

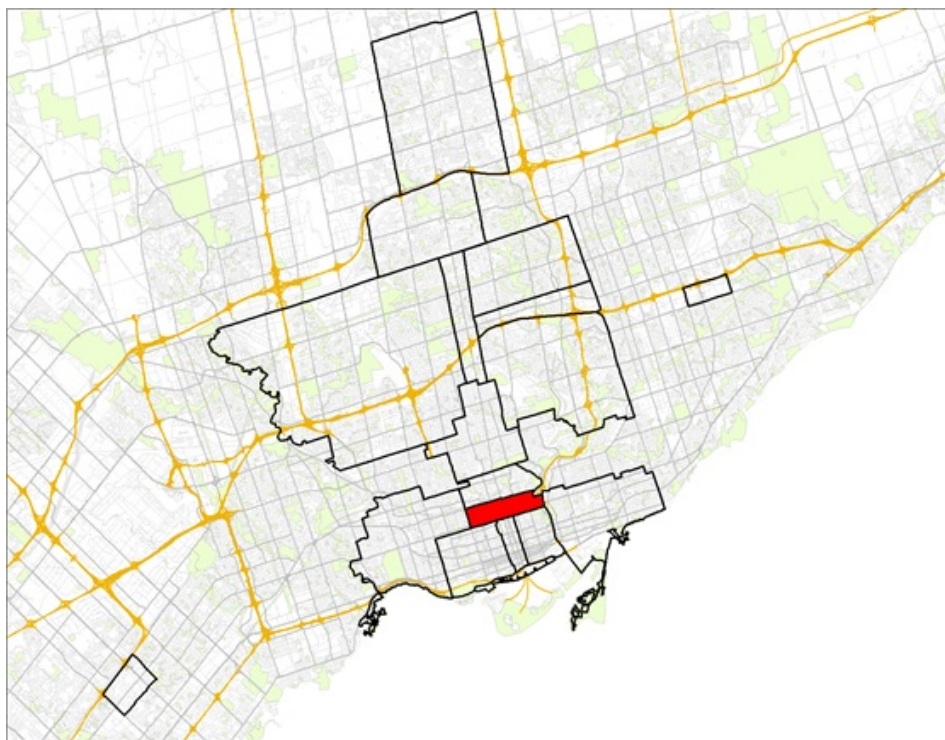


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of October 2022



Bloor - Yorkville Submarket Report - October 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	16	334
No. of Units	4,616	86,938
Total Sales	4,357	76,165
Act Inv	259	10,773
Avg. wt. \$/sf	\$2,613	\$1,440
Avg. Project \$/SF	\$2,191	\$1,297
Avg. SF	1,416	856
Avg. \$	\$3,699,923	\$1,232,344
Current Month Sales (incl. active & sold out)	2	1,601

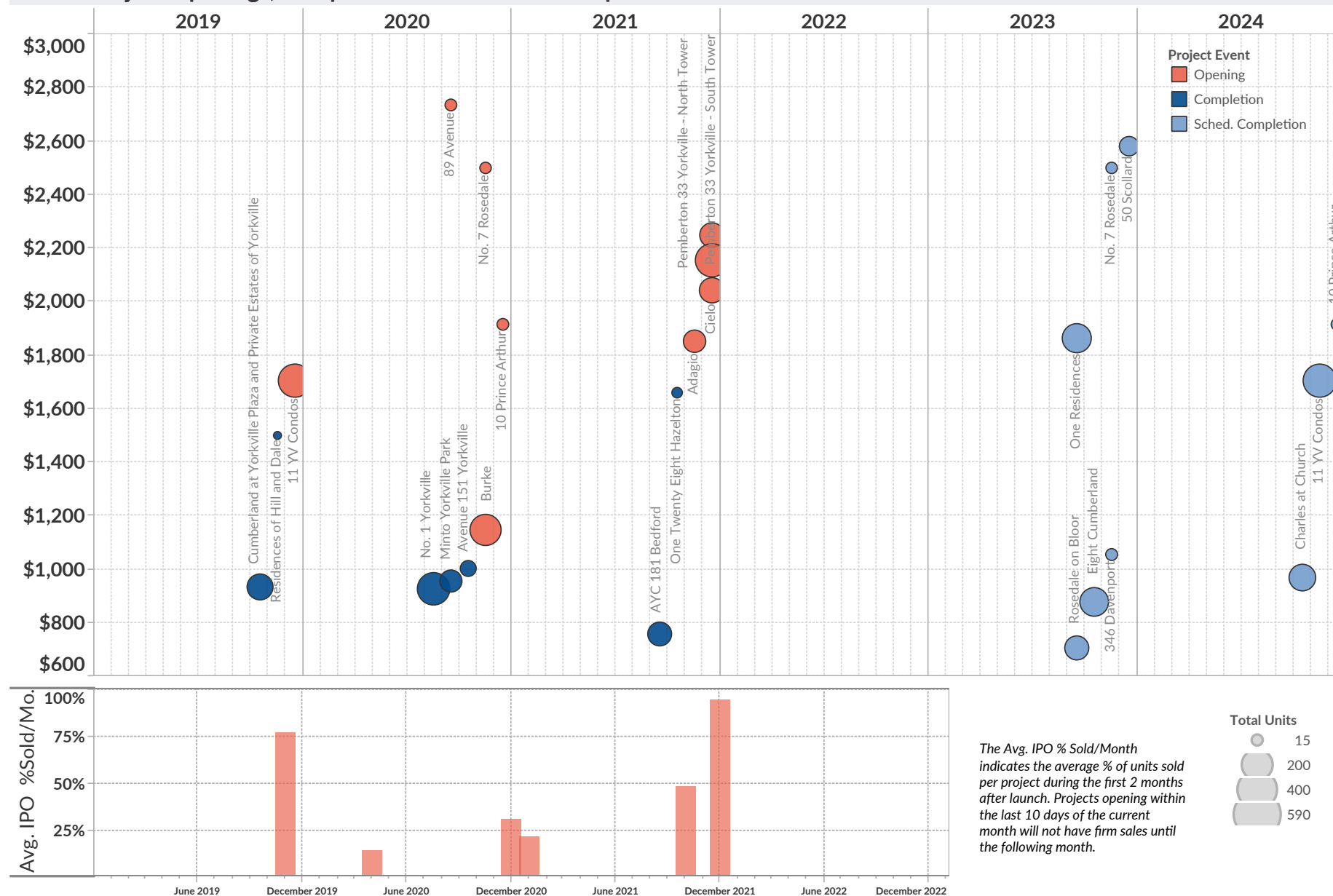
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	41	743
Total Units	15,096	409,580
Min. Density	0.6	0.0
Max. Density	61.7	61.7
Avg. Density	12.3	7.7

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



Bloor - Yorkville Submarket Report - October 2022

Recent Project Openings, Completions & Scheduled Completions



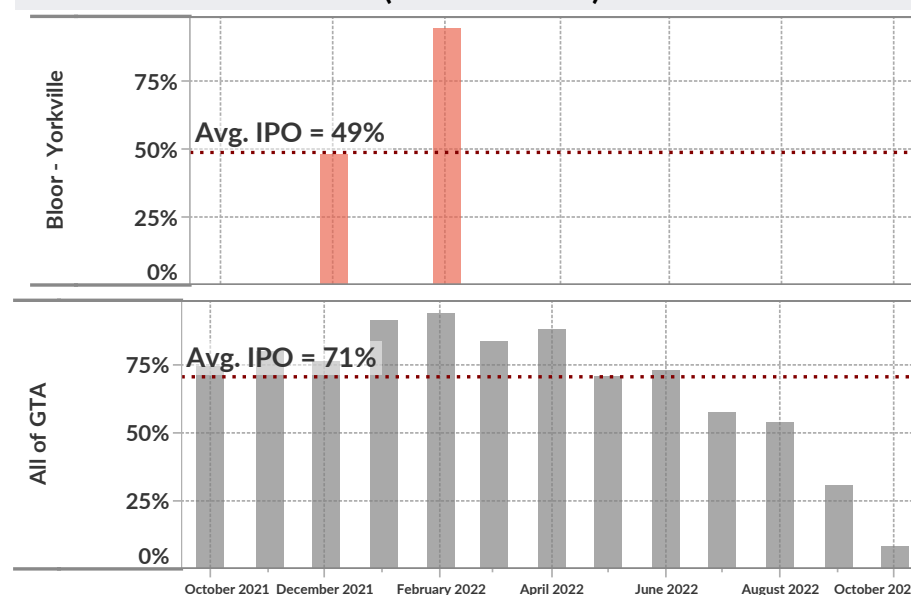
Bloor - Yorkville Submarket Report - October 2022

Project Data by Unit Type

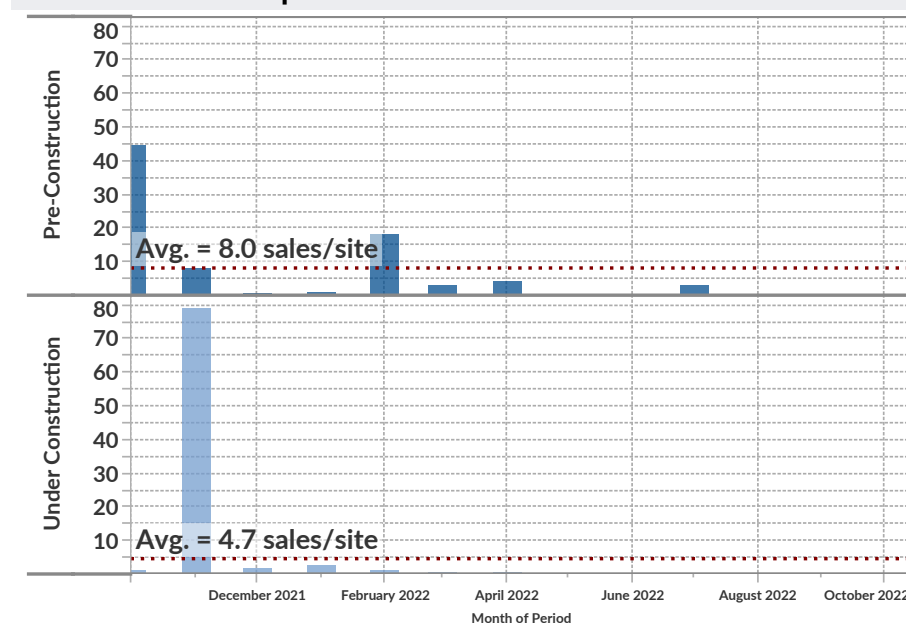
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	254	0	230	24
1 Bedroom	1,097	0	1,094	3
1 Bedroom + Den	1,135	0	1,121	14
2 Bedroom	1,485	0	1,394	91
2 Bedroom + Den	301	0	247	54
3 Bedroom & Up	318	2	251	67
Penthouse	22	0	17	5
Other	4	0	3	1

Avg. wt. \$/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
\$2,218	577	1,293	\$1,029,000	\$3,025,900
\$2,446	610	2,768	\$1,109,000	\$7,951,900
\$2,508	673	3,306	\$1,295,900	\$8,699,000
\$2,711	890	5,943	\$1,349,990	\$17,775,000
\$4,091	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)

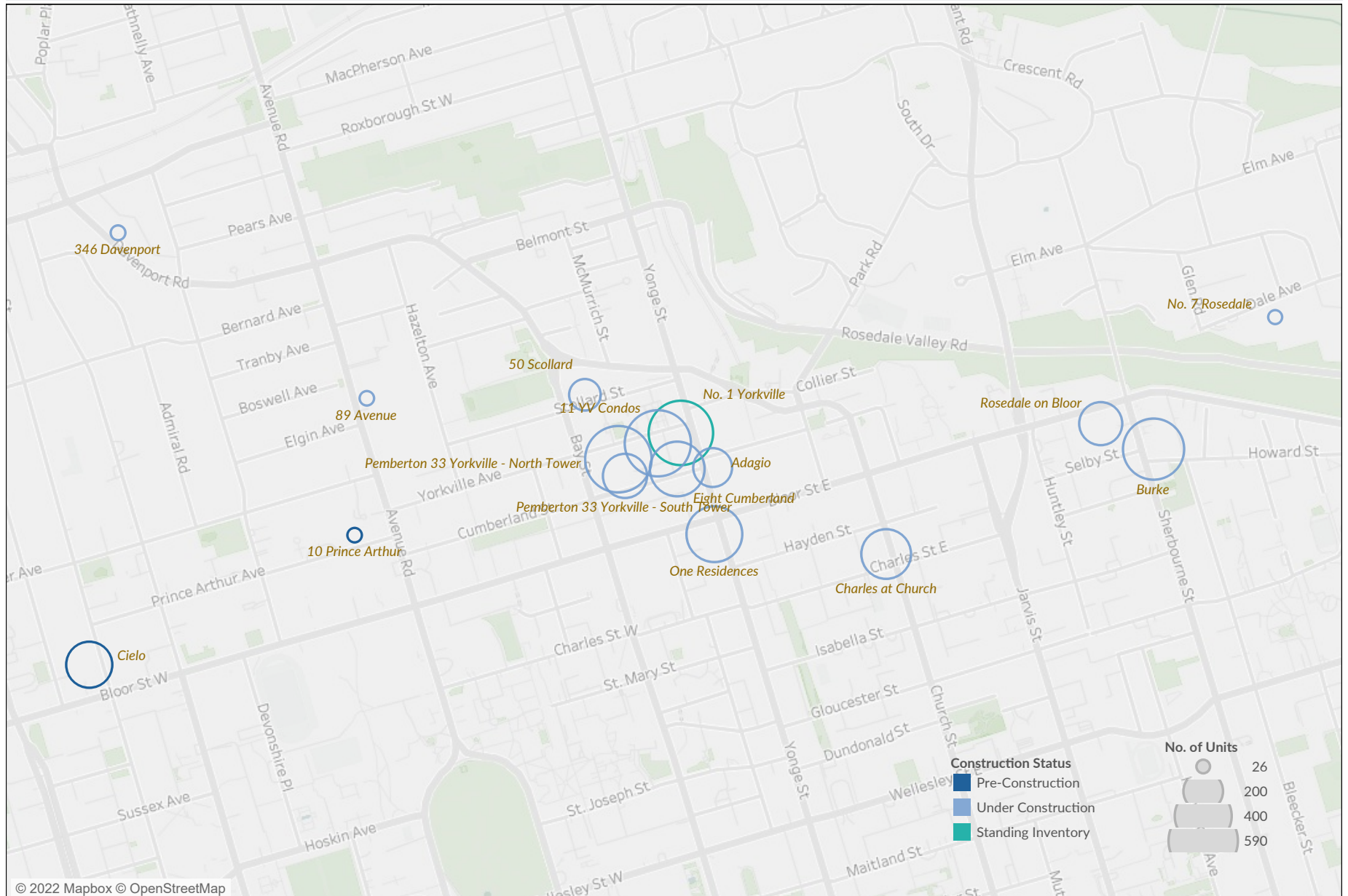


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - October 2022

Current Active Projects



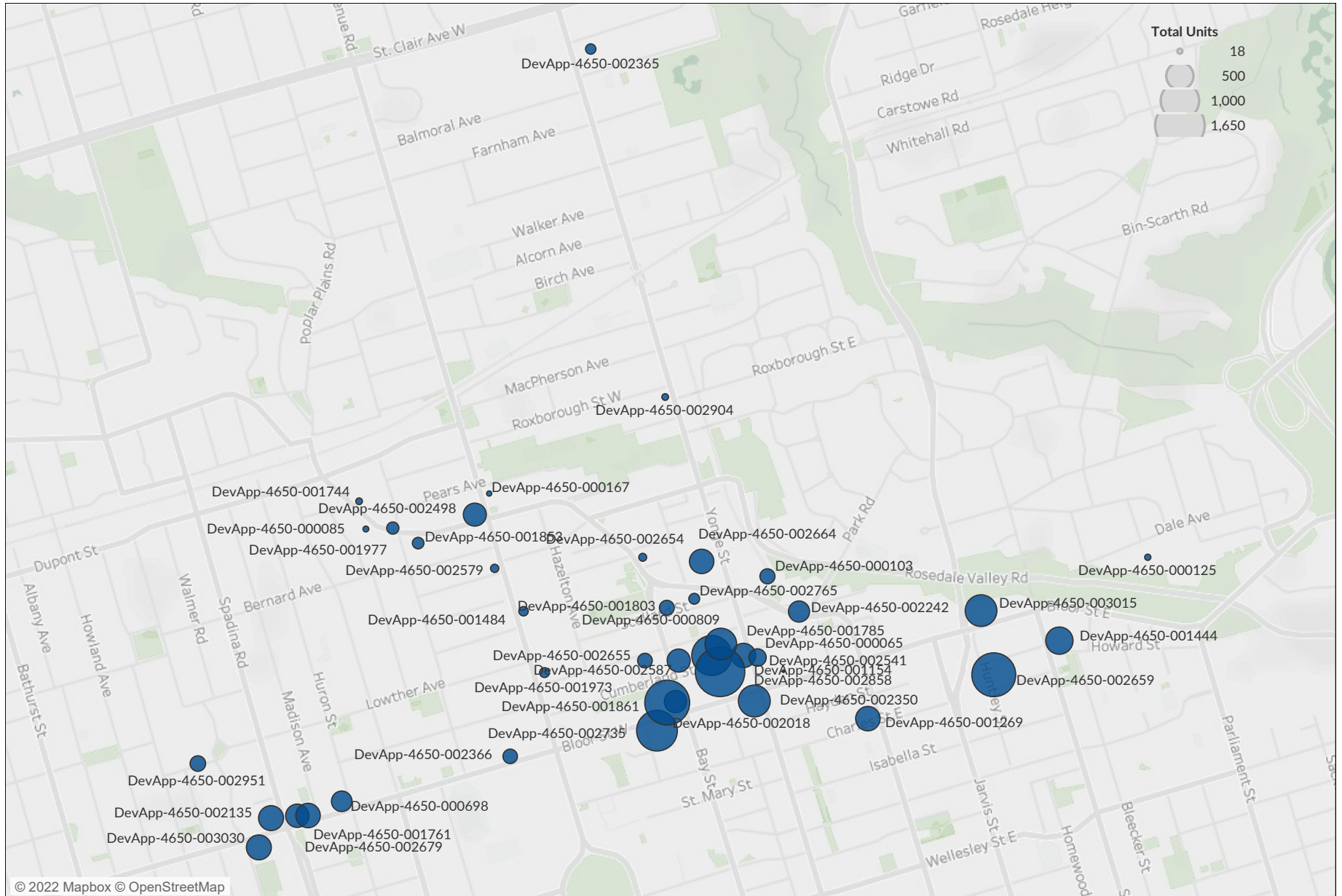
Bloor - Yorkville Submarket Report - October 2022

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	2	10	27	133	\$2,581	\$2,719
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	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	21	76	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	\$2,459
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	March 2023	0	2	8	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	\$1,864	\$3,042
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	April 2023	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - October 2022

Current Development Applications



Bloor - Yorkville Submarket Report - October 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	90
DevApp-4650-001861	80 Bloor Street West	6.0	1,356
DevApp-4650-001973	33 Avenue Road	10.0	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	9.6	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	19.9	141
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	3.6	46
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	
DevApp-4650-002904	1086 Yonge Street	7.1	30
DevApp-4650-002951	38 Walmer Road	5.7	162
DevApp-4650-003015	350 Bloor Street East	19.0	675
DevApp-4650-003030	425 Bloor Street West	10.3	418

Bloor - Yorkville Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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