



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of September 2020



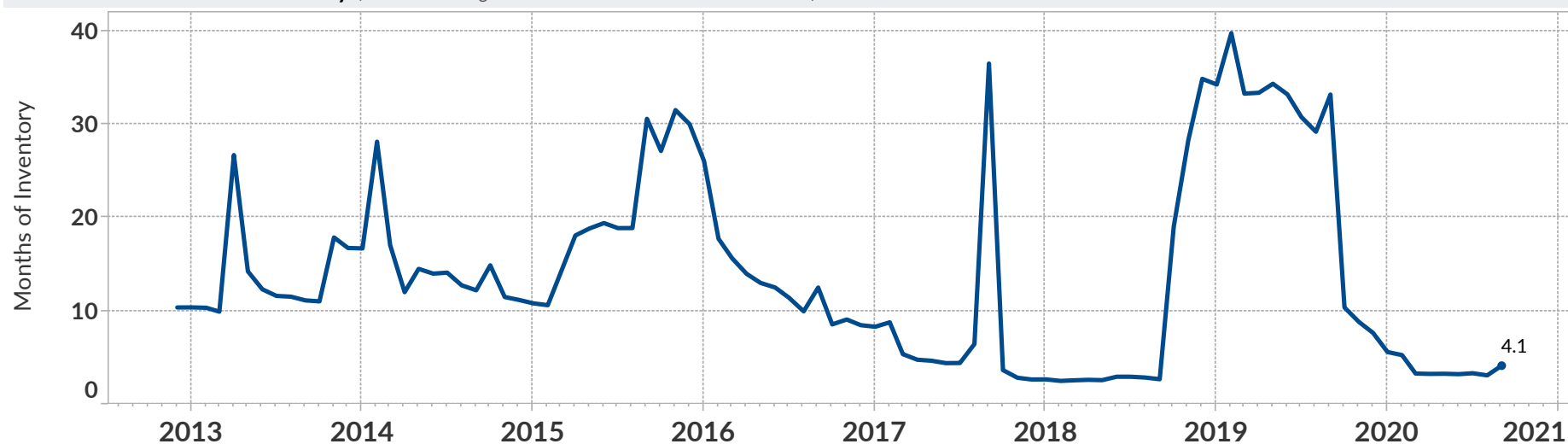
Bloor - Yorkville Submarket Report - September 2020



Bloor - Yorkville		GTA
Active Projects	13	348
Total Units	4,898	91,264
Total Sales	4,083	76,516
Rem. Inv.	165	10,768
Avg. \$/SF	\$2,581	\$1,148
Avg. SF	1,856	965
Avg. \$	\$4,788,810	\$1,108,137
Current Month Sales (incl. active & sold out)	0	2,603

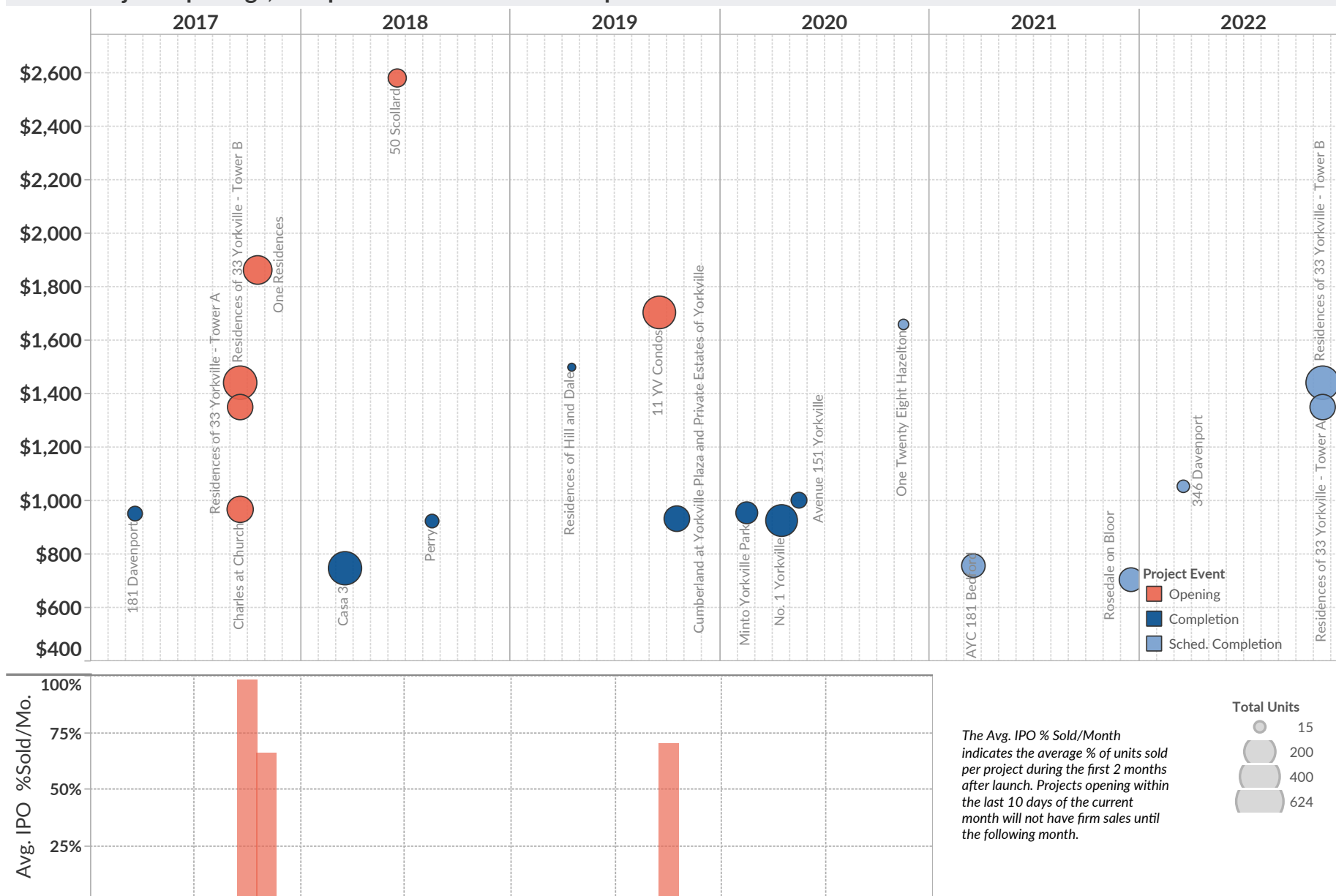
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	25	427
Total Units	9,336	240,396
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.0	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



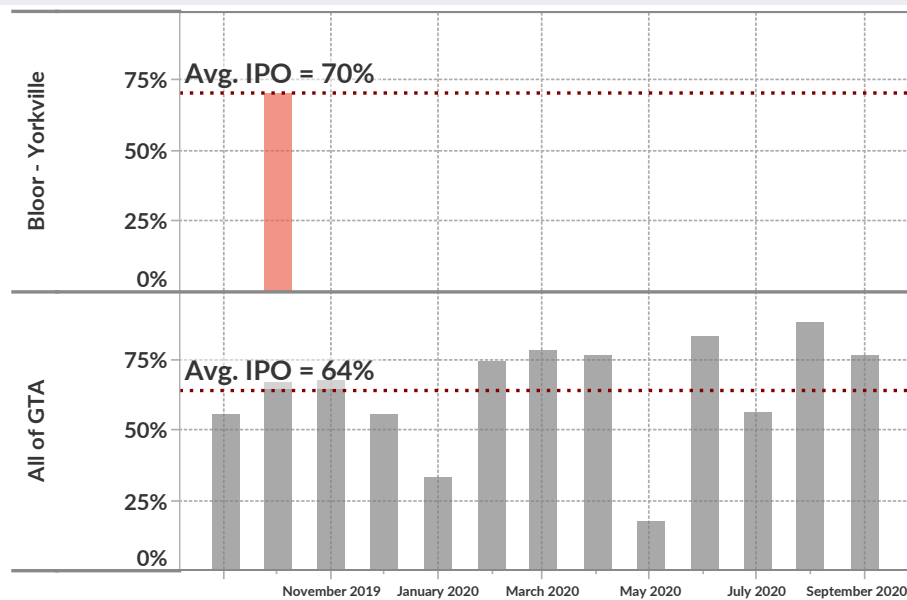
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Project Data by Unit Type

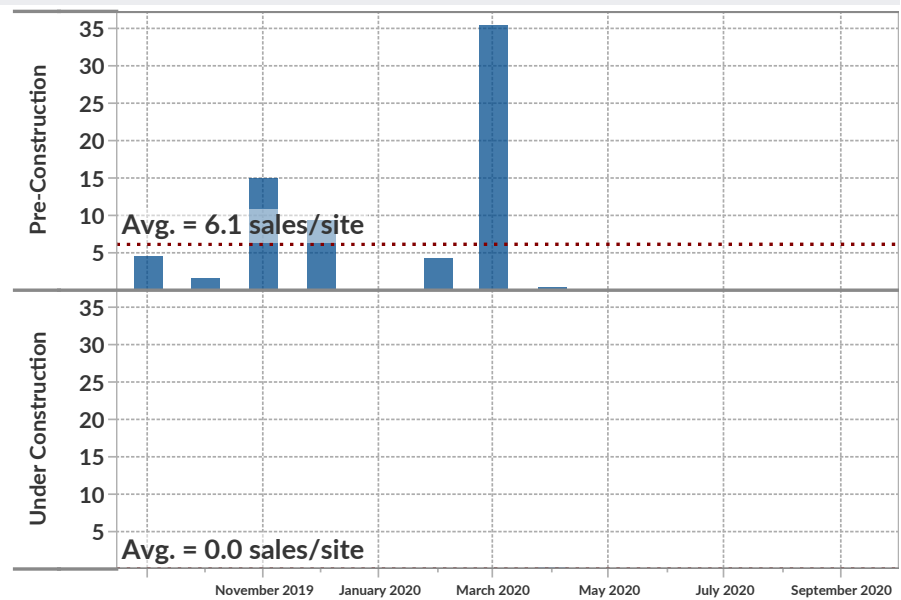
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	373	0	373	0
1 Bedroom	1,078	0	1,078	0
1 Bedroom + Den	961	0	945	16
2 Bedroom	1,272	0	1,210	62
2 Bedroom + Den	318	0	280	38
3 Bedroom & Up	224	0	179	45
Penthouse	13	0	9	4
Other	9	0	9	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,236	530	1,293	\$929,000	\$2,975,900
\$2,296	792	2,471	\$1,660,000	\$7,500,900
\$2,312	1,155	2,861	\$1,670,000	\$7,075,900
\$2,792	987	5,943	\$1,947,990	\$19,000,000
\$4,069	2,268	6,137	\$4,074,900	\$29,900,000

IPO Launch Performance (first 2 months)

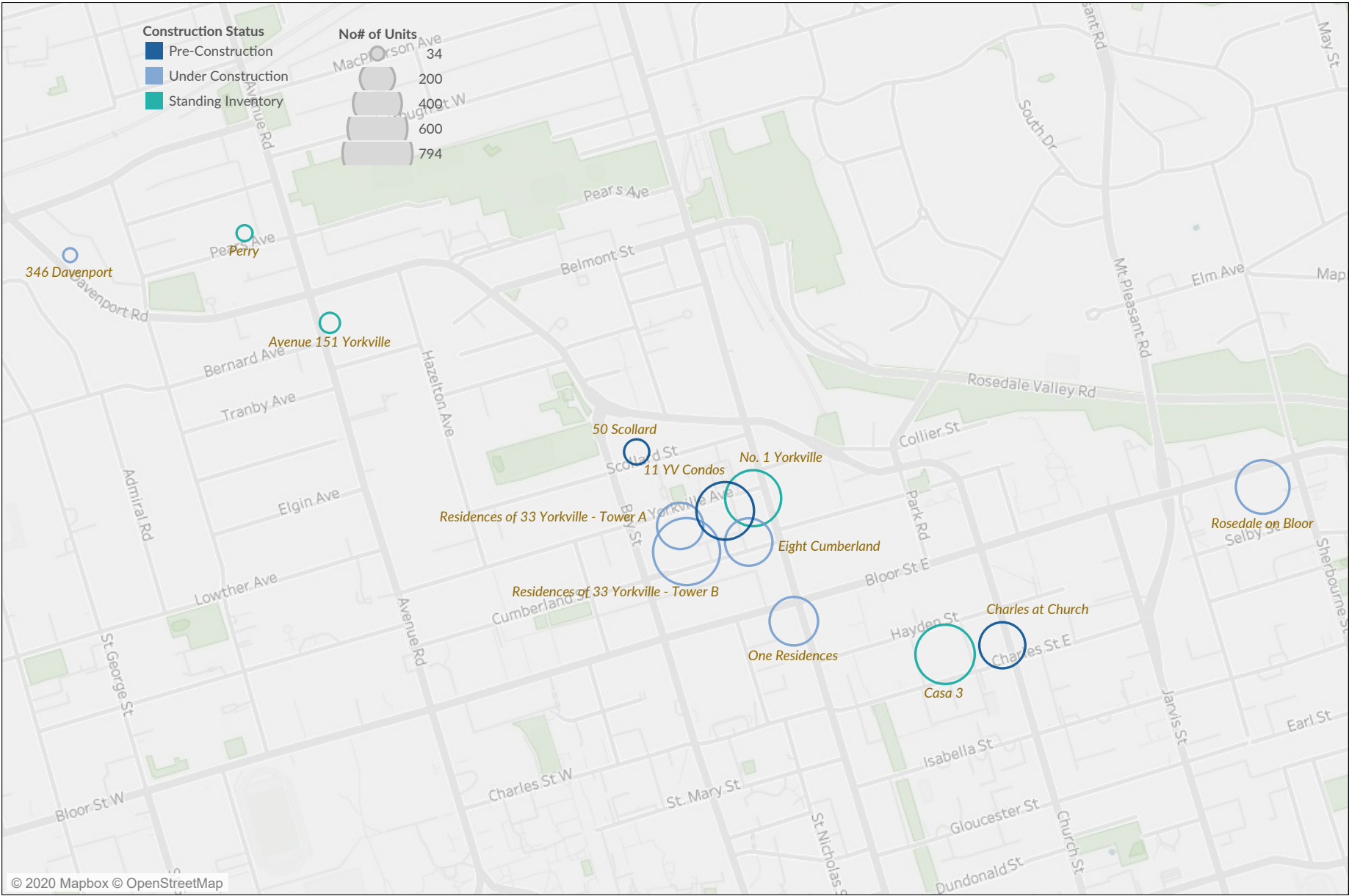


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



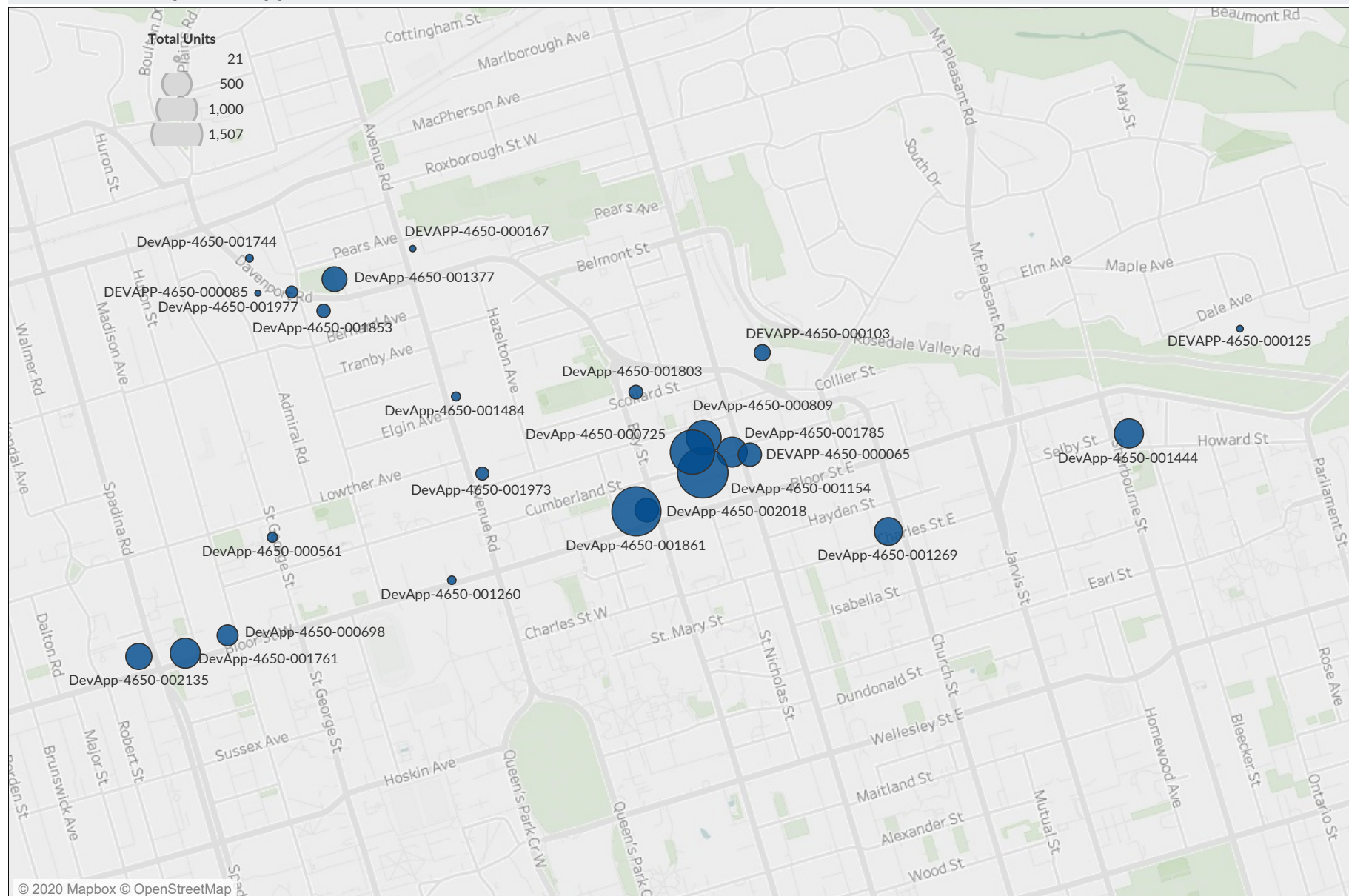
Bloor - Yorkville Submarket Report - September 2020

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	May 2024	0	97	12	586	\$1,705	\$2,403
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	47	112	\$2,581	\$2,735
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	3	8	72	\$1,003	\$1,898
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	0	622	\$749	\$1,043
Charles at Church - Aspen Ridge Homes	Apartment	November 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
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	555	\$927	\$2,119
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	84	416	\$1,864	\$2,653
Perry - Mansouri Living	Apartment	August 2018	0	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	22.4	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	49.0	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
DevApp-4650-002135	334 Bloor Street West	9.1	404

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	0	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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