

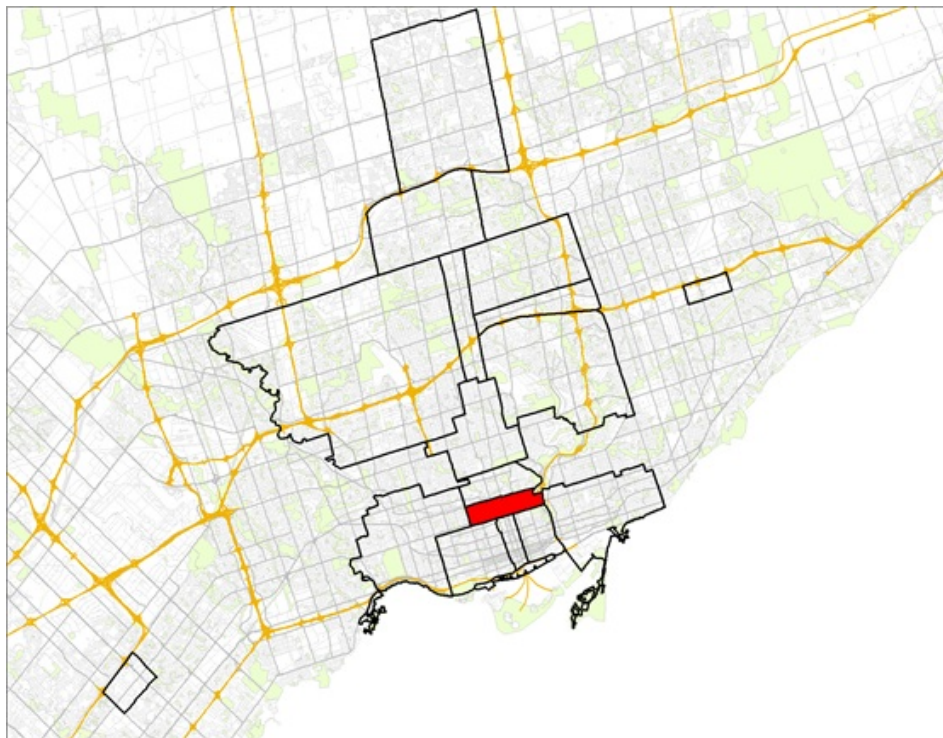


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of February 2022



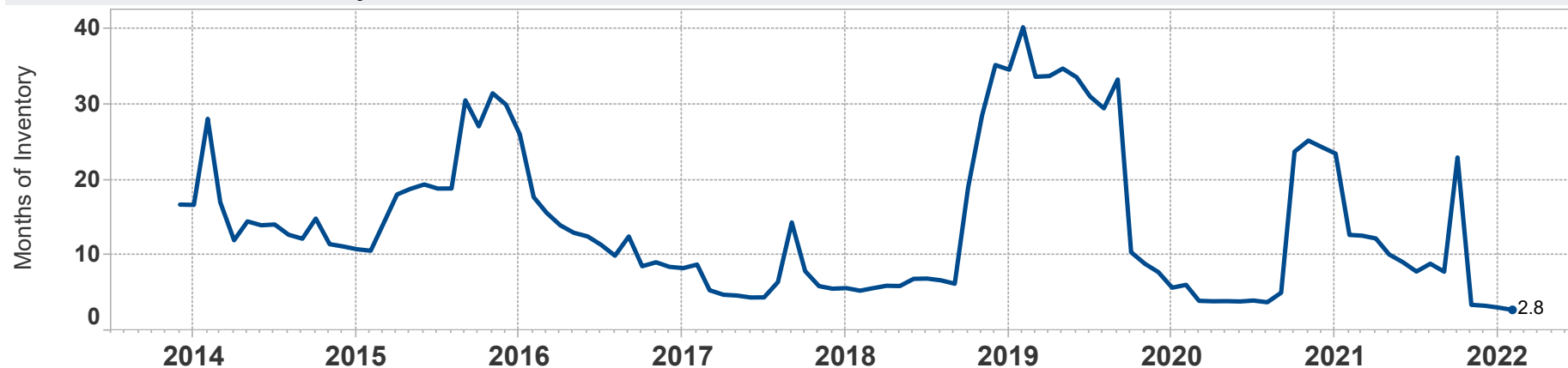
Bloor - Yorkville Submarket Report - February 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	18	328
No. of Units	5,306	87,845
Total Sales	4,961	79,226
Act Inv	345	8,619
Avg. \$/sf	\$2,449	\$1,413
Avg. Project \$/SF	\$2,120	\$1,204
Avg. SF	1,492	934
Avg. \$	\$3,653,966	\$1,318,992
No Measure Value	78	3,048

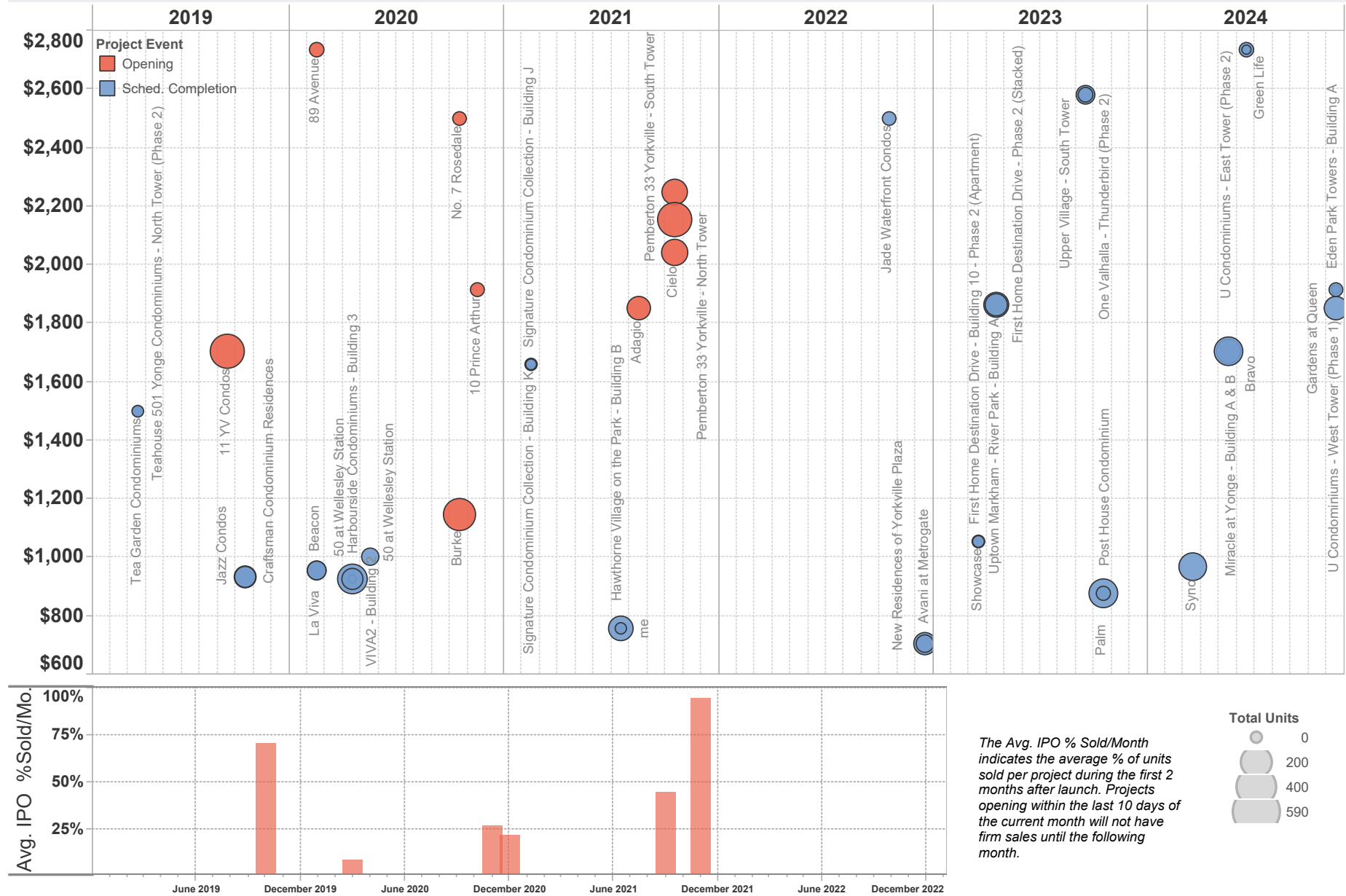
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	35	648
Total Units	13,579	364,157
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.7	7.9

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



Bloor - Yorkville Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



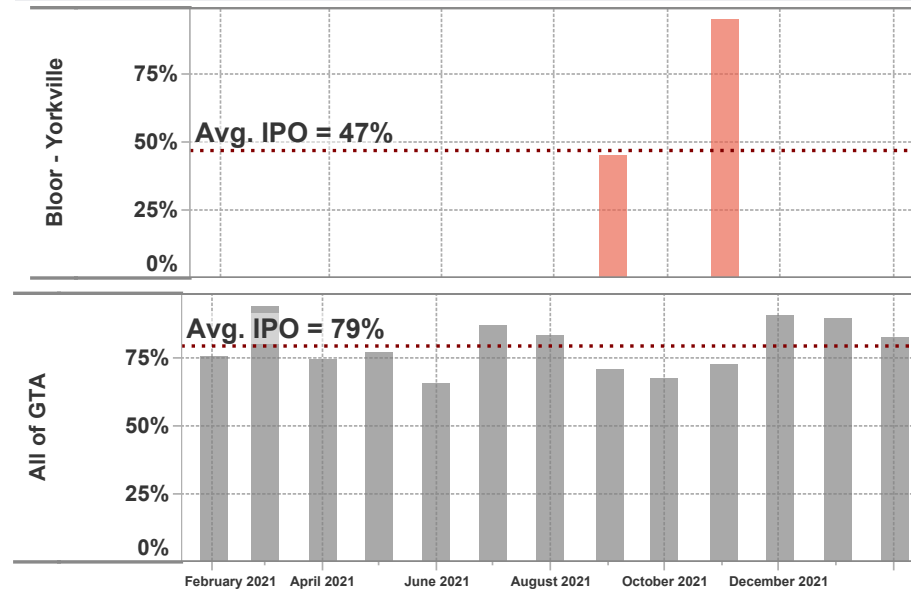
Bloor - Yorkville Submarket Report - February 2022

Project Data by Unit Type

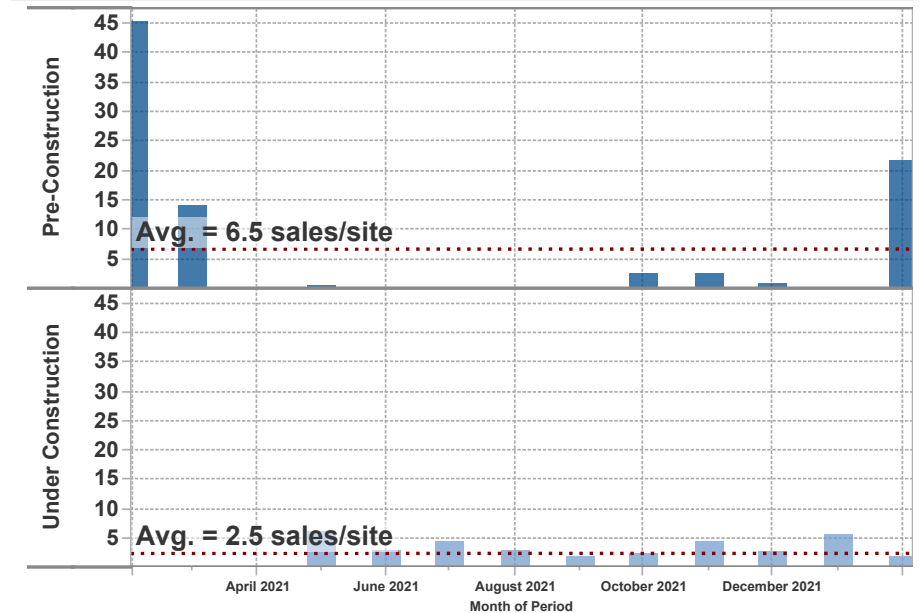
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	423	4	389	34
1 Bedroom	1,352	7	1,338	14
1 Bedroom + Den	1,202	15	1,194	8
2 Bedroom	1,629	6	1,502	127
2 Bedroom + Den	343	26	278	65
3 Bedroom & Up	331	19	248	83
Penthouse	22	1	12	10
Other	4	0	0	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,966	271	450	\$549,900	\$888,990
\$1,940	445	659	\$850,000	\$1,269,990
\$2,246	597	1,293	\$1,320,000	\$3,025,900
\$2,357	610	2,768	\$1,109,000	\$7,951,900
\$2,290	673	3,428	\$1,209,000	\$8,699,000
\$2,632	890	5,943	\$1,268,900	\$17,775,000
\$3,162	1,484	6,137	\$2,019,900	\$31,620,900
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

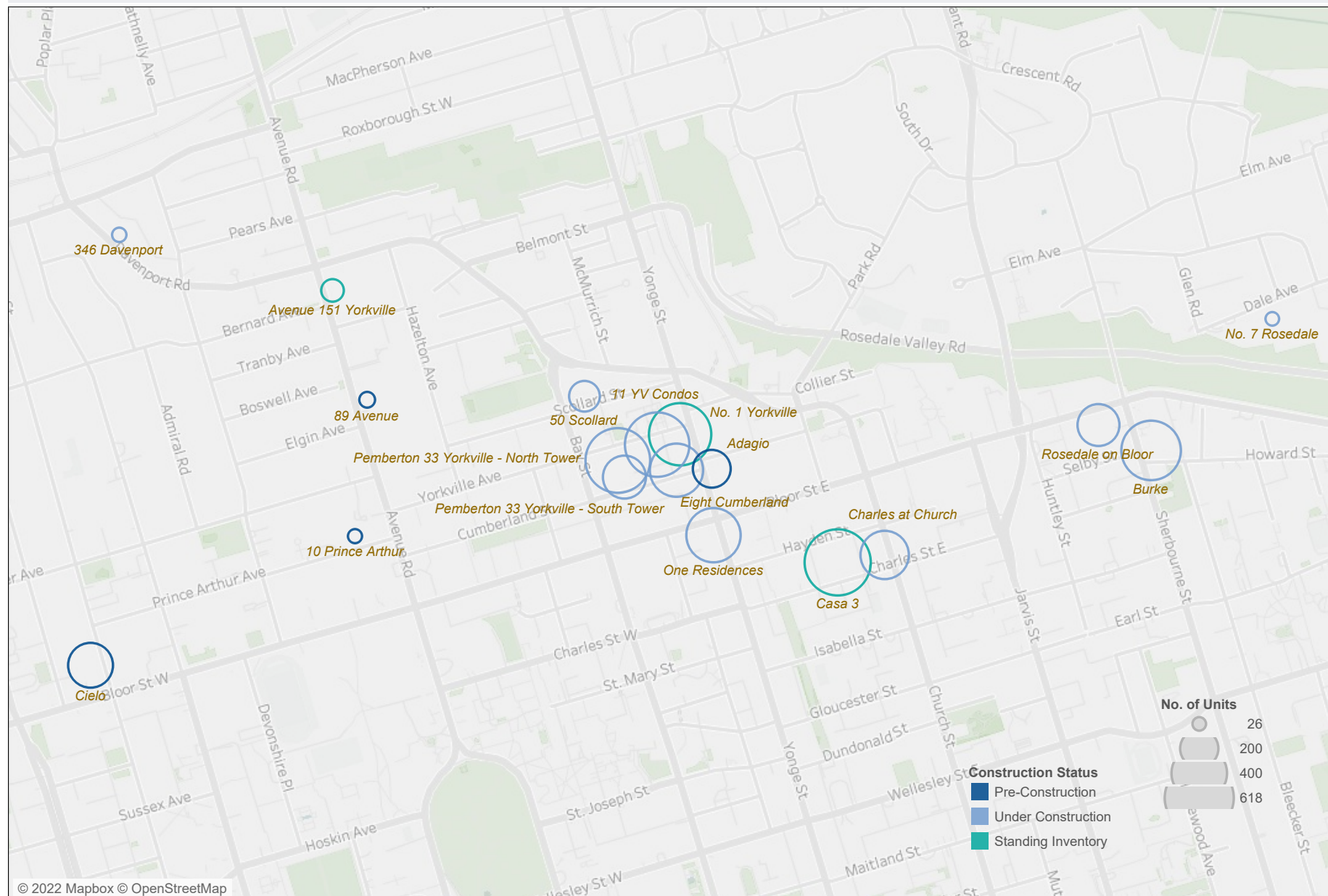


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - February 2022

Current Active Projects



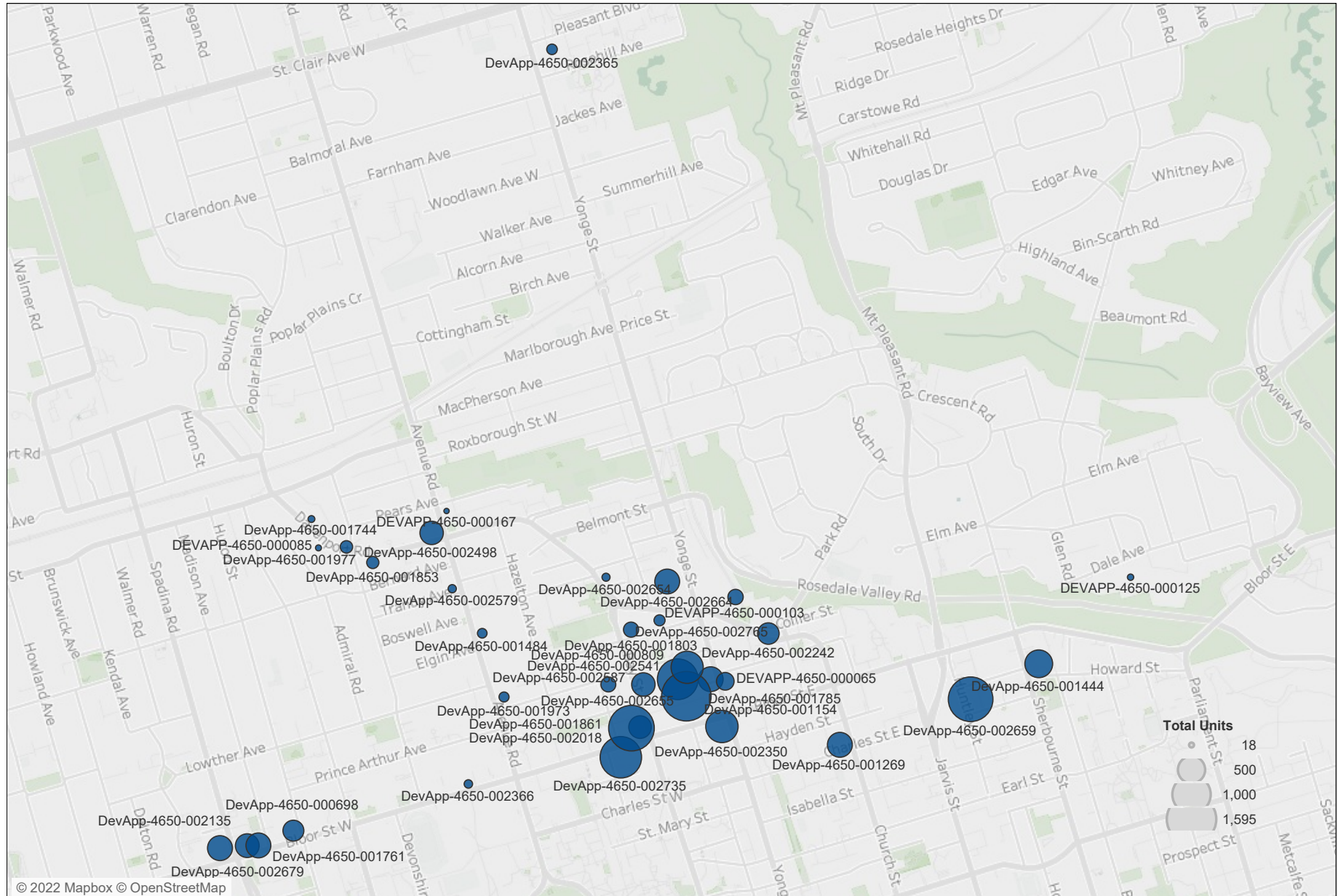
Bloor - Yorkville Submarket Report - February 2022

Current Active Project List

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	0	6	586	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	37	133	\$2,581	\$2,689
89 Avenue - Armour Heights Developments	Apartment	June 2024	0	0	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	0	0	97	202	\$1,852	\$1,866
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	0	11	72	\$1,003	\$1,719
Burke - Concert Properties	Apartment	April 2025	9	34	25	500	\$1,147	\$1,210
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	January 2026	65	65	20	284	\$2,043	\$2,256
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	4	6	6	400	\$878	\$2,148
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	1	5	548	\$927	\$2,126
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	0	0	10	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	\$1,864	\$3,035
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	0	590	\$2,155	\$2,155
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	0	261	\$2,249	\$2,249
Rosedale on Bloor - Gupta Group	Apartment	December 2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - February 2022

Current Development Applications



Bloor - Yorkville Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	7.8	202
DEVAPP-4650-000085	321 Davenport Road	2.0	23
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	3.0	152
DEVAPP-4650-000125	5 - 9 Dale Avenue	0.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	2.0	18
DevApp-4650-000698	300 Bloor Street West	3.0	284
DevApp-4650-000809	11 Yorkville Avenue	3.0	674
DevApp-4650-001154	2 Bloor Street West	7.8	1,595
DevApp-4650-001269	68 Charles Street East	4.0	403
DevApp-4650-001444	603 Sherbourne Street	14.3	501
DevApp-4650-001484	89 Avenue Road	3.0	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	3.0	148
DevApp-4650-001853	287 Davenport Road	6.8	96
DevApp-4650-001861	80 Bloor Street West	6.0	1,356
DevApp-4650-001973	33 Avenue Road	9.9	65
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	16.8	46
DevApp-4650-002498	148 Avenue Road	13.1	355
DevApp-4650-002541	37 Yorkville Avenue	3.0	1,079
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	21.4	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 - February 2022

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	78	18	4,961	345	\$2,449	1,492	\$3,653,966	13,579
Central Waterfront	2	9	4,129	579	\$1,611	1,127	\$1,816,254	16,313
Don Mills - York Mills	249	14	3,519	413	\$1,073	894	\$958,974	15,283
Downtown Core	50	8	3,581	1,280	\$1,534	699	\$1,071,937	23,554
Downtown East	47	18	5,891	572	\$1,337	823	\$1,101,131	18,747
Downtown West	43	24	7,764	747	\$1,564	990	\$1,548,722	19,843
Etobicoke Waterfront	3	1	512	5	\$1,601	466	\$745,900	8,154
Highway7 - Yonge	10	5	1,196	28	\$1,060	1,317	\$1,396,000	18,360
Mississauga City Centre	54	13	7,286	486	\$1,234	757	\$934,200	16,957
North Toronto	36	18	3,639	396	\$1,453	1,046	\$1,520,180	206
North Yonge Corridor	361	6	1,728	113	\$1,614	801	\$1,293,228	27,148
North York East	0	1	497	0	.	.	.	118,766
North York West	8	9	1,354	128	\$1,358	1,741	\$2,364,608	16,707
Not Applicable	1,890	134	23,898	2,561	\$1,072	862	\$923,935	11,036
Scarborough City Centre								10,992
Sheppard Corridor	15	11	2,281	213	\$1,153	1,005	\$1,159,295	24,334
Thornhill	32	4	1,113	81	\$1,195	1,306	\$1,561,338	4,178
Toronto East	10	8	1,120	42	\$1,264	1,046	\$1,322,389	
Toronto West	143	20	3,987	494	\$1,275	912	\$1,163,475	
Yonge - St. Clair	17	7	770	136	\$2,340	1,807	\$4,228,215	

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