



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

Data as of July 2024

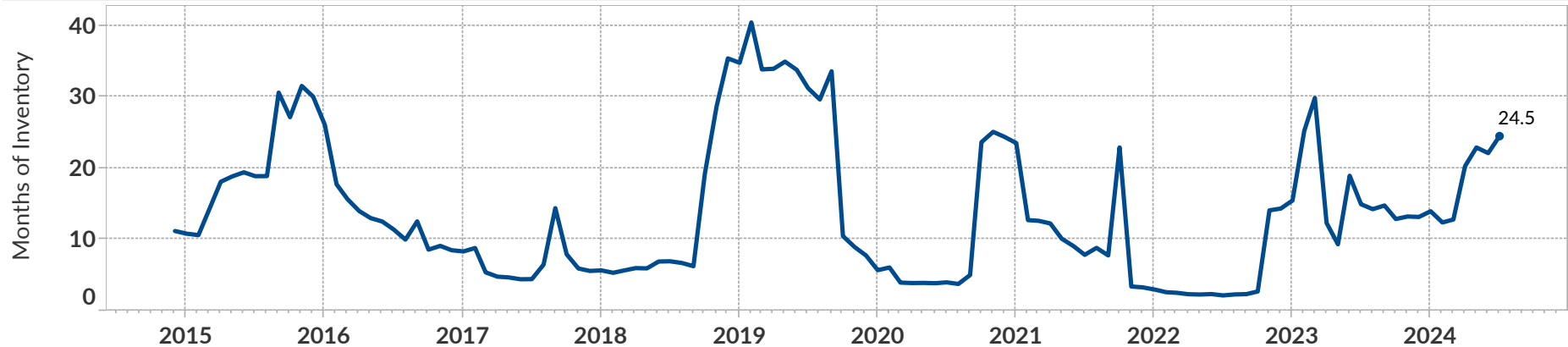


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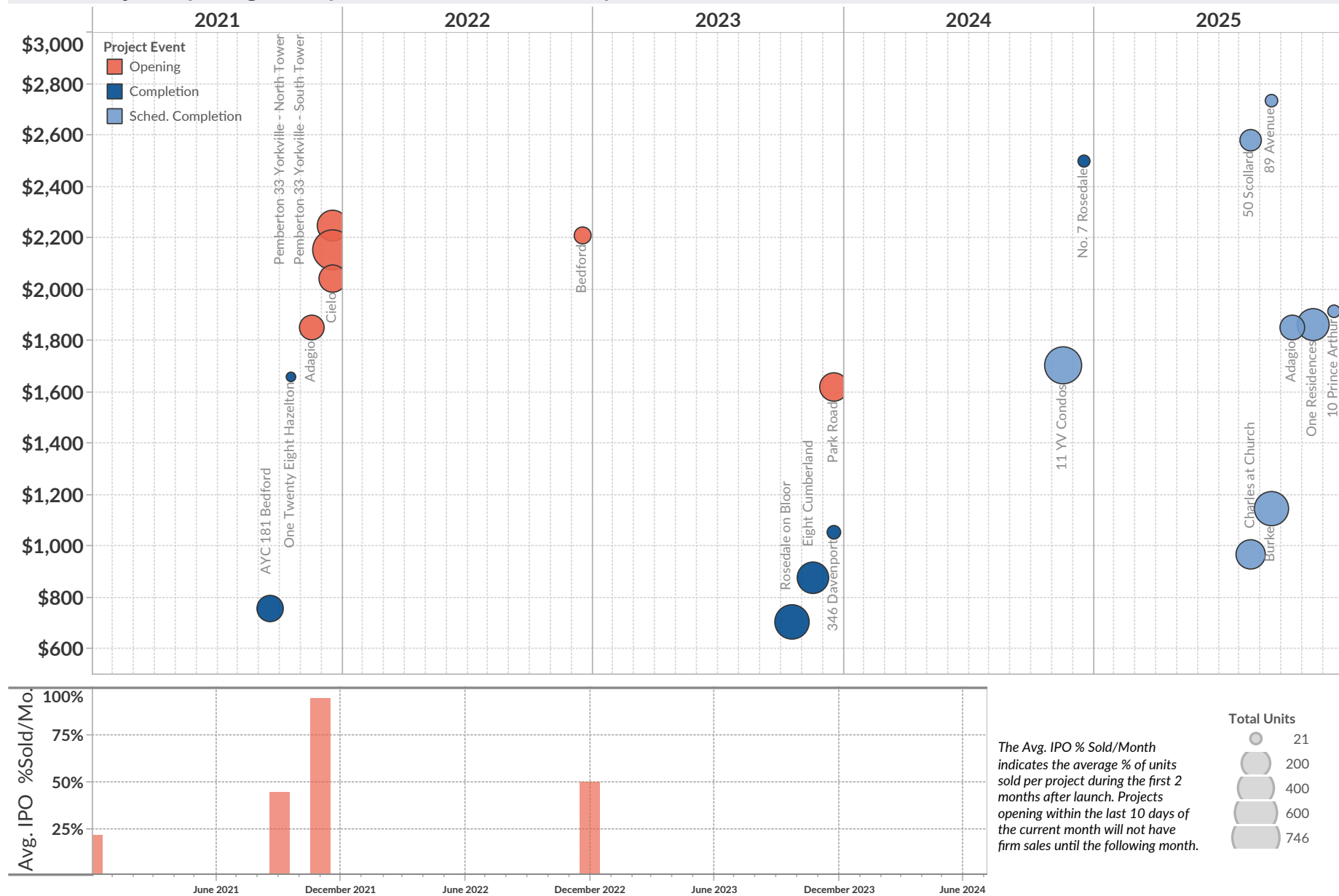
Bloor - Yorkville		GTA
Distinct count of Site Name	16	353
No. of Units	4,096	91,585
Total Sales	3,541	74,140
Act Inv	555	17,445
Avg. \$/sf	\$2,408	\$1,403
Avg. Project \$/SF	\$2,315	\$1,312
Avg. SF	1,092	777
Avg. \$	\$2,628,717	\$1,090,371
Current Month Sales	16	287

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



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Recent Project Openings, Completions & Scheduled Completions



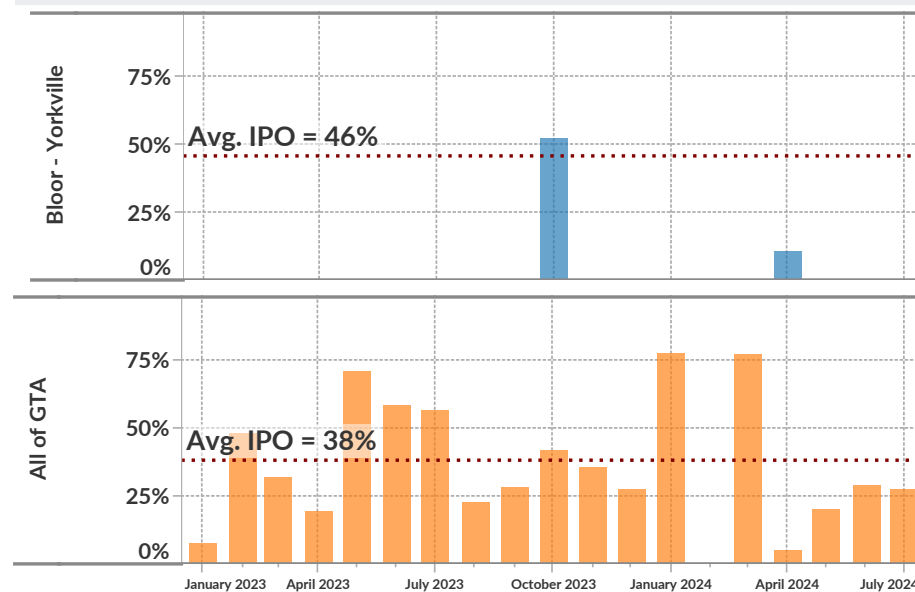
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Project Data by Unit Type

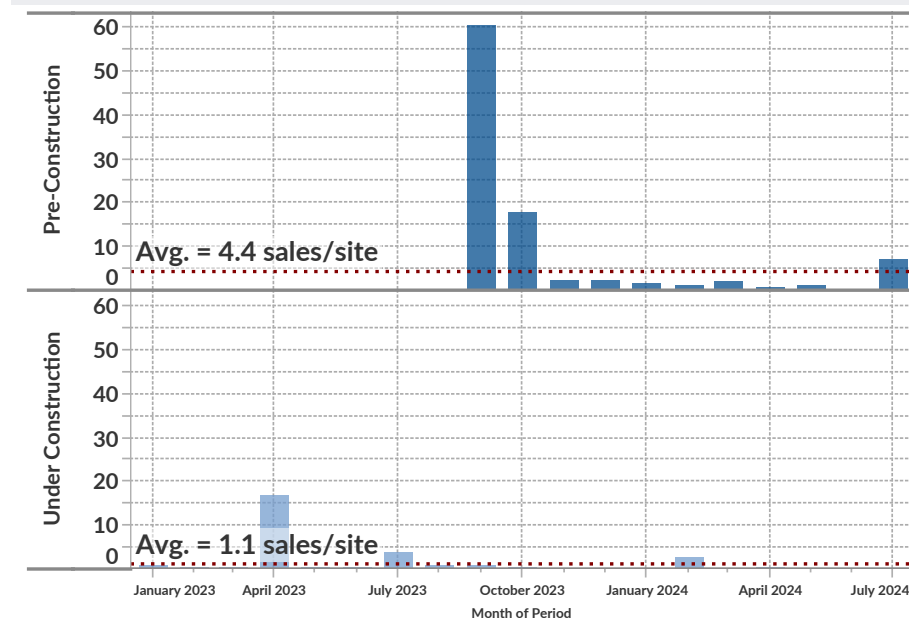
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	325	0	282	43
1 Bedroom	885	1	861	24
1 Bedroom + Den	881	1	793	88
2 Bedroom	1,363	3	1,141	222
2 Bedroom + Den	303	0	226	77
3 Bedroom & Up	308	11	219	89
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,196	331	450	\$647,900	\$958,990
\$2,144	329	515	\$722,900	\$1,164,990
\$2,146	469	1,293	\$792,900	\$3,525,900
\$2,112	560	2,768	\$963,900	\$7,489,000
\$2,534	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)

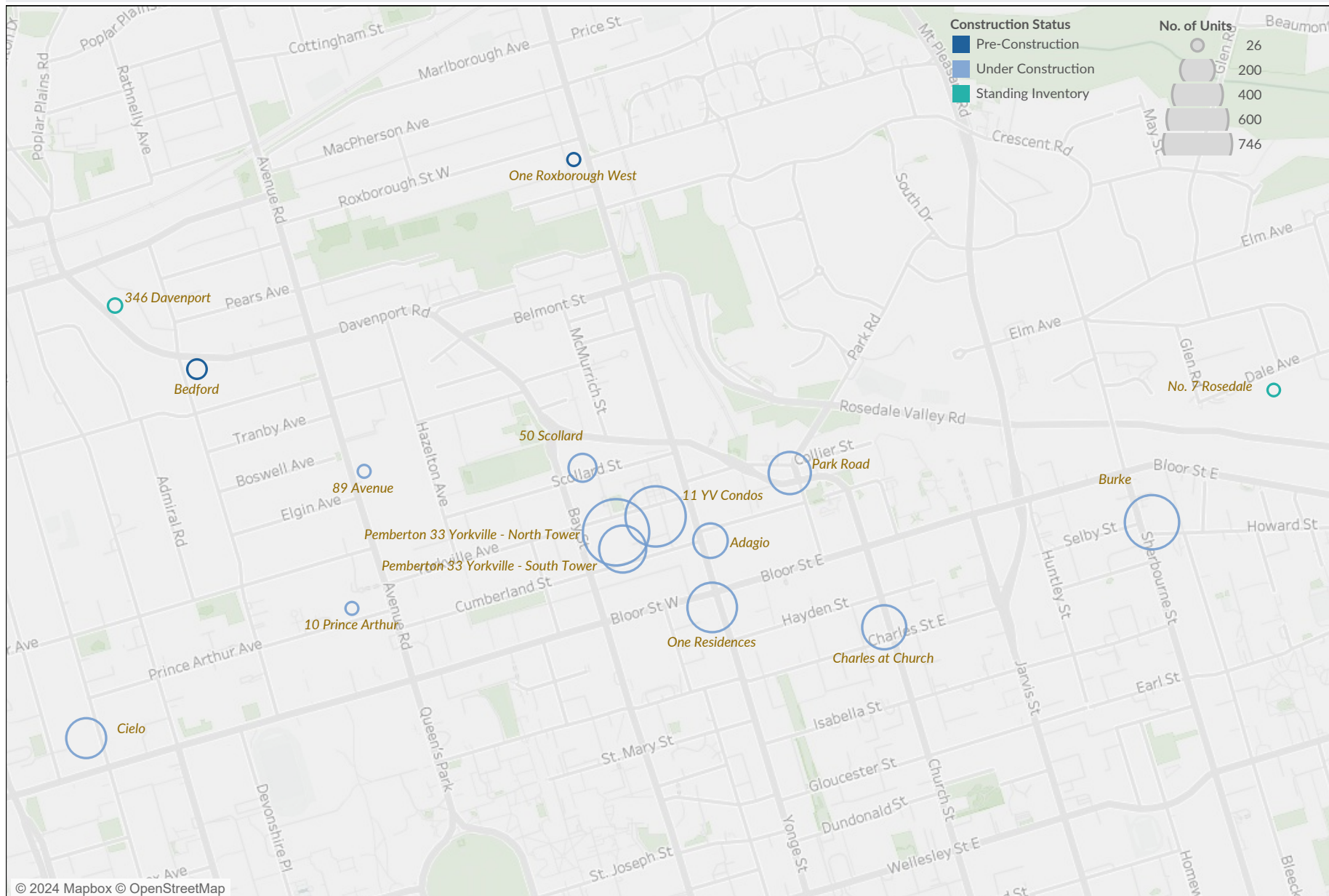


Post Launch Absorption: Bloor - Yorkville



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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 SqFoot
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	2	35	1	616	\$1,705	\$2,595
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. 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	April 2027	14	18	10	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	0	12	123	302	\$1,621	\$1,635
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	3	135	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	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	16	16
Central Waterfront	2	6
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	9	20
Downtown West	22	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	14	6
Mississauga City Centre	2	9
North Toronto	0	16
North Yonge Corridor	2	9
North York East		
North York West	5	9
Not Applicable	202	177
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	2	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,541	555	\$2,408	1,092	\$2,628,717
2,776	858	\$1,686	884	\$1,490,227
2,415	304	\$1,195	829	\$990,246
3,670	451	\$1,869	784	\$1,465,210
5,948	1,538	\$1,440	694	\$998,656
7,555	1,257	\$1,818	872	\$1,584,962
552	13	\$1,640	854	\$1,400,746
1,324	234	\$1,063	797	\$847,099
4,265	627	\$1,234	660	\$814,171
3,036	313	\$1,583	950	\$1,503,615
2,692	797	\$1,649	680	\$1,121,700
1,079	438	\$1,376	824	\$1,133,661
27,832	8,693	\$1,168	740	\$864,881
1,869	456	\$1,429	812	\$1,160,510
412	27	\$1,361	1,703	\$2,317,778
898	174	\$1,263	658	\$831,684
3,230	494	\$1,223	923	\$1,128,721
1,046	216	\$2,061	902	\$1,858,227



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