



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

Data as of November 2024

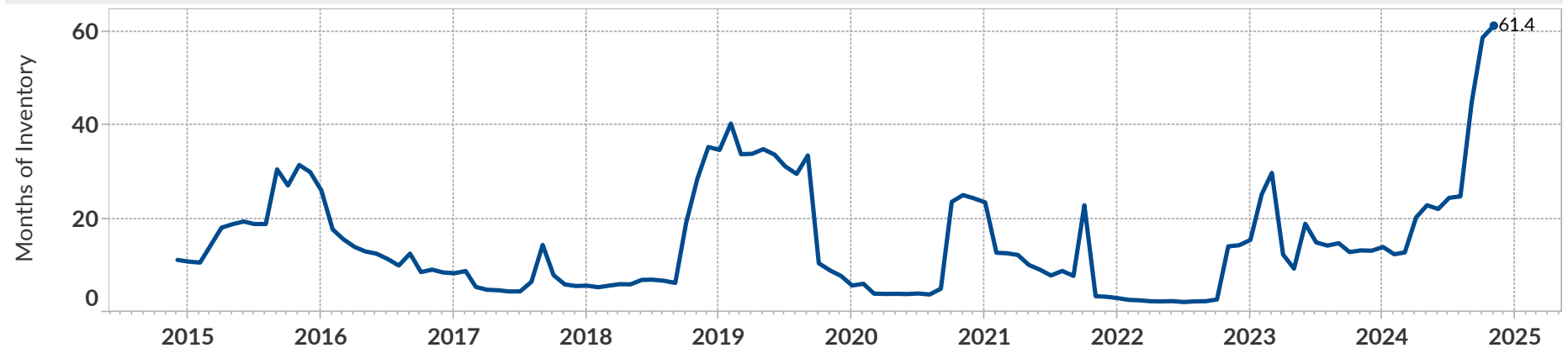


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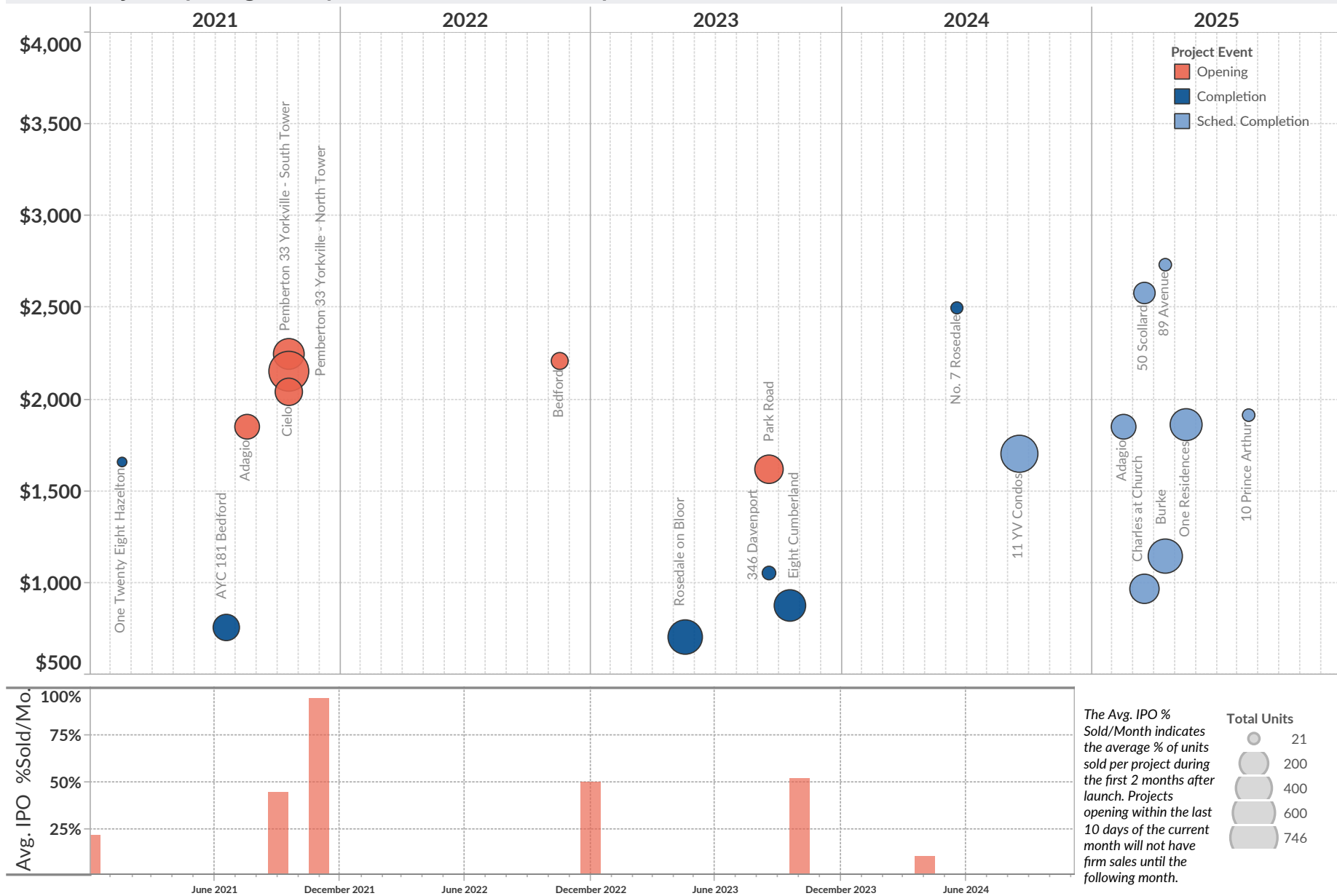
Bloor - Yorkville		GTA
Distinct count of Site Name	15	335
No. of Units	3,480	86,904
Total Sales	2,943	69,736
Act Inv	537	17,168
Avg. \$/sf	\$2,419	\$1,402
Avg. Project \$/SF	\$2,298	\$1,310
Avg. SF	1,098	780
Avg. \$	\$2,655,658	\$1,094,226
Current Month Sales	2	249

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



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Recent Project Openings, Completions & Scheduled Completions



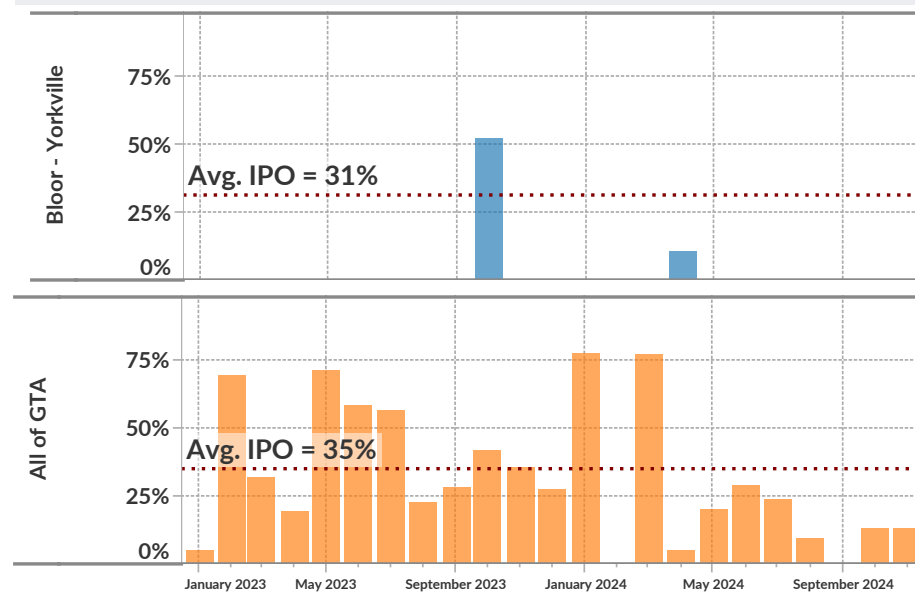
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Project Data by Unit Type

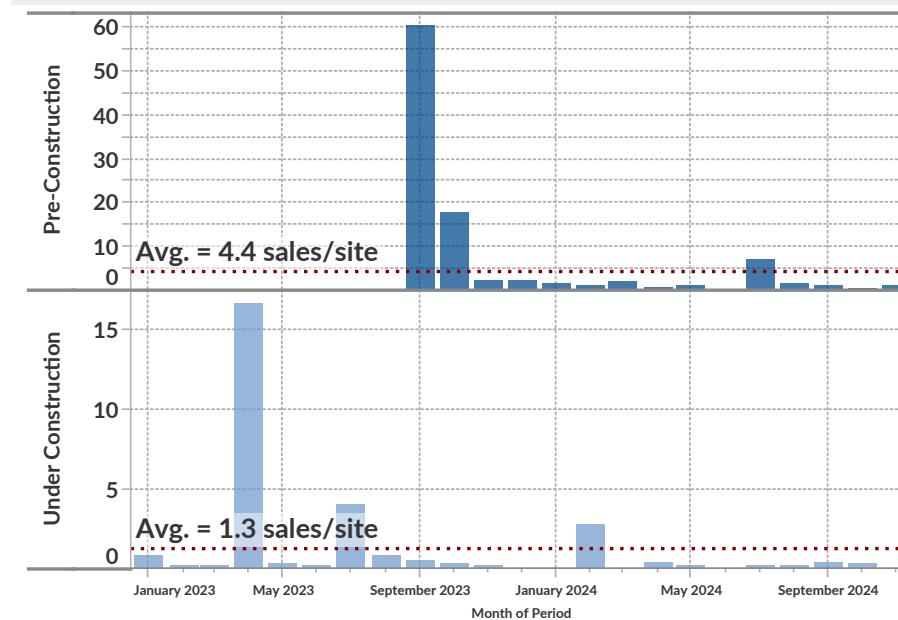
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	239	41
1 Bedroom	697	0	674	23
1 Bedroom + Den	750	0	664	86
2 Bedroom	1,176	1	966	210
2 Bedroom + Den	303	0	222	81
3 Bedroom & Up	243	1	159	84
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,211	331	450	\$680,900	\$958,990
\$2,189	329	515	\$759,900	\$1,164,990
\$2,165	466	1,293	\$832,900	\$3,525,900
\$2,132	560	2,768	\$1,014,900	\$7,489,000
\$2,481	771	3,306	\$1,295,900	\$9,569,000
\$2,694	796	5,943	\$1,286,900	\$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)

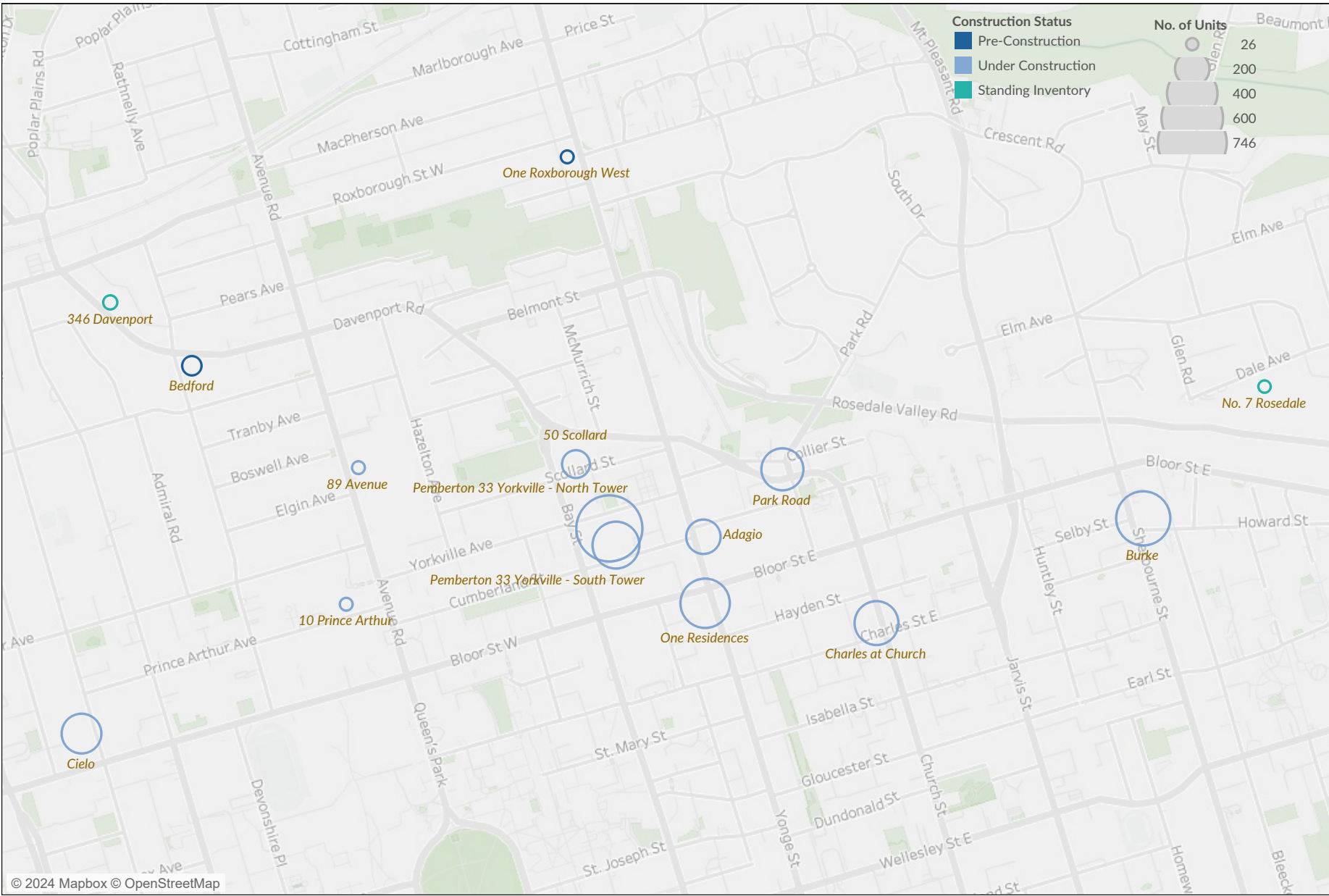


Post Launch Absorption: Bloor - Yorkville



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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
50 Scollard - Lanterra Developments	Apartment	March 2025	0	1	22	132	\$2,581	\$2,923
89 Avenue - Armour Heights Developments	Apartment	September 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	1	54	202	\$1,852	\$2,024
Bedford - Burnac Corporation	Apartment	November 2027	2	5	27	64	\$2,211	\$2,257
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	September 2025	0	0	71	416	\$1,864	\$2,998
One Roxborough West - North Drive	Apartment	April 2027	0	21	7	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	0	18	117	302	\$1,621	\$1,717
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	4	134	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	4	64	375	\$2,249	\$2,174

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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