



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

Data as of July 2026

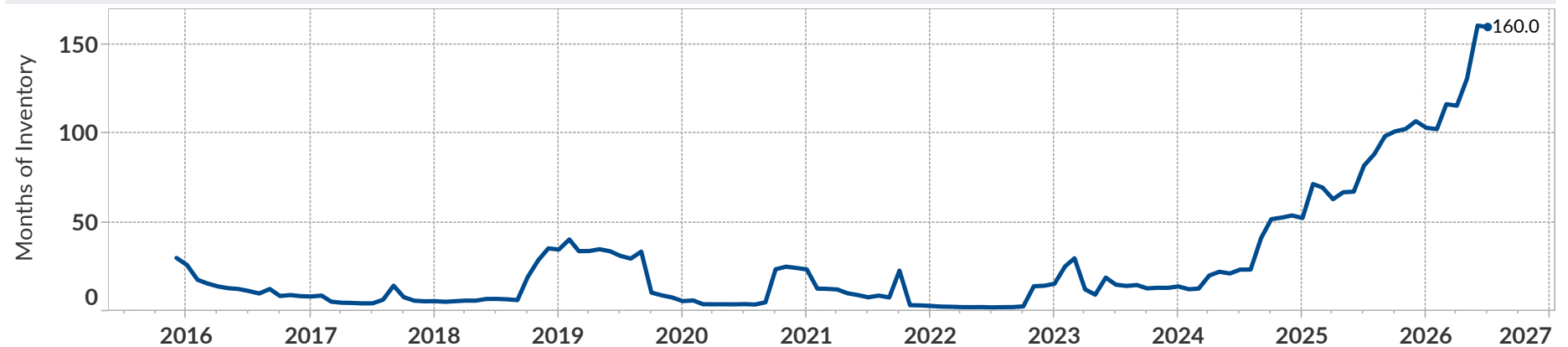


Bloor - Yorkville Submarket Report - July 2026



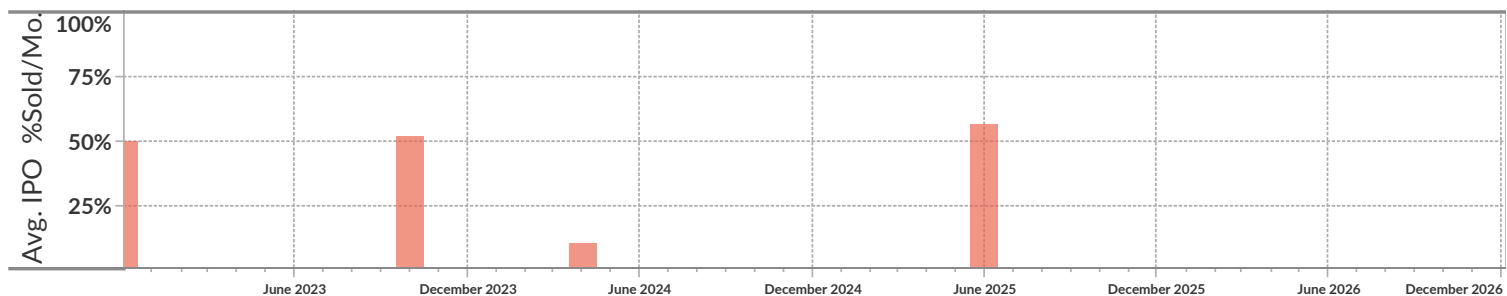
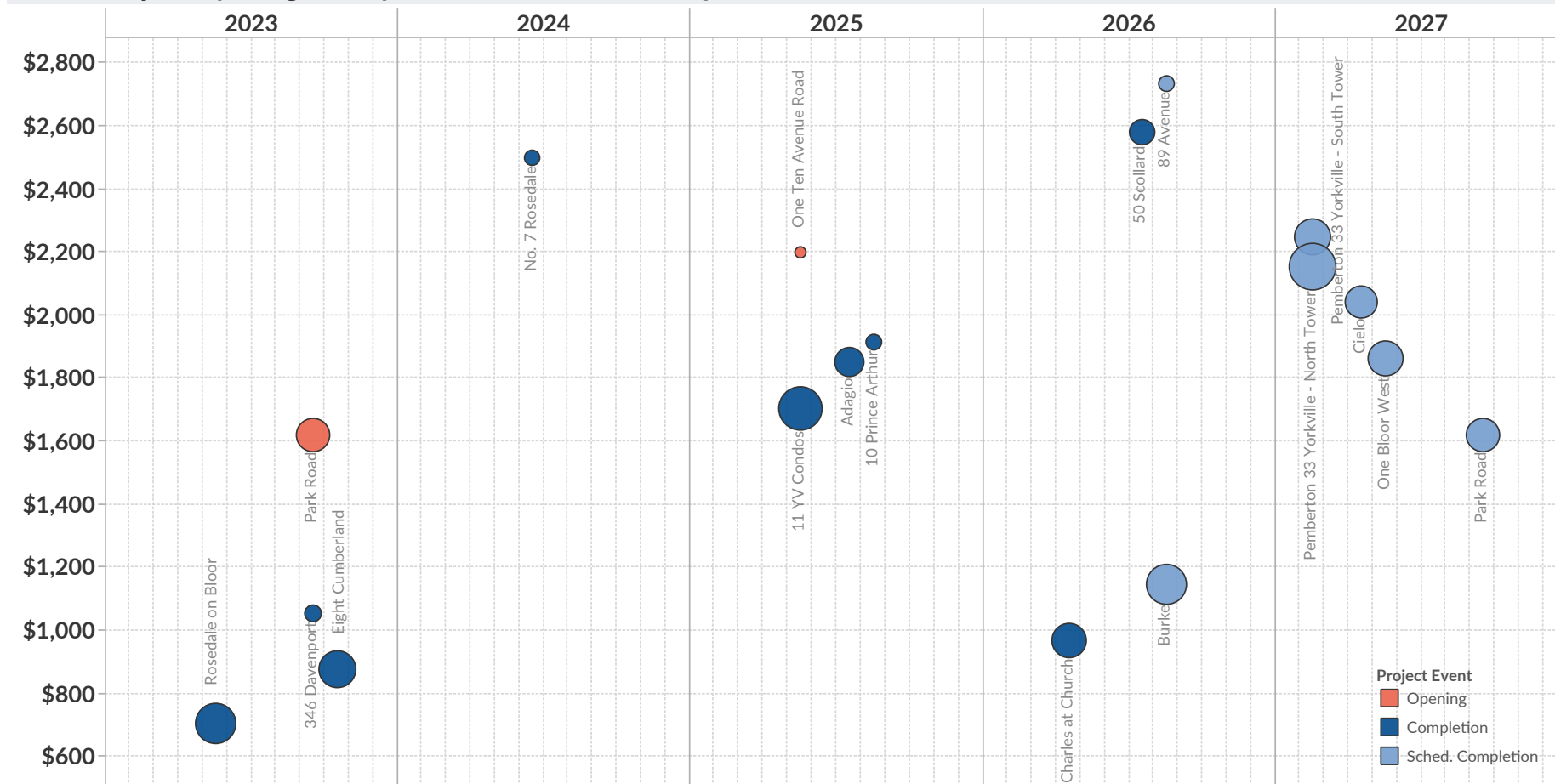
Bloor - Yorkville		GTA
Distinct count of Site Name	15	291
No. of Units	3,391	75,173
Total Sales	2,991	62,828
Act Inv	400	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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

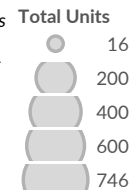


Bloor - Yorkville Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



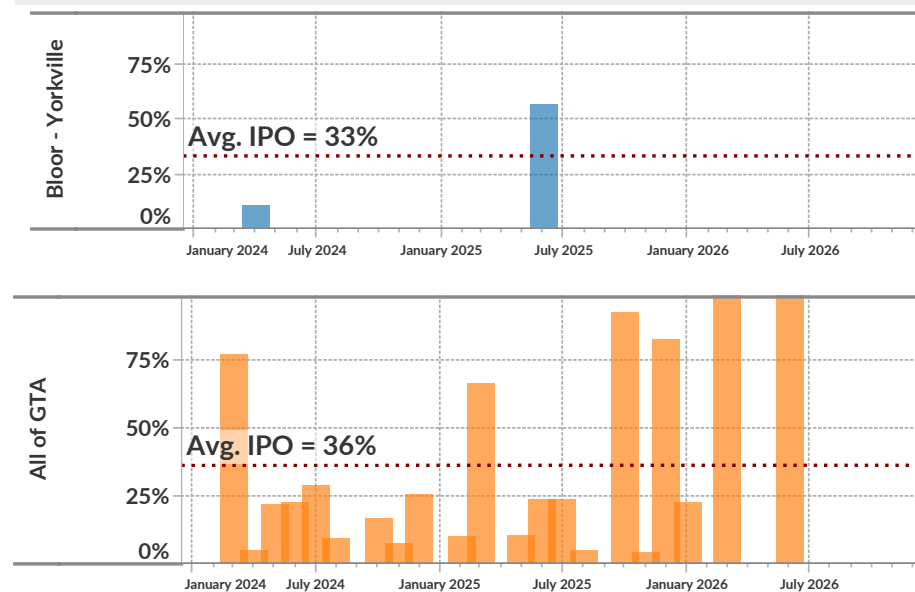
Bloor - Yorkville Submarket Report - July 2026

Project Data by Unit Type

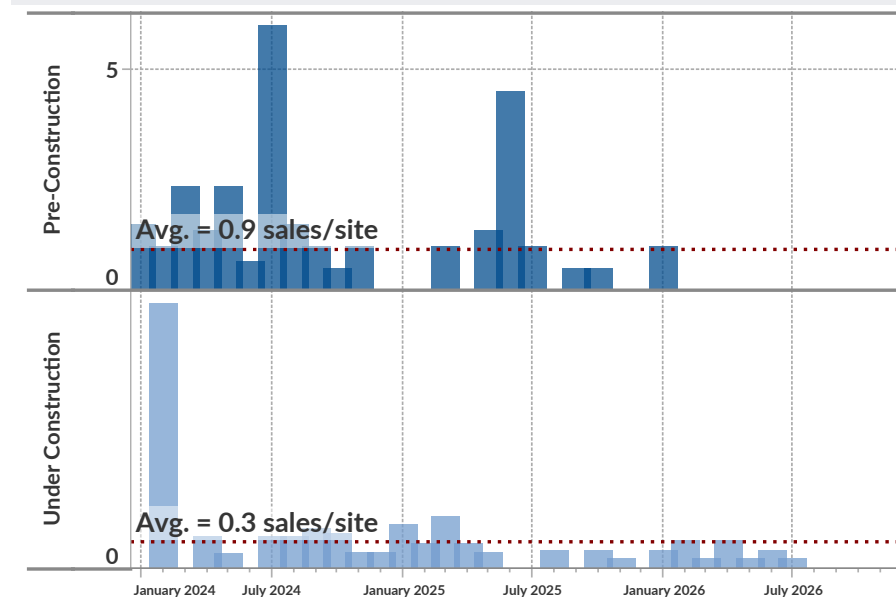
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	280	1	251	29
1 Bedroom	700	0	681	19
1 Bedroom + Den	754	1	679	75
2 Bedroom	1,136	0	981	155
2 Bedroom + Den	272	0	214	58
3 Bedroom & Up	225	0	165	60
Penthouse	17	0	16	1
Other	4	0	2	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,143	360	450	\$680,900	\$958,990
\$2,182	340	515	\$644,900	\$1,164,990
\$2,223	503	1,293	\$912,900	\$3,659,900
\$2,316	560	2,768	\$1,094,900	\$8,100,000
\$2,467	823	3,306	\$1,295,900	\$10,600,000
\$2,269	973	5,190	\$1,393,900	\$19,990,000
\$1,333	1,554	1,554	\$2,071,900	\$2,071,900
\$3,606	2,646	3,814	\$6,695,000	\$16,600,000

IPO Launch Performance (first 2 months)

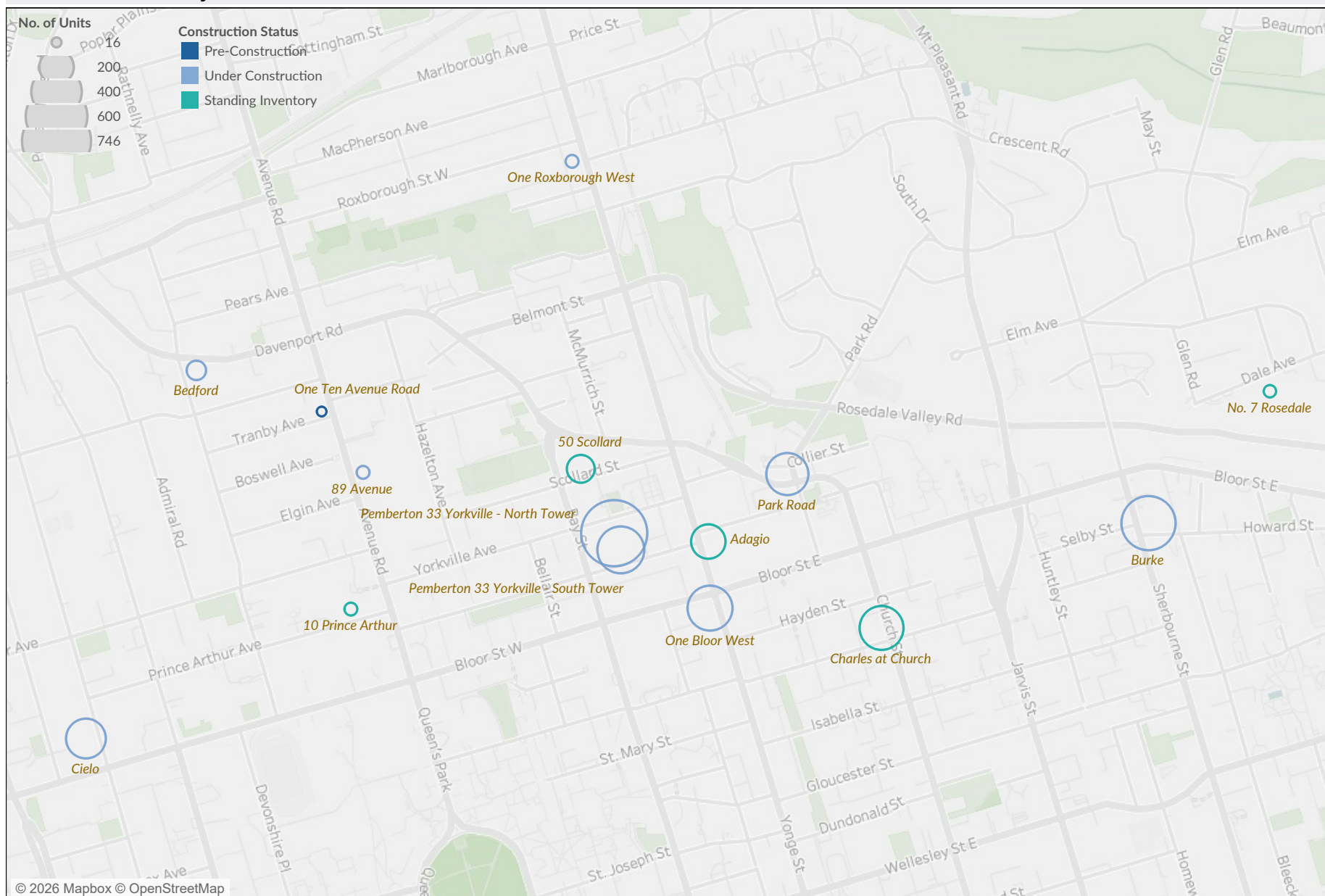


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - July 2026

Current Active Projects



Bloor - Yorkville Submarket Report - July 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	July 2026	0	0	22	132	\$2,581	\$2,923
89 Avenue - Armour Heights Developments	Apartment	August 2026	0	0	7	28	\$2,735	\$4,176
Adagio - Menkes	Apartment	July 2025	1	2	50	202	\$1,852	\$1,904
Bedford - Burnac Corporation	Apartment	October 2028	0	3	17	64	\$2,211	\$2,389
Burke - Concert Properties	Apartment	August 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	April 2027	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	9	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	11	76	302	\$1,621	\$1,533
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 - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	4	15
Downtown West	5	19
Etobicoke Waterfront		
Highway7 - Yonge	2	3
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	1	6
Not Applicable	213	147
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	1	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,991	400	\$2,329	1,030	\$2,398,125
1,852	905	\$1,701	1,006	\$1,711,201
1,800	68	\$1,515	1,367	\$2,071,875
3,693	429	\$1,865	788	\$1,469,700
4,514	663	\$1,340	736	\$987,083
5,980	744	\$1,898	1,018	\$1,930,917
777	161	\$1,036	777	\$805,168
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,838
2,447	654	\$1,610	668	\$1,074,775
746	501	\$1,260	744	\$937,295
24,657	6,008	\$1,103	761	\$839,810
1,959	268	\$1,396	837	\$1,168,075
423	30	\$1,573	1,718	\$2,701,583
891	165	\$1,216	686	\$833,692
2,639	290	\$1,321	843	\$1,114,270
1,076	150	\$2,169	1,308	\$2,837,027



Altus Group is a leading provider of commercial real estate (“CRE”) intelligence, anchored by ARGUS – the industry’s go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world’s CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com.

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively “Altus Group”). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.