



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2019



Bloor - Yorkville Submarket Report - November 2019



Bloor - Yorkville		GTA
Active Projects	14	368
Total Units	5,086	95,673
Total Sales	4,446	78,197
Rem. Inv.	345	14,396
Avg. \$/SF	\$2,109	\$1,029
Avg. SF	1,303	901
Avg. \$	\$2,746,965	\$927,150
Current Month Sales (incl. active & sold out)	54	3,564

Development Applications

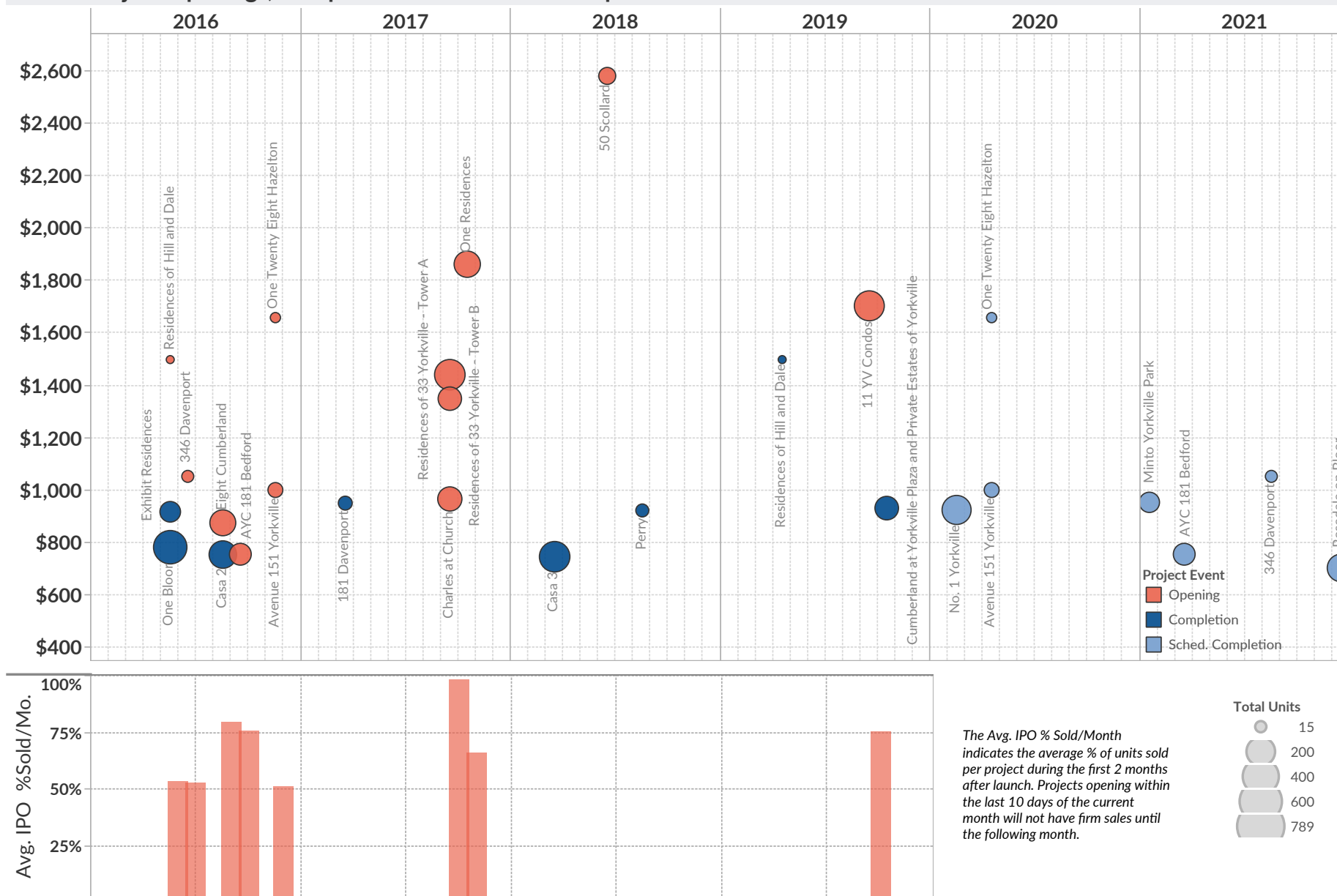
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	22	396
Total Units	9,129	213,970
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	10.5	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



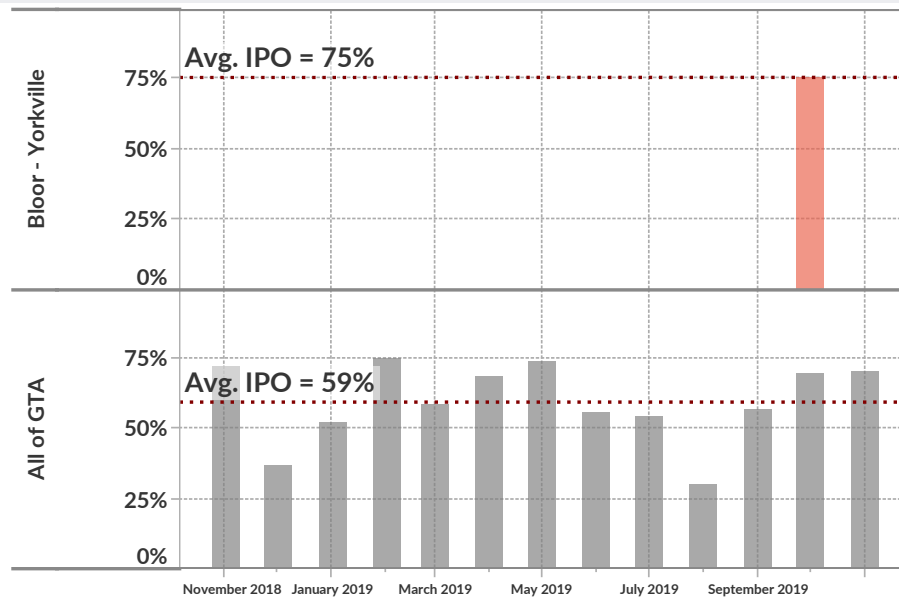
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Project Data by Unit Type

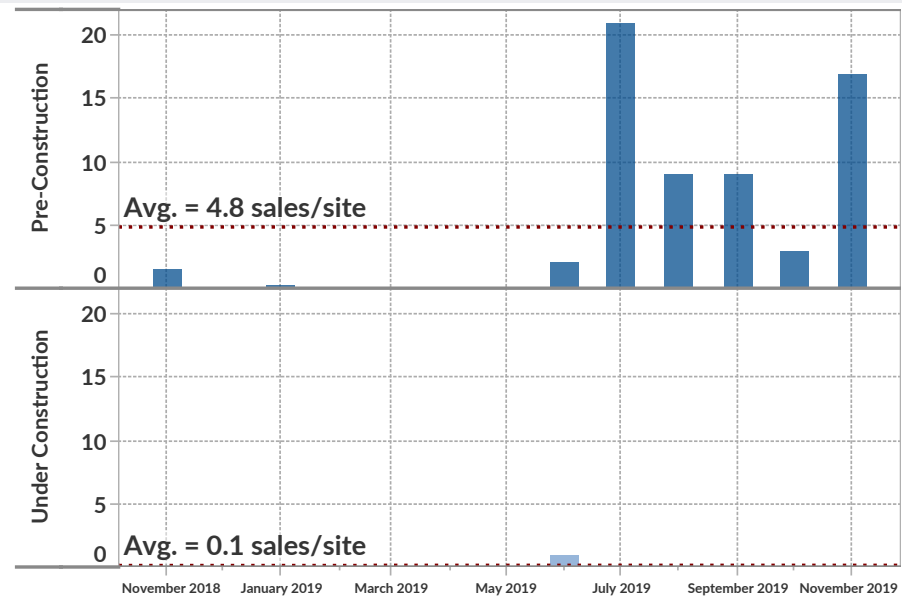
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	174	1	160	14
1 Bedroom	1,051	5	967	84
1 Bedroom + Den	1,161	11	1,120	41
2 Bedroom	1,464	19	1,378	86
2 Bedroom + Den	632	0	586	46
3 Bedroom & Up	271	18	212	59
Penthouse	17	0	9	8
Other	21	0	14	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,646	342	430	\$599,900	\$709,990
\$1,675	468	995	\$779,990	\$1,490,000
\$2,189	530	2,471	\$719,900	\$8,033,900
\$1,842	610	2,429	\$879,900	\$5,586,900
\$2,055	834	2,861	\$883,900	\$7,748,900
\$2,458	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)

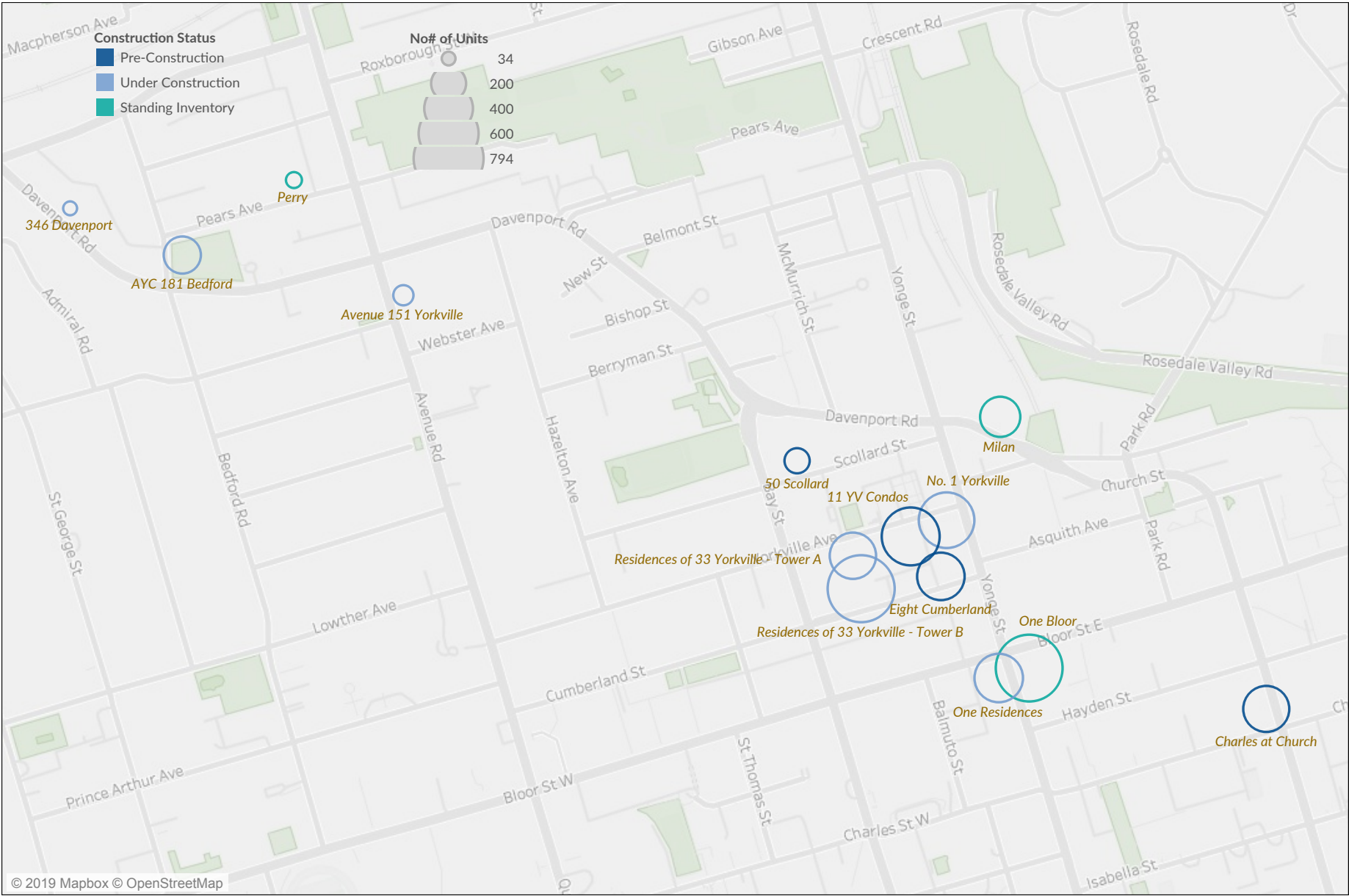


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



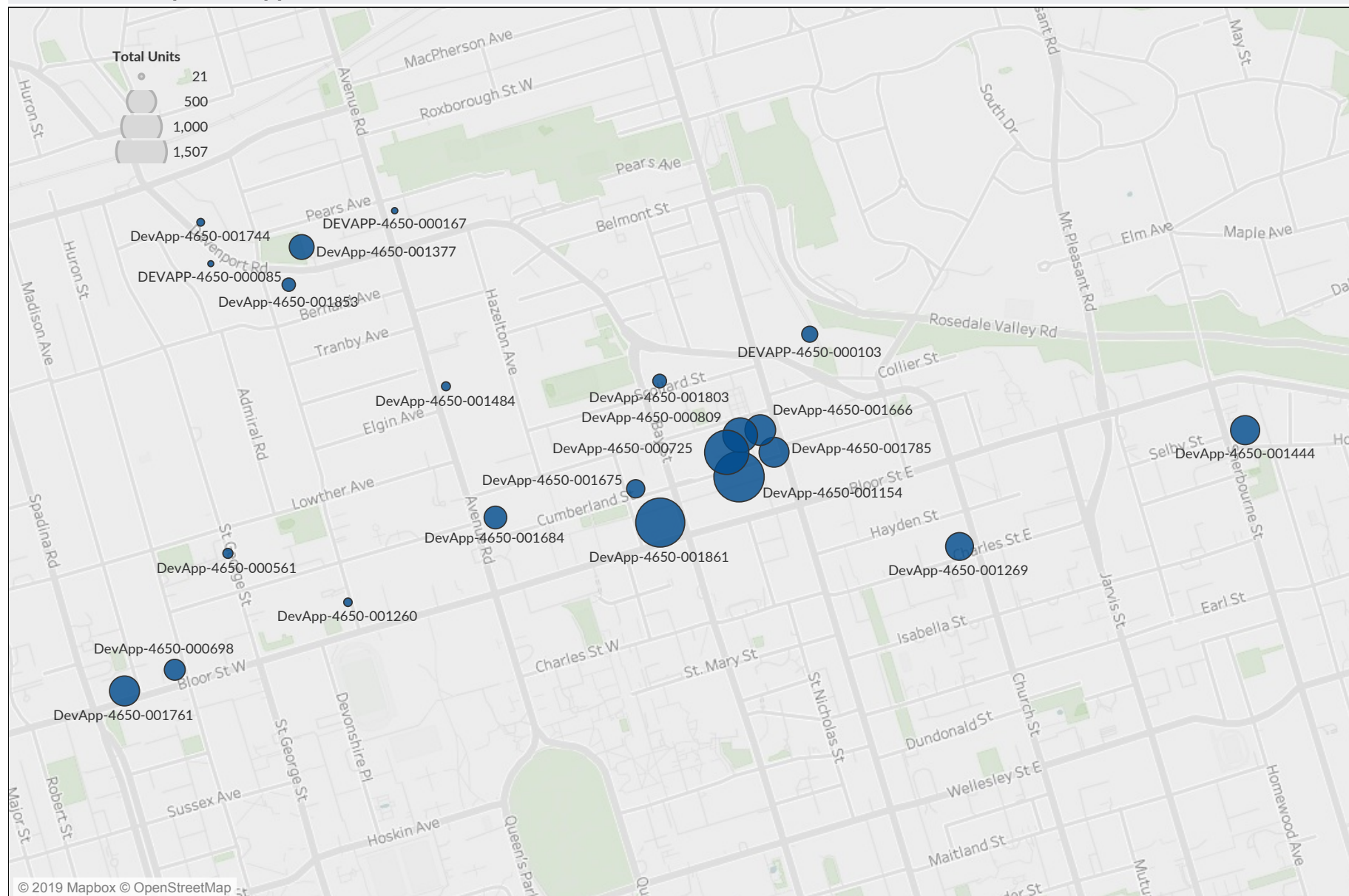
Bloor - Yorkville Submarket Report - November 2019

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	45	490	103	593	\$1,705	\$1,728
50 Scollard - Lanterra Developments	Apartment	September 2022	6	51	50	112	\$2,581	\$2,700
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	1	4	10	72	\$1,003	\$2,222
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	0	19	58	399	\$878	\$1,666
Milan - Conservatory Group	Apartment	September 2014	1	8	13	286	\$705	\$1,112
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	February 2020	0	10	5	547	\$927	\$2,119
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	3	9	45	\$925	\$1,468
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	19.7	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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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