



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of April 2019



Don Mills - York Mills Submarket Report - April 2019

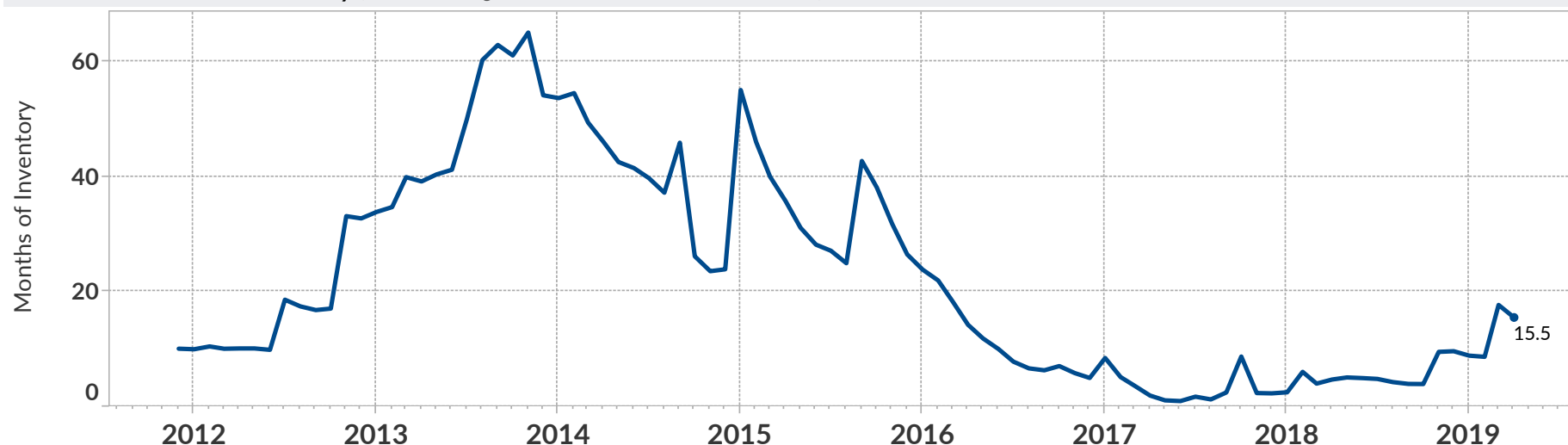


Don Mills - York Mills		GTA
Active Projects	8	341
Total Units	2,327	90,749
Total Sales	2,108	73,661
Rem. Inv.	159	13,707
Avg. \$/SF	\$879	\$949
Avg. SF	1,163	872
Avg. \$	\$1,022,876	\$827,892
Current Month Sales (incl. active & sold out)	12	3,053

Development Applications

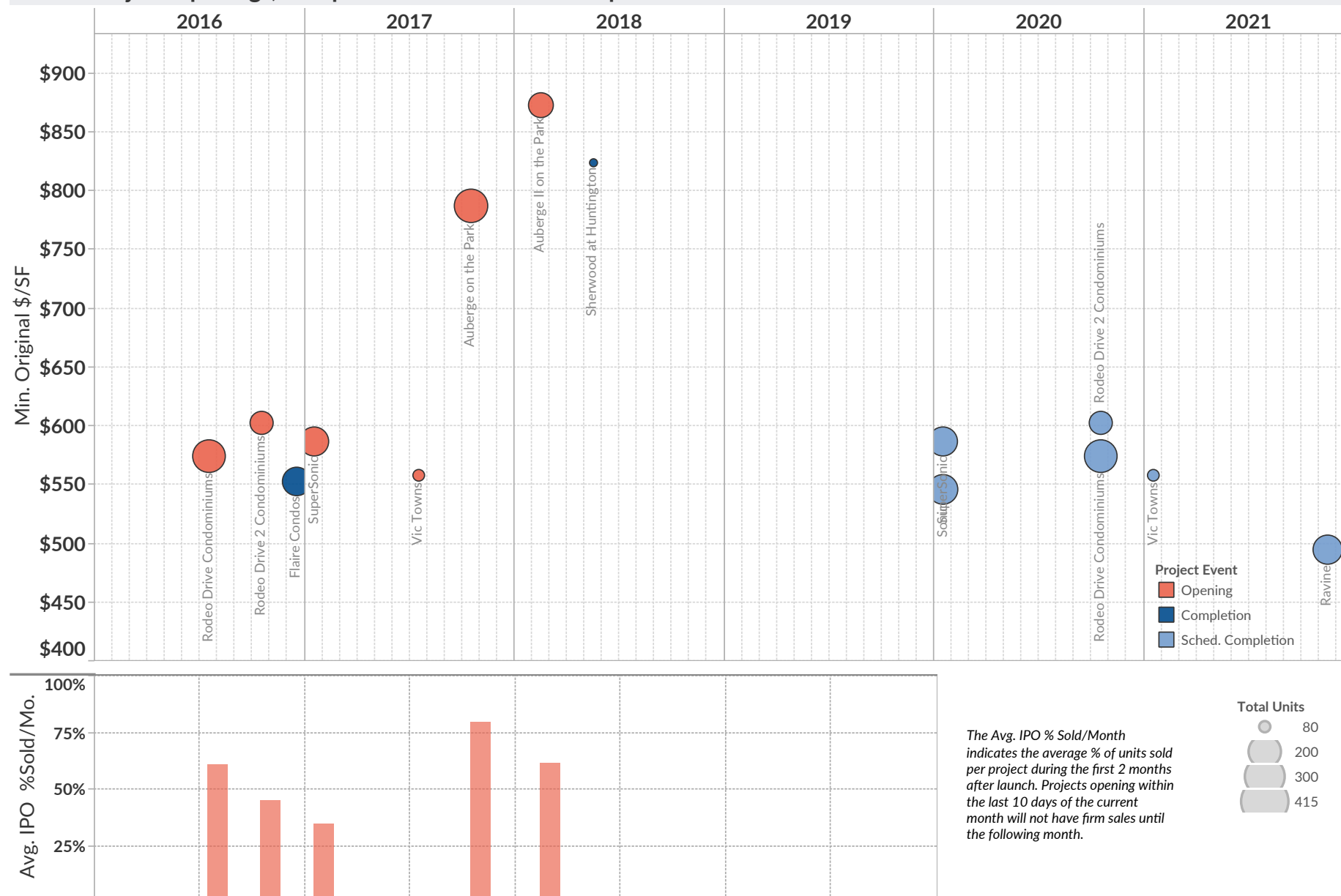
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	319
Total Units	7,028	167,601
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	32.2
Avg. Floor Space Index	2.3	5.9

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



Don Mills - York Mills Submarket Report - April 2019

Recent Project Openings, Completions & Scheduled Completions



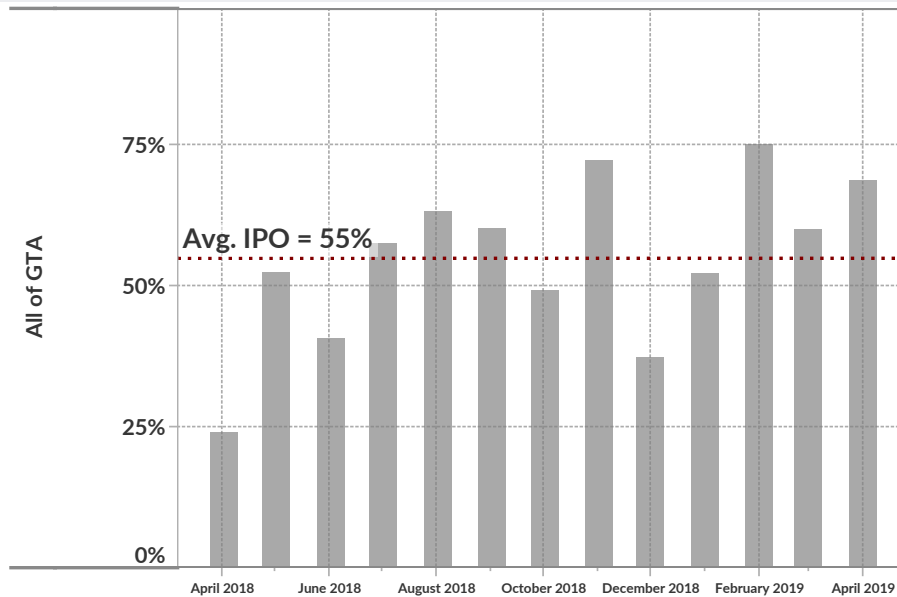
Don Mills - York Mills Submarket Report - April 2019

Project Data by Unit Type

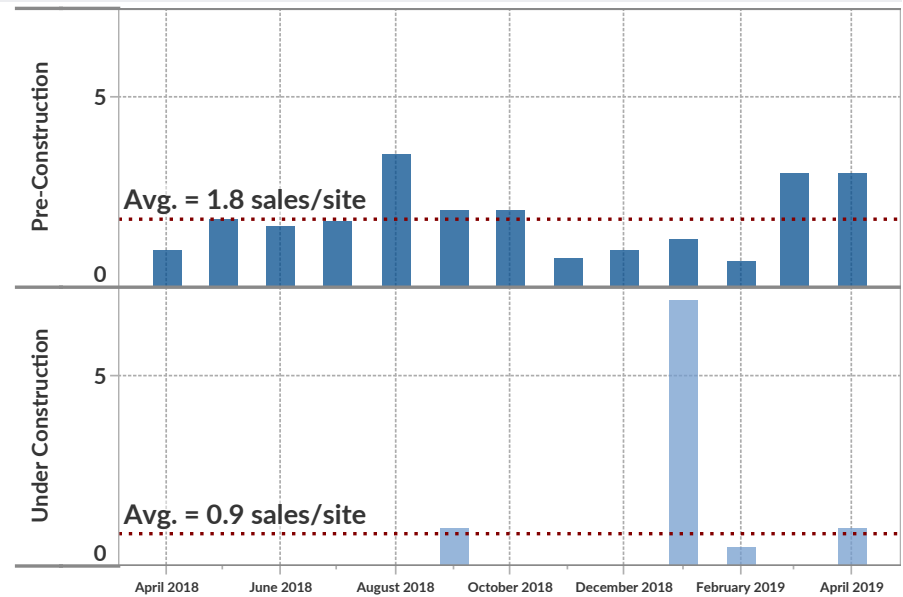
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	368	0	344	24
1 Bedroom + Den	774	2	746	28
2 Bedroom	622	0	609	13
2 Bedroom + Den	288	6	257	31
3 Bedroom & Up	161	4	111	50
Penthouse	15	0	13	2
Other	12	0	2	10

*				
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
\$936	598	1,035	\$459,900	\$870,000
\$930	651	1,779	\$674,000	\$1,690,000
\$741	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)

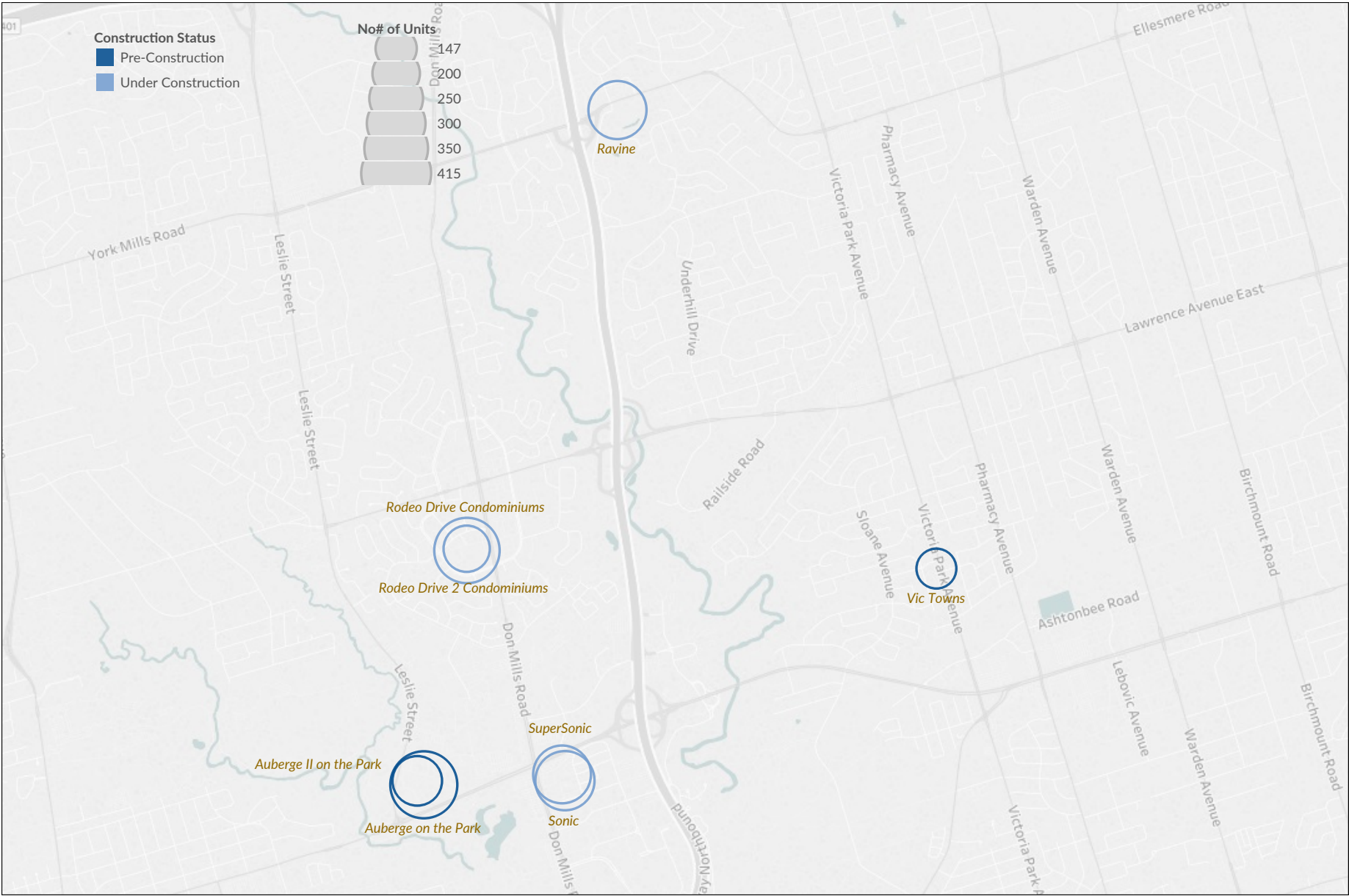


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - April 2019

Current Active Projects



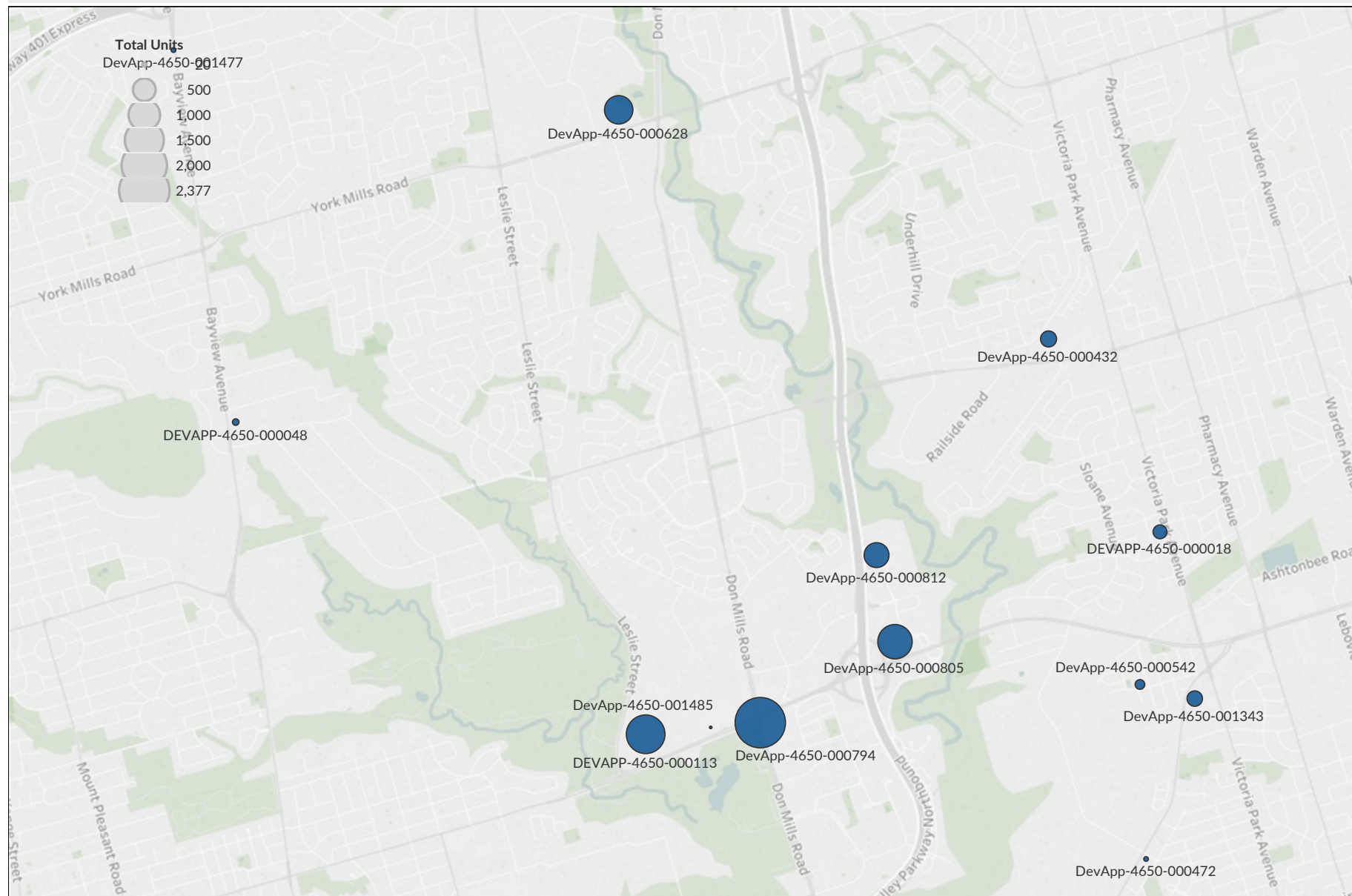
Don Mills - York Mills Submarket Report - April 2019

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	10	45	227	\$873	\$879
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	3	8	51	415	\$787	\$904
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	1	8	17	324	\$546	\$1,027
SuperSonic - Lindvest	Apartment	January 2020	1	6	7	309	\$587	\$1,008
Vic Towns - Solotex Corporation	Stacked	January 2021	4	7	17	147	\$558	\$660

Don Mills - York Mills Submarket Report - April 2019

Current Development Applications



Don Mills - York Mills Submarket Report - April 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	179
DEVAPP-4650-000048	2425 - 2427 Bayview Avenue	1.1	40
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	1,400
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
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road		

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 - April 2019

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.