



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of March 2019



Don Mills - York Mills Submarket Report - March 2019

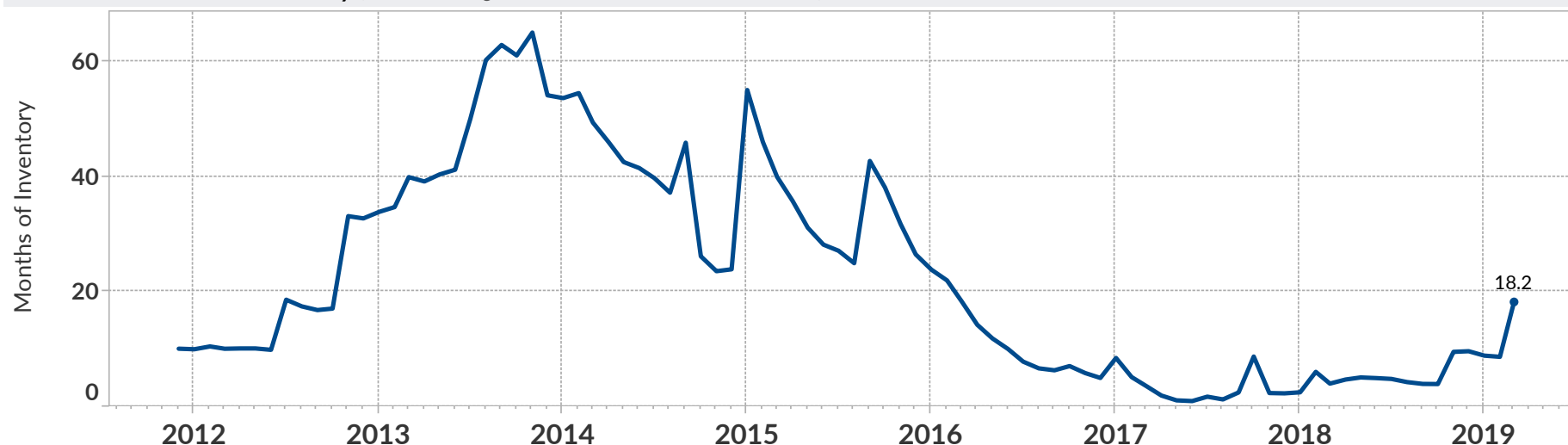


Don Mills - York Mills		GTA
Active Projects	8	329
Total Units	2,327	87,136
Total Sales	2,094	71,790
Rem. Inv.	173	11,744
Avg. \$/SF	\$866	\$968
Avg. SF	1,174	889
Avg. \$	\$1,016,259	\$860,701
Current Month Sales (incl. active & sold out)	7	1,428

Development Applications

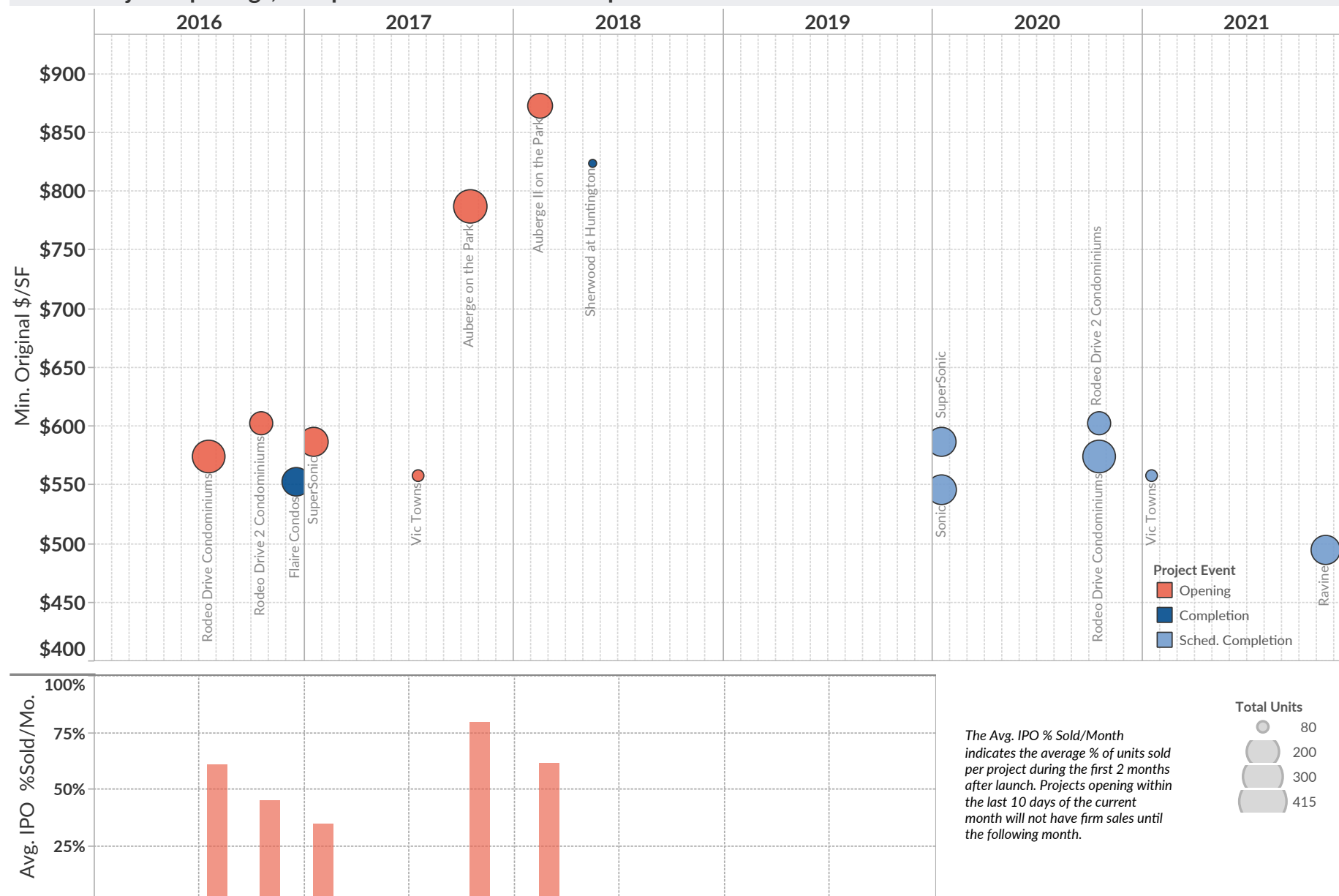
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	317
Total Units	10,877	165,657
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	32.2
Avg. Floor Space Index	2.4	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



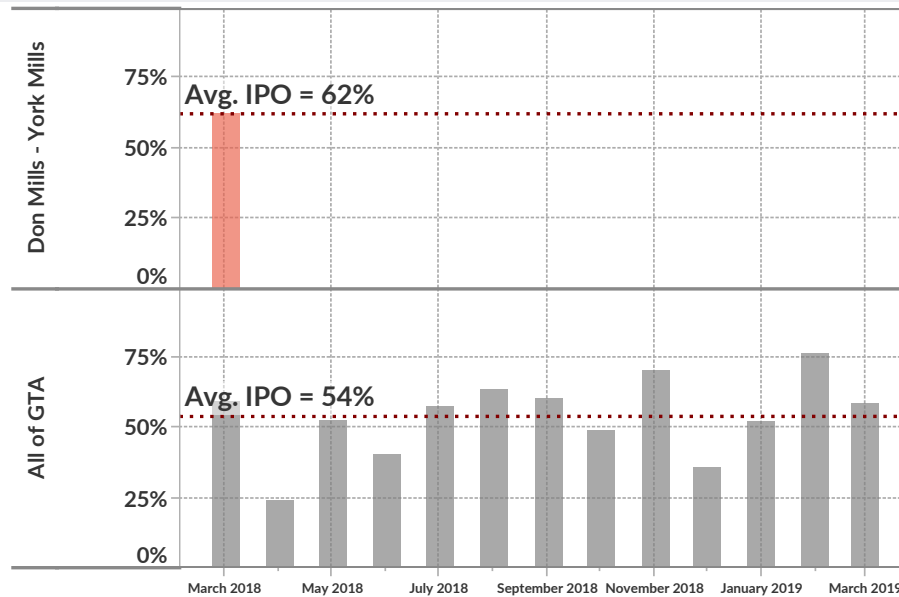
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Project Data by Unit Type

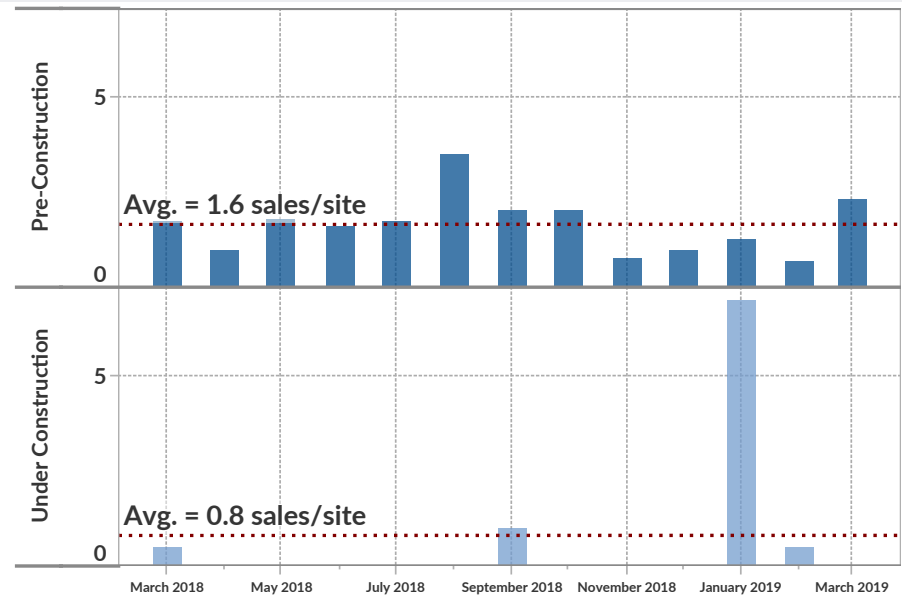
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	368	0	344	24
1 Bedroom + Den	774	2	744	30
2 Bedroom	622	3	609	13
2 Bedroom + Den	288	2	249	39
3 Bedroom & Up	161	0	107	54
Penthouse	15	0	13	2
Other	12	0	2	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$950	431	648	\$447,900	\$600,000
\$940	598	1,035	\$459,900	\$870,000
\$930	651	1,779	\$674,000	\$1,690,000
\$711	920	1,689	\$674,000	\$1,475,000
\$915	888	2,177	\$795,900	\$1,985,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$886	1,300	2,177	\$1,150,000	\$1,975,000

IPO Launch Performance (first 2 months)

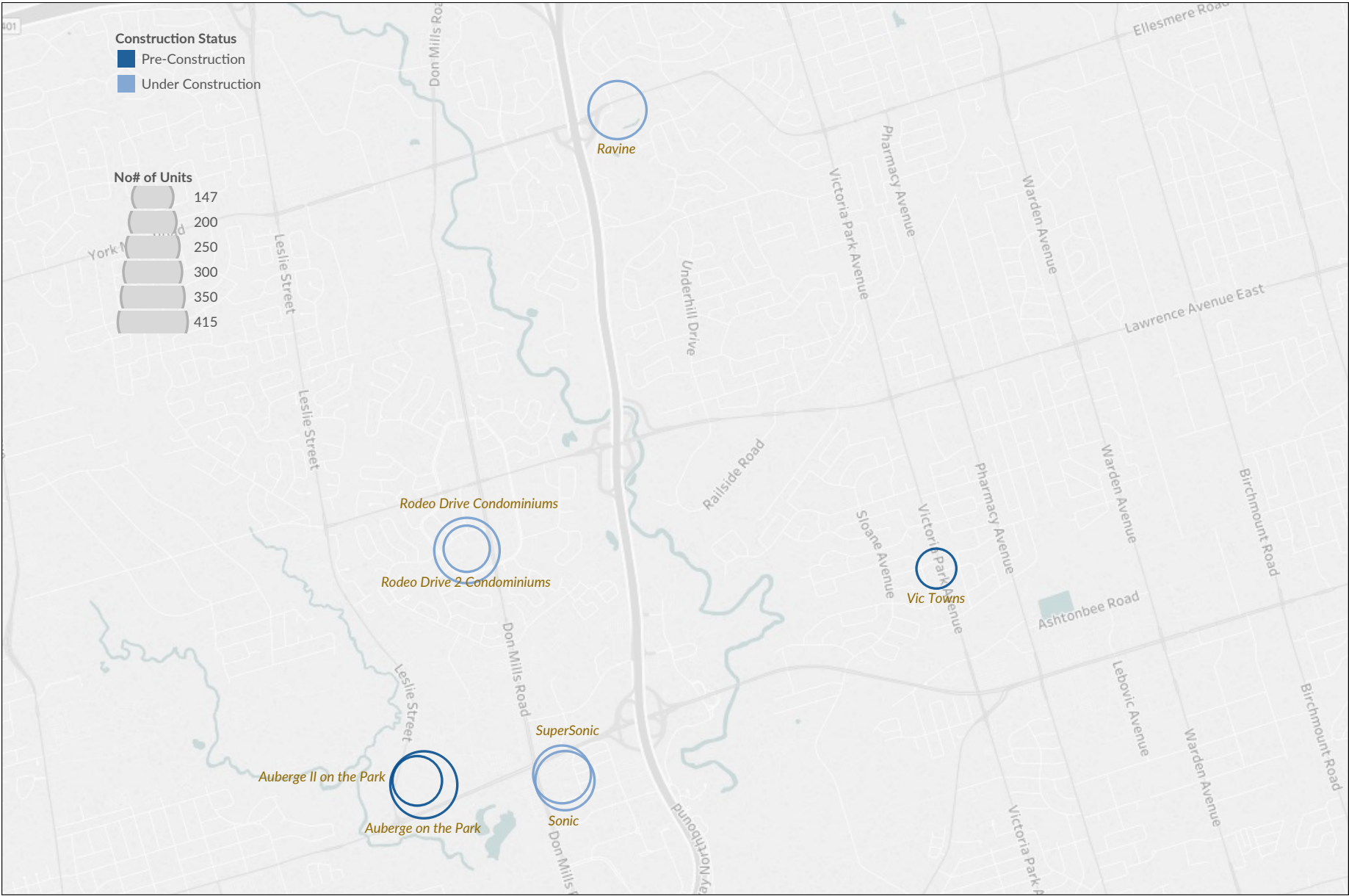


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



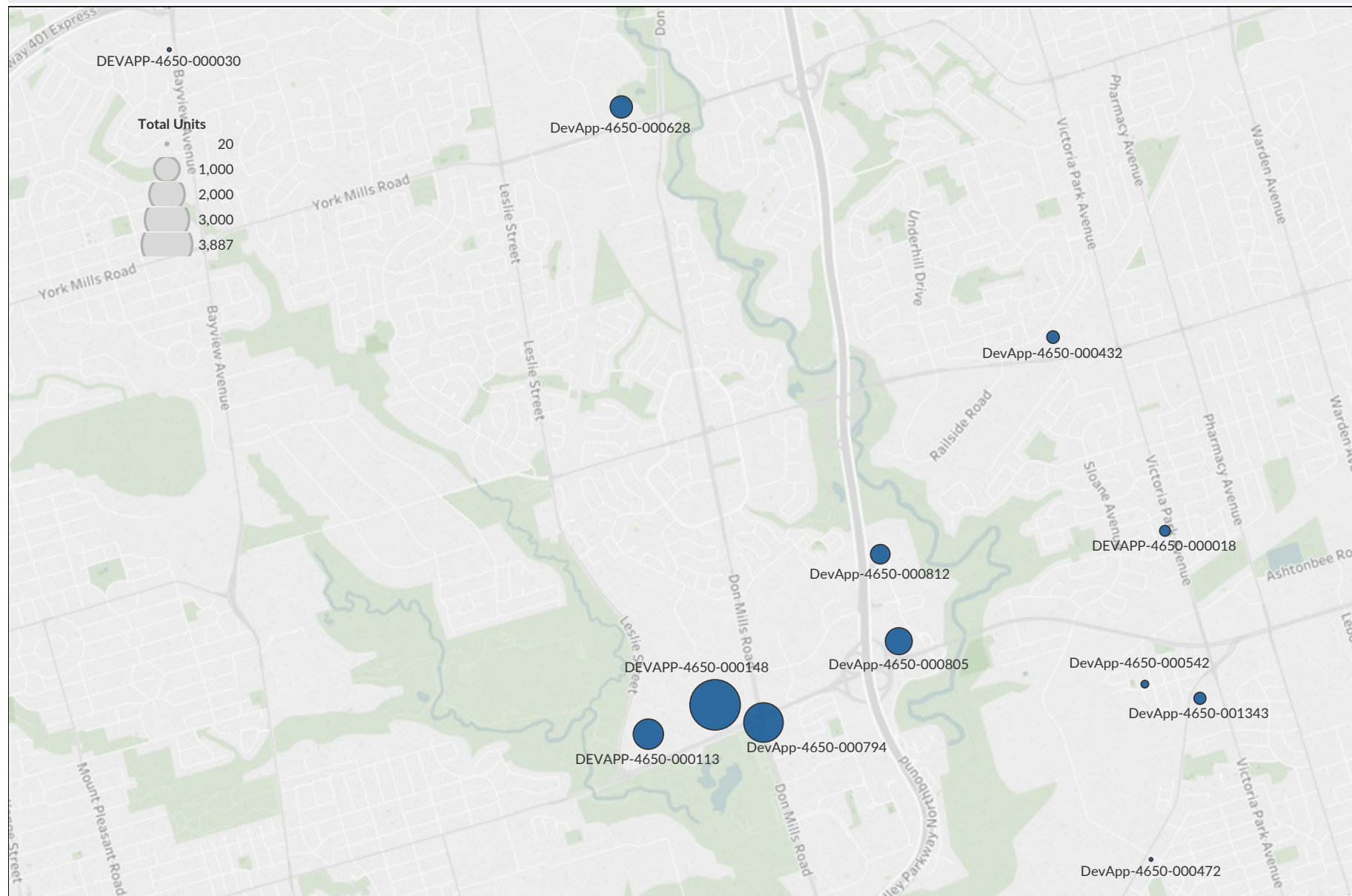
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Current Active Project List

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	3	7	48	227	\$873	\$879
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	3	5	54	415	\$787	\$905
Ravine - Urban Capital Property Group and Alit Developments	Apartment	November 2021	0	2	2	312	\$495	\$657
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	1	12	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	0	8	395	\$575	\$947
Sonic - Lindvest	Apartment	January 2020	0	7	18	324	\$546	\$1,027
SuperSonic - Lindvest	Apartment	January 2020	0	5	8	309	\$587	\$1,008
Vic Towns - Solotex Corporation	Stacked	January 2021	1	1	23	147	\$558	\$620

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	179
DEVAPP-4650-000030	2710 - 2722 Bayview Avenue	0.7	23
DEVAPP-4650-000113	1087 - 1095 Leslie Street	5.5	1,400
DEVAPP-4650-000148	844 Don Mills Road	2.3	3,887
DevApp-4650-000432	71 - 75 Curlew Drive	2.6	240
DevApp-4650-000472	1165 O'Connor Drive	4.5	20
DevApp-4650-000542	104 - 110 Bartley Drive	2.0	88
DevApp-4650-000628	900 York Mills Road	7.3	754
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	2,377
DevApp-4650-000805	175 Wynford Drive	5.1	1,108
DevApp-4650-000812	10 Concorde Place	3.2	579
DevApp-4650-001343	1861 O'Connor Drive	4.9	222

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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