

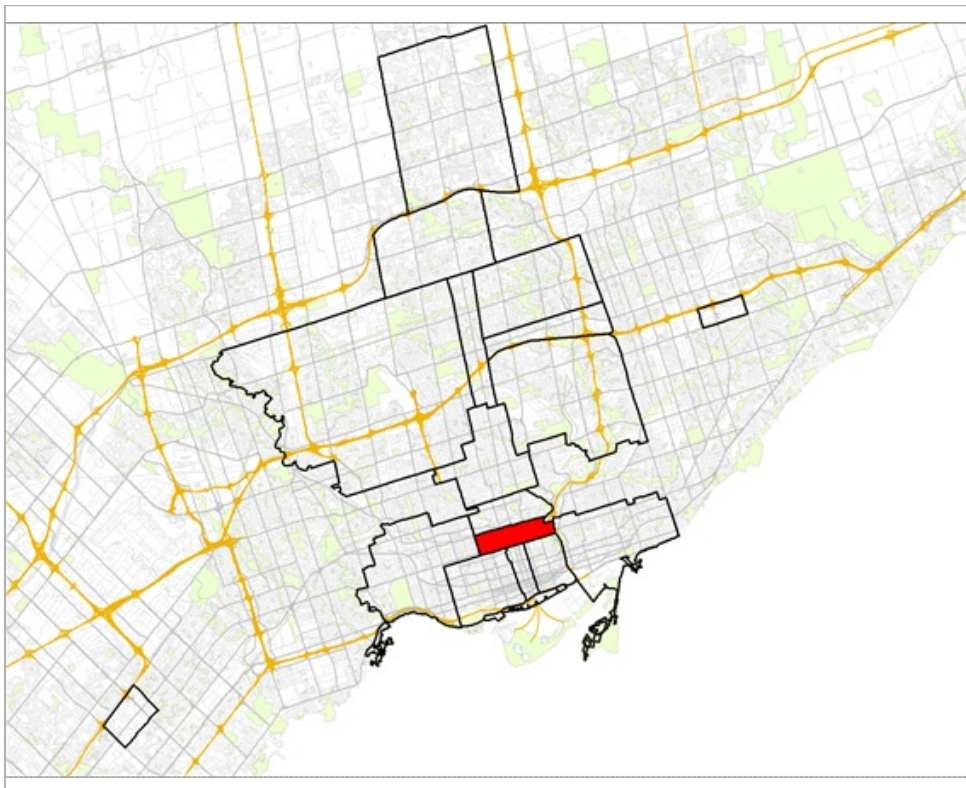


Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of April 2026

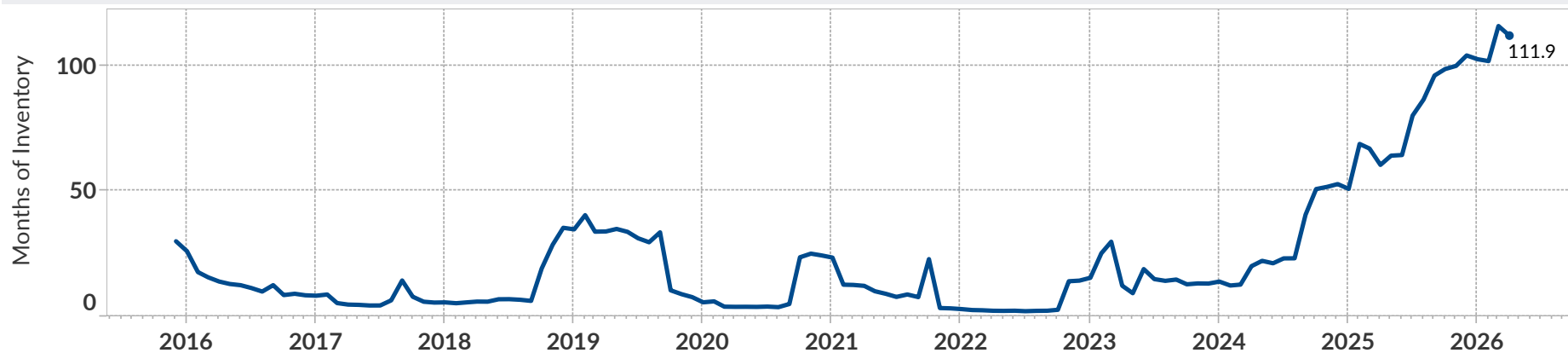


Bloor - Yorkville Submarket Report - April 2026



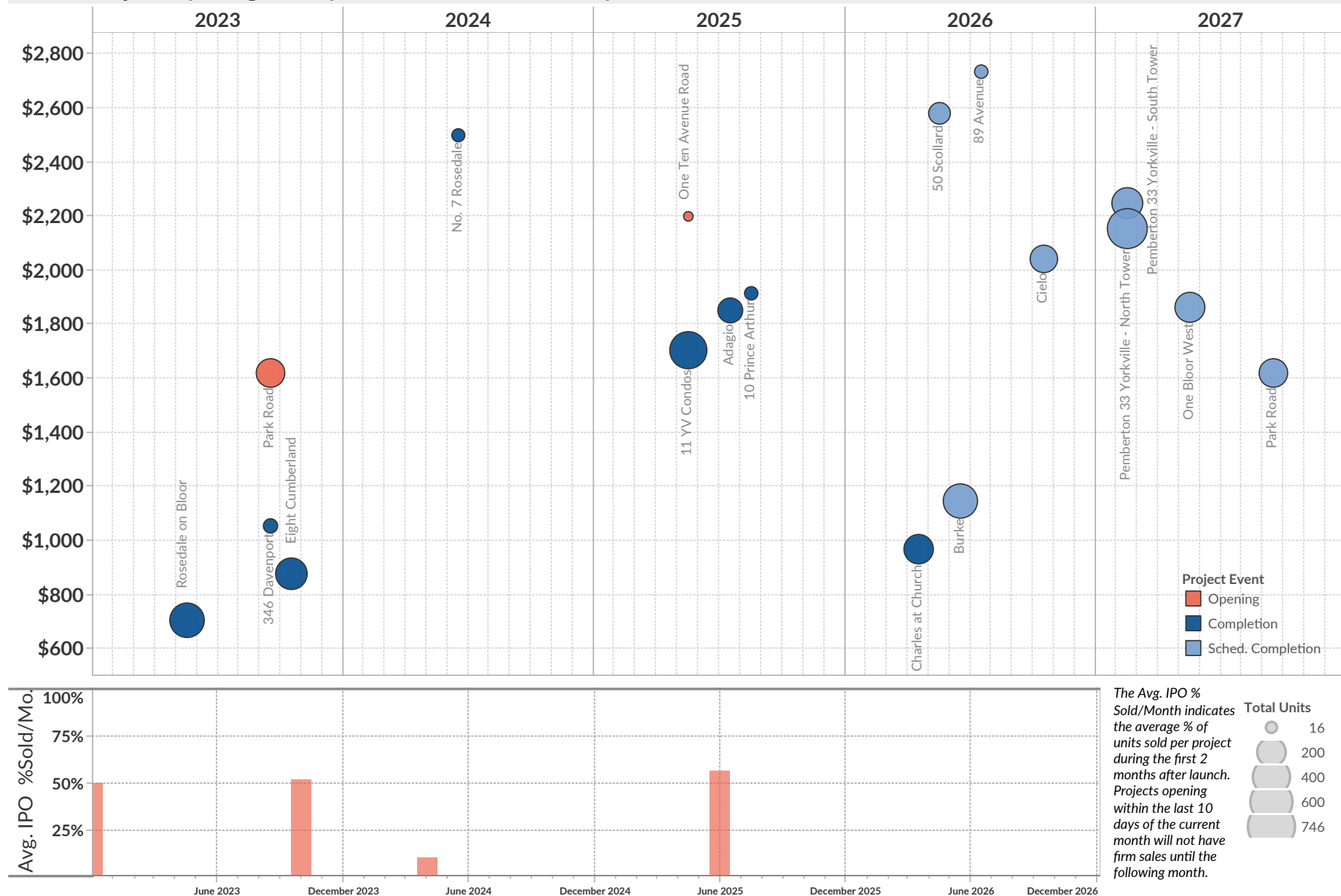
Bloor - Yorkville		GTA
Distinct count of Site Name	15	300
No. of Units	3,391	78,131
Total Sales	2,990	64,800
Act Inv	401	13,331
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,287
Avg. SF		803
Avg. \$		\$1,098,394
Current Month Sales		199

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



Bloor - Yorkville Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



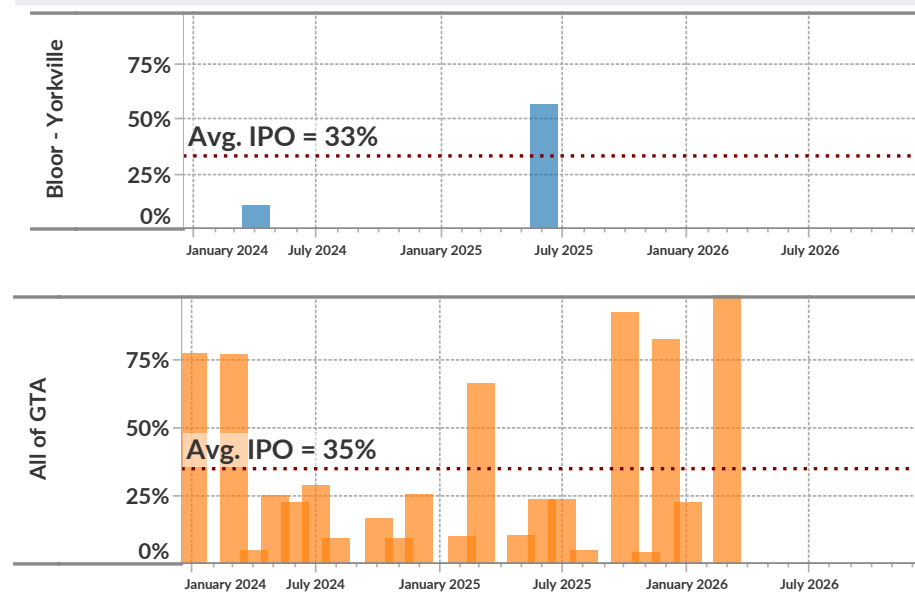
Bloor - Yorkville Submarket Report - April 2026

Project Data by Unit Type

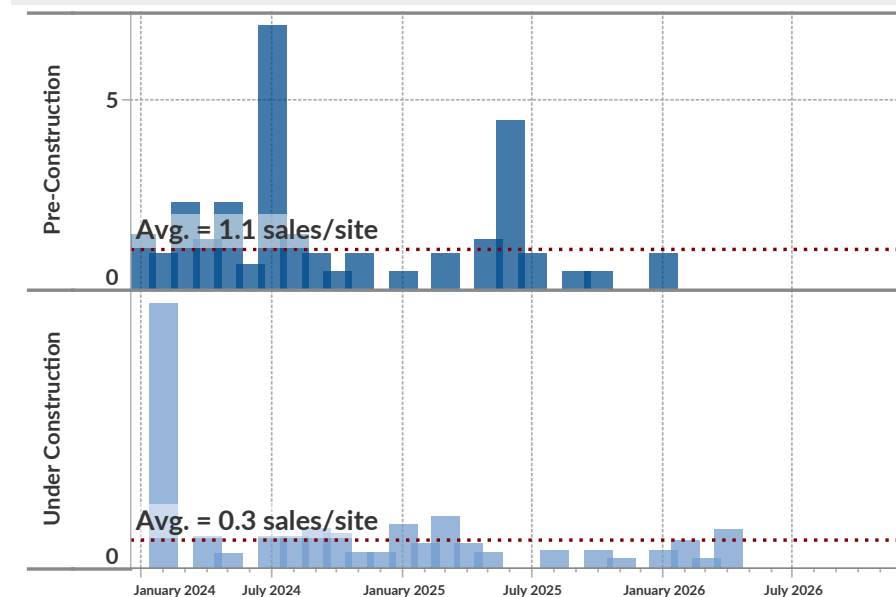
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	1	250	30
1 Bedroom	700	0	679	21
1 Bedroom + Den	754	0	678	76
2 Bedroom	1,136	1	980	156
2 Bedroom + Den	272	1	214	58
3 Bedroom & Up	224	1	170	54
Penthouse	17	0	16	1
Other	4	0	2	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,138	360	450	\$680,900	\$958,990
\$2,141	438	515	\$800,900	\$1,164,990
\$2,218	503	1,293	\$912,900	\$3,659,900
\$2,314	560	2,768	\$1,094,900	\$8,200,000
\$2,481	823	3,306	\$1,295,900	\$10,700,000
\$2,232	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)

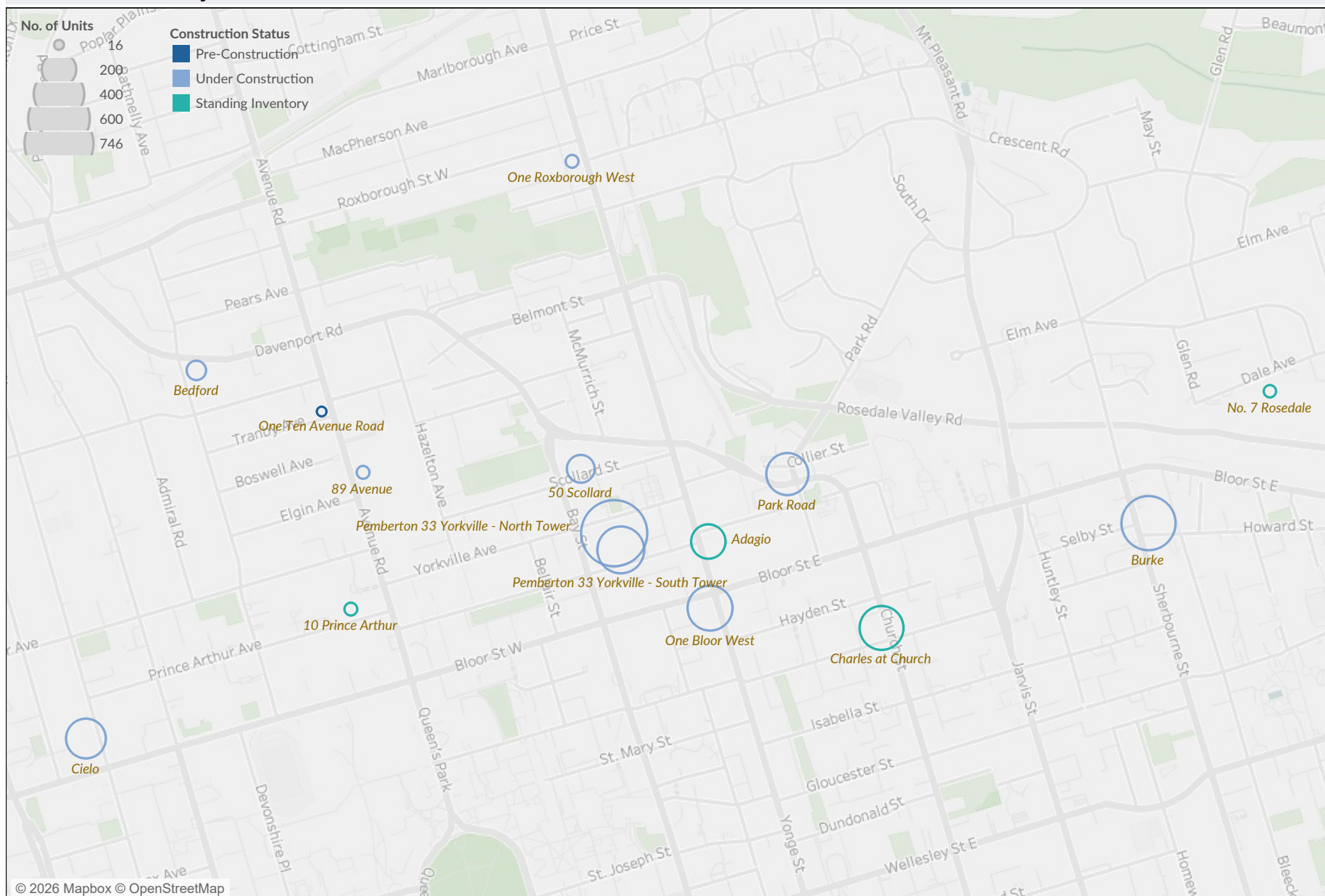


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2026

Current Active Projects



Bloor - Yorkville Submarket Report - April 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	0	1	51	202	\$1,852	\$1,906
Bedford - Burnac Corporation	Apartment	October 2028	2	4	15	64	\$2,211	\$2,280
Burke - Concert Properties	Apartment	June 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	2	7	80	302	\$1,621	\$1,551
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 - April 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	2	4
Don Mills - York Mills	3	9
Downtown Core	1	6
Downtown East	1	15
Downtown West	3	19
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	3
Mississauga City Centre	9	9
North Toronto	1	14
North Yonge Corridor	2	8
North York East		
North York West	6	7
Not Applicable	163	153
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	0	2
Toronto East	0	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,990	401	\$2,318	1,028	\$2,381,629
1,847	907	\$1,642	909	\$1,492,084
1,794	98	\$1,334	1,348	\$1,797,430
3,690	432	\$1,864	788	\$1,469,228
4,493	683	\$1,334	743	\$990,951
6,030	694	\$1,944	1,033	\$2,009,061
560	5	\$1,678	610	\$1,023,850
764	174	\$1,002	829	\$830,940
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,417	684	\$1,606	679	\$1,090,364
768	507	\$1,301	743	\$966,929
25,602	6,833	\$1,114	762	\$849,247
1,929	334	\$1,335	834	\$1,114,083
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,618	311	\$1,307	840	\$1,097,405
1,076	150	\$2,169	1,308	\$2,837,027



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