



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of August 2019



Don Mills - York Mills Submarket Report - August 2019

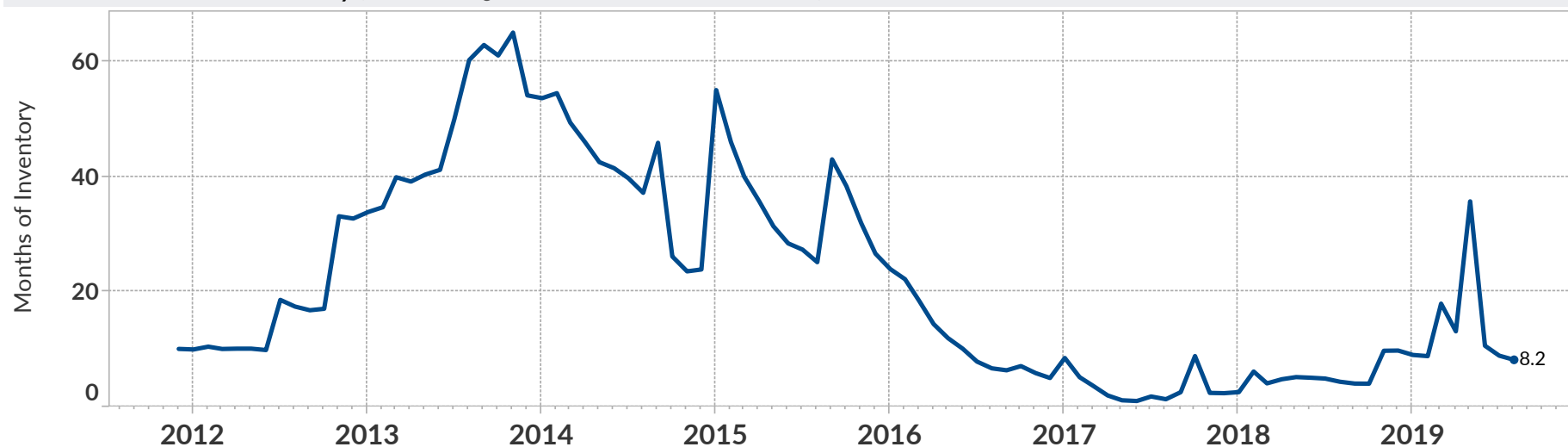


Don Mills - York Mills		GTA
Active Projects	11	345
Total Units	3,149	87,891
Total Sales	2,691	75,812
Rem. Inv.	458	12,079
Avg. \$/SF	\$937	\$991
Avg. SF	1,047	916
Avg. \$	\$981,060	\$907,368
Current Month Sales (incl. active & sold out)	34	961

Development Applications

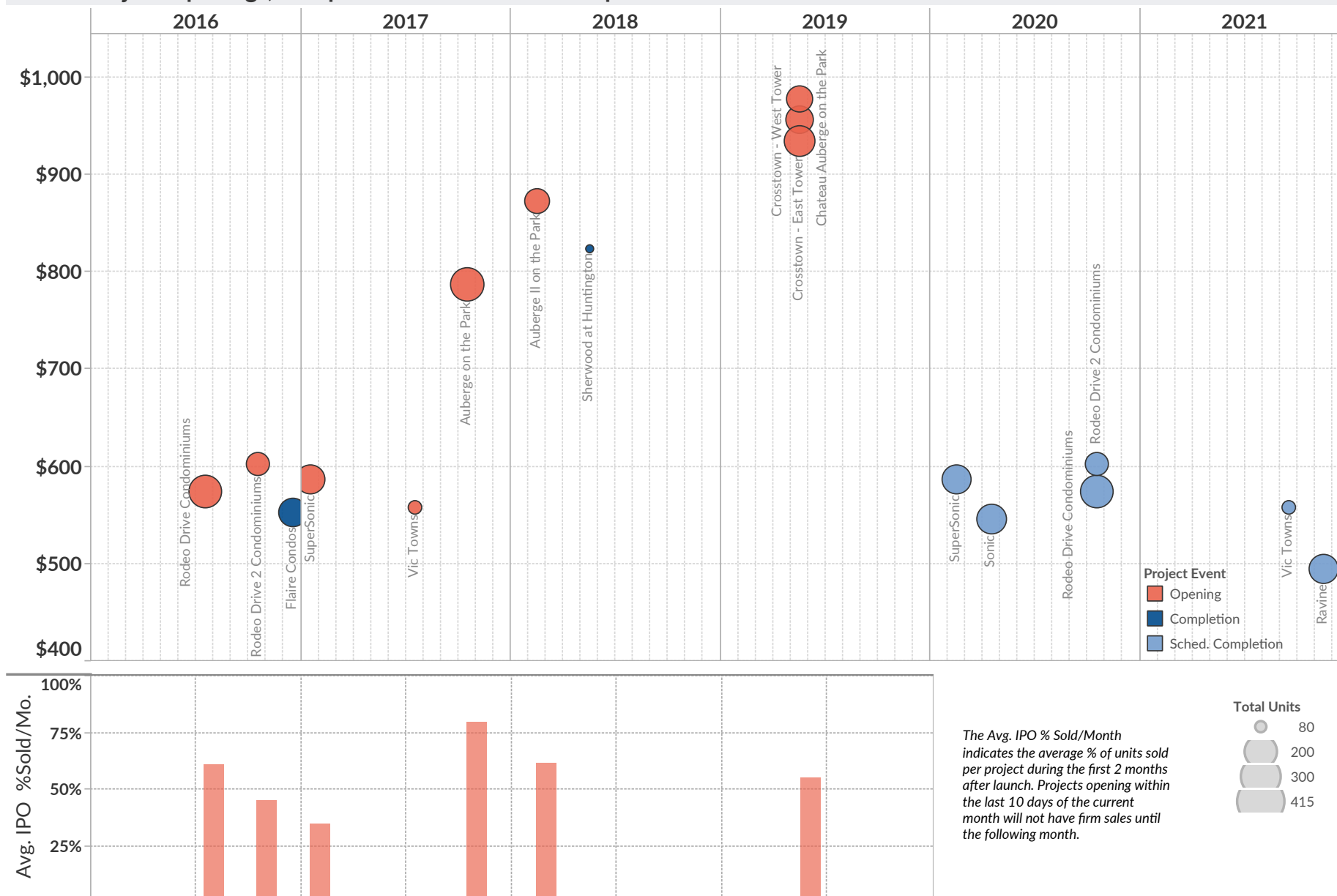
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	10	339
Total Units	6,357	179,893
Min. Floor Space Index	0.8	0.0
Max. Floor Space Index	4.6	34.1
Avg. Floor Space Index	2.3	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



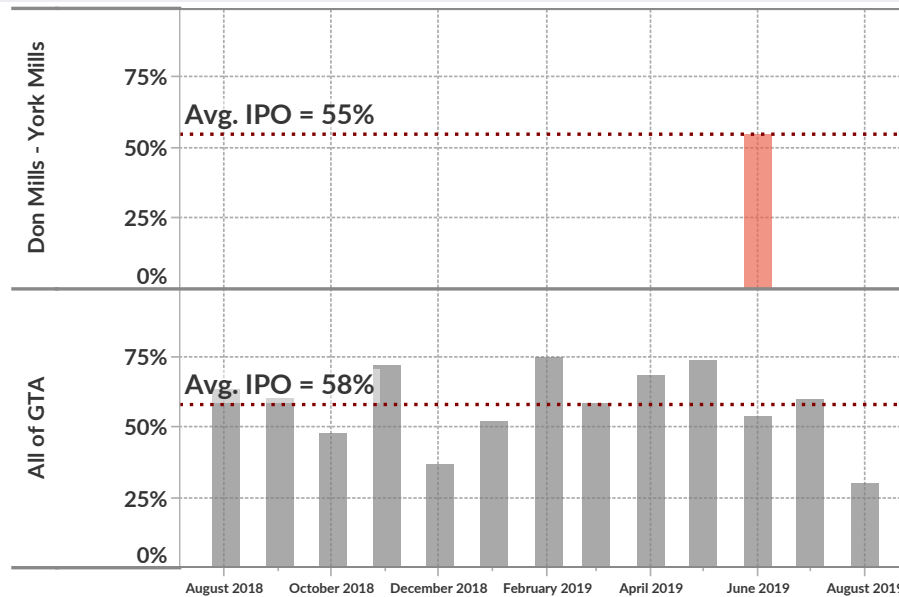
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Project Data by Unit Type

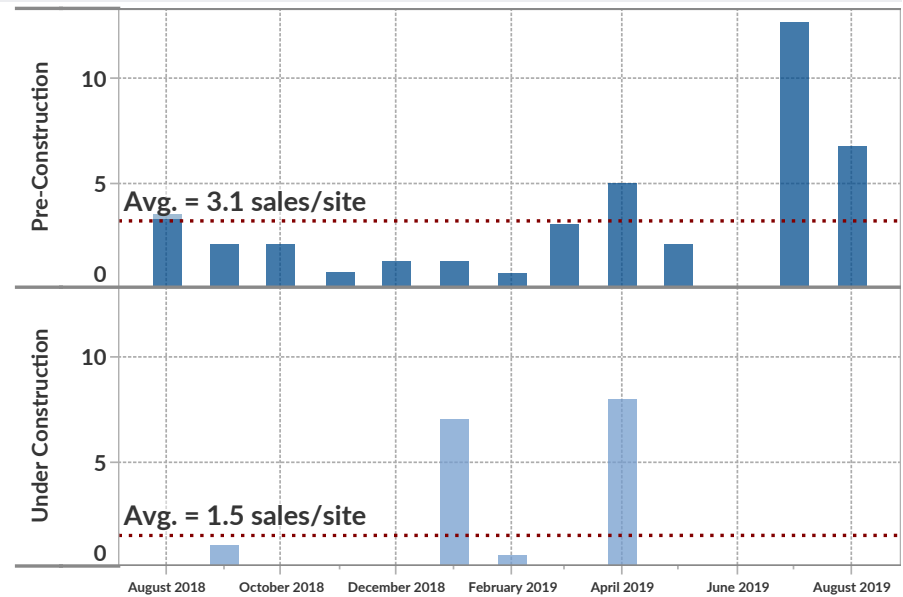
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	695	7	596	99
1 Bedroom + Den	875	9	821	54
2 Bedroom	895	13	786	109
2 Bedroom + Den	404	2	301	103
3 Bedroom & Up	218	3	146	72
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$953	431	690	\$447,900	\$668,990
\$927	598	1,035	\$459,900	\$870,000
\$969	651	1,728	\$696,900	\$1,650,000
\$919	843	4,023	\$674,000	\$4,255,000
\$934	888	2,116	\$795,900	\$2,075,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$887	1,231	2,177	\$1,095,000	\$1,975,000

IPO Launch Performance (first 2 months)

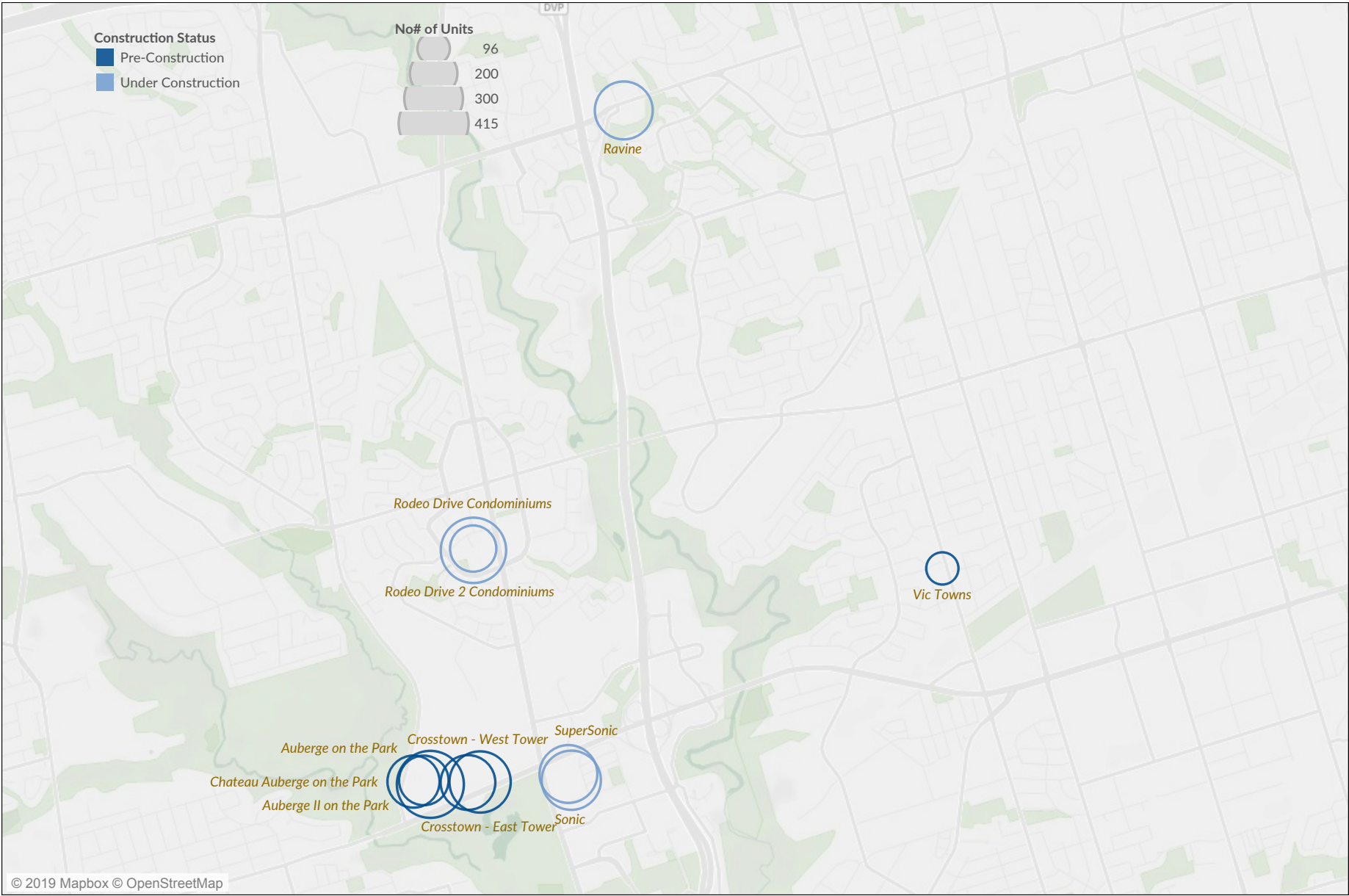


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



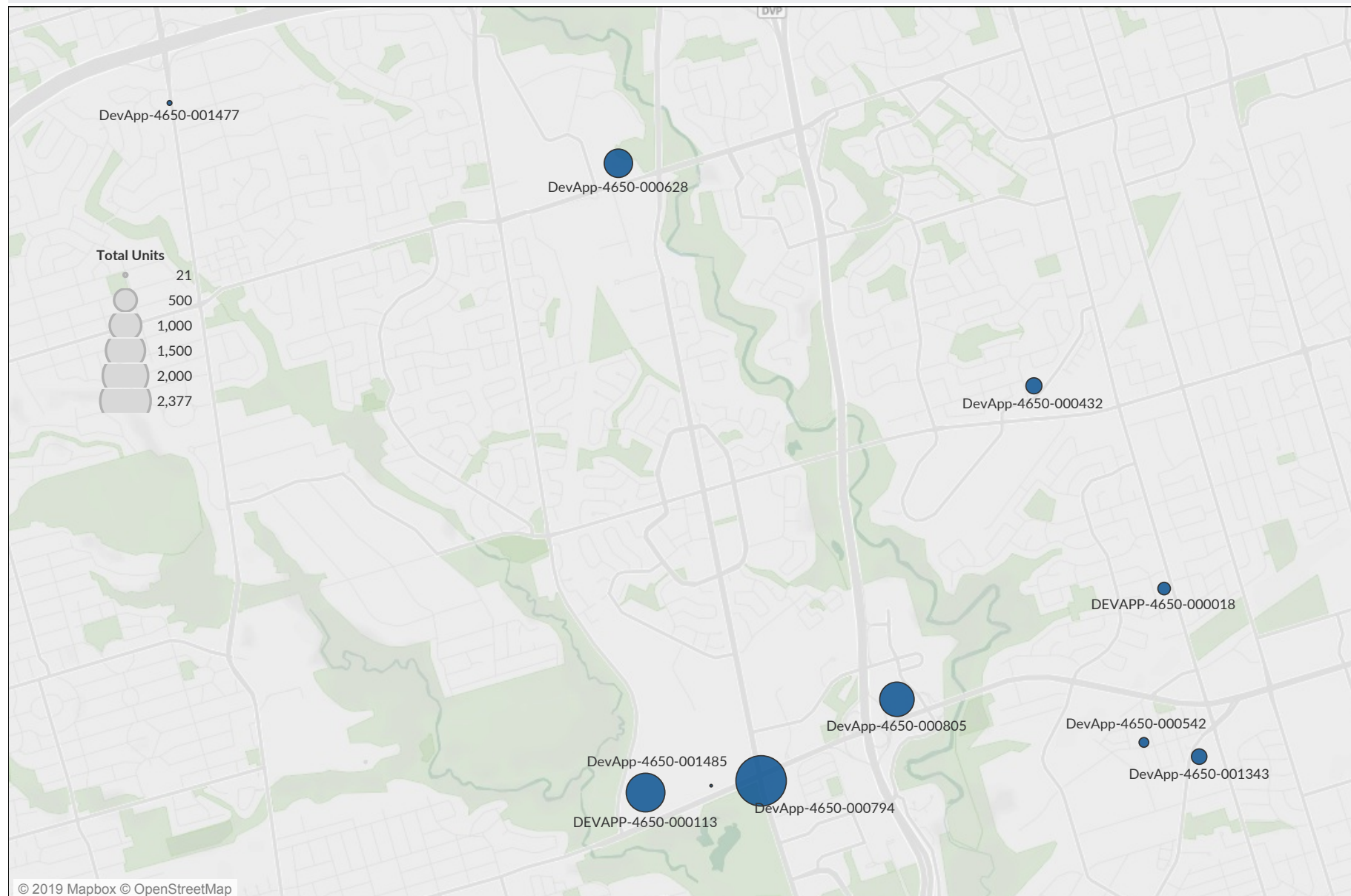
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Current Active Project List

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	3	20	35	227	\$873	\$891
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	5	18	41	415	\$787	\$898
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	6	169	82	251	\$978	\$966
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	11	205	142	347	\$935	\$989
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	7	178	99	277	\$957	\$979
Ravine - Urban Capital Property Group and Alit Developments	Apartment	November 2021	1	4	2	310	\$495	\$734
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	September 2021	1	10	23	96	\$558	\$650

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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-4650-000113	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	2.1	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	2.9	

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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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