



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

Data as of March 2025

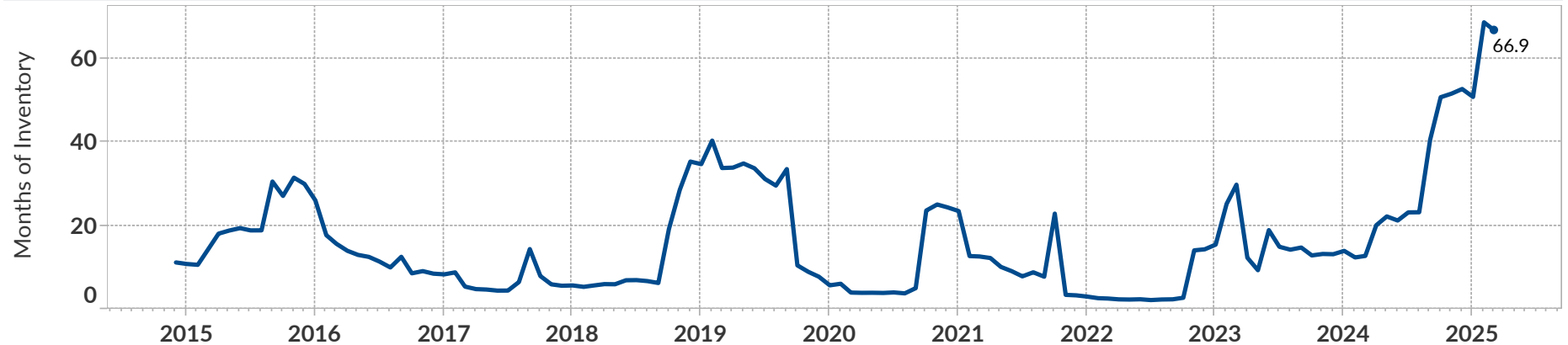


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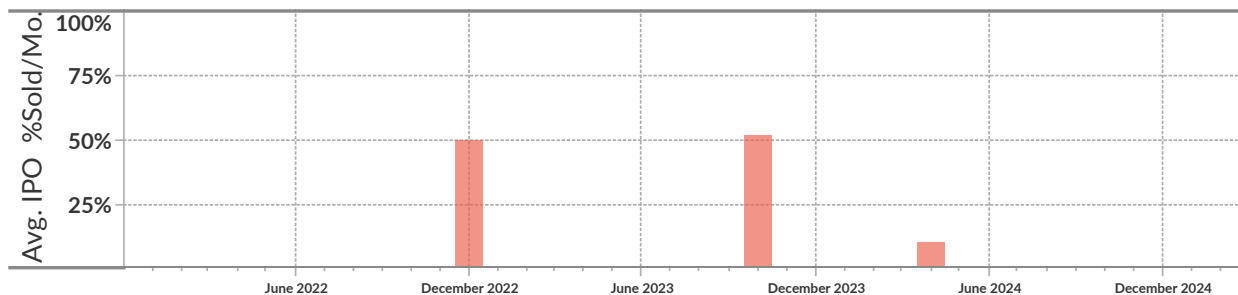
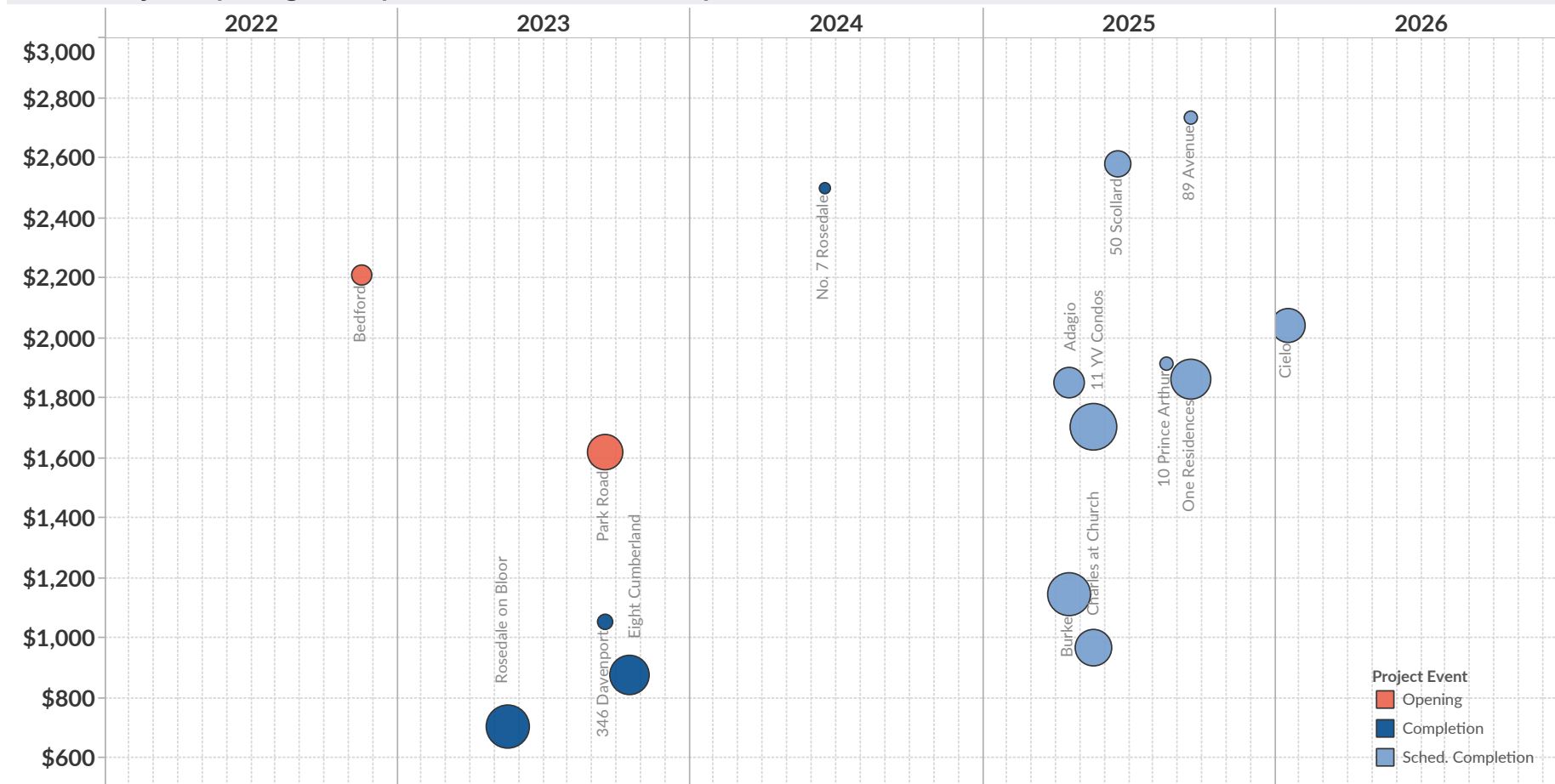
Bloor - Yorkville		GTA
Distinct count of Site Name	15	334
No. of Units	3,480	85,947
Total Sales	2,978	69,144
Act Inv	502	16,803
Avg. \$/sf	\$2,487	\$1,401
Avg. Project \$/SF	\$2,382	\$1,311
Avg. SF	1,111	780
Avg. \$	\$2,762,801	\$1,092,679
Current Month Sales	8	160

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

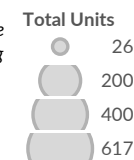


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Recent Project Openings, Completions & Scheduled Completions



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.



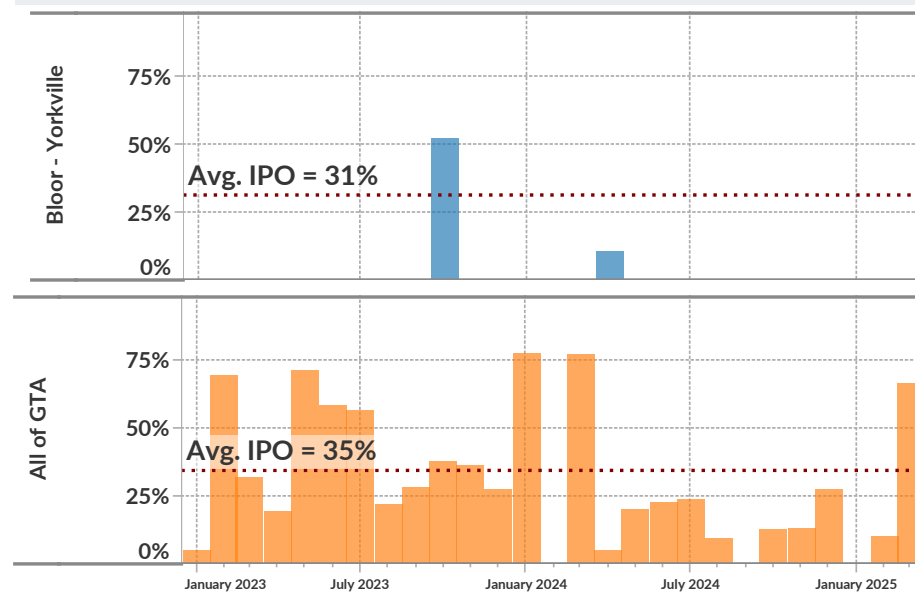
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Project Data by Unit Type

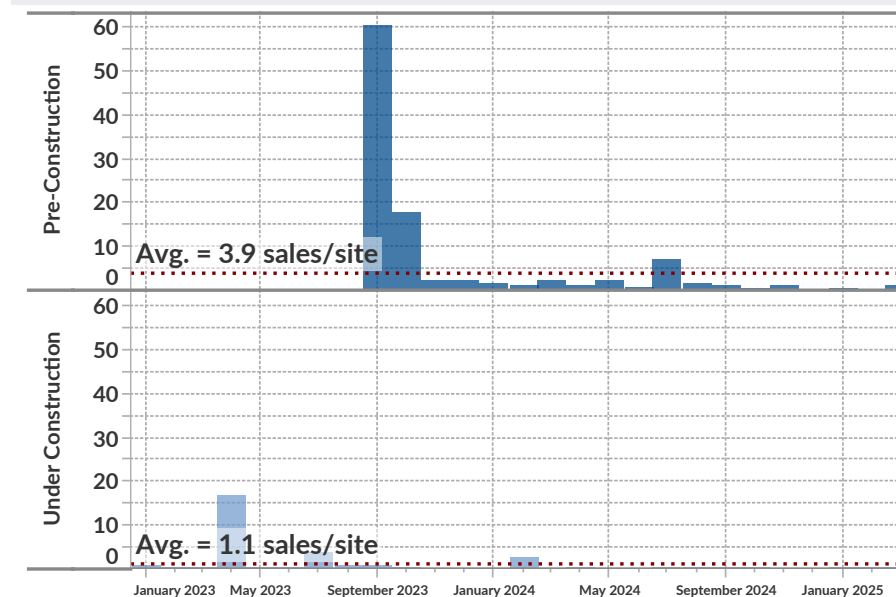
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	3	242	38
1 Bedroom	697	0	674	23
1 Bedroom + Den	750	1	671	79
2 Bedroom	1,176	1	980	196
2 Bedroom + Den	303	2	225	78
3 Bedroom & Up	243	1	166	77
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,141	331	450	\$680,900	\$958,990
\$2,189	329	515	\$759,900	\$1,164,990
\$2,184	466	1,293	\$832,900	\$3,525,900
\$2,216	560	2,768	\$1,014,900	\$8,200,000
\$2,534	823	3,306	\$1,295,900	\$10,700,000
\$2,746	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)

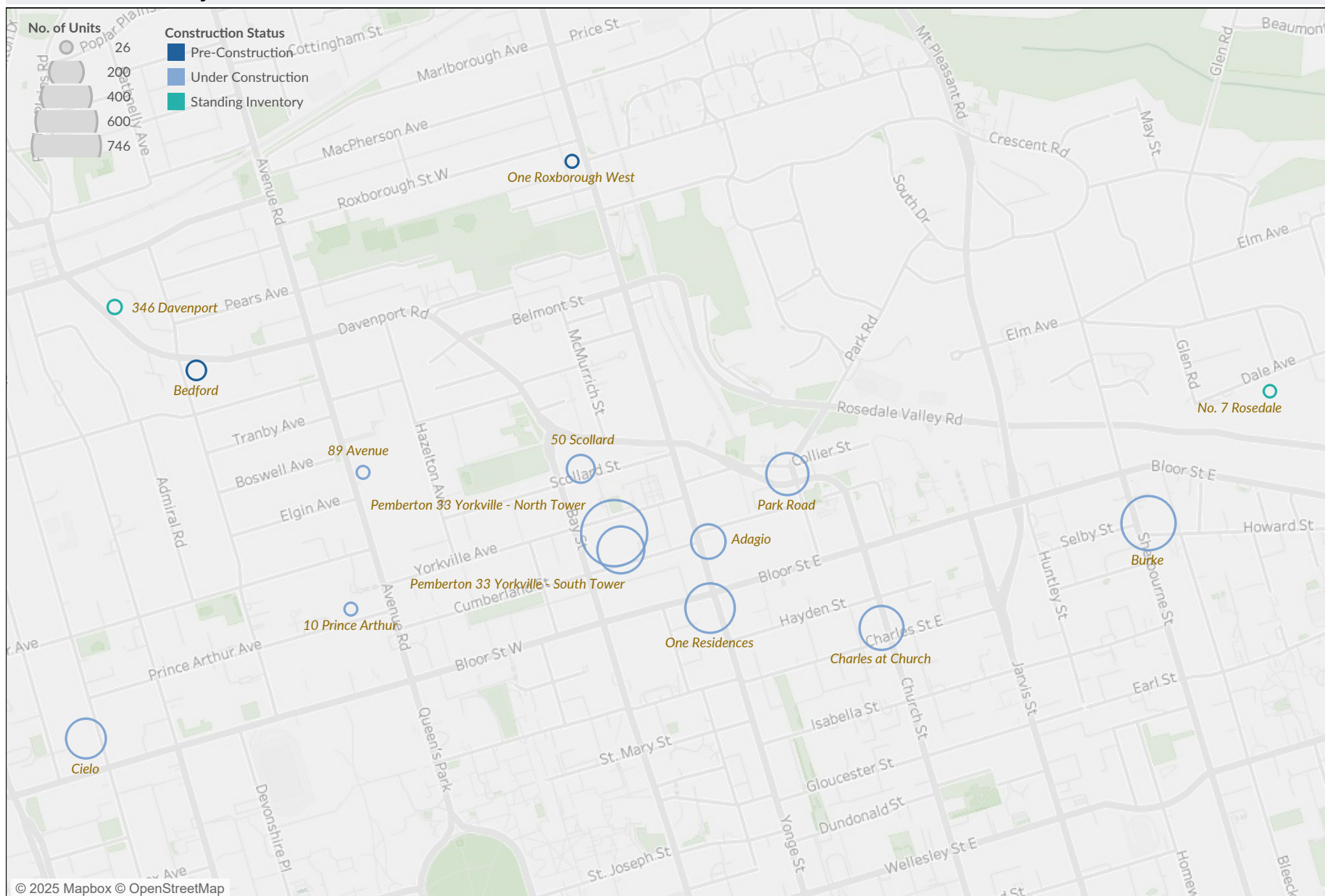


Post Launch Absorption: Bloor - Yorkville



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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	June 2025	0	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	2	2	52	202	\$1,852	\$1,906
Bedford - Burnac Corporation	Apartment	November 2027	2	3	24	64	\$2,211	\$2,244
Burke - Concert Properties	Apartment	April 2025	0	0	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	May 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	1	7	91	302	\$1,621	\$1,855
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	1	1	133	746	\$2,155	\$2,271
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	2	2	62	375	\$2,249	\$2,172

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,978	502	\$2,487	1,111	\$2,762,801
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,679	442	\$1,866	786	\$1,466,658
5,338	1,136	\$1,369	711	\$973,636
7,133	1,255	\$1,865	926	\$1,727,951
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,801	648	\$1,227	663	\$813,191
2,558	341	\$1,593	939	\$1,495,930
2,723	781	\$1,621	677	\$1,097,116
1,203	624	\$1,325	763	\$1,010,661
26,739	8,671	\$1,152	737	\$848,497
1,915	411	\$1,396	809	\$1,130,235
416	27	\$1,553	1,661	\$2,580,278
903	169	\$1,259	661	\$831,439
2,589	326	\$1,350	858	\$1,158,951
1,107	155	\$2,153	1,236	\$2,661,060



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