



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of October 2020



Bloor - Yorkville Submarket Report - October 2020

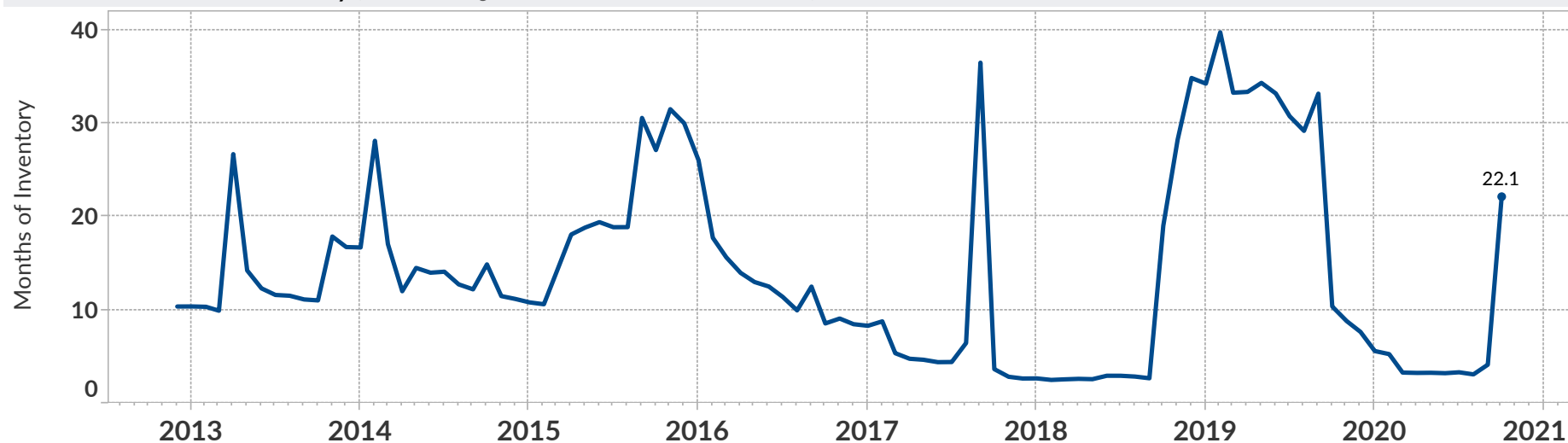


Bloor - Yorkville		GTA
Active Projects	15	356
Total Units	5,434	93,557
Total Sales	4,212	77,464
Rem. Inv.	609	11,643
Avg. \$/SF	\$1,859	\$1,134
Avg. SF	1,074	945
Avg. \$	\$1,996,398	\$1,071,265
Current Month Sales (incl. active & sold out)	129	2,340

Development Applications

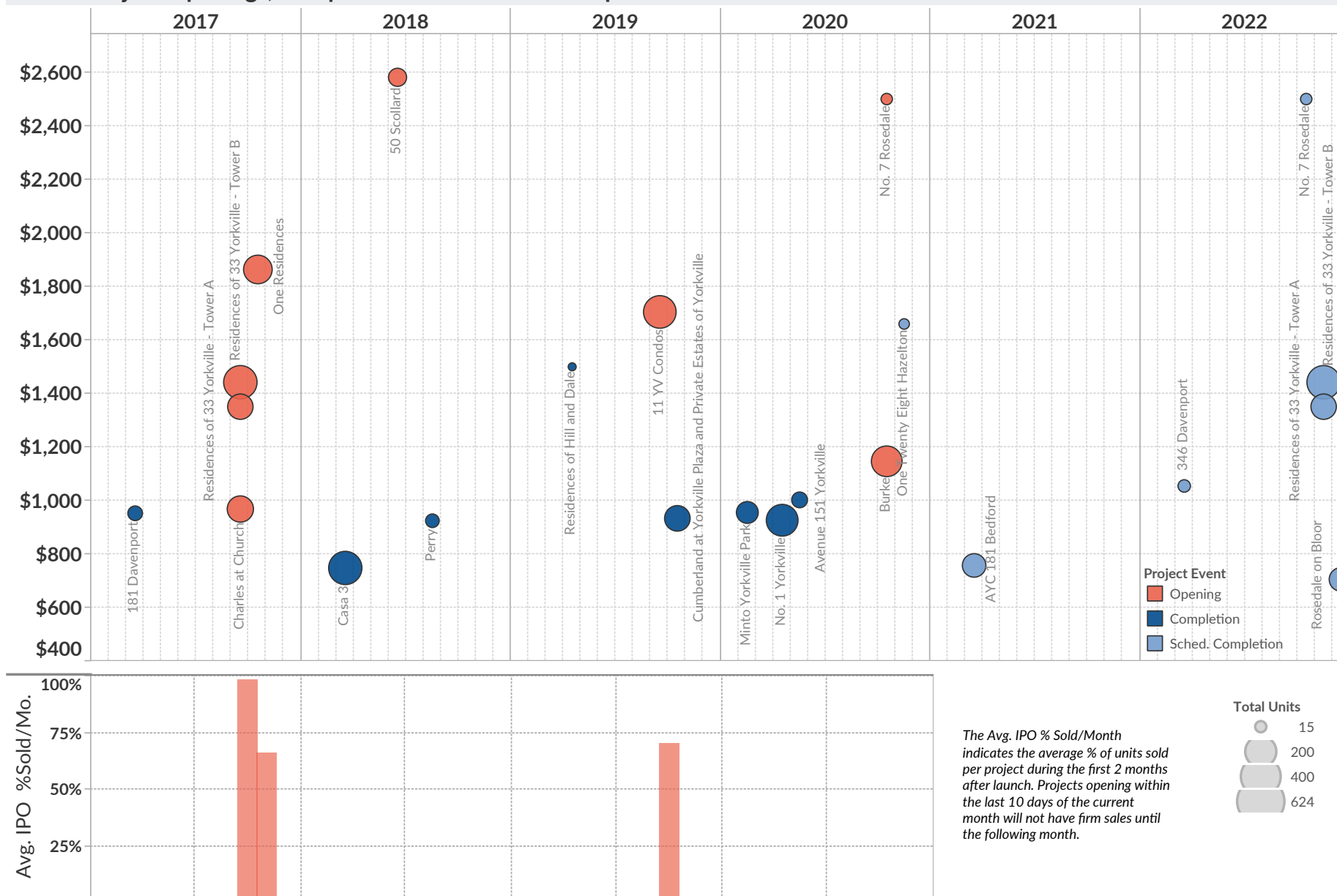
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	25	449
Total Units	9,336	252,224
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.0	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



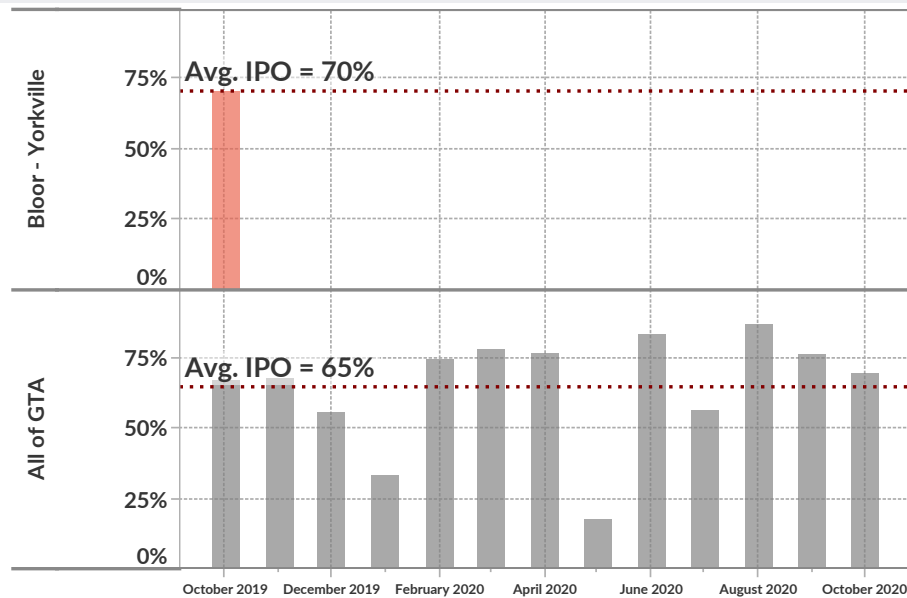
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Project Data by Unit Type

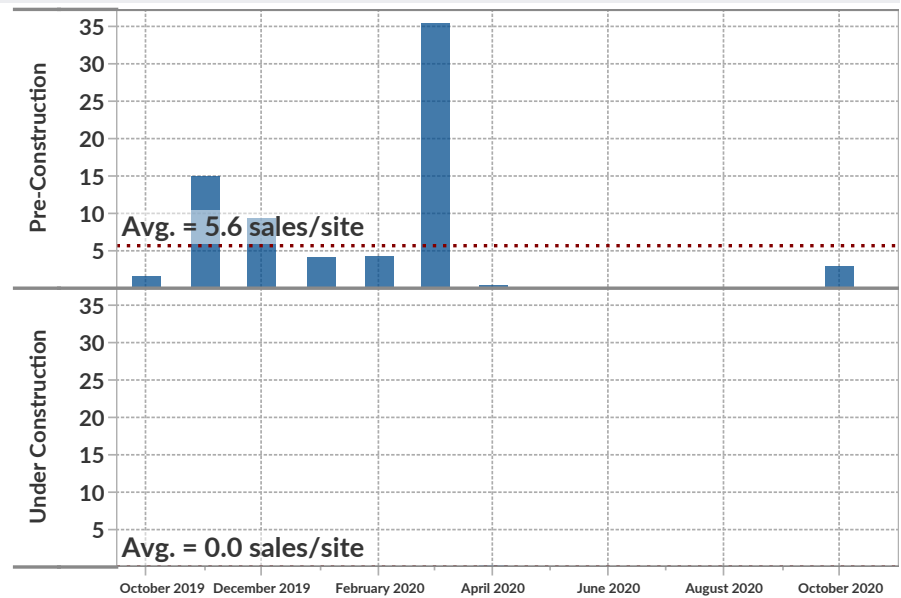
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	375	0	373	2
1 Bedroom	1,226	27	1,105	121
1 Bedroom + Den	1,163	54	999	164
2 Bedroom	1,375	35	1,245	130
2 Bedroom + Den	384	11	291	93
3 Bedroom & Up	267	2	181	86
Penthouse	22	0	9	13
Other	9	0	9	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,668	399	399	\$664,900	\$665,990
\$1,276	436	656	\$569,900	\$817,990
\$1,362	530	1,293	\$719,900	\$2,975,900
\$1,803	792	2,471	\$878,900	\$7,500,900
\$1,903	1,068	2,861	\$1,217,900	\$7,075,900
\$2,271	1,098	5,943	\$1,198,900	\$19,000,000
\$2,786	1,295	6,137	\$1,688,900	\$29,900,000

IPO Launch Performance (first 2 months)

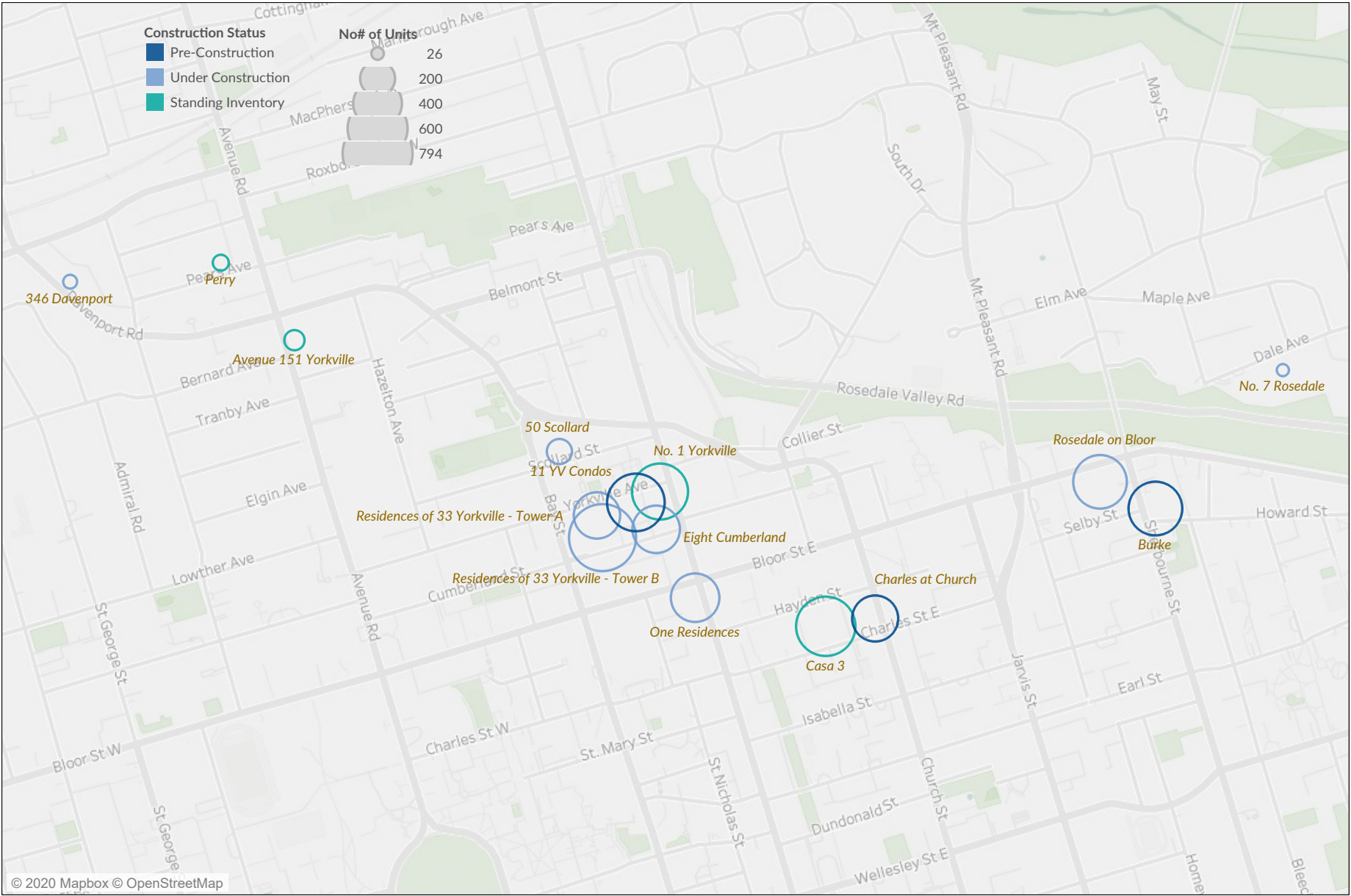


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



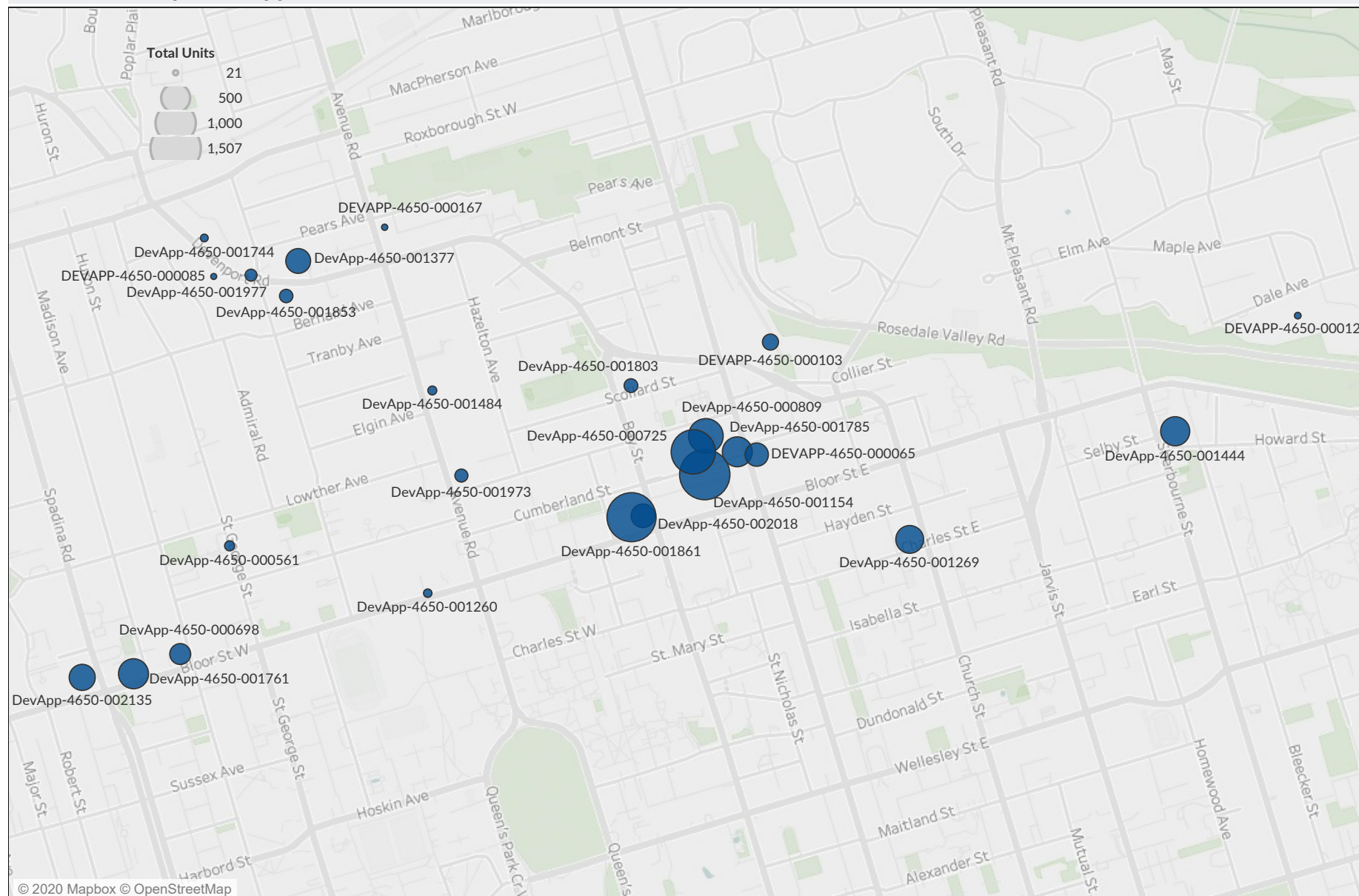
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Current Active Project List

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	May 2024	3	100	9	586	\$1,705	\$2,458
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	1	4	7	72	\$1,003	\$1,914
Burke - Concert Properties	Apartment	April 2025	115	115	385	510	\$1,147	\$1,148
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	0	622	\$749	\$1,043
Charles at Church - Aspen Ridge Homes	Apartment	March 2024	0	0	0	375	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	August 2023	0	0	47	399	\$878	\$1,728
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	555	\$927	\$2,119
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	8	8	18	26	\$2,500	\$2,500
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	84	416	\$1,864	\$2,653
Perry - Mansouri Living	Apartment	August 2018	2	5	2	45	\$925	\$1,289
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 2022	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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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