



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of March 2020



Bloor - Yorkville Submarket Report - March 2020



Bloor - Yorkville		GTA
Active Projects	16	356
Total Units	6,184	94,959
Total Sales	5,410	80,698
Rem. Inv.	241	10,083
Avg. \$/SF	\$2,359	\$1,080
Avg. SF	1,553	981
Avg. \$	\$3,662,910	\$1,059,142
Current Month Sales (incl. active & sold out)	82	2,840

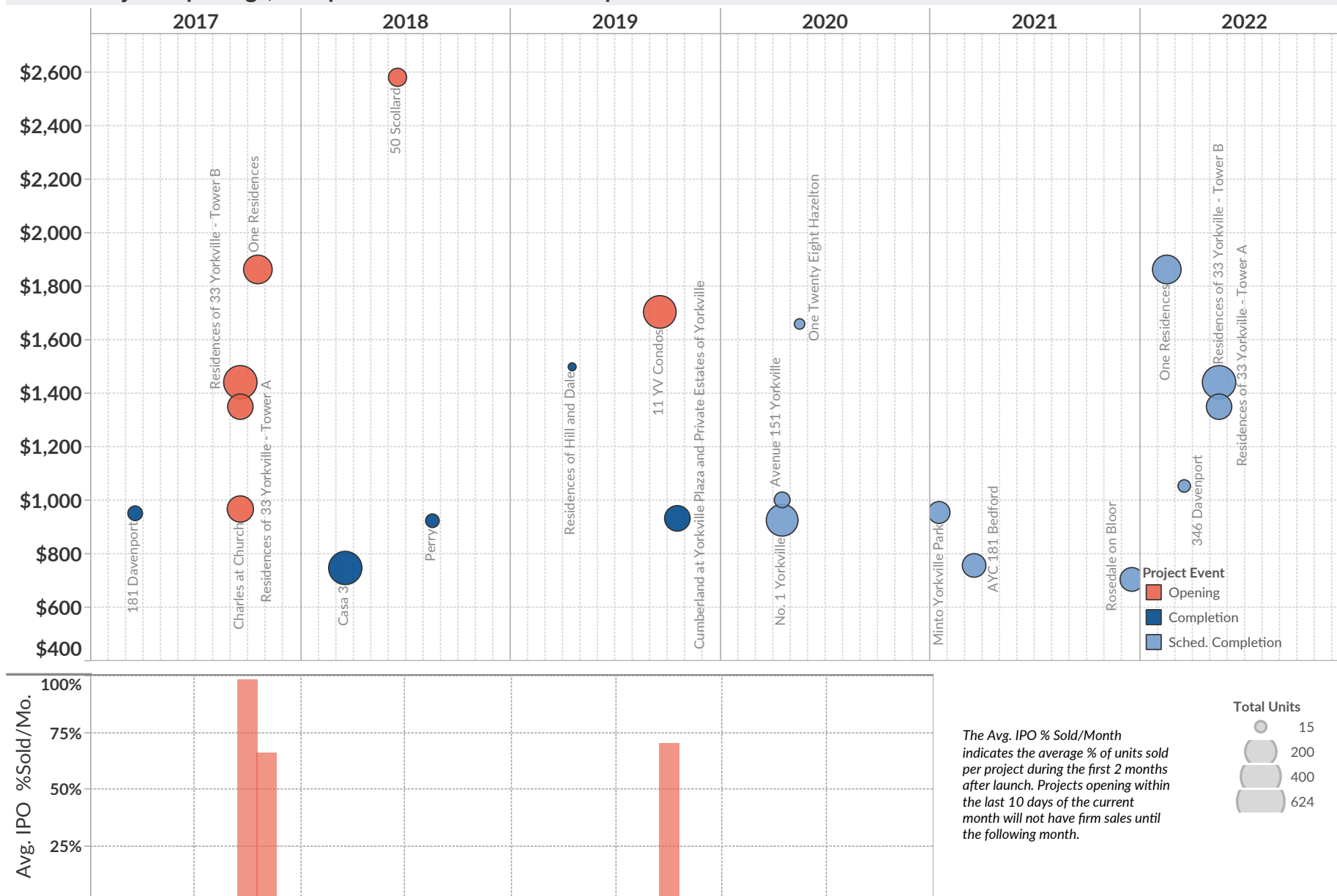
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	21	387
Total Units	8,252	215,812
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	10.2	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



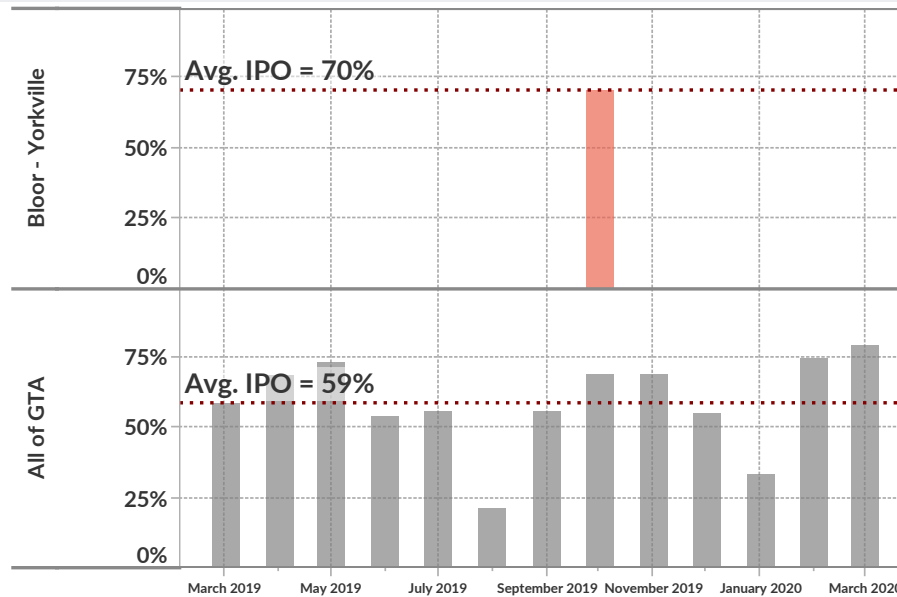
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Project Data by Unit Type

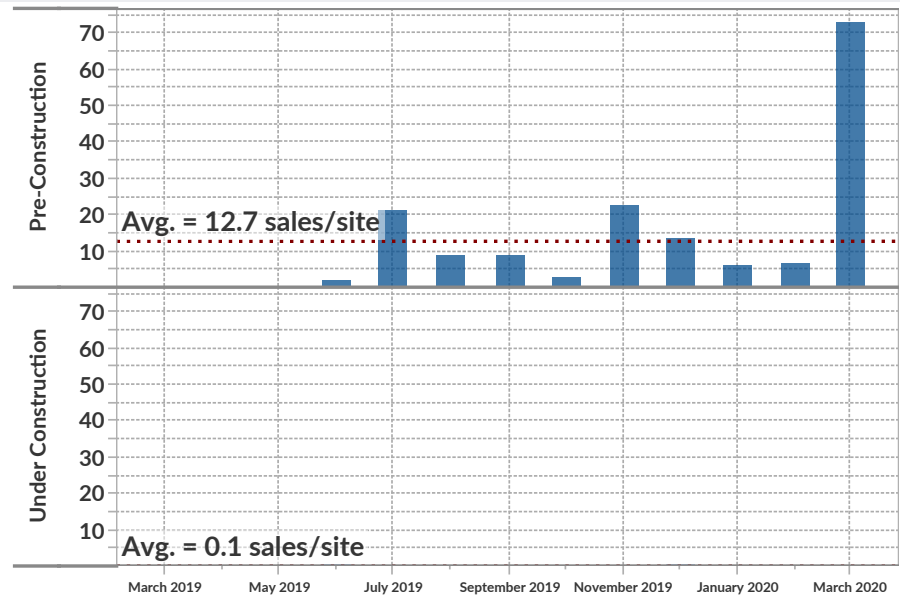
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	380	6	373	7
1 Bedroom	1,241	1	1,217	24
1 Bedroom + Den	1,377	3	1,342	35
2 Bedroom	1,654	33	1,587	67
2 Bedroom + Den	683	0	636	47
3 Bedroom & Up	278	39	230	48
Penthouse	17	0	10	7
Other	21	0	15	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,459	399	430	\$599,900	\$609,990
\$1,690	468	642	\$779,990	\$1,160,000
\$1,821	530	1,293	\$719,900	\$2,790,900
\$2,203	610	2,471	\$919,900	\$8,033,900
\$2,201	834	2,861	\$883,900	\$7,748,900
\$2,735	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)

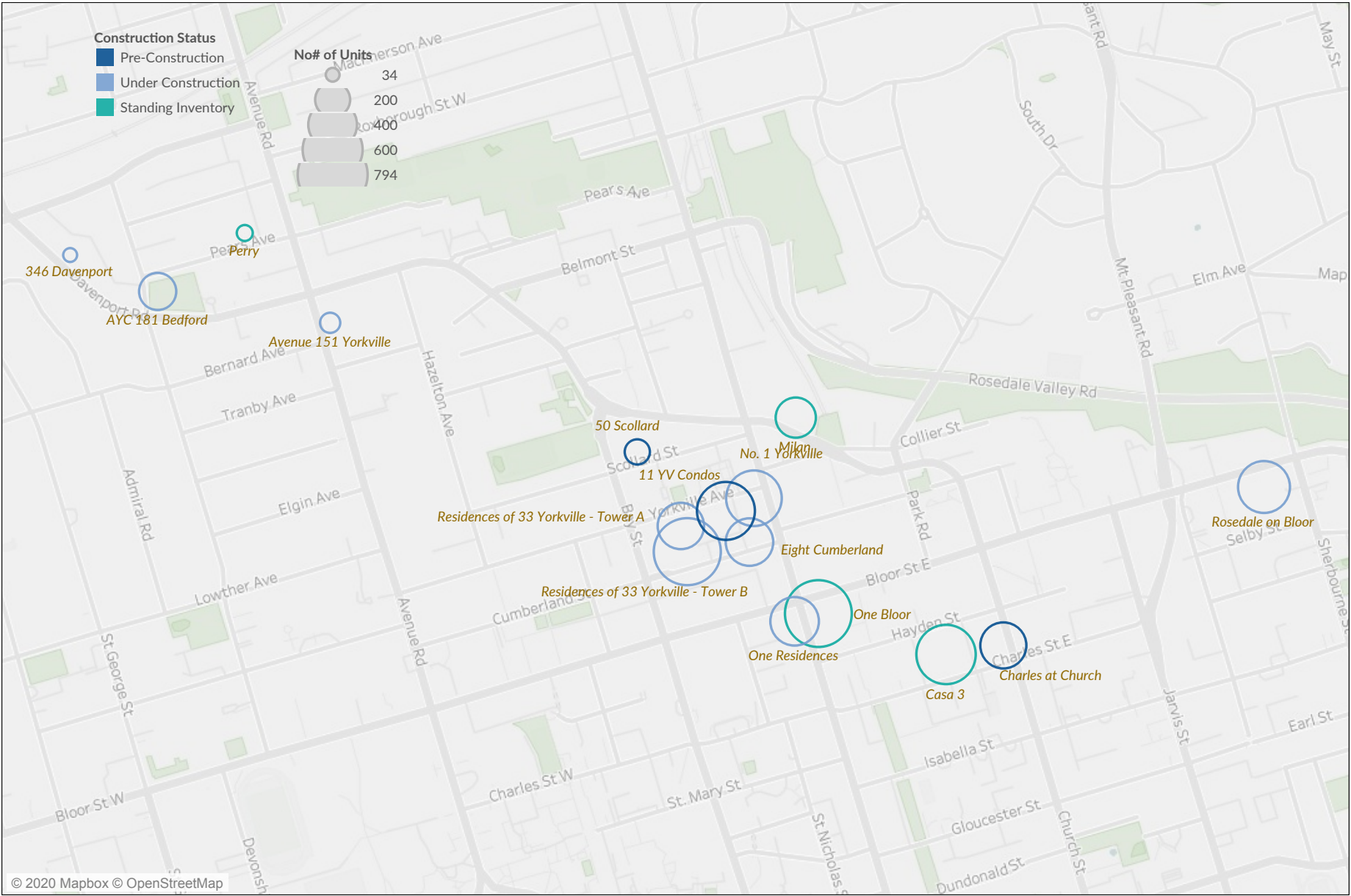


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



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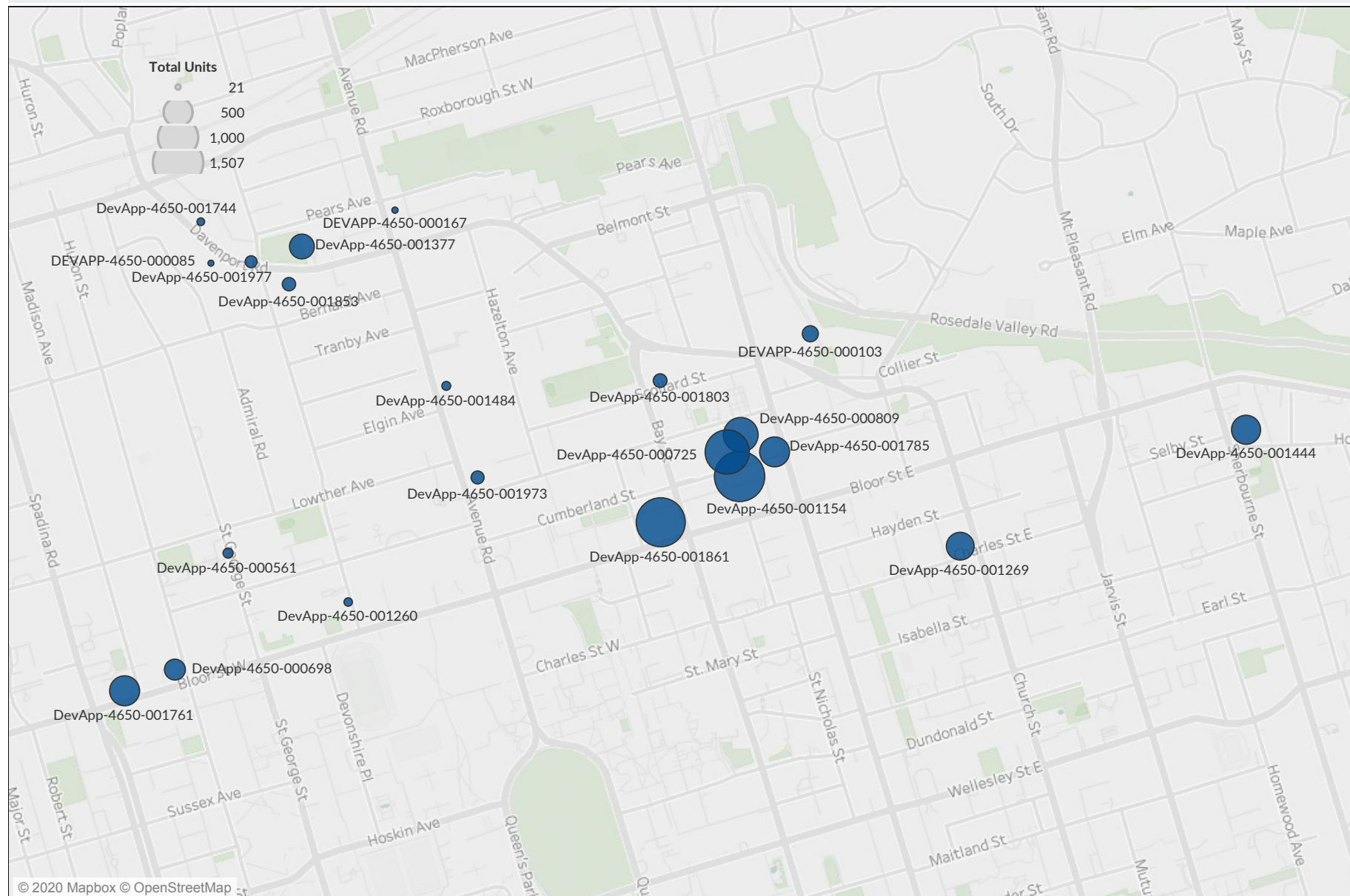
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Current Active Project List

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	73	98	12	593	\$1,705	\$1,919
50 Scollard - Lanterra Developments	Apartment	March 2023	2	2	47	112	\$2,581	\$2,802
346 Davenport - Freed Developments Ltd.	Apartment	March 2022	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	March 2023	0	0	0	375	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	January 2023	0	0	58	399	\$878	\$1,665
Milan - Conservatory Group	Apartment	September 2014	6	6	7	286	\$705	\$1,104
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	\$2,519
Perry - Mansouri Living	Apartment	August 2018	1	1	6	45	\$925	\$1,499
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
Rosedale on Bloor - Gupta Group	Apartment	December 2021	0	0	0	476	\$706	\$696

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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
DevApp-4650-001977	314 Davenport Road	10.6	84

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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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