



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

Data as of August 2024

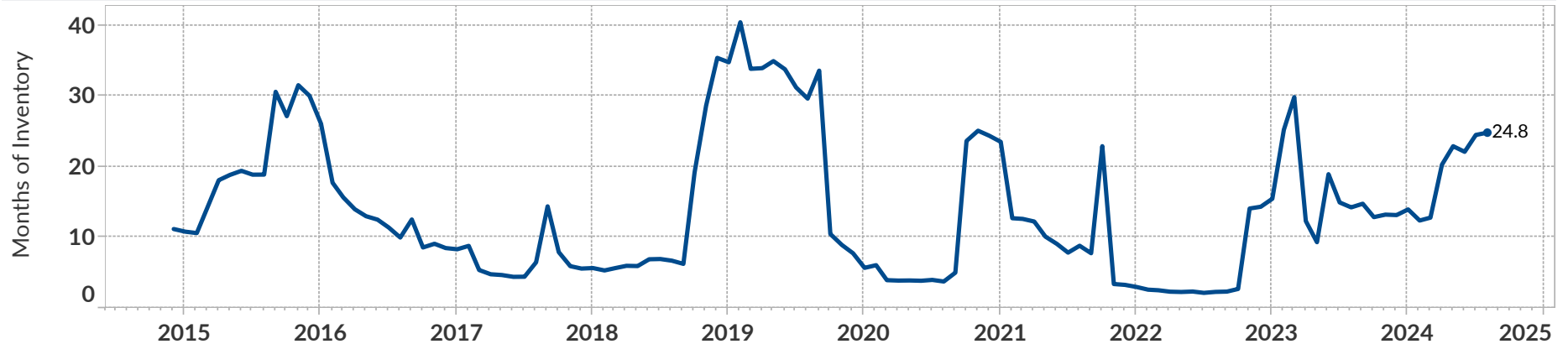


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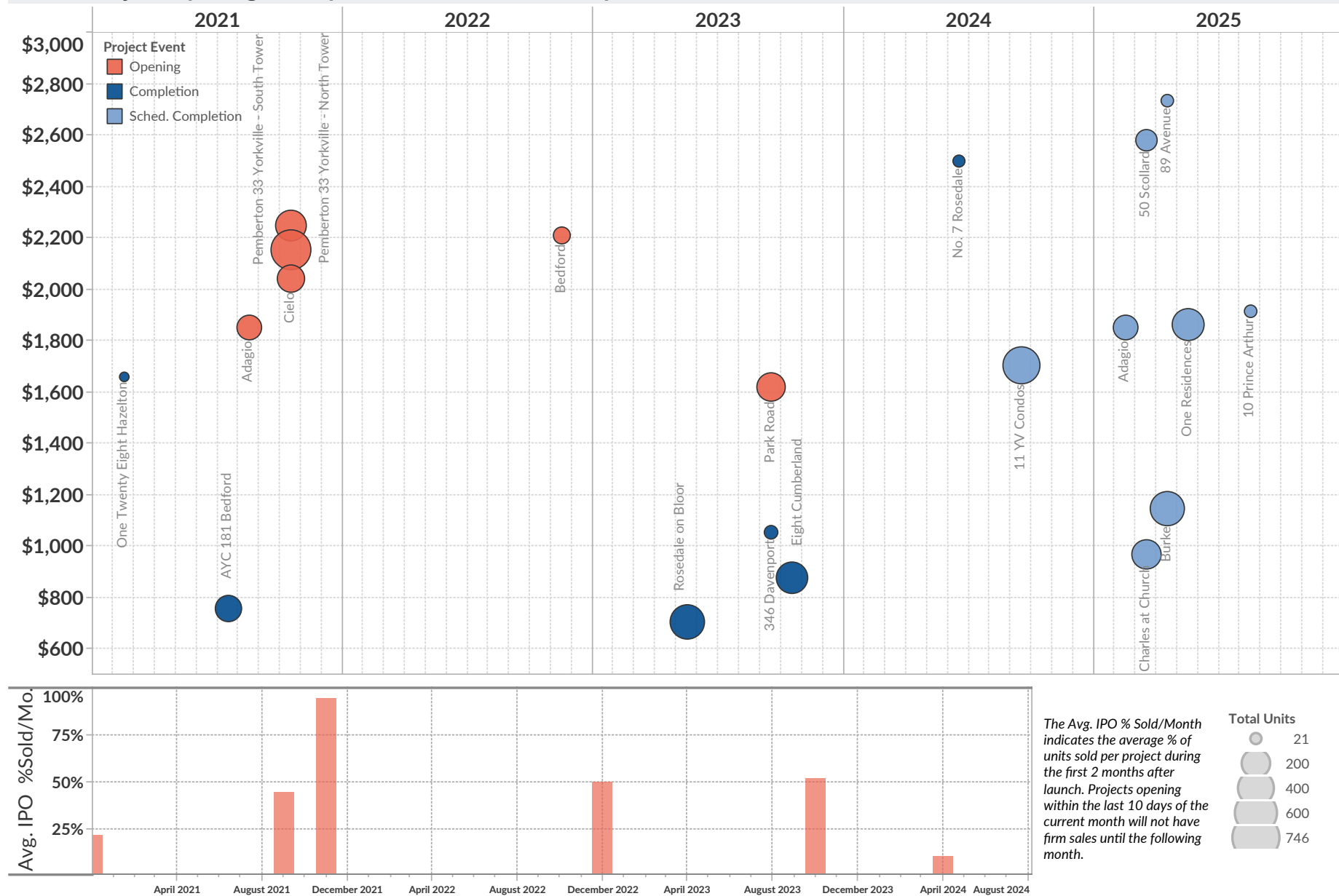
Bloor - Yorkville		GTA
Distinct count of Site Name	16	345
No. of Units	4,096	89,028
Total Sales	3,546	71,795
Act Inv	550	17,233
Avg. \$/sf	\$2,416	\$1,408
Avg. Project \$/SF	\$2,319	\$1,314
Avg. SF	1,095	781
Avg. \$	\$2,644,459	\$1,099,571
Current Month Sales	5	235

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



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Recent Project Openings, Completions & Scheduled Completions



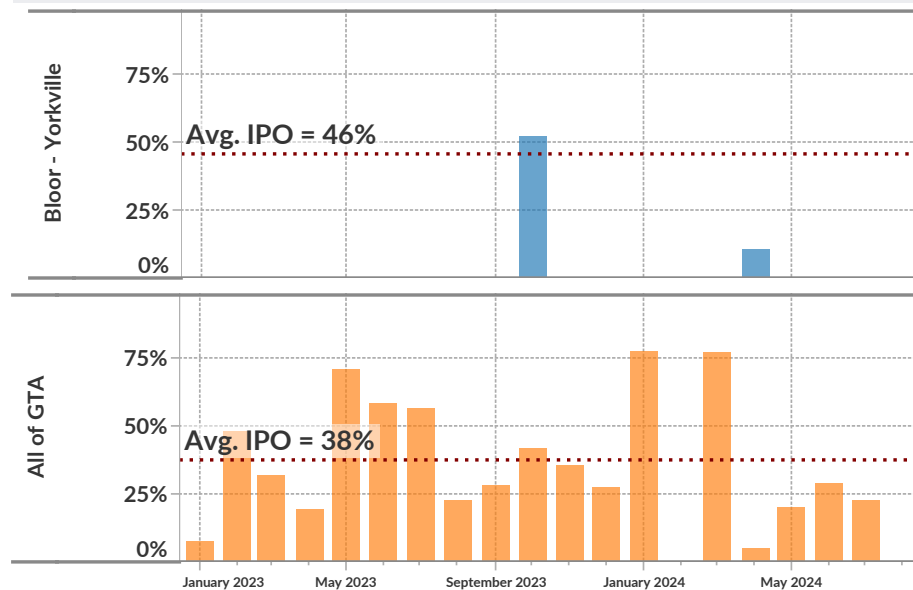
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Project Data by Unit Type

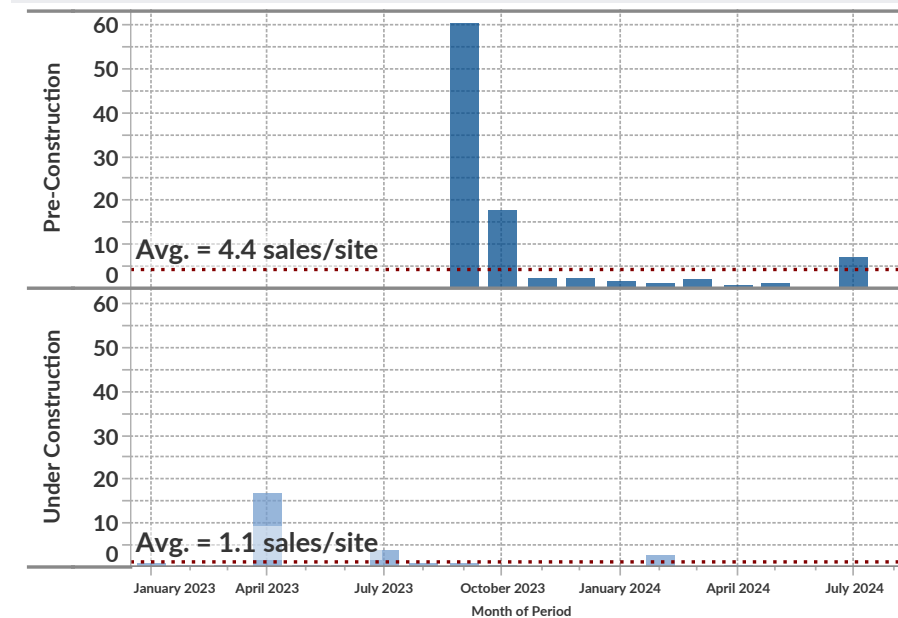
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	325	2	284	41
1 Bedroom	885	0	861	24
1 Bedroom + Den	881	0	793	88
2 Bedroom	1,363	0	1,141	222
2 Bedroom + Den	303	0	226	77
3 Bedroom & Up	308	3	222	86
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,211	331	450	\$680,900	\$958,990
\$2,184	329	515	\$759,900	\$1,164,990
\$2,166	466	1,293	\$832,900	\$3,525,900
\$2,125	560	2,768	\$993,900	\$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)

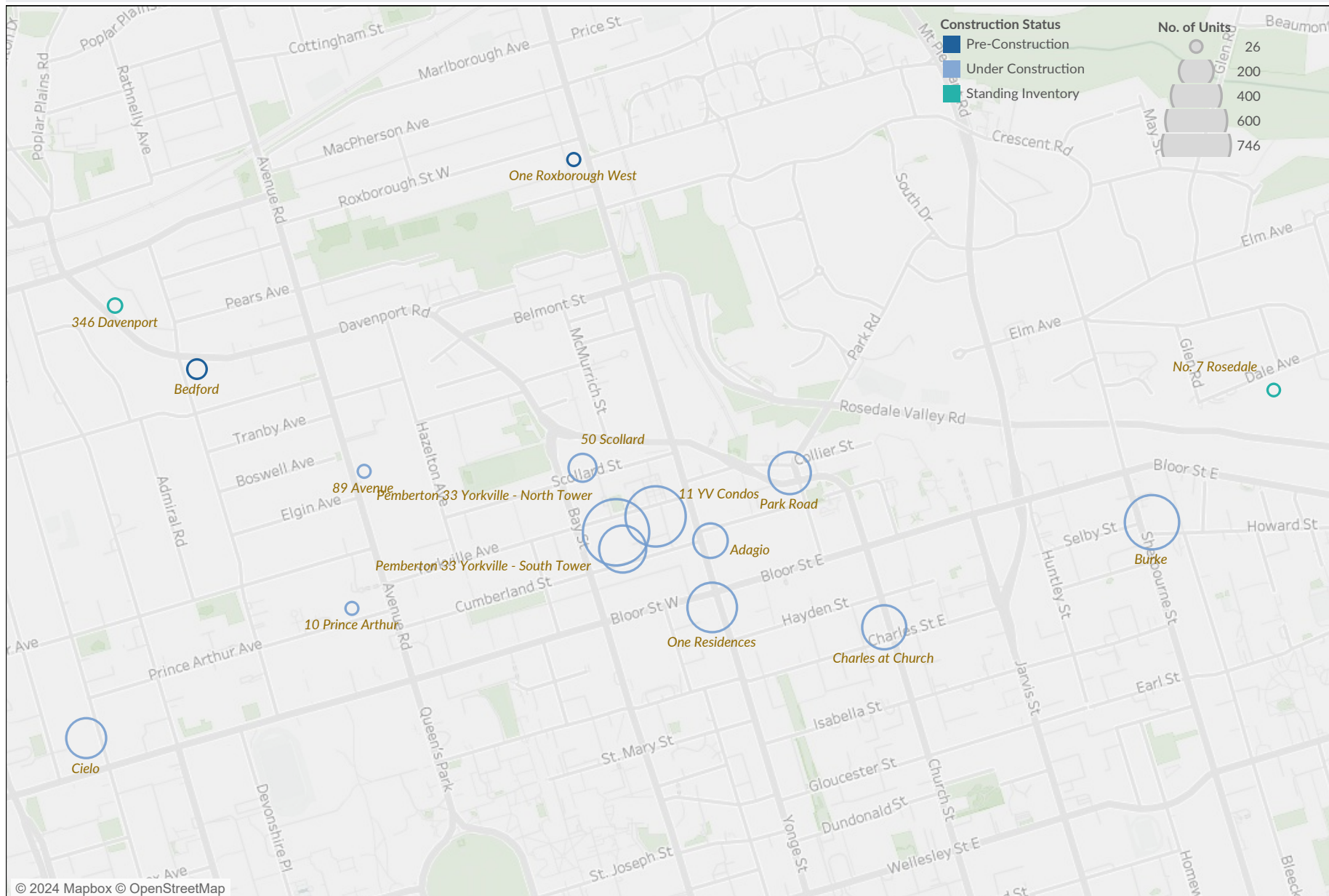


Post Launch Absorption: Bloor - Yorkville



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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	0	35	1	616	\$1,705	\$2,595
50 Scollard - Lanterra Developments	Apartment	March 2025	0	1	22	132	\$2,581	\$2,923
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	1	1	54	202	\$1,852	\$2,024
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	3	21	7	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	1	13	122	302	\$1,621	\$1,689
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	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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