



Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of May 2021



Bloor - Yorkville Submarket Report - May 2021

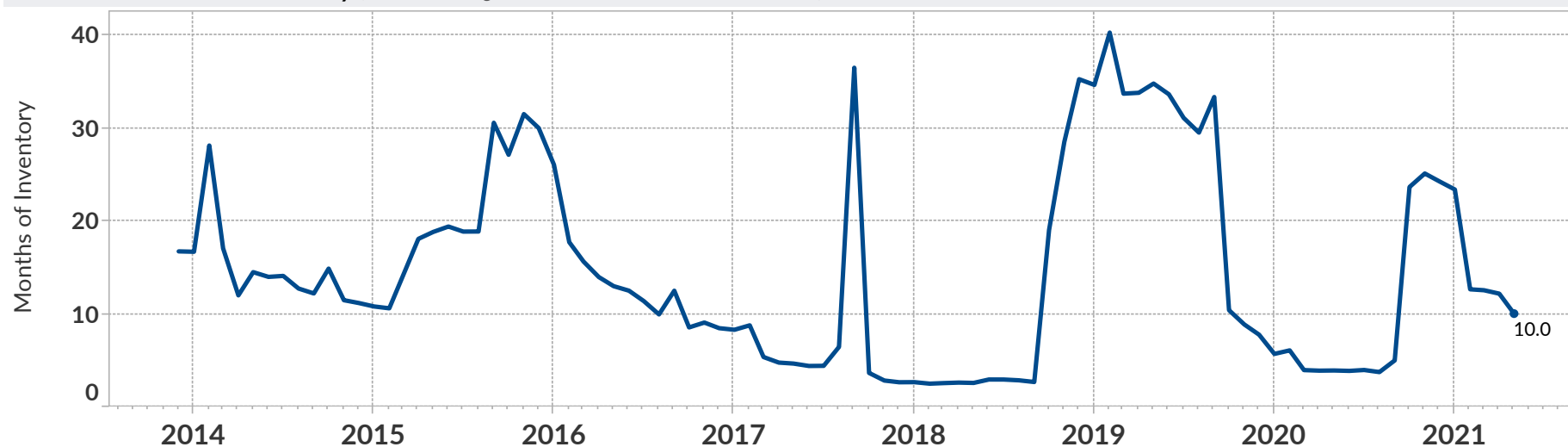


Bloor - Yorkville		GTA
Active Projects	16	338
Total Units	5,476	92,166
Total Sales	4,494	77,131
Rem. Inv.	396	10,836
Avg. \$/SF	\$2,197	\$1,201
Avg. Project \$/SF	\$1,950	\$1,088
Avg. SF	1,600	984
Avg. \$	\$3,515,593	\$1,181,327
Current Month Sales (incl. active & sold out)	42	2,396

Development Applications

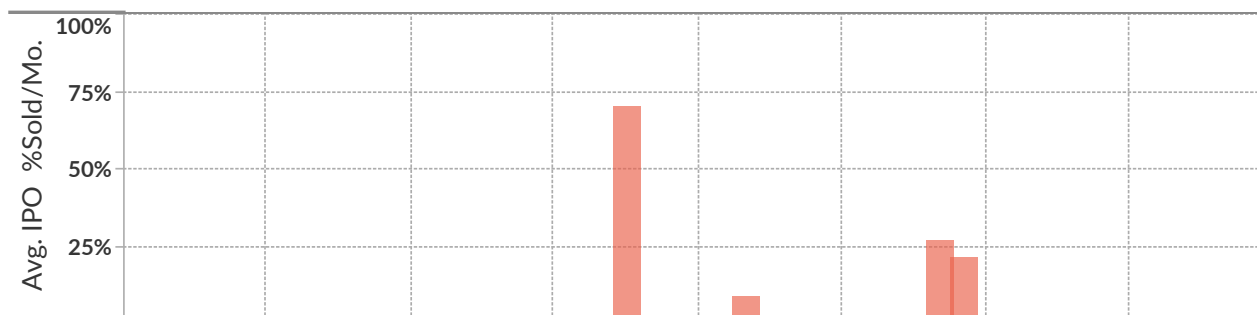
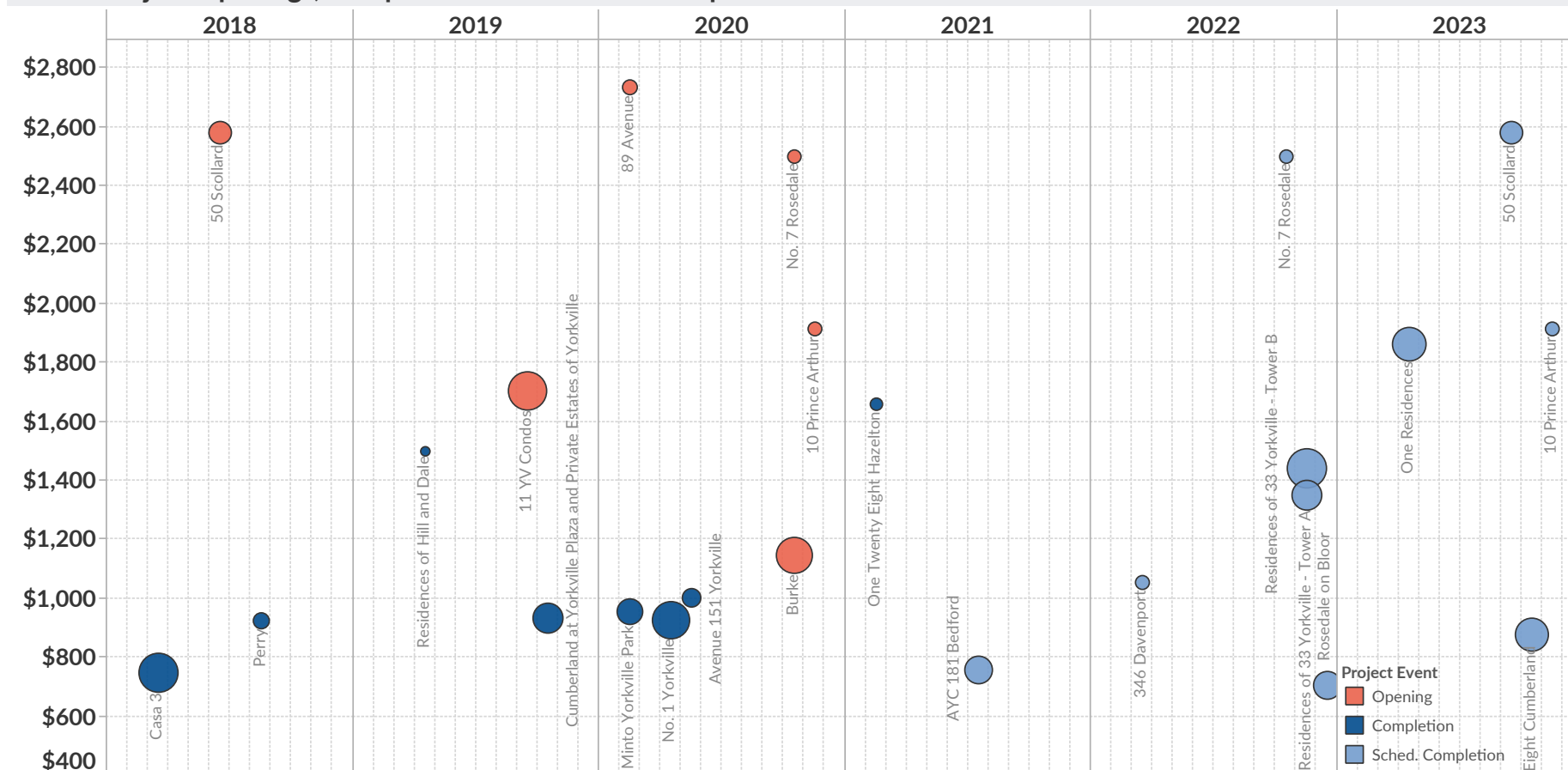
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	26	484
Total Units	17,336	494,318
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.7	6.8

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

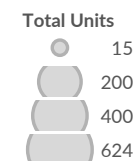


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Recent Project Openings, Completions & Scheduled Completions



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.



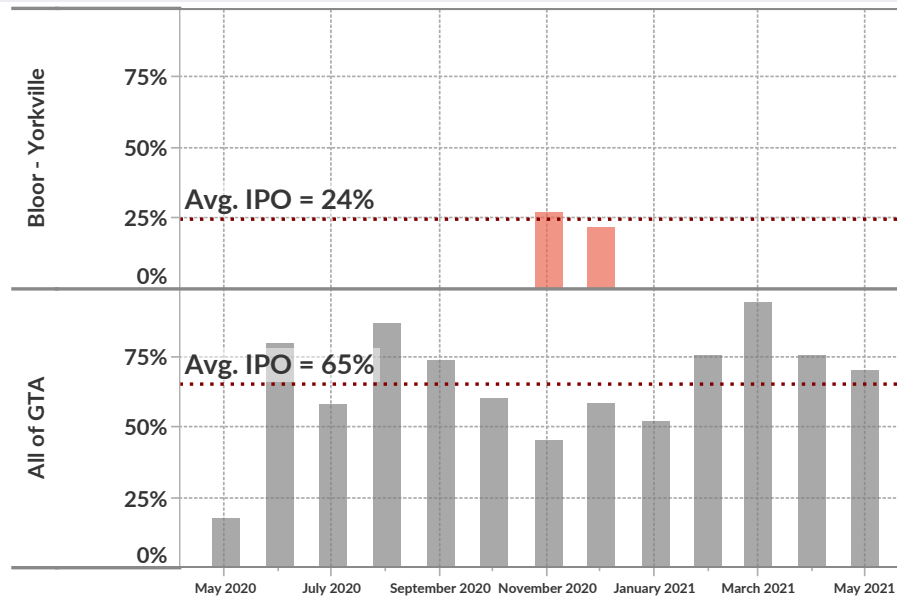
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Project Data by Unit Type

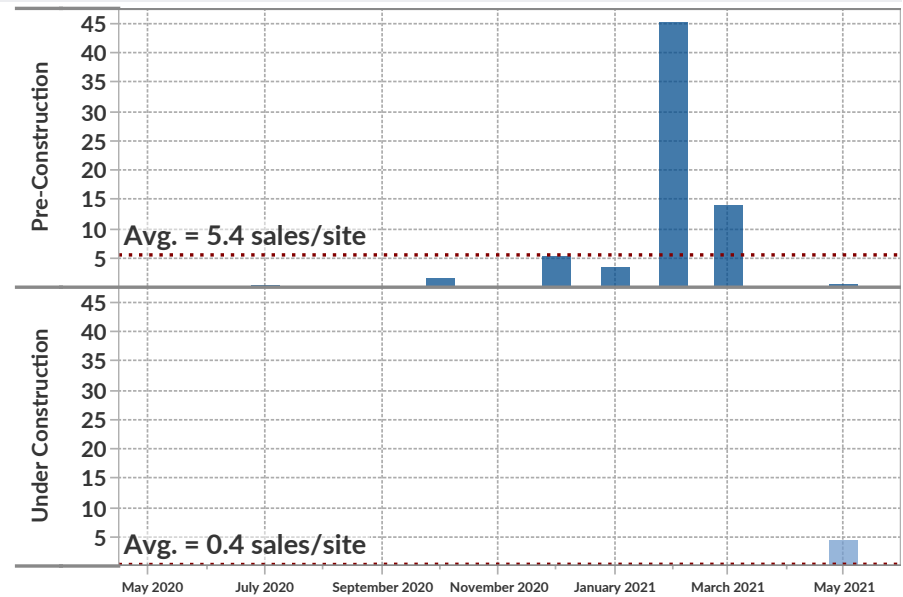
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	381	1	378	3
1 Bedroom	1,225	10	1,205	20
1 Bedroom + Den	1,160	13	1,136	24
2 Bedroom	1,426	6	1,286	140
2 Bedroom + Den	401	0	292	109
3 Bedroom & Up	271	12	188	83
Penthouse	22	0	9	13
Other	4	0	0	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,764	271	414	\$549,900	\$681,990
\$1,595	468	773	\$771,900	\$1,899,900
\$1,959	561	1,293	\$872,900	\$3,025,900
\$2,076	610	2,768	\$1,082,900	\$7,951,900
\$1,985	1,047	3,428	\$1,218,900	\$7,599,000
\$2,504	1,098	5,943	\$1,218,900	\$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)

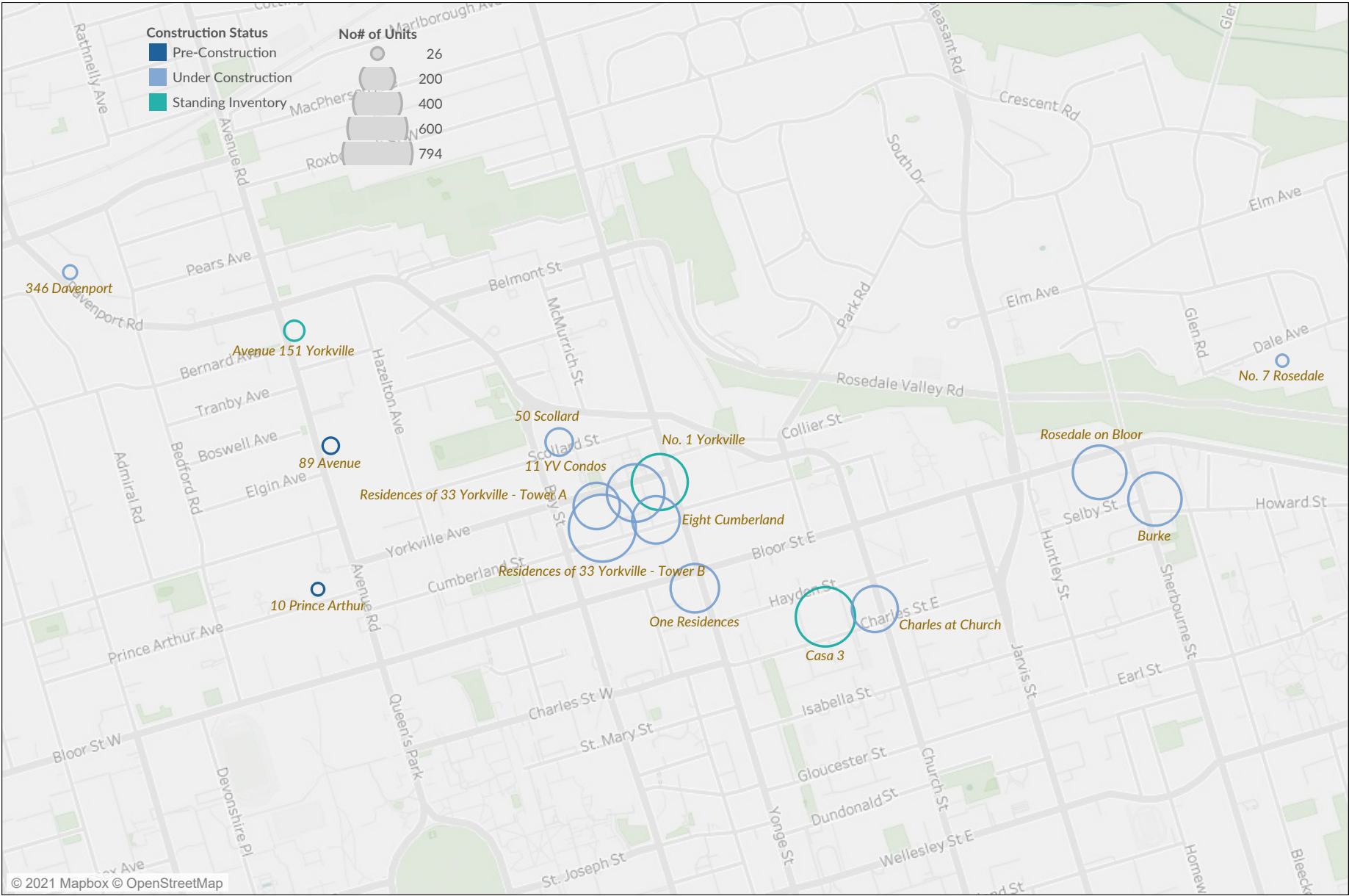


Post Launch Absorption: Bloor - Yorkville



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Current Active Projects



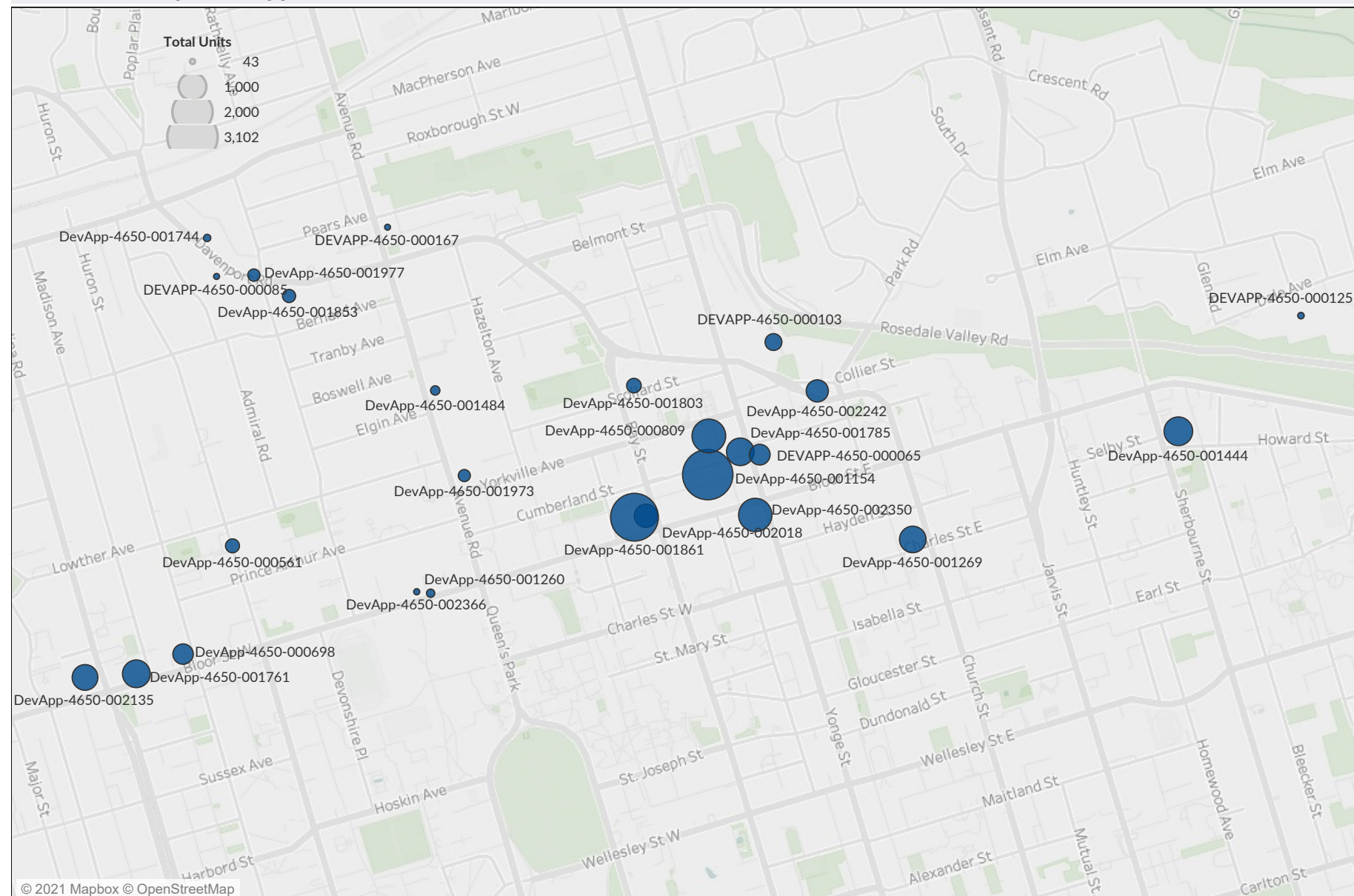
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Current Active Project List

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	2	2	8	586	\$1,705	\$2,335
50 Scollard - Lanterra Developments	Apartment	September 2023	5	11	57	133	\$2,581	\$2,662
89 Avenue - Armour Heights Developments	Apartment	March 2024	1	2	26	47	\$2,735	\$2,676
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	28	219	124	501	\$1,147	\$1,166
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	October 2023	6	26	39	399	\$878	\$1,732
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	555	\$927	\$2,126
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	524
DEVAPP-4650-000085	321 Davenport Road	7.0	44
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	32.2	346
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.4	52
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	7.8	43
DevApp-4650-000561	64 Prince Arthur Avenue	10.9	238
DevApp-4650-000698	300 Bloor Street West	10.2	508
DevApp-4650-000809	11 Yorkville Avenue	18.4	1,390
DevApp-4650-001154	2 Bloor Street West	31.1	3,102
DevApp-4650-001260	210 Bloor Street West	20.3	84
DevApp-4650-001269	68 Charles Street East	19.7	862
DevApp-4650-001444	603 Sherbourne Street	14.3	1,003
DevApp-4650-001484	89 Avenue Road	10.7	107
DevApp-4650-001744	342 Davenport Road	5.5	65
DevApp-4650-001761	316 Bloor Street West	19.9	938
DevApp-4650-001785	826 Yonge Street	20.6	930
DevApp-4650-001803	48 Scollard Street	13.3	260
DevApp-4650-001853	287 Davenport Road	7.3	212
DevApp-4650-001861	80 Bloor Street West	49.0	2,786
DevApp-4650-001973	33 Avenue Road	9.9	178
DevApp-4650-001977	314 Davenport Road	10.5	184
DevApp-4650-002018	1200 Bay Street	61.7	664
DevApp-4650-002135	334 Bloor Street West	9.1	808
DevApp-4650-002242	717 Church Street	20.8	600
DevApp-4650-002350	1 Bloor Street West	3.1	1,362
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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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