

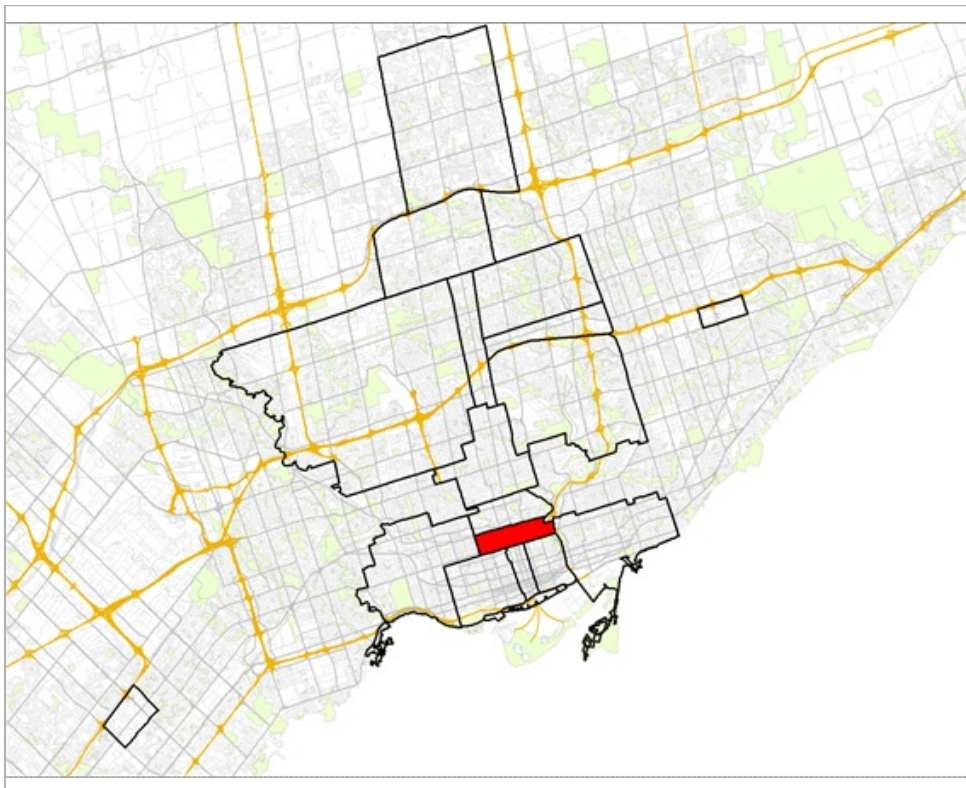


Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of November 2025

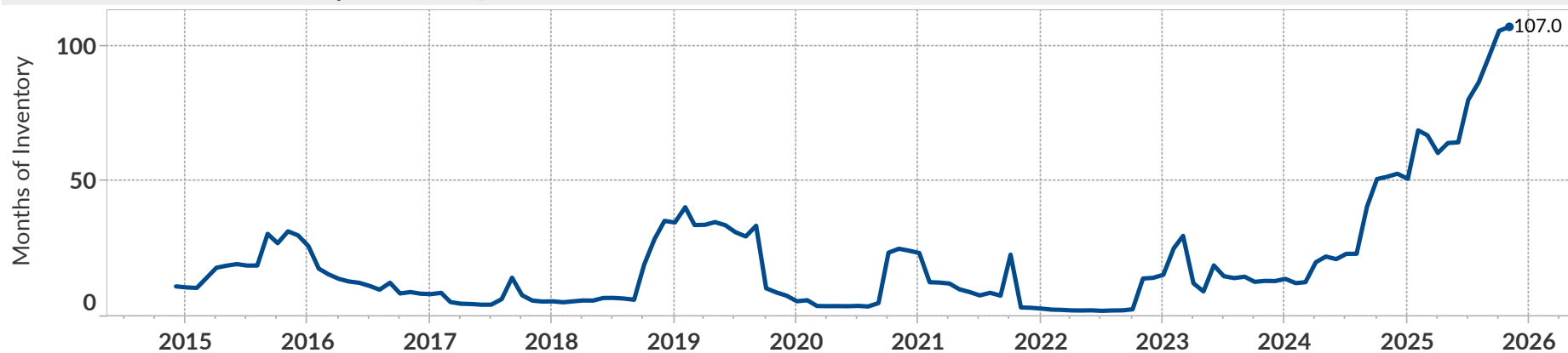


Bloor - Yorkville Submarket Report - November 2025



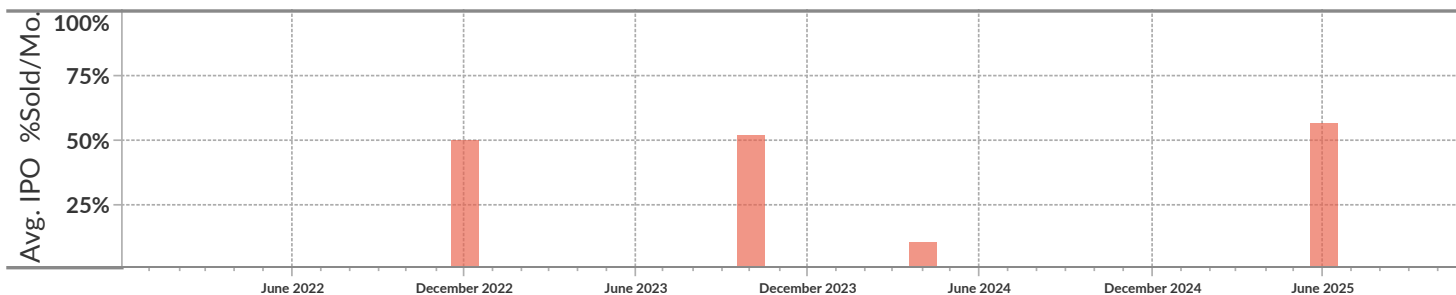
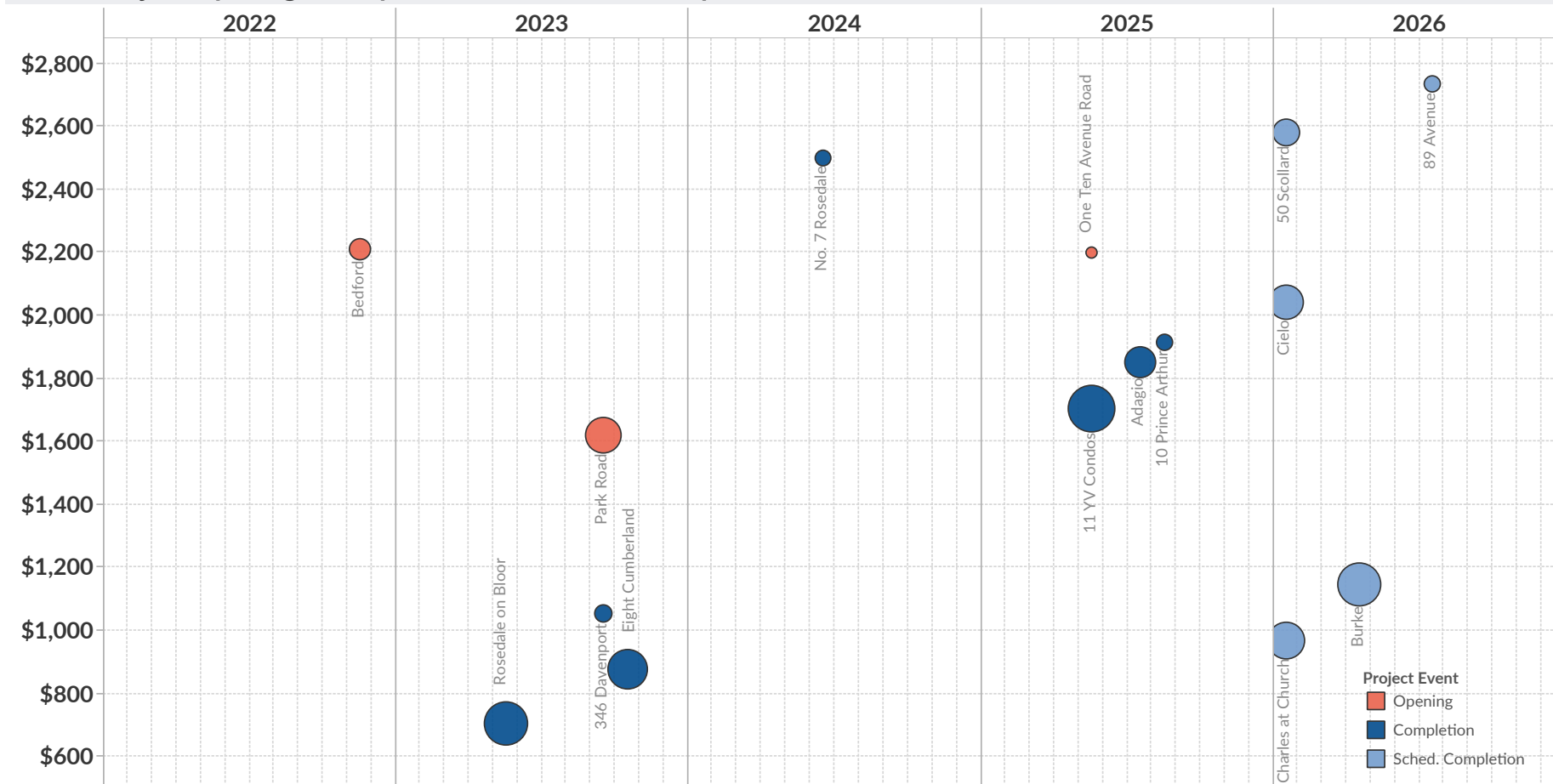
Bloor - Yorkville		GTA
Distinct count of Site Name	16	317
No. of Units	3,425	81,810
Total Sales	3,006	66,418
Act Inv	419	15,392
Avg. \$/sf		\$1,375
Avg. Project \$/SF		\$1,290
Avg. SF		788
Avg. \$		\$1,083,722
Current Month Sales		165

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

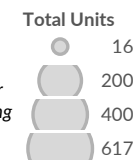


Bloor - Yorkville Submarket Report - November 2025

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.



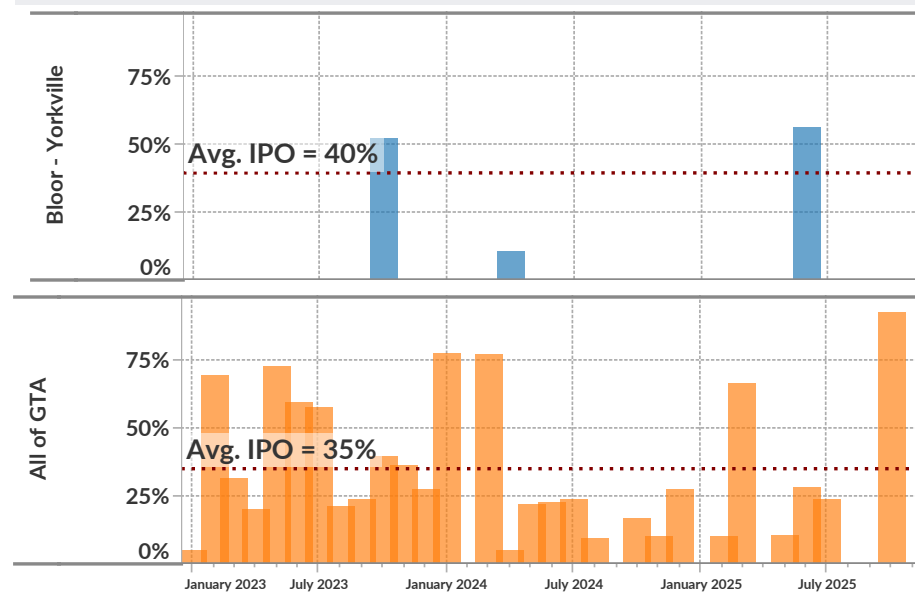
Bloor - Yorkville Submarket Report - November 2025

Project Data by Unit Type

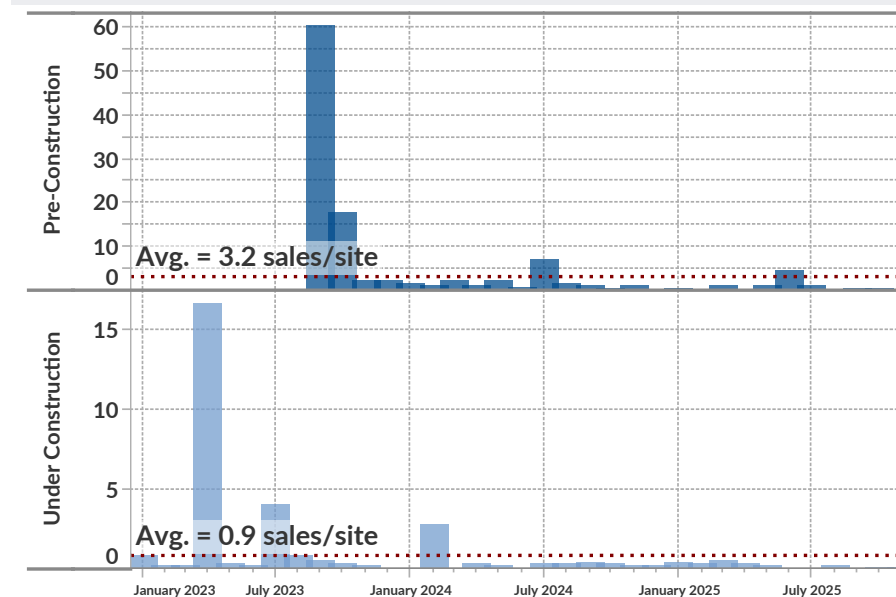
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	0	245	35
1 Bedroom	700	0	678	22
1 Bedroom + Den	754	1	677	77
2 Bedroom	1,148	0	987	161
2 Bedroom + Den	291	1	230	61
3 Bedroom & Up	224	0	168	56
Penthouse	20	0	18	2
Other	4	1	2	2

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
\$2,189	466	1,293	\$832,900	\$3,525,900
\$2,212	560	2,768	\$1,014,900	\$8,200,000
\$2,434	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
\$3,622	2,646	3,814	\$6,695,000	\$16,700,000

IPO Launch Performance (first 2 months)

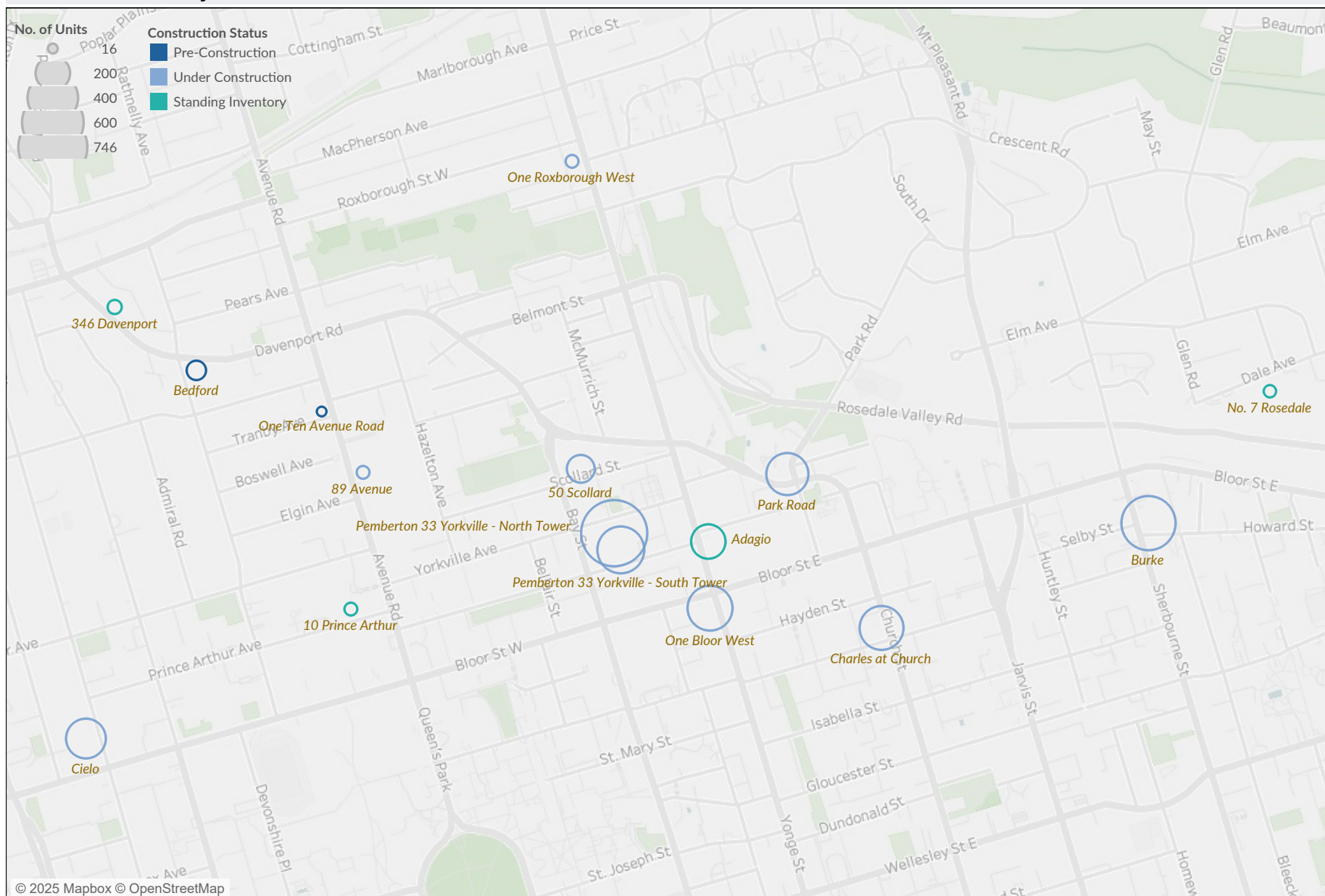


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - November 2025

Current Active Projects



Bloor - Yorkville Submarket Report - November 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	2	2	4	28	\$1,915	\$2,518
50 Scollard - Lanterra Developments	Apartment	January 2026	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	January 2026	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	0	12	4	16	\$2,200	\$2,200
Park Road - Capital Developments	Apartment	September 2027	1	10	88	302	\$1,621	\$1,833
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

Bloor - Yorkville Submarket Report - November 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	16
Central Waterfront	0	4
Don Mills - York Mills	3	10
Downtown Core	0	6
Downtown East	1	16
Downtown West	2	19
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	1	8
North York East		
North York West	4	9
Not Applicable	138	164
Scarborough City Centre		
Sheppard Corridor	0	8
Thornhill	0	2
Toronto East	3	5
Toronto West	8	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,006	419	\$2,348	996	\$2,337,249
1,838	916	\$1,642	905	\$1,485,872
1,827	258	\$1,426	912	\$1,299,813
3,687	435	\$1,865	785	\$1,464,664
4,644	862	\$1,378	737	\$1,015,041
5,938	1,056	\$1,875	941	\$1,763,955
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,578	631	\$1,223	661	\$807,988
2,379	306	\$1,596	912	\$1,456,142
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,300	759	\$986,752
26,687	8,050	\$1,132	748	\$847,048
1,917	346	\$1,346	834	\$1,123,103
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,600	328	\$1,301	840	\$1,092,905
1,074	152	\$2,168	1,301	\$2,819,861



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