



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of December 2019



Bloor - Yorkville Submarket Report - December 2019



Bloor - Yorkville		GTA
Active Projects	15	355
Total Units	5,704	93,377
Total Sales	5,061	77,895
Rem. Inv.	348	12,280
Avg. \$/SF	\$2,111	\$1,055
Avg. SF	1,285	930
Avg. \$	\$2,712,126	\$980,872
Current Month Sales (incl. active & sold out)	5	1,871

Development Applications

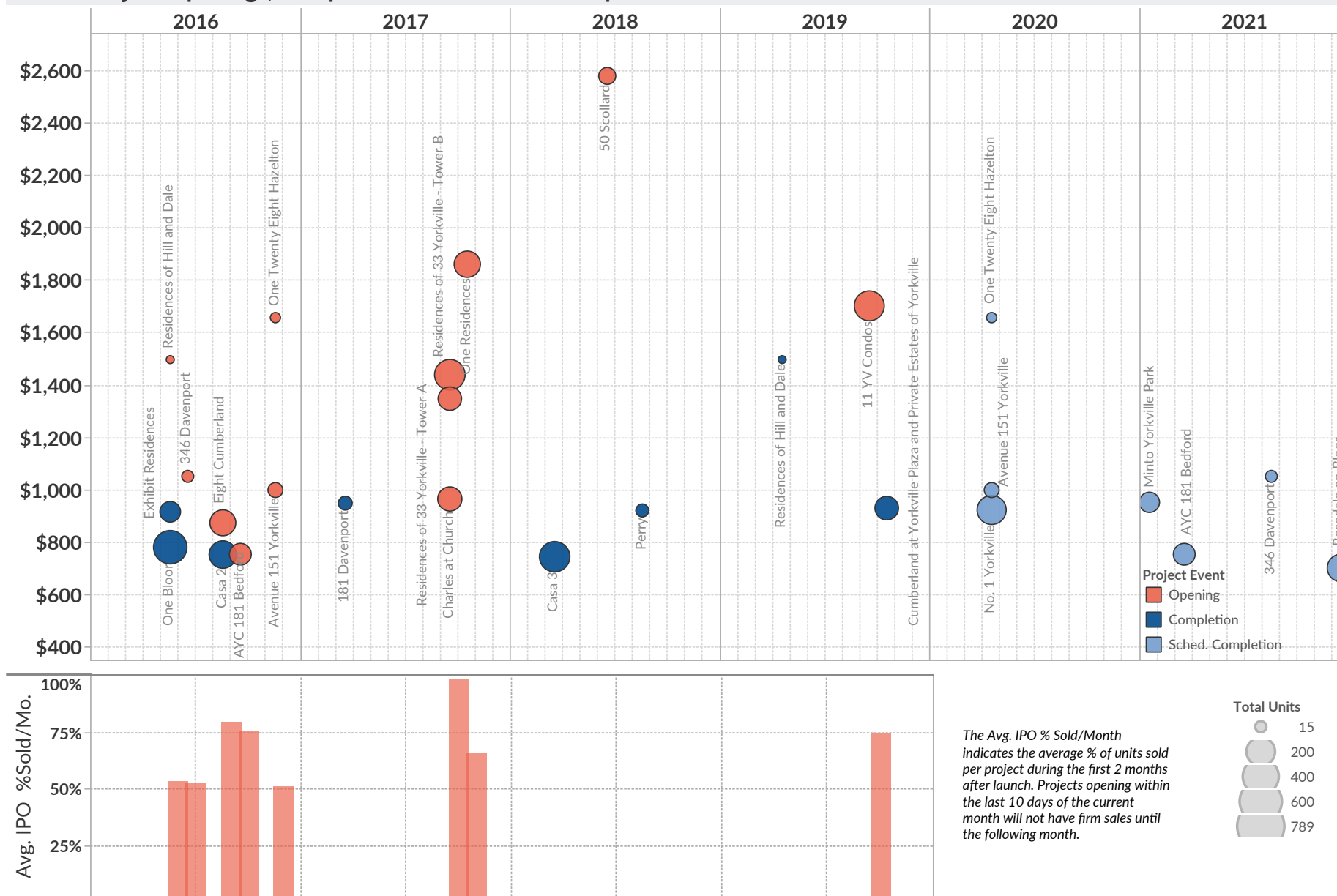
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	19	375
Total Units	8,068	202,805
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	10.4	6.2

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



Bloor - Yorkville Submarket Report - December 2019

Recent Project Openings, Completions & Scheduled Completions



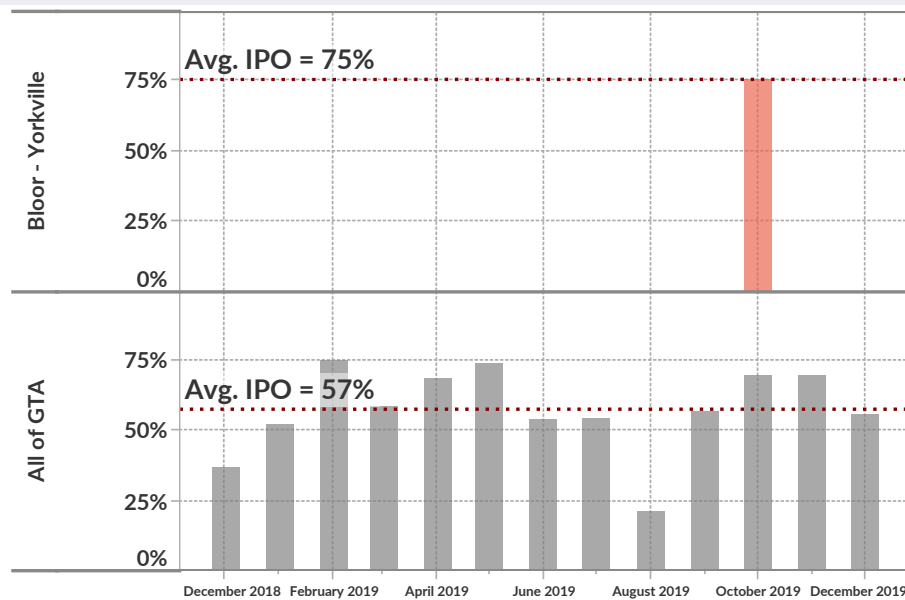
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Project Data by Unit Type

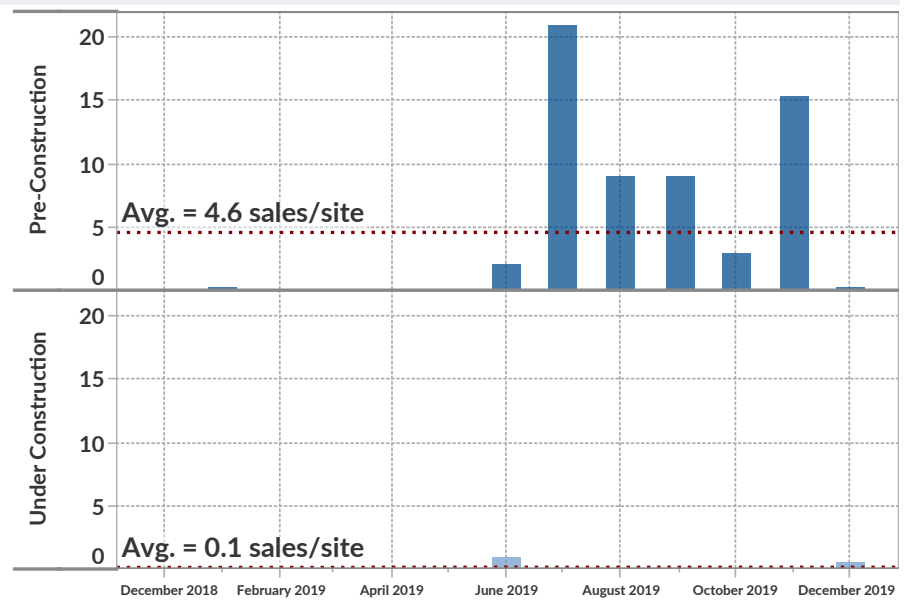
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	342	0	325	17
1 Bedroom	1,264	2	1,178	86
1 Bedroom + Den	1,253	0	1,212	41
2 Bedroom	1,551	1	1,466	85
2 Bedroom + Den	683	0	636	47
3 Bedroom & Up	278	0	219	59
Penthouse	17	1	10	7
Other	21	1	15	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,681	342	430	\$599,900	\$709,990
\$1,679	468	995	\$779,990	\$1,490,000
\$2,189	530	2,471	\$719,900	\$8,033,900
\$1,848	610	2,429	\$879,900	\$5,586,900
\$2,050	834	2,861	\$883,900	\$7,748,900
\$2,458	987	5,943	\$1,349,990	\$20,000,000
\$2,639	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)

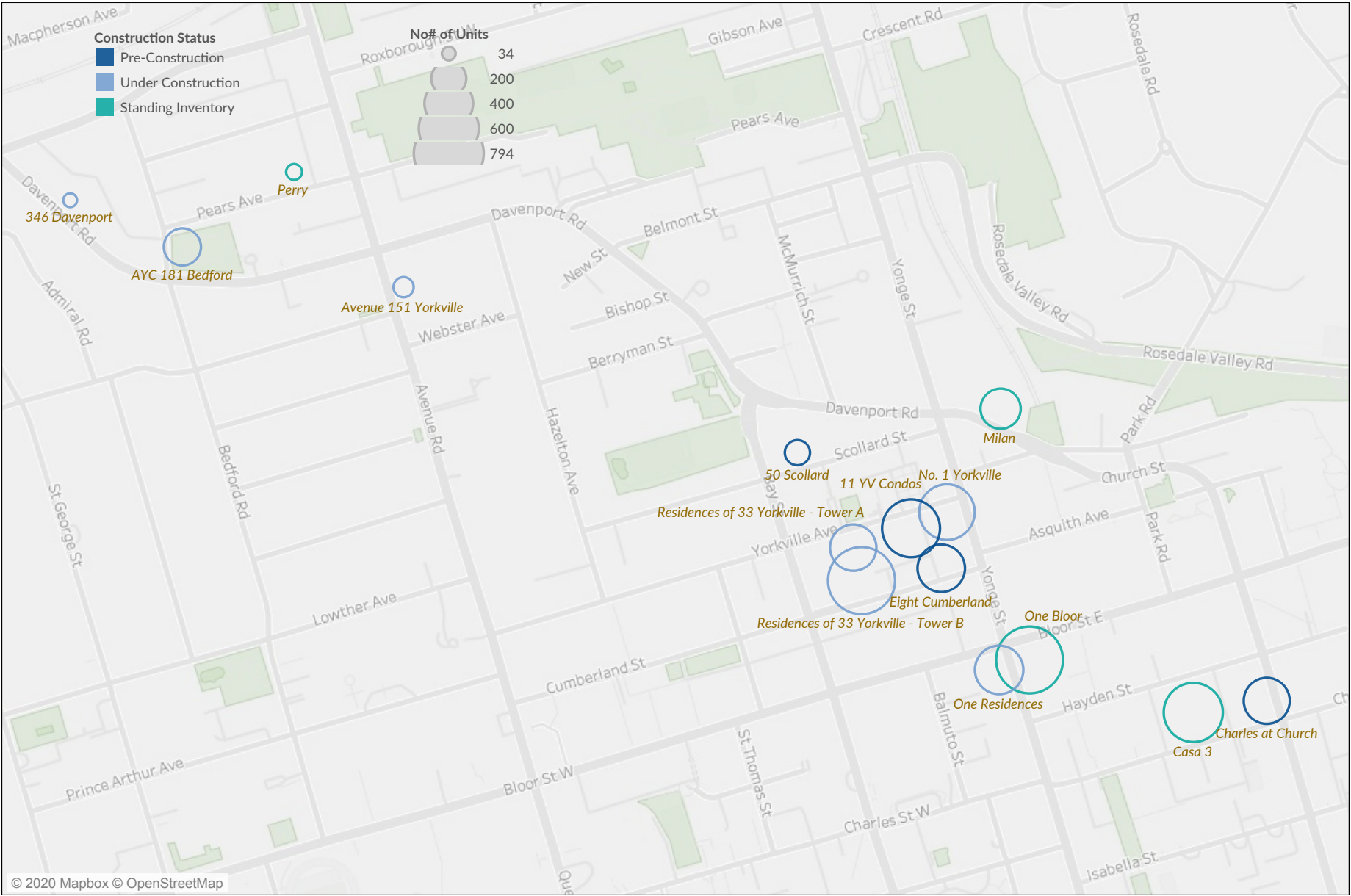


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - December 2019

Current Active Projects



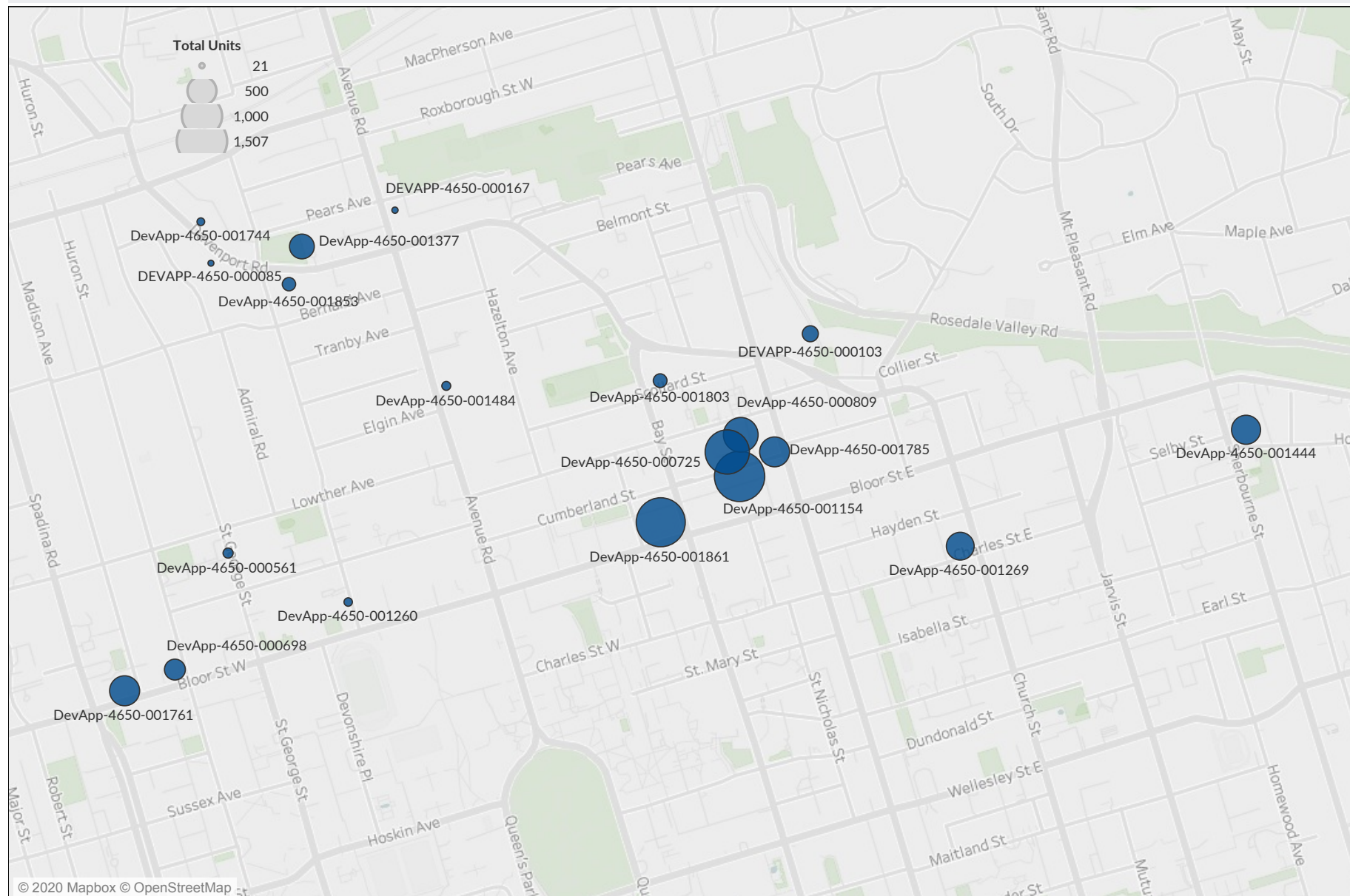
Bloor - Yorkville Submarket Report - December 2019

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	0	483	110	593	\$1,705	\$1,728
50 Scollard - Lanterra Developments	Apartment	March 2023	1	52	49	112	\$2,581	\$2,706
346 Davenport - Freed Developments Ltd.	Apartment	August 2021	1	3	5	34	\$1,055	\$1,512
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	April 2020	0	4	10	72	\$1,003	\$2,222
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	March 2021	0	0	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	3	0	618	\$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	0	19	58	399	\$878	\$1,666
Milan - Conservatory Group	Apartment	September 2014	0	8	13	286	\$705	\$1,112
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 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	3	5	7	45	\$925	\$1,533
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	18.4	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-4650-001744	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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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