

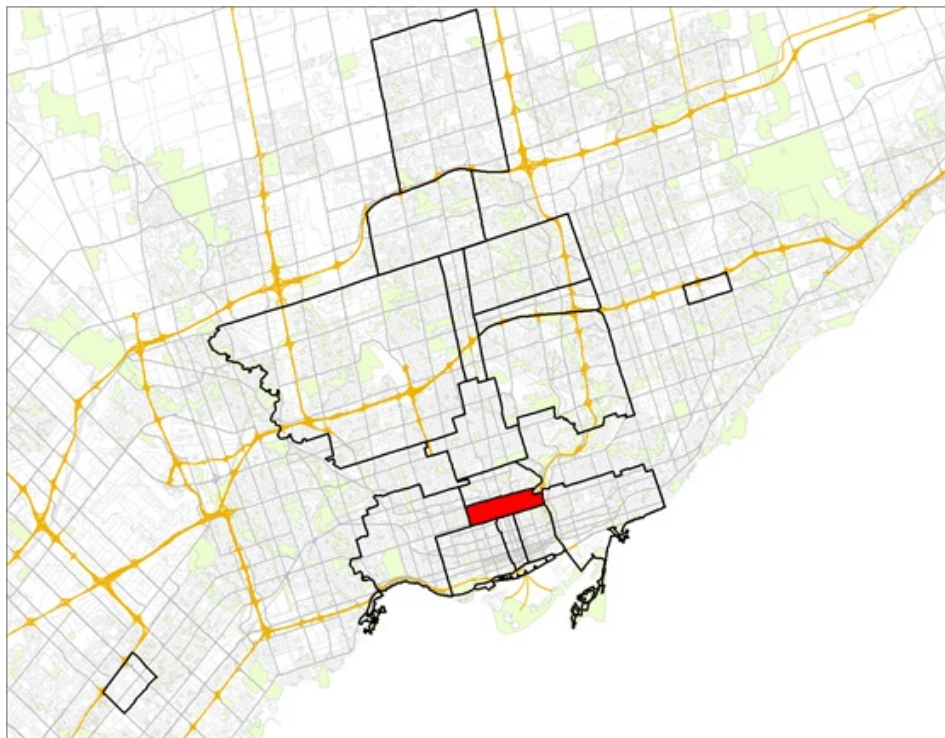


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of December 2021



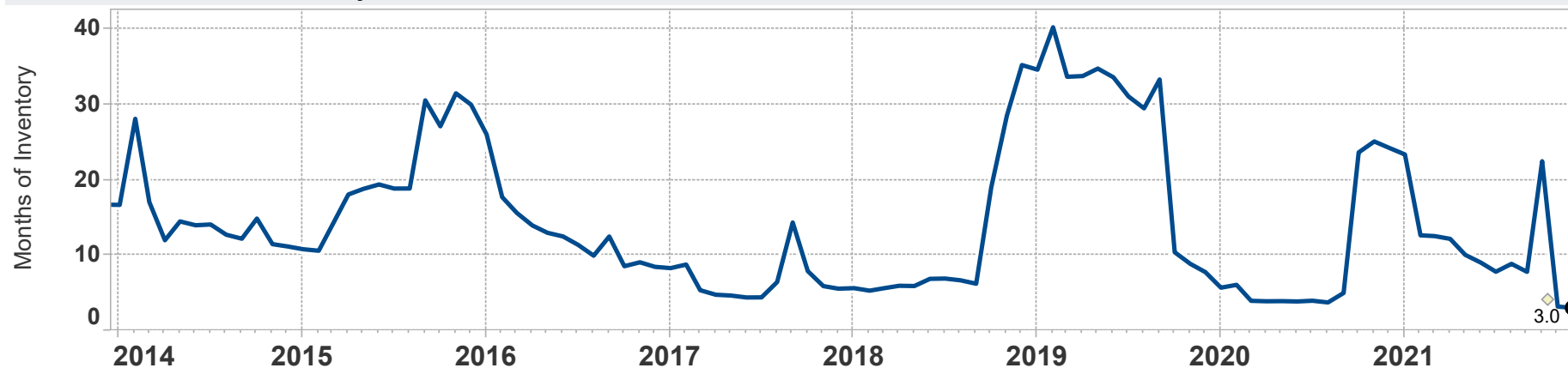
Bloor - Yorkville Submarket Report - December 2021



Bloor - Yorkville		GTA
Distinct count of Site Name	18	344
No. of Units	5,253	89,743
Total Sales	4,859	81,597
Act Inv	394	8,146
Avg. \$/sf	\$2,354	\$1,340
Avg. Project \$/SF	\$2,092	\$1,162
Avg. SF	1,426	989
Avg. \$	\$3,357,800	\$1,325,648
No Measure Value	22	2,170

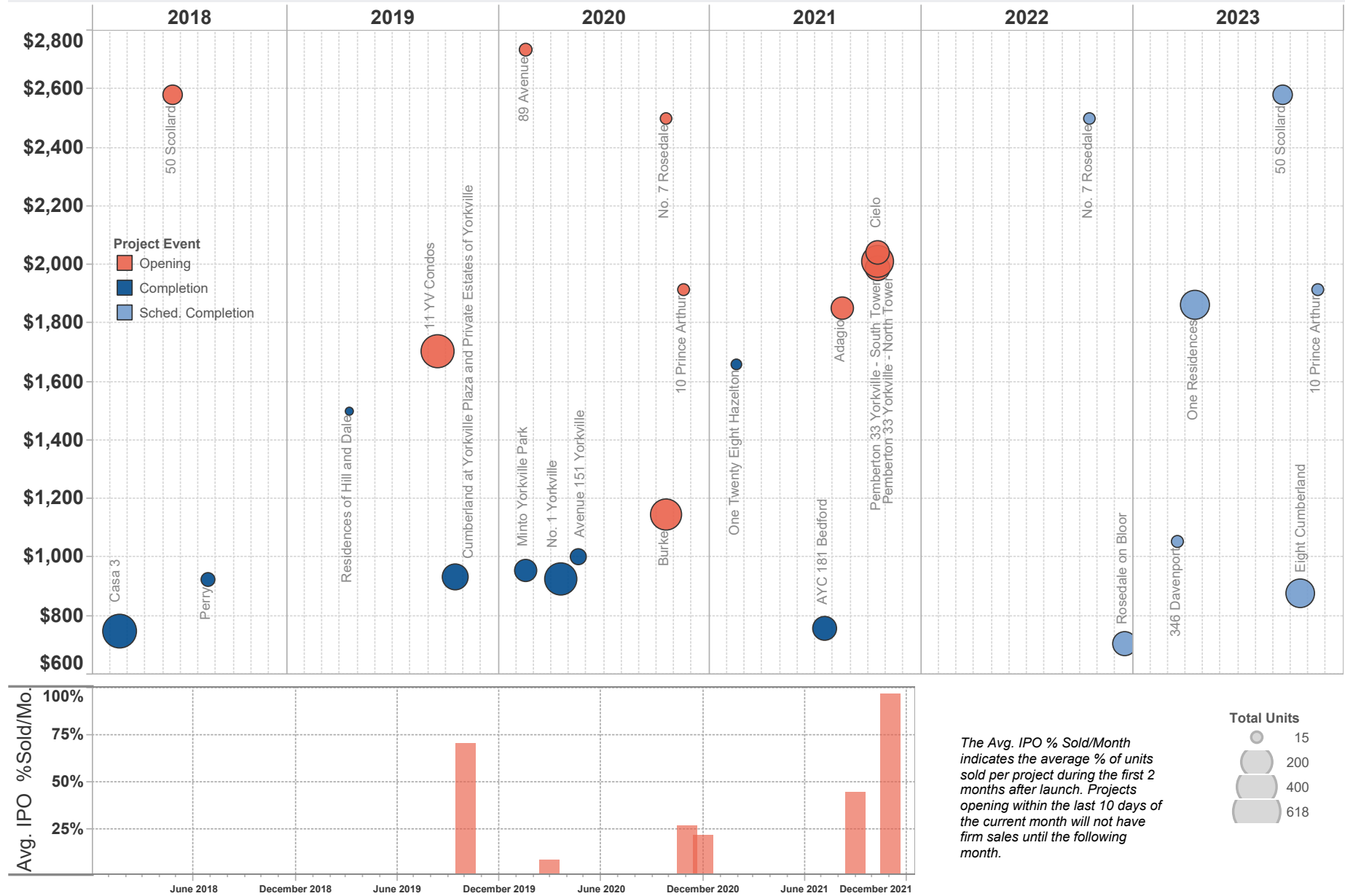
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	34	631
Total Units	23,683	636,062
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.8	7.9

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



Bloor - Yorkville Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



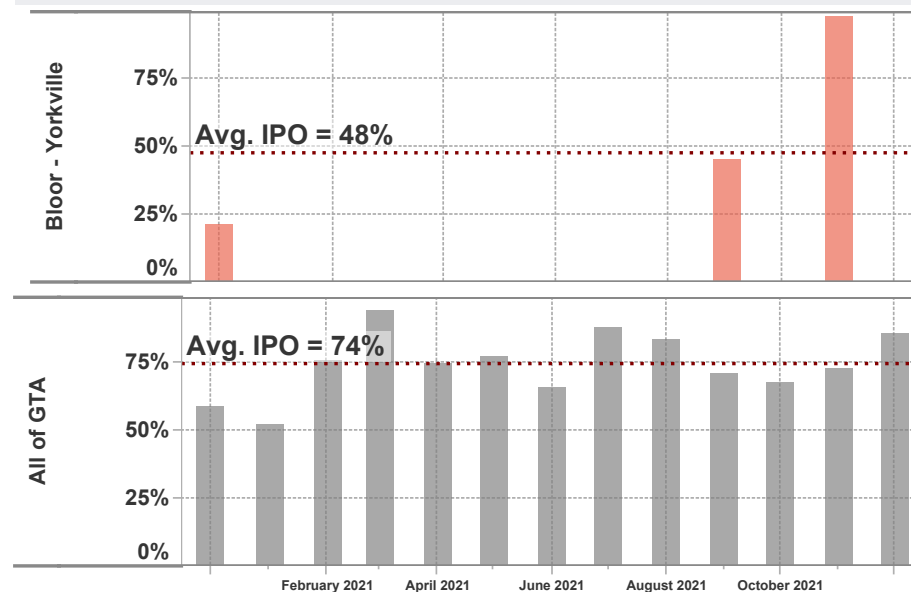
Bloor - Yorkville Submarket Report - December 2021

Project Data by Unit Type

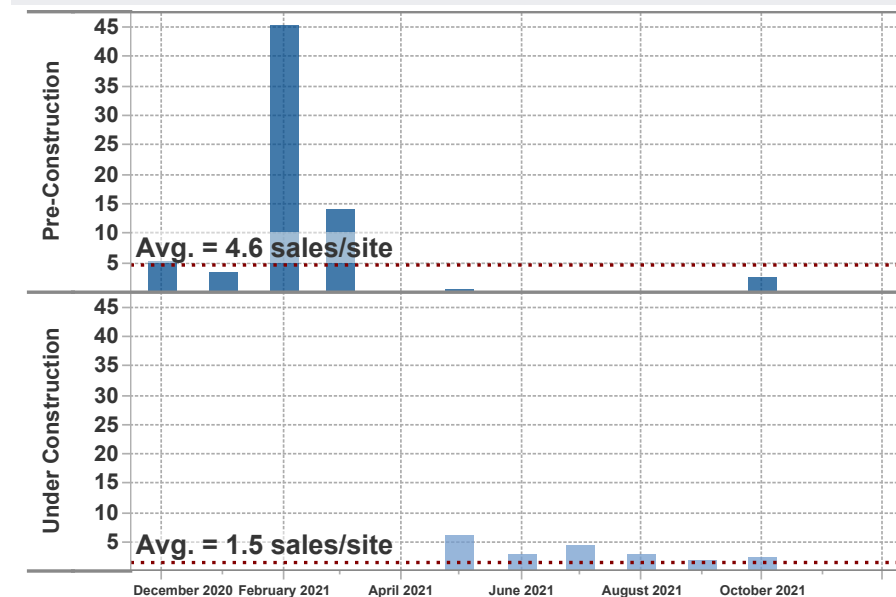
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	419	0	385	34
1 Bedroom	1,343	3	1,330	13
1 Bedroom + Den	1,187	0	1,179	8
2 Bedroom	1,633	4	1,479	154
2 Bedroom + Den	321	9	245	76
3 Bedroom & Up	324	6	231	93
Penthouse	22	0	10	12
Other	4	0	0	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,966	271	450	\$549,900	\$888,990
\$1,937	445	659	\$787,900	\$1,268,990
\$2,279	502	1,293	\$1,086,000	\$3,025,900
\$2,207	610	2,768	\$1,082,900	\$7,951,900
\$2,234	726	3,428	\$1,238,900	\$8,699,000
\$2,559	973	5,943	\$1,218,900	\$17,775,000
\$2,999	1,295	6,137	\$1,688,900	\$31,620,900
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

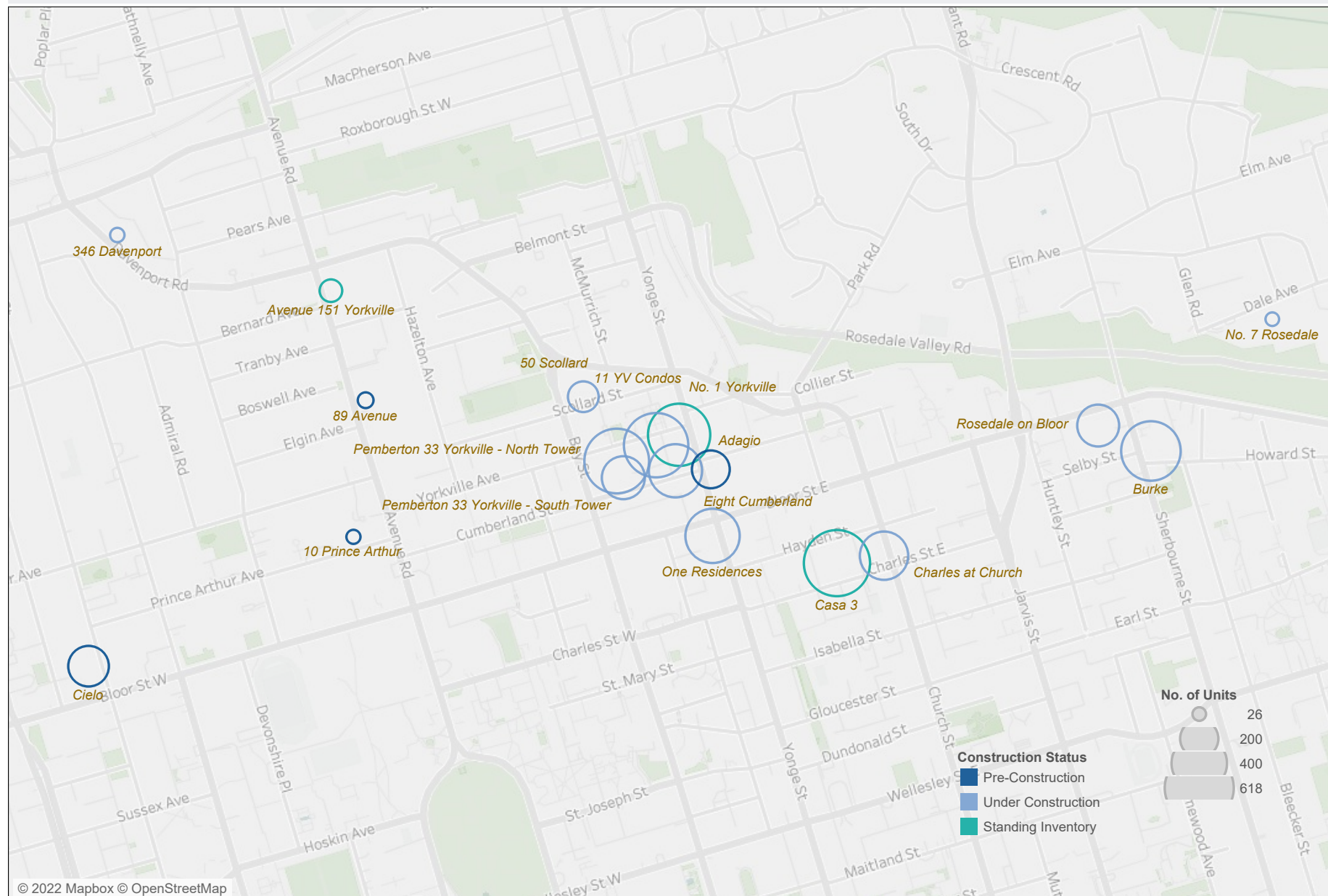


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - December 2021

Current Active Projects



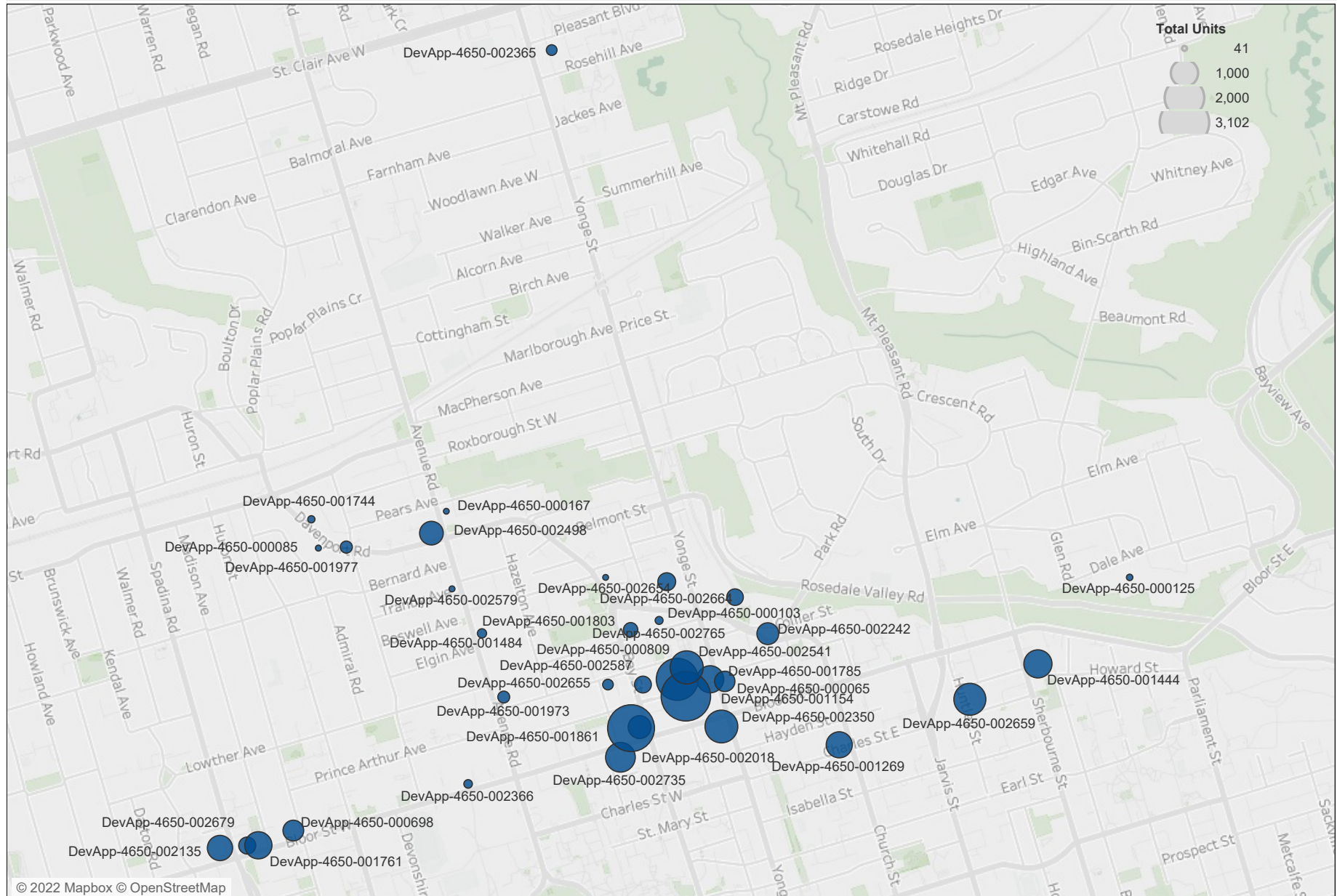
Bloor - Yorkville Submarket Report - December 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
10 Prince Arthur - North Drive	Apartment	November 2024	0	0	22	28	\$1,915	\$1,960
11 YV Condos - Metropia and Capital Developments and Rio..	Apartment	May 2024	0	4	5	585	\$1,705	\$2,680
50 Scollard - Lanterra Developments	Apartment	September 2023	4	29	39	133	\$2,581	\$2,684
89 Avenue - Armour Heights Developments	Apartment	March 2024	0	2	26	35	\$2,735	\$2,676
346 Davenport - Freed Developments Ltd.	Apartment	March 2023	0	0	0	29	\$1,055	\$1,512
Adagio - Menkes	Apartment	November 2024	2	105	97	202	\$1,852	\$1,866
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	4	5	6	72	\$1,003	\$1,762
Burke - Concert Properties	Apartment	April 2025	9	284	59	500	\$1,147	\$1,169
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
Cielo - Collecdev	Apartment	March 2026	1	200	33	233	\$2,043	\$2,031
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	2	55	12	400	\$878	\$1,908
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	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	4	80	416	\$1,864	\$3,035
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	590	0	590	\$2,155	\$2,155
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	261	0	261	\$2,249	\$2,249
Rosedale on Bloor - Gupta Group	Apartment	December 2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - December 2021

Current Development Applications



Bloor - Yorkville Submarket Report - December 2021

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	7.5	41
DevApp-4650-000698	300 Bloor Street West	10.2	543
DevApp-4650-000809	11 Yorkville Avenue	18.4	1,390
DevApp-4650-001154	2 Bloor Street West	31.1	3,102
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	19.8	930
DevApp-4650-001803	48 Scollard Street	13.3	260
DevApp-4650-001861	80 Bloor Street West	48.0	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	16.8	92
DevApp-4650-002498	148 Avenue Road	13.1	710
DevApp-4650-002541	37 Yorkville Avenue	18.3	2,245
DevApp-4650-002579	110 Avenue Road	3.7	44
DevApp-4650-002587	1235 Bay Street	16.1	357
DevApp-4650-002654	100 Davenport Road	8.3	42
DevApp-4650-002655	69 Yorkville Avenue	20.6	143
DevApp-4650-002659	47 Huntley Street	17.6	1,297
DevApp-4650-002664	906 Yonge Street	12.4	401
DevApp-4650-002679	328 Bloor Street West	14.1	366
DevApp-4650-002735	83 Bloor Street West	44.2	1,118
DevApp-4650-002765	30 Scollard Street	18.1	79

Bloor - Yorkville Submarket Report - December 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.