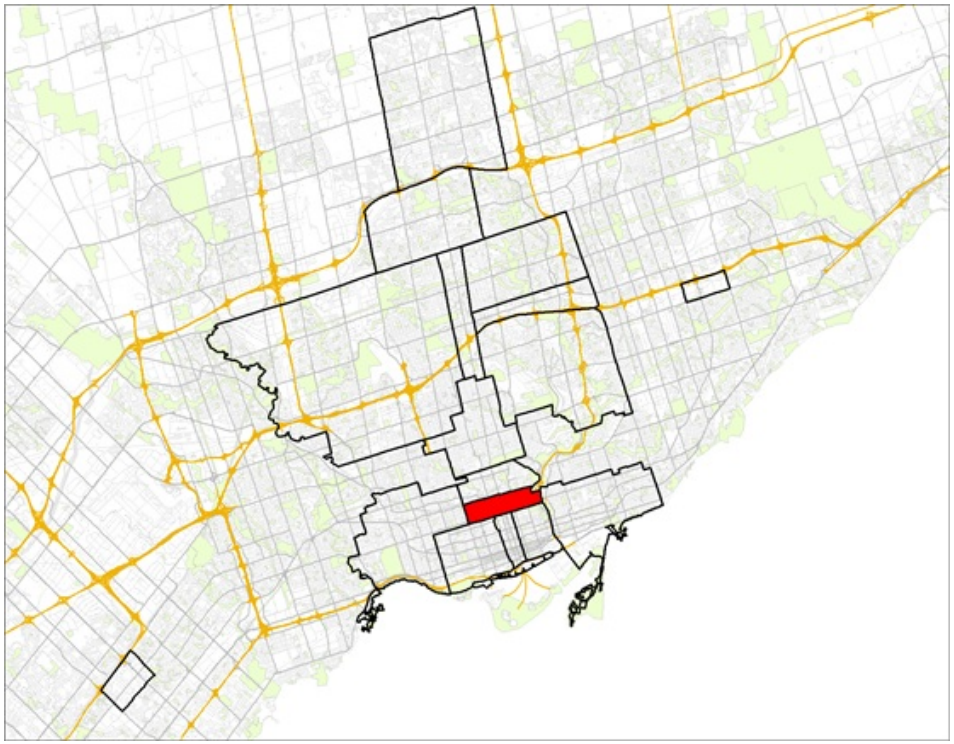
Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of March 2022

Altus Group

Bloor - Yorkville Submarket Report - March 2022

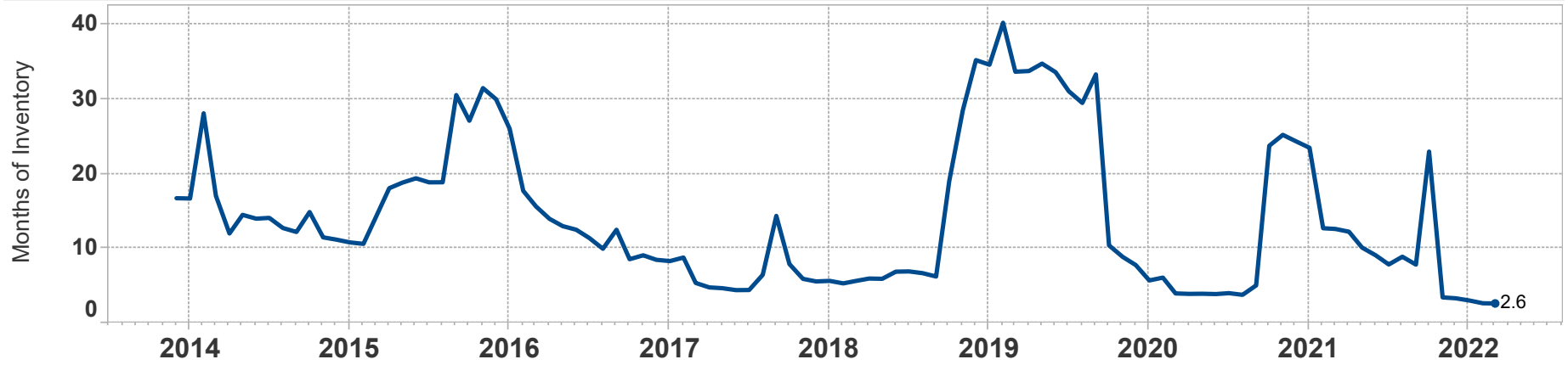


Bloor - Yorkville		GTA
Distinct count of Site Name	18	322
No. of Units	5,313	86,113
Total Sales	4,991	78,893
Act Inv	322	7,220
Avg. $/sf	$2,465	$1,463
Avg. Project $/SF	$2,122	$1,235
Avg. SF	1,532	978
Avg. $	$3,775,708	$1,431,736
Current Month Sales (incl. active & sold out)	18	3,277

Development Applications

Bloor - Yorkville		City of Toronto
Count of Address	36	660
Total Units	10,382	271,565
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	11.9	7.8

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



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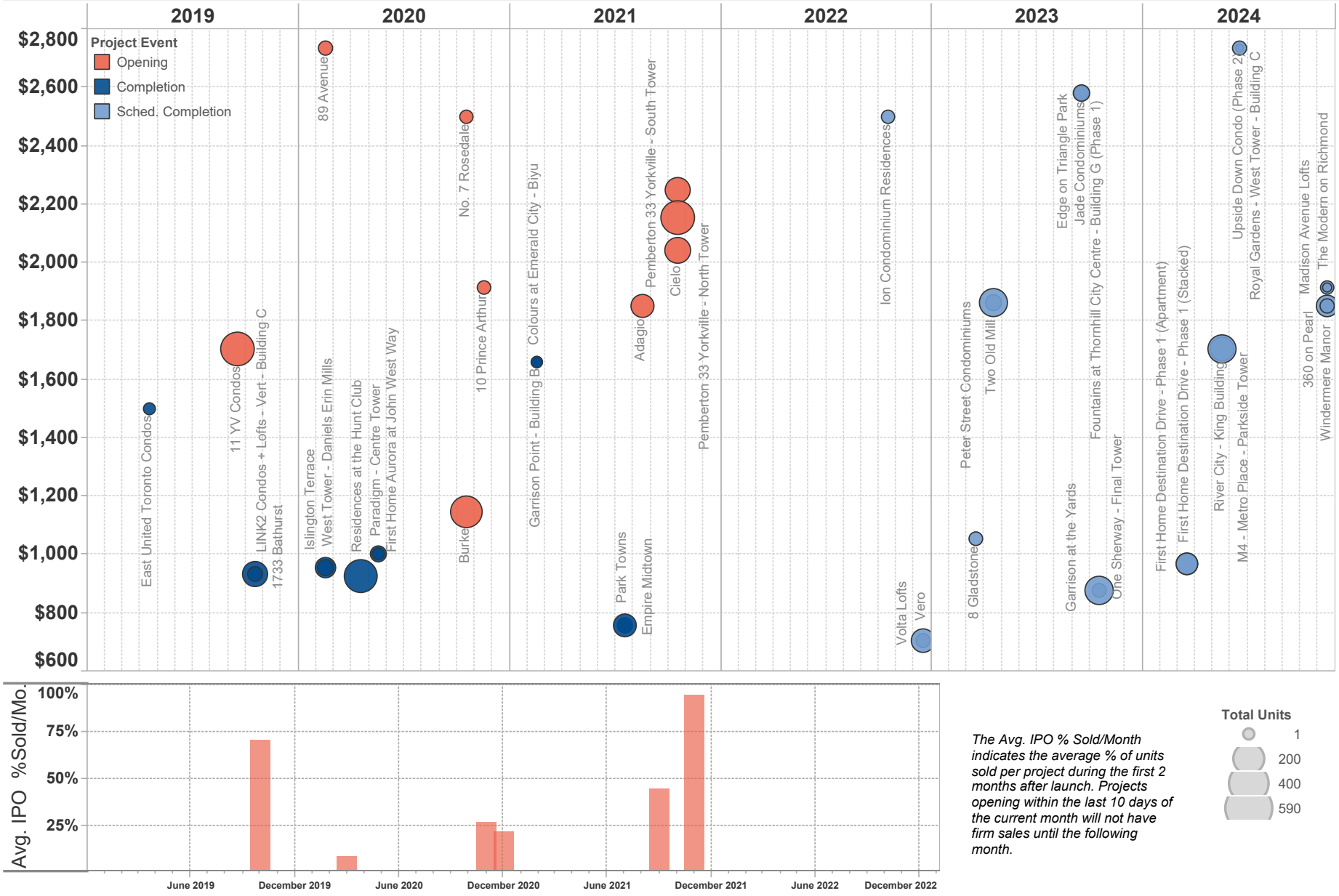
Recent Project Openings, Completions & Scheduled Completions



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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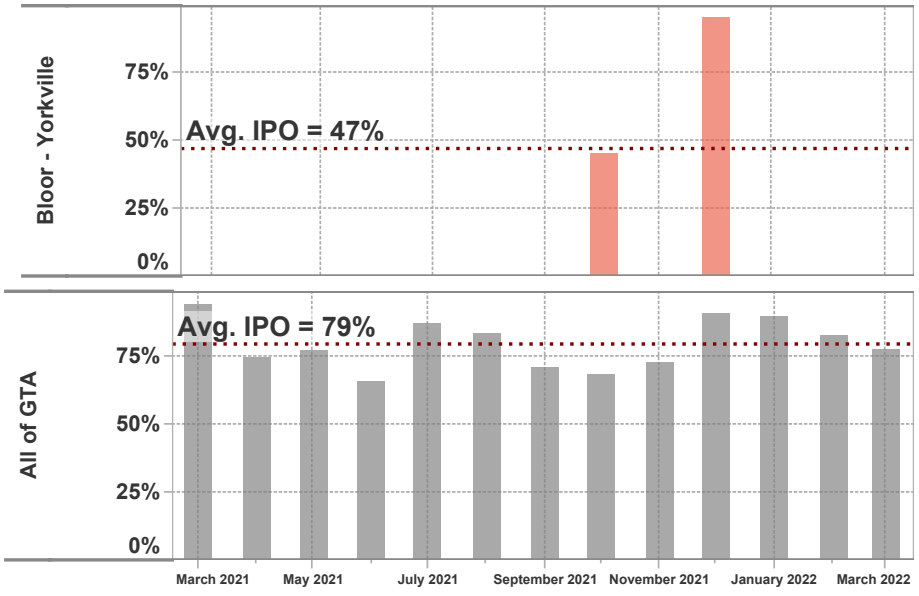
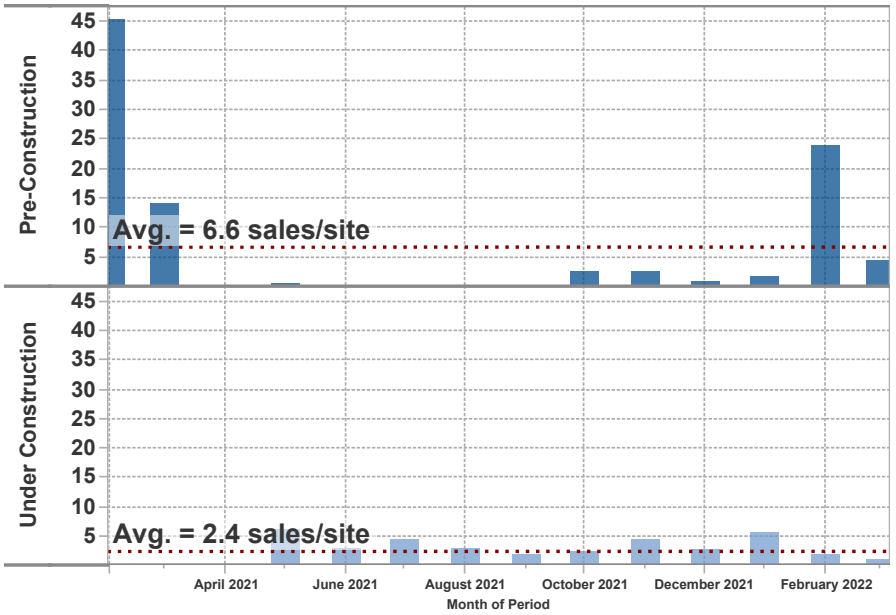
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	423	3	397	26	$2,002	271	450	$549,900	$918,990
1 Bedroom	1,313	1	1,309	4	$2,016	445	657	$850,000	$1,275,000
1 Bedroom + Den	1,242	1	1,227	15	$2,138	577	1,293	$1,029,000	$3,025,900
2 Bedroom	1,616	4	1,501	115	$2,386	610	2,768	$1,109,000	$7,951,900
2 Bedroom + Den	362	1	289	73	$2,273	673	3,428	$1,295,900	$8,699,000
3 Bedroom & Up	331	8	256	75	$2,676	890	5,943	$1,268,900	$17,775,000
Penthouse	22	0	12	10	$3,162	1,484	6,137	$2,019,900	$31,620,900
Other	4	0	0	4	$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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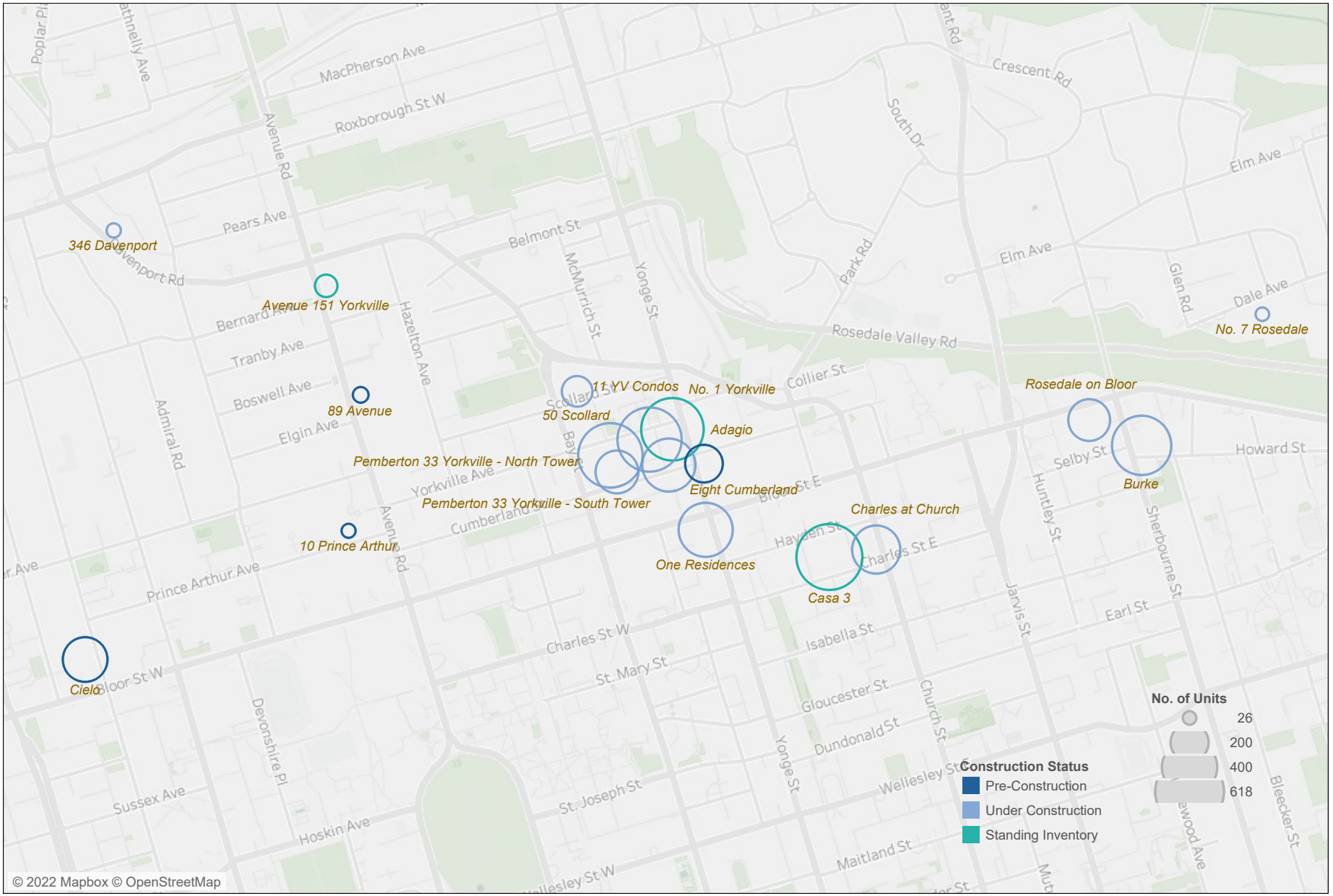
Current Active Projects



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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	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	2	4	35	133	$2,581	$2,673
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	8	20	77	202	$1,852	$1,874
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	0	11	72	$1,003	$1,719
Burke - Concert Properties	Apartment	April 2025	3	37	22	500	$1,147	$1,218
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	5	70	15	284	$2,043	$2,409
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	6	6	400	$878	$2,254
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	1	12	555	$927	$1,902
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

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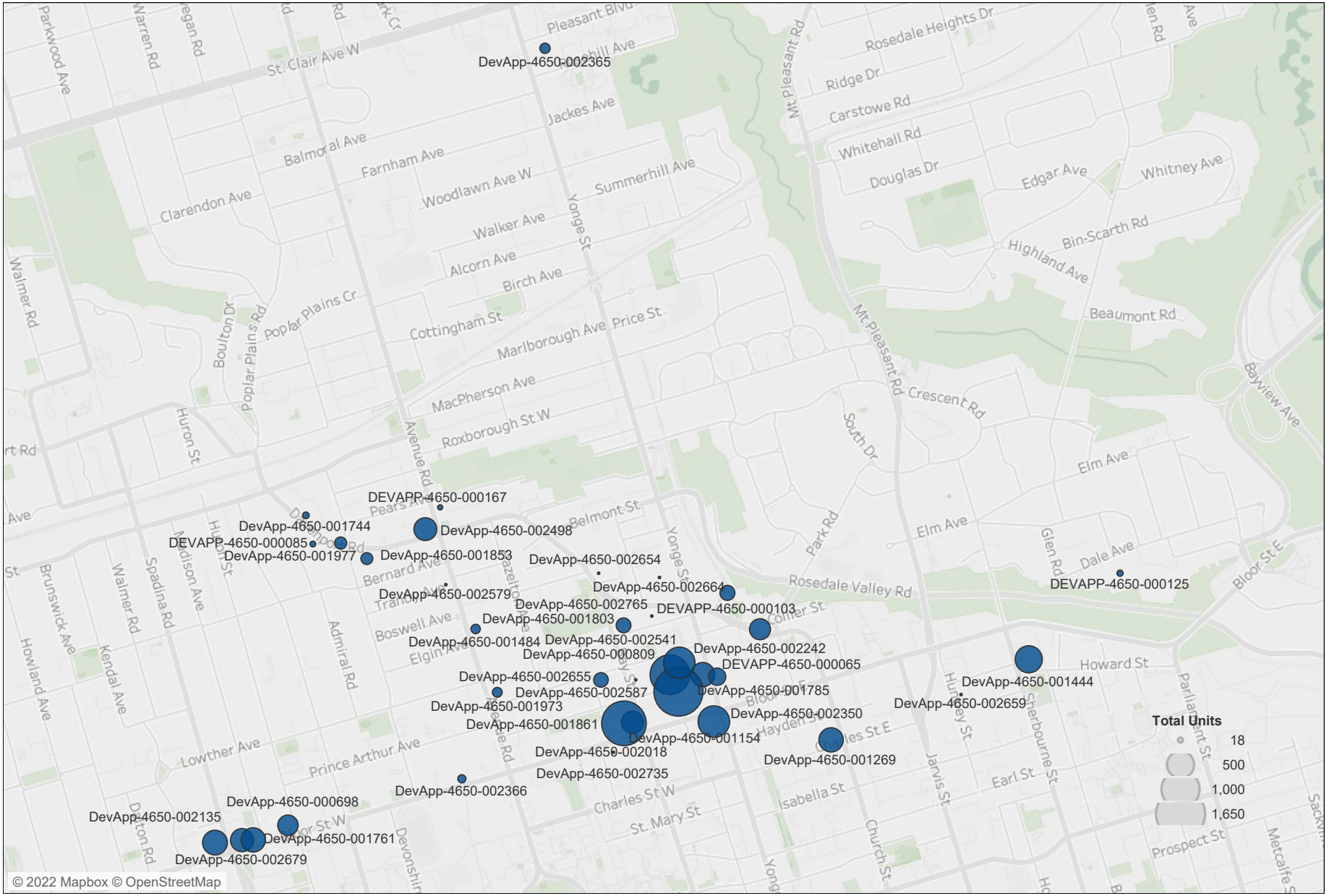
Current Development Applications



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Current Development Application List

inventorynumber	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	1,650
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	9.7	418
DevApp-4650-002242	717 Church Street	20.8	300
DevApp-4650-002350	1 Bloor Street West	3.1	681
DevApp-4650-002365	11 Pleasant Boulevard	9.4	72
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		
DevApp-4650-002587	1235 Bay Street		
DevApp-4650-002654	100 Davenport Road		
DevApp-4650-002655	69 Yorkville Avenue	21.4	143
DevApp-4650-002659	47 Huntley Street		
DevApp-4650-002664	906 Yonge Street		
DevApp-4650-002679	328 Bloor Street West	14.1	366
DevApp-4650-002735	83 Bloor Street West		
DevApp-4650-002765	30 Scollard Street		

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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	18	18	4,991	322	$2,465	1,532	$3,775,708	10,382
Central Waterfront	14	9	4,147	561	$1,614	1,128	$1,821,027	16,313
Don Mills - York Mills	161	14	3,675	321	$1,122	955	$1,071,323	11,228
Downtown Core	1,287	9	4,876	547	$2,011	887	$1,783,158	19,254
Downtown East	99	16	5,351	550	$1,389	822	$1,141,922	17,043
Downtown West	72	24	7,889	620	$1,583	1,030	$1,629,985	17,878
Etobicoke Waterfront	6	1	518	5	$1,560	486	$758,000	7,581
Highway7 - Yonge	0	5	1,196	28	$1,060	1,317	$1,396,000	5,645
Mississauga City Centre	358	11	6,774	126	$1,146	920	$1,054,225	206
North Toronto	49	18	3,714	323	$1,497	1,088	$1,629,305	23,718
North Yonge Corridor	34	6	1,772	81	$1,577	920	$1,451,141	90,704
North York East	0	1	497	0				1,157
North York West	20	6	544	99	$1,405	2,026	$2,846,414	7,354
Not Applicable	1,018	135	24,049	2,603	$1,081	853	$922,204	9,298
Scarborough City Centre								13,411
Sheppard Corridor	67	10	1,847	375	$1,440	766	$1,102,844	16,850
Thornhill	17	4	1,130	64	$1,187	1,336	$1,585,893	3,543
Toronto East	4	8	1,124	42	$1,273	1,070	$1,361,873	
Toronto West	44	20	4,020	426	$1,290	940	$1,211,723	
Yonge - St. Clair	9	7	779	127	$2,336	1,838	$4,293,605	

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