



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

Data as of July 2025

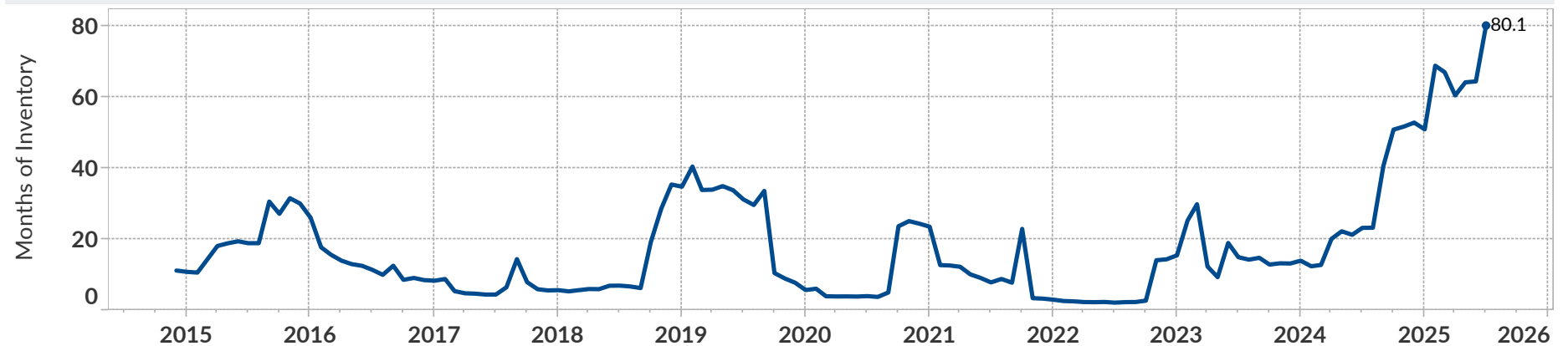


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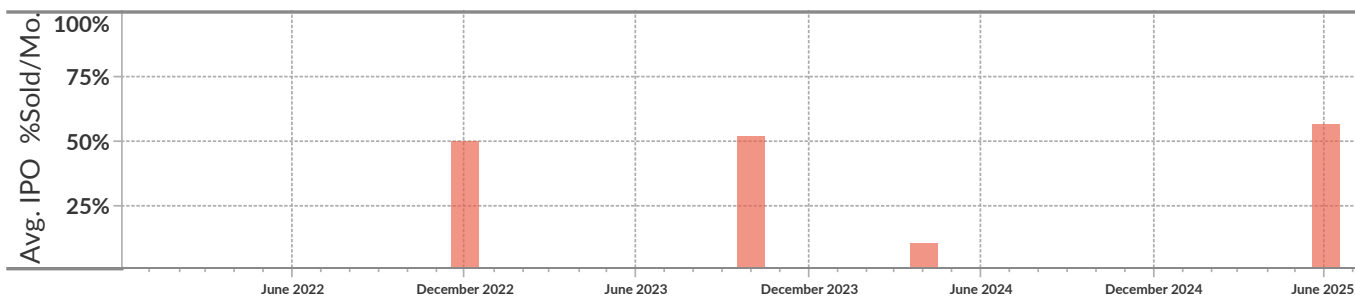
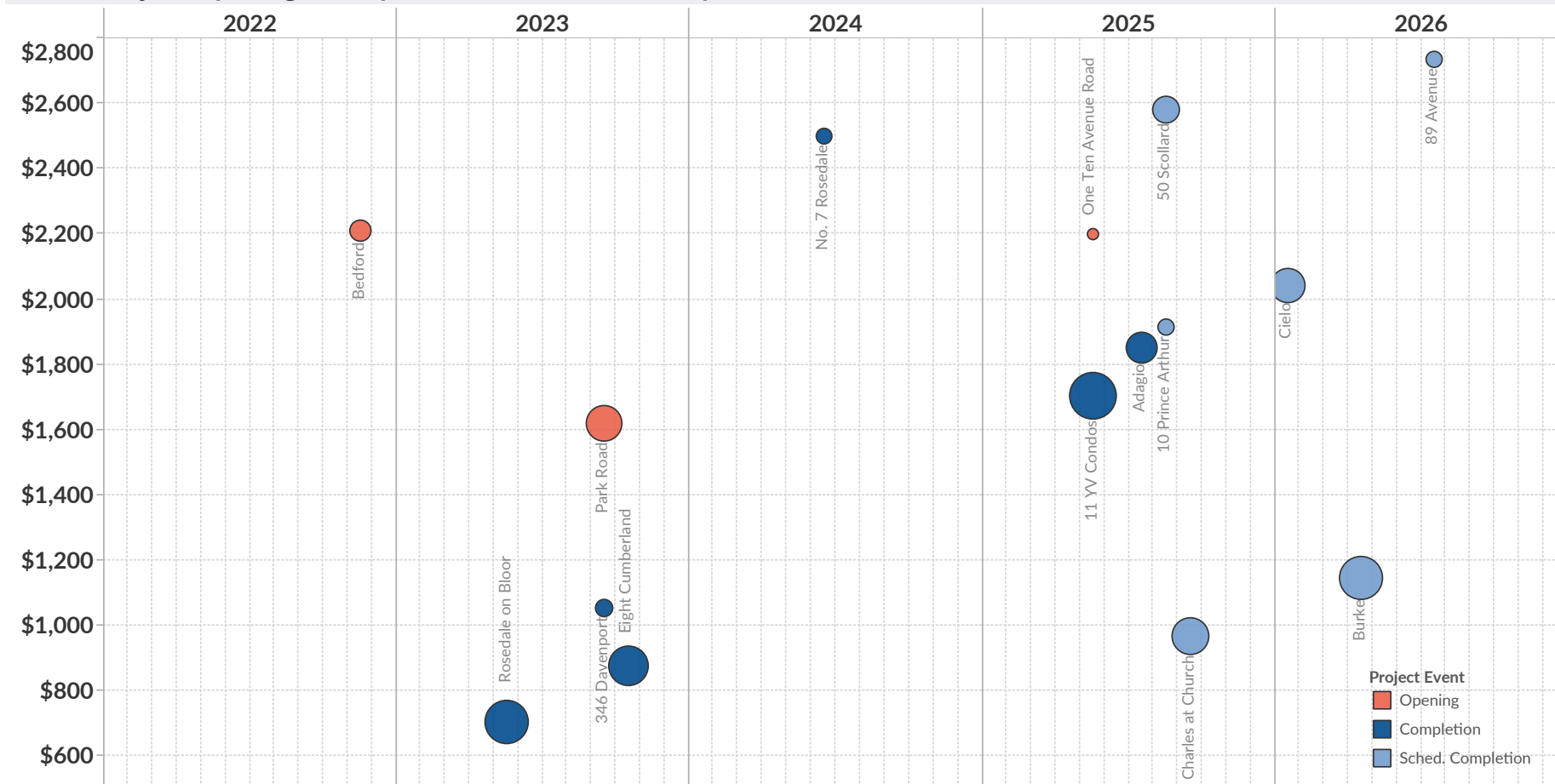
Bloor - Yorkville		GTA
Distinct count of Site Name	16	330
No. of Units	3,425	84,272
Total Sales	2,998	67,602
Act Inv	427	16,670
Avg. \$/sf	\$2,349	\$1,386
Avg. Project \$/SF	\$2,384	\$1,309
Avg. SF	996	786
Avg. \$	\$2,340,517	\$1,089,142
Current Month Sales	2	150

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

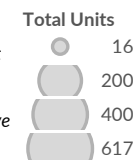


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Recent Project Openings, Completions & Scheduled Completions



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.



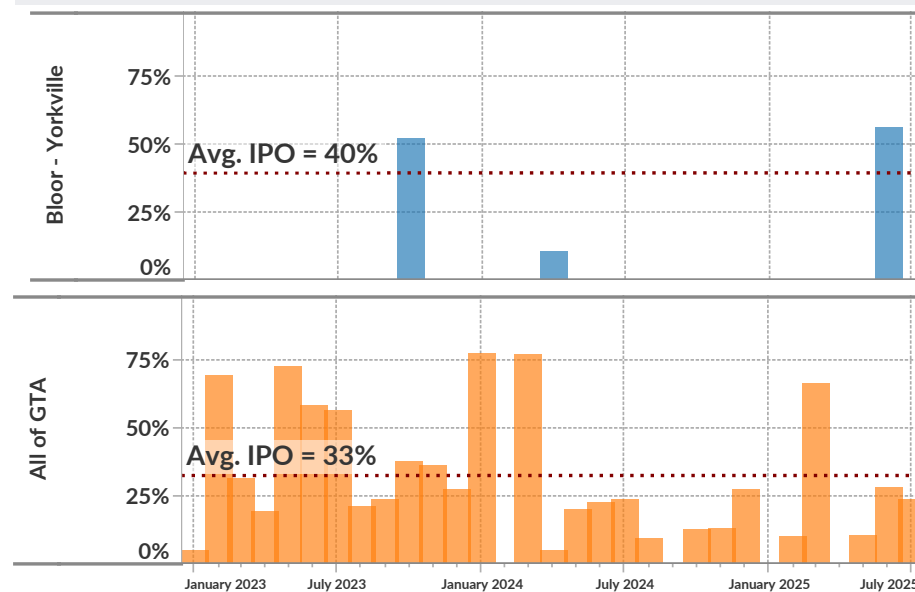
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Project Data by Unit Type

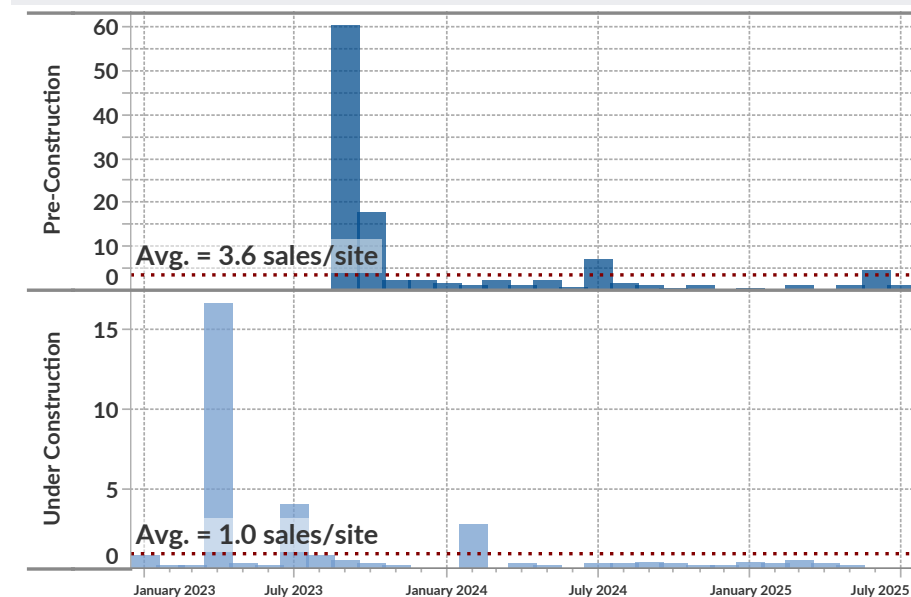
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	243	37
1 Bedroom	700	1	676	24
1 Bedroom + Den	754	0	676	78
2 Bedroom	1,148	1	987	161
2 Bedroom + Den	291	0	228	63
3 Bedroom & Up	224	0	168	56
Penthouse	20	0	18	2
Other	4	0	1	3

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
\$2,212	560	2,768	\$1,014,900	\$8,200,000
\$2,433	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
\$3,297	2,646	3,814	\$6,695,000	\$16,700,000

IPO Launch Performance (first 2 months)

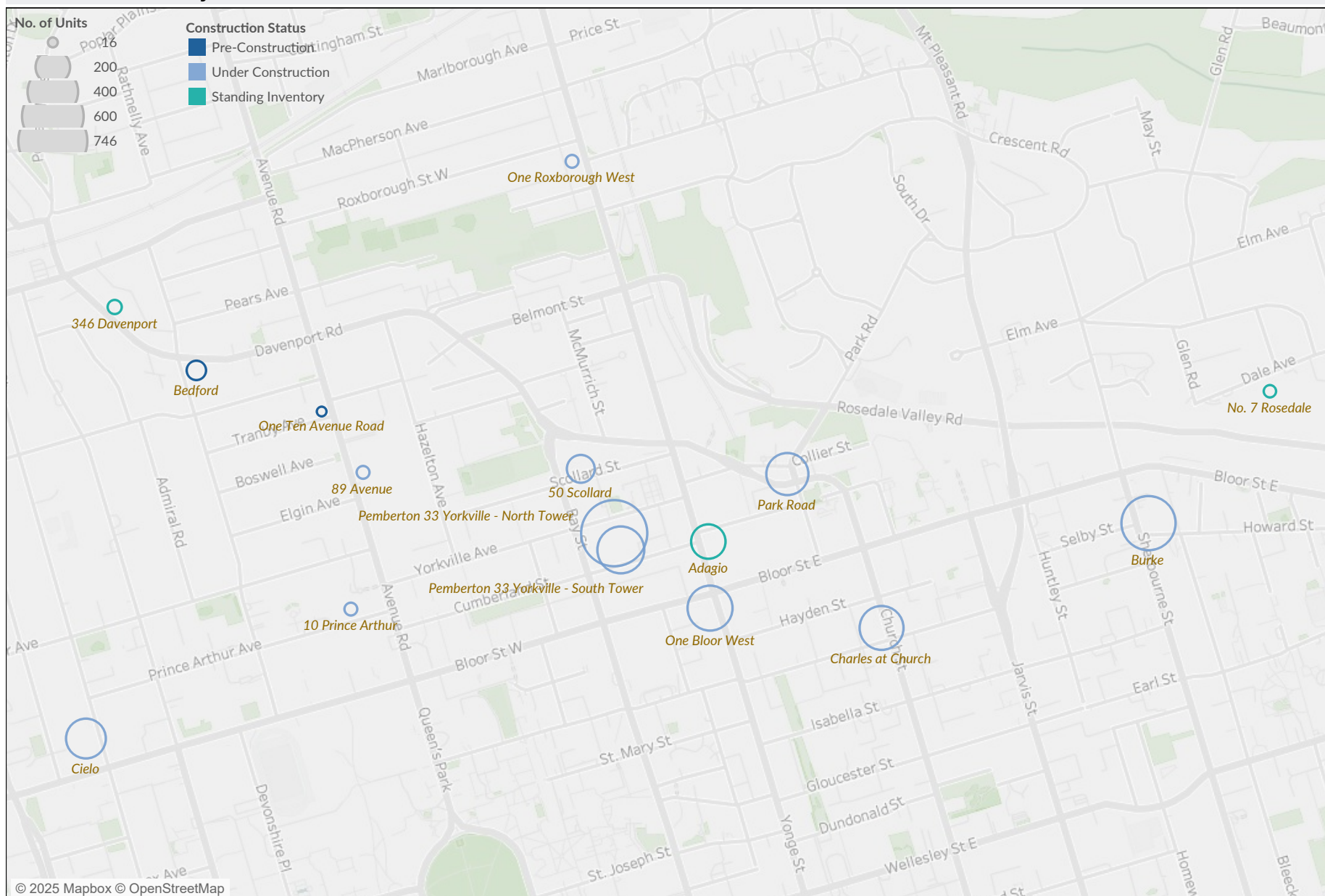


Post Launch Absorption: Bloor - Yorkville



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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	August 2025	0	1	22	132	\$2,581	\$2,923
89 Avenue - Armour Heights Developments	Apartment	July 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	1	8	19	64	\$2,211	\$2,252
Burke - Concert Properties	Apartment	April 2026	0	0	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	September 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	1	10	6	16	\$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	0	3	131	746	\$2,155	\$2,305
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	4	60	375	\$2,249	\$2,254

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	1	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	3	18
Downtown West	2	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	1	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	2	7
North York East		
North York West	0	10
Not Applicable	133	169
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	1	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,998	427	\$2,349	996	\$2,340,517
1,833	921	\$1,642	903	\$1,483,572
1,805	281	\$1,594	1,008	\$1,606,595
3,682	439	\$1,866	788	\$1,470,493
5,345	1,129	\$1,375	713	\$979,683
6,292	1,179	\$1,880	937	\$1,760,985
555	10	\$1,649	759	\$1,250,725
892	200	\$1,055	800	\$843,540
4,578	631	\$1,221	661	\$807,456
2,572	327	\$1,589	936	\$1,488,346
1,999	742	\$1,629	677	\$1,102,847
1,209	612	\$1,328	762	\$1,011,494
26,875	8,708	\$1,150	747	\$859,295
1,916	410	\$1,400	812	\$1,136,921
418	25	\$1,552	1,663	\$2,581,400
915	157	\$1,243	668	\$830,915
2,607	321	\$1,339	851	\$1,139,890
1,111	151	\$2,155	1,241	\$2,674,955



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