



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

Data as of October 2025

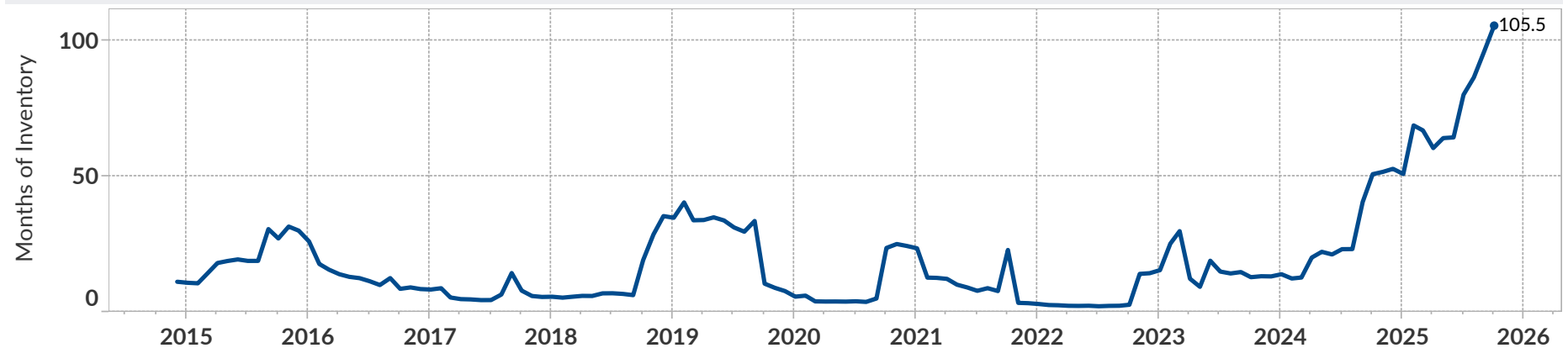


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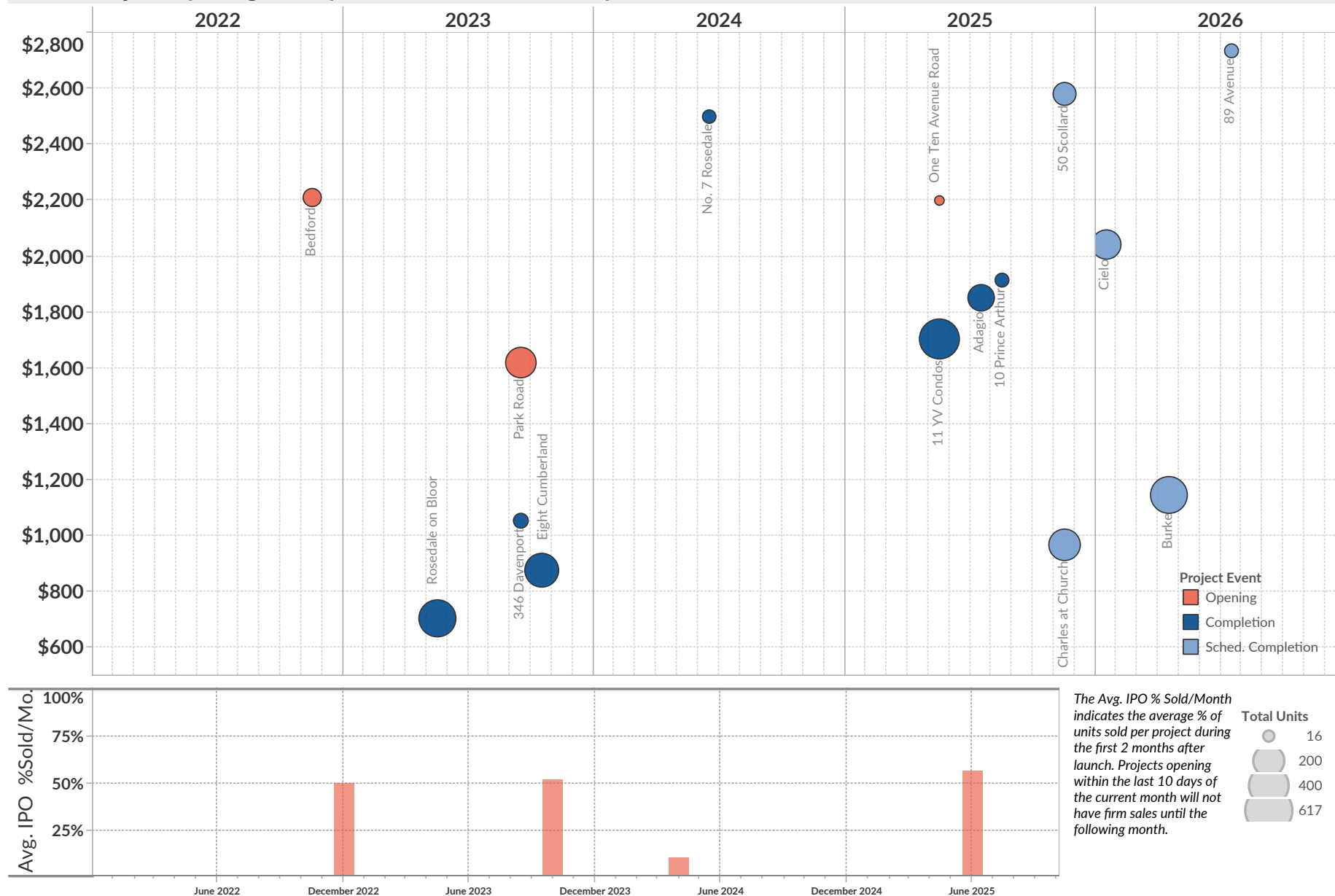
Bloor - Yorkville		GTA
Distinct count of Site Name	16	319
No. of Units	3,425	82,111
Total Sales	3,003	66,586
Act Inv	422	15,525
Avg. \$/sf		\$1,384
Avg. Project \$/SF		\$1,298
Avg. SF		789
Avg. \$		\$1,092,381
Current Month Sales	2	248

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



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Recent Project Openings, Completions & Scheduled Completions



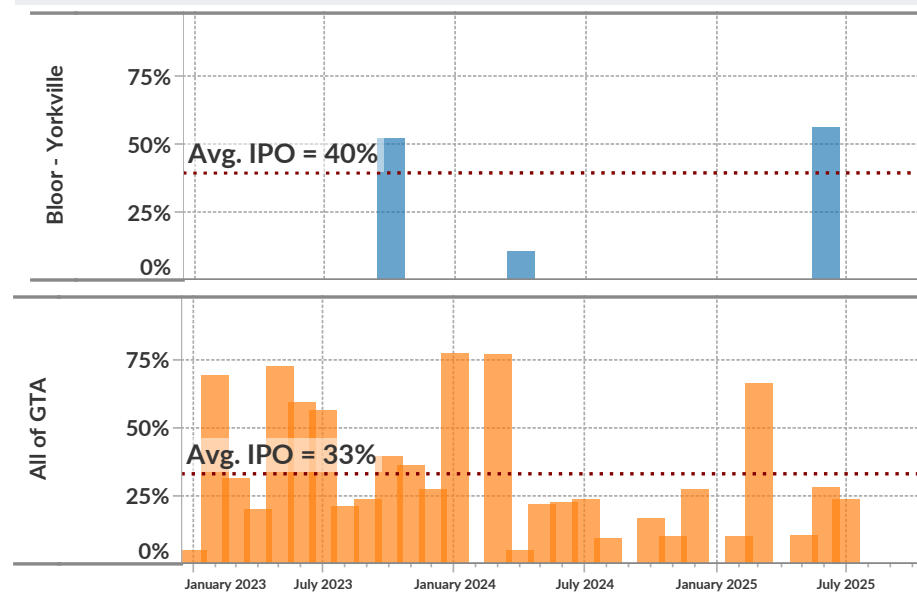
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Project Data by Unit Type

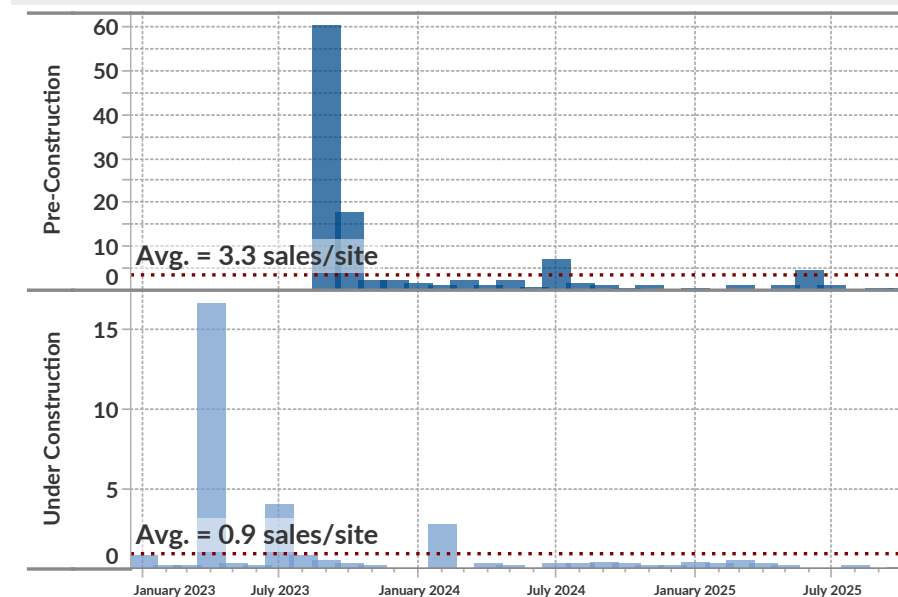
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	245	35
1 Bedroom	700	1	678	22
1 Bedroom + Den	754	0	676	78
2 Bedroom	1,148	0	987	161
2 Bedroom + Den	291	1	229	62
3 Bedroom & Up	224	0	168	56
Penthouse	20	0	18	2
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,136	331	450	\$680,900	\$958,990
\$2,181	329	515	\$701,900	\$1,164,990
\$2,184	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)

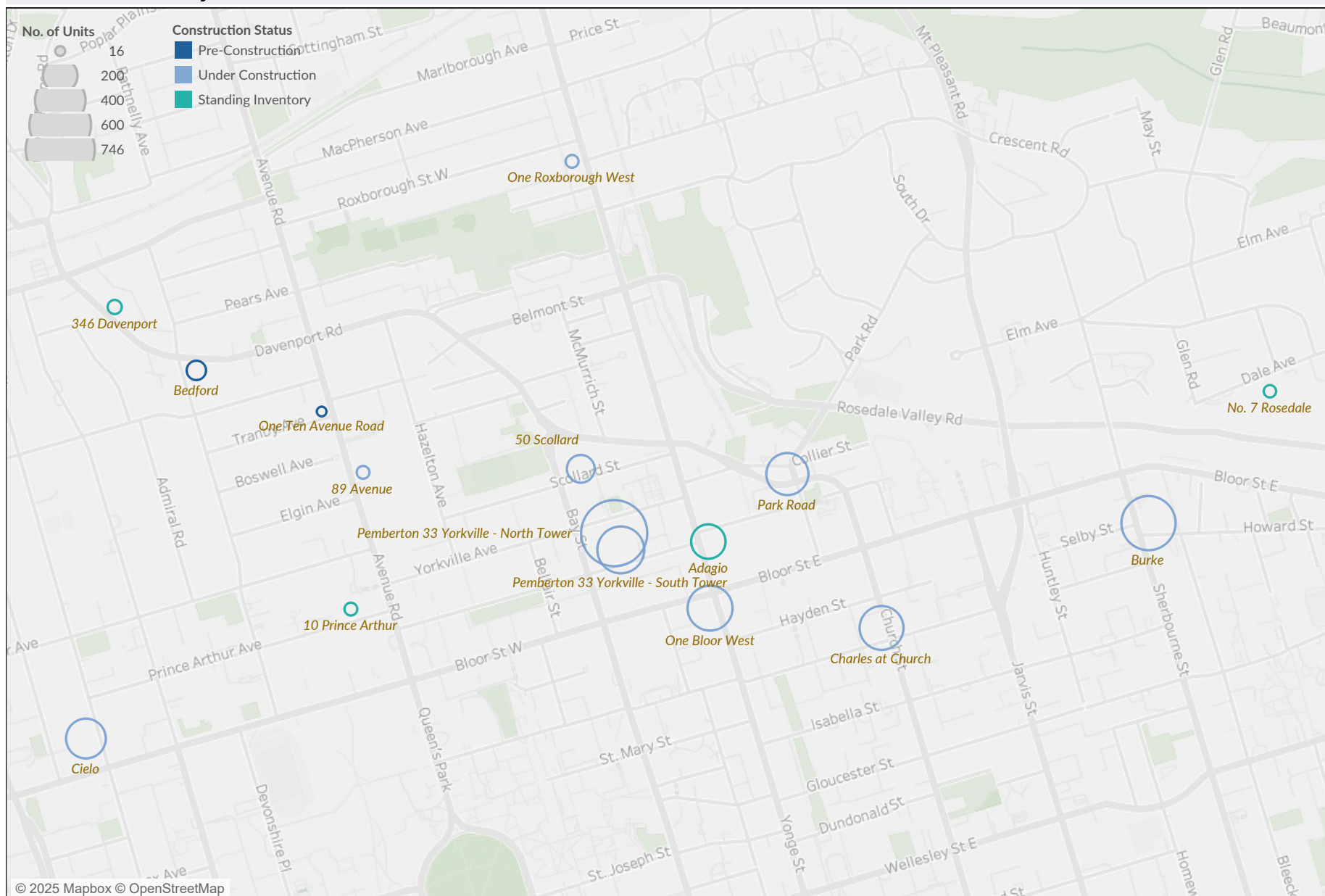


Post Launch Absorption: Bloor - Yorkville



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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	12	4	16	\$2,200	\$2,200
Park Road - Capital Developments	Apartment	September 2027	1	9	89	302	\$1,621	\$1,832
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	2	16
Central Waterfront	2	4
Don Mills - York Mills	5	10
Downtown Core	2	6
Downtown East	3	16
Downtown West	7	20
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	9
North Toronto	4	14
North Yonge Corridor	0	8
North York East		
North York West	5	9
Not Applicable	207	165
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	2	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,003	422	\$2,348	1,002	\$2,353,840
1,838	916	\$1,642	905	\$1,485,872
1,823	262	\$1,525	936	\$1,427,623
3,687	435	\$1,865	785	\$1,464,664
4,643	863	\$1,378	736	\$1,014,656
5,949	1,096	\$1,874	957	\$1,794,730
558	7	\$1,646	814	\$1,338,757
894	198	\$1,056	798	\$842,726
4,578	631	\$1,223	661	\$807,988
2,378	307	\$1,603	919	\$1,473,744
2,349	713	\$1,622	688	\$1,115,953
1,129	539	\$1,300	759	\$985,963
26,874	8,113	\$1,141	746	\$851,287
1,917	346	\$1,364	832	\$1,134,389
419	24	\$1,550	1,708	\$2,647,813
881	165	\$1,261	663	\$835,765
2,592	336	\$1,311	837	\$1,096,703
1,074	152	\$2,168	1,301	\$2,819,861



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