



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of June 2020



Bloor - Yorkville Submarket Report - June 2020



Bloor - Yorkville		GTA
Active Projects	15	360
Total Units	5,973	95,384
Total Sales	5,172	80,981
Rem. Inv.	176	9,679
Avg. \$/SF	\$2,412	\$1,092
Avg. SF	1,894	984
Avg. \$	\$4,568,809	\$1,073,753
Current Month Sales (incl. active & sold out)	2	744

Development Applications

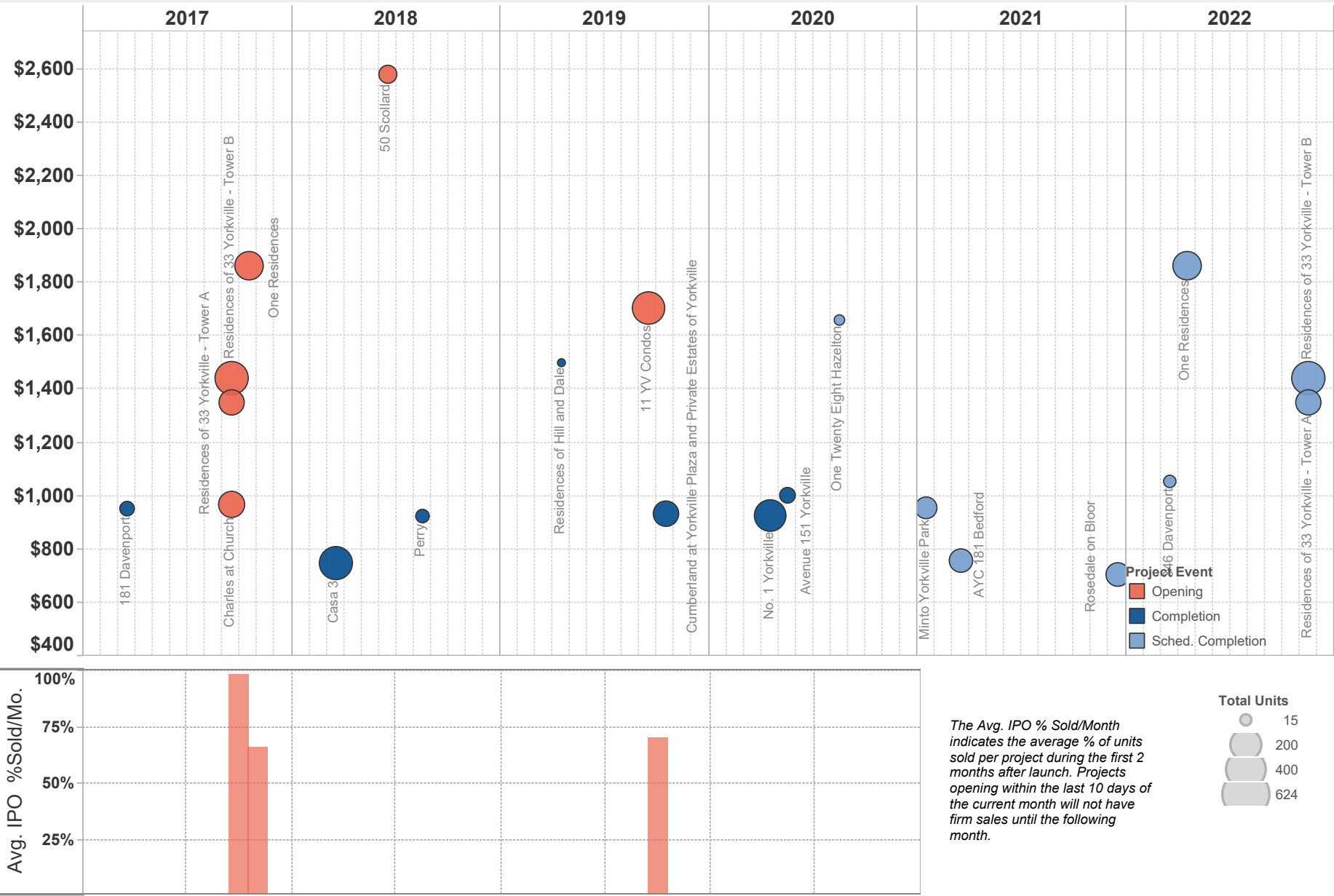
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	24	400
Total Units	8,932	226,181
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.1	6.6

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



Bloor - Yorkville Submarket Report - June 2020

Recent Project Openings, Completions & Scheduled Completions



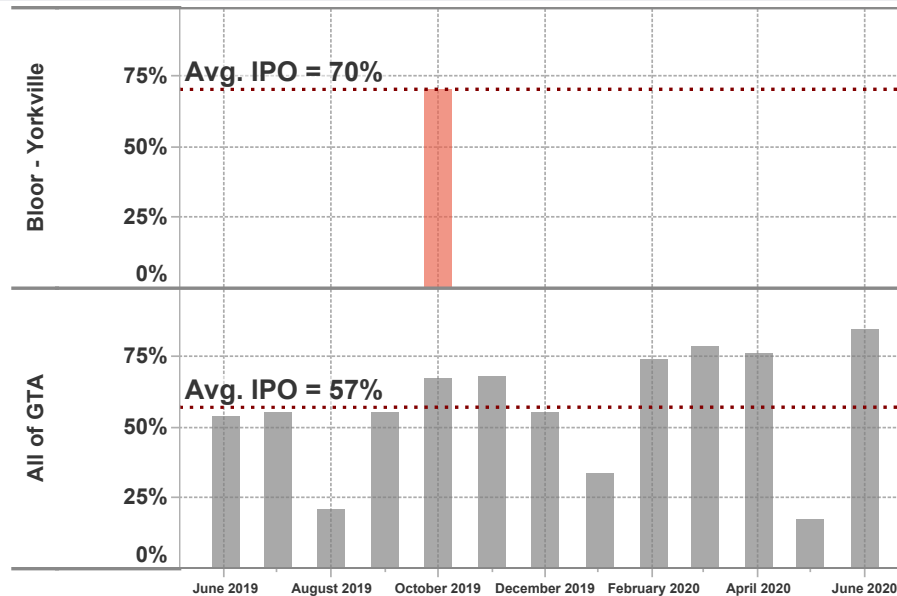
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Project Data by Unit Type

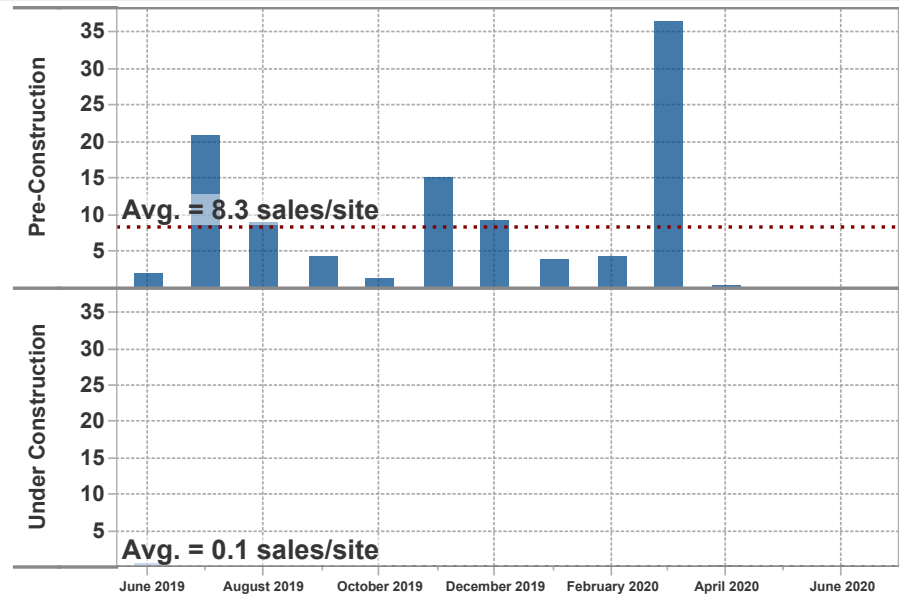
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	373	0	373	0
1 Bedroom	1,218	0	1,218	0
1 Bedroom + Den	1,317	1	1,295	22
2 Bedroom	1,557	0	1,496	61
2 Bedroom + Den	626	0	588	38
3 Bedroom & Up	228	1	183	45
Penthouse	17	0	10	7
Other	12	0	9	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,581	530	2,471	\$719,900	\$2,750,900
\$2,235	792	2,471	\$919,900	\$7,500,900
\$2,261	1,155	2,861	\$1,670,000	\$7,075,900
\$2,730	987	5,943	\$1,947,990	\$19,000,000
\$2,960	2,268	6,137	\$4,074,900	\$28,500,000
\$1,133	1,386	1,461	\$1,579,900	\$1,644,900

IPO Launch Performance (first 2 months)

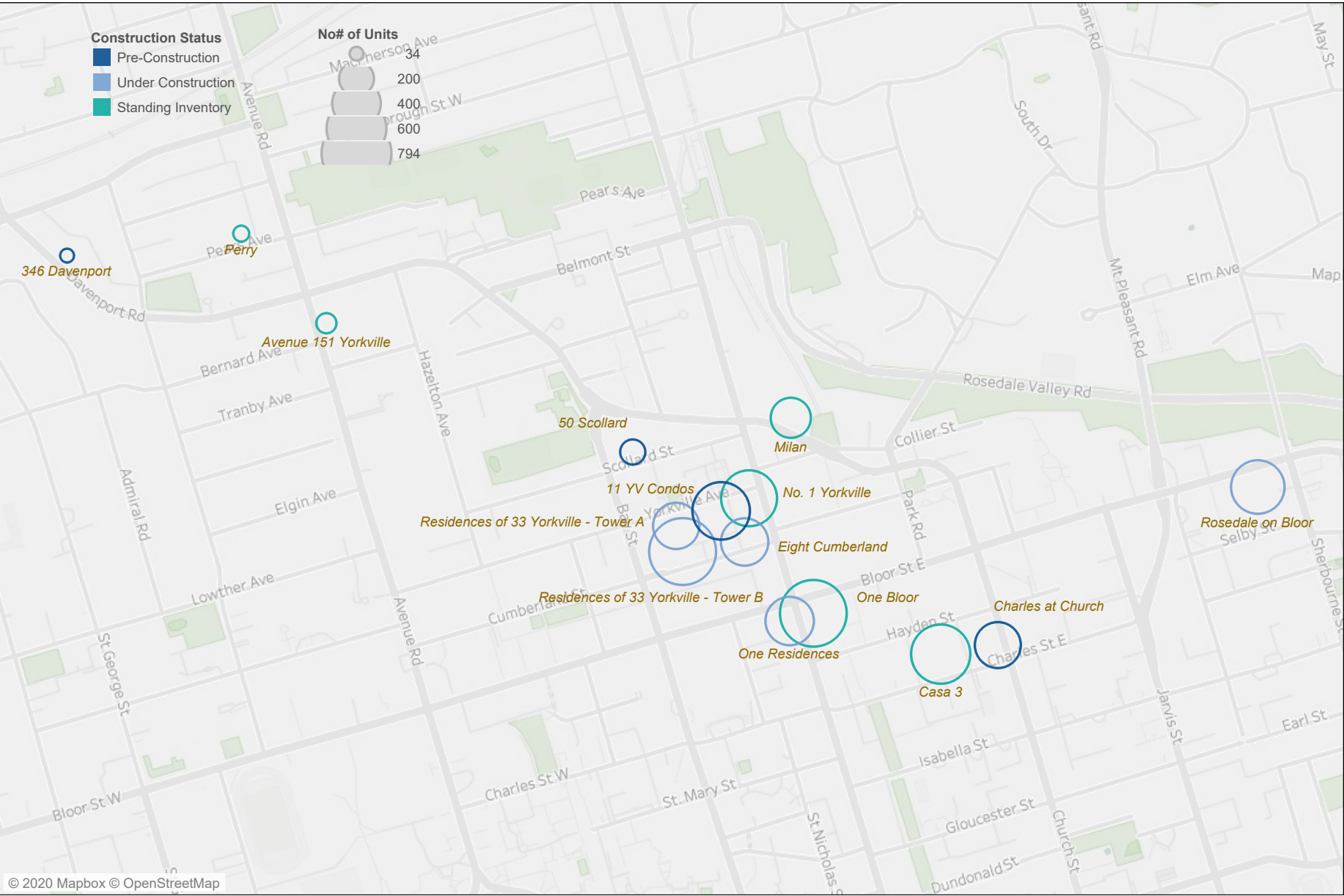


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - June 2020

Current Active Projects



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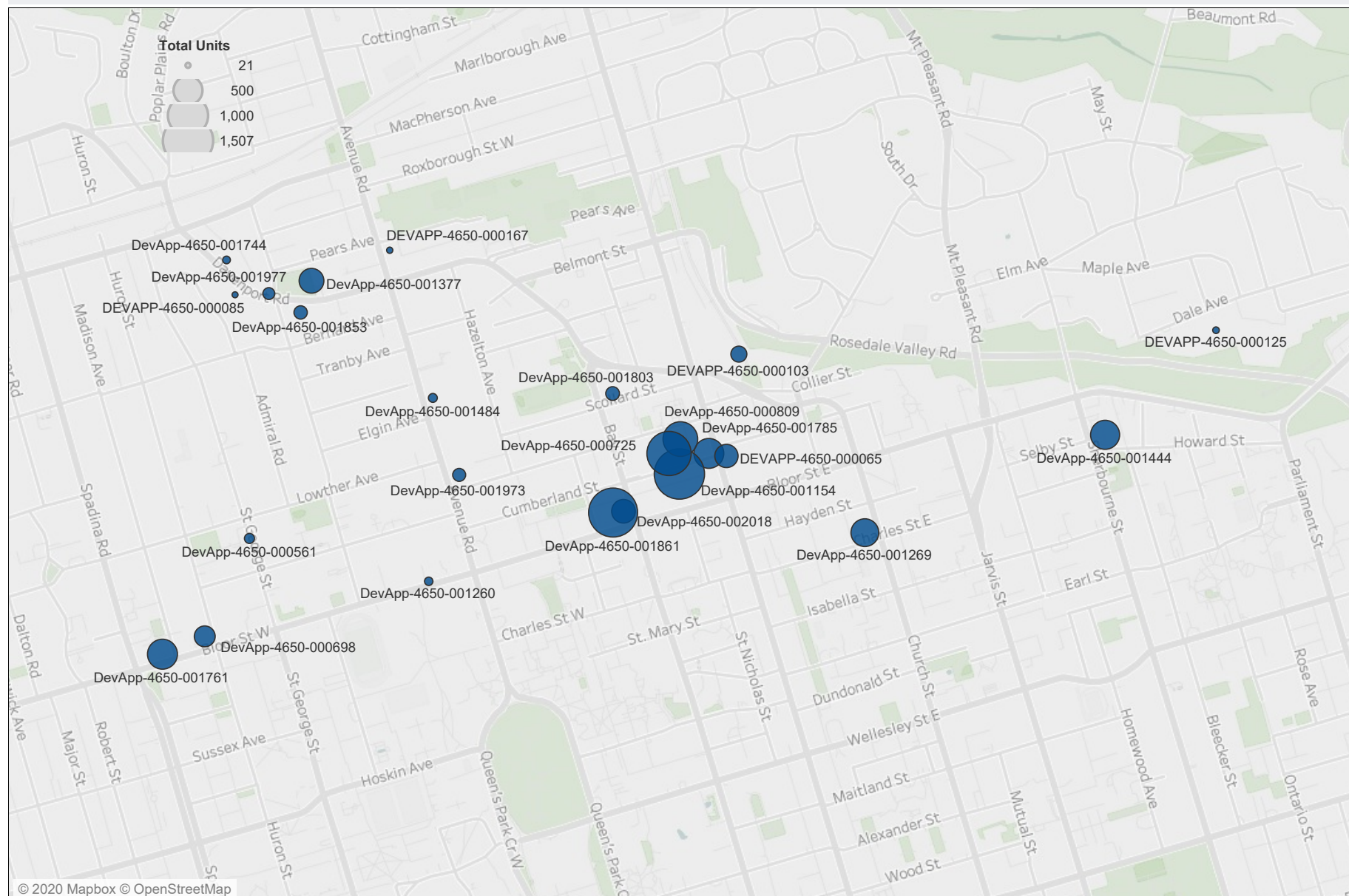
Bloor - Yorkville Submarket Report - June 2020

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 Rio..	Apartment	April 2024	0	99	10	586	\$1,705	\$2,397
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	0	1	10	72	\$1,003	\$2,138
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	5	8	286	\$705	\$1,103
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	April 2022	0	0	84	416	\$1,864	\$2,519
Perry - Mansouri Living	Apartment	August 2018	2	3	4	45	\$925	\$1,458
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-4650-000065	767 - 773 Yonge Street	22.3	322
DEVAPP-4650-000085	321 Davenport Road	7.0	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	20.6	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
DevApp-4650-002018	1200 Bay Street	61.7	332

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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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