

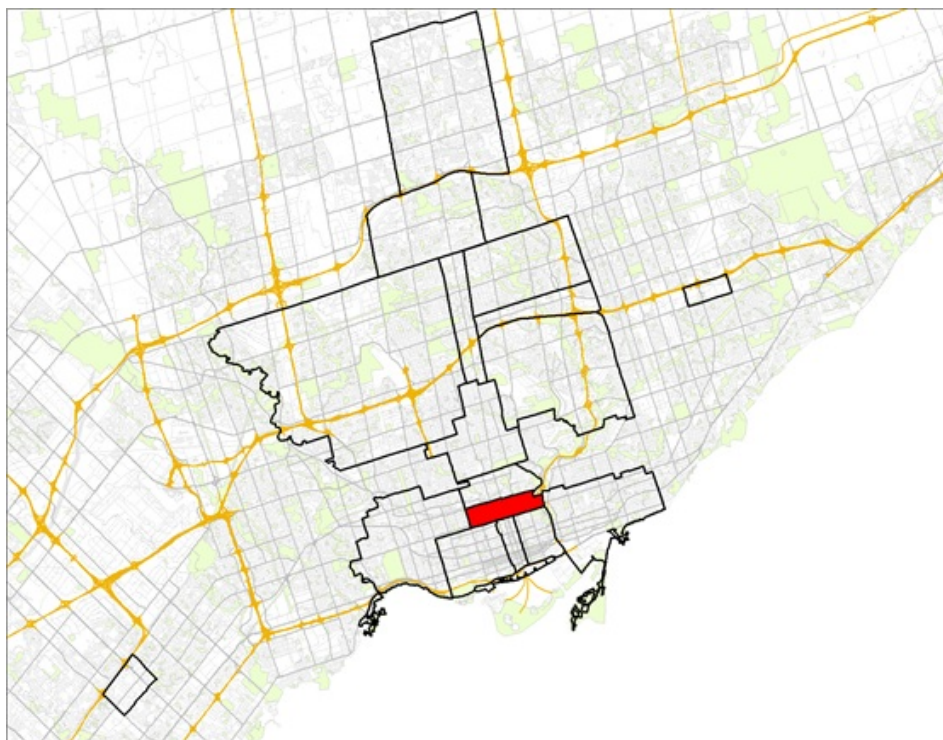


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of December 2022



Bloor - Yorkville Submarket Report - December 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	17	344
No. of Units	4,705	88,333
Total Sales	4,410	76,743
Act Inv	295	11,590
Avg. wt. \$/sf	\$2,548	\$1,418
Avg. Project \$/SF	\$2,191	\$1,290
Avg. SF	1,416	853
Avg. \$	\$3,606,558	\$1,209,903
Current Month Sales (incl. active & sold out)	10	398

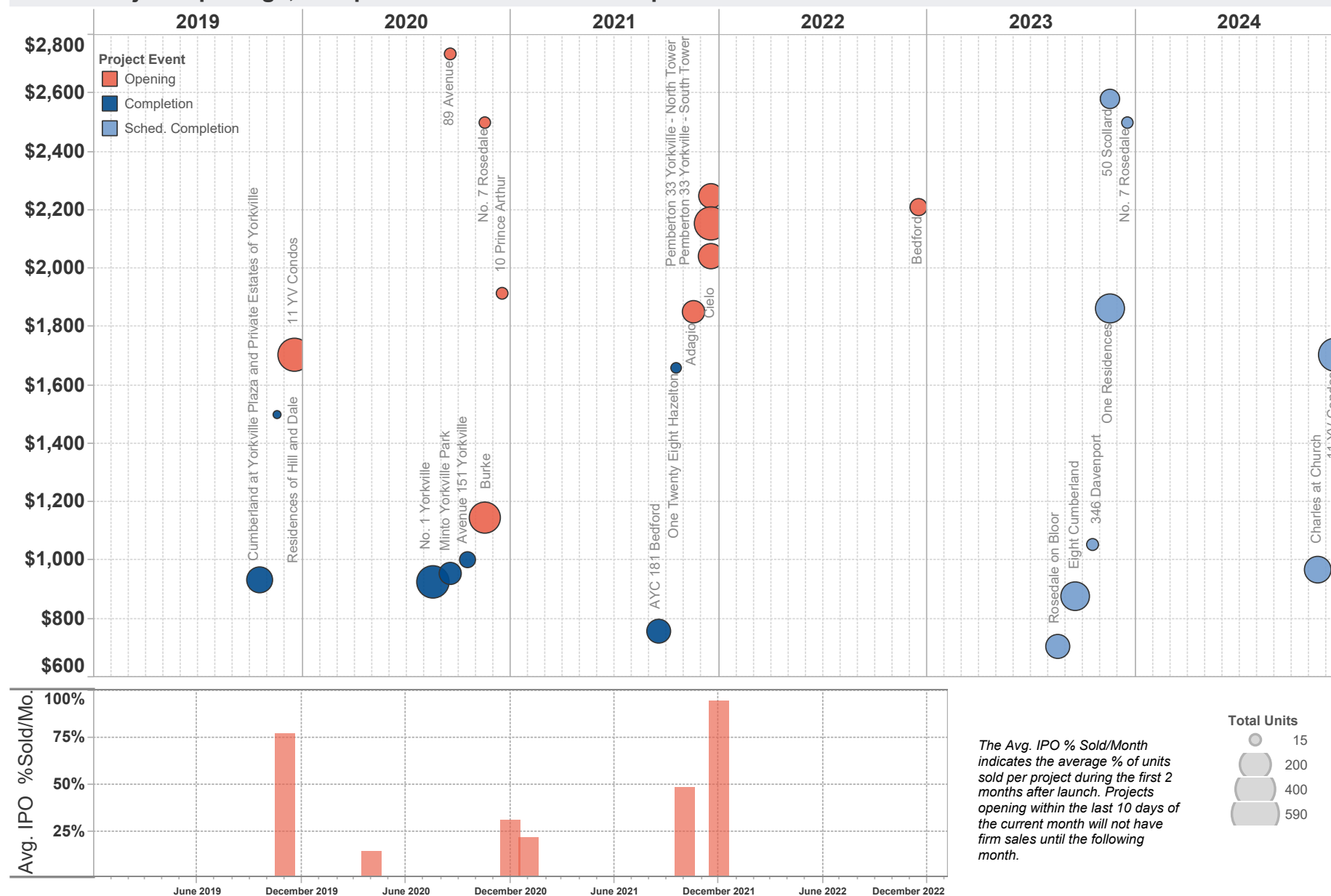
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	42	770
Total Units	23,003	620,781
Min. Density	0.6	0.0
Max. Density	61.7	61.7
Avg. Density	12.2	7.8

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



Bloor - Yorkville Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



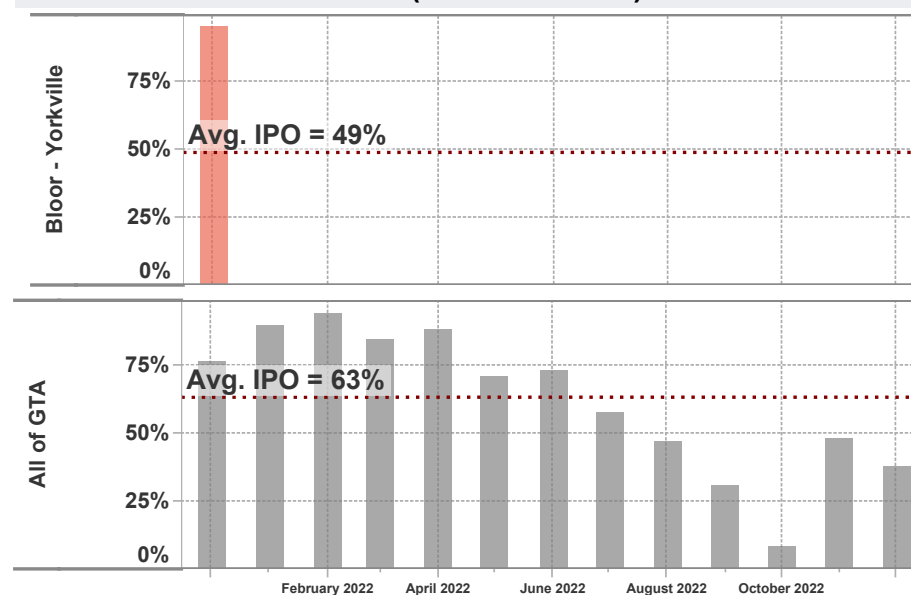
Bloor - Yorkville Submarket Report - December 2022

Project Data by Unit Type

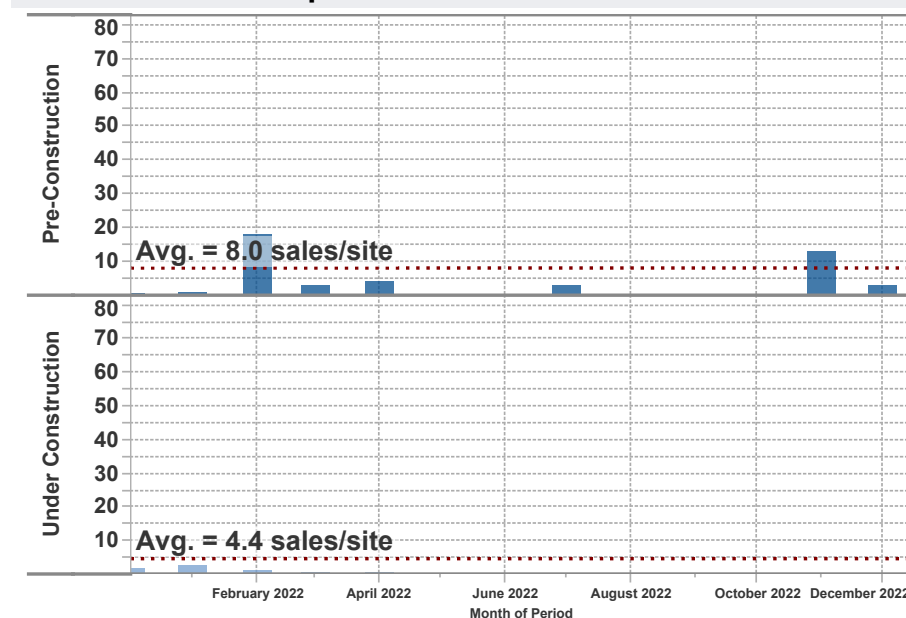
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	254	0	230	24
1 Bedroom	1,111	2	1,105	6
1 Bedroom + Den	1,137	0	1,118	19
2 Bedroom	1,525	1	1,422	103
2 Bedroom + Den	317	3	251	66
3 Bedroom & Up	335	4	264	71
Penthouse	22	0	17	5
Other	4	0	3	1

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,050	372	450	\$725,990	\$958,990
\$2,133	445	796	\$861,000	\$1,559,900
\$2,124	561	1,293	\$1,029,000	\$2,800,900
\$2,332	610	2,768	\$1,109,000	\$6,799,000
\$2,395	673	3,306	\$1,295,900	\$8,699,000
\$2,746	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)

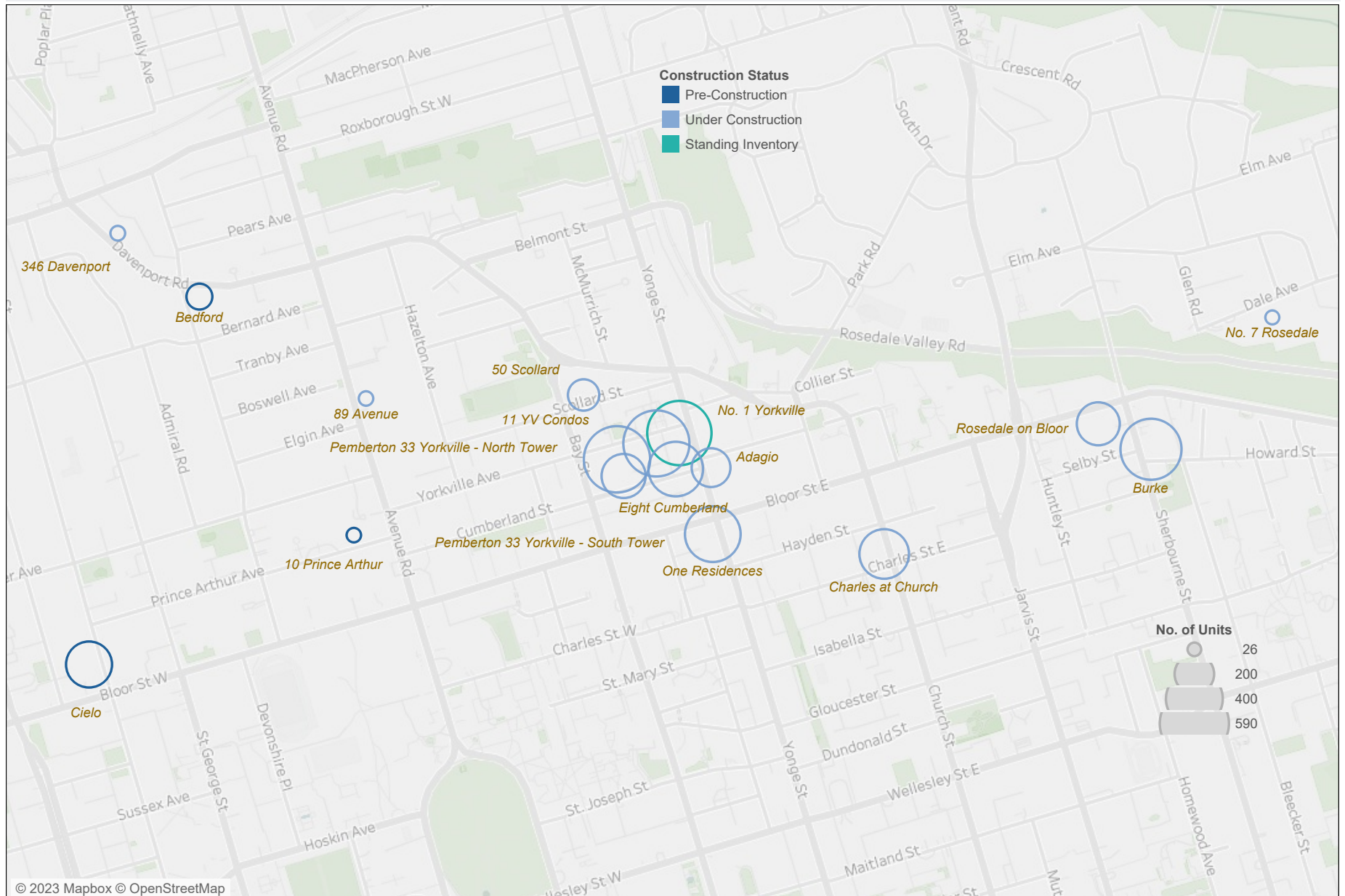


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - December 2022

Current Active Projects



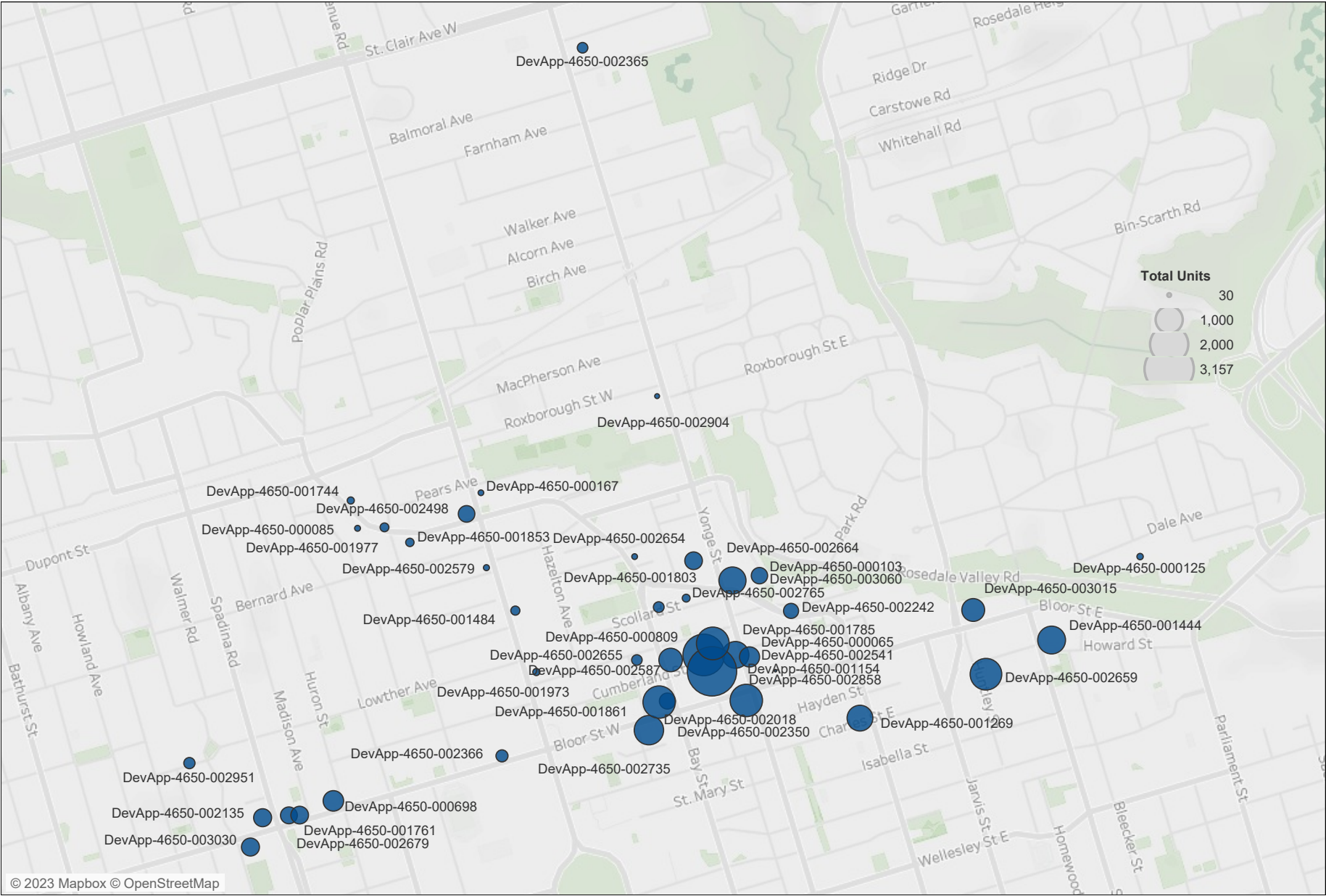
Bloor - Yorkville Submarket Report - December 2022

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	April 2025	1	18	4	28	\$1,915	\$2,252
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	1	12	23	132	\$2,581	\$2,664
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	22	75	202	\$1,852	\$1,964
Bedford - Burnac Corporation	Apartment	November 2026	8	46	44	90	\$2,211	\$2,147
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	May 2023	0	2	8	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	September 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 - December 2022

Current Development Applications



Bloor - Yorkville Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000065	767 - 773 Yonge Street	7.8	524
DevApp-4650-000085	321 Davenport Road	2.0	44
DevApp-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	3.0	346
DevApp-4650-000125	5 - 9 Dale Avenue	0.6	52
DevApp-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	2.0	41
DevApp-4650-000698	300 Bloor Street West	3.0	543
DevApp-4650-000809	11 Yorkville Avenue	3.0	1,390
DevApp-4650-001154	2 Bloor Street West	7.8	3,157
DevApp-4650-001269	68 Charles Street East	4.0	862
DevApp-4650-001444	603 Sherbourne Street	14.3	1,003
DevApp-4650-001484	89 Avenue Road	3.0	107
DevApp-4650-001744	342 Davenport Road	5.5	65
DevApp-4650-001761	316 Bloor Street West	19.9	403
DevApp-4650-001785	826 Yonge Street	19.8	930
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	1,362
DevApp-4650-002365	11 Pleasant Boulevard	9.4	144
DevApp-4650-002366	208 Bloor Street West	19.9	187
DevApp-4650-002498	148 Avenue Road	13.1	355
DevApp-4650-002541	37 Yorkville Avenue	3.0	2,245
DevApp-4650-002579	110 Avenue Road	3.6	46
DevApp-4650-002587	1235 Bay Street	16.1	714
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 - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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