



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of December 2020



Bloor - Yorkville Submarket Report - December 2020

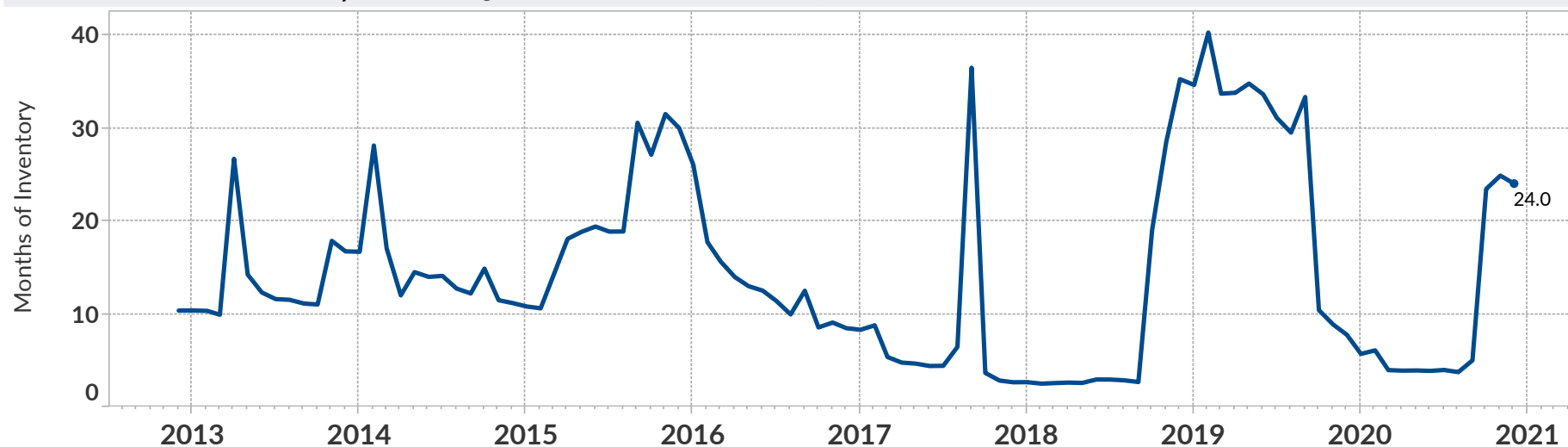


Bloor - Yorkville		GTA
Active Projects	17	355
Total Units	5,500	92,467
Total Sales	4,277	77,167
Rem. Inv.	641	10,653
Avg. \$/SF	\$1,985	\$1,159
Avg. SF	1,226	982
Avg. \$	\$2,433,040	\$1,137,470
Current Month Sales (incl. active & sold out)	27	857

Development Applications

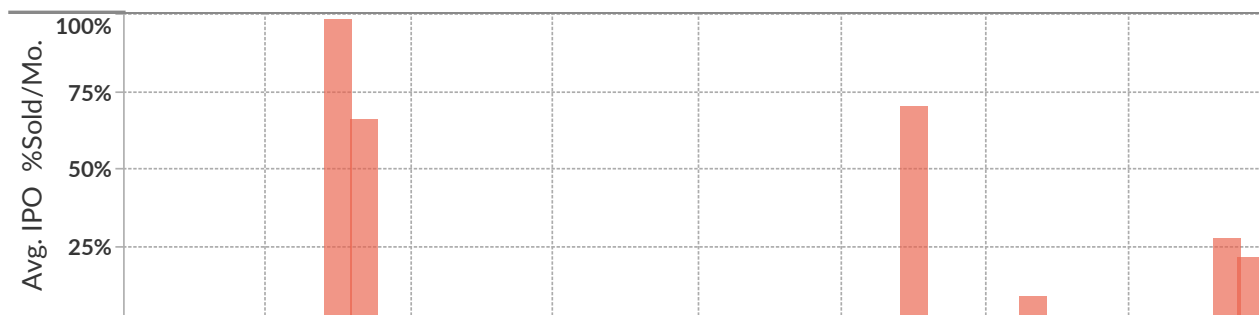
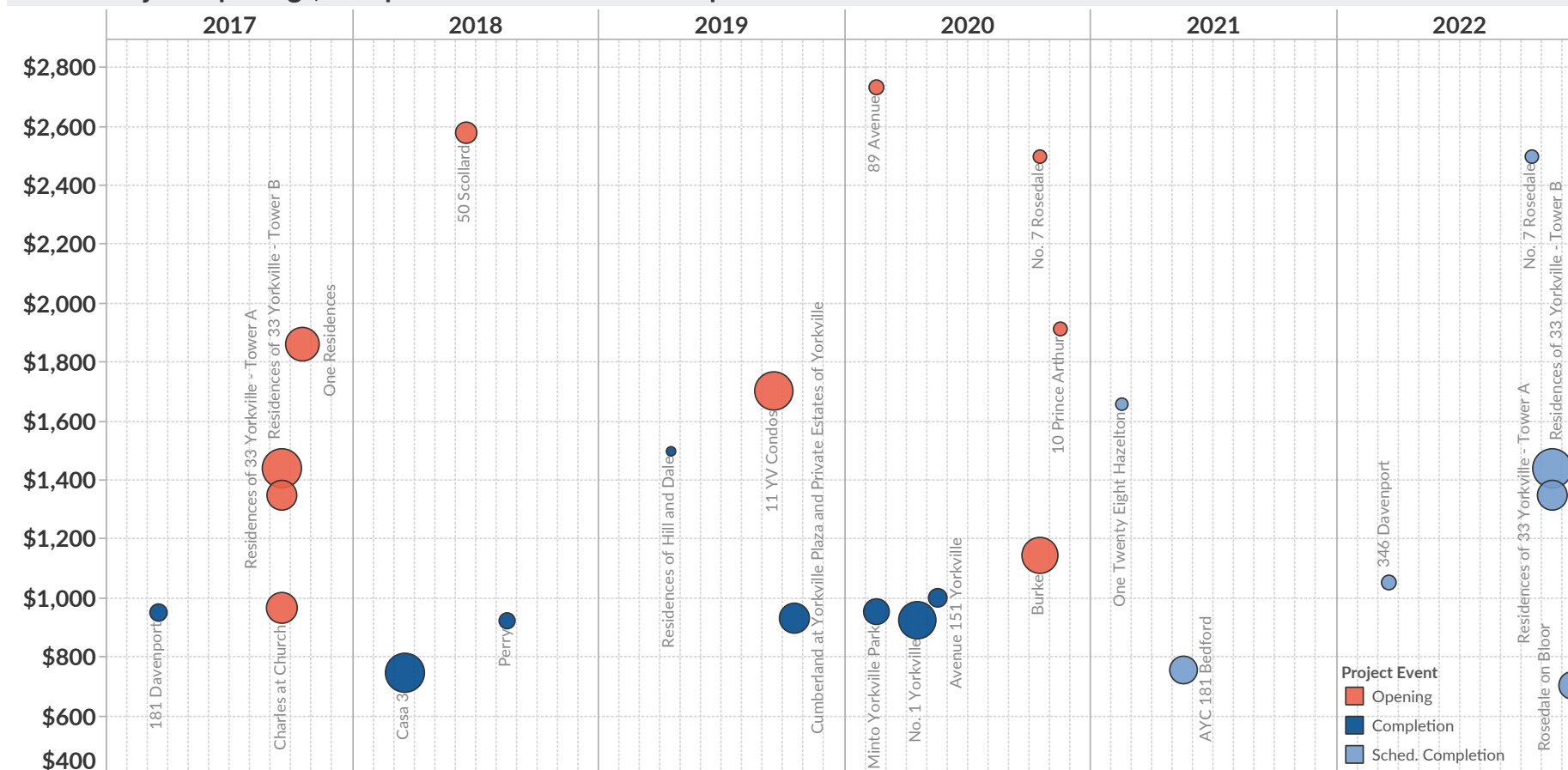
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	26	482
Total Units	9,636	266,905
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.3	6.8

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

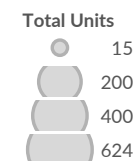


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Recent Project Openings, Completions & Scheduled Completions



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.



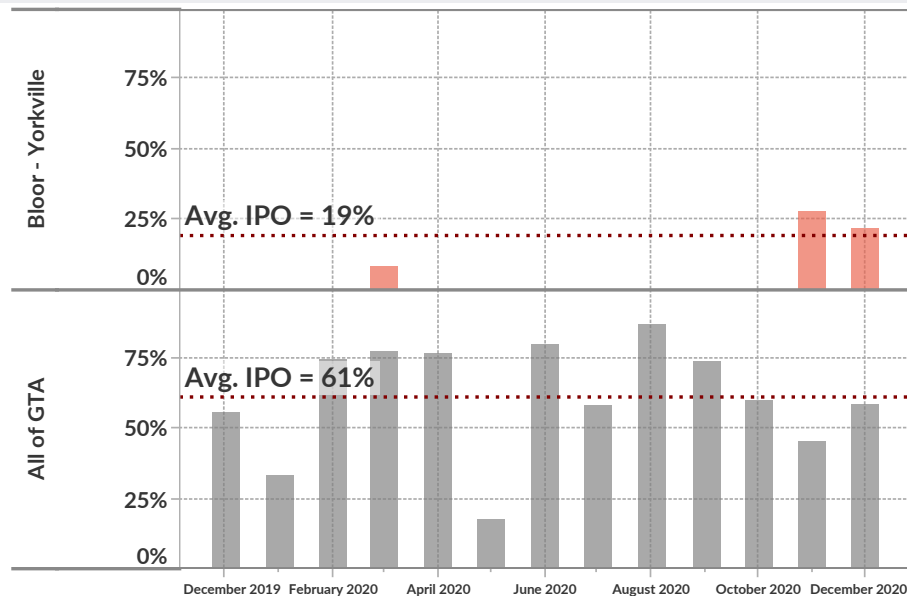
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Project Data by Unit Type

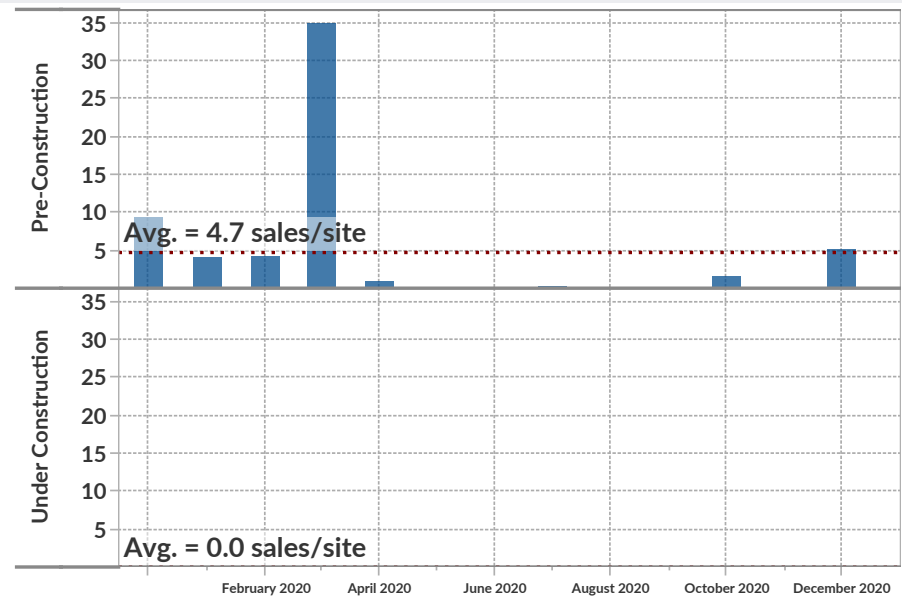
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	381	0	374	7
1 Bedroom	1,226	2	1,111	115
1 Bedroom + Den	1,163	5	1,020	143
2 Bedroom	1,434	18	1,281	153
2 Bedroom + Den	405	2	295	110
3 Bedroom & Up	273	0	179	94
Penthouse	23	0	9	14
Other	13	0	8	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,716	271	399	\$549,900	\$670,990
\$1,275	436	690	\$569,900	\$958,000
\$1,380	561	1,293	\$734,900	\$2,975,900
\$1,996	717	2,768	\$1,062,900	\$7,500,900
\$1,981	1,068	3,428	\$1,217,900	\$7,599,000
\$2,379	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)

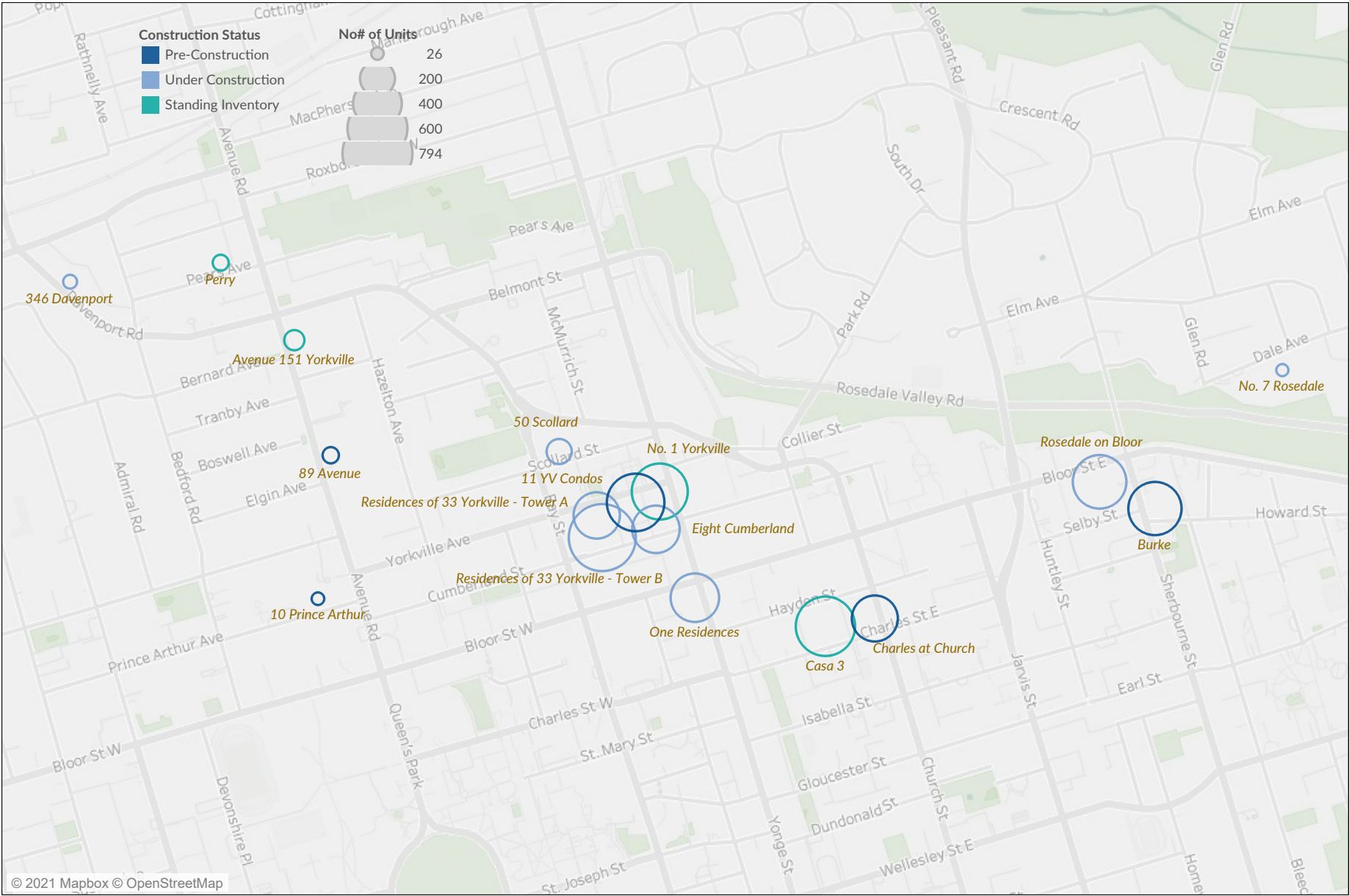


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



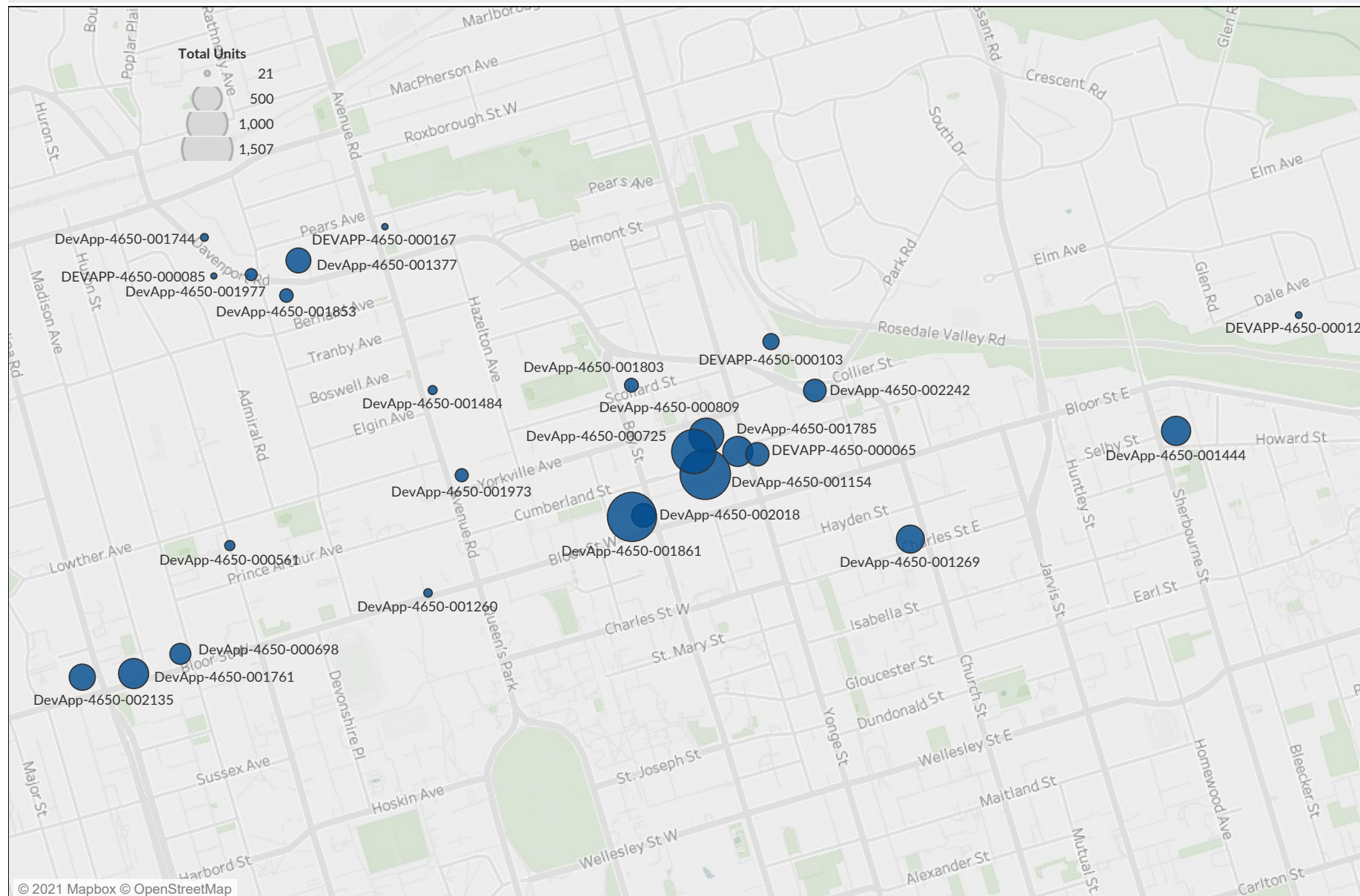
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Current Active Project List

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	0	6	22	28	\$1,915	\$1,943
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May 2024	0	99	10	586	\$1,705	\$2,411
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	47	112	\$2,581	\$2,735
89 Avenue - Armour Heights Developments	Apartment	March 2024	1	7	28	47	\$2,735	\$2,669
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	2	11	72	\$1,003	\$2,224
Burke - Concert Properties	Apartment	April 2025	20	157	343	501	\$1,147	\$1,169
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	6	17	64	399	\$878	\$1,722
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.

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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	• 27	• 17	• 5,500	• 4,277	• 641	• \$1,985	• 1,226	• \$2,433,040	• 9,636
Central Waterfront	• 6	• 9	• 4,721	• 3,773	• 832	• \$1,515	• 1,064	• \$1,611,998	• 19,434
Don Mills - York Mills	• 22	• 12	• 3,683	• 3,196	• 265	• \$1,000	• 1,029	• \$1,028,709	• 14,212
Downtown Core	• 1	• 6	• 3,714	• 3,145	• 198	• \$1,906	• 866	• \$1,651,052	• 19,624
Downtown East	• 25	• 21	• 7,499	• 6,546	• 675	• \$1,253	• 809	• \$1,013,562	• 17,043
Downtown West	• 7	• 28	• 9,675	• 8,445	• 888	• \$1,454	• 943	• \$1,372,204	• 21,009
Etobicoke Waterfront	• 0	• 1	• 602	• 454	• 39	• \$1,325	• 847	• \$1,121,541	• 8,726
Highway7 - Yonge	• 2	• 5	• 1,399	• 1,311	• 80	• \$721	• 1,180	• \$851,508	•
Mississauga City Centre	• 15	• 12	• 7,004	• 6,420	• 565	• \$923	• 777	• \$716,789	•
North Toronto	• 3	• 13	• 3,679	• 3,064	• 516	• \$1,277	• 818	• \$1,043,907	• 13,863
North Yonge Corridor	• 0	• 6	• 1,715	• 1,486	• 84	• \$1,158	• 826	• \$956,825	• 8,776
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 22	• 10	• 1,258	• 954	• 258	• \$1,236	• 1,487	• \$1,836,869	• 13,842
Not Applicable	• 640	• 158	• 30,673	• 24,769	• 4,116	• \$815	• 971	• \$791,049	• 94,291
Scarborough City Centre									• 2,245
Sheppard Corridor	• 23	• 13	• 3,443	• 3,039	• 400	• \$1,125	• 944	• \$1,062,398	• 7,811
Thornhill	• 37	• 6	• 1,720	• 1,403	• 307	• \$1,071	• 1,101	• \$1,179,450	•
Toronto East	• 4	• 12	• 1,535	• 1,117	• 201	• \$1,103	• 834	• \$919,532	• 3,374
Toronto West	• 10	• 17	• 3,458	• 2,738	• 430	• \$1,165	• 961	• \$1,119,814	• 12,688
Yonge - St. Clair	• 13	• 7	• 661	• 511	• 150	• \$1,765	• 1,460	• \$2,577,465	• 3,576

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