

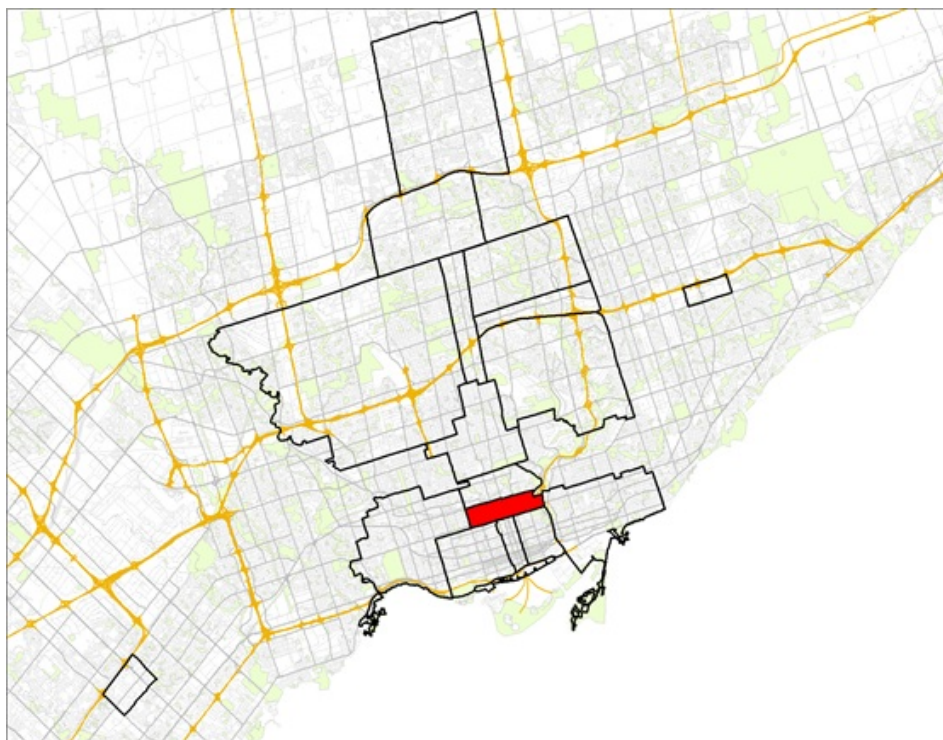


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of April 2022



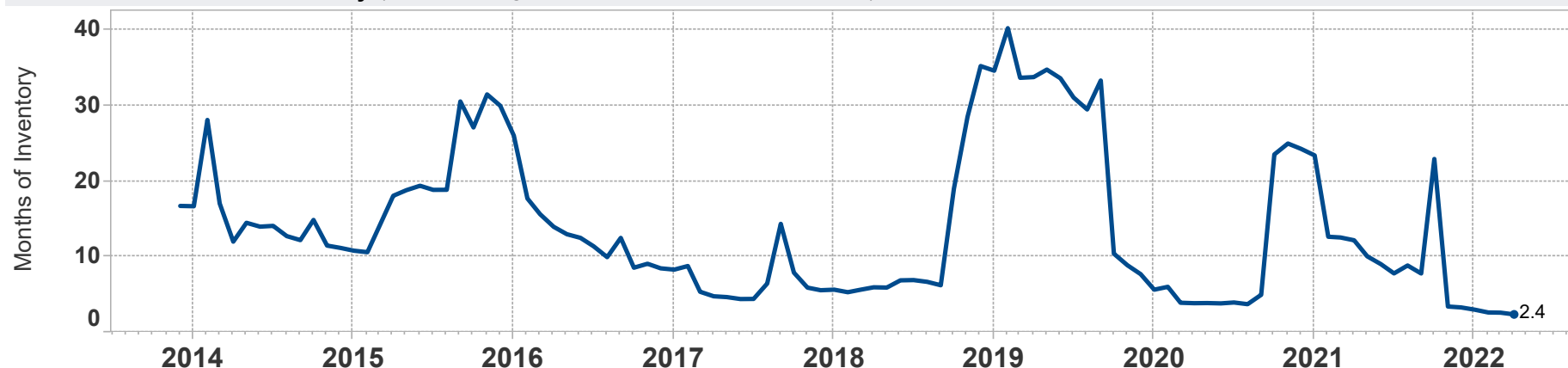
Bloor - Yorkville Submarket Report - April 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	18	318
No. of Units	5,313	83,143
Total Sales	5,018	75,207
Act Inv	295	7,936
Avg. \$/sf	\$2,546	\$1,450
Avg. Project \$/SF	\$2,127	\$1,256
Avg. SF	1,467	921
Avg. \$	\$3,734,949	\$1,335,007
Current Month Sales (incl. active & sold out)	25	3,074

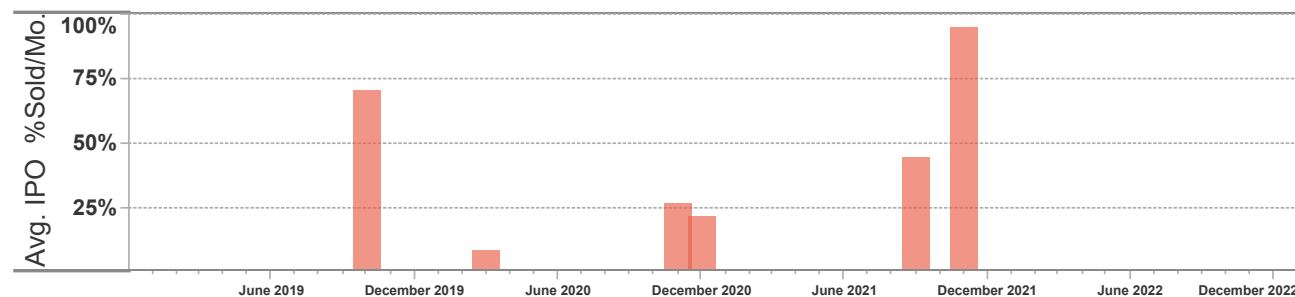
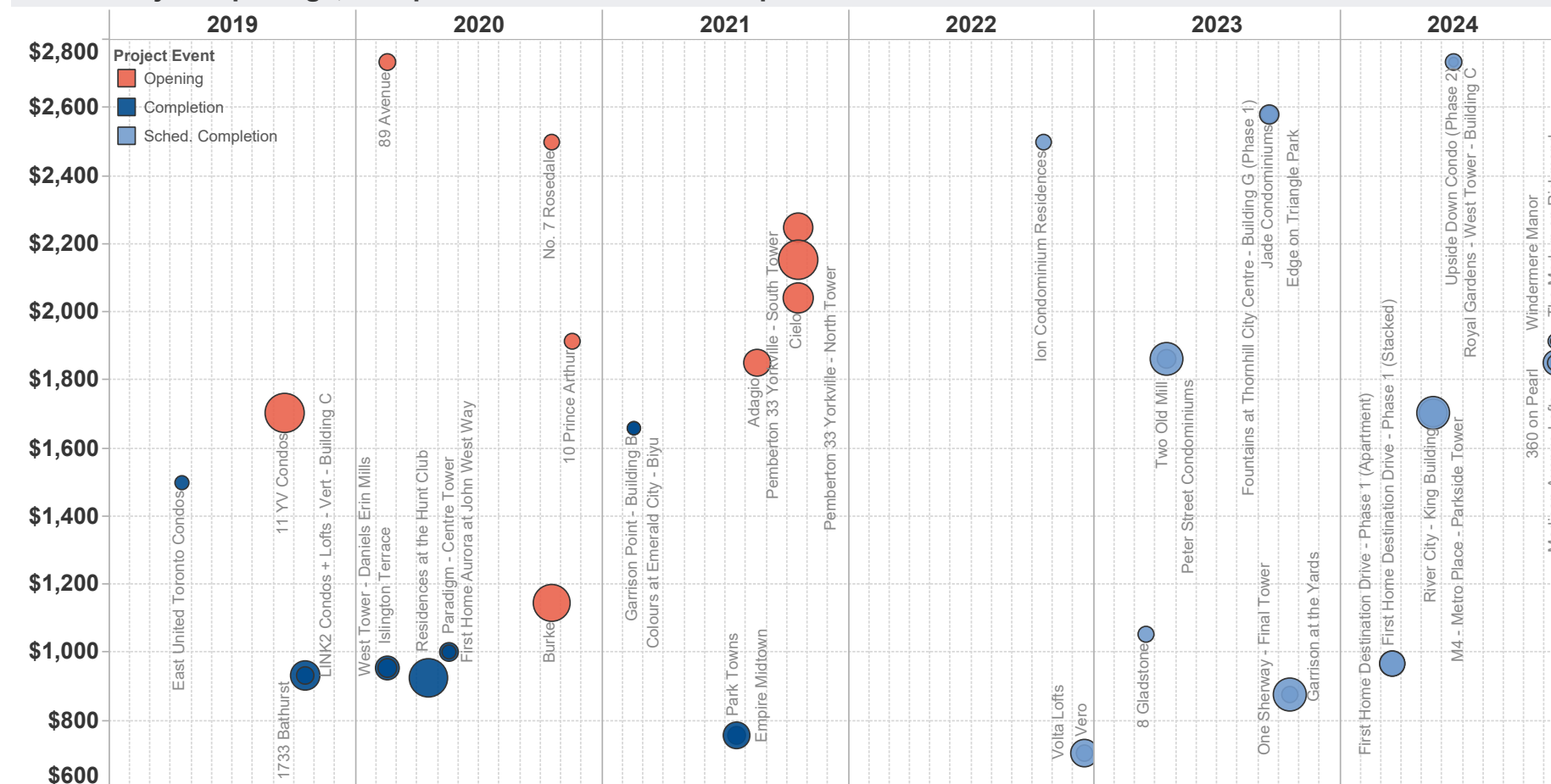
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	37	678
Total Units	13,720	376,440
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.5	7.9

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

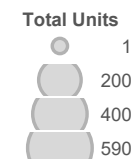


Bloor - Yorkville Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



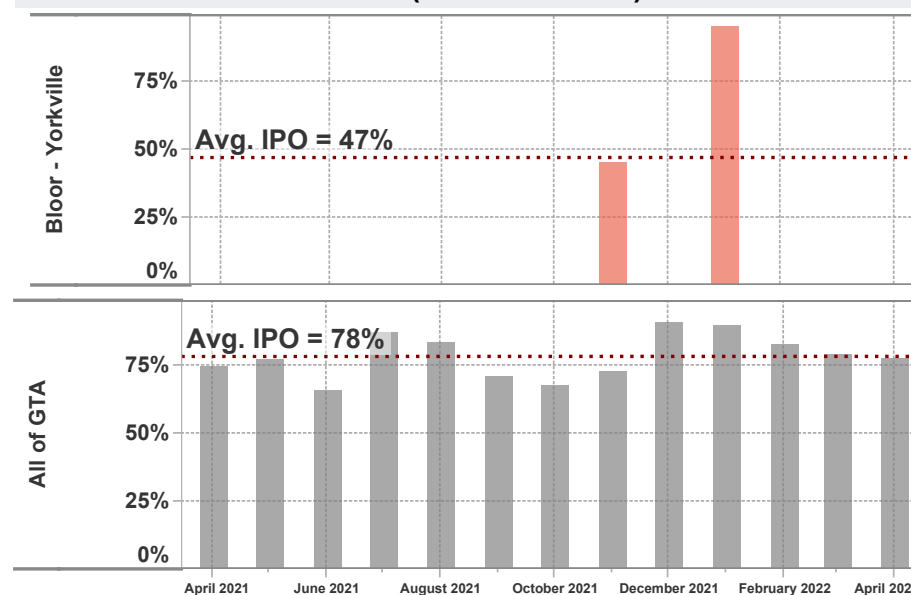
Bloor - Yorkville Submarket Report - April 2022

Project Data by Unit Type

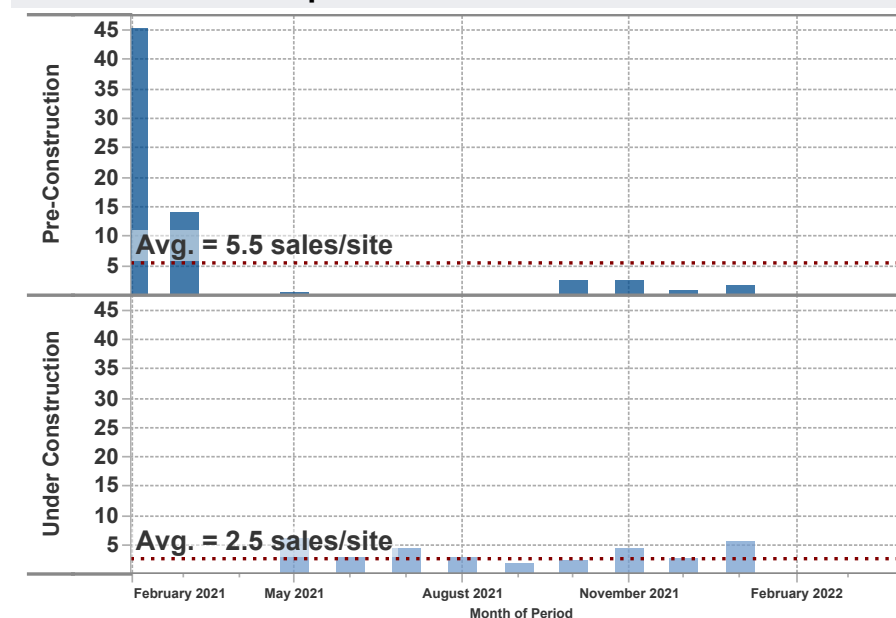
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	423	0	397	26
1 Bedroom	1,313	0	1,309	4
1 Bedroom + Den	1,242	0	1,227	15
2 Bedroom	1,616	4	1,507	109
2 Bedroom + Den	362	10	299	63
3 Bedroom & Up	331	3	259	72
Penthouse	22	5	17	5
Other	4	3	3	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,002	271	450	\$549,900	\$918,990
\$2,016	445	657	\$850,000	\$1,275,000
\$2,138	577	1,293	\$1,029,000	\$3,025,900
\$2,402	610	2,768	\$1,109,000	\$7,951,900
\$2,390	673	3,428	\$1,295,900	\$8,699,000
\$2,703	890	5,943	\$1,349,990	\$17,775,000
\$4,081	1,554	6,137	\$2,071,900	\$31,620,900
\$2,498	3,603	3,603	\$8,998,900	\$8,998,900

IPO Launch Performance (first 2 months)

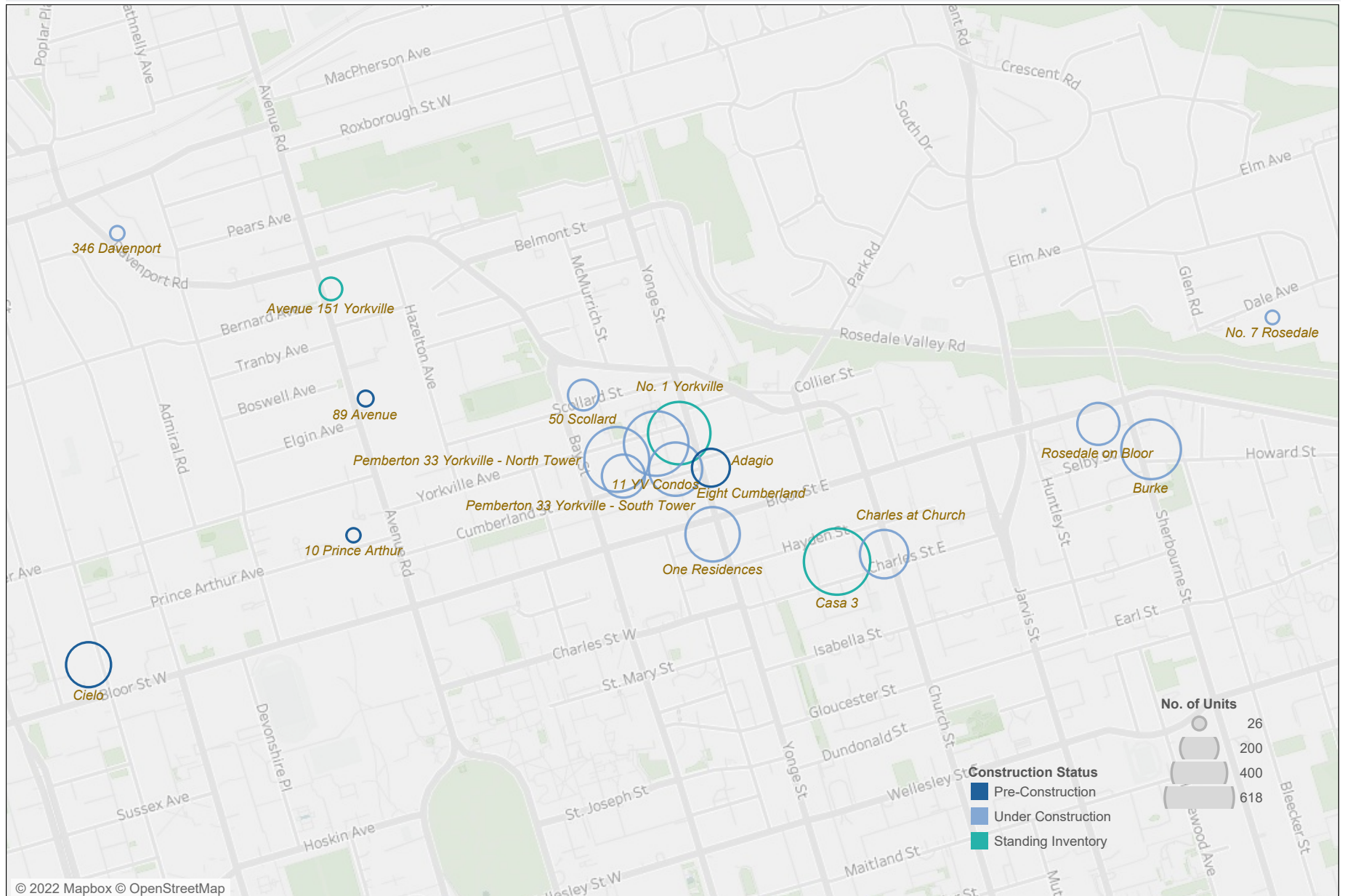


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2022

Current Active Projects



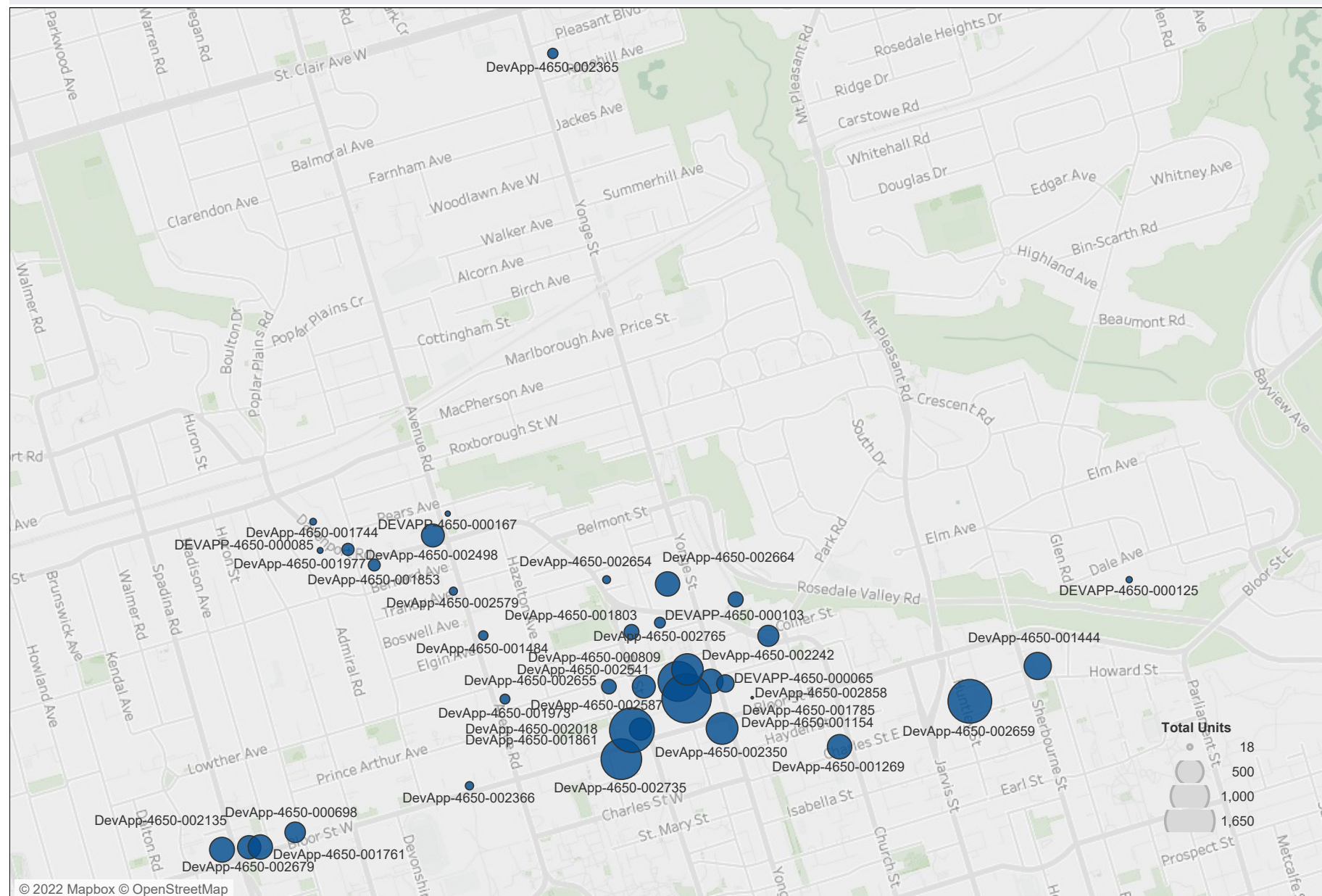
Bloor - Yorkville Submarket Report - April 2022

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	16	16	6	28	\$1,915	\$2,043
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	4	33	133	\$2,581	\$2,662
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	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	6	43	16	500	\$1,147	\$1,194
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	0	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	3	4	9	555	\$927	\$1,925
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 - April 2022

Current Development Applications



Bloor - Yorkville Submarket Report - April 2022

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	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
DevApp-4650-002858	2 Bloor Street East	5.0	

Bloor - Yorkville Submarket Report - April 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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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