



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

Data as of April 2025



Bloor - Yorkville Submarket Report - April 2025



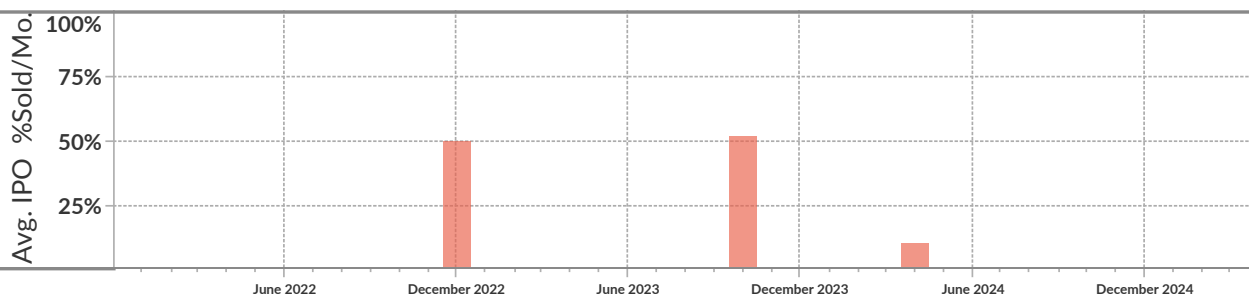
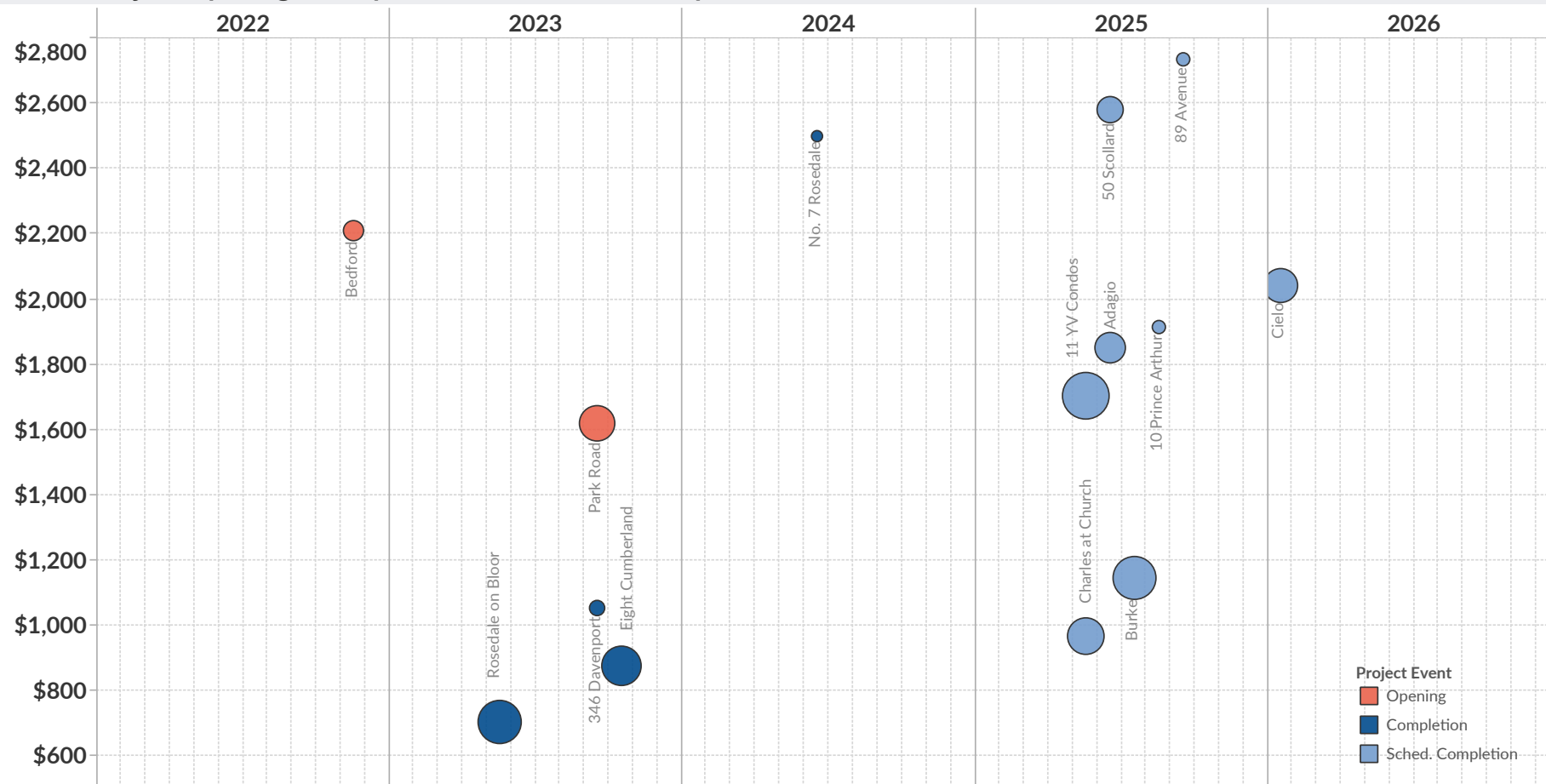
Bloor - Yorkville		GTA
Distinct count of Site Name	15	331
No. of Units	3,409	84,902
Total Sales	2,981	68,347
Act Inv	428	16,555
Avg. \$/sf	\$2,341	\$1,385
Avg. Project \$/SF	\$2,389	\$1,311
Avg. SF	994	779
Avg. \$	\$2,326,159	\$1,079,548
Current Month Sales	3	105

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

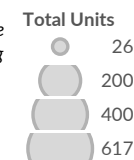


Bloor - Yorkville Submarket Report - April 2025

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.



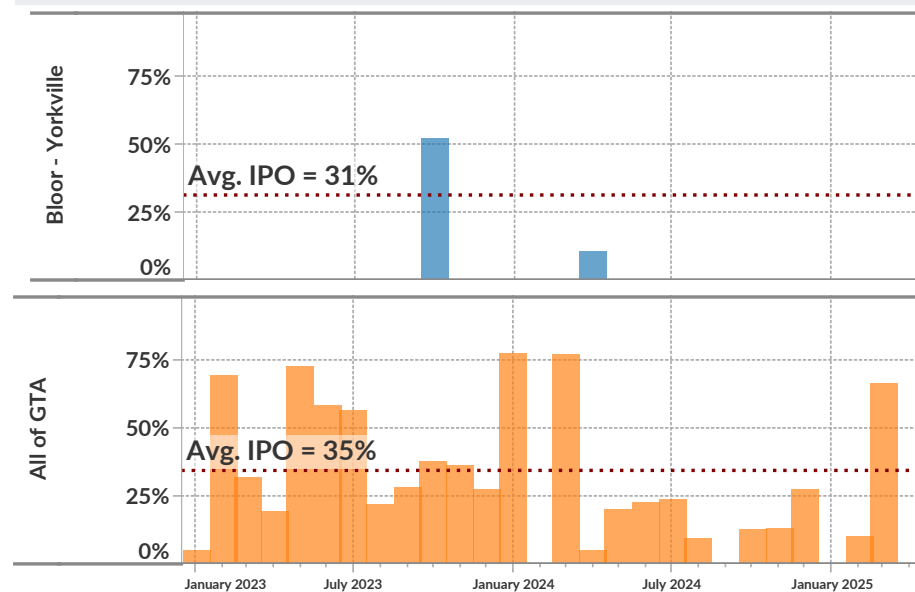
Bloor - Yorkville Submarket Report - April 2025

Project Data by Unit Type

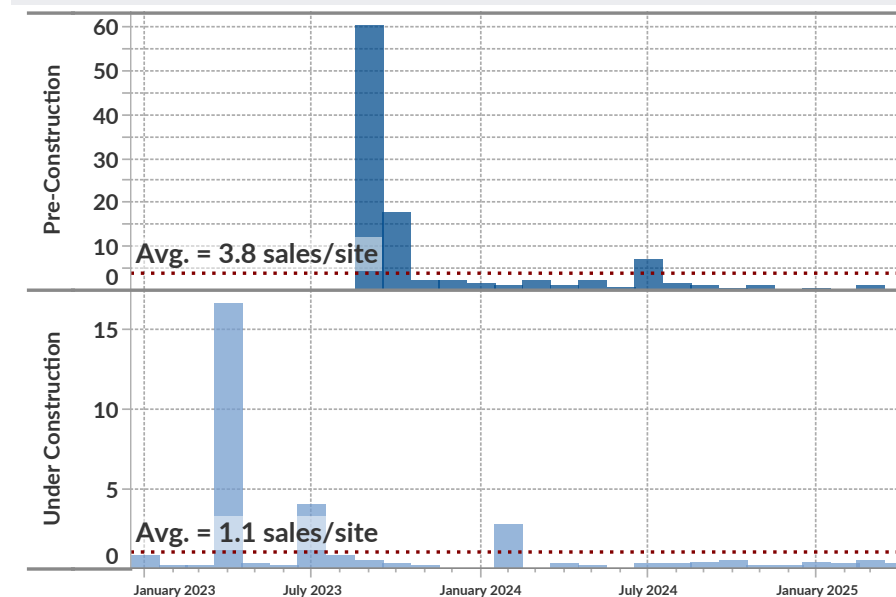
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	1	243	37
1 Bedroom	697	1	675	22
1 Bedroom + Den	750	0	671	79
2 Bedroom	1,146	1	981	165
2 Bedroom + Den	288	0	225	63
3 Bedroom & Up	220	0	166	54
Penthouse	20	0	18	2
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,144	331	450	\$680,900	\$958,990
\$2,171	329	515	\$701,900	\$1,164,990
\$2,195	466	1,293	\$832,900	\$3,525,900
\$2,194	560	2,768	\$1,014,900	\$8,200,000
\$2,419	823	3,306	\$1,295,900	\$10,700,000
\$2,607	796	5,943	\$1,286,900	\$19,990,000
\$1,740	1,554	2,268	\$2,071,900	\$4,579,900
\$3,290	2,646	3,814	\$6,690,000	\$16,700,000

IPO Launch Performance (first 2 months)

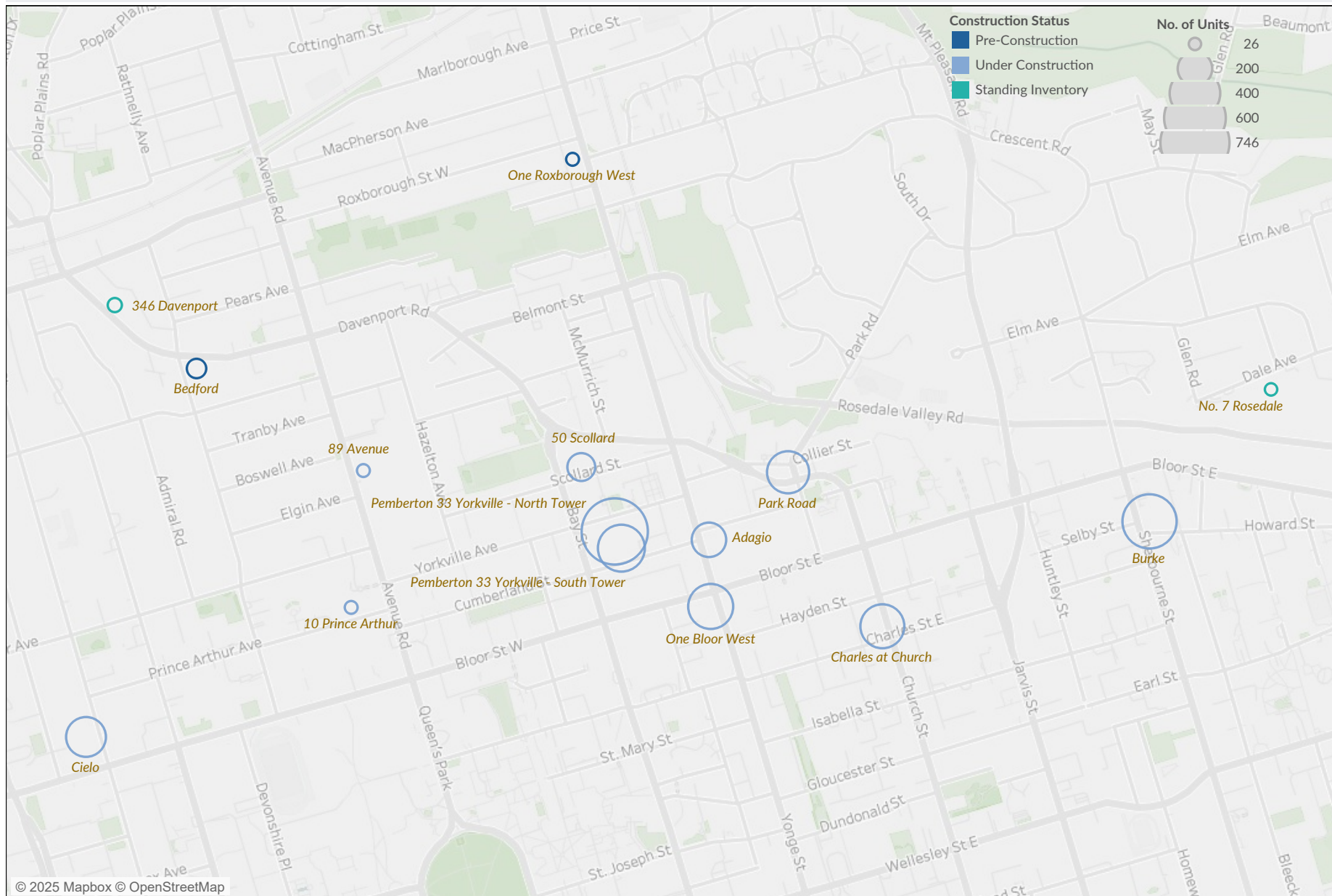


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2025

Current Active Projects



Bloor - Yorkville Submarket Report - April 2025



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	June 2025	0	2	52	202	\$1,852	\$1,906
Bedford - Burnac Corporation	Apartment	November 2027	0	3	24	64	\$2,211	\$2,244
Burke - Concert Properties	Apartment	July 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 Bloor West - Tridel	Apartment	May 2027	0	0	0	345	\$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	8	90	302	\$1,621	\$1,837
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	1	2	132	746	\$2,155	\$2,305
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	1	3	61	375	\$2,249	\$2,254

Bloor - Yorkville Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	0	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	1	18
Downtown West	6	22
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	1	16
North Yonge Corridor	0	9
North York East		
North York West	2	10
Not Applicable	80	168
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	5	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	428	\$2,341	994	\$2,326,159
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,681	440	\$1,867	787	\$1,468,986
5,336	1,138	\$1,368	713	\$975,168
6,502	1,227	\$1,865	935	\$1,744,057
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,802	668	\$1,212	678	\$821,629
2,558	341	\$1,591	940	\$1,495,846
2,723	790	\$1,620	677	\$1,097,034
1,205	622	\$1,326	763	\$1,012,178
26,558	8,507	\$1,152	742	\$854,296
1,916	410	\$1,397	809	\$1,130,552
417	26	\$1,550	1,673	\$2,593,365
903	169	\$1,259	661	\$831,439
2,594	321	\$1,361	849	\$1,156,173
1,108	154	\$2,155	1,240	\$2,672,197



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.