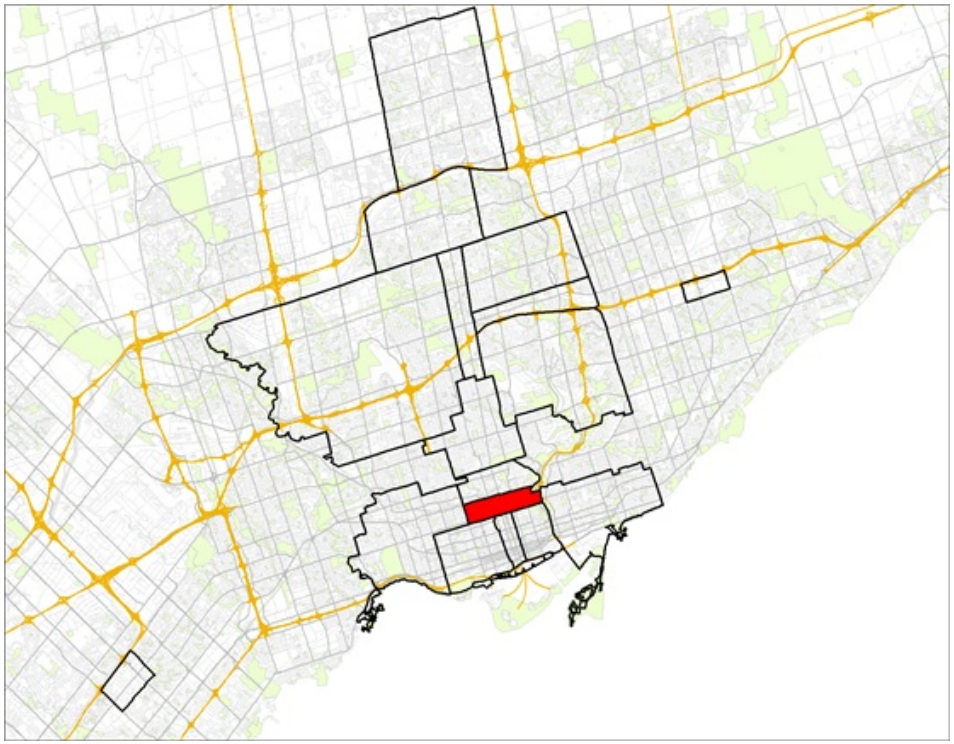
Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2023

AltusGroup

Bloor - Yorkville Submarket Report - November 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	396
No. of Units	4,993	100,264
Total Sales	4,392	82,981
Act Inv	601	17,283
Avg. wt. $/sf	$2,404	$1,404
Avg. Project $/SF	$2,276	$1,296
Avg. SF	1,042	785
Avg. $	$2,505,147	$1,102,213
Current Month Sales (incl. active & sold out)	5	1,310

Development Applications

Bloor - Yorkville		City of Toronto
Count of Address	45	806
Total Units	16,205	466,957
Min. Density	2.0	0.0
Max. Density	61.7	61.7
Avg. Density	11.7	8.0

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

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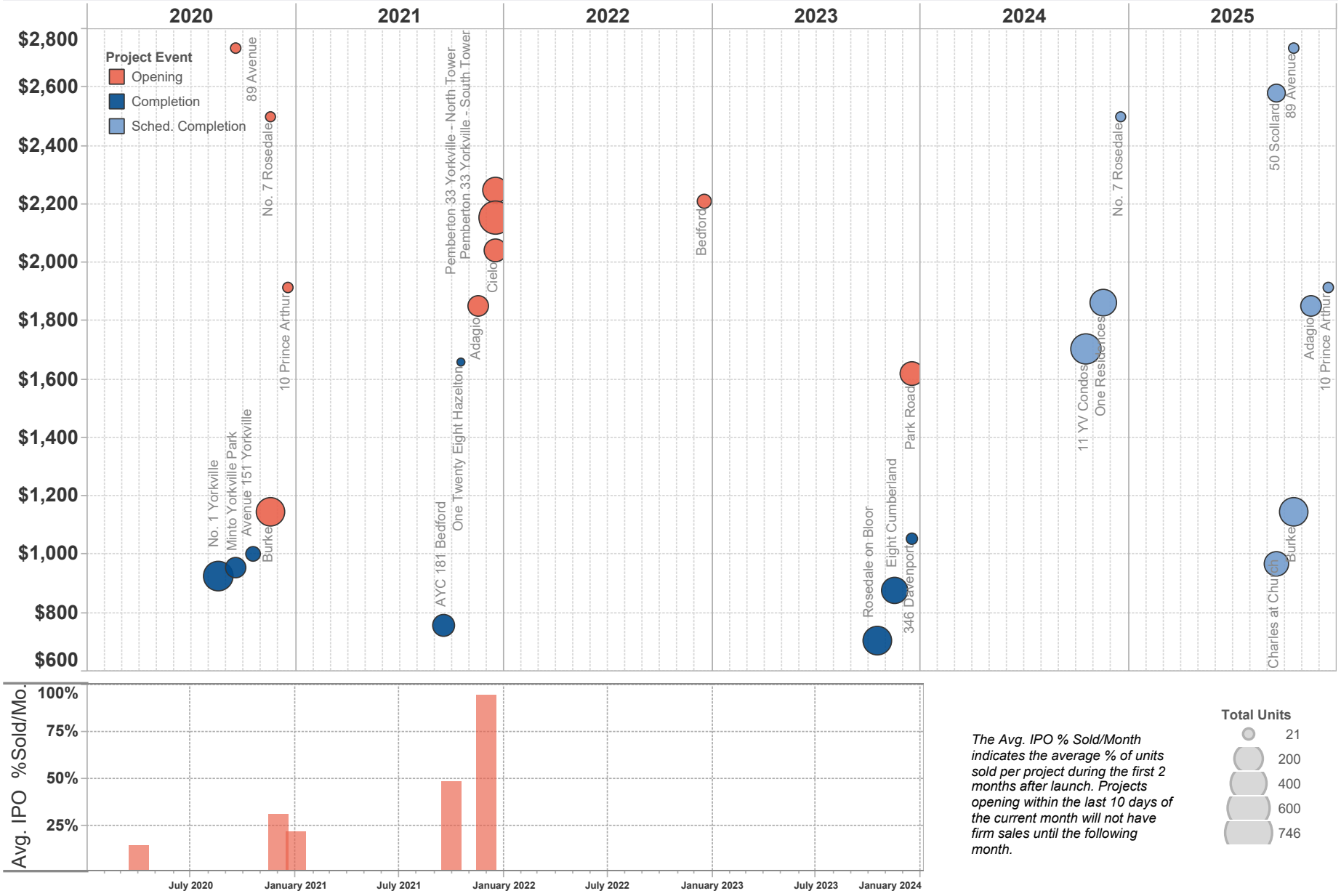
Recent Project Openings, Completions & Scheduled Completions



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.

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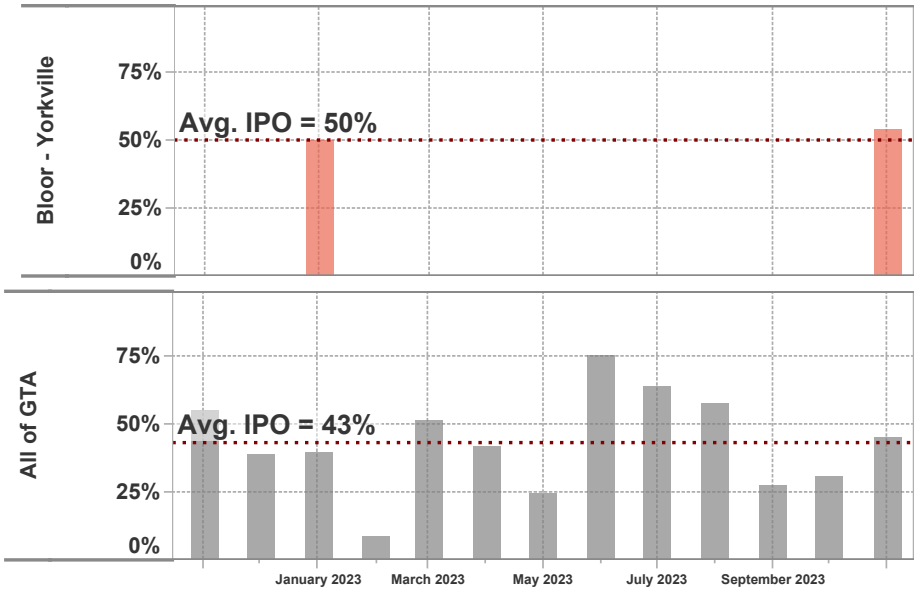
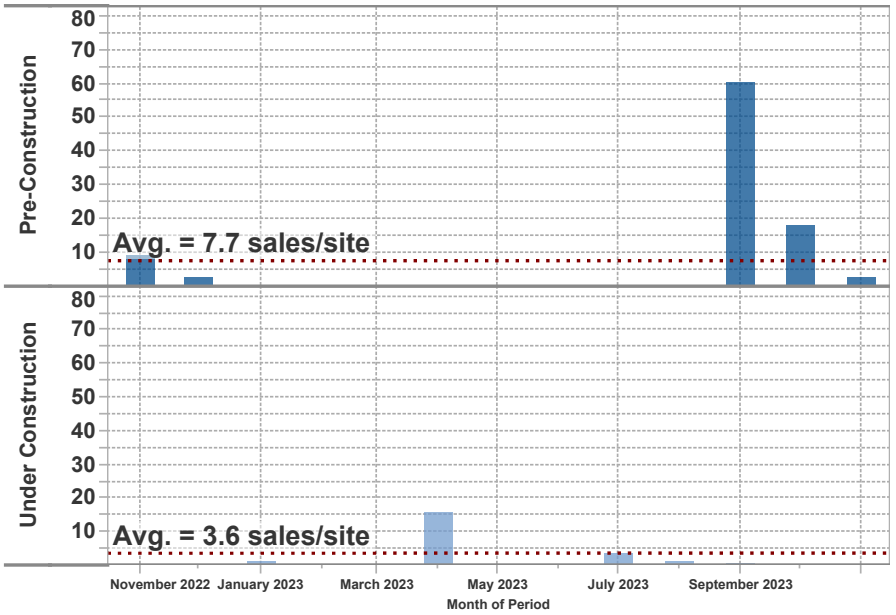
Project Data by Unit Type

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	332	0	282	50	$2,166	360	450	$646,900	$958,990
1 Bedroom	1,120	0	1,088	32	$2,035	340	515	$602,900	$1,239,990
1 Bedroom + Den	1,217	5	1,116	101	$2,149	469	1,293	$791,900	$3,525,900
2 Bedroom	1,599	0	1,361	238	$2,195	560	2,768	$993,900	$7,489,000
2 Bedroom + Den	344	0	266	78	$2,516	771	3,306	$1,295,900	$9,569,000
3 Bedroom & Up	350	0	260	90	$2,601	796	5,943	$1,228,900	$19,990,000
Penthouse	23	0	18	5	$4,100	1,554	6,137	$2,071,900	$31,620,900
Other	4	0	1	3	$2,510	2,646	3,603	$6,690,000	$8,998,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Bloor - Yorkville



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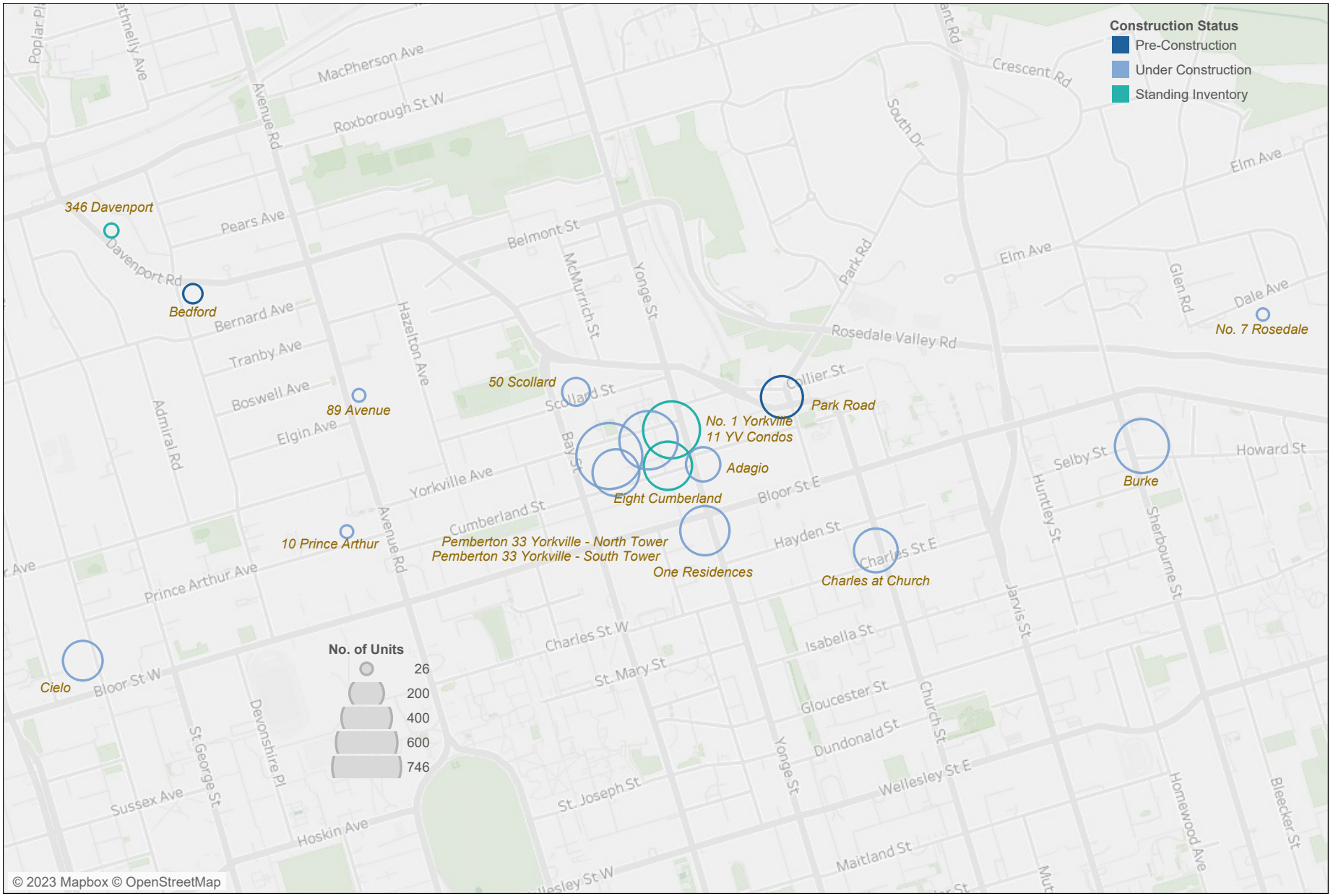
Current Active Projects



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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	August 2025	0	1	6	28	$1,915	$2,511
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 2025	0	2	22	132	$2,581	$2,881
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	2	8	28	$2,735	$2,894
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	1	4	34	$1,055	$1,809
Adagio - Menkes	Apartment	February 2025	0	7	68	202	$1,852	$2,026
Bedford - Burnac Corporation	Apartment	November 2026	0	0	32	64	$2,211	$2,316
Burke - Concert Properties	Apartment	April 2025	0	1	15	500	$1,147	$1,177
Charles at Church - Aspen Ridge Homes	Apartment	March 2025	0	0	0	329	$969	$1,048
Cielo - Collecdev	Apartment	January 2026	0	0	0	270	$2,043	$2,807
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	November 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	January 2024	0	0	8	26	$2,500	$3,086
One Residences - Mizrahi Developments	Apartment	November 2024	0	9	71	416	$1,864	$3,127
Park Road - Capital Developments	Apartment	January 2027	5	162	140	302	$1,621	$1,631
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	18	138	746	$2,155	$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	46	68	375	$2,249	$2,172

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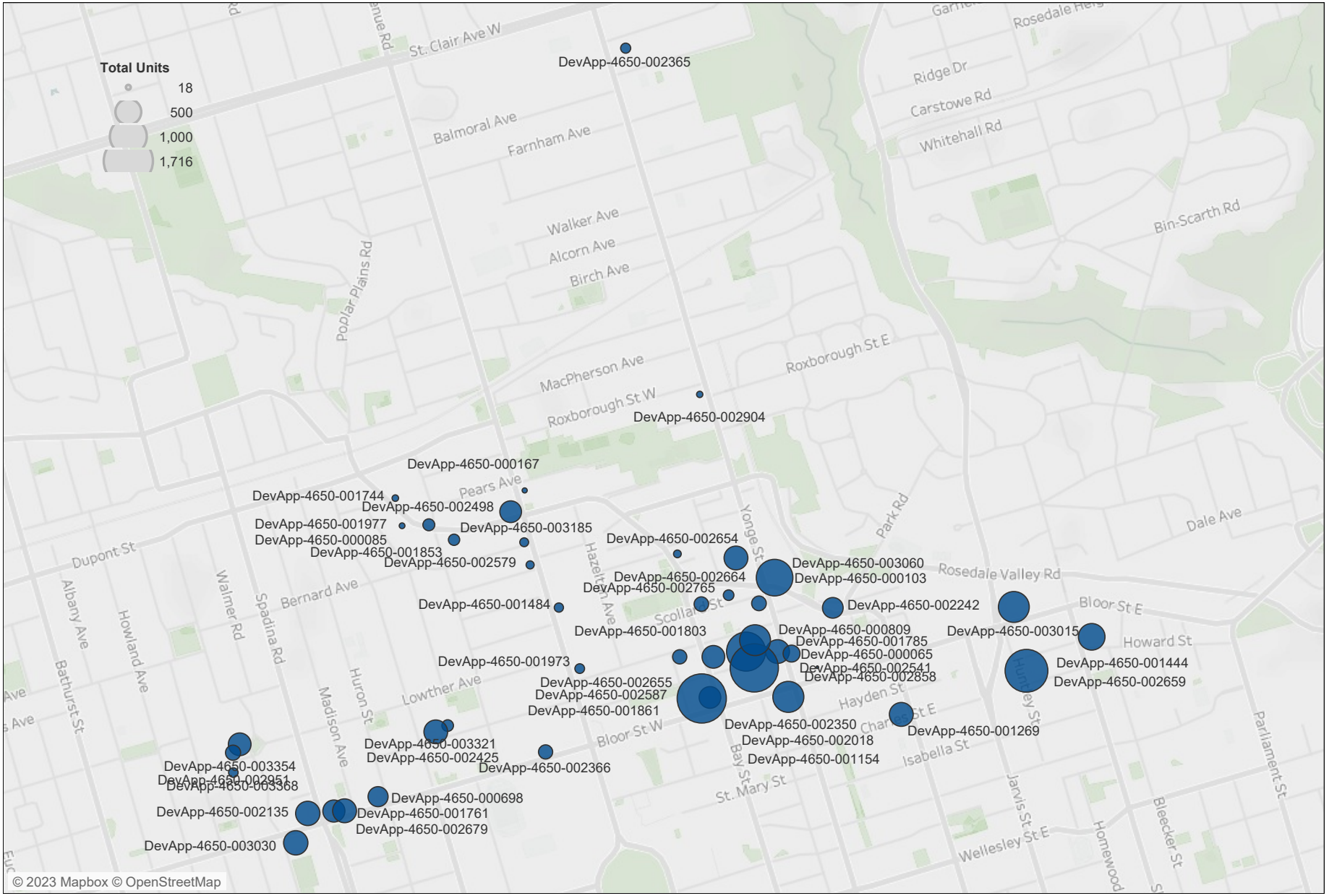
Current Development Applications



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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-4650-000167	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	1,716
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	302
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-4650-002425	145 St George Street	10.5	398
DevApp-4650-002498	148 Avenue Road	12.5	333
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	12.8	345
DevApp-4650-002765	30 Scollard Street	18.1	79
DevApp-4650-002858	2 Bloor Street East	5.0	
DevApp-4650-002904	1086 Yonge Street	6.9	28
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-4650-003321	64 Prince Arthur Avenue	5.5	95
DevApp-4650-003354	40 Walmer Road	14.2	365
DevApp-4650-003368	171-175 Lowther Avenue	4.8	64

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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	5	17	4,392	601	$2,404	1,042	$2,505,147	16,205
Central Waterfront	364	7	2,908	966	$1,704	864	$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	$1,179	852	$1,003,895	27,949
Downtown Core	5	7	4,169	475	$1,877	773	$1,451,417	30,040
Downtown East	33	21	6,385	1,605	$1,498	684	$1,024,665	25,732
Downtown West	116	26	8,024	871	$1,690	977	$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	$1,644	828	$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	$1,090	1,137	$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	$1,240	628	$778,770	28,180
North Toronto	1	18	3,514	373	$1,578	937	$1,478,881	305
North Yonge Corridor	65	9	2,710	777	$1,551	709	$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	$1,371	827	$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	$1,173	770	$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	$1,361	766	$1,043,205	31,263
Thornhill	0	2	411	28	$1,367	1,690	$2,310,536	5,937
Toronto East	1	9	1,316	209	$1,249	720	$898,838	
Toronto West	52	22	3,726	469	$1,276	910	$1,161,564	
Yonge - St. Clair	145	8	1,012	689	$1,789	623	$1,114,910	

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