



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of April 2020



Bloor - Yorkville Submarket Report - April 2020



Bloor - Yorkville		GTA
Active Projects	16	358
Total Units	6,218	94,800
Total Sales	5,414	80,443
Rem. Inv.	178	9,931
Avg. \$/SF	\$2,457	\$1,080
Avg. SF	1,844	979
Avg. \$	\$4,531,312	\$1,057,613
Current Month Sales (incl. active & sold out)	4	470

Development Applications

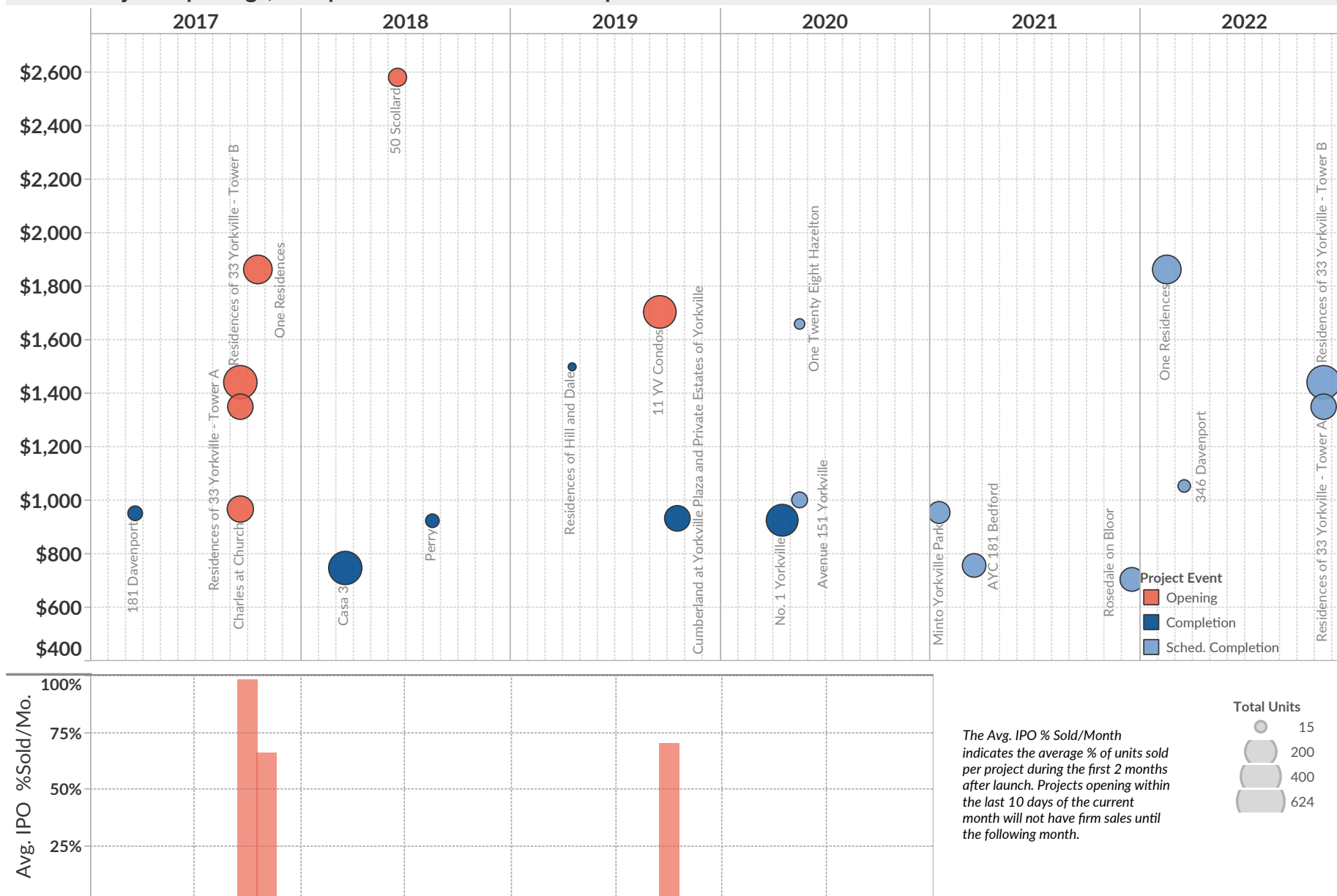
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	22	383
Total Units	8,278	214,454
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	44.5	44.5
Avg. Floor Space Index	9.6	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



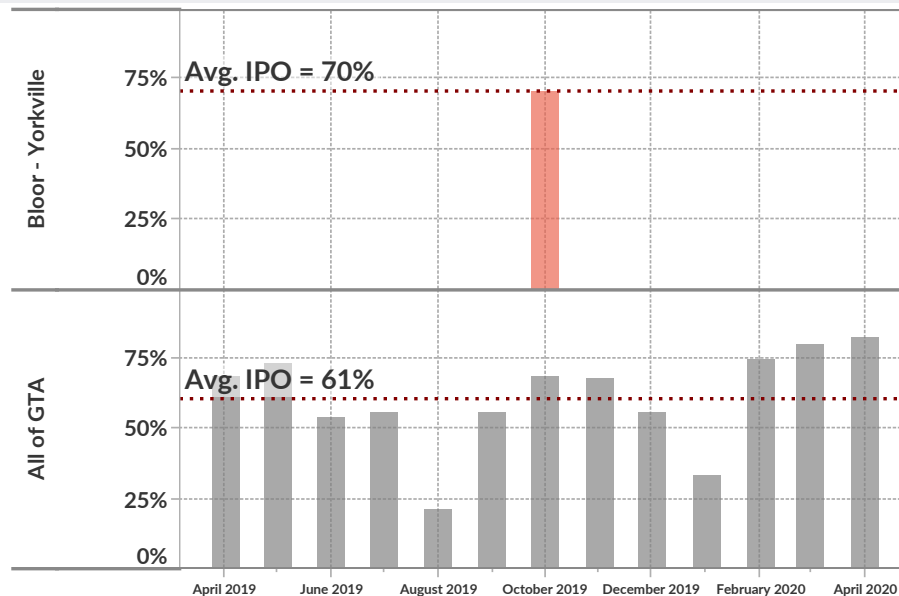
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Project Data by Unit Type

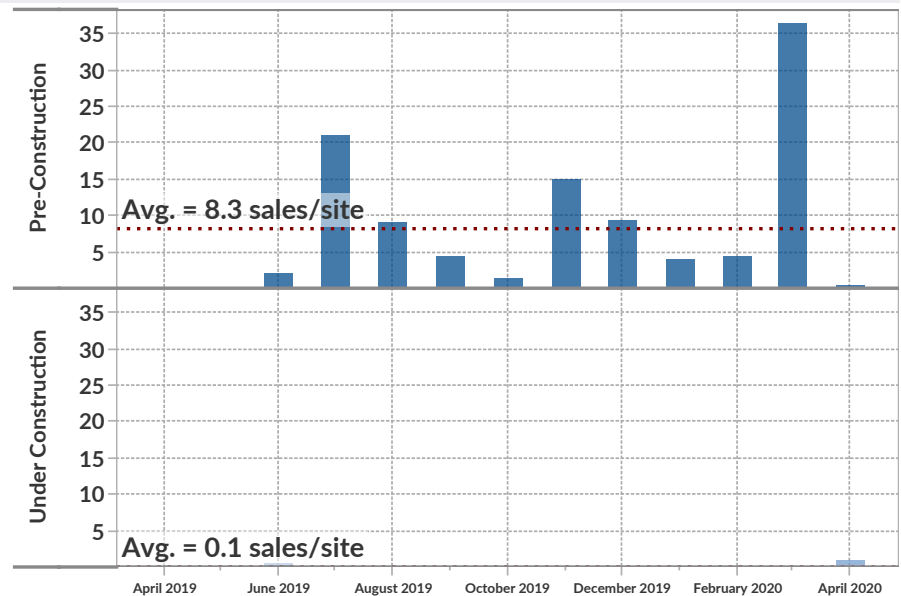
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	373	0	373	0
1 Bedroom	1,218	1	1,218	0
1 Bedroom + Den	1,363	0	1,342	21
2 Bedroom	1,649	0	1,587	62
2 Bedroom + Den	674	1	637	37
3 Bedroom & Up	277	2	232	45
Penthouse	17	0	10	7
Other	21	0	15	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,834	530	1,293	\$719,900	\$2,790,900
\$2,274	610	2,471	\$919,900	\$8,033,900
\$2,284	834	2,861	\$883,900	\$7,748,900
\$2,763	987	5,943	\$1,768,990	\$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)

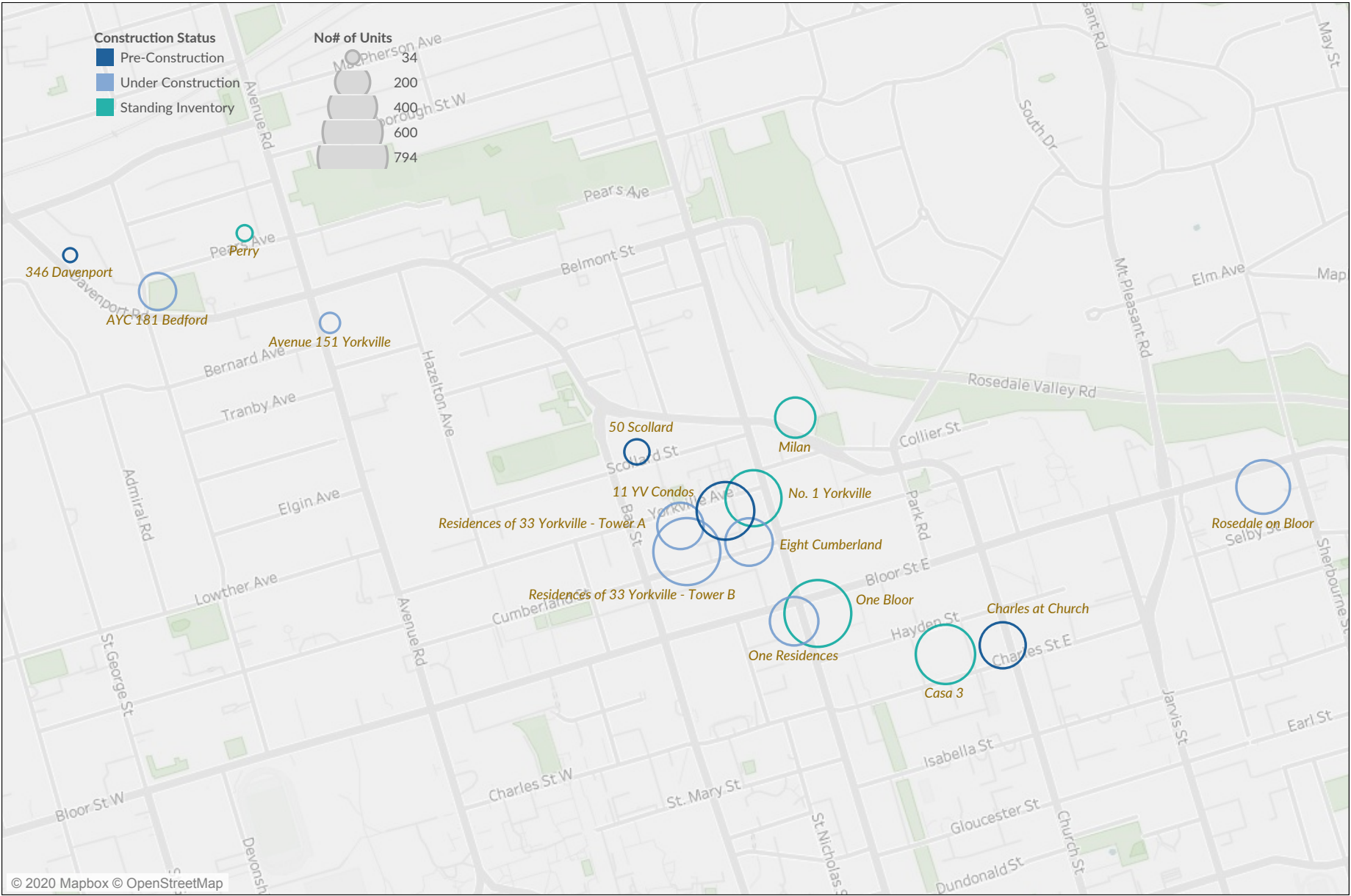


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



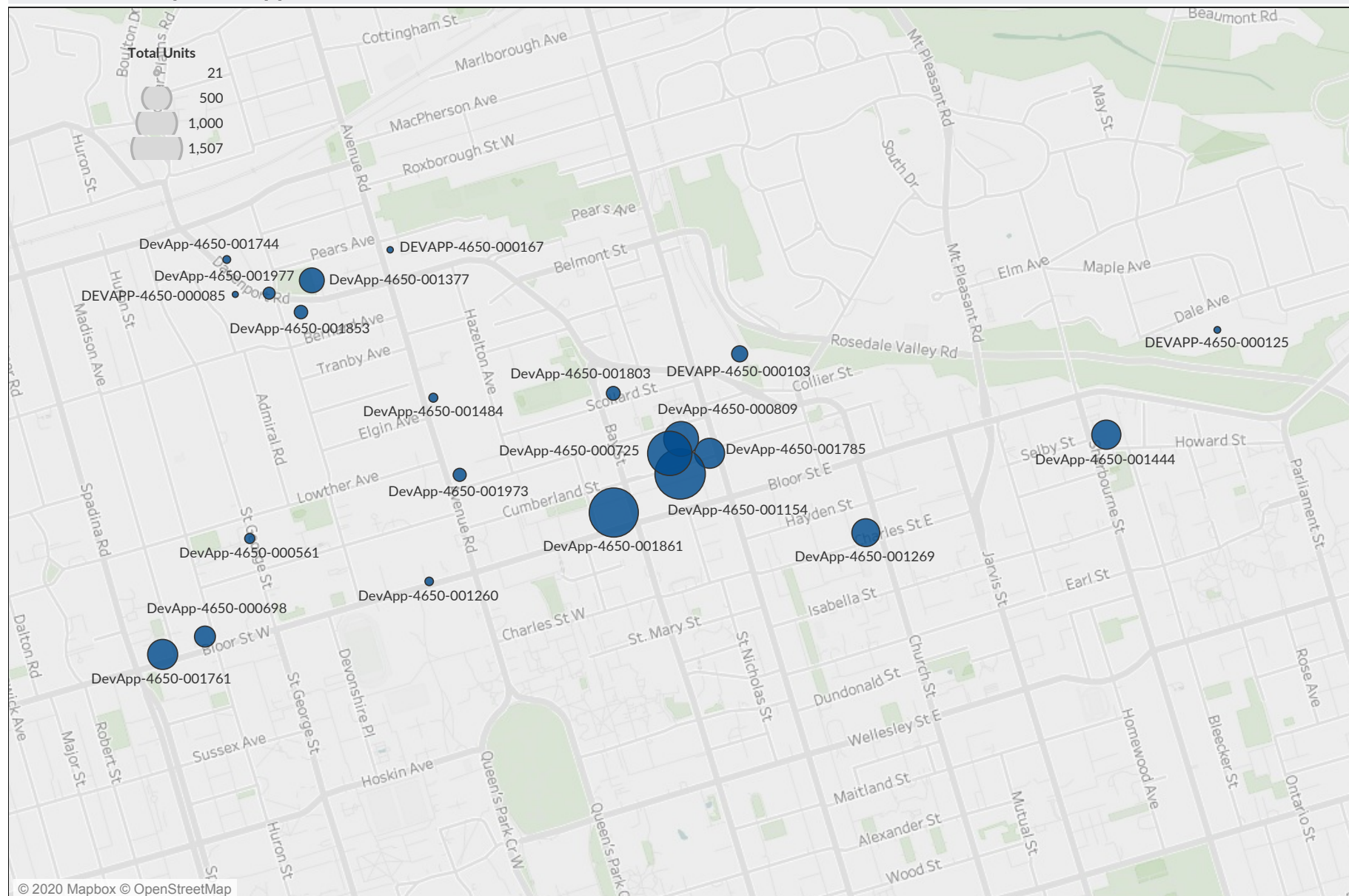
Bloor - Yorkville Submarket Report - April 2020

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	1	99	10	587	\$1,705	\$1,934
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	47	112	\$2,581	\$2,819
346 Davenport - Freed Developments Ltd.	Apartment	March 2022	0	0	5	34	\$1,055	\$1,512
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	3	3	7	72	\$1,003	\$2,221
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	0	399	\$878	\$1,665
Milan - Conservatory Group	Apartment	September 2014	0	6	7	286	\$705	\$1,104
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	555	\$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	0	1	6	45	\$925	\$1,499
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	November 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	November 2022	0	0	0	794	\$1,442	\$1,459
Rosedale on Bloor - Gupta Group	Apartment	December 2021	0	0	0	508	\$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-4650-000125	5 - 9 Dale Avenue	2.4	26
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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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