

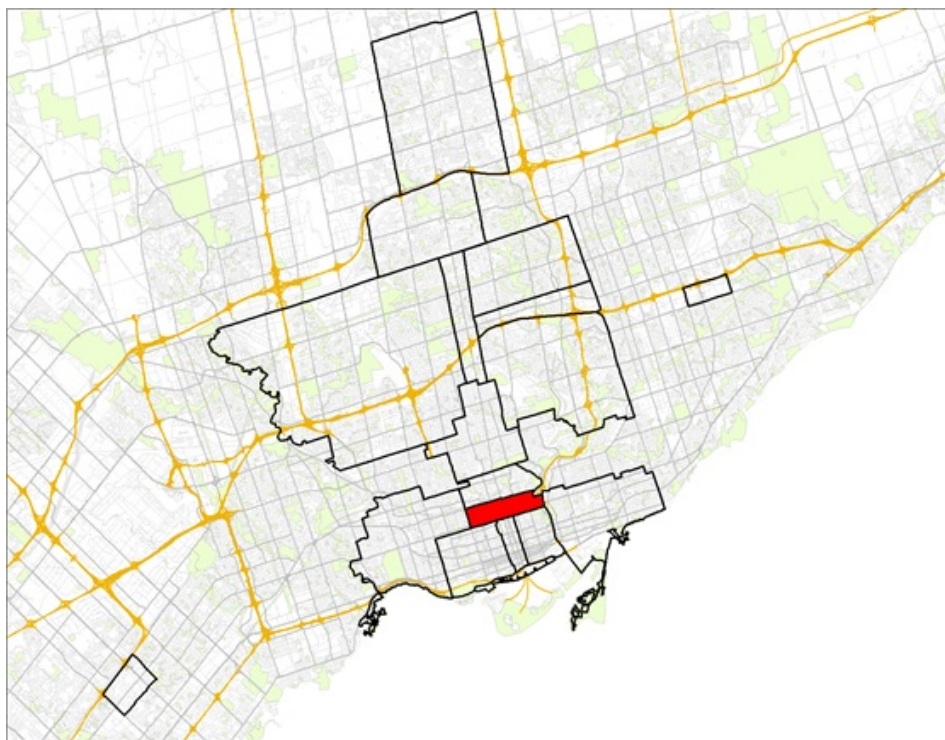


Greater Toronto Area
Bloor - Yorkville

New Homes High Rise Submarket Report
Data as of June 2021



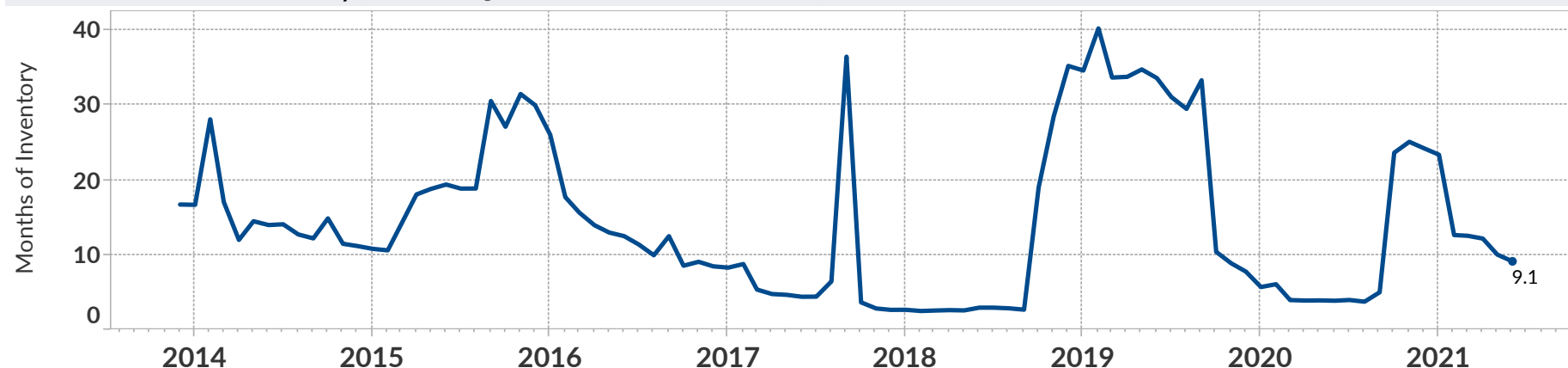
Bloor - Yorkville Submarket Report - June 2021



Bloor - Yorkville		GTA
Active Projects	16	334
Total Units	4,890	85,993
Total Sales	4,515	76,497
Rem. Inv.	375	9,496
Avg. \$/SF	\$2,202	\$1,224
Avg. Project \$/SF	\$1,941	\$1,102
Avg. SF	1,598	994
Avg. \$	\$3,518,803	\$1,215,921
Current Month Sales (incl. active & sold out)	21	2,775

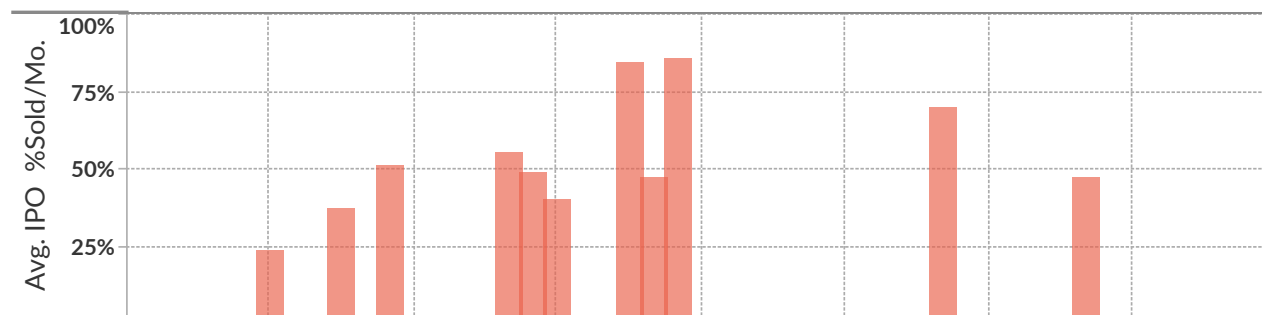
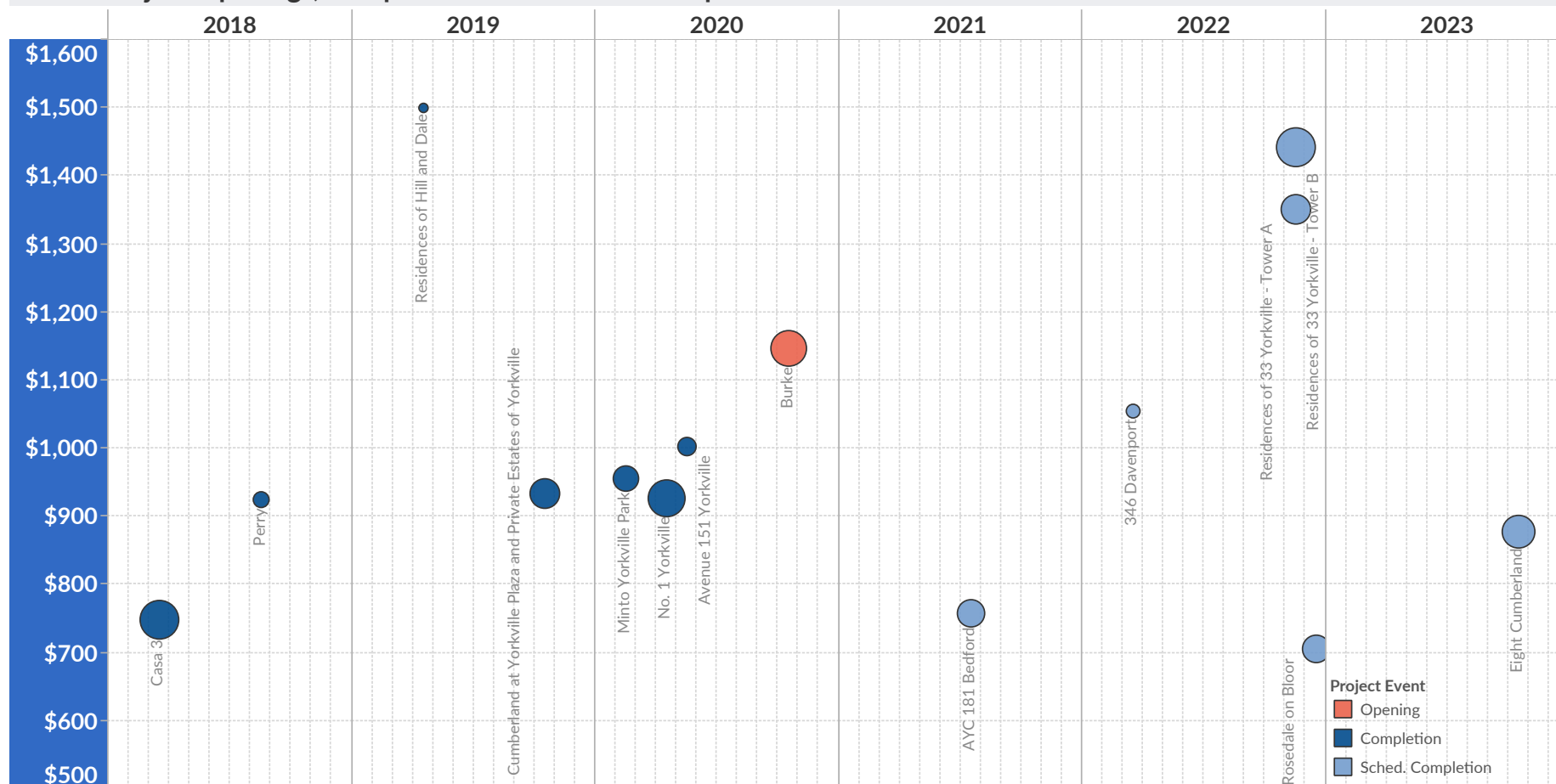
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	26	504
Total Units	8,821	276,211
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.5	6.8

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

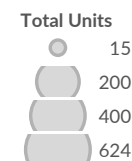


Bloor - Yorkville Submarket Report - June 2021

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.



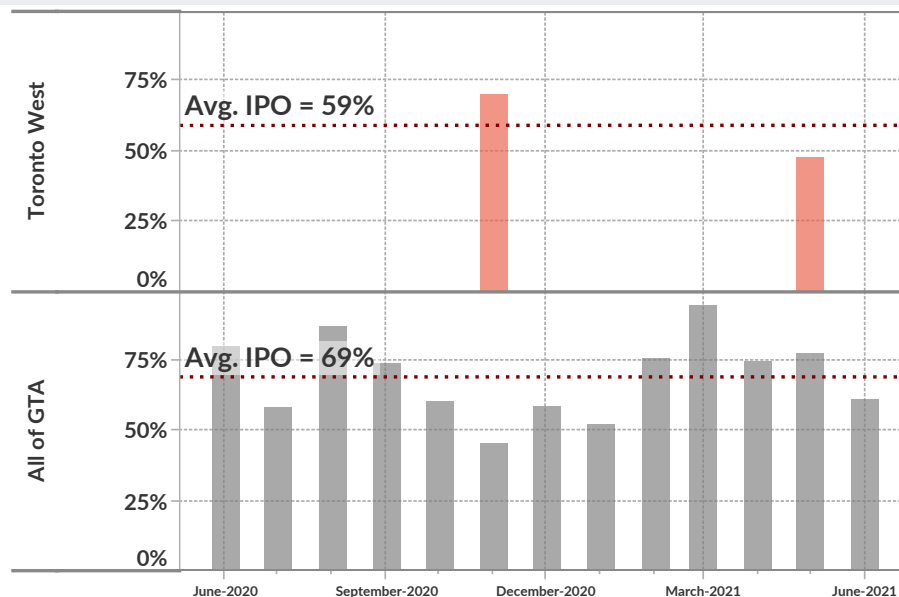
Bloor - Yorkville Submarket Report - June 2021

Project Data by Unit Type

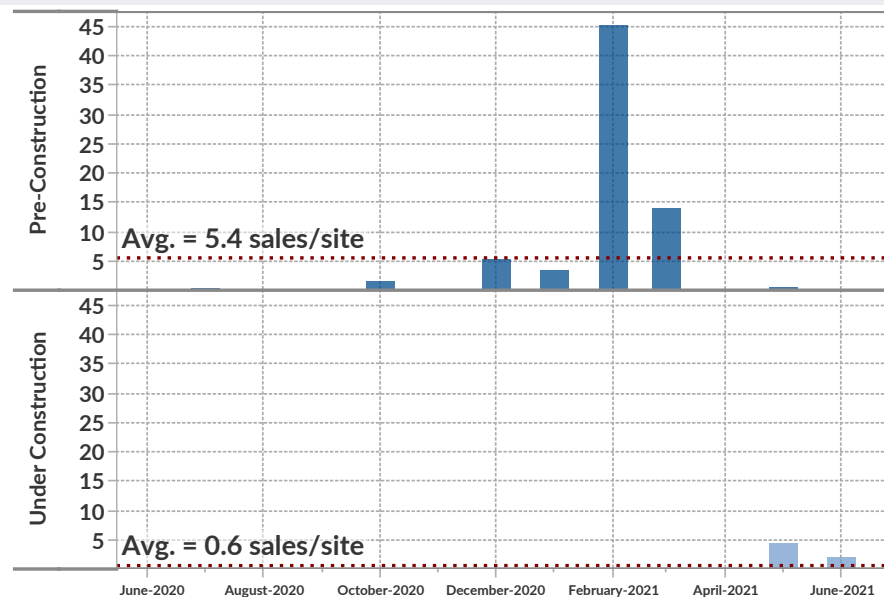
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	381	1	379	2
1 Bedroom	1,225	6	1,211	14
1 Bedroom + Den	1,160	3	1,139	21
2 Bedroom	1,426	1	1,288	138
2 Bedroom + Den	401	7	299	102
3 Bedroom & Up	271	3	190	81
Penthouse	22	0	9	13
Other	4	0	0	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,798	271	414	\$549,900	\$681,990
\$1,603	468	773	\$777,900	\$1,899,900
\$1,991	561	1,293	\$872,900	\$3,025,900
\$2,080	610	2,768	\$1,082,900	\$7,951,900
\$2,013	1,047	3,428	\$1,237,900	\$7,599,000
\$2,457	1,098	5,943	\$1,218,900	\$17,400,000
\$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)

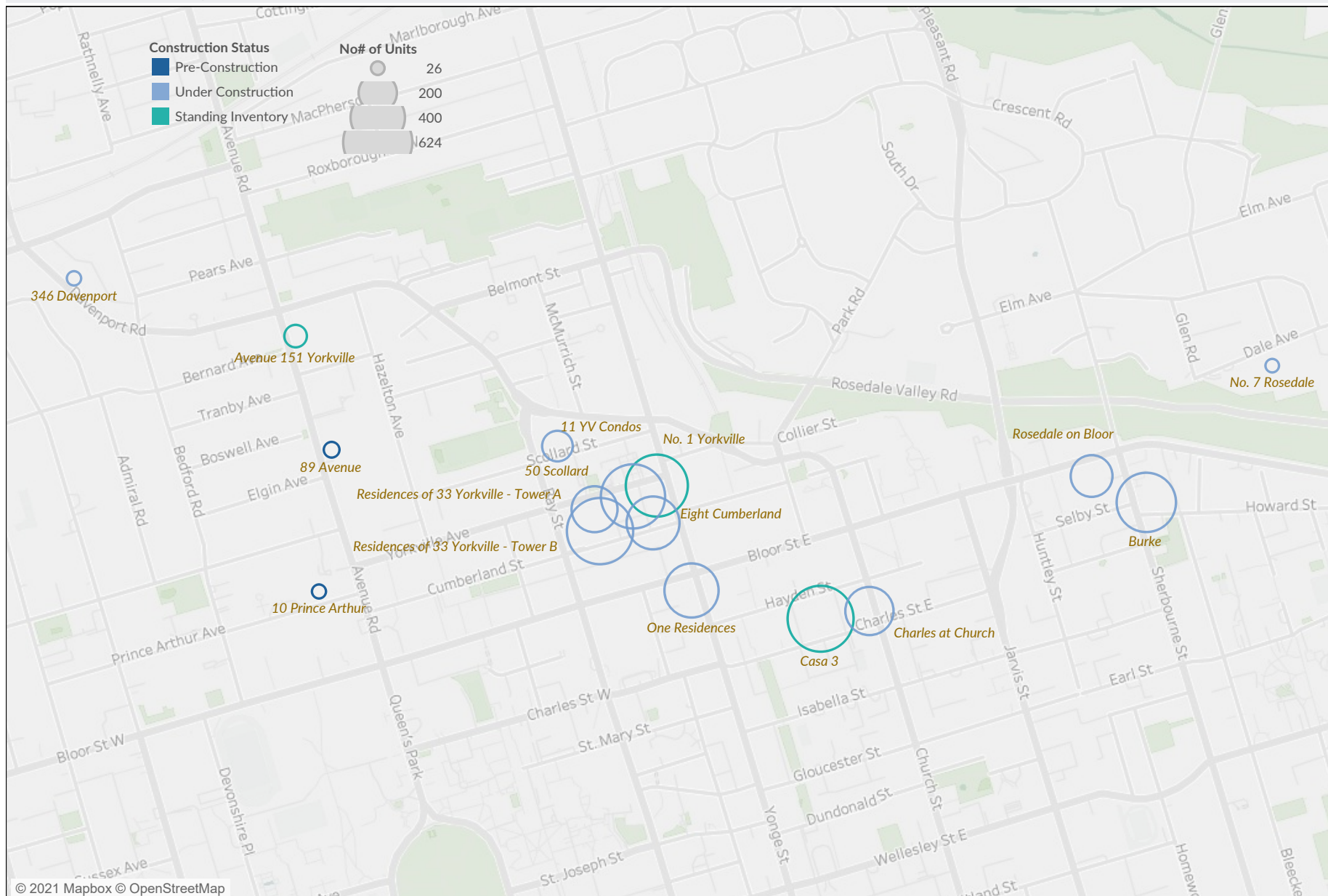


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - June 2021

Current Active Projects



Bloor - Yorkville Submarket Report - June 2021

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	\$1,960
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May-2024	0	2	8	586	\$1,705	\$2,335
50 Scollard - Lanterra Developments	Apartment	September-2023	0	11	57	133	\$2,581	\$2,662
89 Avenue - Armour Heights Developments	Apartment	March-2024	0	2	26	35	\$2,735	\$2,676
346 Davenport - Freed Developments Ltd.	Apartment	March-2022	0	0	0	29	\$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	6	225	118	500	\$1,147	\$1,184
Casa 3 - Cresford Developments	Apartment	March-2018	0	0	0	618	\$749	\$1,043
Charles at Church - Aspen Ridge Homes	Apartment	March-2024	0	0	0	330	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October-2023	9	35	30	398	\$878	\$1,751
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April-2020	0	0	5	547	\$927	\$2,126
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October-2022	6	6	14	26	\$2,500	\$2,258
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	300	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	November-2022	0	0	0	624	\$1,442	\$1,459
Rosedale on Bloor - Gupta Group	Apartment	December-2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.4	202
DEVAPP-4650-000085	321 Davenport Road	7.0	23
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	20
DevApp-4650-000561	64 Prince Arthur Avenue	10.9	178
DevApp-4650-000698	300 Bloor Street West	10.2	249
DevApp-4650-000809	11 Yorkville Avenue	18.4	674
DevApp-4650-001154	2 Bloor Street West	31.1	1,595
DevApp-4650-001269	68 Charles Street East	19.7	403
DevApp-4650-001444	603 Sherbourne Street	14.3	501
DevApp-4650-001484	89 Avenue Road	10.7	60
DevApp-4650-001744	342 Davenport Road	5.5	30
DevApp-4650-001761	316 Bloor Street West	19.9	403
DevApp-4650-001785	826 Yonge Street	19.8	399
DevApp-4650-001803	48 Scollard Street	13.3	148
DevApp-4650-001853	287 Davenport Road	7.3	106
DevApp-4650-001861	80 Bloor Street West	49.0	1,356
DevApp-4650-001973	33 Avenue Road	9.9	78
DevApp-4650-001977	314 Davenport Road	10.5	100
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
DevApp-4650-002498	148 Avenue Road	13.1	355

Bloor - Yorkville Submarket Report - June 2021

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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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