



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of June 2019



Don Mills - York Mills Submarket Report - June 2019

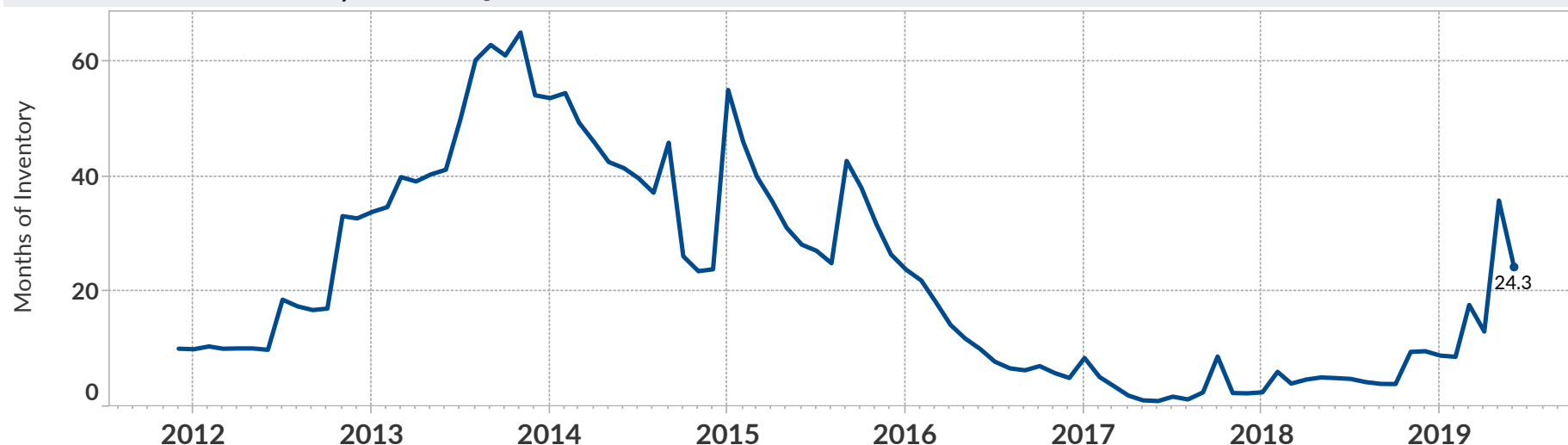


Don Mills - York Mills		GTA
Active Projects	11	352
Total Units	3,265	93,358
Total Sales	2,379	75,759
Rem. Inv.	763	14,377
Avg. \$/SF	\$960	\$981
Avg. SF	890	884
Avg. \$	\$854,081	\$867,169
Current Month Sales (incl. active & sold out)	97	2,420

Development Applications

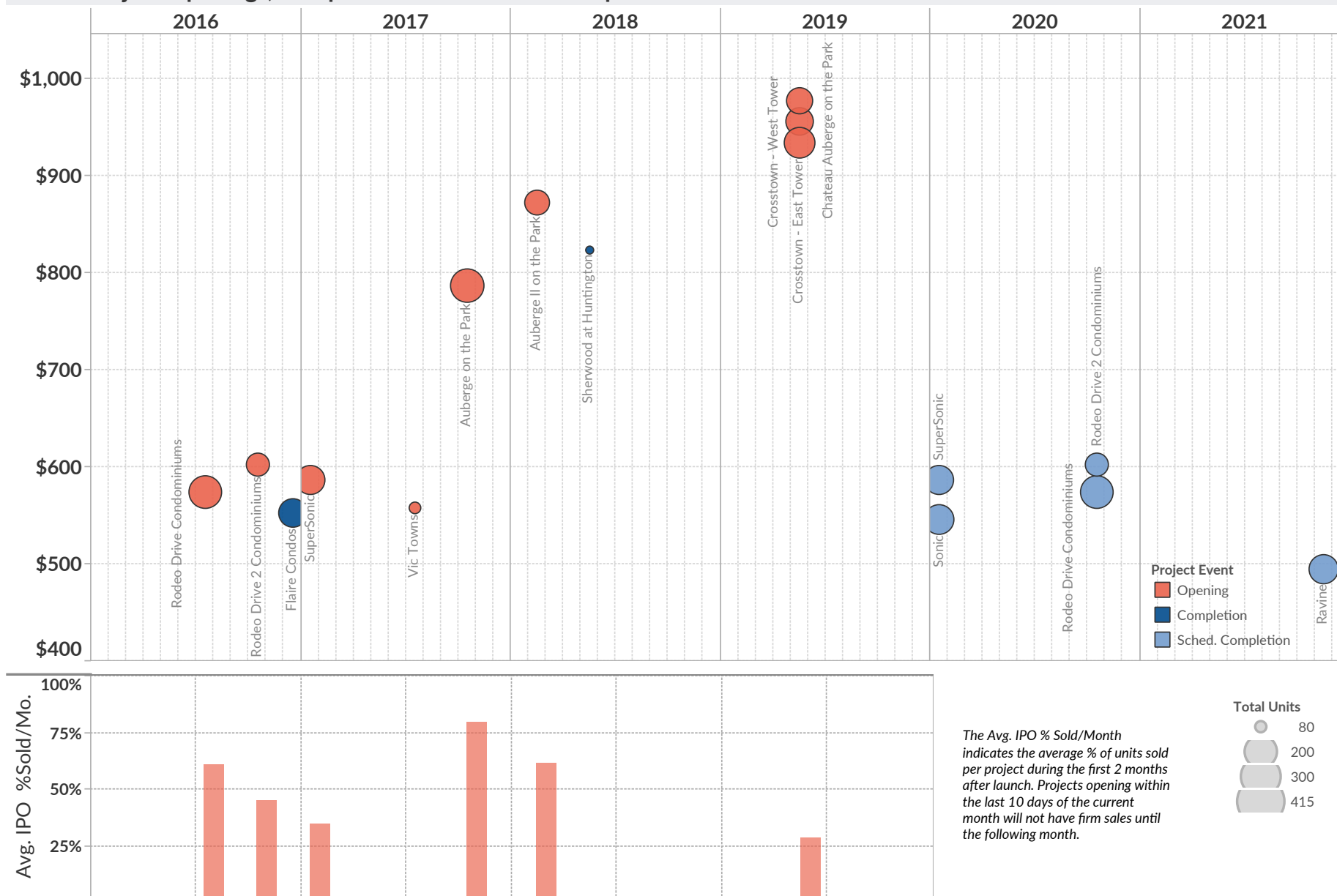
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	10	318
Total Units	6,429	165,515
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	32.2
Avg. Floor Space Index	2.2	5.8

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



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Recent Project Openings, Completions & Scheduled Completions



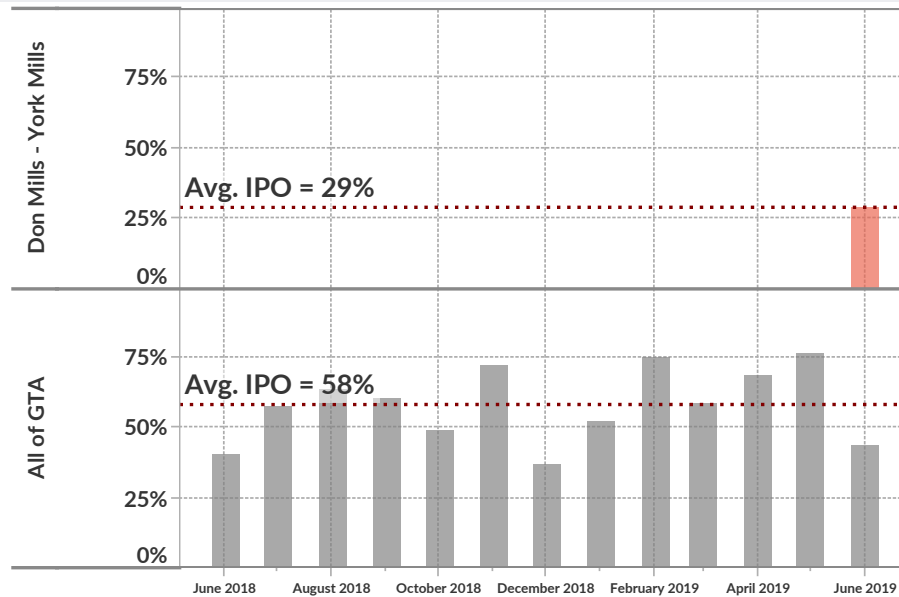
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Project Data by Unit Type

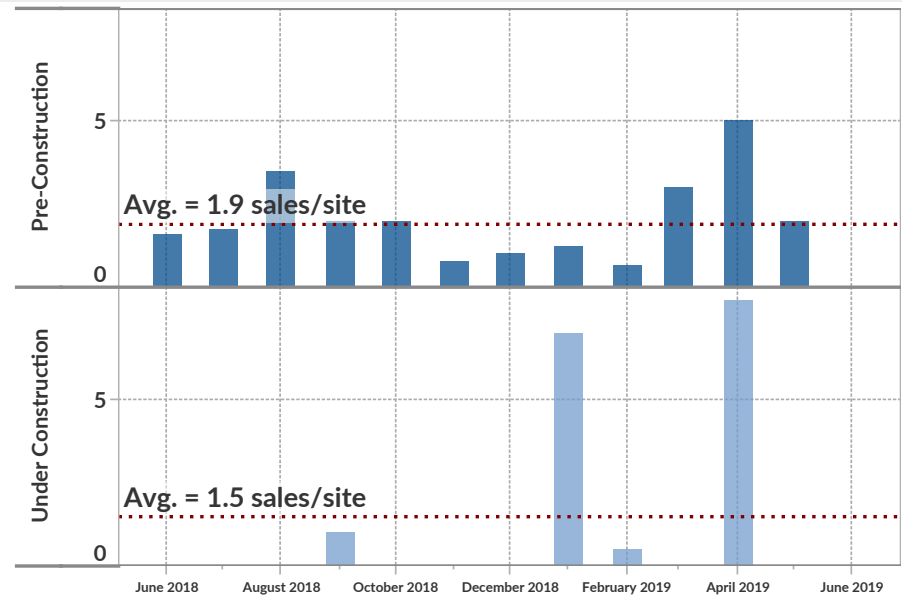
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	695	36	434	261
1 Bedroom + Den	876	16	774	102
2 Bedroom	896	36	701	195
2 Bedroom + Den	395	6	288	107
3 Bedroom & Up	218	3	141	77
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$937	431	780	\$404,990	\$695,000
\$951	598	1,035	\$459,900	\$870,000
\$987	651	1,834	\$660,990	\$1,825,000
\$984	843	2,346	\$674,000	\$2,570,000
\$942	888	2,177	\$795,900	\$2,095,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$925	1,231	2,177	\$1,095,000	\$1,975,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



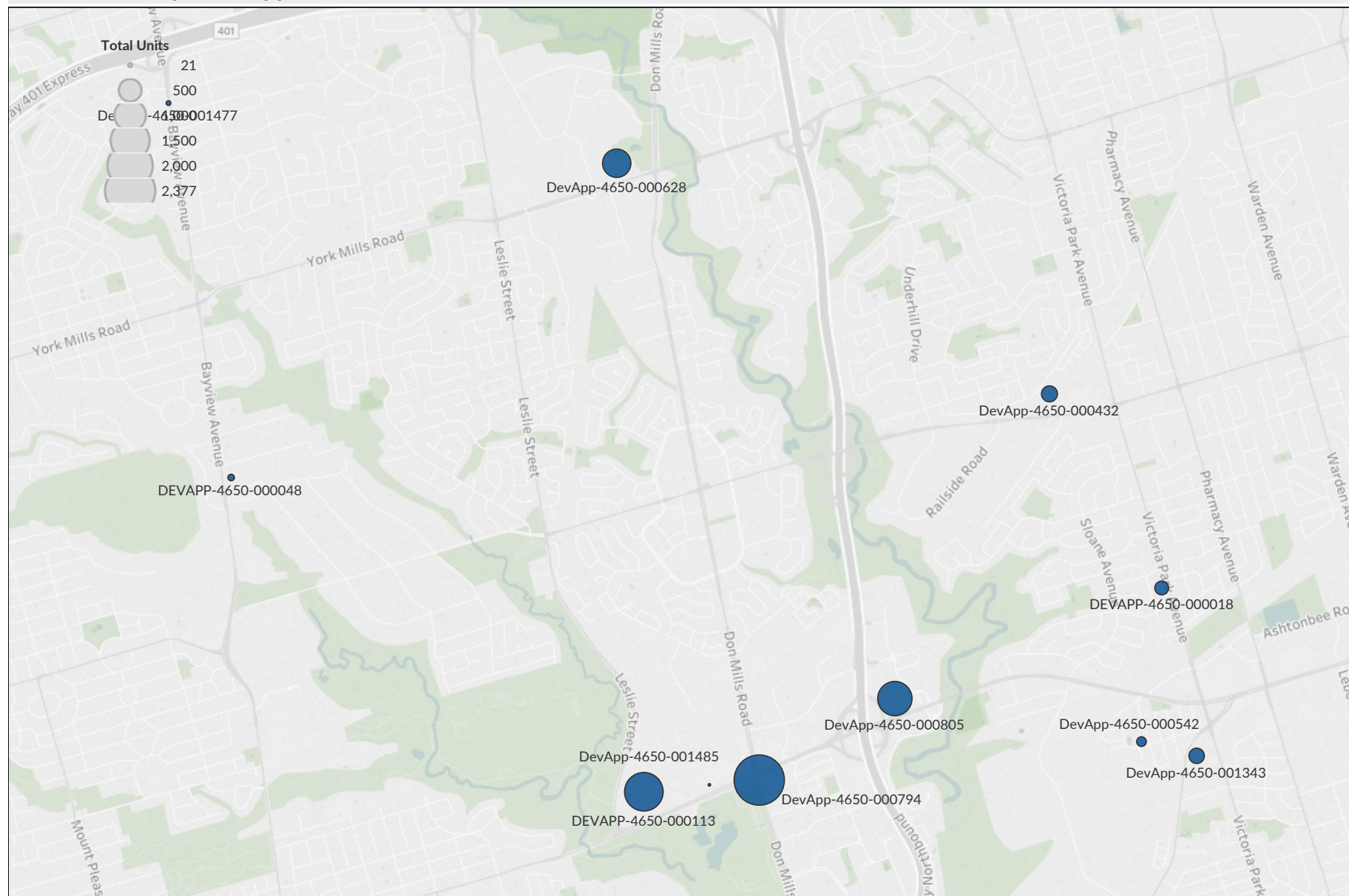
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Current Active Project List

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	0	15	40	227	\$873	\$878
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	11	48	415	\$787	\$906
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	17	155	96	251	\$978	\$985
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	39	51	296	379	\$935	\$977
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	39	45	232	308	\$957	\$1,001
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	15	10	324	\$546	\$1,041
SuperSonic - Lindvest	Apartment	January 2020	1	9	4	309	\$587	\$1,008
Vic Towns - Solotex Corporation	Stacked	January 2022	1	9	15	147	\$558	\$660

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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-4650-000048	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-4650-000542	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-4650-001343	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.

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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	4	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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