

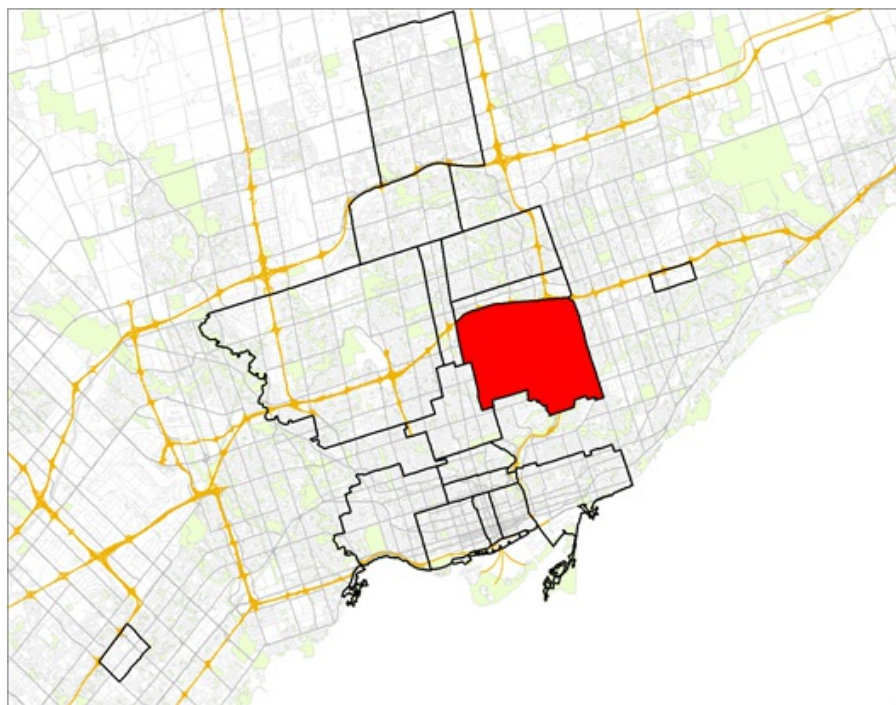


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of May 2018



Don Mills - York Mills Submarket Report - May 2018



Don Mills - York Mills		GTA
Active Projects	10	293
Total Units	2,412	73,039
Total Sales	2,194	63,694
Rem. Inv.	218	9,345
Avg. \$/SF	\$830	\$902
Avg. SF	1,309	906
Avg. \$	\$1,086,506	\$817,926
Current Month Sales (incl. active & sold out)	8	2,003

Development Applications

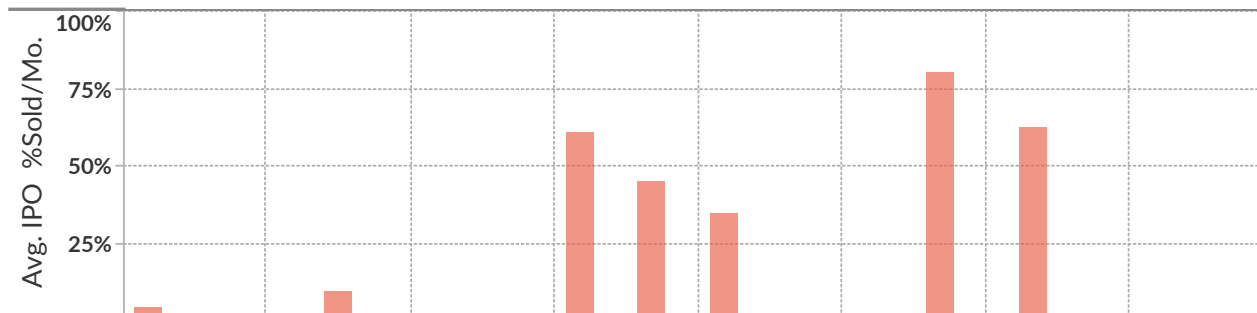
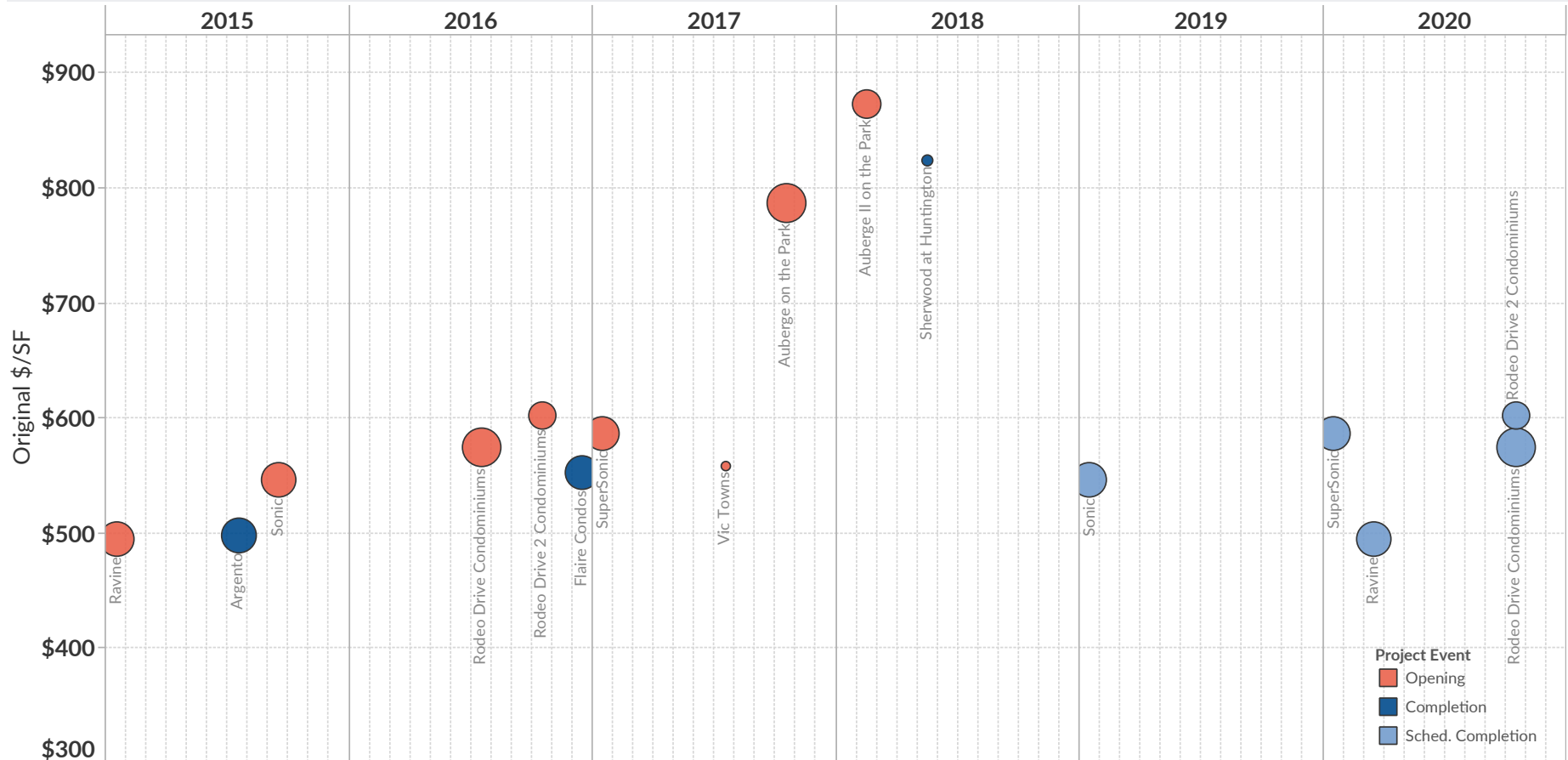
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	338
Total Units	10,393	150,769
Min. Floor Space Index	1.6	0.1
Max. Floor Space Index	5.5	44.3
Avg. Floor Space Index	3.2	7.3

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

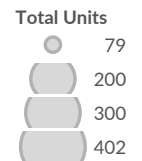


Don Mills - York Mills Submarket Report - May 2018

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.



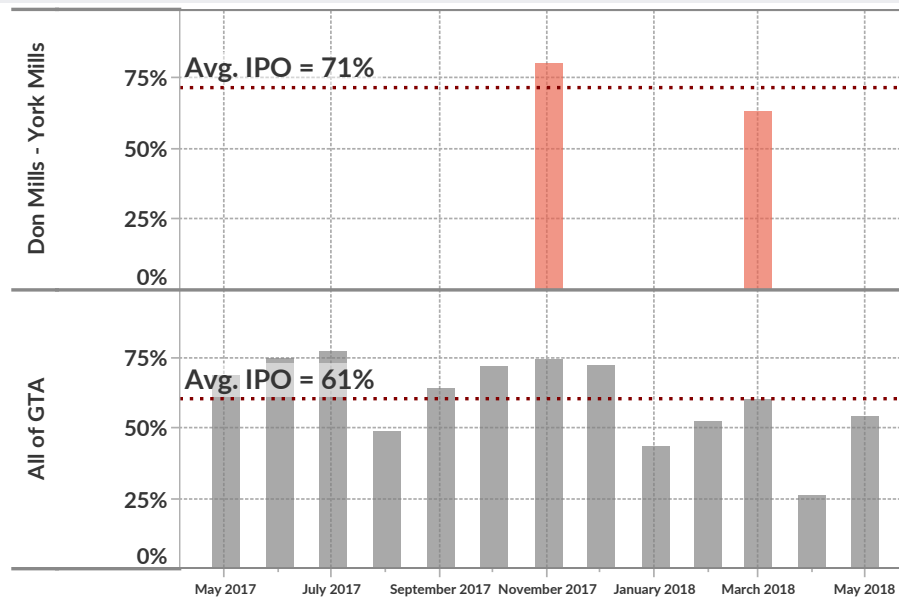
Don Mills - York Mills Submarket Report - May 2018

Project Data by Unit Type

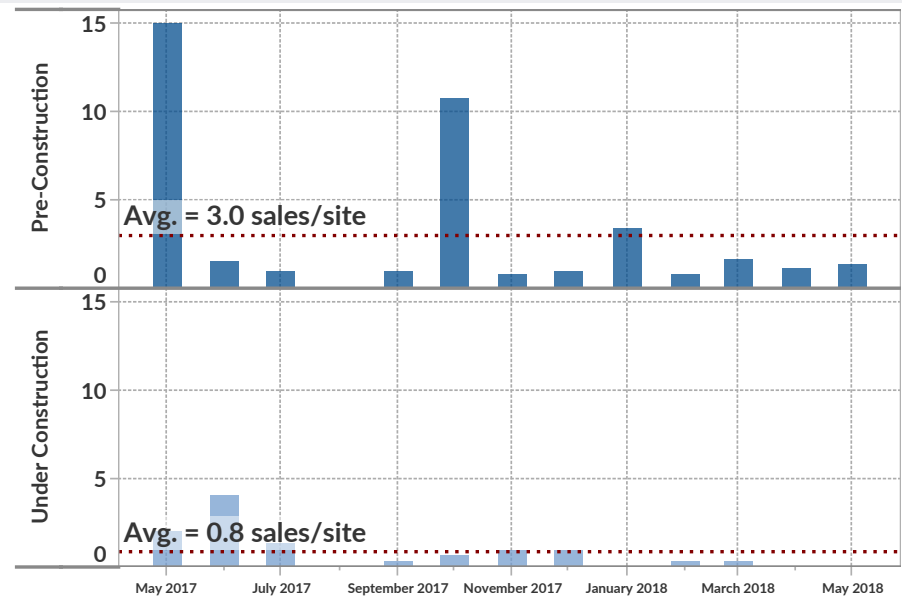
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	363	0	325	38
1 Bedroom + Den	733	1	722	11
2 Bedroom	736	3	715	21
2 Bedroom + Den	276	1	235	41
3 Bedroom & Up	210	3	137	73
Penthouse	35	0	32	3
Other	33	0	2	31

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$931	431	699	\$428,900	\$605,000
\$801	539	859	\$420,900	\$609,900
\$898	1,017	1,779	\$827,000	\$1,690,000
\$767	920	1,689	\$637,990	\$1,475,000
\$794	864	2,185	\$630,900	\$1,985,000
\$1,037	1,435	3,548	\$1,365,000	\$3,800,000
\$876	1,395	2,015	\$1,250,000	\$1,765,000

IPO Launch Performance (first 2 months)

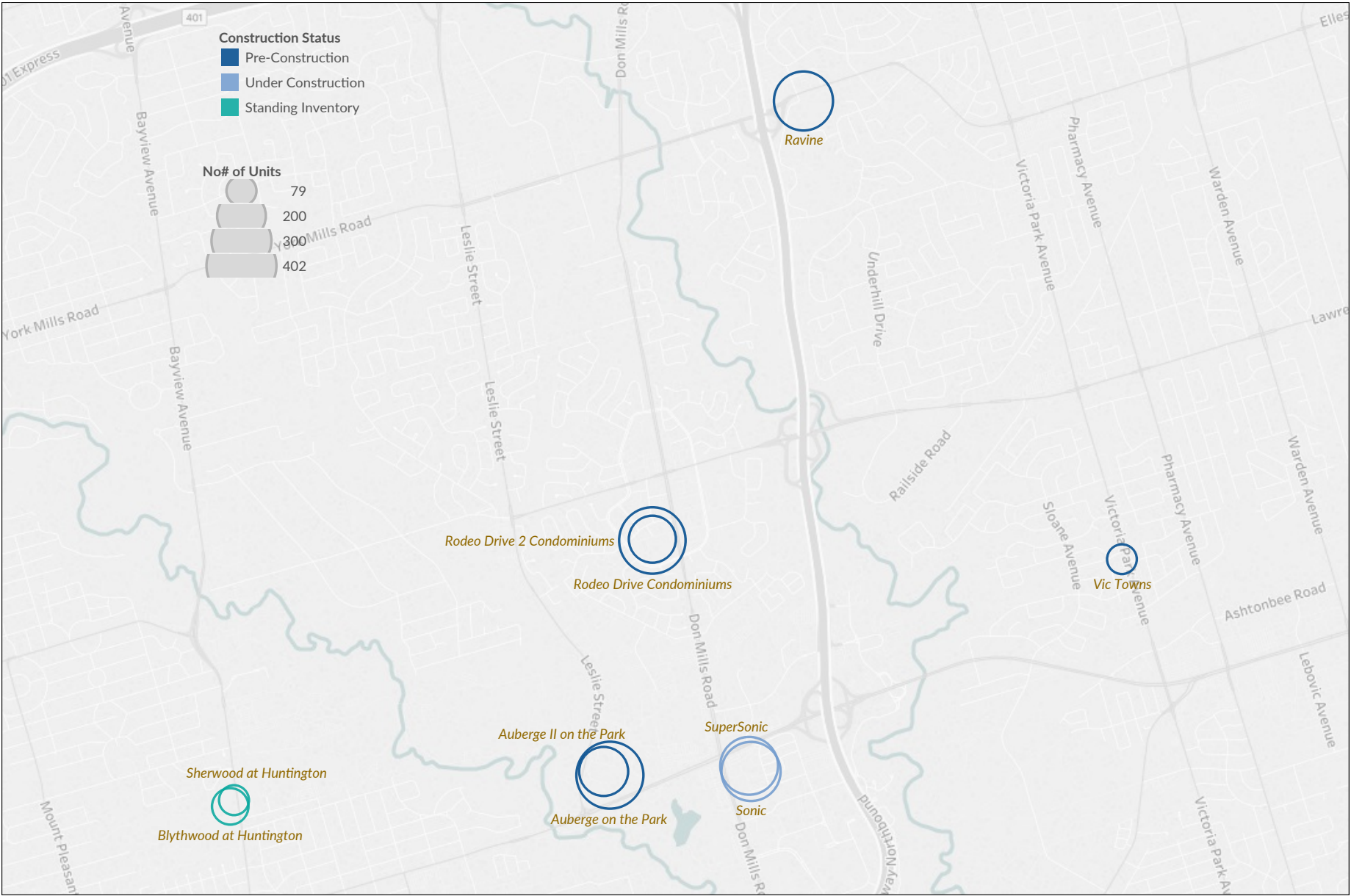


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - May 2018

Current Active Projects



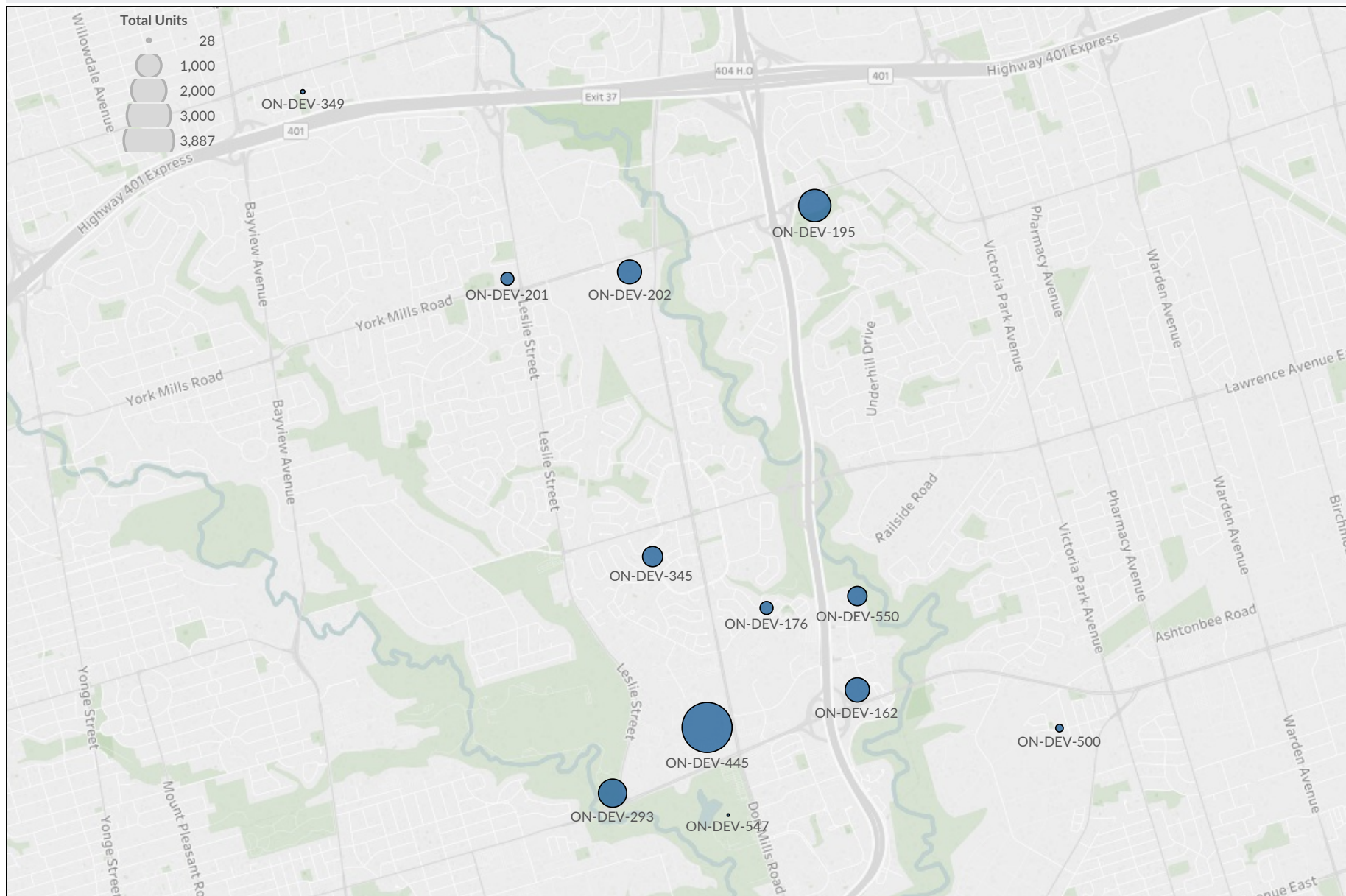
Don Mills - York Mills Submarket Report - May 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	4	143	72	215	\$873	\$889
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	3	20	55	402	\$787	\$894
Blythwood at Huntington - Tridel and Concert Properties	Apartment	May 2014	0	0	1	119	\$732	\$859
Ravine - Urban Capital Property Group and Alit Developments	Apartment	March 2020	0	0	4	312	\$495	\$680
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	3	27	198	\$603	\$928
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	1	10	395	\$575	\$922
Sherwood at Huntington - Tridel and Concert Properties	Apartment	May 2018	0	0	1	80	\$824	\$902
Sonic - Lindvest	Apartment	January 2019	0	1	14	313	\$546	\$832
SuperSonic - Lindvest	Apartment	January 2020	0	1	6	299	\$587	\$718
Vic Towns - Solotex Corporation	Stacked	January 2021	1	12	28	79	\$558	\$534

Don Mills - York Mills Submarket Report - May 2018

Current Development Applications



Don Mills - York Mills Submarket Report - May 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-162	1250 Eglinton Avenue East, 175, 181, 187 Wynford Drive	Null	3.0	913
ON-DEV-176	40 Moccasin Trail and 50 Green Belt Drive	Null	2.4	263
ON-DEV-195	35 - 53 Valley Woods Road, 1213 - 1229 York Mills Road	Null	2.9	1,610
ON-DEV-201	740 and 750 York Mills Road, 17 Farmstead Road	3	2.5	260
ON-DEV-202	865 York Mills Road	Null	5.5	892
ON-DEV-293	1095 Leslie Street	Null	5.5	1,240
ON-DEV-345	169 The Donway West	Null		633
ON-DEV-349	12 Dervock Crescent	4	2.0	28
ON-DEV-445	844 Don Mills Road	Null	1.6	3,887
ON-DEV-500	104-110 Bartley Drive	4		88
ON-DEV-547	770 Don Mills Road	52		
ON-DEV-550	10 Concorde Place	39		579

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Don Mills - York Mills Submarket Report - May 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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