

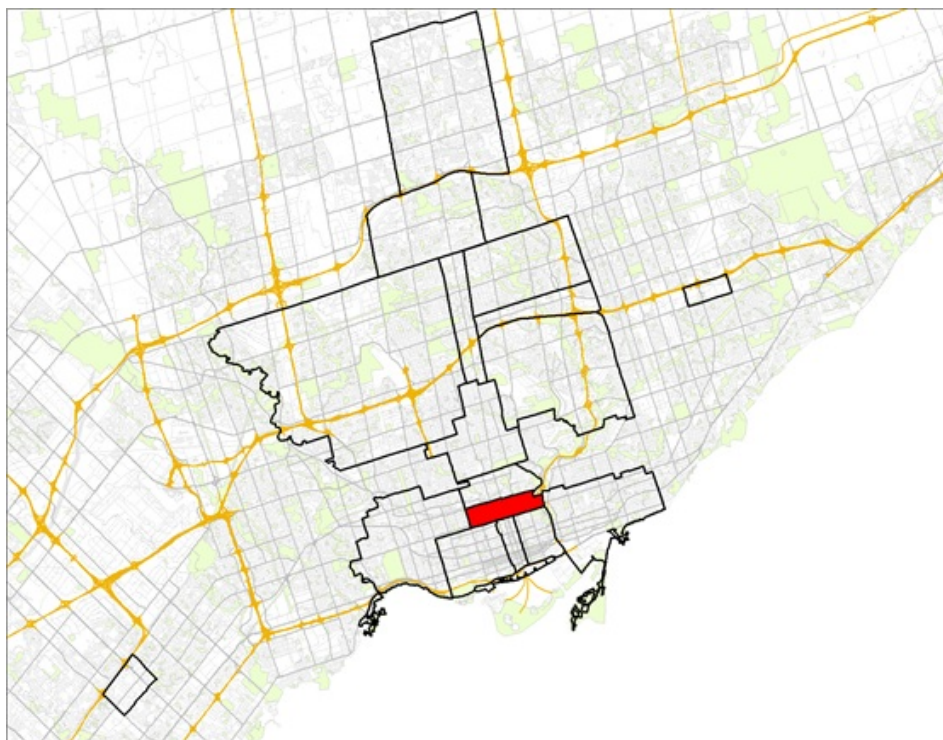


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of July 2022



Bloor - Yorkville Submarket Report - July 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	16	332
No. of Units	4,616	85,910
Total Sales	4,353	76,599
Act Inv	263	9,311
Avg. \$/sf	\$2,614	\$1,466
Avg. Project \$/SF	\$2,185	\$1,281
Avg. SF	1,431	874
Avg. \$	\$3,742,064	\$1,280,976
Current Month Sales (incl. active & sold out)	18	1,777

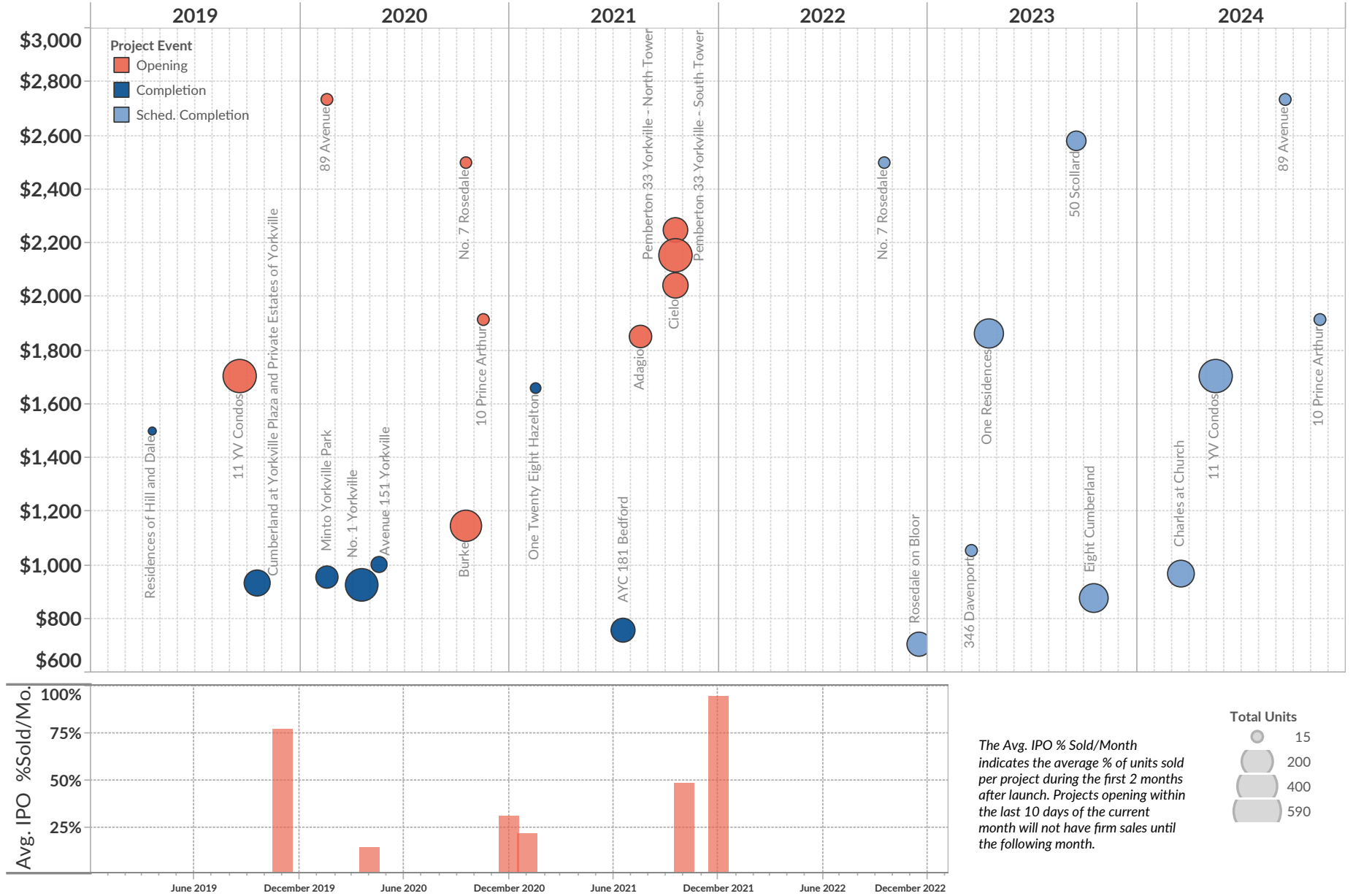
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	39	704
Total Units	15,030	384,701
Min. Density	0.6	0.0
Max. Density	61.7	61.7
Avg. Density	12.2	7.5

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



Bloor - Yorkville Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



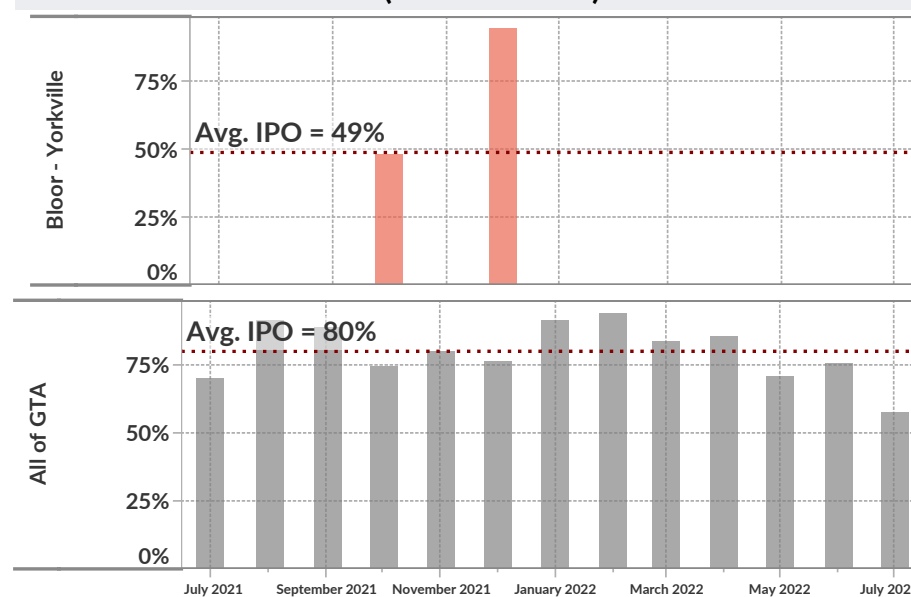
Bloor - Yorkville Submarket Report - July 2022

Project Data by Unit Type

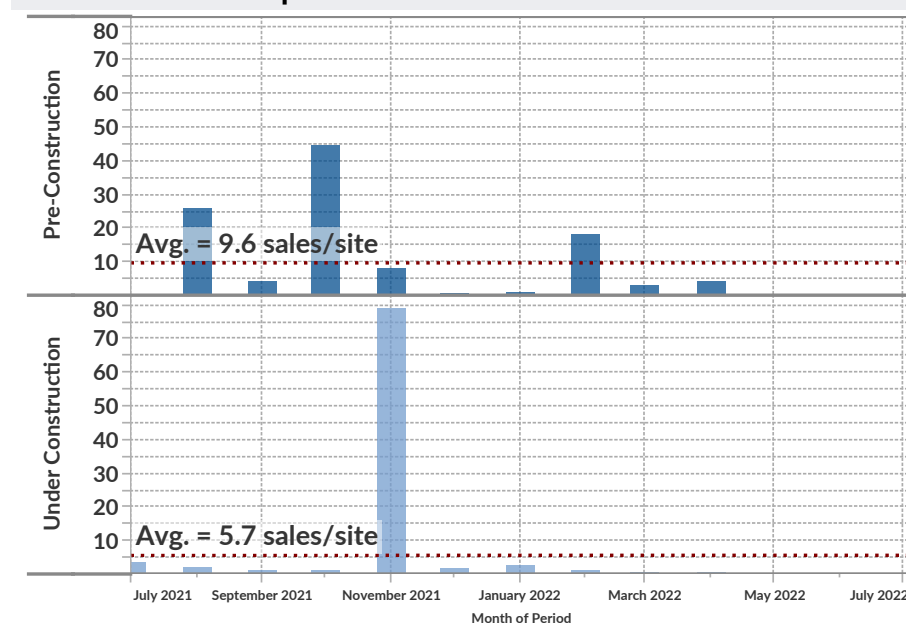
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	254	0	229	25
1 Bedroom	1,097	0	1,094	3
1 Bedroom + Den	1,135	0	1,121	14
2 Bedroom	1,485	5	1,394	91
2 Bedroom + Den	301	6	246	55
3 Bedroom & Up	318	1	249	69
Penthouse	22	0	17	5
Other	4	0	3	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,050	372	450	\$725,990	\$958,990
\$2,346	445	517	\$861,000	\$1,275,000
\$2,179	577	1,293	\$1,029,000	\$3,025,900
\$2,447	610	2,768	\$1,109,000	\$7,951,900
\$2,505	673	3,306	\$1,295,900	\$8,699,000
\$2,719	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)

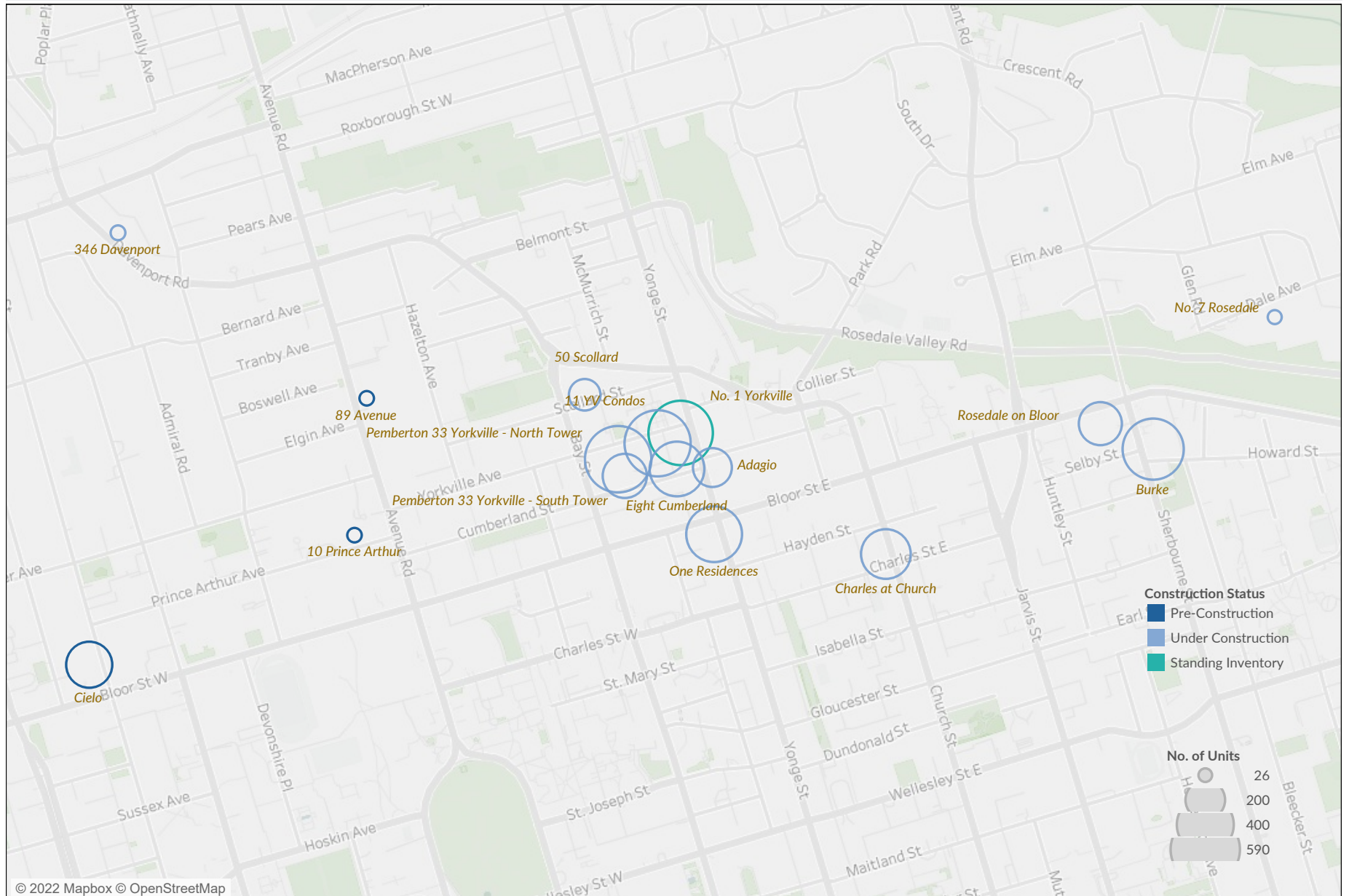


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - July 2022

Current Active Projects



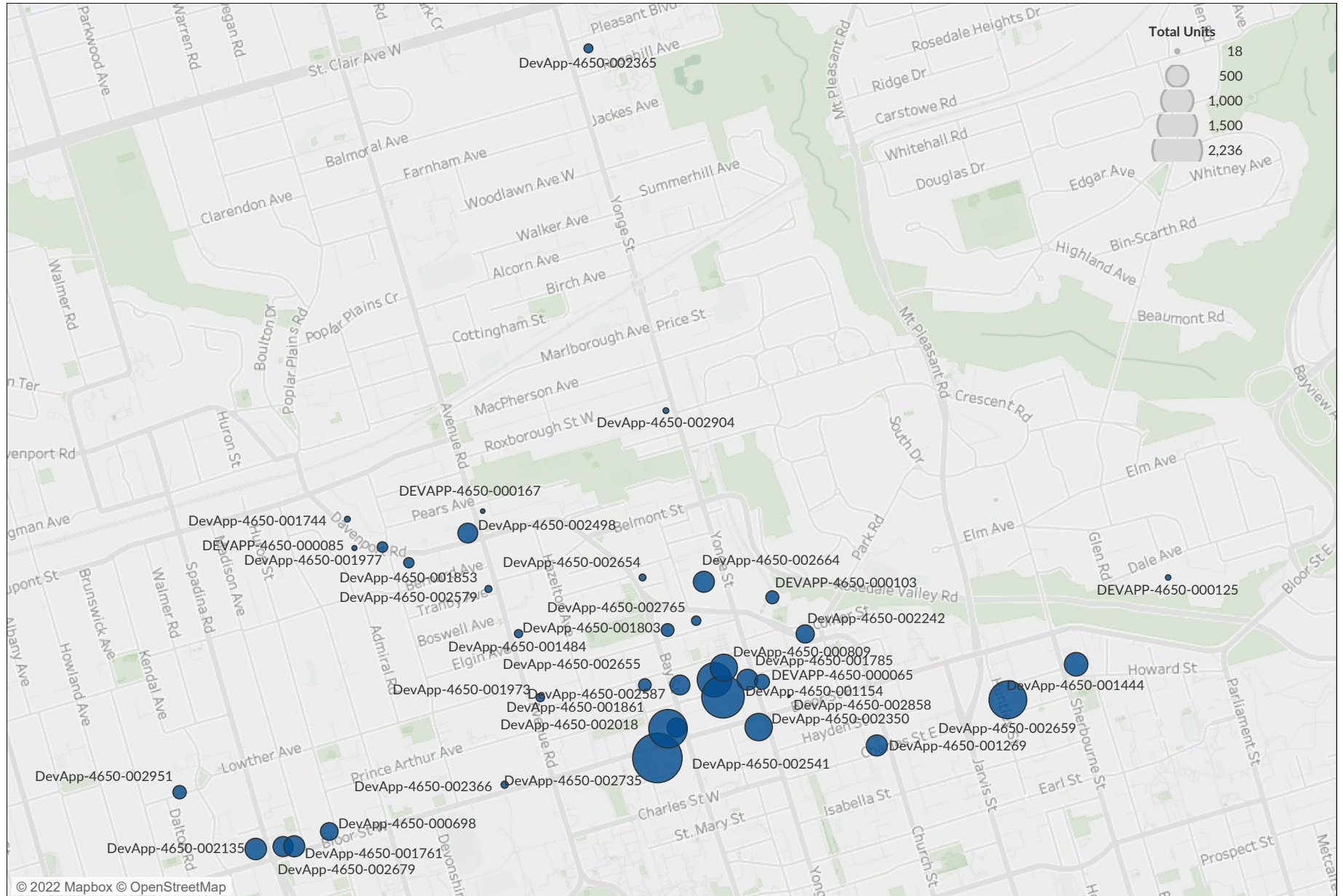
Bloor - Yorkville Submarket Report - July 2022

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 Foot
10 Prince Arthur - North Drive	Apartment	November 2024	0	16	6	28	\$1,915	\$2,043
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May 2024	0	0	6	586	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	September 2023	3	7	30	133	\$2,581	\$2,732
89 Avenue - Armour Heights Developments	Apartment	September 2024	9	9	10	28	\$2,735	\$2,852
346 Davenport - Freed Developments Ltd.	Apartment	March 2023	0	0	0	29	\$1,055	\$1,512
Adagio - Menkes	Apartment	February 2025	0	20	77	202	\$1,852	\$1,963
Burke - Concert Properties	Apartment	April 2025	0	43	16	500	\$1,147	\$1,194
Charles at Church - Aspen Ridge Homes	Apartment	March 2024	0	0	0	330	\$969	\$1,048
Cielo - Collecdev	Apartment	January 2026	0	71	14	284	\$2,043	\$2,426
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	6	7	400	\$878	\$2,366
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	4	9	555	\$927	\$1,925
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	0	2	8	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	\$1,864	\$3,038
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 - July 2022

Current Development Applications



Bloor - Yorkville Submarket Report - July 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	2,236
DevApp-4650-002765	30 Scollard Street	18.1	79
DevApp-4650-002858	2 Bloor Street East	5.0	
DevApp-4650-002904	1086 Yonge Street	7.1	30
DevApp-4650-002951	38 Walmer Road	5.7	162

Bloor - Yorkville Submarket Report - July 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	18	16	4,353	263	\$2,614	1,431	\$3,742,064	15,030
Central Waterfront	2	8	3,990	541	\$1,659	1,122	\$1,862,158	13,435
Don Mills - York Mills	1	14	3,837	159	\$1,142	1,081	\$1,234,506	20,497
Downtown Core	287	10	5,312	559	\$1,858	807	\$1,498,558	26,612
Downtown East	139	19	6,180	1,084	\$1,546	669	\$1,034,589	22,622
Downtown West	475	25	7,910	851	\$1,702	981	\$1,669,566	20,670
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,111	1,310	\$1,454,833	22,208
Mississauga City Centre	11	8	3,335	122	\$1,227	715	\$876,944	18,848
North Toronto	37	18	3,768	326	\$1,554	1,075	\$1,671,411	206
North Yonge Corridor	2	6	1,784	69	\$1,565	936	\$1,464,762	29,041
North York East	0	1	497	0	.	.	.	113,625
North York West	2	7	830	180	\$1,445	1,347	\$1,946,116	18,119
Not Applicable	546	140	23,836	3,895	\$1,178	789	\$928,958	13,740
Scarborough City Centre								9,735
Sheppard Corridor	0	11	2,208	297	\$1,417	832	\$1,178,718	27,798
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,284
Toronto East	197	13	1,839	213	\$1,270	750	\$952,875	
Toronto West	58	22	3,989	612	\$1,314	860	\$1,129,758	
Yonge - St. Clair	2	7	820	86	\$2,103	1,587	\$3,336,941	

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