



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of March 2021



Bloor - Yorkville Submarket Report - March 2021

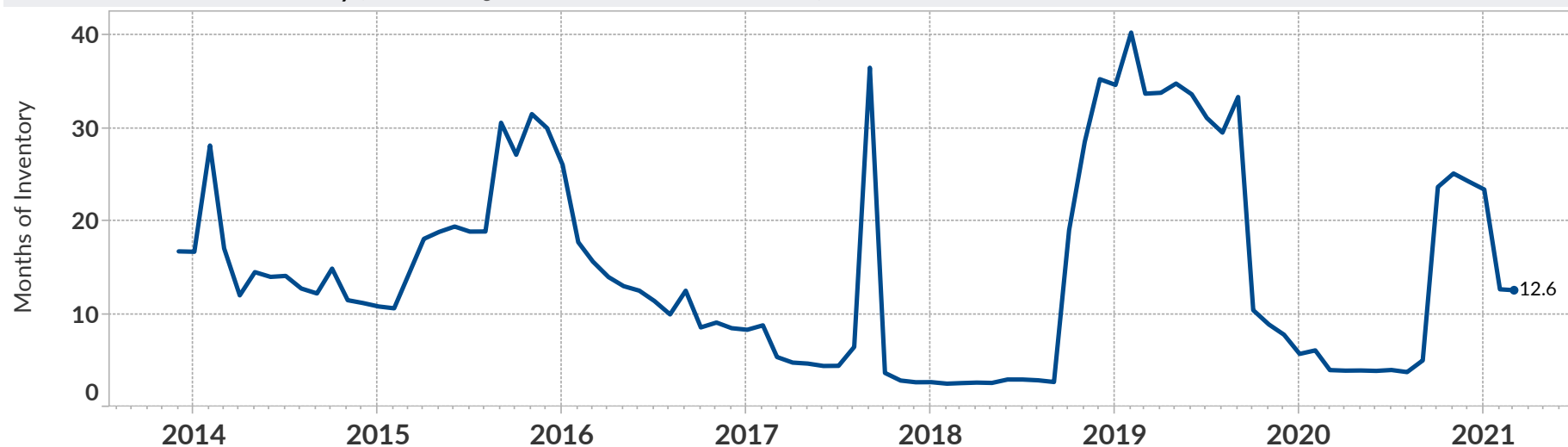


Bloor - Yorkville		GTA
Active Projects	16	336
Total Units	5,477	90,168
Total Sales	4,445	76,104
Rem. Inv.	445	9,799
Avg. \$/SF	\$2,156	\$1,210
Avg. Project \$/SF	\$1,949	\$1,072
Avg. SF	1,507	983
Avg. \$	\$3,249,723	\$1,188,980
Current Month Sales (incl. active & sold out)	54	3,297

Development Applications

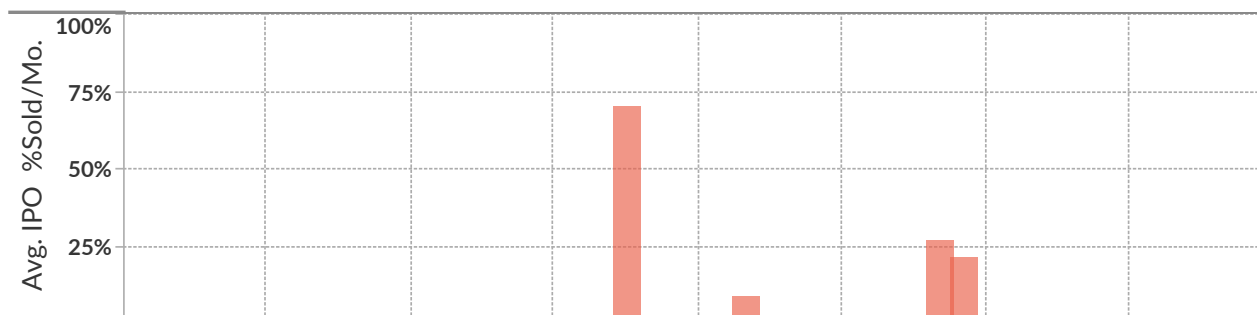
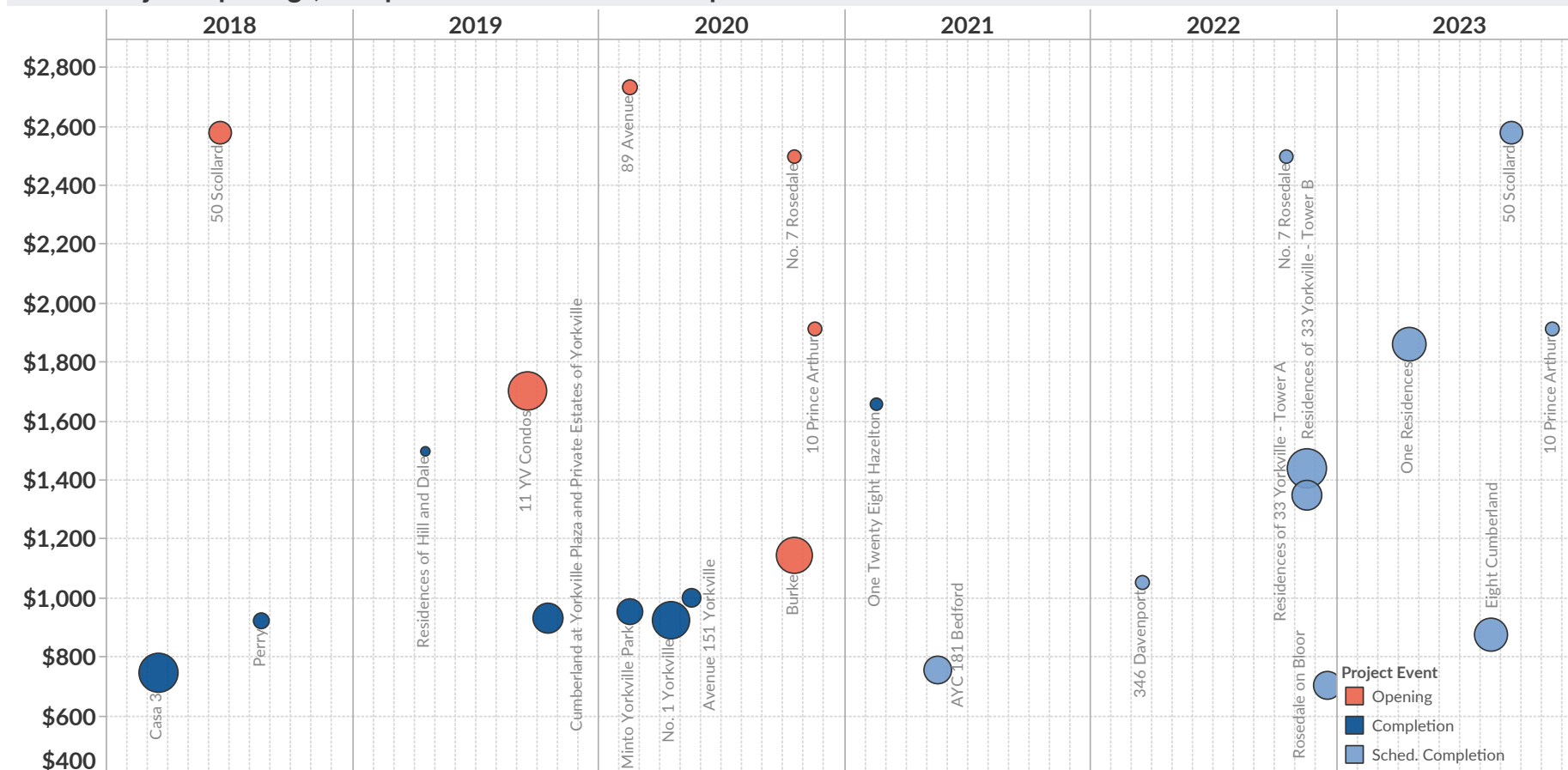
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	27	480
Total Units	9,998	265,957
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.4	6.8

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

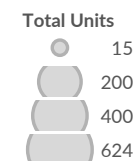


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Recent Project Openings, Completions & Scheduled Completions



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.



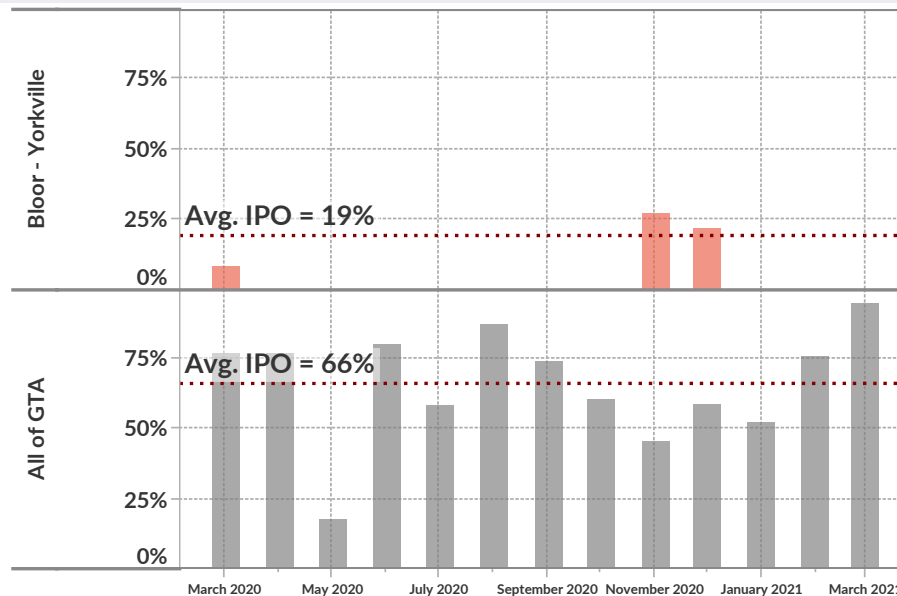
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Project Data by Unit Type

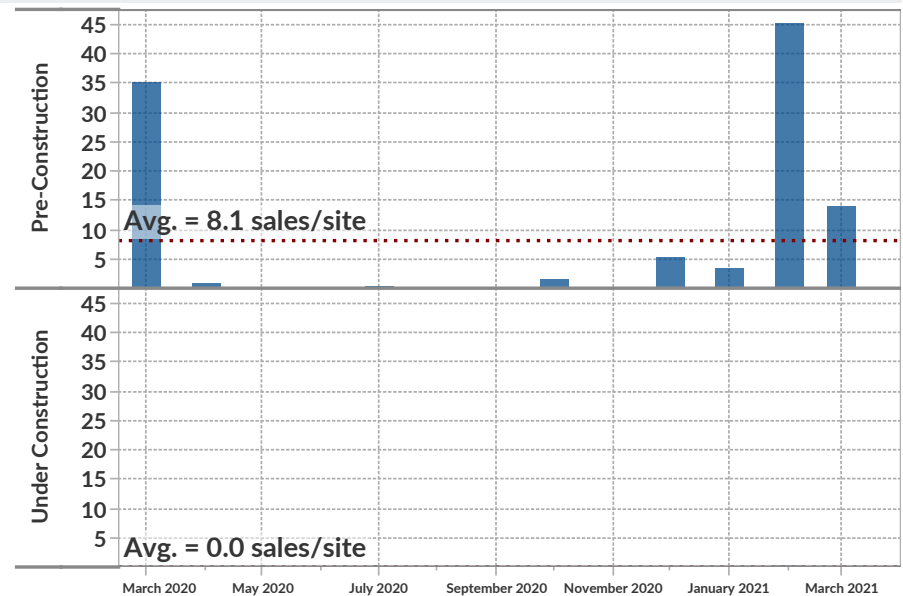
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	381	3	377	4
1 Bedroom	1,225	19	1,194	31
1 Bedroom + Den	1,160	26	1,118	42
2 Bedroom	1,426	3	1,279	147
2 Bedroom + Den	401	3	292	109
3 Bedroom & Up	271	0	176	95
Penthouse	22	0	9	13
Other	4	0	0	4

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,696	271	414	\$549,900	\$675,990
\$1,511	468	779	\$691,900	\$1,899,900
\$1,898	561	1,293	\$736,900	\$3,025,900
\$2,050	717	2,768	\$1,062,900	\$7,951,900
\$2,009	1,047	3,428	\$1,217,900	\$7,599,000
\$2,391	1,098	5,943	\$1,198,900	\$17,800,000
\$2,807	1,295	6,137	\$1,688,900	\$29,900,000
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

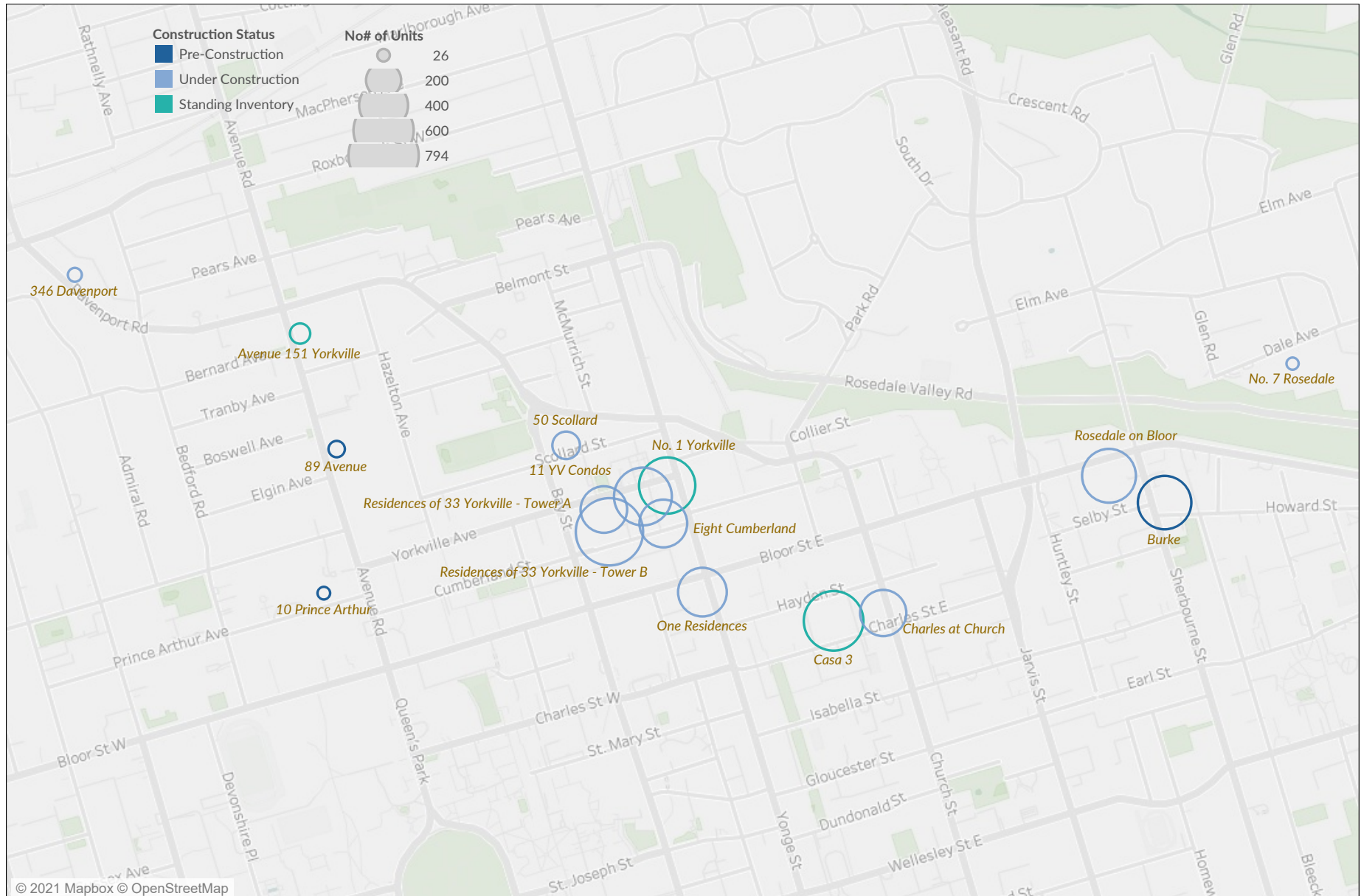


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



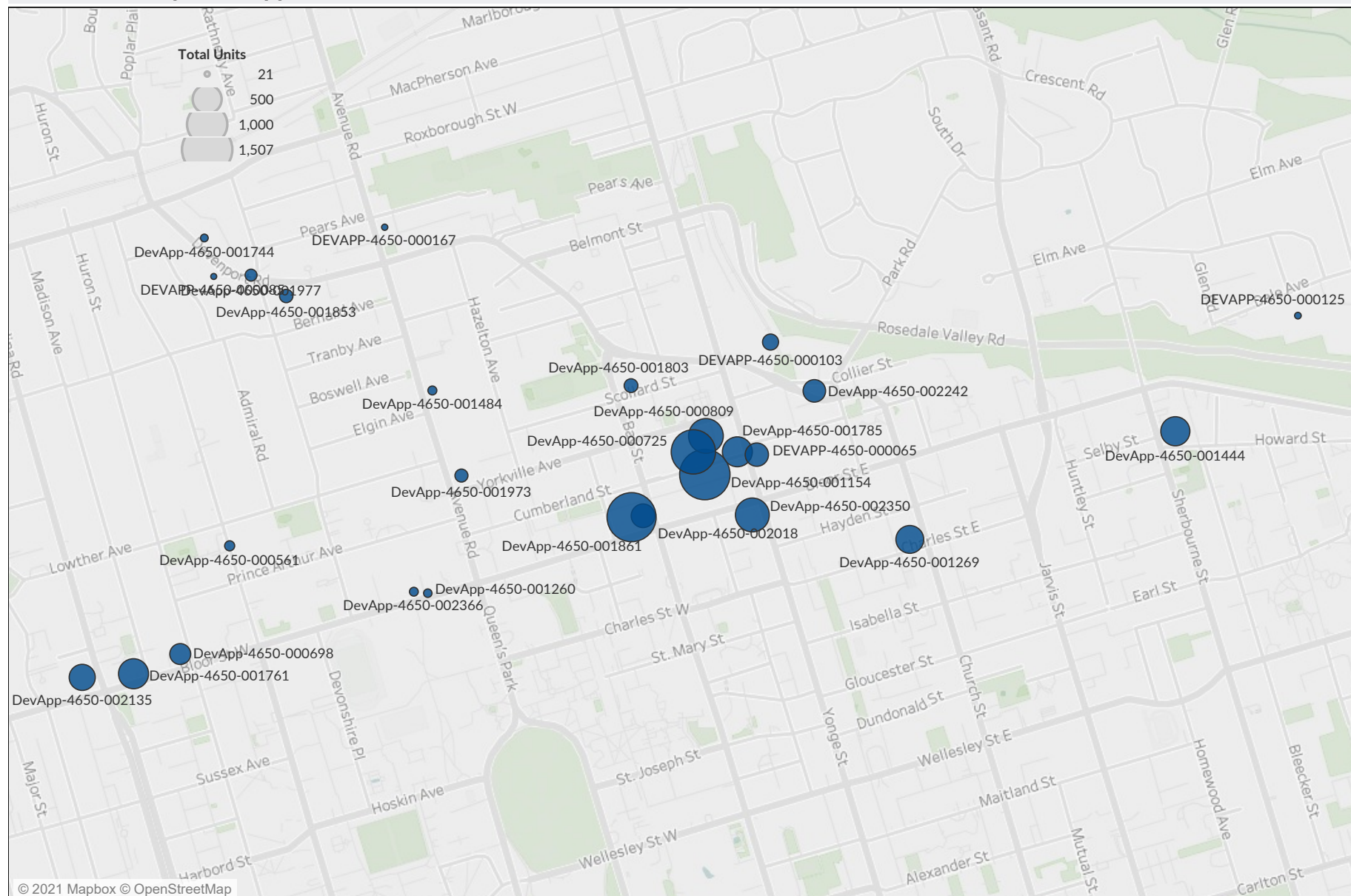
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
10 Prince Arthur - North Drive	Apartment	November 2023	0	0	22	28	\$1,915	\$1,943
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May 2024	0	1	9	586	\$1,705	\$2,390
50 Scollard - Lanterra Developments	Apartment	September 2023	1	1	67	133	\$2,581	\$2,622
89 Avenue - Armour Heights Developments	Apartment	March 2024	0	1	27	47	\$2,735	\$2,672
346 Davenport - Freed Developments Ltd.	Apartment	March 2022	0	0	0	34	\$1,055	\$1,512
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	0	11	72	\$1,003	\$2,224
Burke - Concert Properties	Apartment	April 2025	42	191	152	501	\$1,147	\$1,153
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	17	48	400	\$878	\$1,723
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	0	20	26	\$2,500	\$2,440
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	84	416	\$1,864	\$2,653
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-4650-001444	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	19.9	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	10.5	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
DevApp-4650-002350	1 Bloor Street West	3.1	681
DevApp-4650-002366	208 Bloor Street West	17.1	46

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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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