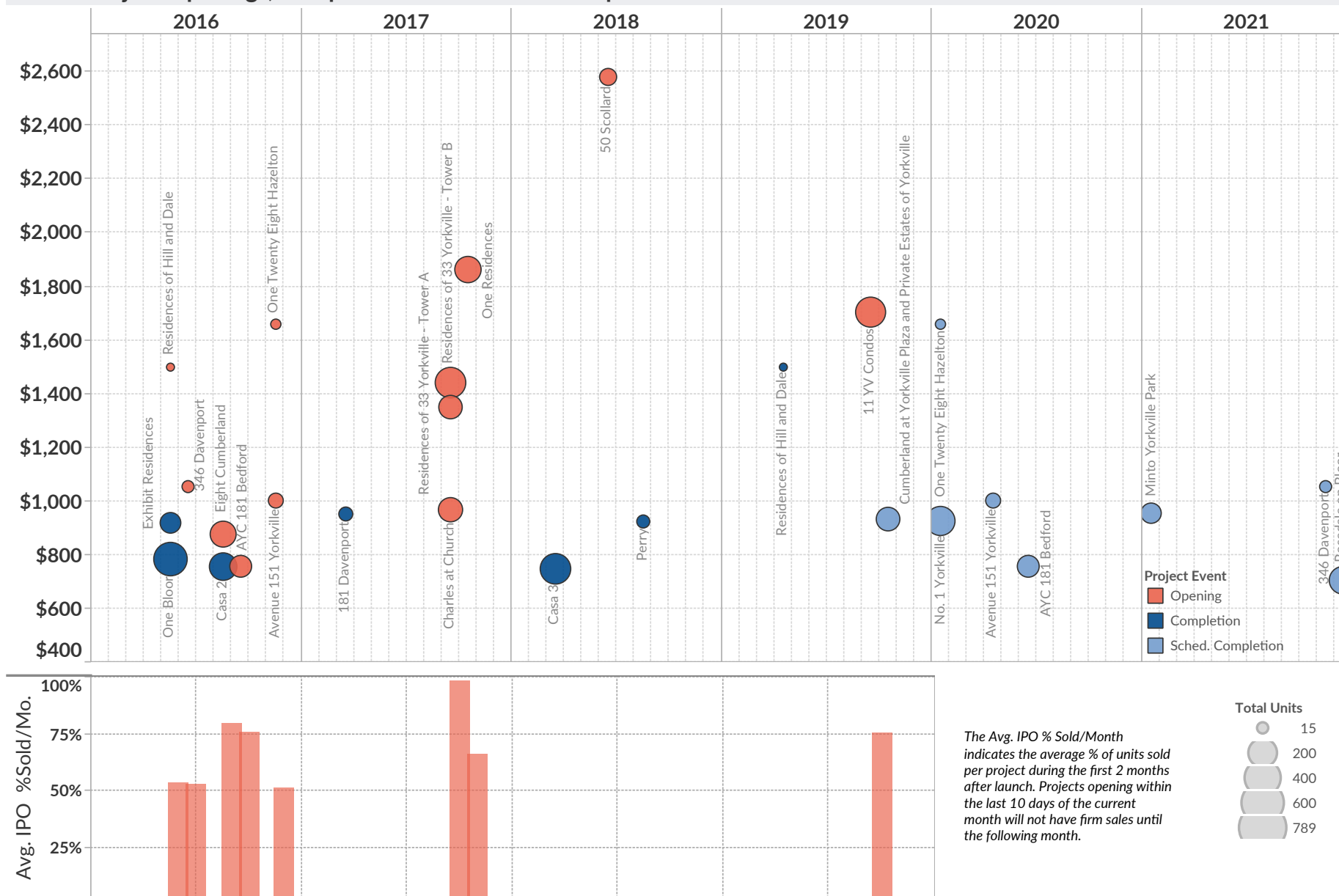
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	22	387
Total Units	9,129	211,227
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	10.5	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



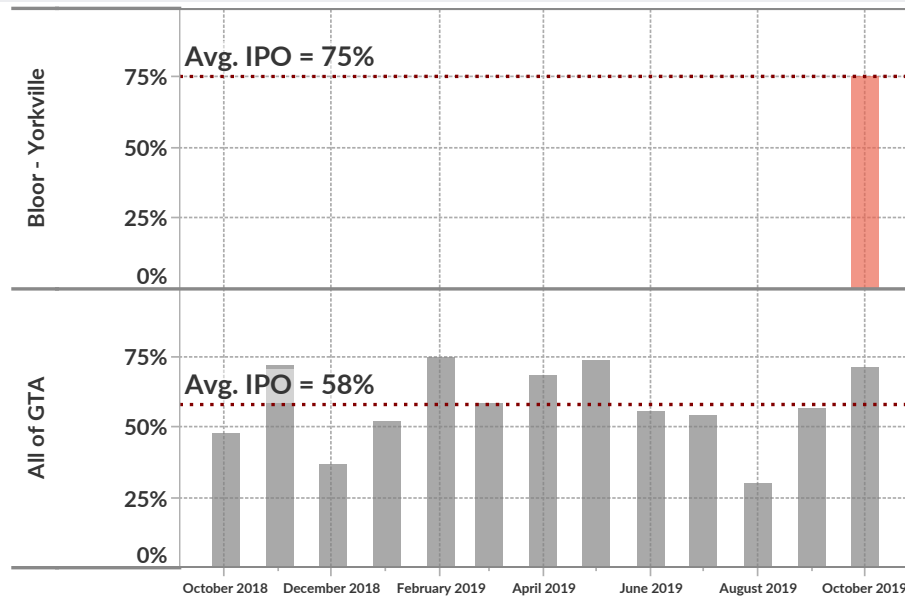
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Project Data by Unit Type

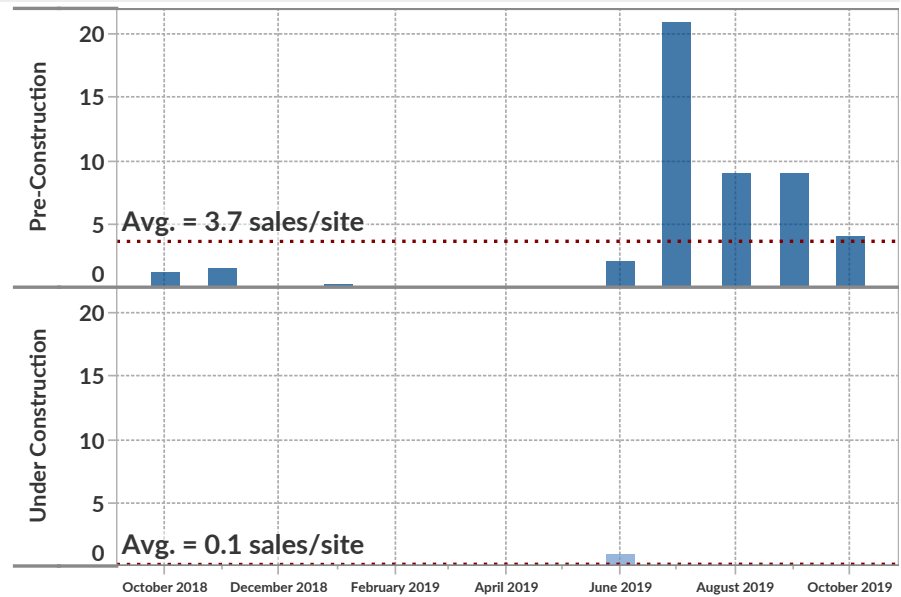
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	174	23	159	15
1 Bedroom	1,051	109	963	88
1 Bedroom + Den	1,161	40	1,109	52
2 Bedroom	1,464	103	1,361	103
2 Bedroom + Den	632	4	587	45
3 Bedroom & Up	271	30	194	77
Penthouse	17	0	9	8
Other	21	0	14	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,655	342	430	\$599,900	\$704,990
\$1,678	468	995	\$779,990	\$1,490,000
\$2,227	530	2,471	\$719,900	\$8,033,900
\$1,818	610	2,429	\$879,900	\$5,586,900
\$2,045	834	2,861	\$883,900	\$7,748,900
\$2,529	987	5,943	\$1,349,990	\$20,000,000
\$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)

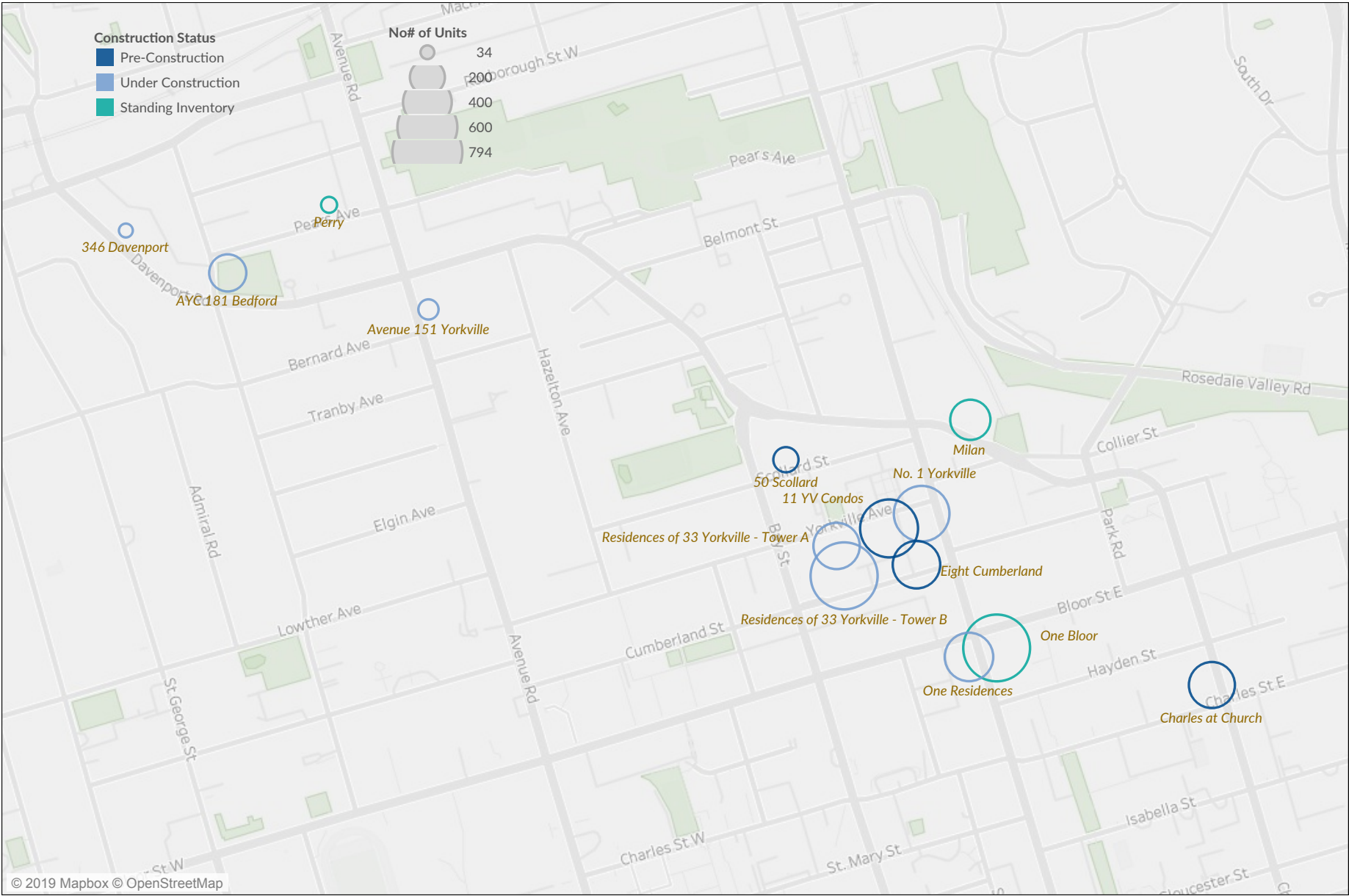


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



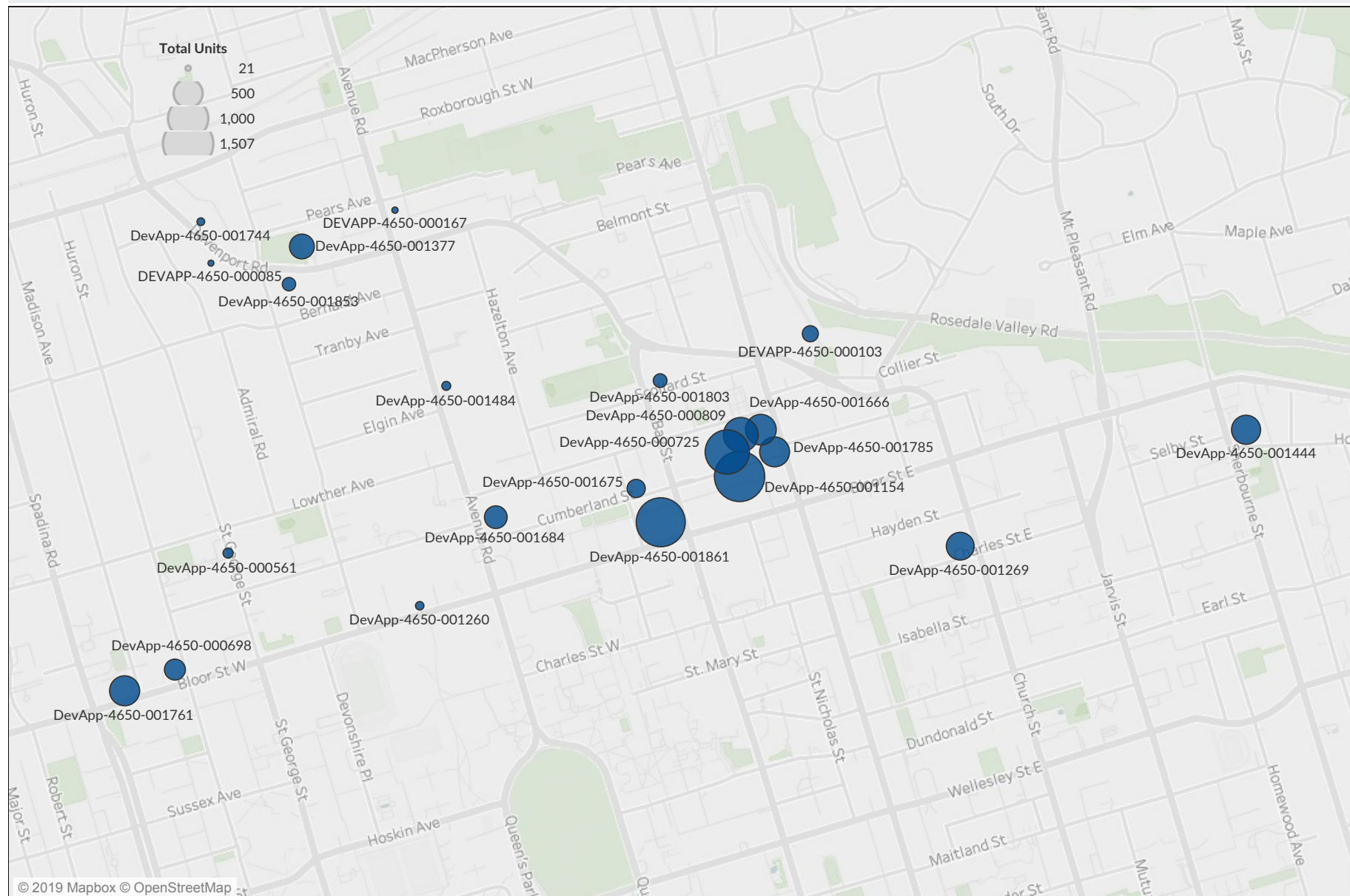
Bloor - Yorkville Submarket Report - October 2019

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	297	445	148	593	\$1,705	\$1,720
50 Scollard - Lanterra Developments	Apartment	September 2022	4	46	55	112	\$2,581	\$2,899
346 Davenport - Freed Developments Ltd.	Apartment	August 2021	0	2	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	April 2020	2	6	8	72	\$1,003	\$1,736
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	March 2021	0	0	4	244	\$758	\$1,056
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	2	19	58	399	\$878	\$1,666
Milan - Conservatory Group	Apartment	September 2014	3	7	14	286	\$705	\$1,114
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	February 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	February 2022	0	1	84	416	\$1,864	\$2,132
Perry - Mansouri Living	Apartment	August 2018	1	2	10	45	\$925	\$1,474
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	3.0	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
DevApp-4650-001853	287 Davenport Road	7.3	106
DevApp-4650-001861	80 Bloor Street West	50.5	1,430

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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