

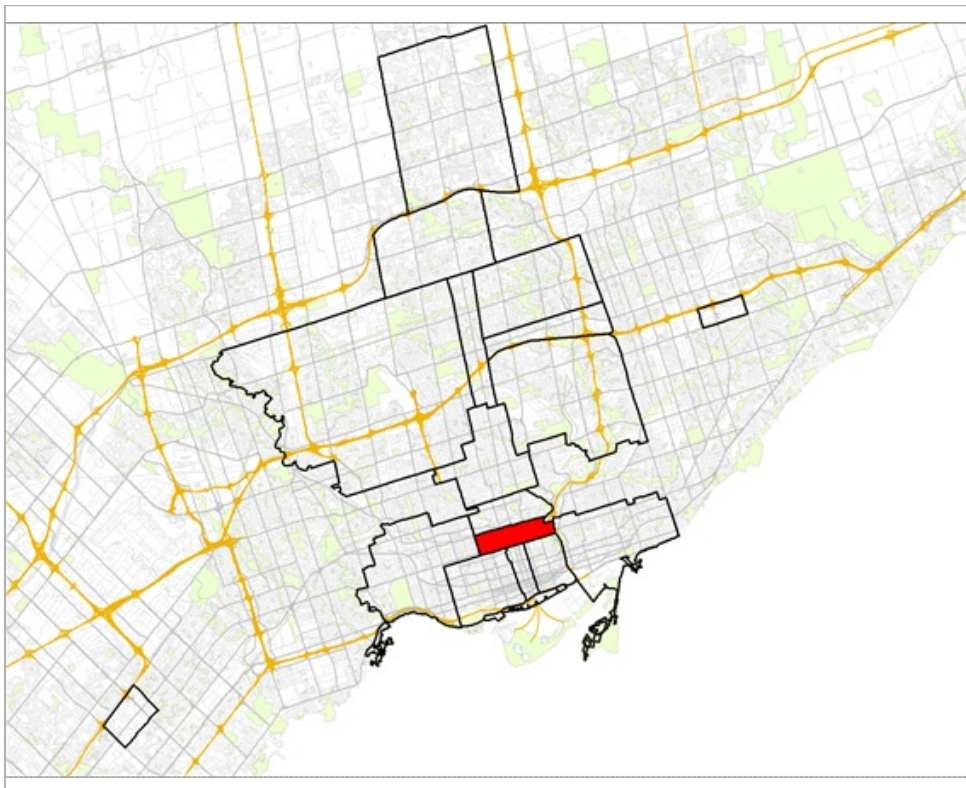


Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of March 2026

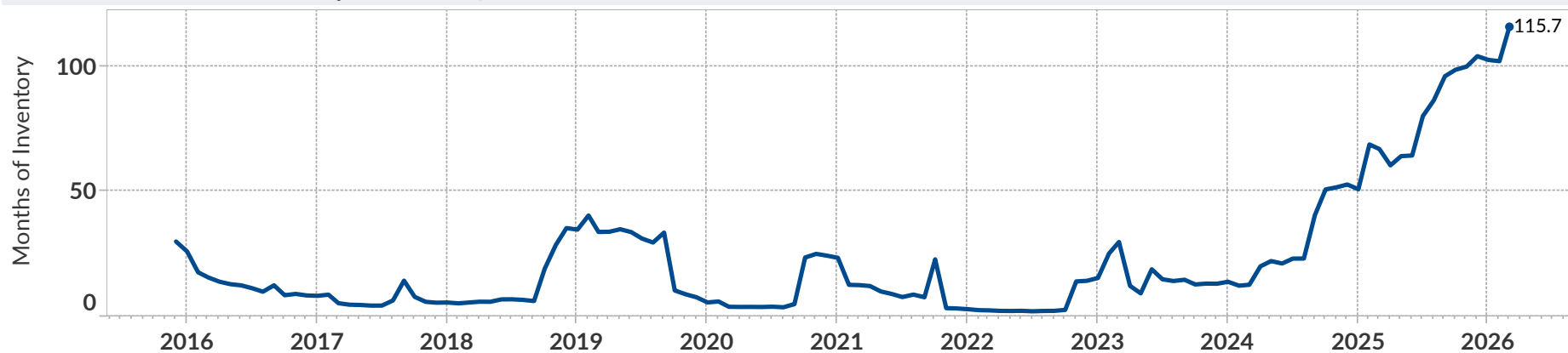


Bloor - Yorkville Submarket Report - March 2026



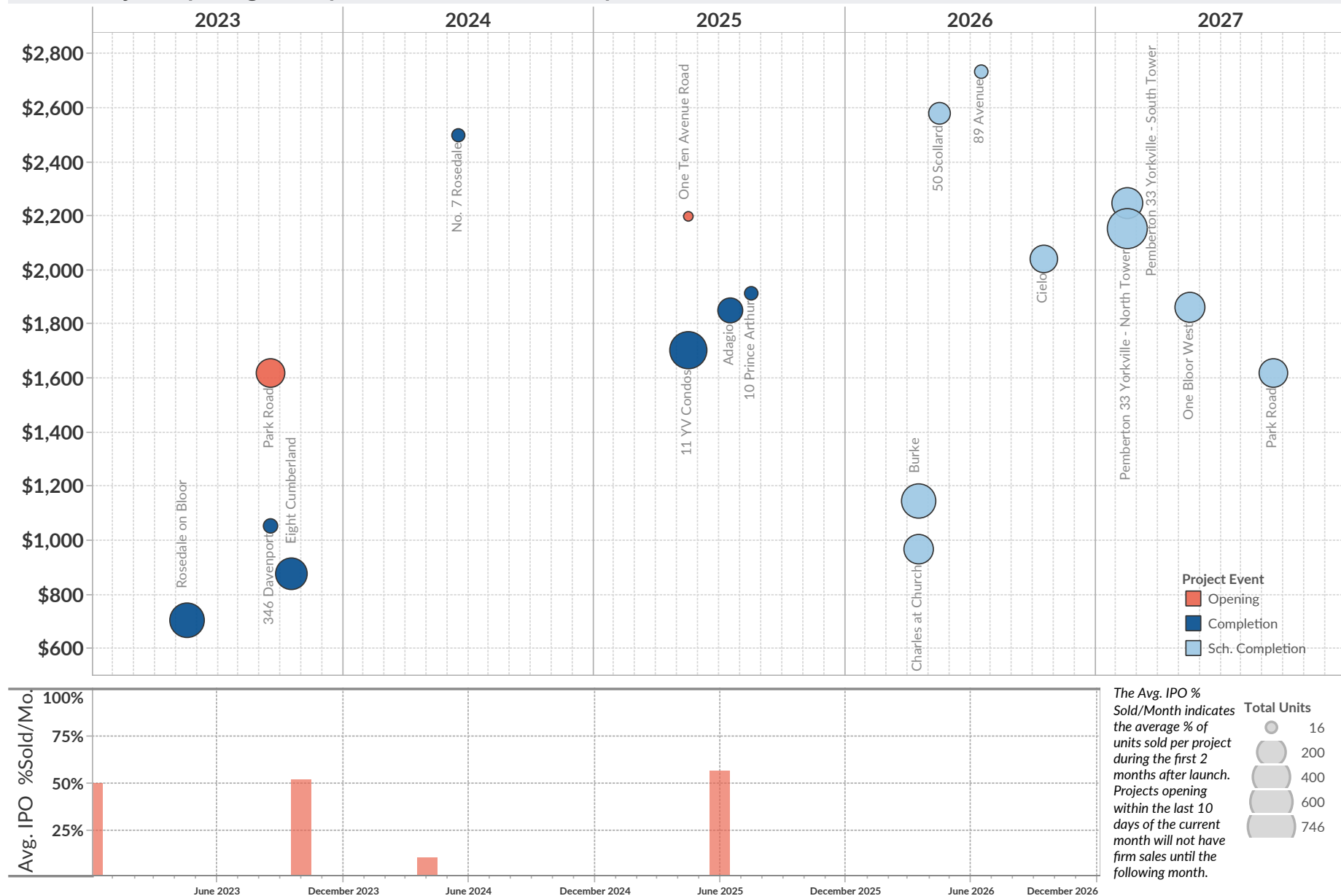
Bloor - Yorkville		GTA
Distinct count of Site Name	15	305
No. of Units	3,391	79,030
Total Sales	2,986	65,304
Act Inv	405	13,726
Avg. \$/sf		\$1,367
Avg. Project \$/SF		\$1,290
Avg. SF		801
Avg. \$		\$1,095,159
Current Month Sales		263

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



Bloor - Yorkville Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



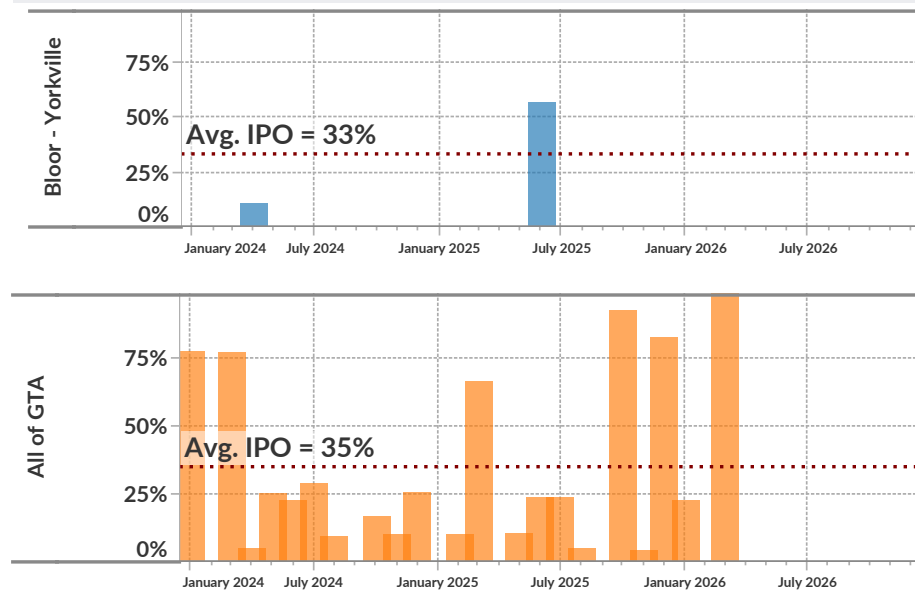
Bloor - Yorkville Submarket Report - March 2026

Project Data by Unit Type

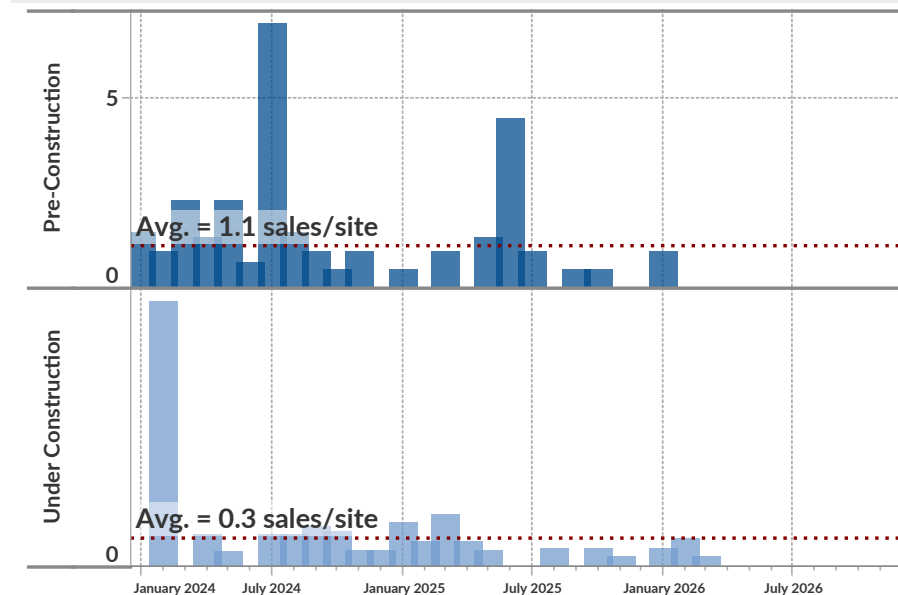
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	1	249	31
1 Bedroom	700	0	679	21
1 Bedroom + Den	754	0	678	76
2 Bedroom	1,136	1	979	157
2 Bedroom + Den	272	0	213	59
3 Bedroom & Up	224	0	169	55
Penthouse	17	0	16	1
Other	4	0	2	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,140	331	450	\$680,900	\$958,990
\$2,141	438	515	\$800,900	\$1,164,990
\$2,218	503	1,293	\$912,900	\$3,659,900
\$2,312	560	2,768	\$1,094,900	\$8,200,000
\$2,472	823	3,306	\$1,295,900	\$10,700,000
\$2,218	973	5,190	\$1,393,900	\$19,990,000
\$1,333	1,554	1,554	\$2,071,900	\$2,071,900
\$3,622	2,646	3,814	\$6,695,000	\$16,700,000

IPO Launch Performance (first 2 months)

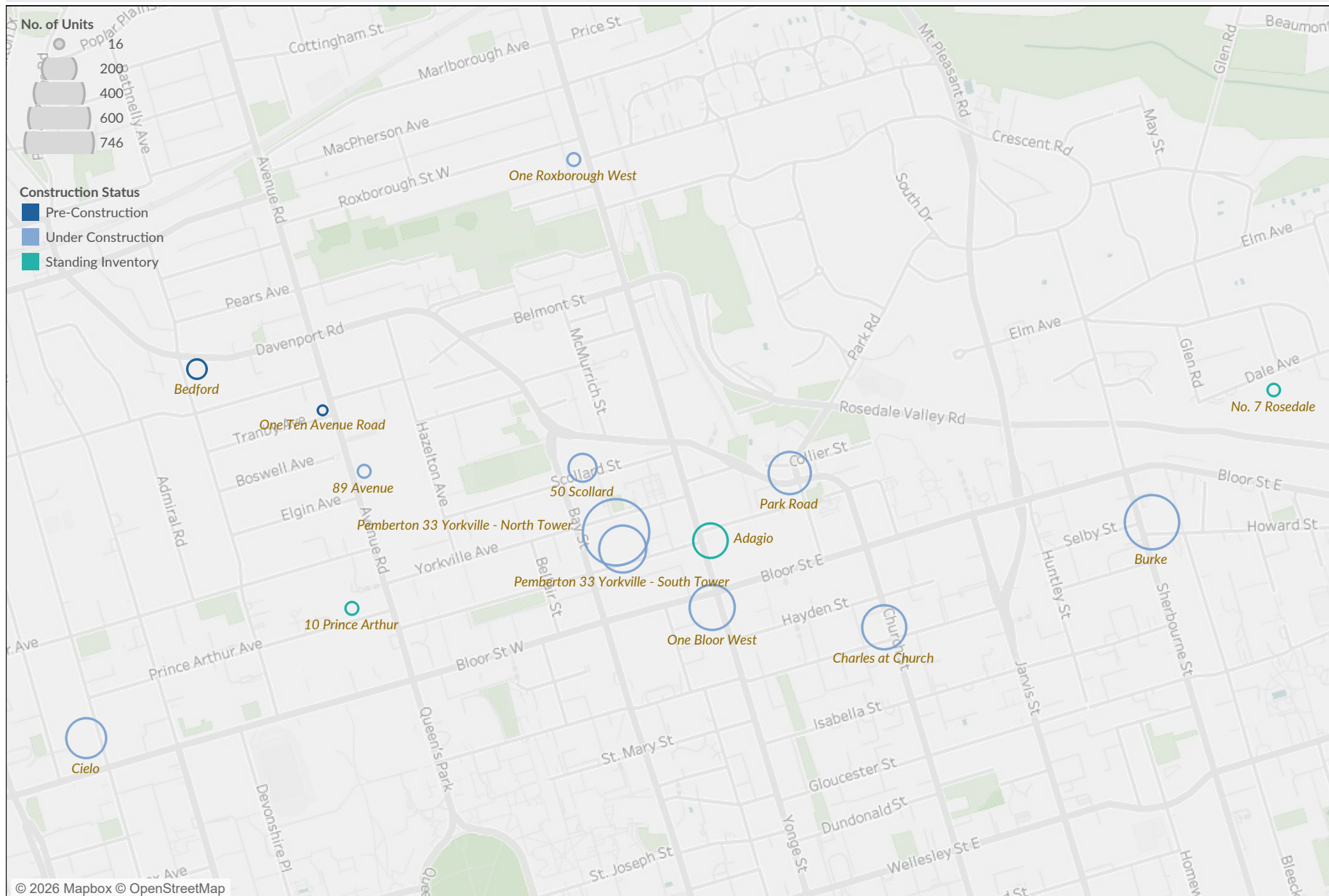


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - March 2026

Current Active Projects



Bloor - Yorkville Submarket Report - March 2026



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	4	28	\$1,915	\$2,518
50 Scollard - Lanterra Developments	Apartment	May 2026	0	0	22	132	\$2,581	\$2,923
89 Avenue - Armour Heights Developments	Apartment	July 2026	0	0	7	28	\$2,735	\$4,148
Adagio - Menkes	Apartment	July 2025	1	1	51	202	\$1,852	\$1,906
Bedford - Burnac Corporation	Apartment	October 2028	0	2	17	64	\$2,211	\$2,265
Burke - Concert Properties	Apartment	April 2026	0	0	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	April 2026	0	0	0	329	\$969	\$1,048
Cielo - Collecdev	Apartment	October 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	0	4	16	\$2,200	\$2,200
Park Road - Capital Developments	Apartment	September 2027	1	5	82	302	\$1,621	\$1,550
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	130	746	\$2,155	\$2,306
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	1	58	375	\$2,249	\$2,252

Bloor - Yorkville Submarket Report - March 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 3	• 9
Downtown Core	• 0	• 6
Downtown East	• 1	• 15
Downtown West	• 4	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 3	• 9
North Toronto	• 5	• 14
North Yonge Corridor	• 3	• 8
North York East		
North York West	• 5	• 7
Not Applicable	• 224	• 158
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 2	• 5
Toronto West	• 5	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,986	• 405	• \$2,312	• 1,030	• \$2,382,146
• 1,845	• 909	• \$1,642	• 908	• \$1,490,693
• 1,790	• 100	• \$1,346	• 1,345	• \$1,809,992
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,492	• 684	• \$1,333	• 743	• \$990,500
• 6,027	• 697	• \$1,943	• 1,031	• \$2,003,481
• 559	• 6	• \$1,677	• 621	• \$1,041,400
• 764	• 174	• \$1,002	• 829	• \$830,496
• 4,581	• 628	• \$1,209	• 656	• \$792,836
• 2,331	• 291	• \$1,605	• 899	• \$1,442,696
• 2,415	• 686	• \$1,606	• 679	• \$1,091,380
• 760	• 509	• \$1,305	• 747	• \$974,307
• 26,130	• 7,212	• \$1,122	• 761	• \$854,345
• 1,929	• 334	• \$1,334	• 835	• \$1,113,892
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,617	• 312	• \$1,308	• 838	• \$1,096,522
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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