



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of July 2019



Don Mills - York Mills Submarket Report - July 2019

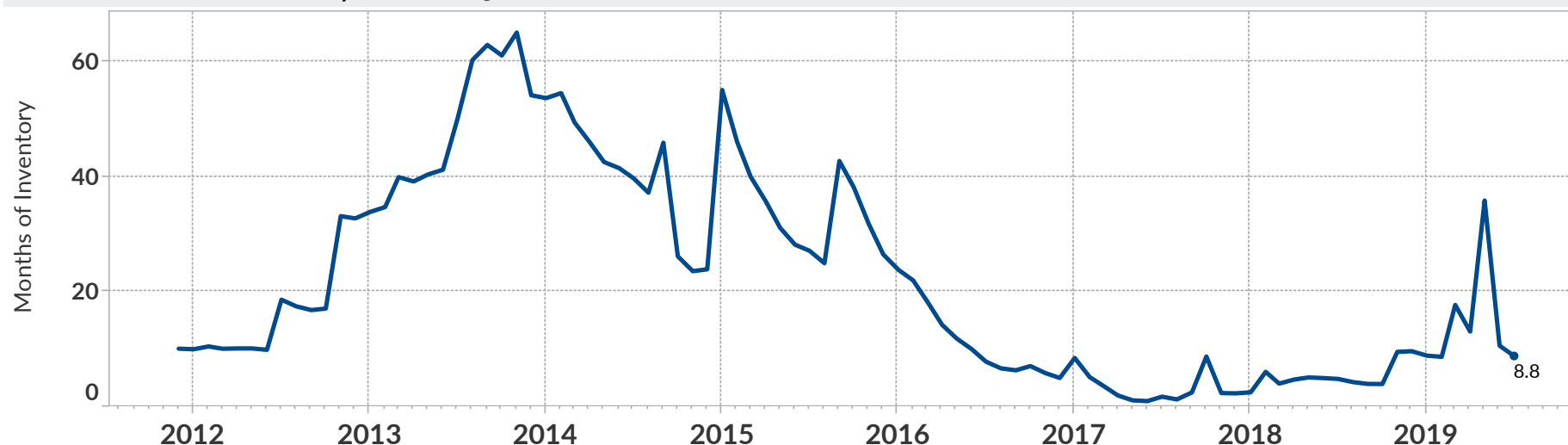


Don Mills - York Mills		GTA
Active Projects	11	352
Total Units	3,142	92,985
Total Sales	2,662	76,495
Rem. Inv.	480	12,873
Avg. \$/SF	\$956	\$984
Avg. SF	1,046	914
Avg. \$	\$999,964	\$899,216
Current Month Sales (incl. active & sold out)	55	2,297

Development Applications

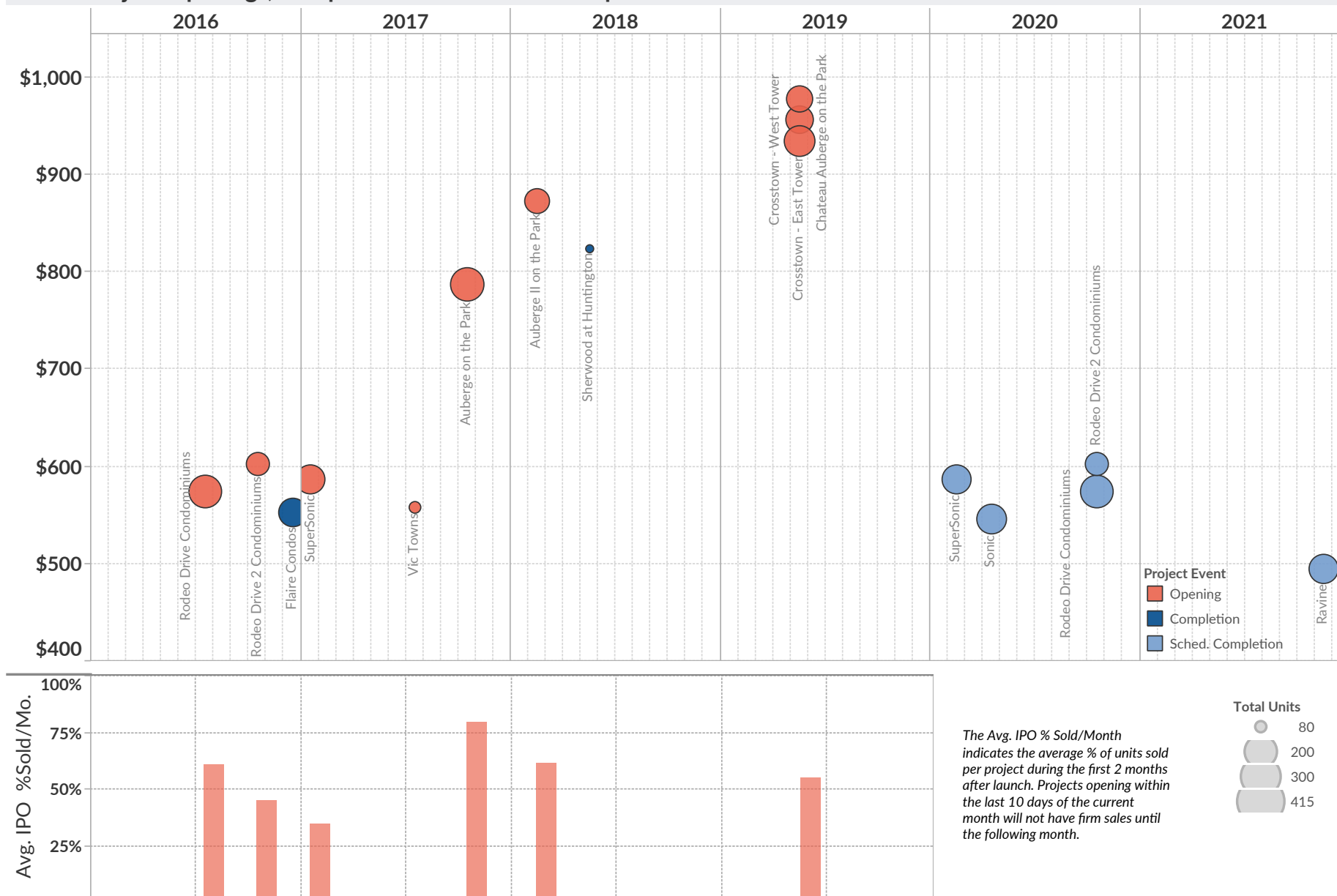
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	11	385
Total Units	6,397	184,667
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	4.6	32.2
Avg. Floor Space Index	2.1	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



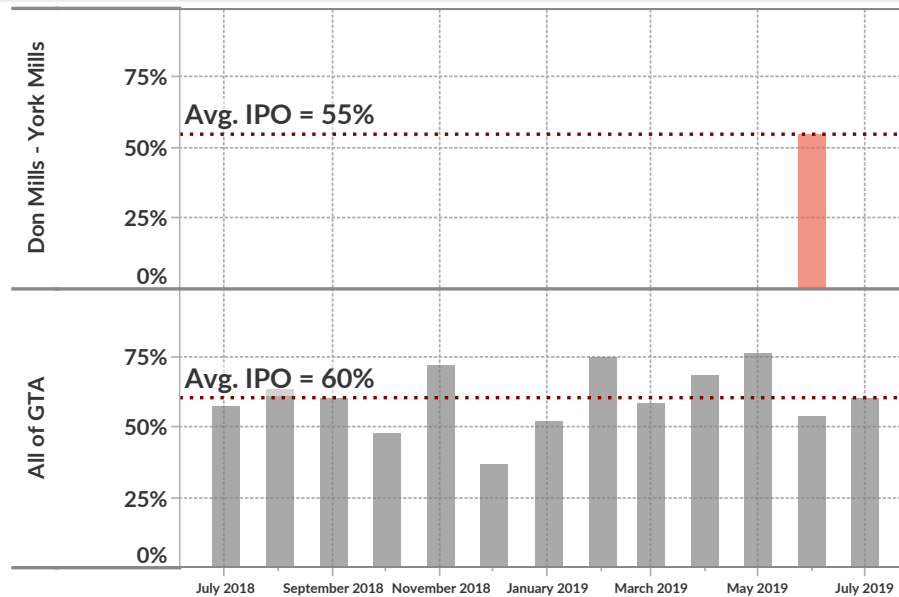
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Project Data by Unit Type

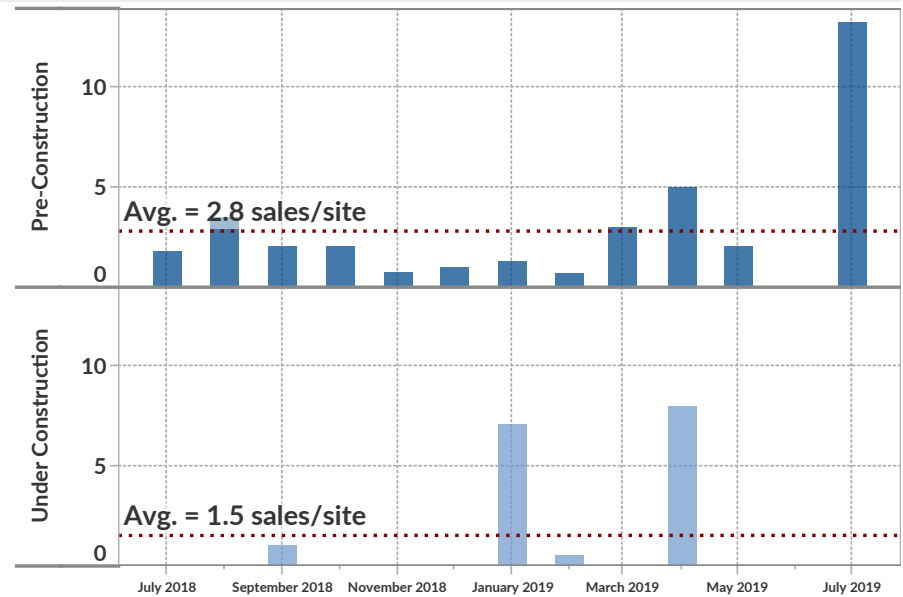
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	695	18	589	106
1 Bedroom + Den	876	14	817	59
2 Bedroom	896	16	773	123
2 Bedroom + Den	395	5	299	96
3 Bedroom & Up	218	2	143	75
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$951	431	691	\$447,900	\$666,990
\$959	598	1,035	\$459,900	\$870,000
\$996	651	1,728	\$674,000	\$1,650,000
\$955	843	4,023	\$674,000	\$4,255,000
\$939	888	2,177	\$795,900	\$2,075,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$889	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



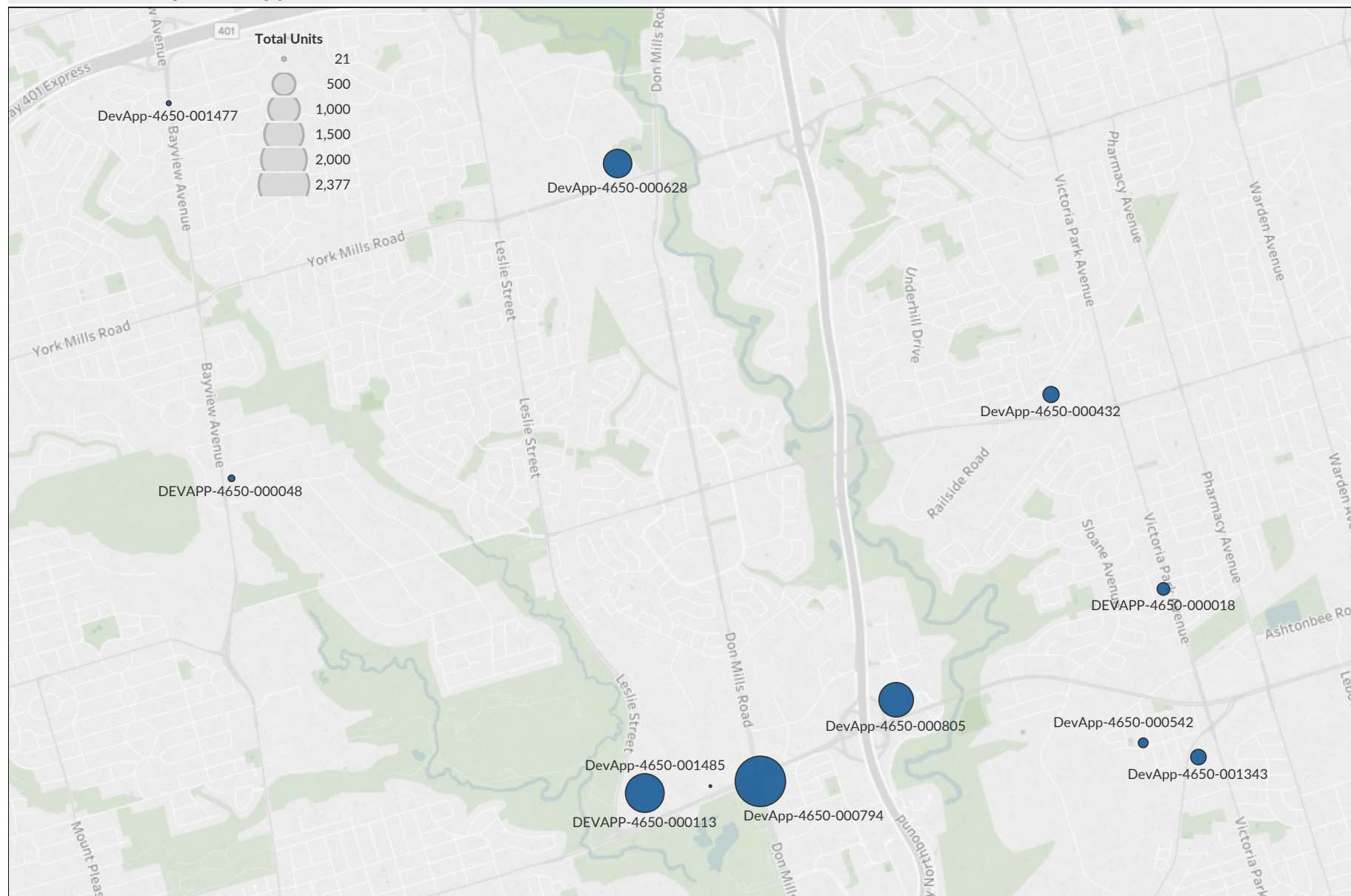
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Current Active Project List

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	2	17	38	227	\$873	\$878
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	13	46	415	\$787	\$906
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	8	163	88	251	\$978	\$967
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	20	194	153	347	\$935	\$1,003
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	23	173	104	277	\$957	\$1,034
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	April 2020	0	15	10	324	\$546	\$1,041
SuperSonic - Lindvest	Apartment	February 2020	0	9	4	309	\$587	\$1,008
Vic Towns - Solotex Corporation	Stacked	January 2022	0	9	15	87	\$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	147
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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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