

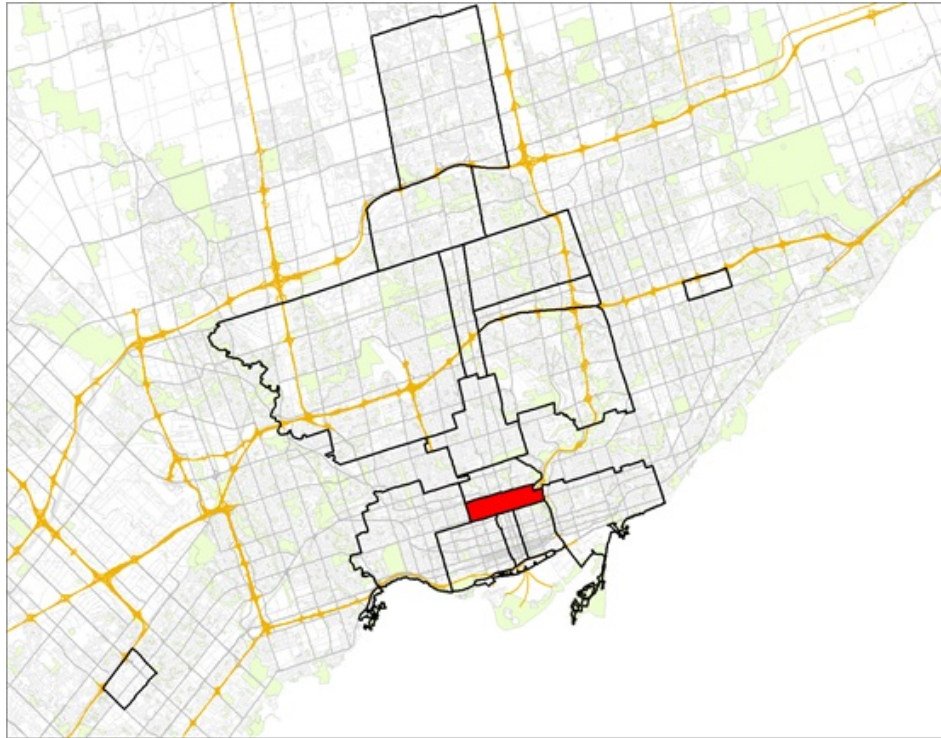


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of January 2024

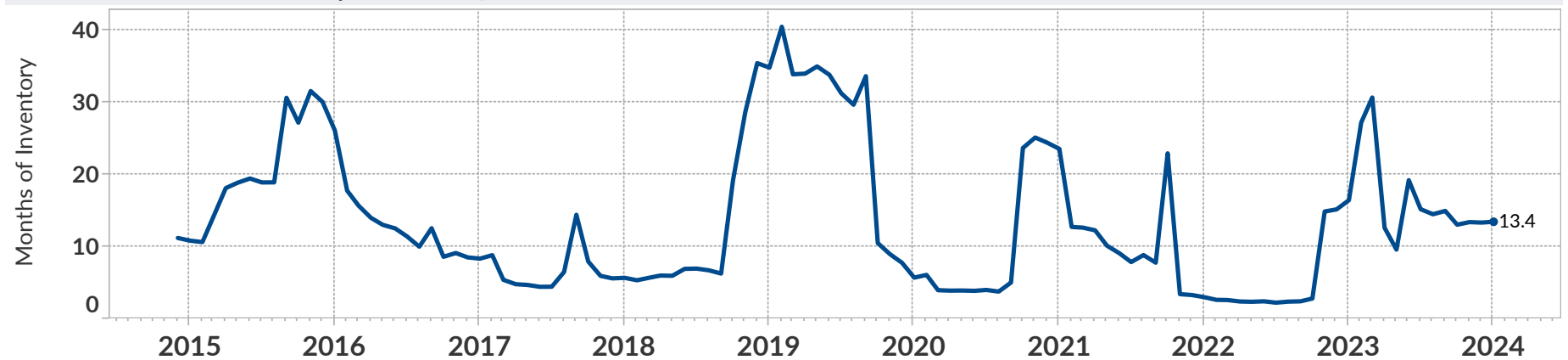


Bloor - Yorkville Submarket Report - January 2024



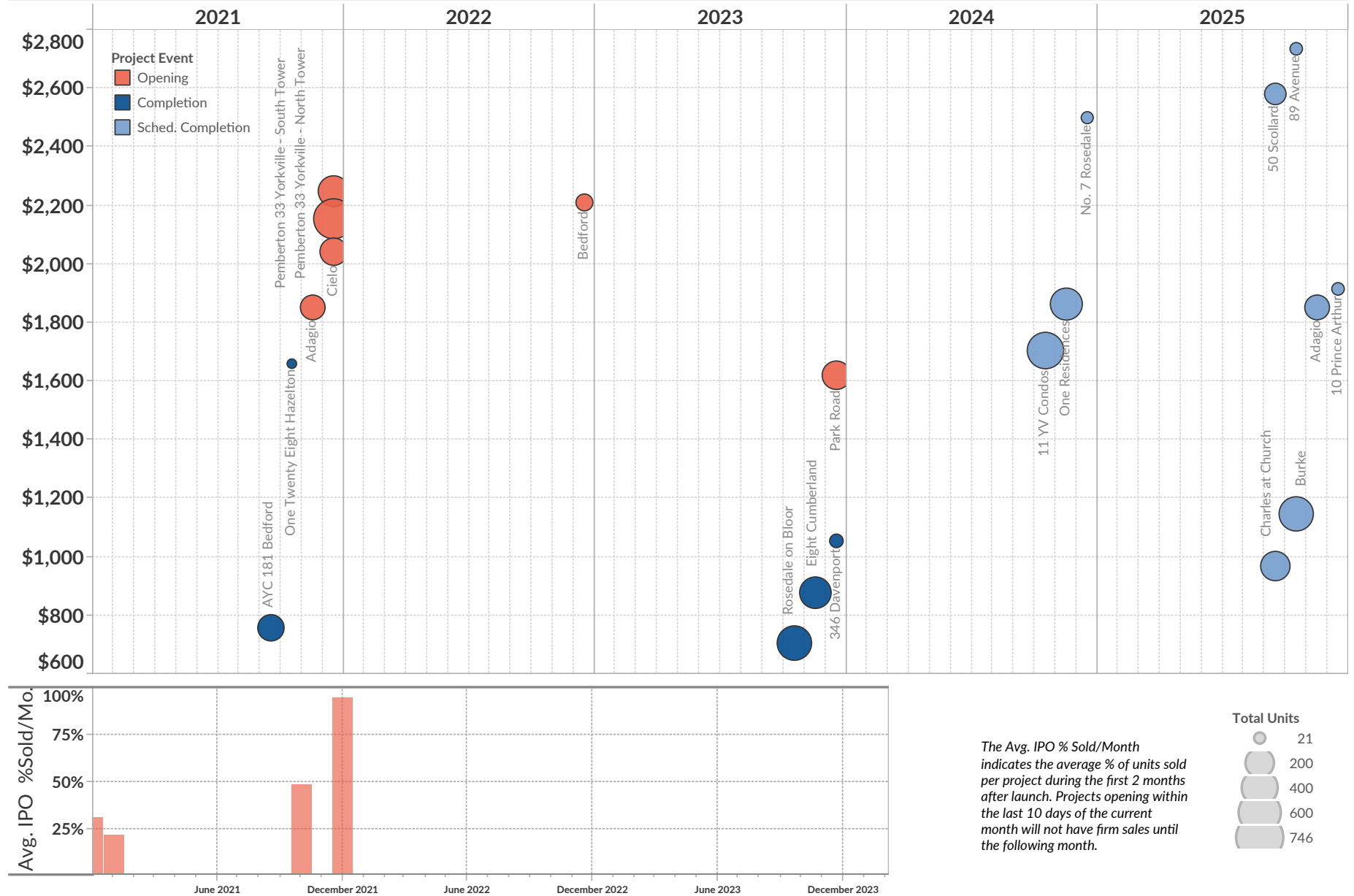
Bloor - Yorkville		GTA
Distinct count of Site Name	17	387
No. of Units	4,993	97,879
Total Sales	4,411	81,202
Act Inv	582	16,677
Avg. wt. \$/sf	\$2,387	\$1,412
Avg. Project \$/SF	\$2,268	\$1,301
Avg. SF	1,067	790
Avg. \$	\$2,547,183	\$1,115,800
Current Month Sales (incl. active & sold out)	3	233

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



Bloor - Yorkville Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



Bloor - Yorkville Submarket Report - January 2024

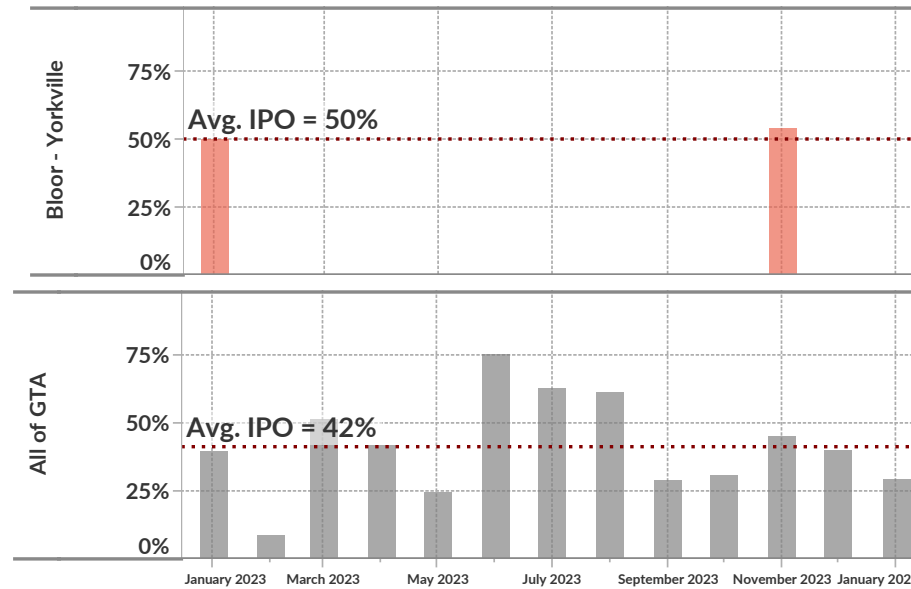
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	332	0	289	43
1 Bedroom	1,120	0	1,091	29
1 Bedroom + Den	1,217	3	1,119	98
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

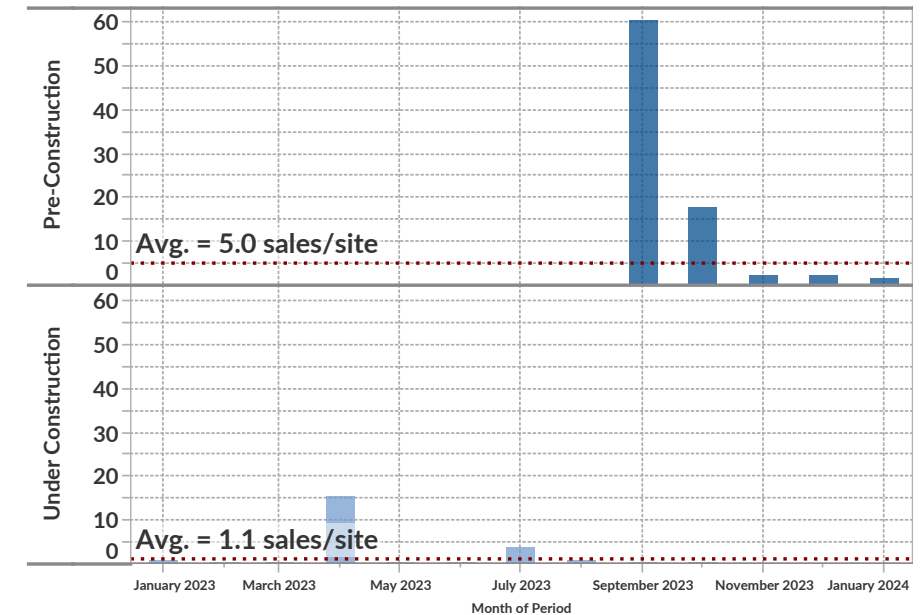
*

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,196	331	450	\$646,900	\$958,990
\$2,086	329	515	\$613,900	\$1,239,990
\$2,135	469	1,293	\$790,900	\$3,525,900
\$2,117	560	2,768	\$963,900	\$7,489,000
\$2,511	771	3,306	\$1,295,900	\$9,569,000
\$2,646	796	5,943	\$1,221,900	\$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)

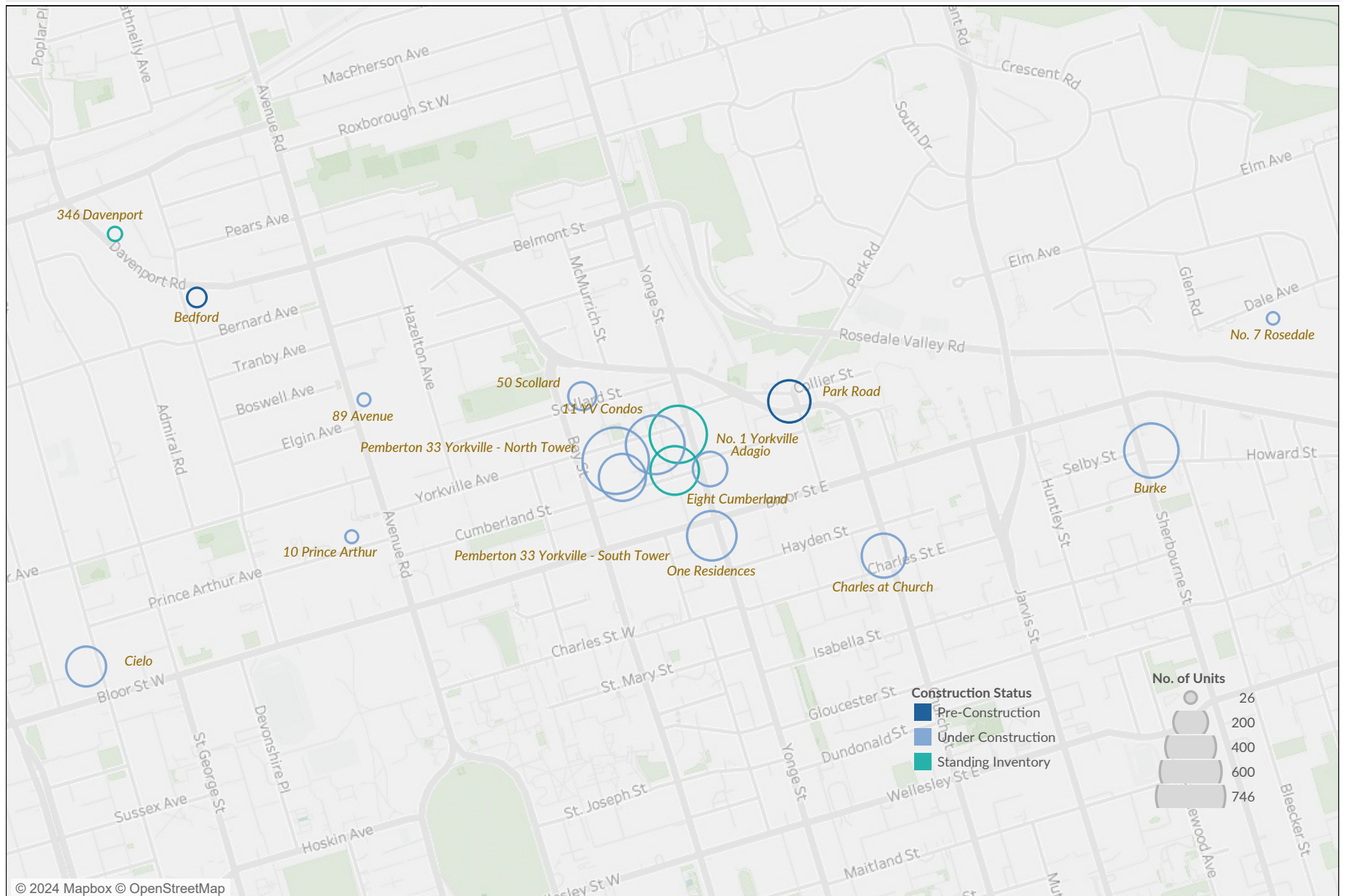


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - January 2024

Current Active Projects



Bloor - Yorkville Submarket Report - January 2024

Current Active Project List

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	August 2025	0	0	6	28	\$1,915	\$2,511
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	September 2024	0	0	6	586	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	March 2025	0	0	23	132	\$2,581	\$2,915
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	0	8	28	\$2,735	\$2,894
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	0	4	34	\$1,055	\$1,809
Adagio - Menkes	Apartment	February 2025	0	0	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	0	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	7	400	\$878	\$2,315
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	March 2024	0	0	8	26	\$2,500	\$3,086
One Residences - Mizrahi Developments	Apartment	November 2024	0	0	71	416	\$1,864	\$2,997
Park Road - Capital Developments	Apartment	January 2027	3	3	132	302	\$1,621	\$1,618
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	138	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	68	375	\$2,249	\$2,172

Bloor - Yorkville Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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