



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

Data as of January 2025

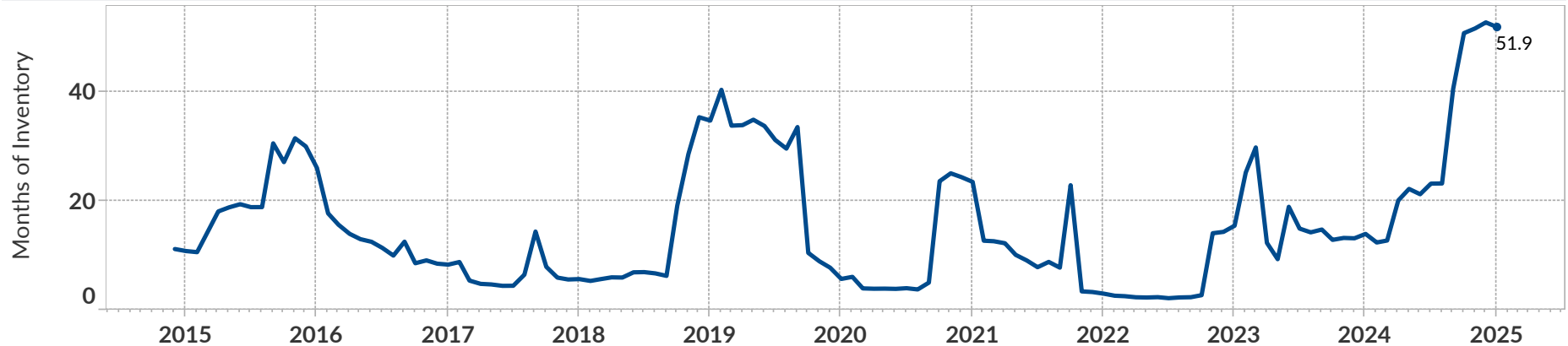


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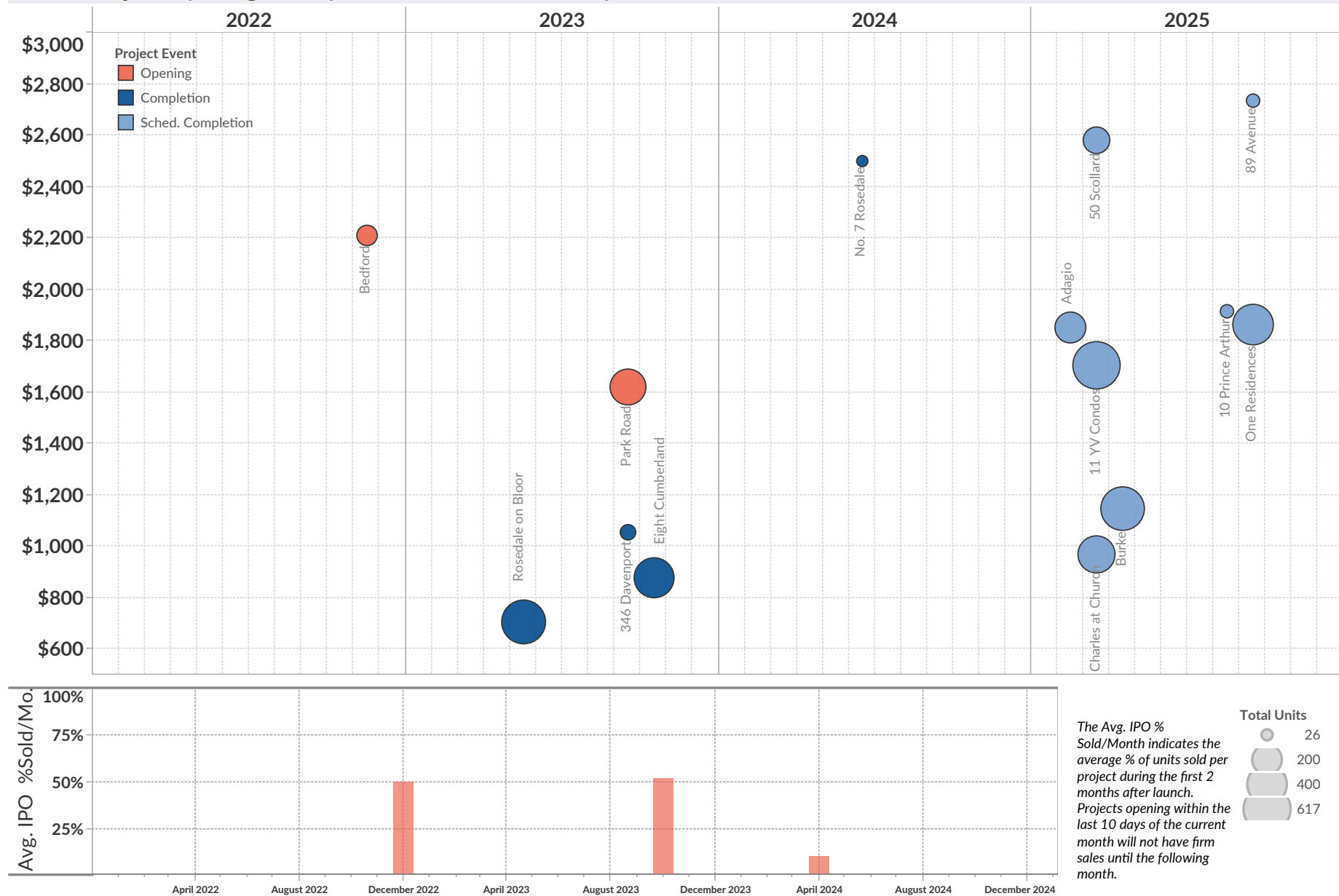
Bloor - Yorkville		GTA
Distinct count of Site Name	15	335
No. of Units	3,480	86,474
Total Sales	2,965	69,568
Act Inv	515	16,906
Avg. \$/sf	\$2,486	\$1,405
Avg. Project \$/SF	\$2,388	\$1,311
Avg. SF	1,107	779
Avg. \$	\$2,752,763	\$1,094,003
Current Month Sales	4	101

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



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Recent Project Openings, Completions & Scheduled Completions



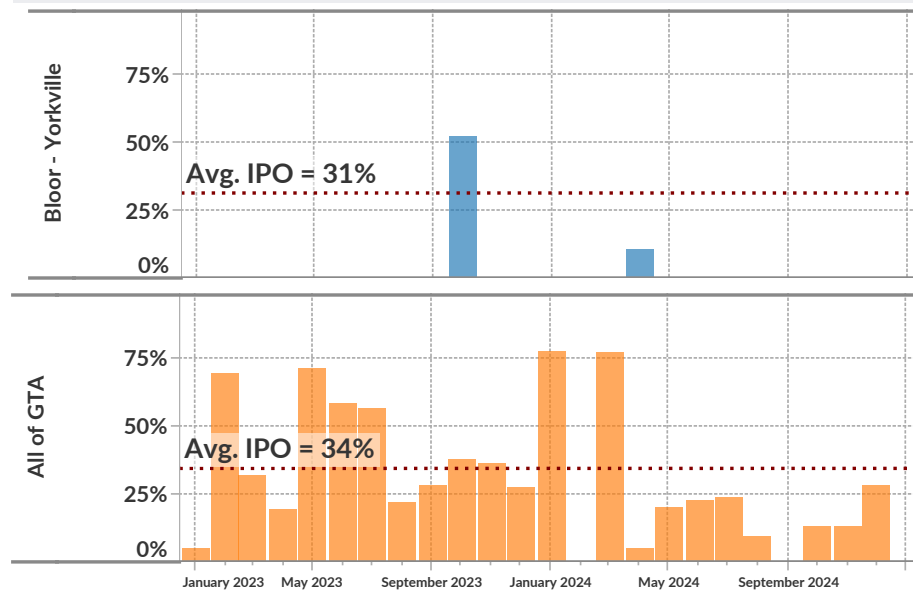
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Project Data by Unit Type

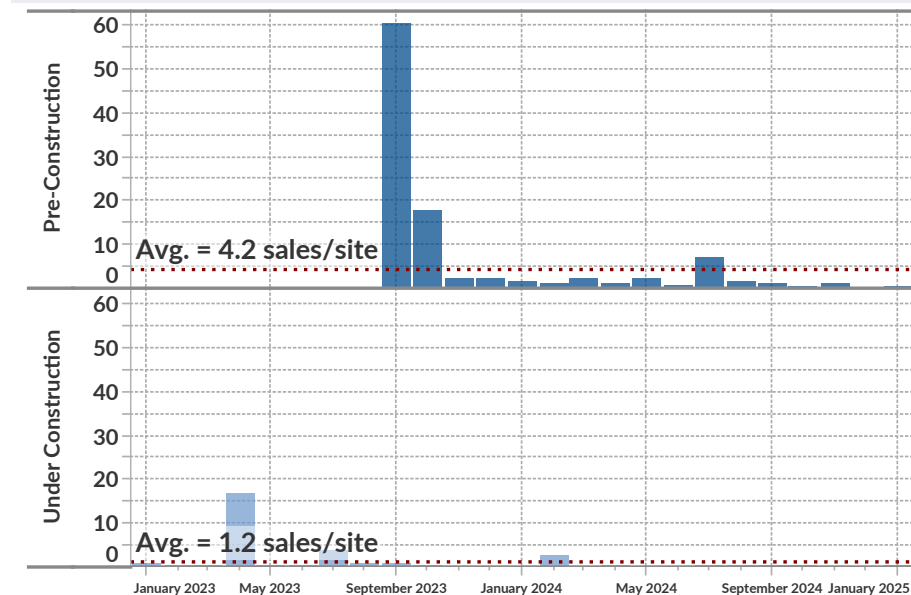
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	239	41
1 Bedroom	697	0	674	23
1 Bedroom + Den	750	2	670	80
2 Bedroom	1,176	0	978	198
2 Bedroom + Den	303	1	223	80
3 Bedroom & Up	243	1	162	81
Penthouse	23	0	18	5
Other	4	0	1	3

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
\$2,192	466	1,293	\$832,900	\$3,525,900
\$2,228	560	2,768	\$1,014,900	\$8,200,000
\$2,521	771	3,306	\$1,295,900	\$10,700,000
\$2,749	796	5,943	\$1,286,900	\$19,990,000
\$4,100	1,554	6,137	\$2,071,900	\$31,620,900
\$3,290	2,646	3,814	\$6,690,000	\$16,700,000

IPO Launch Performance (first 2 months)

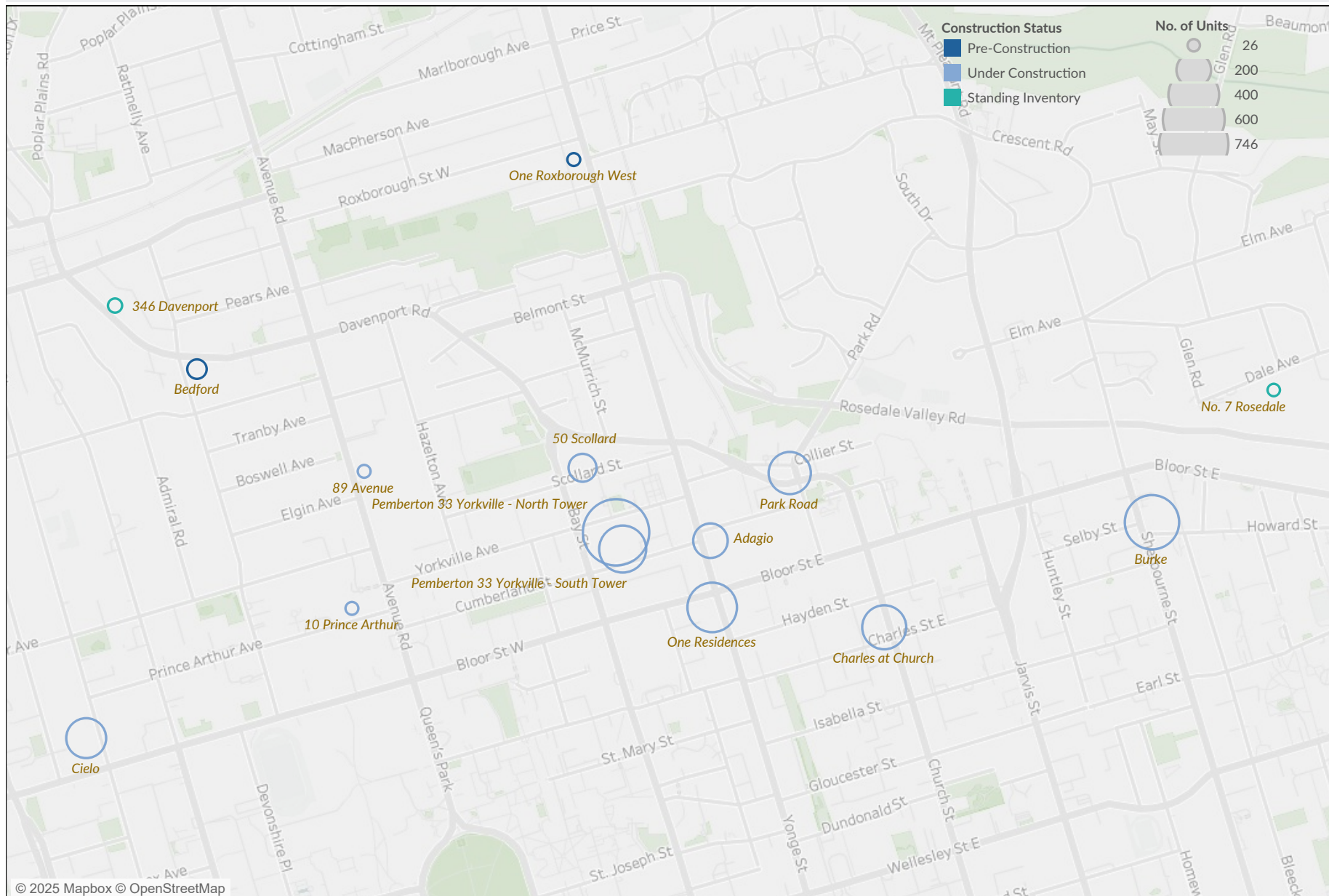


Post Launch Absorption: Bloor - Yorkville



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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 \$/SF
10 Prince Arthur - North Drive	Apartment	August 2025	0	0	6	28	\$1,915	\$2,511
50 Scollard - Lanterra Developments	Apartment	March 2025	0	0	23	132	\$2,581	\$2,912
89 Avenue - Armour Heights Developments	Apartment	September 2025	1	1	7	28	\$2,735	\$4,148
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	0	4	34	\$1,055	\$1,766
Adagio - Menkes	Apartment	February 2025	0	0	54	202	\$1,852	\$2,024
Bedford - Burnac Corporation	Apartment	November 2027	1	1	26	64	\$2,211	\$2,236
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	0	7	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	2	2	96	302	\$1,621	\$1,848
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	134	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	64	375	\$2,249	\$2,174

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 4	● 15
Central Waterfront	● 8	● 4
Don Mills - York Mills	● 0	● 8
Downtown Core	● 0	● 6
Downtown East	● 5	● 18
Downtown West	● 15	● 23
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 2	● 4
Mississauga City Centre	● 1	● 10
North Toronto	● 2	● 16
North Yonge Corridor	● 0	● 9
North York East		
North York West	● 1	● 10
Not Applicable	● 50	● 169
Scarborough City Centre		
Sheppard Corridor	● 3	● 9
Thornhill	● 0	● 2
Toronto East	● 0	● 6
Toronto West	● 10	● 18
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,965	● 515	● \$2,486	● 1,107	● \$2,752,763
● 1,818	● 823	● \$1,697	● 902	● \$1,531,085
● 1,797	● 282	● \$1,221	● 791	● \$966,545
● 3,675	● 446	● \$1,866	● 784	● \$1,462,216
● 5,317	● 1,157	● \$1,425	● 710	● \$1,012,109
● 7,121	● 1,267	● \$1,861	● 927	● \$1,724,439
● 553	● 12	● \$1,649	● 782	● \$1,289,608
● 889	● 203	● \$1,055	● 799	● \$842,676
● 4,798	● 651	● \$1,231	● 662	● \$815,241
● 2,551	● 348	● \$1,581	● 957	● \$1,513,598
● 2,716	● 788	● \$1,618	● 679	● \$1,099,491
● 1,196	● 631	● \$1,322	● 761	● \$1,006,390
● 26,815	● 8,578	● \$1,162	● 732	● \$851,235
● 1,901	● 402	● \$1,413	● 808	● \$1,141,978
● 416	● 27	● \$1,553	● 1,661	● \$2,580,278
● 901	● 171	● \$1,262	● 657	● \$829,004
● 3,039	● 443	● \$1,214	● 925	● \$1,122,811
● 1,100	● 162	● \$2,117	● 987	● \$2,088,585



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