



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of February 2020



Bloor - Yorkville Submarket Report - February 2020



Bloor - Yorkville		GTA
Active Projects	15	356
Total Units	5,708	94,976
Total Sales	5,122	78,256
Rem. Inv.	325	12,909
Avg. \$/SF	\$2,280	\$1,084
Avg. SF	1,400	951
Avg. \$	\$3,191,265	\$1,031,390
Current Month Sales (incl. active & sold out)	13	2,418

Development Applications

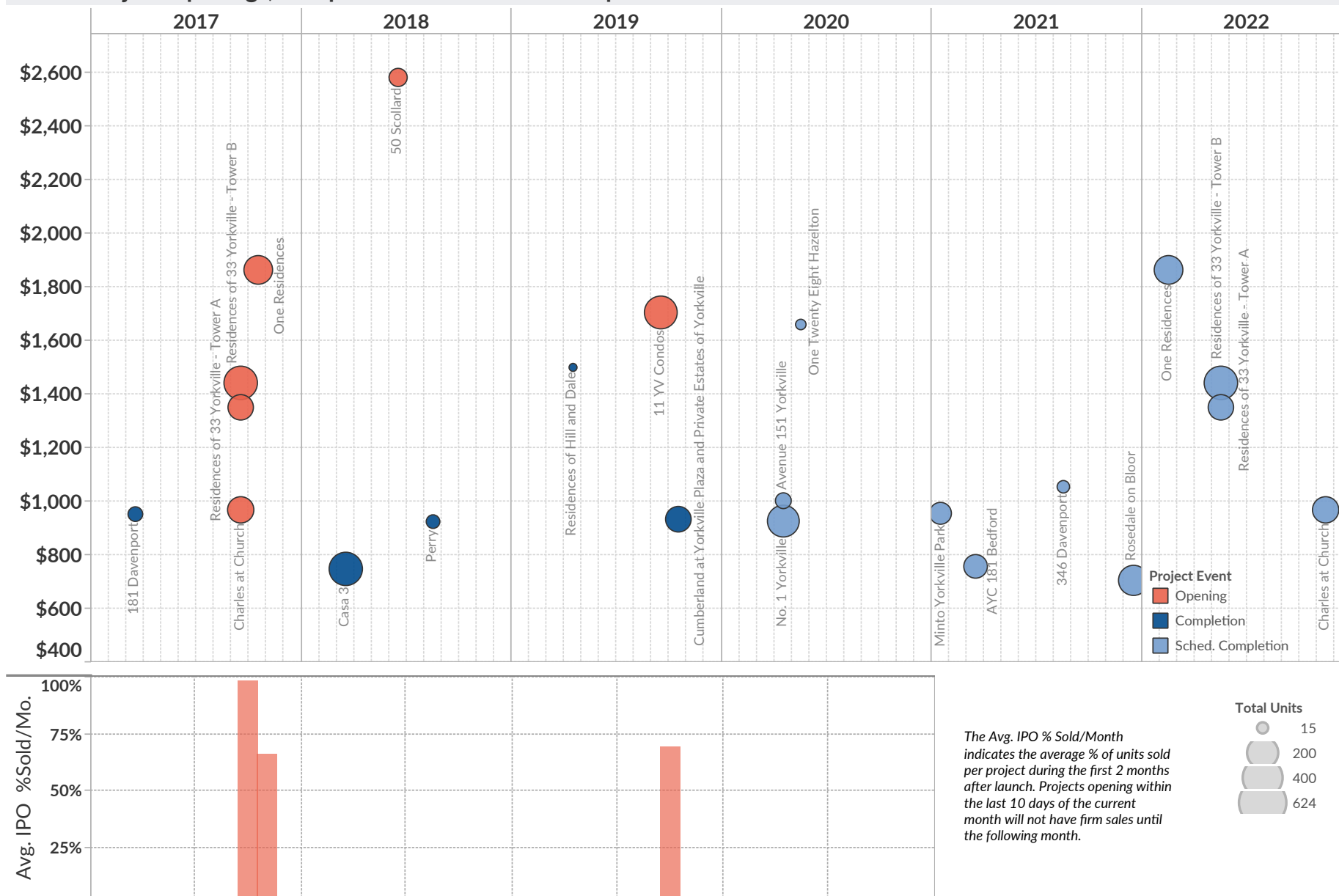
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	20	395
Total Units	8,168	219,390
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	10.1	6.4

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



Bloor - Yorkville Submarket Report - February 2020

Recent Project Openings, Completions & Scheduled Completions



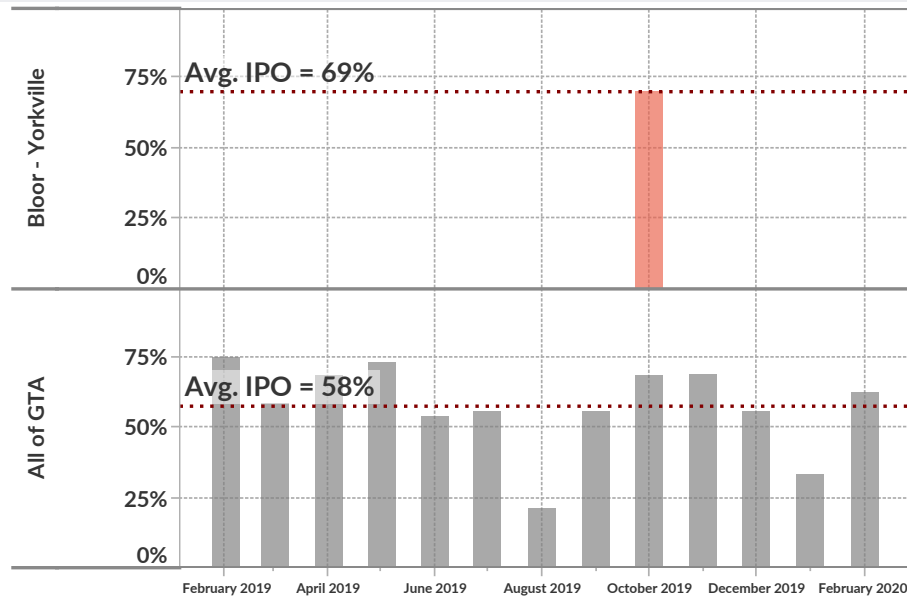
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Project Data by Unit Type

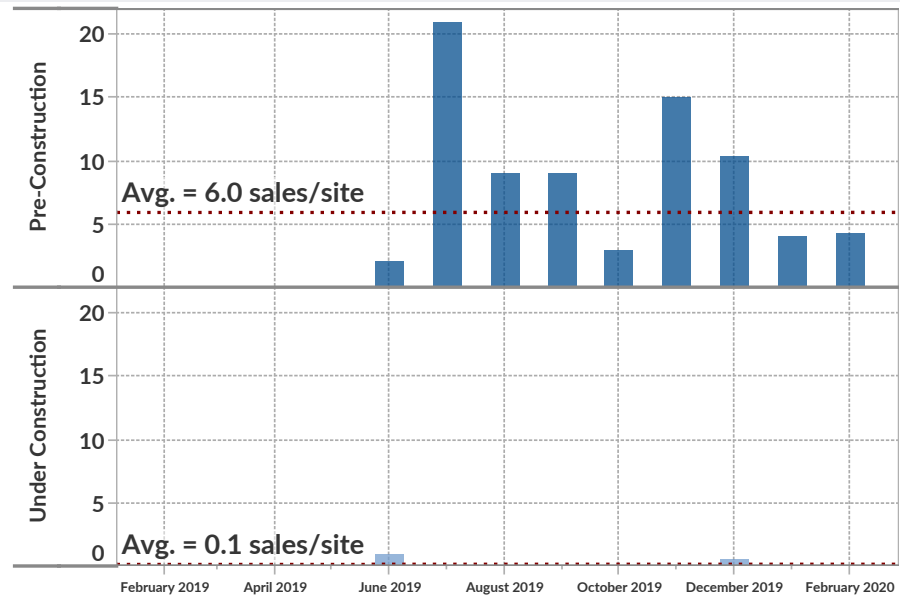
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	342	5	335	7
1 Bedroom	1,264	8	1,239	25
1 Bedroom + Den	1,253	0	1,220	46
2 Bedroom	1,551	0	1,502	100
2 Bedroom + Den	683	0	595	47
3 Bedroom & Up	278	0	190	87
Penthouse	17	0	10	7
Other	21	0	31	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	399	430	\$599,900	\$609,990
\$1,674	468	995	\$779,990	\$1,490,000
\$2,193	530	2,471	\$719,900	\$8,033,900
\$2,072	610	2,429	\$879,900	\$5,586,900
\$2,198	834	2,861	\$883,900	\$7,748,900
\$2,486	987	5,943	\$1,349,990	\$20,000,000
\$2,960	2,268	6,137	\$4,074,900	\$28,500,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

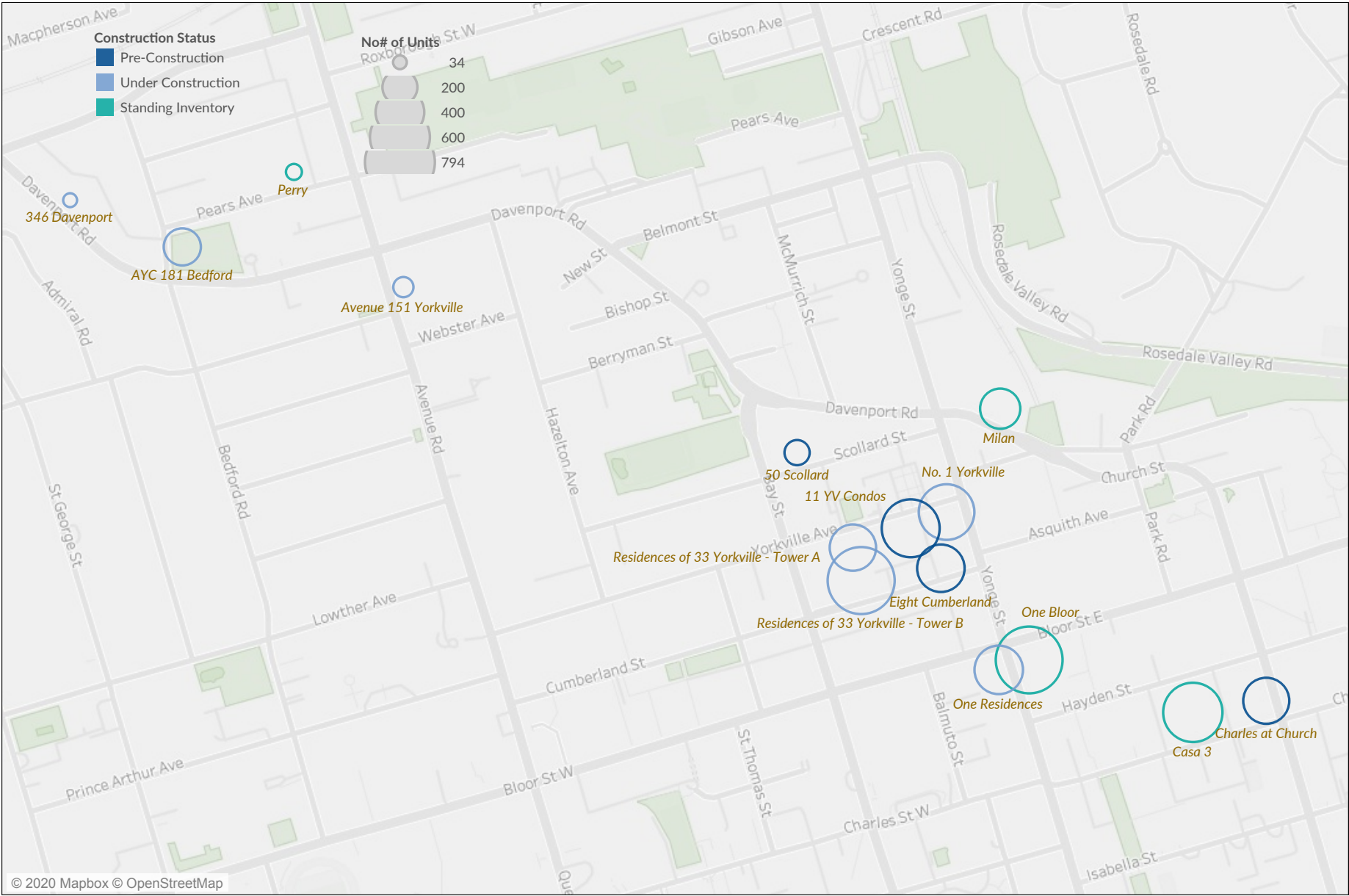


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



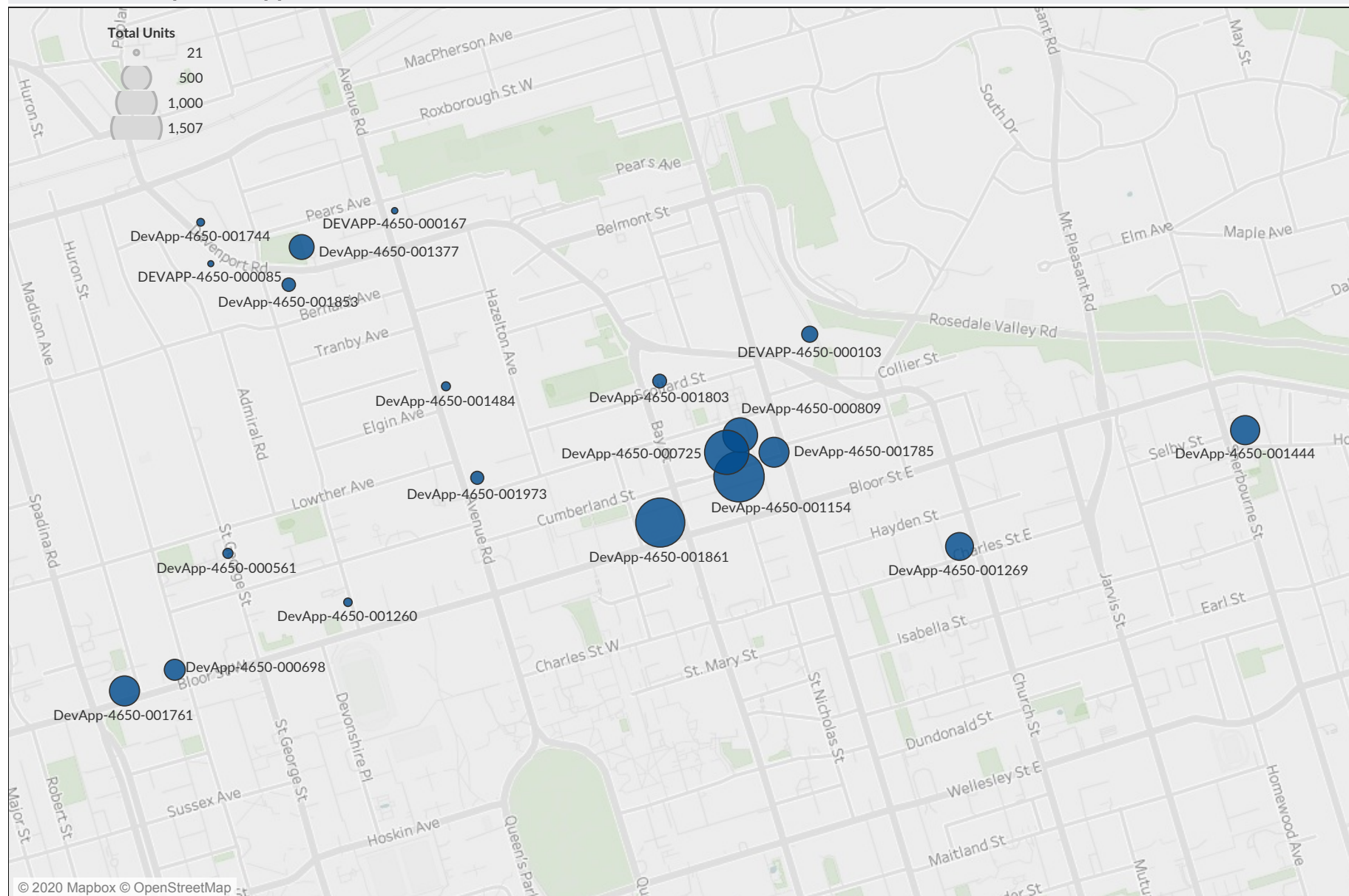
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
11 YV Condos - Metropia and Capital Developments and RioC..	Apartment	April 2024	13	25	87	593	\$1,705	\$1,858
50 Scollard - Lanterra Developments	Apartment	March 2023	0	0	49	112	\$2,581	\$2,706
346 Davenport - Freed Developments Ltd.	Apartment	August 2021	0	0	5	34	\$1,055	\$1,512
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	April 2020	0	0	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	0	0	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	0	0	58	399	\$878	\$1,666
Milan - Conservatory Group	Apartment	September 2014	0	300	13	286	\$705	\$1,112
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	547	\$927	\$2,119
One Bloor - Great Gulf	Apartment	May 2016	0	0	3	789	\$785	\$1,709
One Residences - Mizrahi Developments	Apartment	February 2022	0	0	84	416	\$1,864	\$2,591
Perry - Mansouri Living	Apartment	August 2018	0	0	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	10.9	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	5.5	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
DevApp-4650-001973	33 Avenue Road	9.8	100

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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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