



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

Data as of September 2025

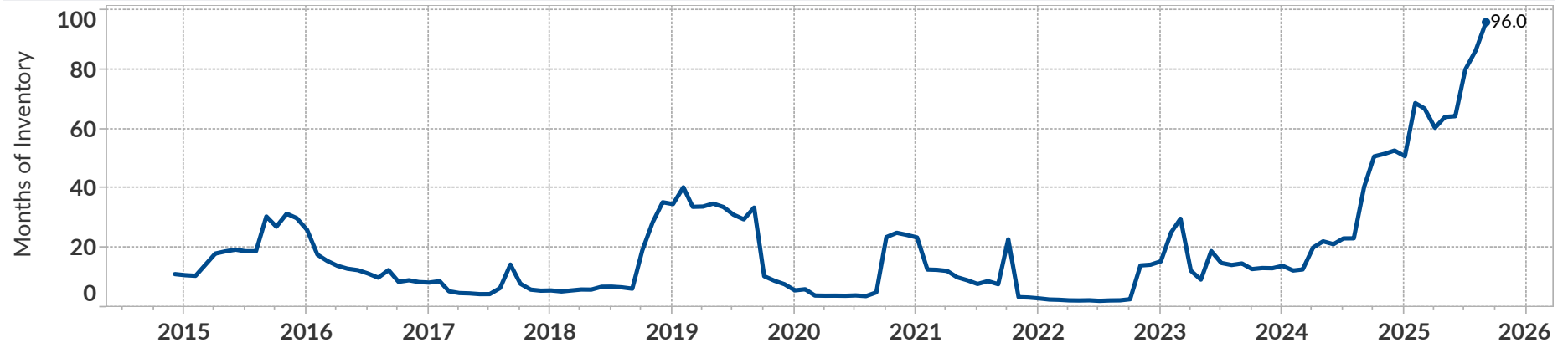


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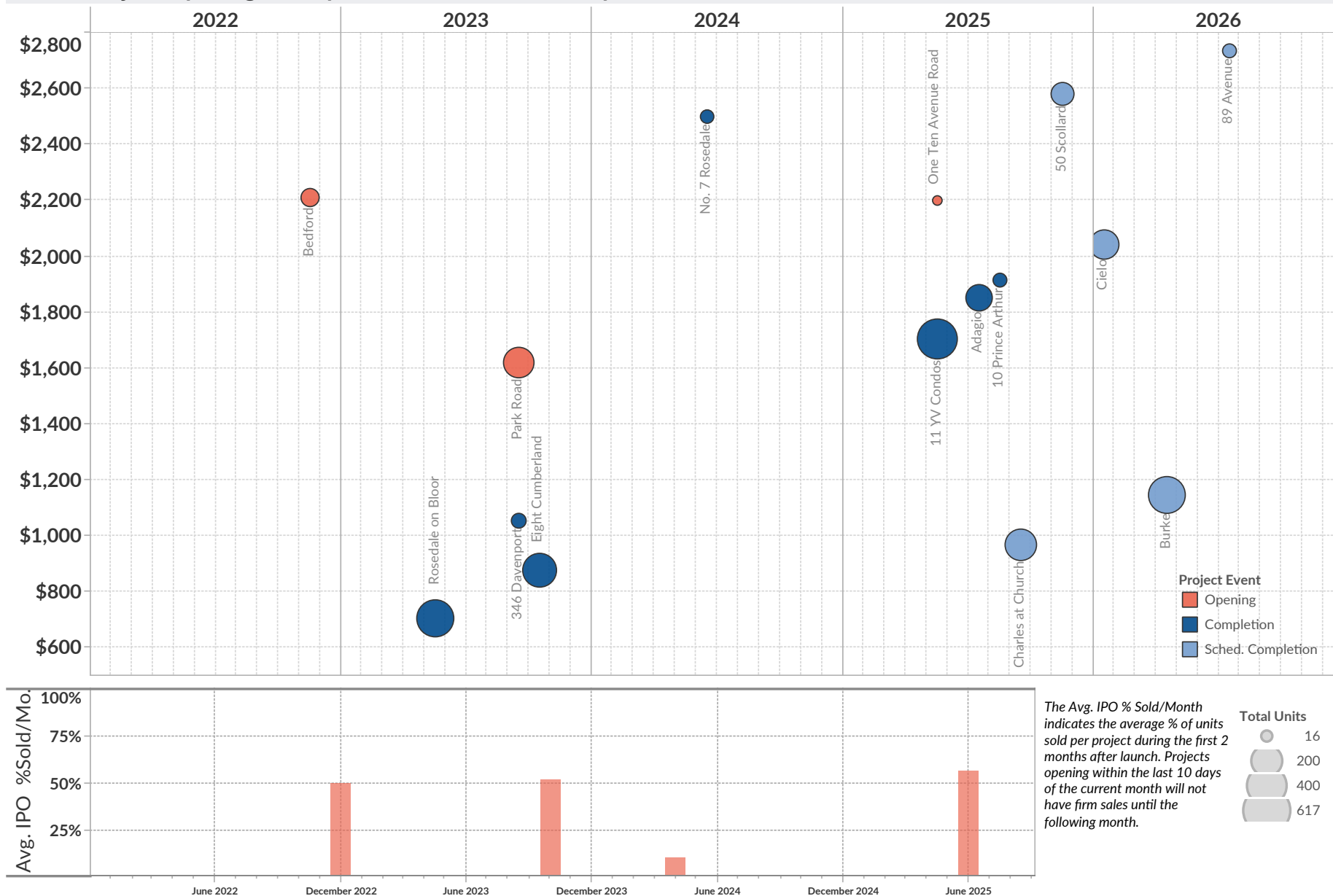
Bloor - Yorkville		GTA
Distinct count of Site Name	16	326
No. of Units	3,425	83,117
Total Sales	3,001	67,242
Act Inv	424	15,875
Avg. \$/sf	\$2,349	\$1,378
Avg. Project \$/SF	\$2,384	\$1,298
Avg. SF	999	793
Avg. \$	\$2,347,350	\$1,092,524
Current Month Sales	1	155

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



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Recent Project Openings, Completions & Scheduled Completions



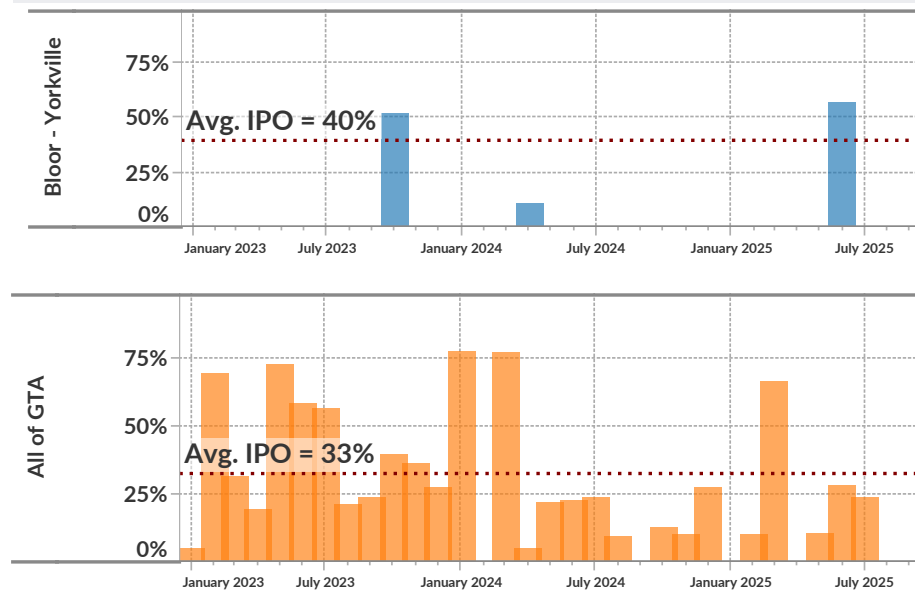
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Project Data by Unit Type

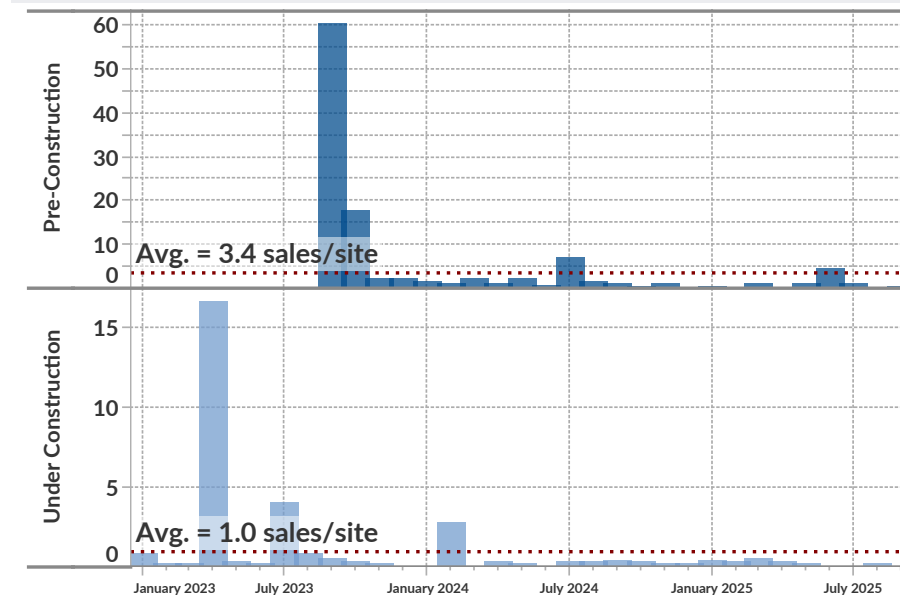
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	245	35
1 Bedroom	700	1	677	23
1 Bedroom + Den	754	0	676	78
2 Bedroom	1,148	0	987	161
2 Bedroom + Den	291	0	228	63
3 Bedroom & Up	224	0	168	56
Penthouse	20	0	18	2
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,136	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)

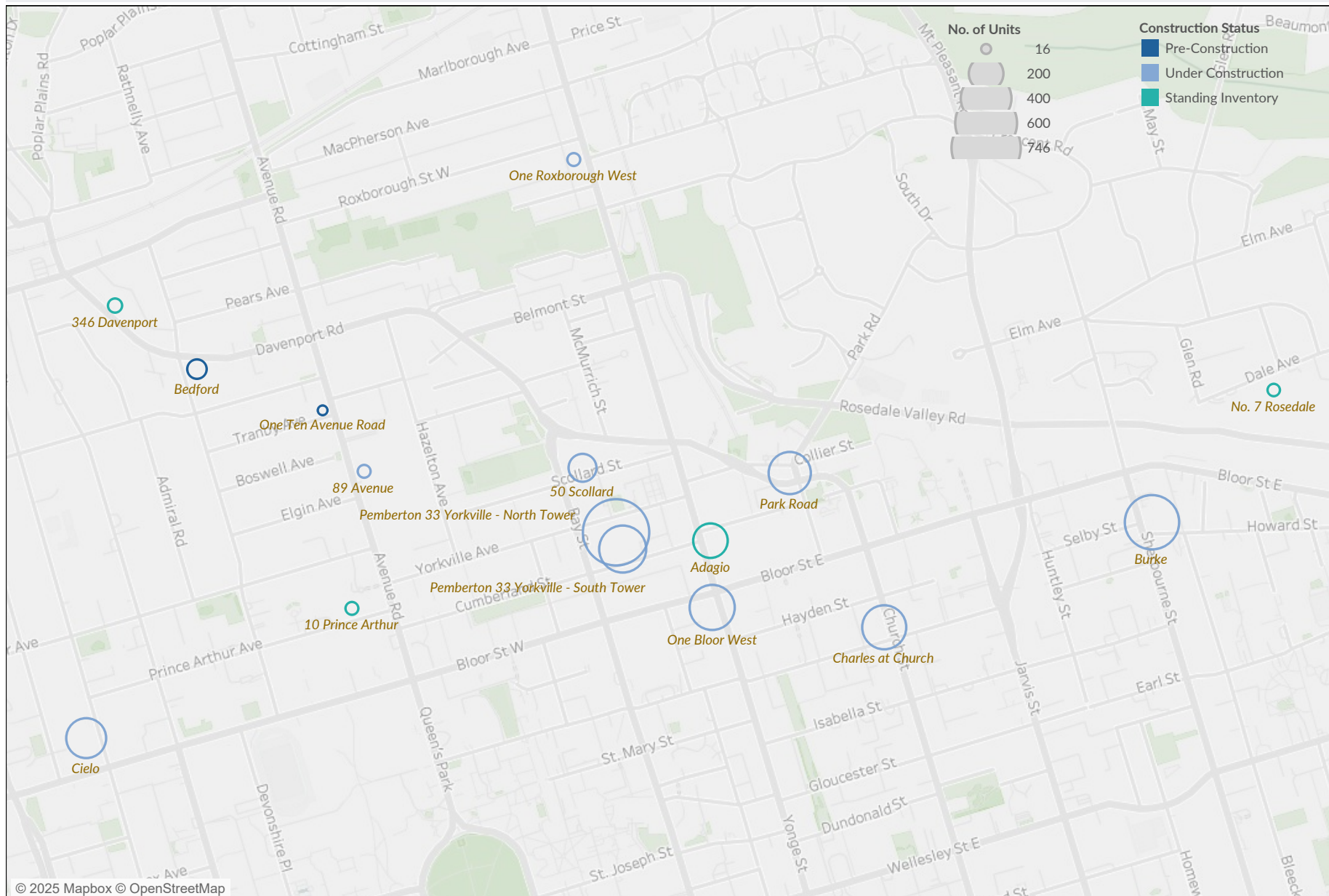


Post Launch Absorption: Bloor - Yorkville



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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	\$2,518
50 Scollard - Lanterra Developments	Apartment	November 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	0	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	November 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	11	5	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	4	130	746	\$2,155	\$2,306
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	5	59	375	\$2,249	\$2,253

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Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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