



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2020



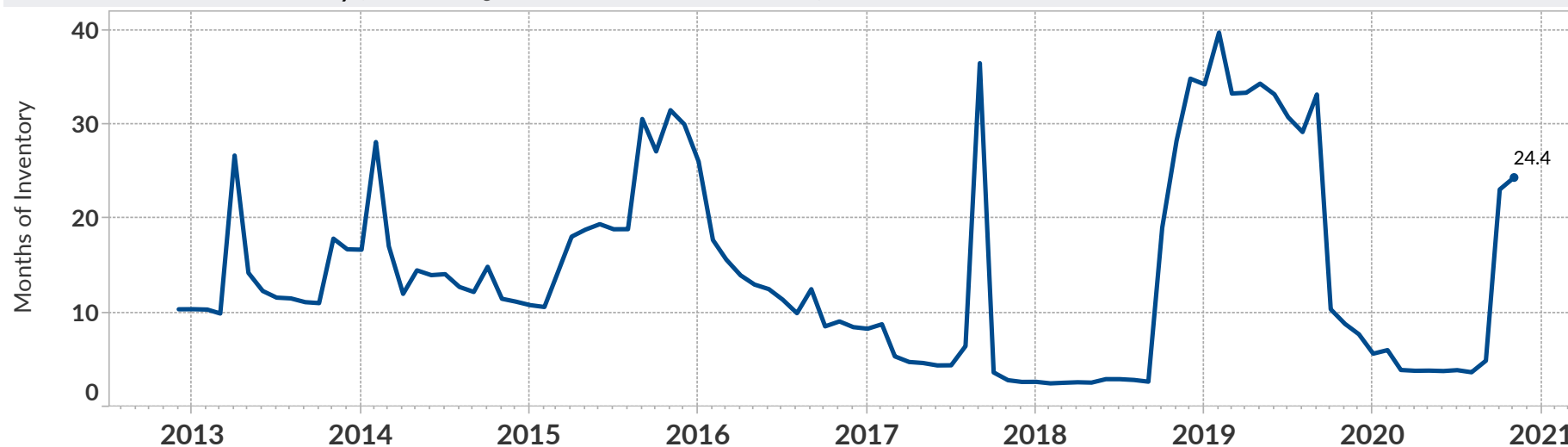
Bloor - Yorkville Submarket Report - November 2020



Bloor - Yorkville		GTA
Active Projects	17	360
Total Units	5,543	94,905
Total Sales	4,256	79,034
Rem. Inv.	662	11,493
Avg. \$/SF	\$1,954	\$1,151
Avg. SF	1,203	964
Avg. \$	\$2,351,534	\$1,109,229
Current Month Sales (incl. active & sold out)	41	1,836

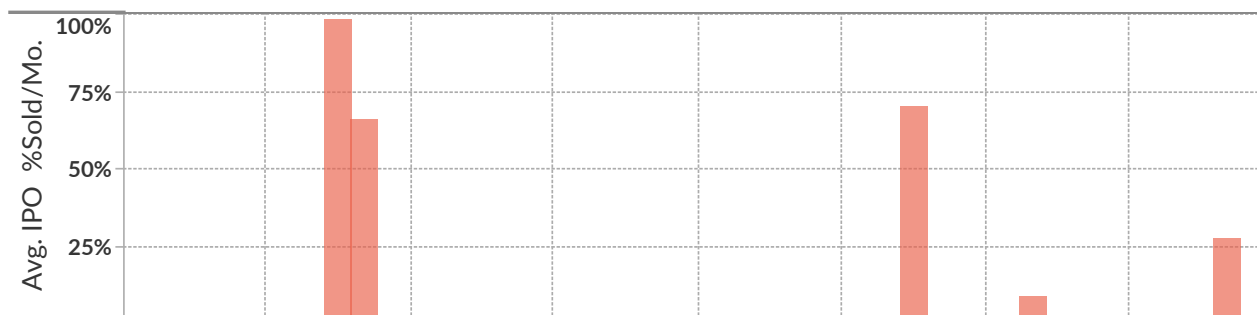
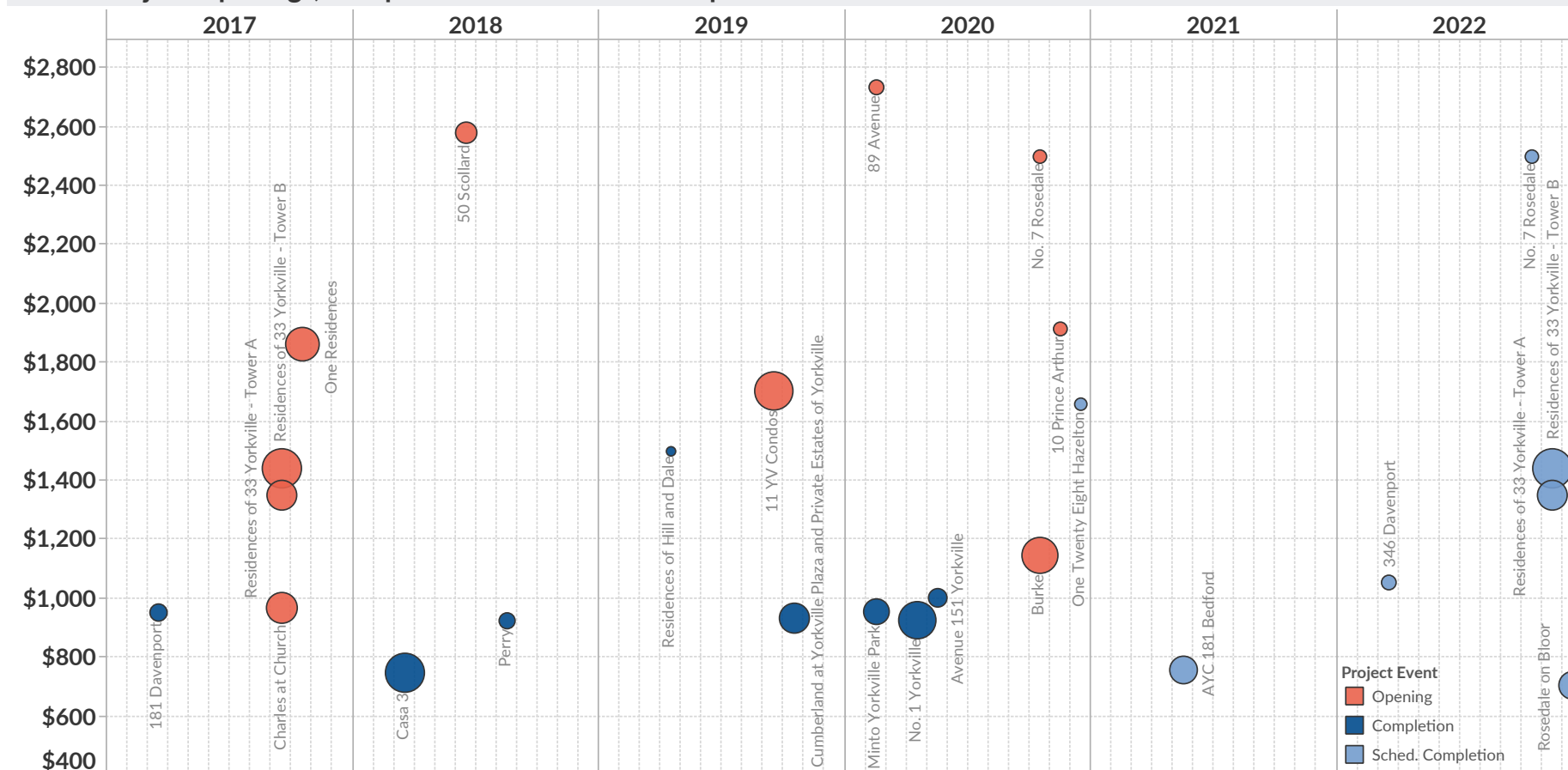
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	26	464
Total Units	9,636	256,111
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.3	6.6

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

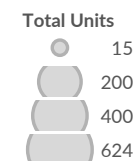


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



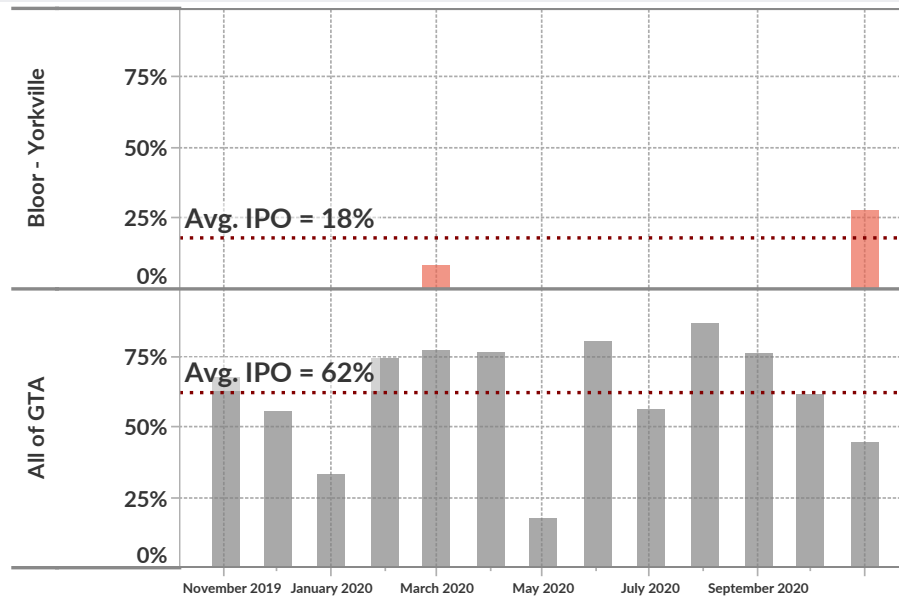
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Project Data by Unit Type

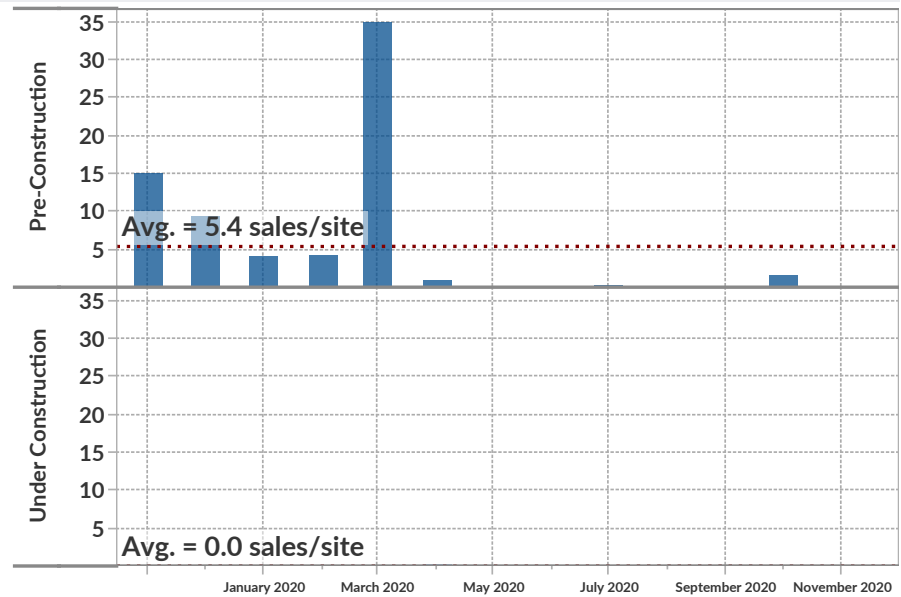
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	381	1	374	7
1 Bedroom	1,226	6	1,110	116
1 Bedroom + Den	1,163	15	1,014	149
2 Bedroom	1,434	15	1,264	170
2 Bedroom + Den	405	3	295	110
3 Bedroom & Up	273	1	182	91
Penthouse	23	0	9	14
Other	13	0	8	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,716	271	399	\$549,900	\$670,990
\$1,272	436	690	\$569,900	\$889,990
\$1,375	561	1,293	\$719,900	\$2,975,900
\$1,914	717	2,768	\$878,900	\$7,500,900
\$1,983	1,068	3,428	\$1,217,900	\$7,599,000
\$2,363	1,098	5,943	\$1,198,900	\$19,000,000
\$2,748	1,295	6,137	\$1,688,900	\$29,900,000
\$2,060	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

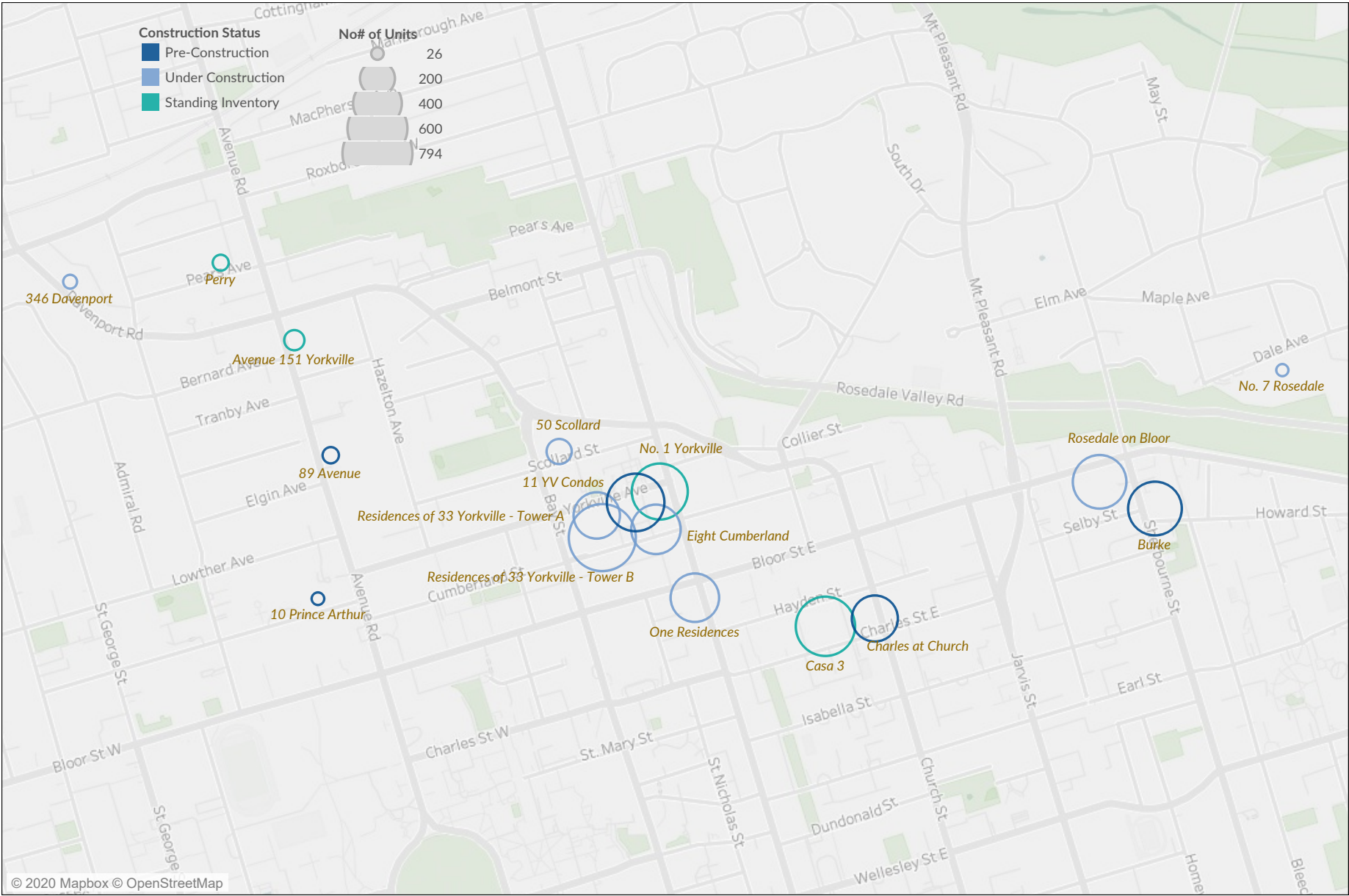


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



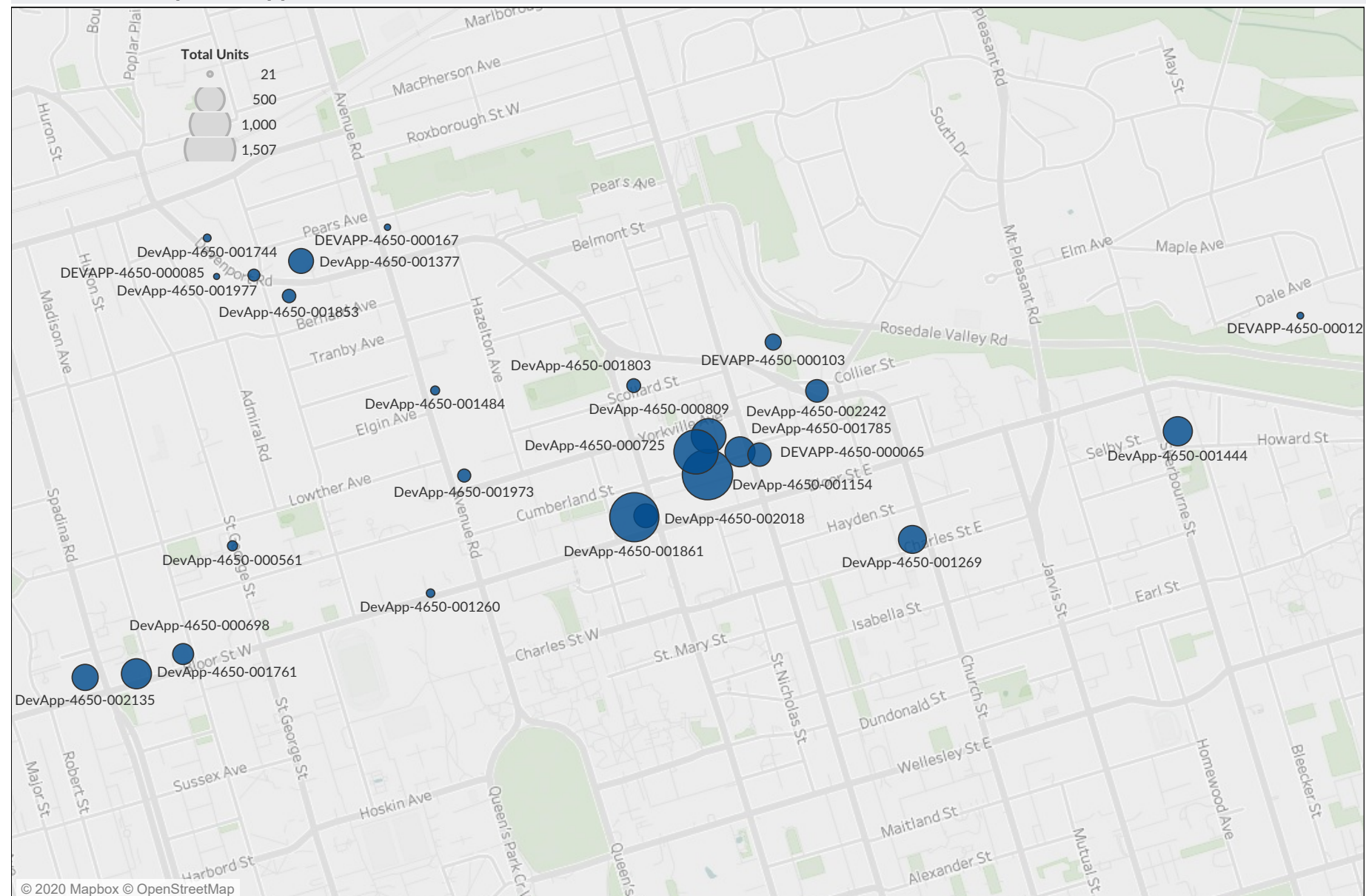
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
10 Prince Arthur - North Drive	Apartment	November 2023	8	8	20	28	\$1,915	\$1,942
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May 2024	0	99	10	586	\$1,705	\$2,481
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	47	112	\$2,581	\$2,735
89 Avenue - Armour Heights Developments	Apartment	March 2024	0	6	29	47	\$2,735	\$2,665
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	4	7	72	\$1,003	\$1,914
Burke - Concert Properties	Apartment	April 2025	22	137	363	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	11	11	70	433	\$878	\$1,721
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	0	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	0	5	4	45	\$925	\$1,492
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
DevApp-4650-002242	717 Church Street	20.8	300

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.

Bloor - Yorkville Submarket Report - November 2020

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	41	17	5,543	4,256	662	\$1,954	1,203	\$2,351,534	9,636
Central Waterfront	1	9	4,721	3,770	835	\$1,510	1,070	\$1,616,118	19,434
Don Mills - York Mills	37	12	3,683	3,174	287	\$1,007	1,007	\$1,013,169	14,212
Downtown Core	1	7	4,236	3,657	199	\$1,919	826	\$1,584,250	19,624
Downtown East	18	21	7,481	6,512	689	\$1,252	815	\$1,019,805	16,999
Downtown West	32	28	9,703	8,438	1,004	\$1,438	928	\$1,334,007	19,595
Etobicoke Waterfront	0	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	13	5	1,399	1,309	82	\$720	1,189	\$855,908	.
Mississauga City Centre	15	12	6,998	6,395	584	\$925	790	\$730,344	.
North Toronto	19	13	3,707	3,061	519	\$1,280	814	\$1,041,814	10,499
North Yonge Corridor	4	6	1,715	1,486	84	\$1,162	826	\$960,338	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	1,367
North York West	111	10	1,258	942	270	\$1,236	1,467	\$1,813,413	13,464
Not Applicable	1,380	161	32,213	25,948	4,660	\$824	935	\$770,782	93,735
Scarborough City Centre									2,245
Sheppard Corridor	14	14	3,833	3,400	429	\$1,123	934	\$1,049,025	7,811
Thornhill	40	6	1,720	1,365	345	\$1,062	1,066	\$1,132,690	.
Toronto East	5	12	1,533	1,113	203	\$1,099	835	\$917,682	3,374
Toronto West	101	17	3,371	2,738	430	\$1,157	960	\$1,111,178	11,904
Yonge - St. Clair	4	7	661	498	163	\$1,783	1,468	\$2,617,636	3,576

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