



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

Data as of February 2025

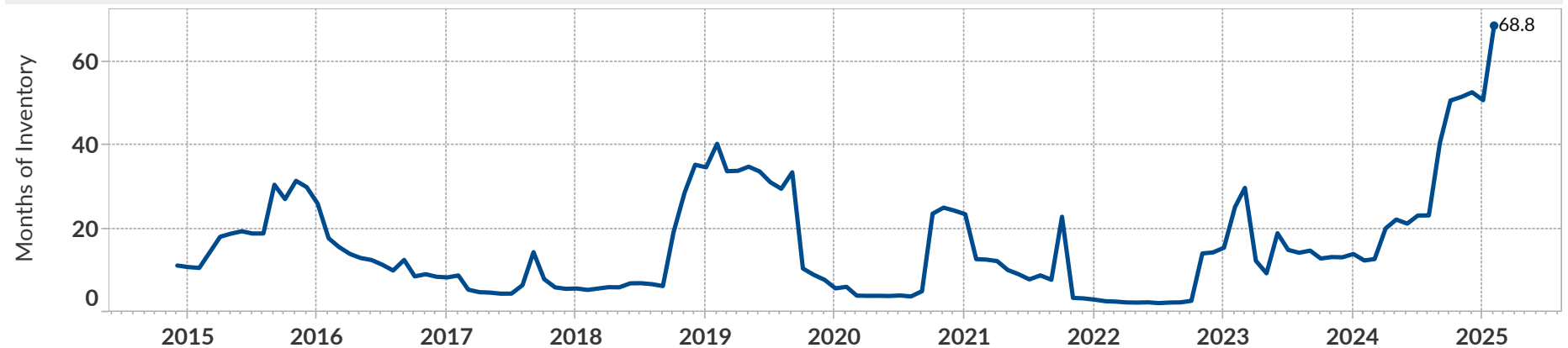


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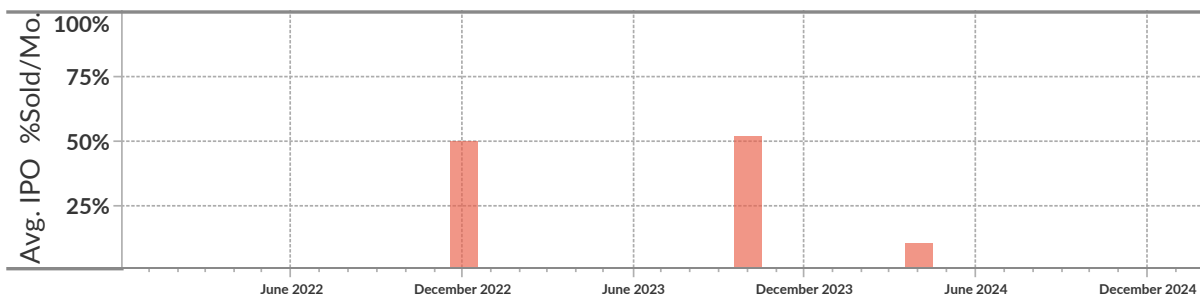
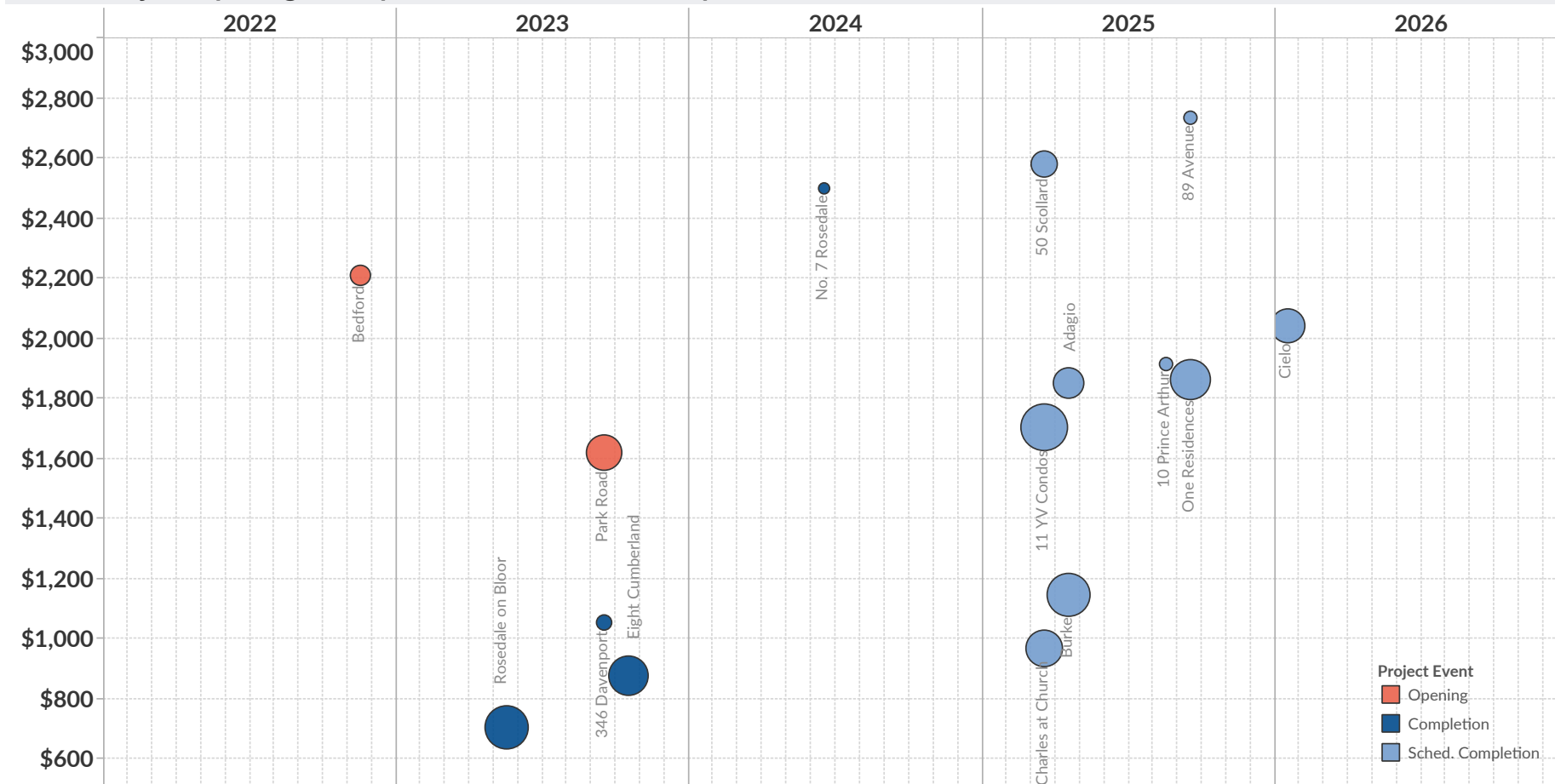
Bloor - Yorkville		GTA
Distinct count of Site Name	15	337
No. of Units	3,480	86,773
Total Sales	2,970	69,778
Act Inv	510	16,995
Avg. \$/sf	\$2,490	\$1,404
Avg. Project \$/SF	\$2,389	\$1,313
Avg. SF	1,110	779
Avg. \$	\$2,763,736	\$1,093,395
Current Month Sales	3	152

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

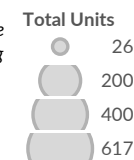


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



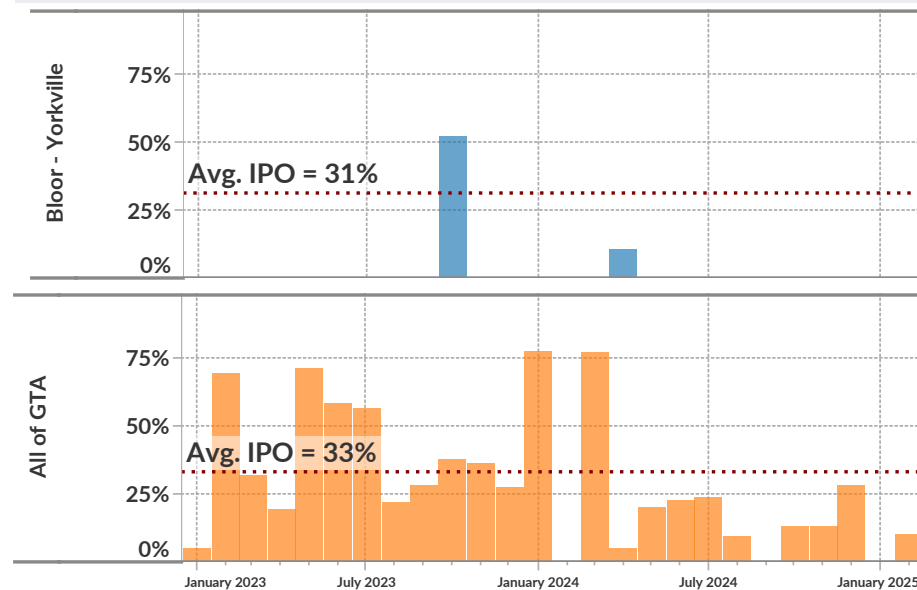
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Project Data by Unit Type

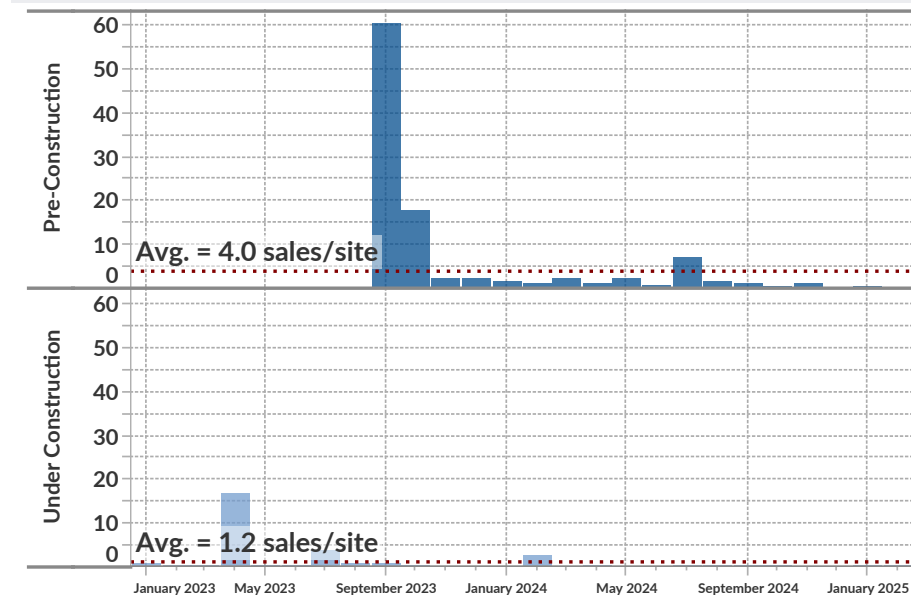
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	239	41
1 Bedroom	697	0	674	23
1 Bedroom + Den	750	0	670	80
2 Bedroom	1,176	3	979	197
2 Bedroom + Den	303	0	223	80
3 Bedroom & Up	243	0	166	77
Penthouse	23	0	18	5
Other	4	0	1	3

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
\$2,233	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)

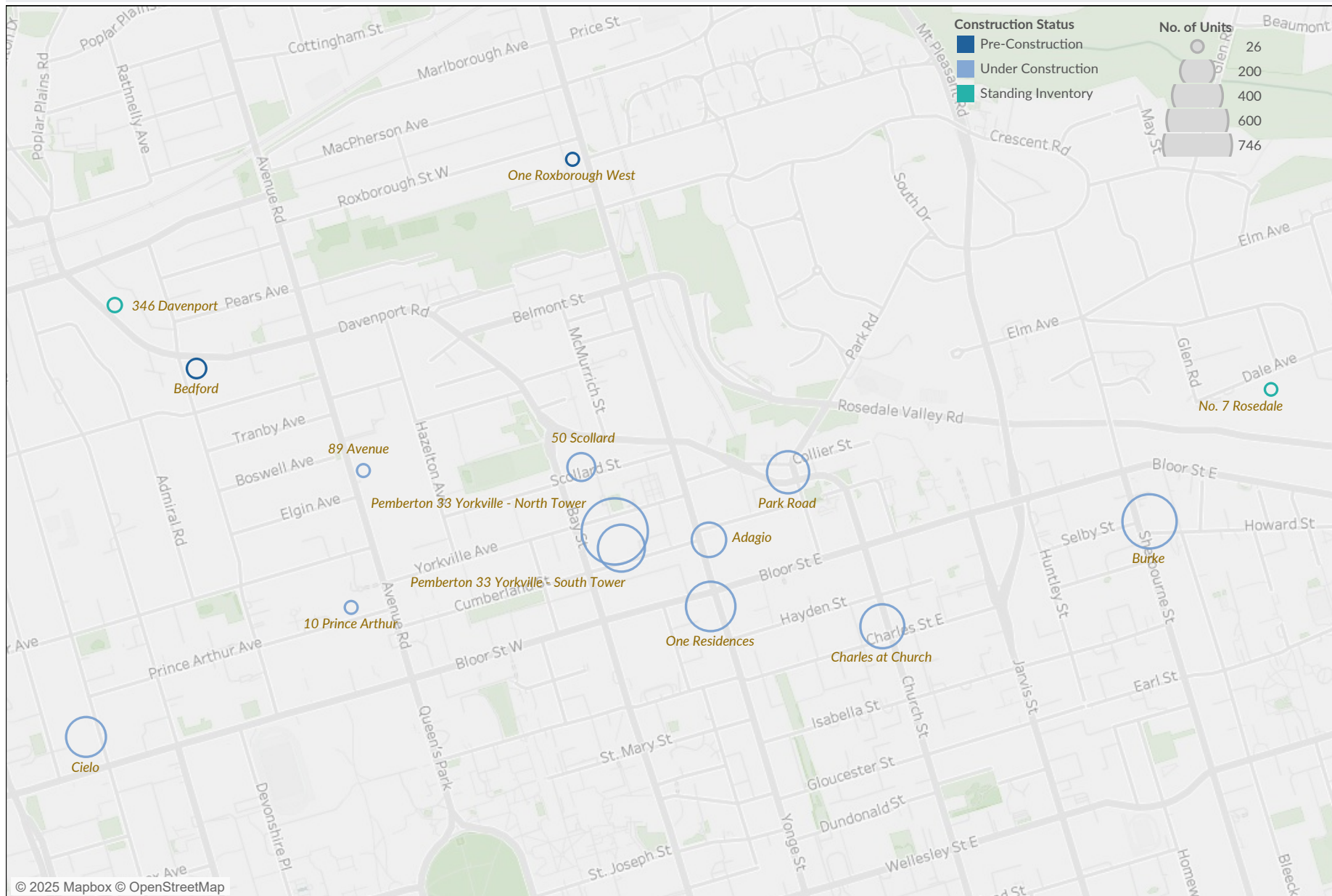


Post Launch Absorption: Bloor - Yorkville



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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	1	1	22	132	\$2,581	\$2,923
89 Avenue - Armour Heights Developments	Apartment	September 2025	0	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	April 2025	0	0	54	202	\$1,852	\$2,024
Bedford - Burnac Corporation	Apartment	November 2027	0	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	6	92	302	\$1,621	\$1,854
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	• 3	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 3	• 18
Downtown West	• 13	• 23
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 4	• 16
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 3	• 10
Not Applicable	• 106	• 171
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 0	• 2
Toronto East	• 1	• 6
Toronto West	• 6	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,970	• 510	• \$2,490	• 1,110	• \$2,763,736
• 1,821	• 820	• \$1,709	• 896	• \$1,531,229
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,677	• 444	• \$1,866	• 785	• \$1,464,427
• 5,330	• 1,144	• \$1,422	• 710	• \$1,010,262
• 7,142	• 1,246	• \$1,867	• 930	• \$1,737,522
• 553	• 12	• \$1,649	• 782	• \$1,289,608
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,799	• 650	• \$1,230	• 662	• \$814,614
• 2,561	• 338	• \$1,599	• 932	• \$1,490,740
• 2,720	• 784	• \$1,620	• 677	• \$1,097,777
• 1,200	• 627	• \$1,323	• 764	• \$1,010,069
• 26,935	• 8,734	• \$1,159	• 730	• \$846,290
• 1,913	• 413	• \$1,395	• 810	• \$1,129,161
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 902	• 170	• \$1,258	• 660	• \$829,998
• 3,047	• 435	• \$1,220	• 930	• \$1,135,614
• 1,106	• 156	• \$2,152	• 1,232	• \$2,650,066



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