



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

Data as of May 2025



Bloor - Yorkville Submarket Report - May 2025



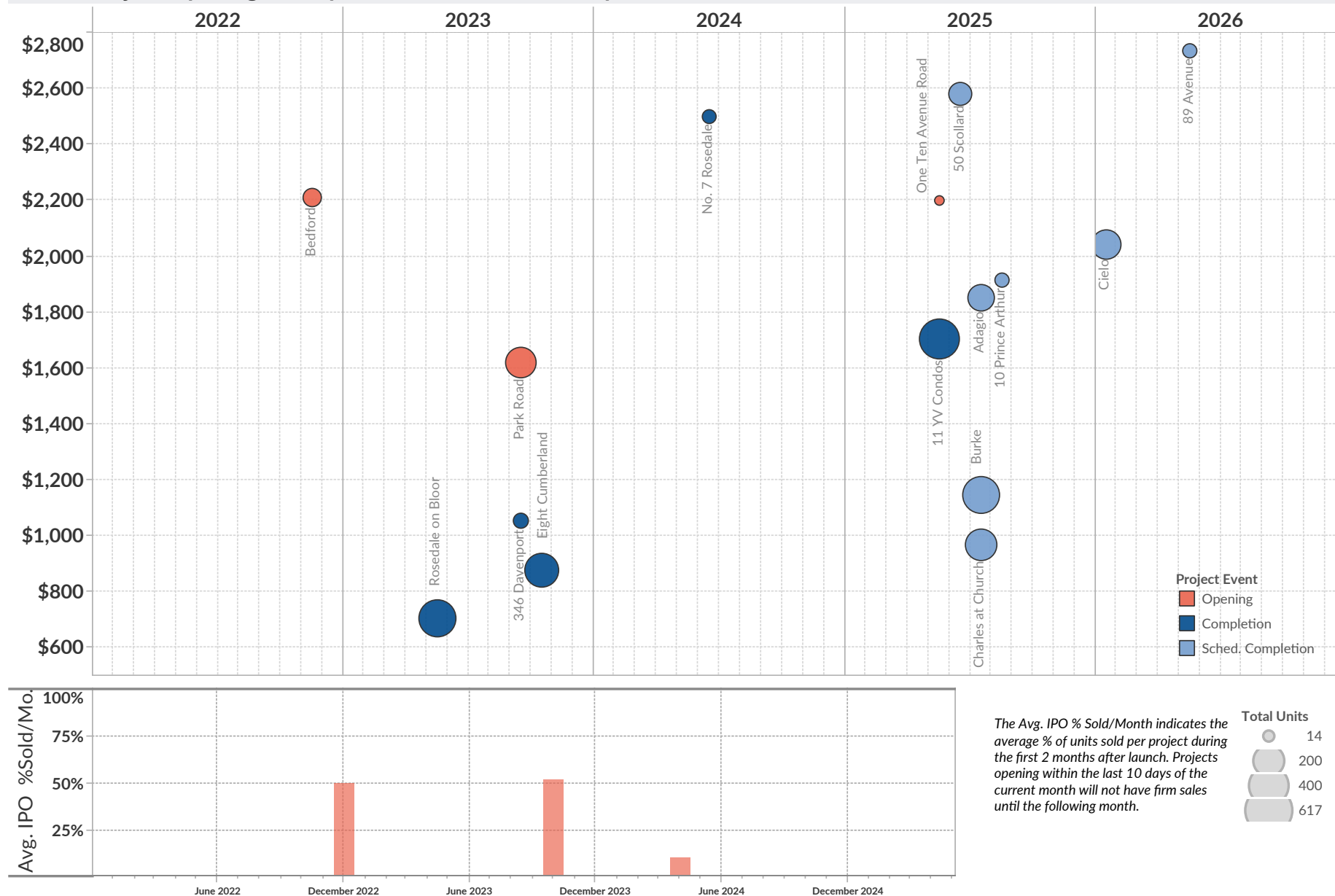
Bloor - Yorkville		GTA
Distinct count of Site Name	16	329
No. of Units	3,423	84,006
Total Sales	2,987	67,622
Act Inv	436	16,384
Avg. \$/sf	\$2,348	\$1,388
Avg. Project \$/SF	\$2,384	\$1,310
Avg. SF	999	780
Avg. \$	\$2,347,045	\$1,082,883
Current Month Sales	6	137

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



Bloor - Yorkville Submarket Report - May 2025

Recent Project Openings, Completions & Scheduled Completions



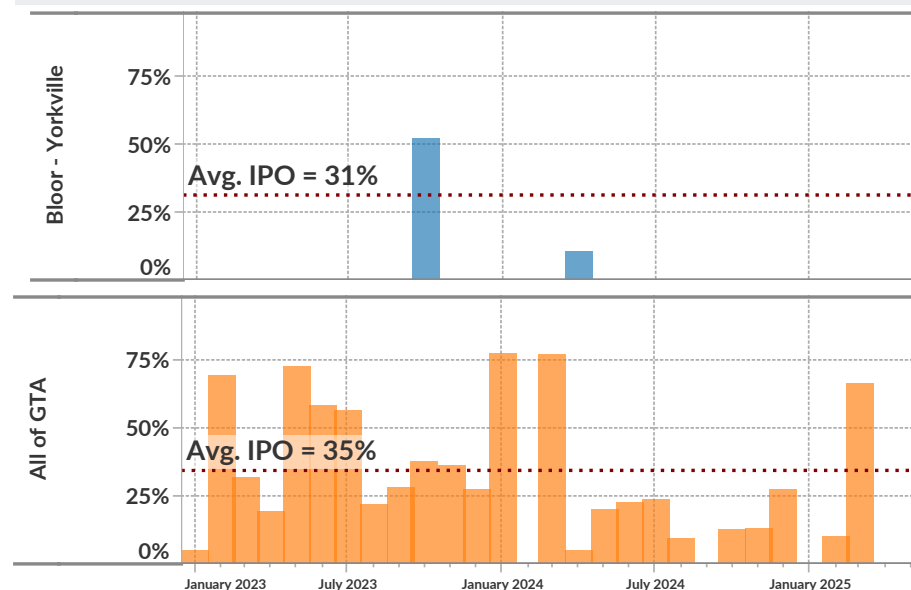
Bloor - Yorkville Submarket Report - May 2025

Project Data by Unit Type

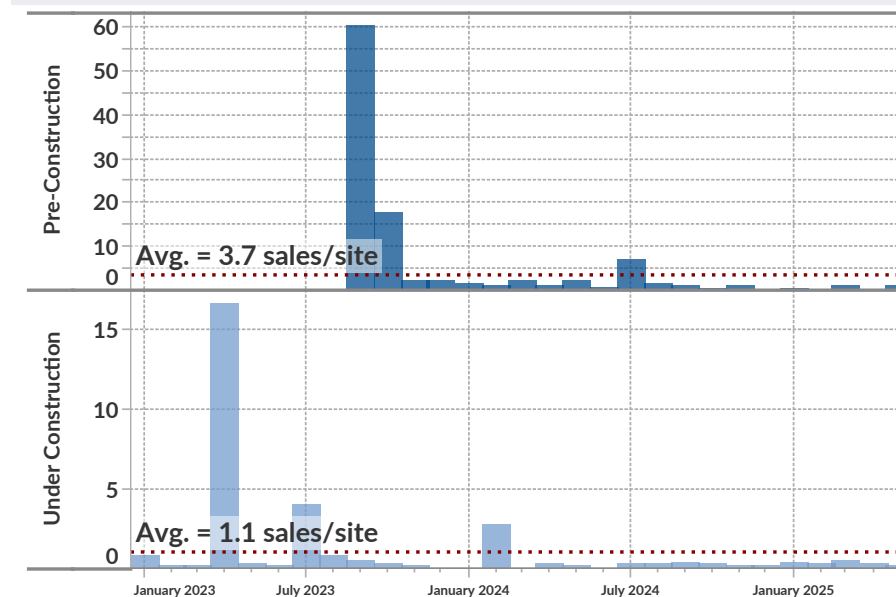
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	243	37
1 Bedroom	700	1	676	24
1 Bedroom + Den	753	2	673	80
2 Bedroom	1,147	2	983	164
2 Bedroom + Den	291	1	226	65
3 Bedroom & Up	224	0	166	58
Penthouse	20	0	18	2
Other	4	0	1	3

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
\$2,194	466	1,293	\$832,900	\$3,525,900
\$2,216	560	2,768	\$1,014,900	\$8,200,000
\$2,426	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)

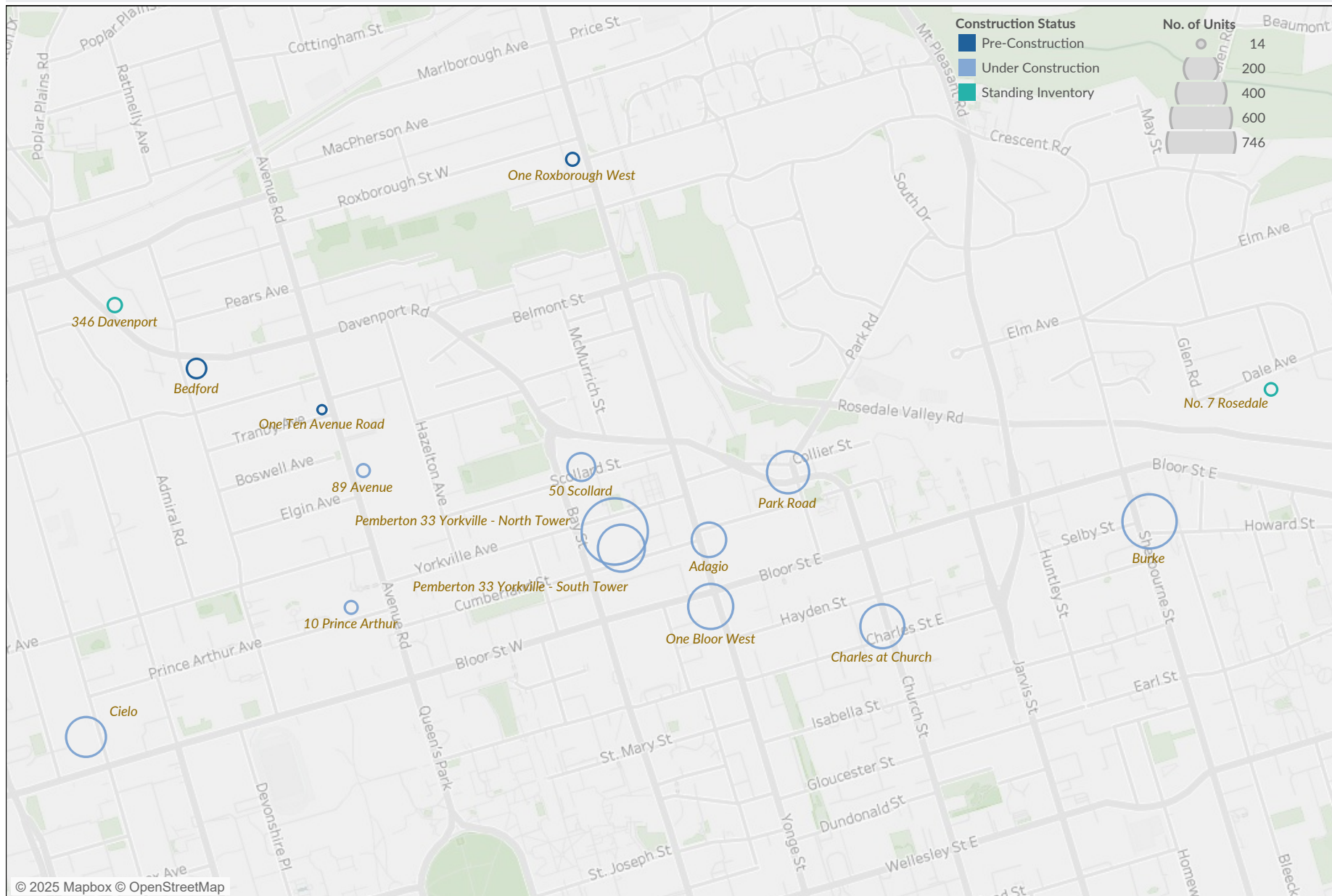


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - May 2025

Current Active Projects



Bloor - Yorkville Submarket Report - May 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	May 2026	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	July 2025	0	2	52	202	\$1,852	\$1,906
Bedford - Burnac Corporation	Apartment	March 2028	2	5	22	64	\$2,211	\$2,252
Burke - Concert Properties	Apartment	July 2025	0	0	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	July 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	\$2,737
One Ten Avenue Road - Sierra Building Group	Apartment	October 2028	2	2	12	14	\$2,200	\$2,200
Park Road - Capital Developments	Apartment	September 2027	0	8	90	302	\$1,621	\$1,837
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	1	3	131	746	\$2,155	\$2,305
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	1	4	60	375	\$2,249	\$2,254

Bloor - Yorkville Submarket Report - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
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.