

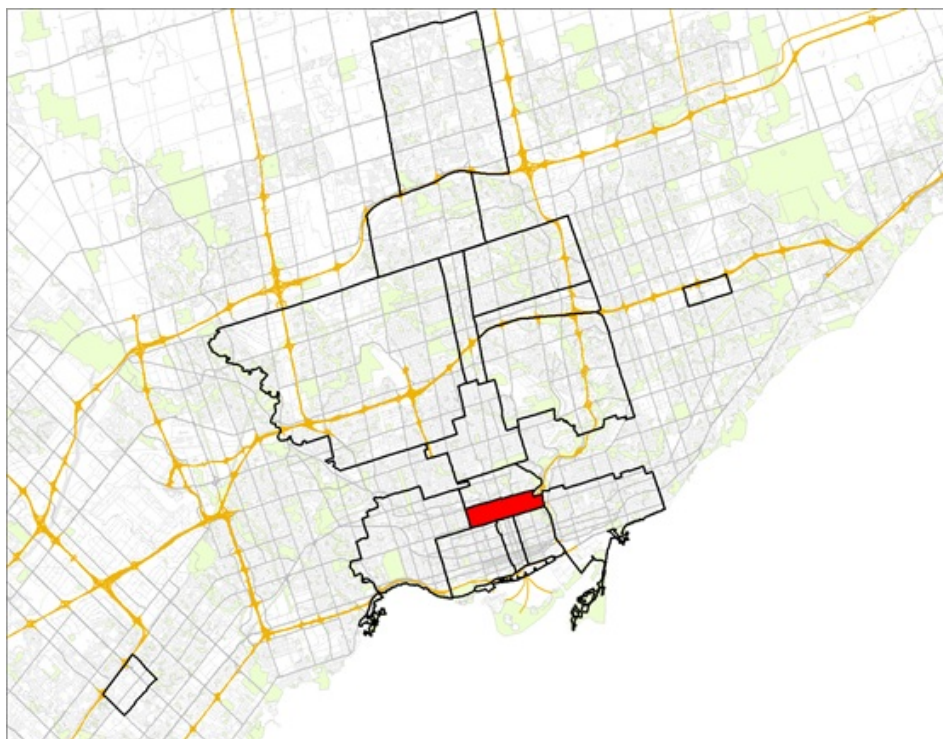


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of December 2023



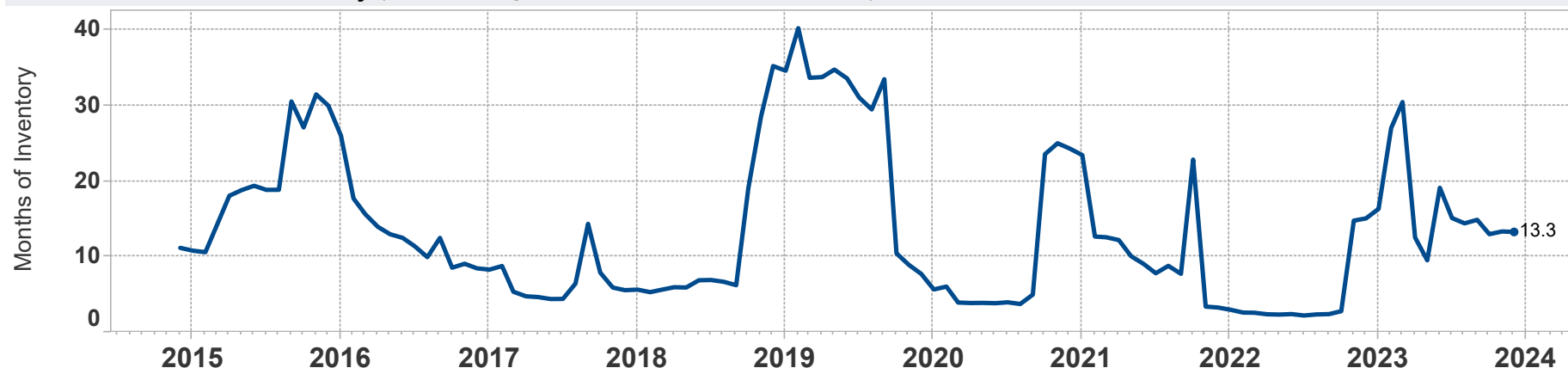
Bloor - Yorkville Submarket Report - December 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	395
No. of Units	4,993	99,738
Total Sales	4,409	82,888
Act Inv	584	16,850
Avg. wt. \$/sf	\$2,391	\$1,405
Avg. Project \$/SF	\$2,271	\$1,295
Avg. SF	1,061	790
Avg. \$	\$2,536,680	\$1,110,103
Current Month Sales (incl. active & sold out)	5	400

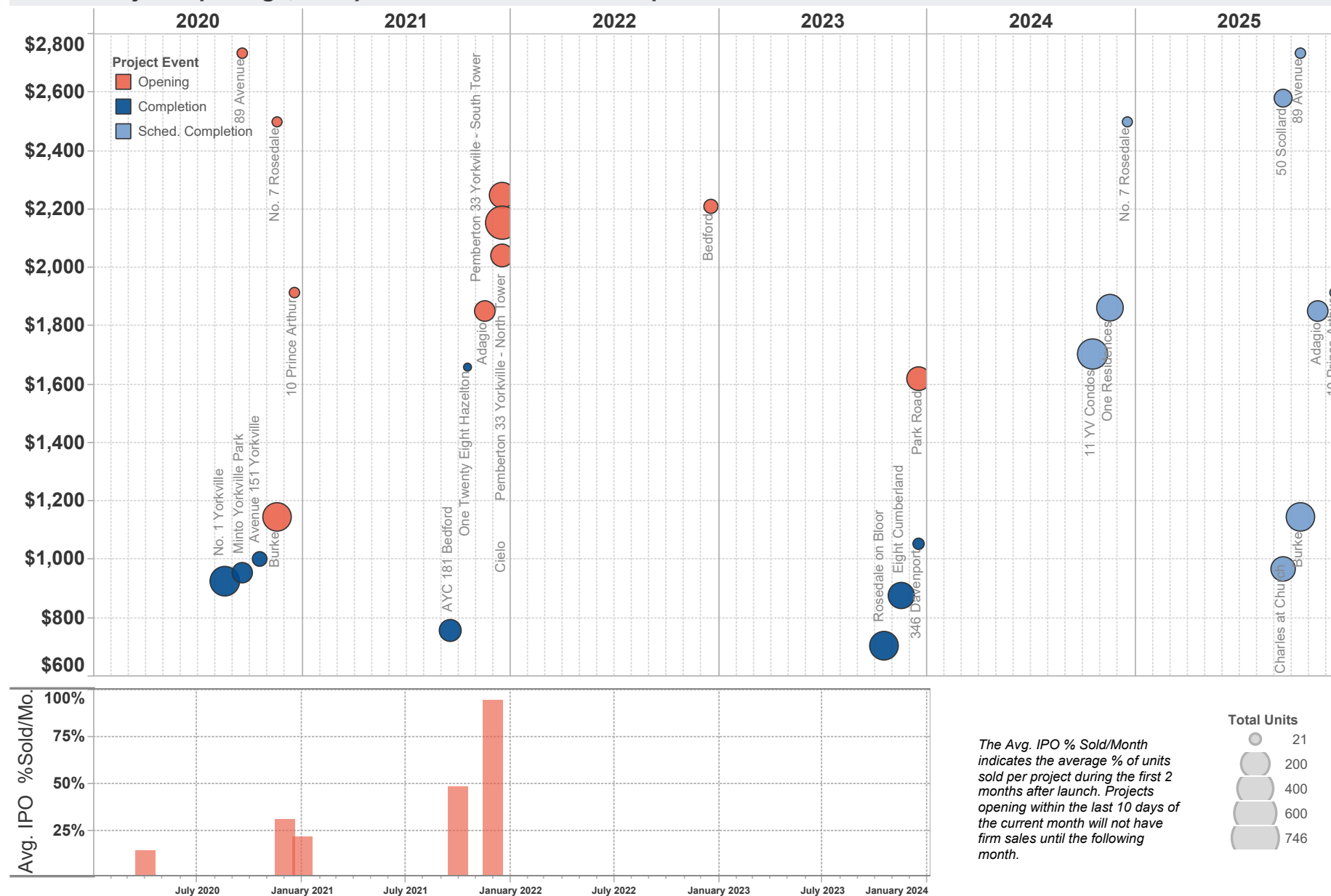
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	45	801
Total Units	16,212	464,789
Min. Density	2.0	0.0
Max. Density	61.7	61.7
Avg. Density	11.7	8.0

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



Bloor - Yorkville Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



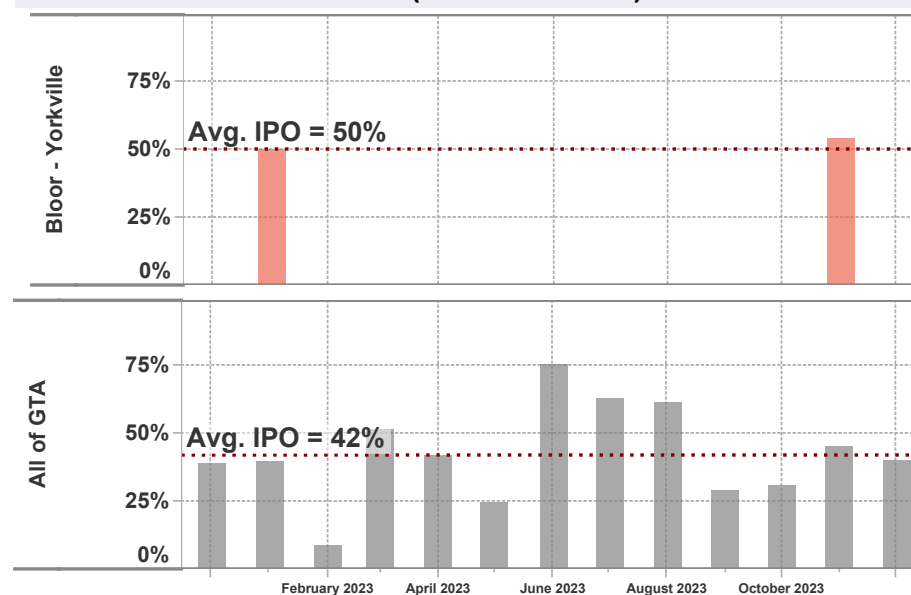
Bloor - Yorkville Submarket Report - December 2023

Project Data by Unit Type

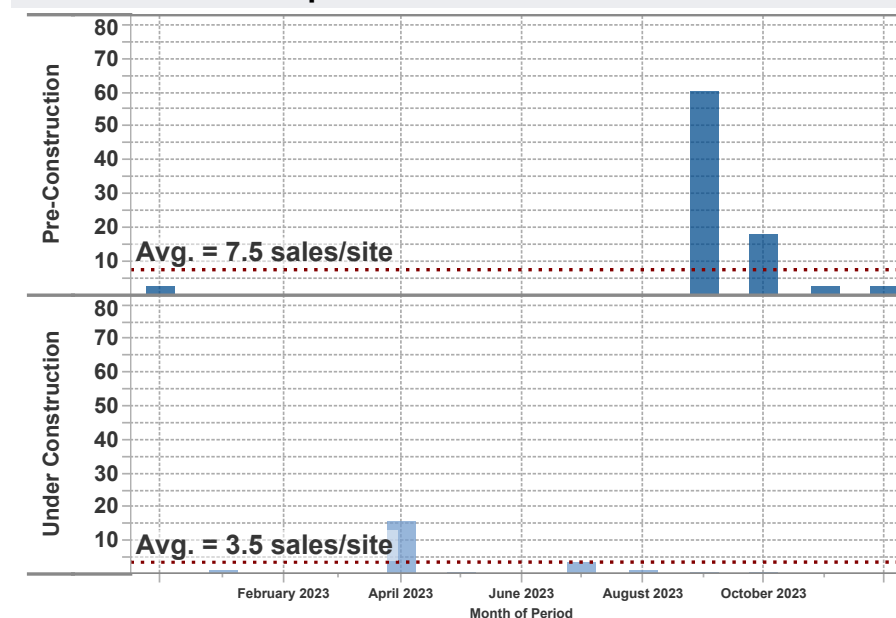
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	332	2	289	43
1 Bedroom	1,120	3	1,091	29
1 Bedroom + Den	1,217	0	1,117	100
2 Bedroom	1,599	0	1,362	237
2 Bedroom + Den	344	0	266	78
3 Bedroom & Up	350	0	265	85
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,180	360	450	\$646,900	\$958,990
\$2,093	340	515	\$630,900	\$1,239,990
\$2,146	469	1,293	\$791,900	\$3,525,900
\$2,122	560	2,768	\$993,900	\$7,489,000
\$2,511	771	3,306	\$1,295,900	\$9,569,000
\$2,647	796	5,943	\$1,228,900	\$19,990,000
\$4,100	1,554	6,137	\$2,071,900	\$31,620,900
\$2,510	2,646	3,603	\$6,690,000	\$8,998,900

IPO Launch Performance (first 2 months)

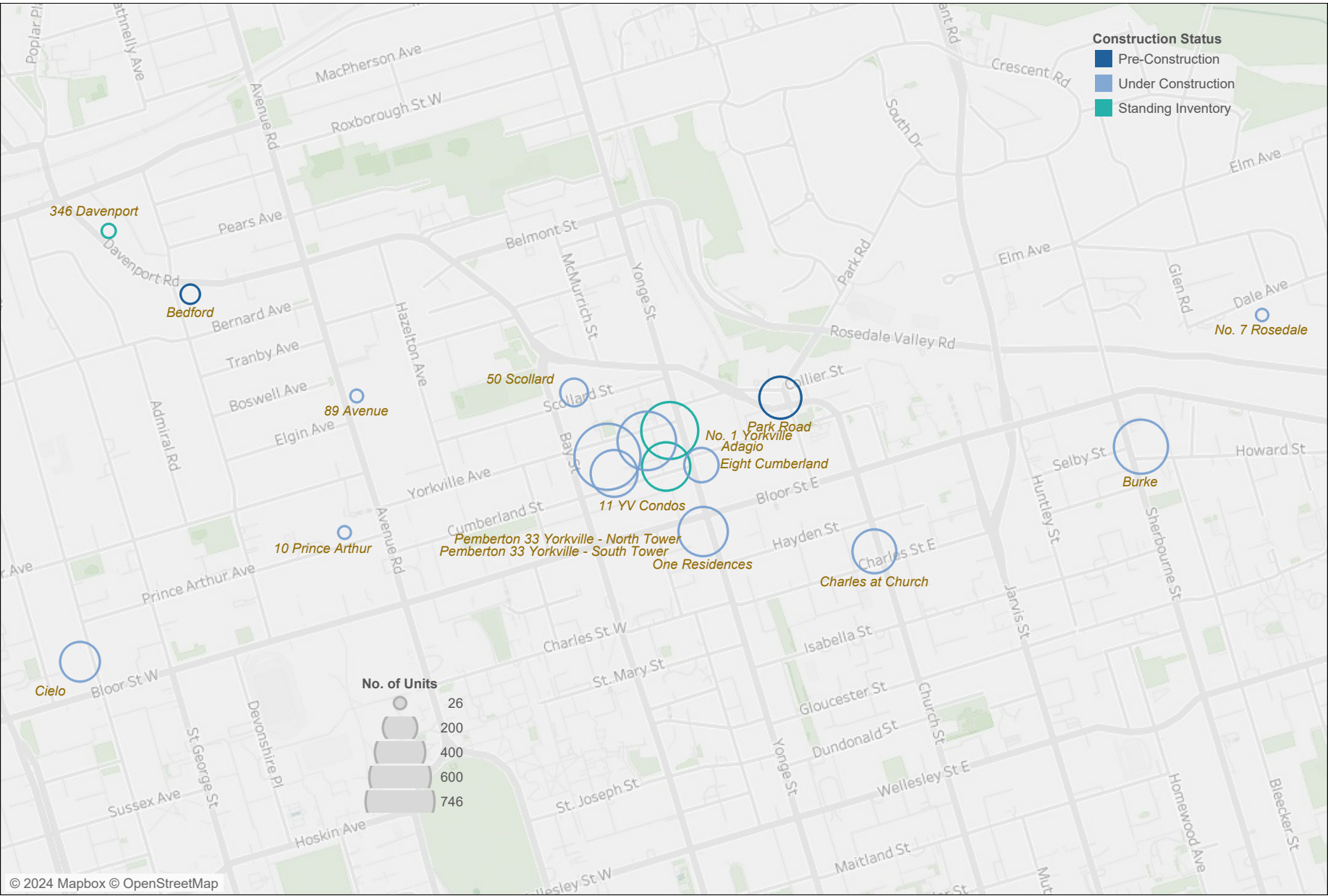


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - December 2023

Current Active Projects



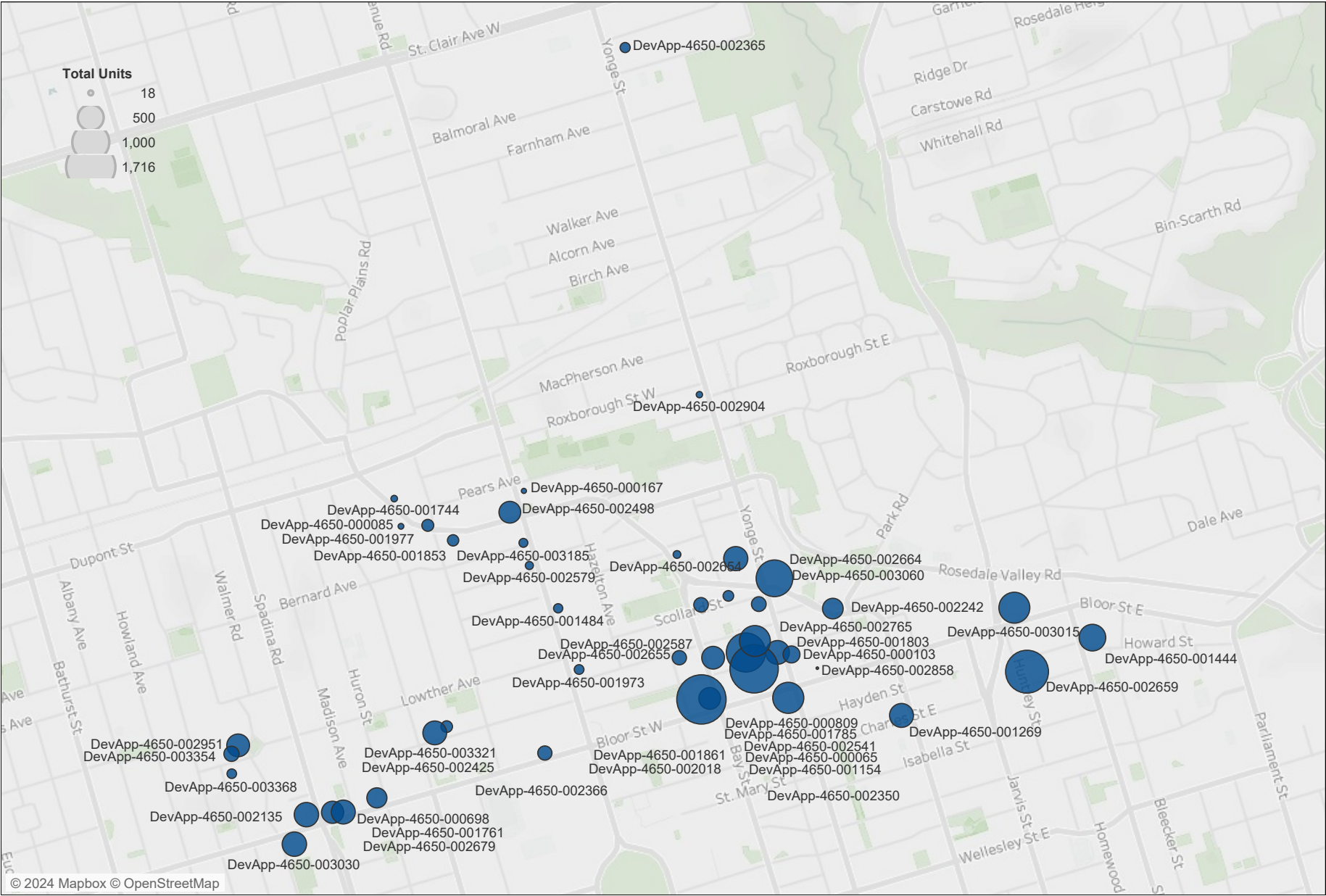
Bloor - Yorkville Submarket Report - December 2023

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	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	23	132	\$2,581	\$2,915
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	20	55	202	\$1,852	\$2,025
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	February 2024	0	0	8	26	\$2,500	\$3,086
One Residences - Mizrahi Developments	Apartment	November 2024	0	9	71	416	\$1,864	\$2,997
Park Road - Capital Developments	Apartment	January 2027	5	167	135	302	\$1,621	\$1,633
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

Bloor - Yorkville Submarket Report - December 2023

Current Development Applications



Bloor - Yorkville Submarket Report - December 2023

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	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	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	410
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

Bloor - Yorkville Submarket Report - December 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	5	17	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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