



Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of May 2024

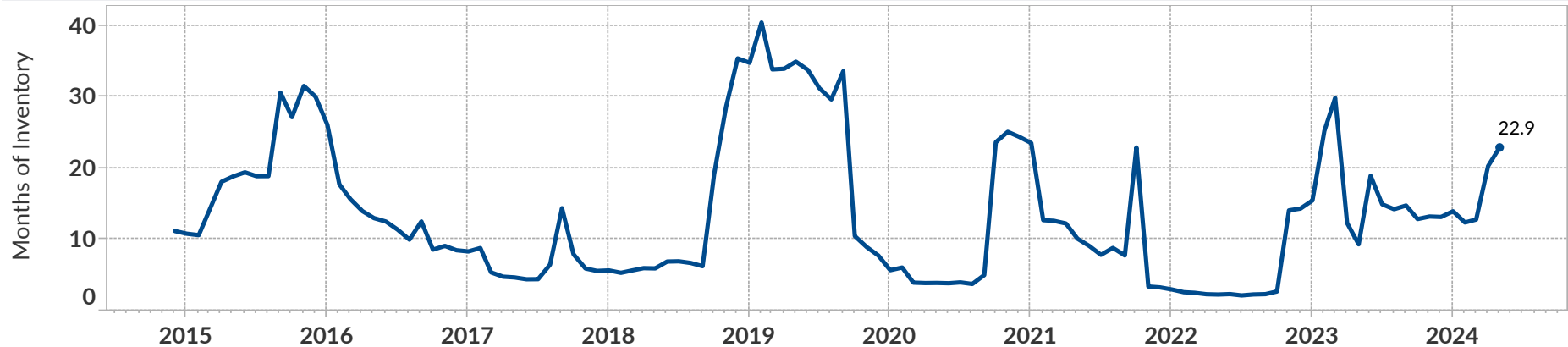


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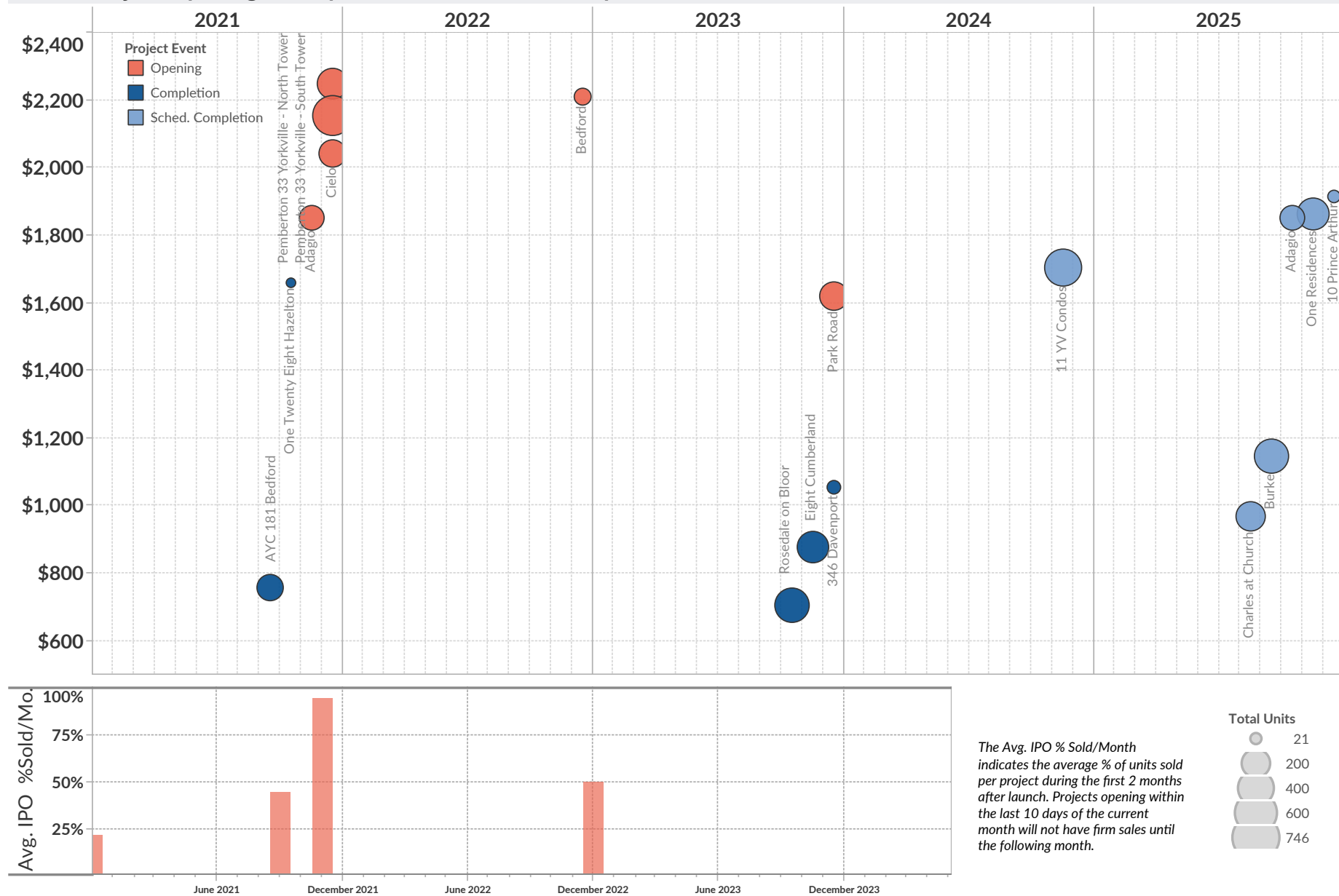
Bloor - Yorkville		GTA
Distinct count of Site Name	17	354
No. of Units	4,651	91,110
Total Sales	4,071	74,265
Act Inv	580	16,845
Avg. \$/sf		\$1,415
Avg. Project \$/SF		\$1,318
Avg. SF		786
Avg. \$		\$1,113,220
Current Month Sales		539

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



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Recent Project Openings, Completions & Scheduled Completions



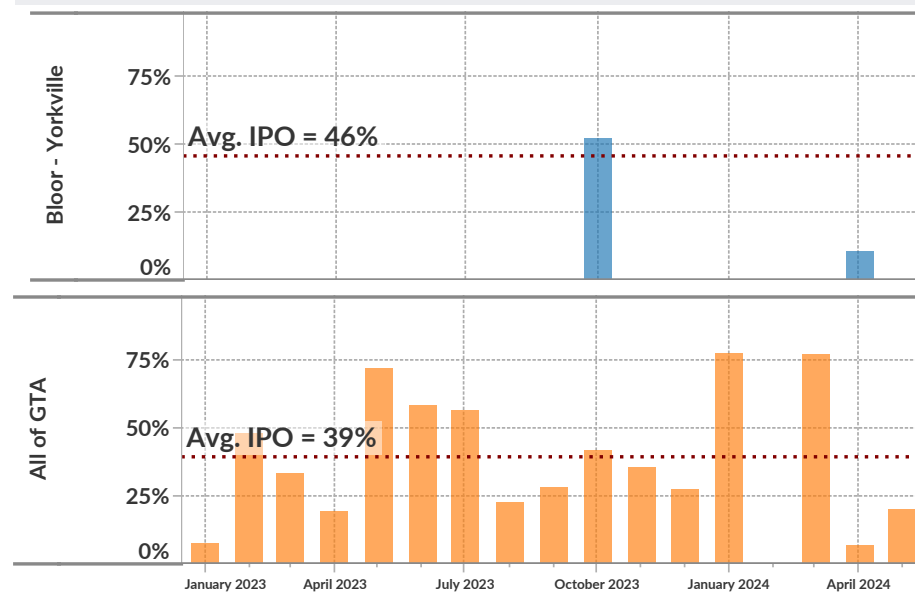
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Project Data by Unit Type

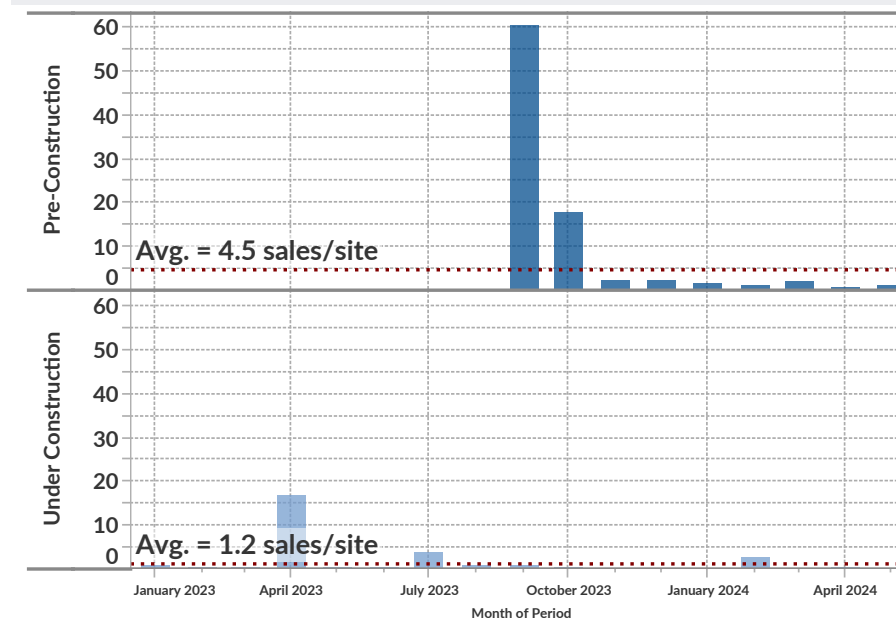
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	325	0	282	43
1 Bedroom	1,031	1	1,006	25
1 Bedroom + Den	1,112	3	1,022	90
2 Bedroom	1,455	1	1,224	231
2 Bedroom + Den	324	0	245	79
3 Bedroom & Up	373	0	273	100
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,196	331	450	\$647,900	\$958,990
\$2,163	329	515	\$722,900	\$1,239,990
\$2,151	469	1,293	\$792,900	\$3,525,900
\$2,106	560	2,768	\$963,900	\$7,489,000
\$2,524	771	3,306	\$1,295,900	\$9,569,000
\$2,674	796	5,943	\$1,224,900	\$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



Map of Yorkville, Toronto, showing construction status of various buildings. The map uses colored circles to indicate construction status: dark blue for Pre-Construction, light blue for Under Construction, and teal for Standing Inventory. The size of the circle represents the number of units, with a legend on the right showing sizes for 26, 200, 400, 600, and 746 units. Labeled buildings include One Roxborough West, 346 Davenport, Bedford, 50 Scollard, 113 W Condos, No. 1 Yorkville, Adagio, One Residences, Charles at Church, Burke, No. 7 Rosedale, Pemberton 33 Yorkville - North Tower, Pemberton 33 Yorkville - South Tower, 10 Prince Arthur, Cielo, and 89 Avenue. The map also shows surrounding streets and green spaces.

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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 \$/SF
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	33	3	616	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	March 2025	0	1	22	132	\$2,581	\$2,927
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	\$1,766
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
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	June 2024	0	0	8	26	\$2,500	\$3,086
One Residences - Mizrahi Developments	Apartment	May 2025	0	0	71	416	\$1,864	\$2,998
One Roxborough West - North Drive	Apartment	December 2026	1	4	24	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	2	12	123	302	\$1,621	\$1,635
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	1	3	135	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	1	3	65	375	\$2,249	\$2,175

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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