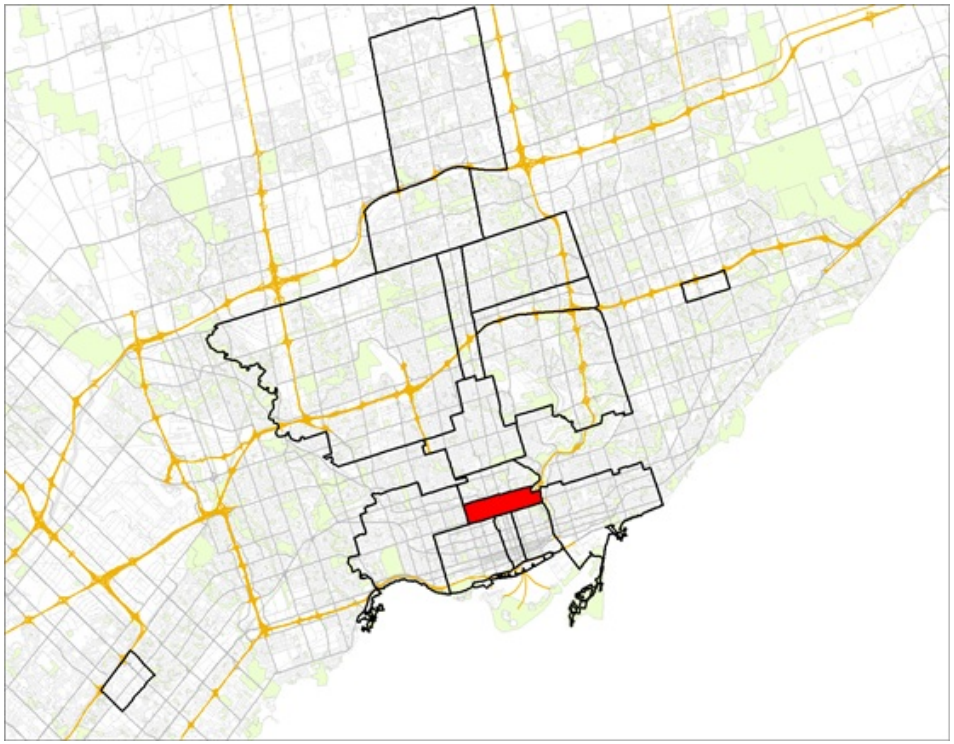
Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report

Data as of May 2023

Altus Group

Bloor - Yorkville Submarket Report - May 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	370
No. of Units	4,932	94,907
Total Sales	4,658	81,040
Act Inv	274	13,867
Avg. wt. $/sf	$2,606	$1,423
Avg. Project $/SF	$2,217	$1,299
Avg. SF	1,422	818
Avg. $	$3,706,298	$1,163,082
Current Month Sales (incl. active & sold out)	45	1,976

Development Applications

Bloor - Yorkville		City of Toronto
Count of Address	44	765
Total Units	17,365	424,430
Min. Density	0.6	0.0
Max. Density	61.9	61.9
Avg. Density	13.0	7.9

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

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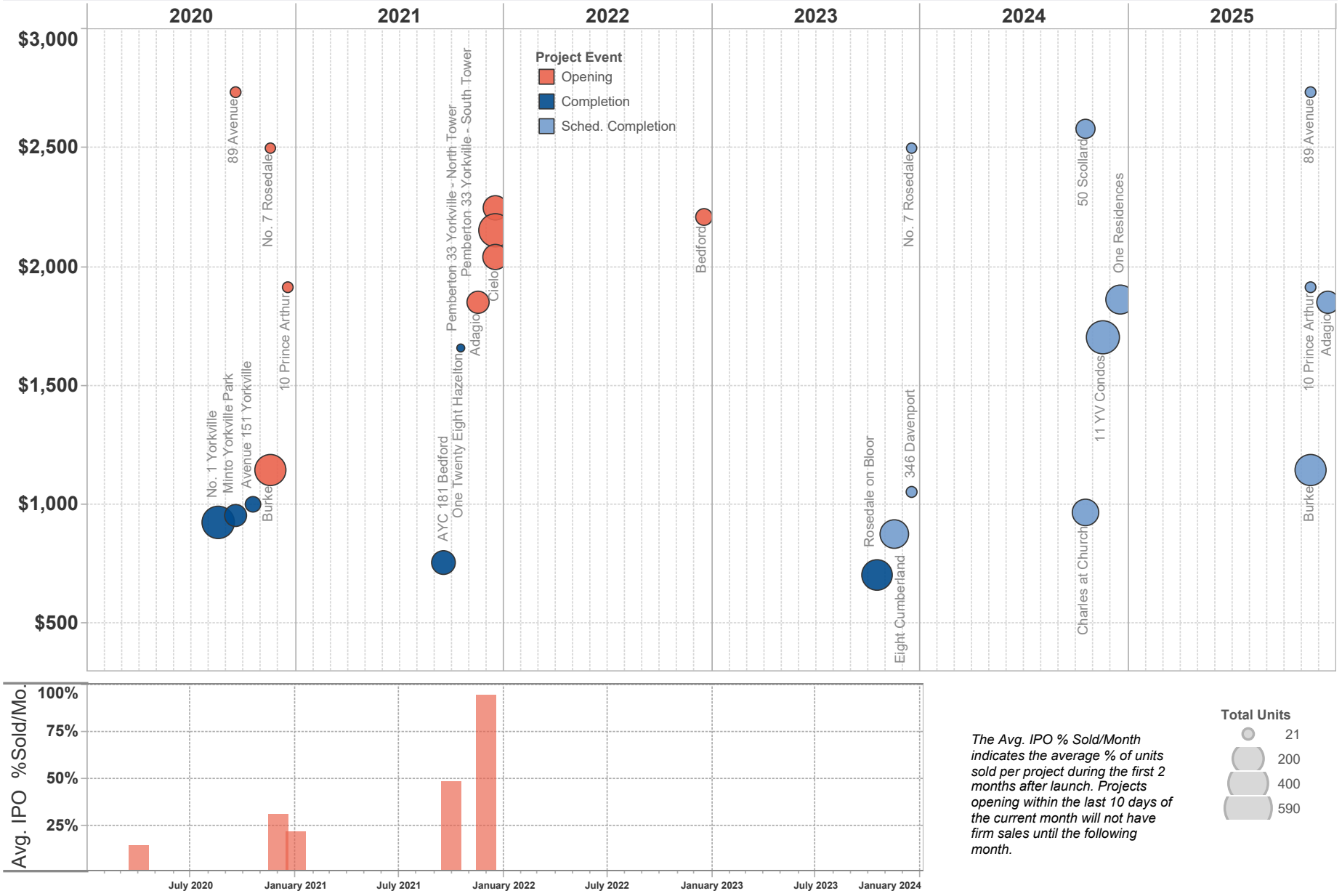
Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.

Total Units
21
200
400
590

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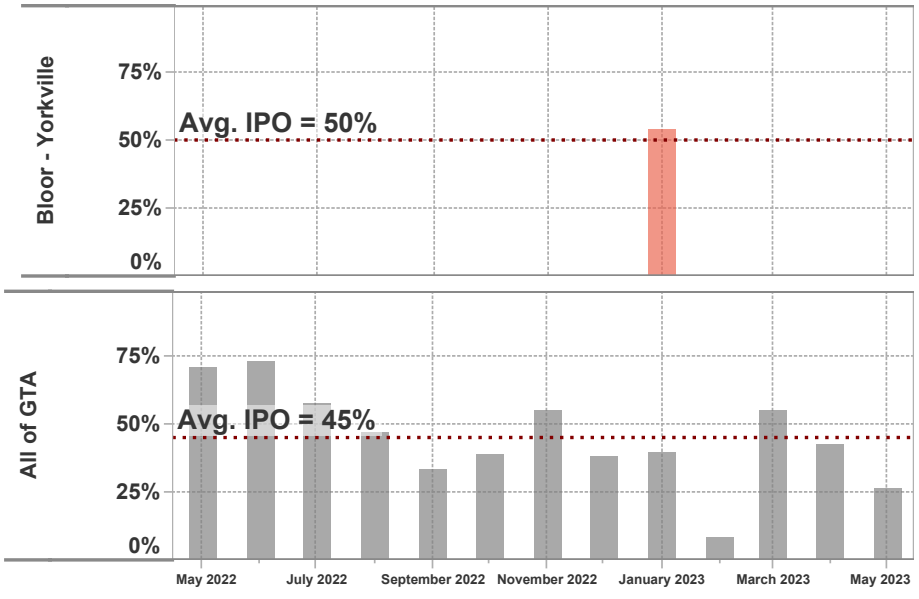
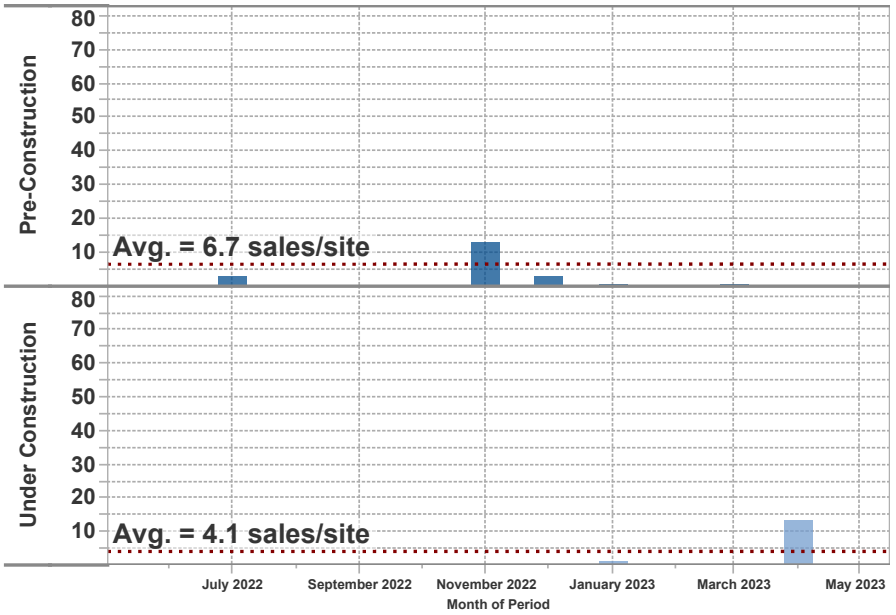
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. wt. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	264	10	244	20	$2,180	372	450	$832,990	$958,990
1 Bedroom	1,144	0	1,138	6	$2,238	445	796	$1,239,990	$1,559,900
1 Bedroom + Den	1,224	2	1,207	17	$2,293	561	1,293	$1,029,000	$3,425,900
2 Bedroom	1,622	33	1,525	97	$2,373	610	2,768	$859,000	$6,799,000
2 Bedroom + Den	317	0	253	64	$2,397	673	3,306	$1,295,900	$8,699,000
3 Bedroom & Up	335	0	270	65	$2,828	852	5,943	$1,349,990	$18,484,900
Penthouse	22	0	18	4	$4,372	1,554	6,137	$2,071,900	$31,620,900
Other	4	0	3	1	$2,498	3,603	3,603	$8,998,900	$8,998,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Bloor - Yorkville



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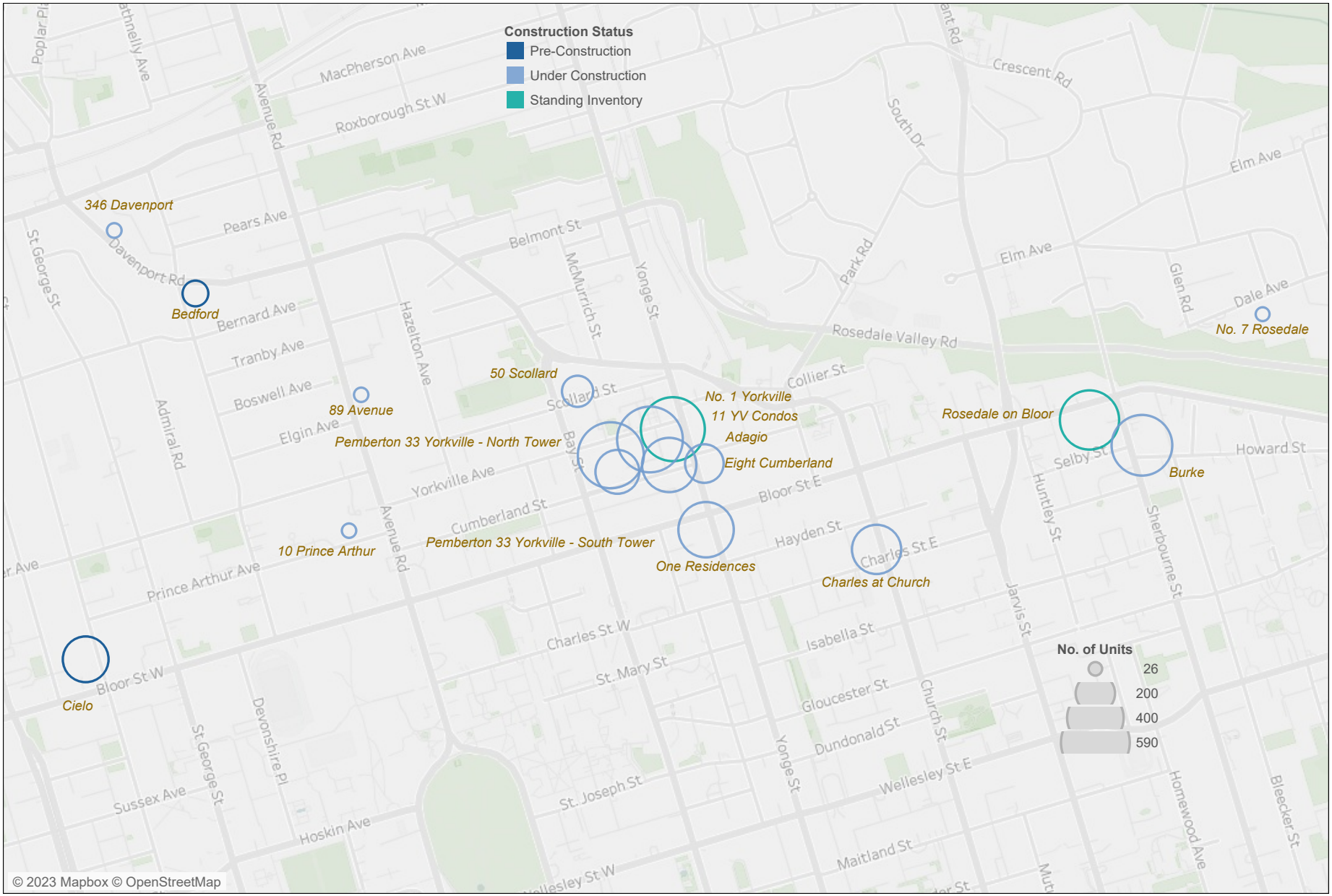
Current Active Projects



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Bloor - Yorkville Submarket Report - May 2023

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	0	0	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	March 2024	1	2	21	132	$2,581	$2,820
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	0	10	28	$2,735	$2,852
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	0	0	29	$1,055	$1,512
Adagio - Menkes	Apartment	February 2025	1	7	68	202	$1,852	$2,026
Bedford - Burnac Corporation	Apartment	November 2026	0	3	41	90	$2,211	$2,152
Burke - Concert Properties	Apartment	April 2025	0	1	15	500	$1,147	$1,177
Charles at Church - Aspen Ridge Homes	Apartment	March 2024	0	0	0	329	$969	$1,048
Cielo - Collecdev	Apartment	January 2026	0	0	14	284	$2,043	$2,807
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	0	6	400	$878	$2,349
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	9	555	$927	$1,925
No. 7 Rosedale - Platinum Vista Inc.	Apartment	September 2023	0	0	8	26	$2,500	$2,788
One Residences - Mizrahi Developments	Apartment	February 2024	0	9	71	416	$1,864	$3,127
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	May 2023	43	227	1	476	$706	$1,785

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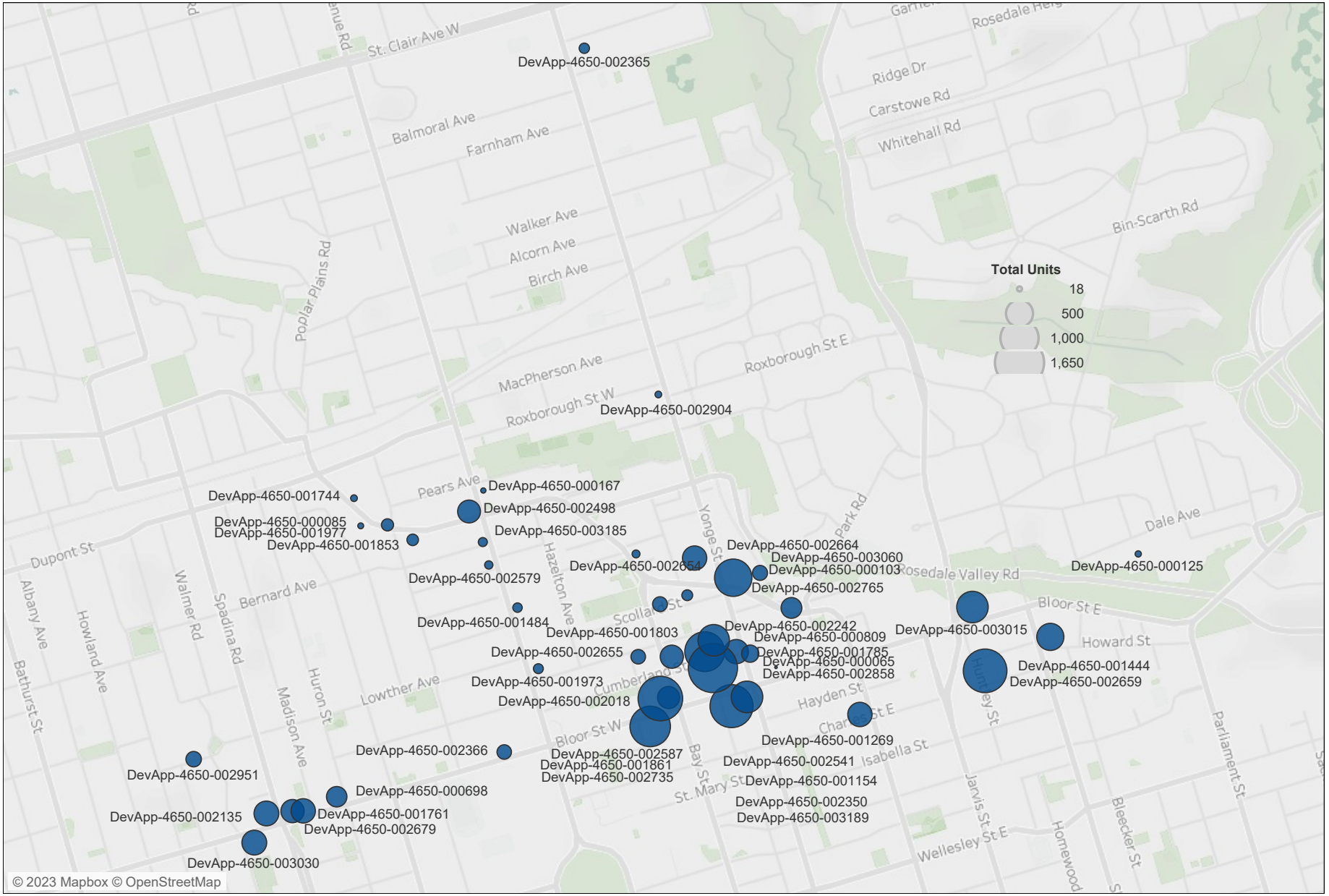
Current Development Applications



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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	66
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	20.5	142
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	15.6	364
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
DevApp-4650-003185	126 Avenue Road	5.2	55
DevApp-4650-003189	19 Bloor Street West	61.9	1,262

Bloor - Yorkville Submarket Report - May 2023

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	45	17	4,658	274	$2,606	1,422	$3,706,298	17,365
Central Waterfront	1	8	3,996	477	$1,711	1,133	$1,938,155	12,588
Don Mills - York Mills	4	14	3,850	98	$1,155	1,156	$1,335,318	26,740
Downtown Core	7	8	4,793	542	$1,867	756	$1,411,729	30,497
Downtown East	300	20	6,144	1,542	$1,525	696	$1,061,669	23,178
Downtown West	12	23	7,604	804	$1,790	1,022	$1,828,411	17,137
Etobicoke Waterfront	0	1	541	24	$1,647	811	$1,335,378	9,281
Highway7 - Yonge	1	4	899	34	$1,117	1,140	$1,273,121	23,308
Mississauga City Centre	2	8	3,966	104	$1,214	765	$928,368	20,807
North Toronto	3	18	3,522	329	$1,564	980	$1,532,882	238
North Yonge Corridor	49	8	2,572	667	$1,551	668	$1,036,253	32,887
North York East	0	1	497	0				129,027
North York West	18	10	1,010	539	$1,407	833	$1,172,262	20,375
Not Applicable	1,505	176	27,879	6,834	$1,177	776	$913,114	14,778
Scarborough City Centre								12,760
Sheppard Corridor	7	12	2,603	281	$1,426	825	$1,176,540	29,036
Thornhill	0	2	411	28	$1,367	1,690	$2,310,536	4,428
Toronto East	1	10	1,434	377	$1,266	700	$886,018	
Toronto West	21	23	3,794	659	$1,358	820	$1,113,750	
Yonge - St. Clair	0	7	867	254	$1,937	982	$1,902,086	

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