

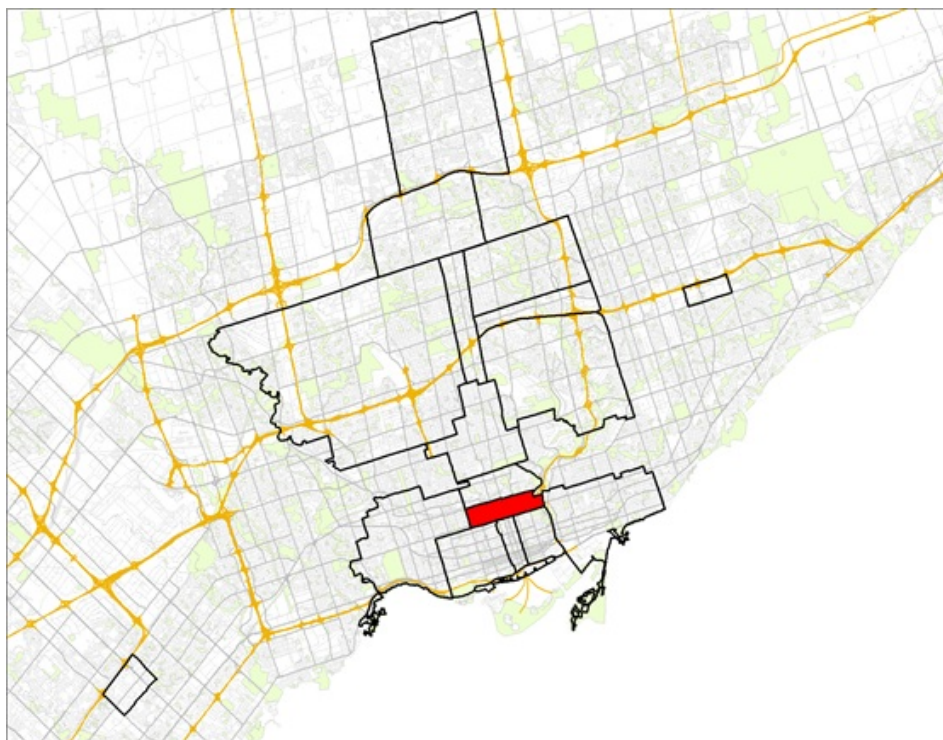


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2022



Bloor - Yorkville Submarket Report - November 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	17	345
No. of Units	4,706	88,680
Total Sales	4,374	76,683
Act Inv	332	11,997
Avg. wt. \$/sf	\$2,511	\$1,431
Avg. Project \$/SF	\$2,189	\$1,290
Avg. SF	1,422	846
Avg. \$	\$3,571,151	\$1,210,702
Current Month Sales (incl. active & sold out)	16	1,053

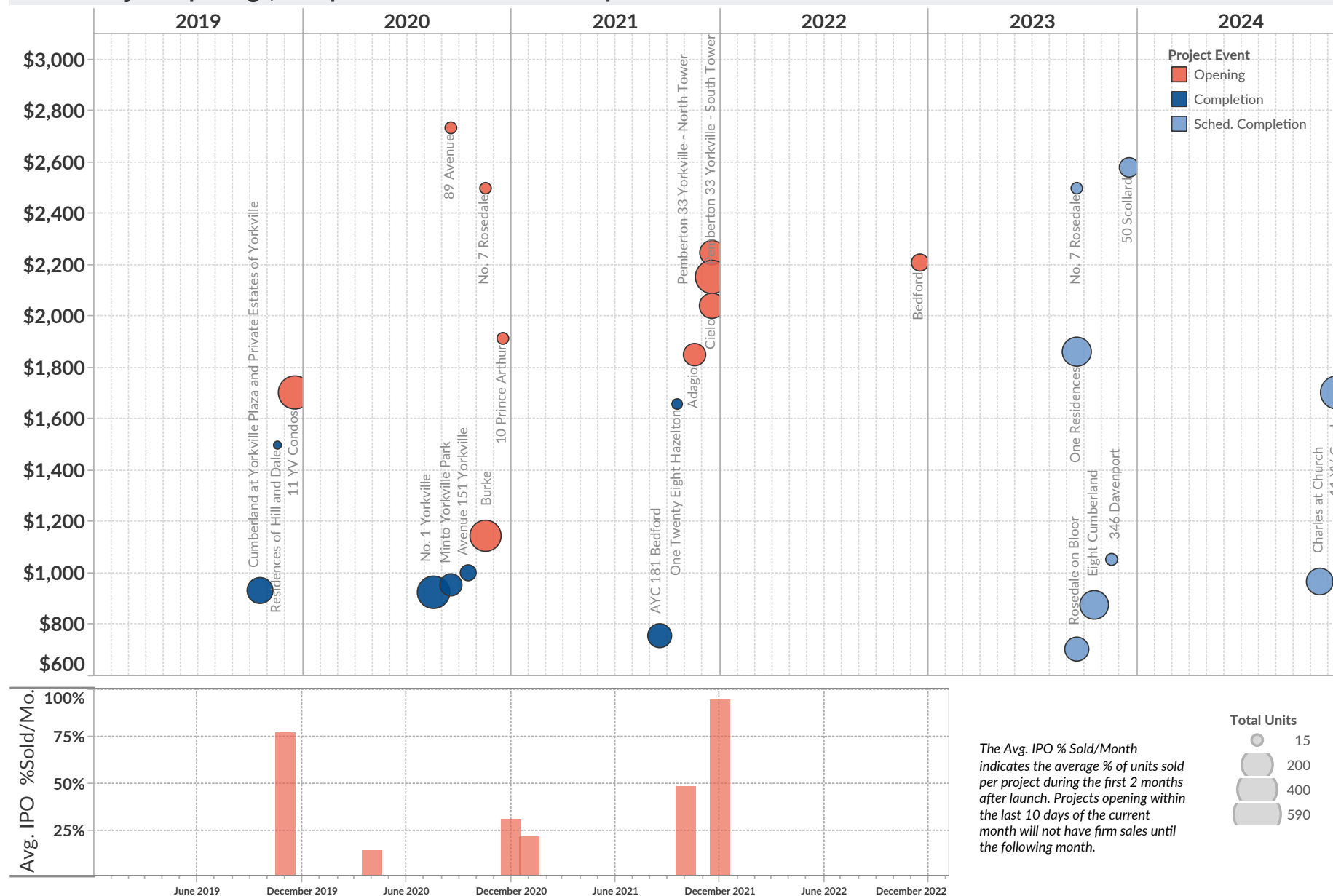
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	42	759
Total Units	16,039	417,669
Min. Density	0.6	0.0
Max. Density	61.7	61.7
Avg. Density	12.2	7.8

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



Bloor - Yorkville Submarket Report - November 2022

Recent Project Openings, Completions & Scheduled Completions



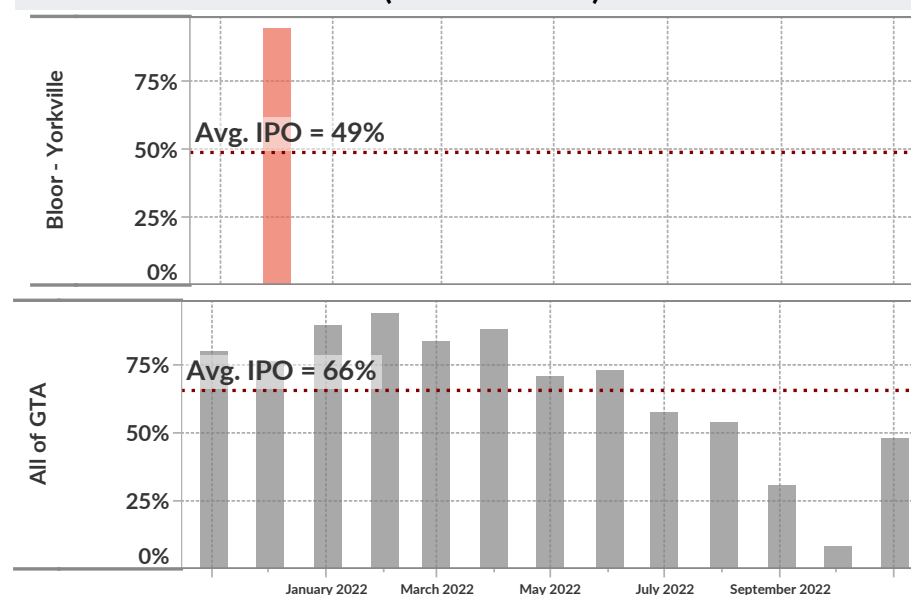
Bloor - Yorkville Submarket Report - November 2022

Project Data by Unit Type

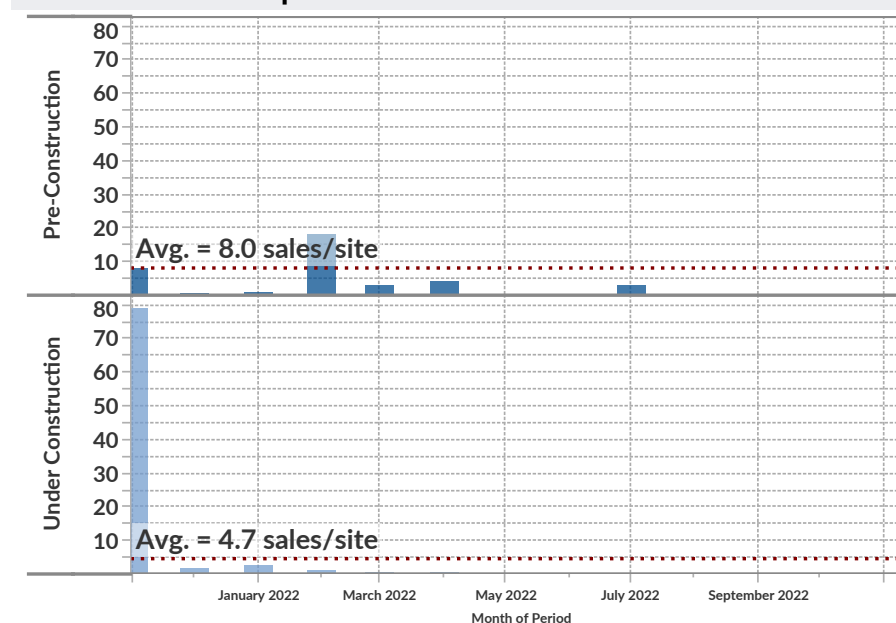
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	254	0	230	24
1 Bedroom	1,111	9	1,103	8
1 Bedroom + Den	1,138	0	1,121	17
2 Bedroom	1,524	6	1,400	124
2 Bedroom + Den	321	0	248	73
3 Bedroom & Up	332	1	252	80
Penthouse	22	0	17	5
Other	4	0	3	1

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,050	372	450	\$725,990	\$958,990
\$2,095	445	796	\$861,000	\$1,559,900
\$2,164	561	1,293	\$1,029,000	\$3,025,900
\$2,297	610	2,768	\$1,109,000	\$6,799,000
\$2,371	673	3,306	\$1,295,900	\$8,699,000
\$2,701	890	5,942	\$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)

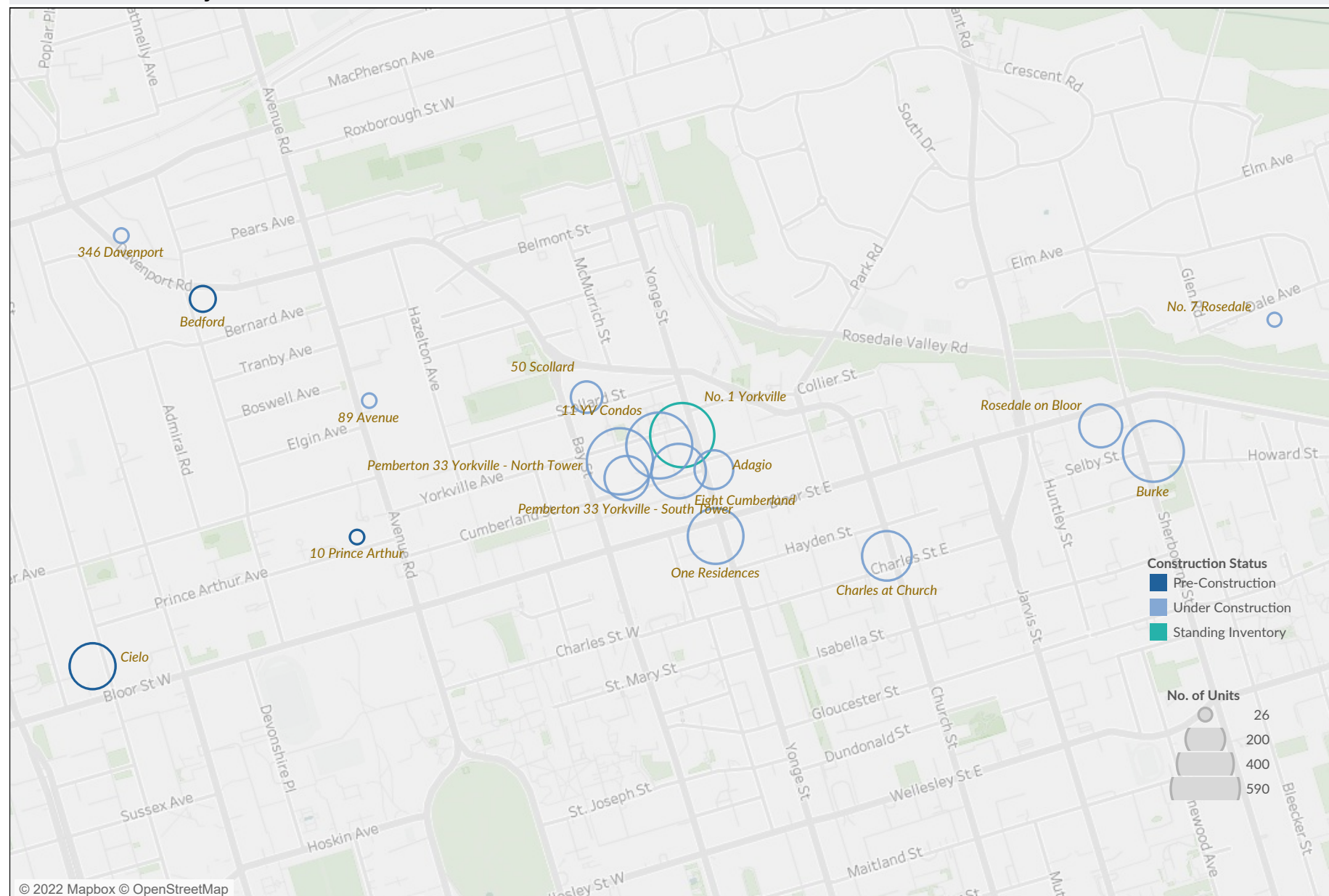


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - November 2022

Current Active Projects



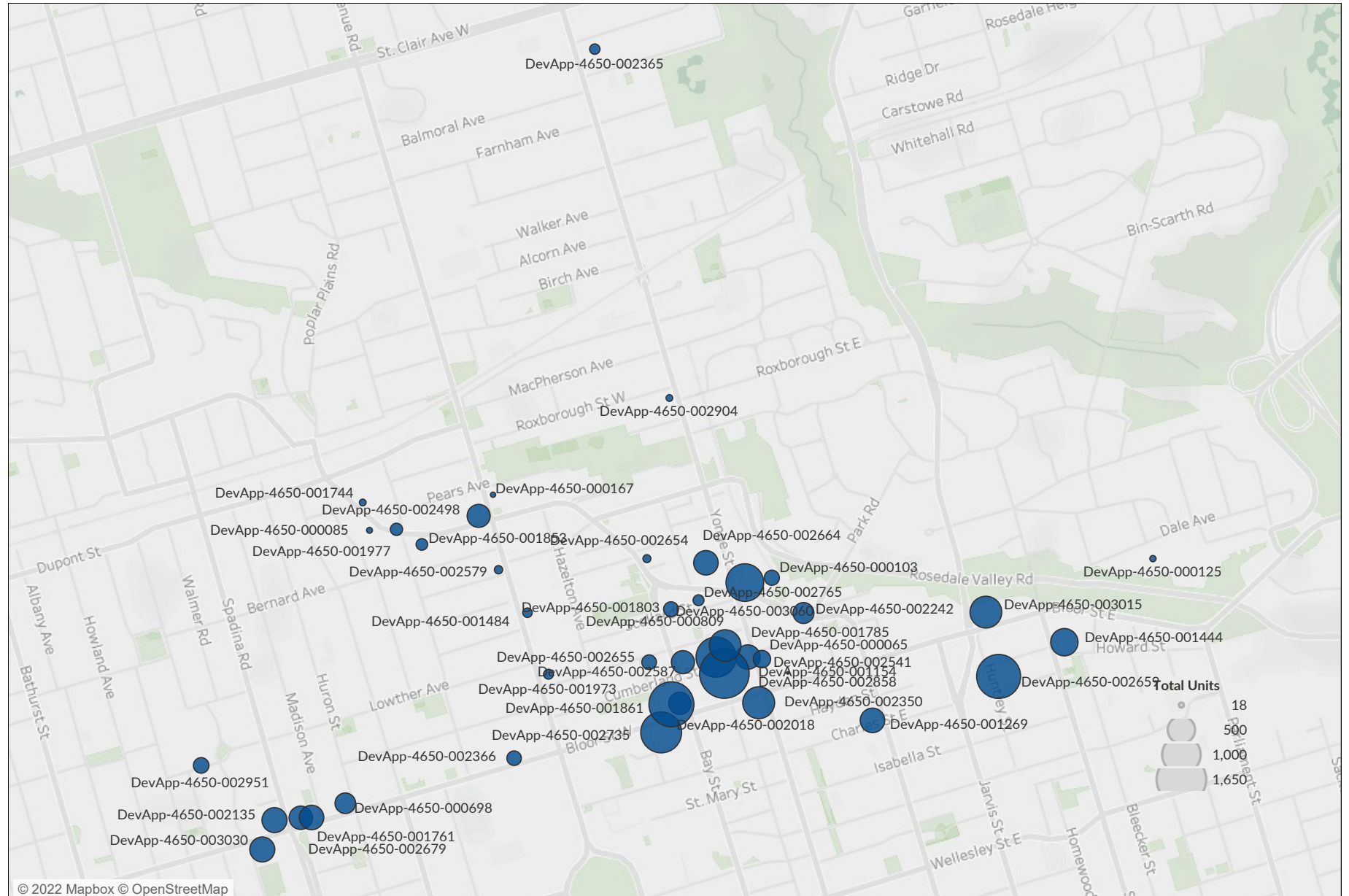
Bloor - Yorkville Submarket Report - November 2022

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	April 2025	1	17	5	28	\$1,915	\$2,207
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	12	25	133	\$2,581	\$2,600
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
Bedford - Burnac Corporation	Apartment	November 2026	13	13	77	90	\$2,211	\$2,228
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	6	400	\$878	\$2,349
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	April 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 - November 2022

Current Development Applications



Bloor - Yorkville Submarket Report - November 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	18.3	293
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
DevApp-4650-003060	839 Yonge Street	8.8	950

Bloor - Yorkville Submarket Report - November 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	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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