

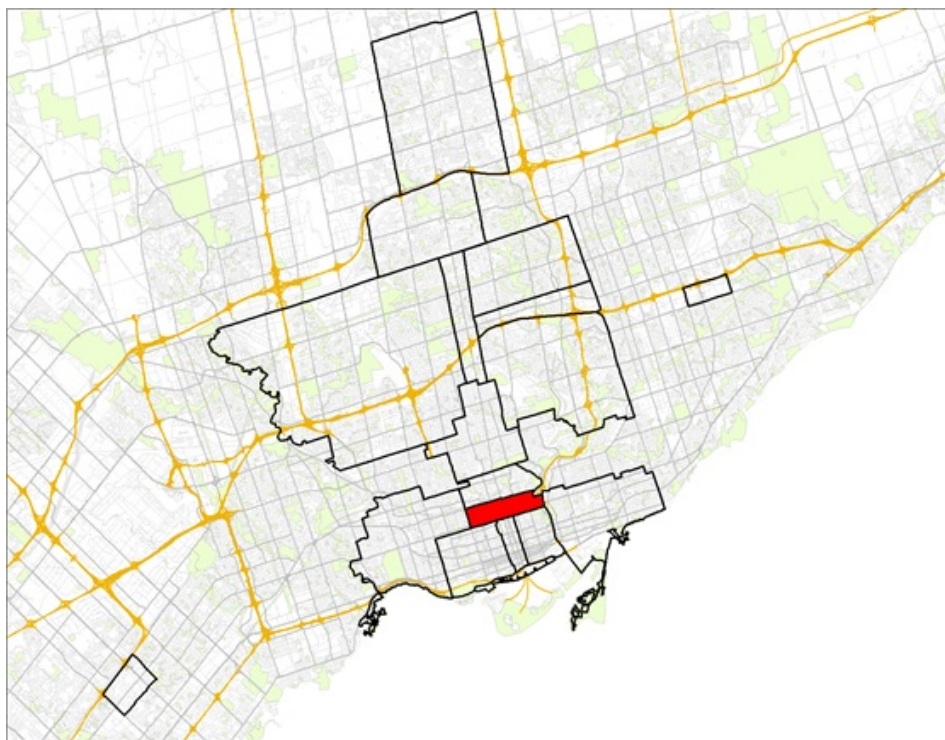


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of September 2021



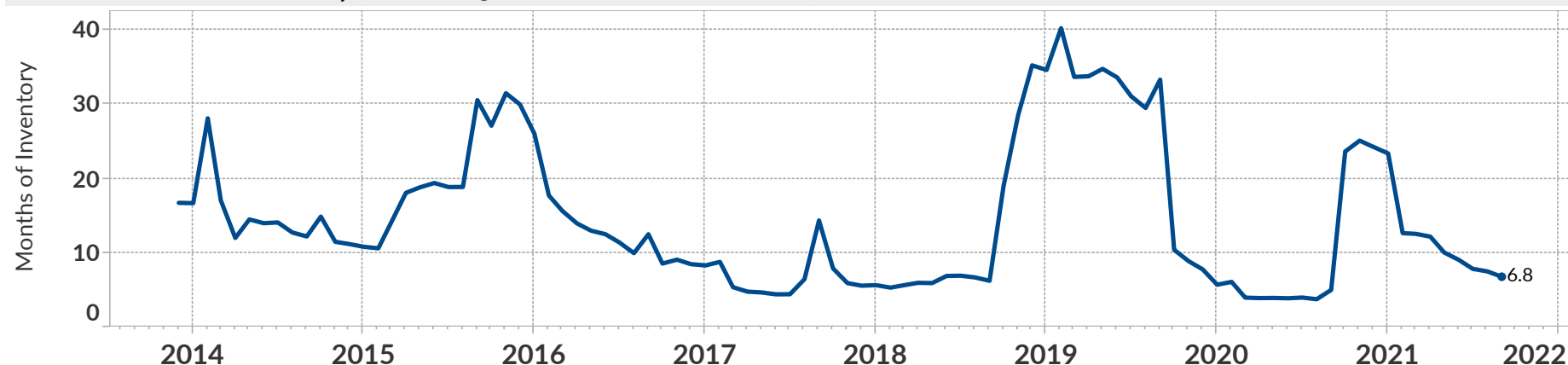
Bloor - Yorkville Submarket Report - September 2021



Bloor - Yorkville		GTA
Active Projects	15	345
Total Units	4,155	89,461
Total Sales	3,779	78,354
Rem. Inv.	376	11,107
Avg. \$/SF	\$2,337	\$1,256
Avg. Project \$/SF	\$2,045	\$1,125
Avg. SF	1,526	922
Avg. \$	\$3,567,122	\$1,158,650
Current Month Sales (incl. active & sold out)	16	2,488

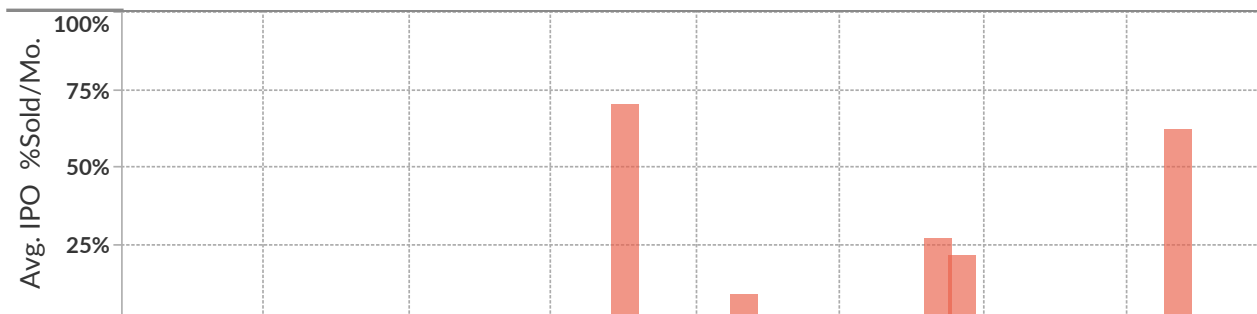
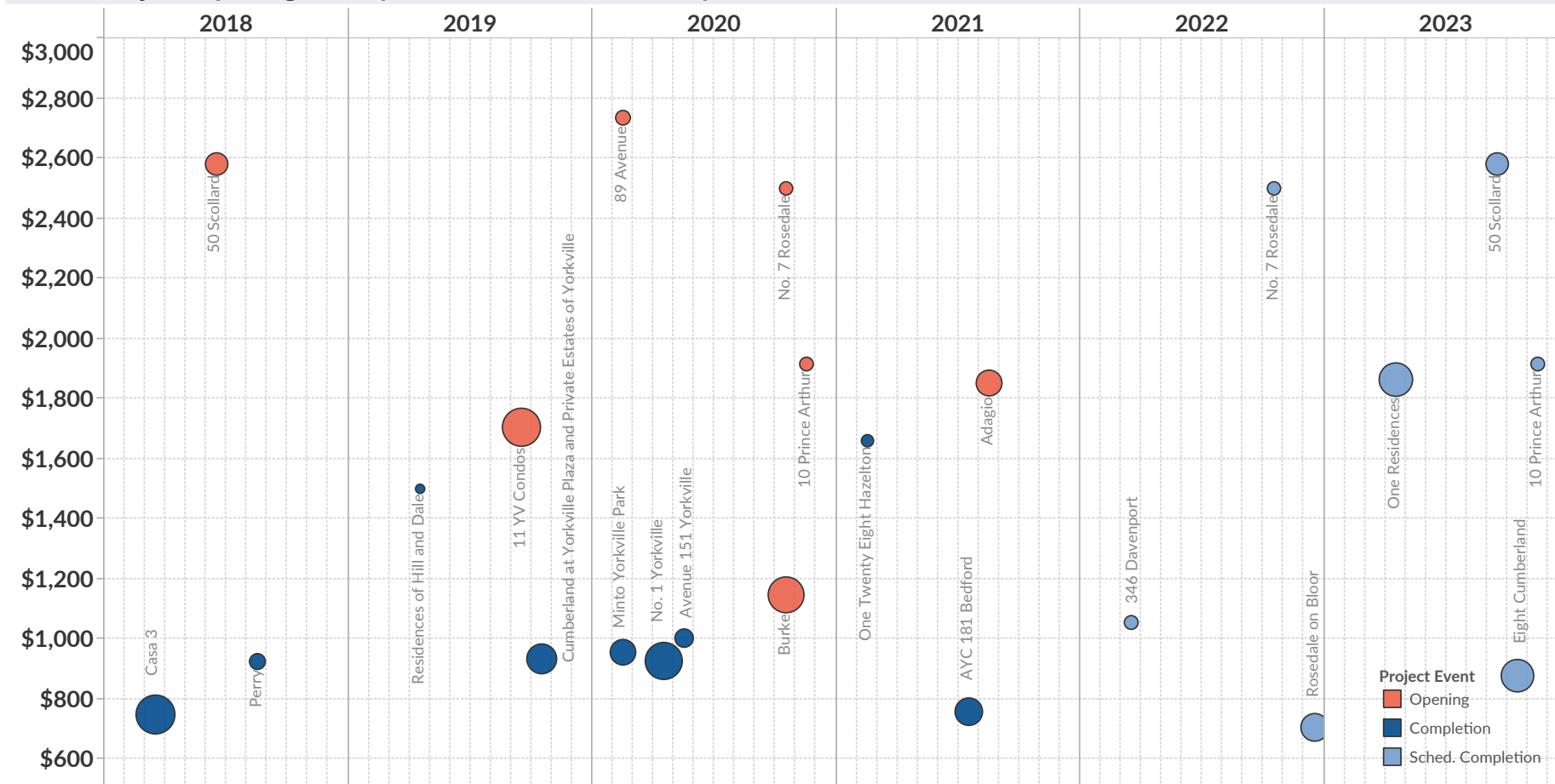
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	27	495
Total Units	8,623	268,467
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	12.2	6.9

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

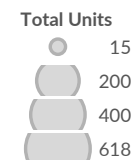


Bloor - Yorkville Submarket Report - September 2021

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.



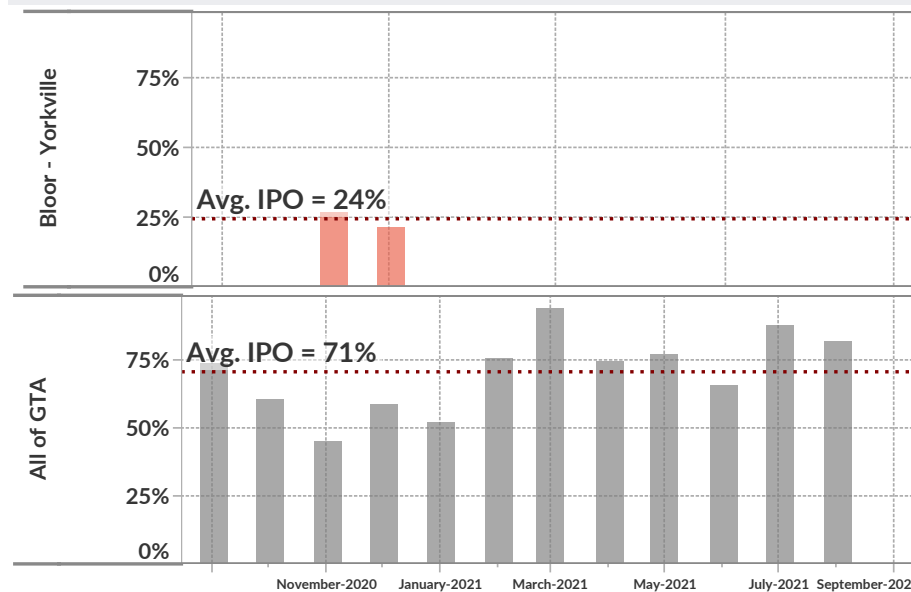
Bloor - Yorkville Submarket Report - September 2021

Project Data by Unit Type

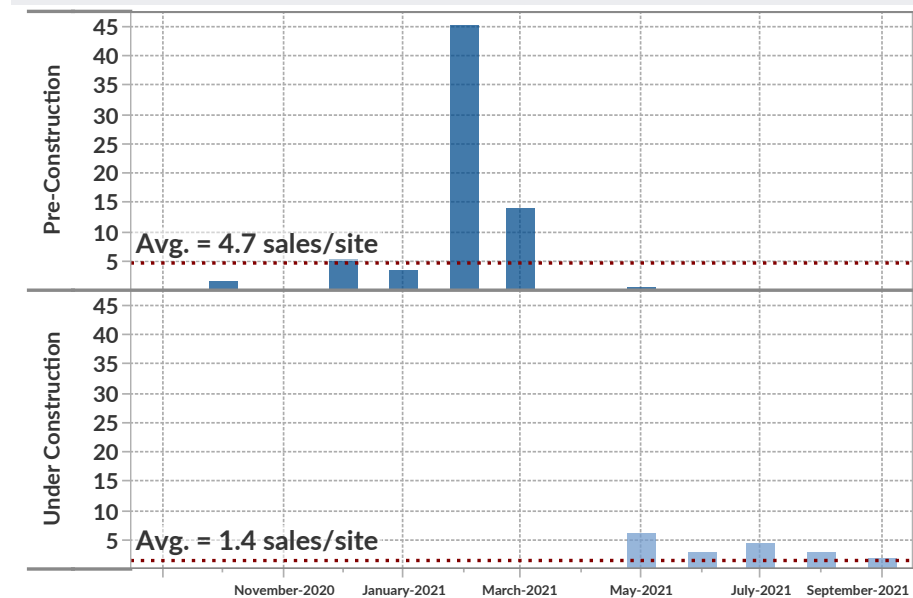
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	316	0	293	23
1 Bedroom	1,105	0	1,088	17
1 Bedroom + Den	997	2	988	9
2 Bedroom	1,175	7	1,032	143
2 Bedroom + Den	244	2	165	79
3 Bedroom & Up	292	5	204	88
Penthouse	22	0	9	13
Other	4	0	0	4

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,806	271	450	\$549,900	\$789,990
\$1,673	433	675	\$787,900	\$1,204,990
\$2,076	597	1,293	\$1,299,900	\$3,000,900
\$2,198	610	2,768	\$1,082,900	\$7,951,900
\$2,170	1,047	3,428	\$1,237,900	\$8,199,000
\$2,595	973	5,943	\$1,218,900	\$17,800,000
\$2,919	1,295	6,137	\$1,688,900	\$31,600,000
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

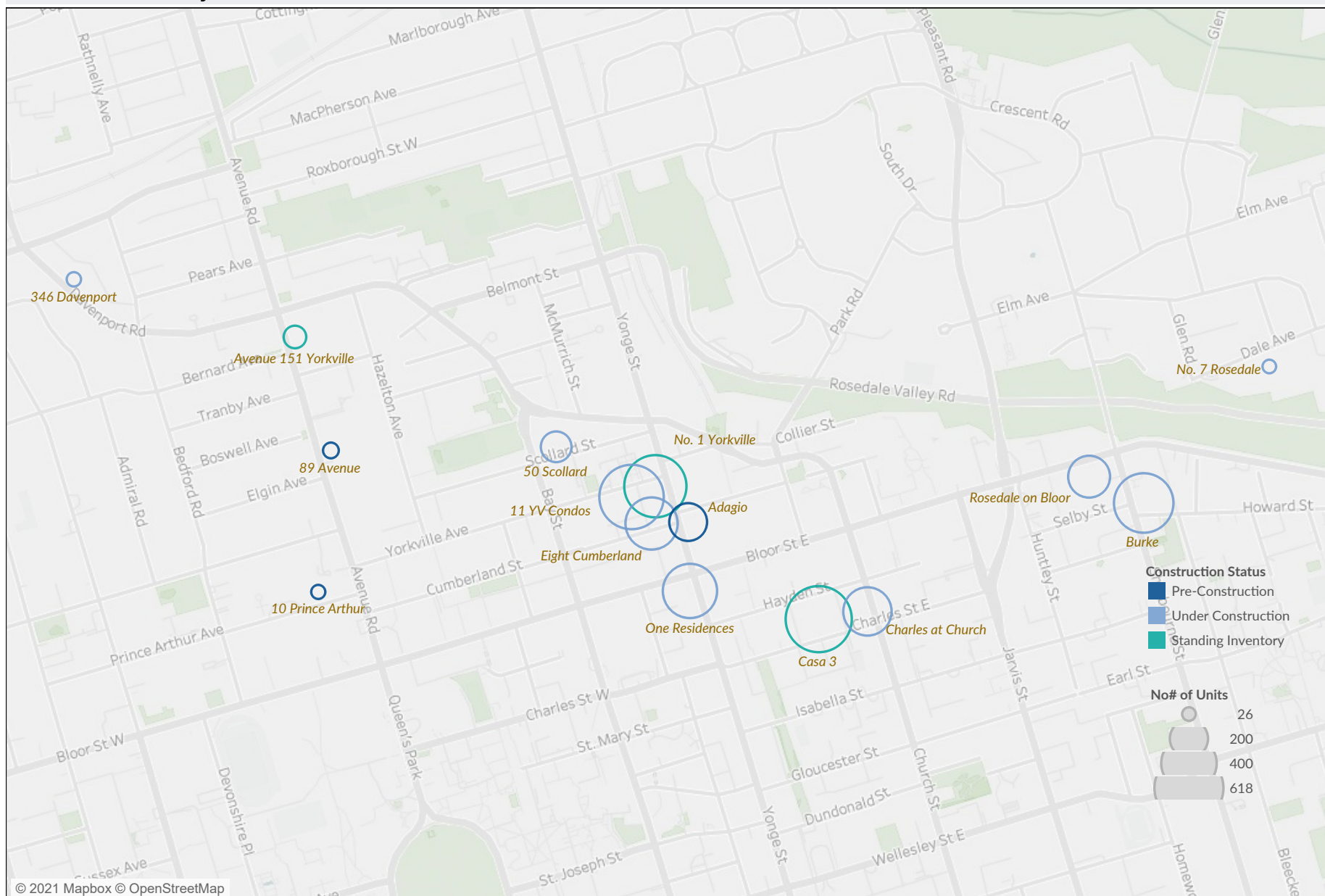


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - September 2021

Current Active Projects



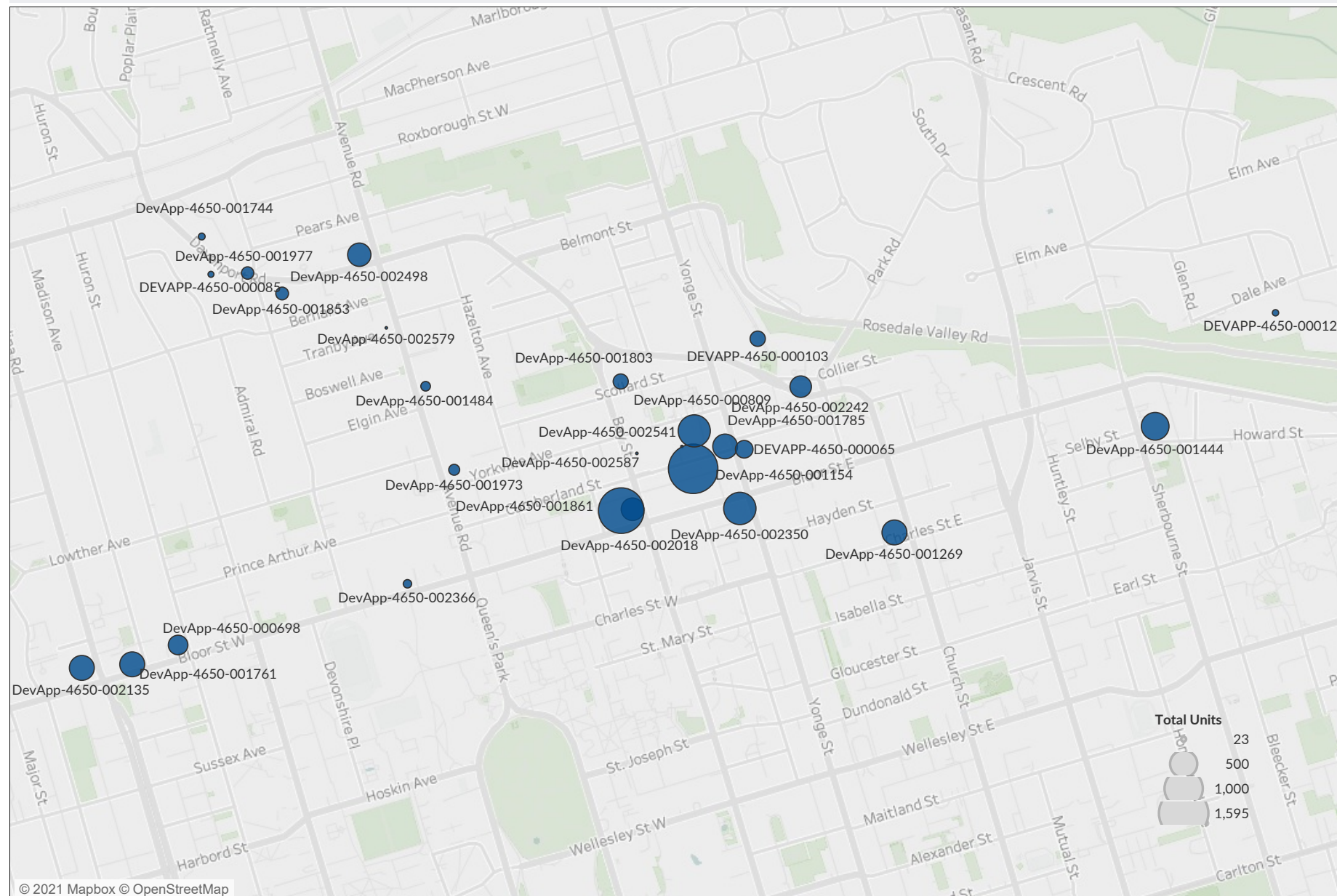
Bloor - Yorkville Submarket Report - September 2021

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	2	4	6	586	\$1,705	\$2,419
50 Scollard - Lanterra Developments	Apartment	September-2023	1	17	51	133	\$2,581	\$2,681
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
Adagio - Menkes	Apartment	October-2024	4	125	77	202	\$1,852	\$1,849
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May-2020	1	1	10	72	\$1,003	\$1,715
Burke - Concert Properties	Apartment	April-2025	8	256	87	500	\$1,147	\$1,167
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	0	52	0	385	\$878	\$1,835
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	0	10	10	26	\$2,500	\$2,579
One Residences - Mizrahi Developments	Apartment	April-2023	0	2	82	416	\$1,864	\$3,024
Rosedale on Bloor - Gupta Group	Apartment	December-2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - September 2021

Current Development Applications



Bloor - Yorkville Submarket Report - September 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-4650-000698	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
DevApp-4650-002541	37 Yorkville Avenue		
DevApp-4650-002579	110 Avenue Road		
DevApp-4650-002587	1235 Bay Street		

Bloor - Yorkville Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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