



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of September 2019



Don Mills - York Mills Submarket Report - September 2019

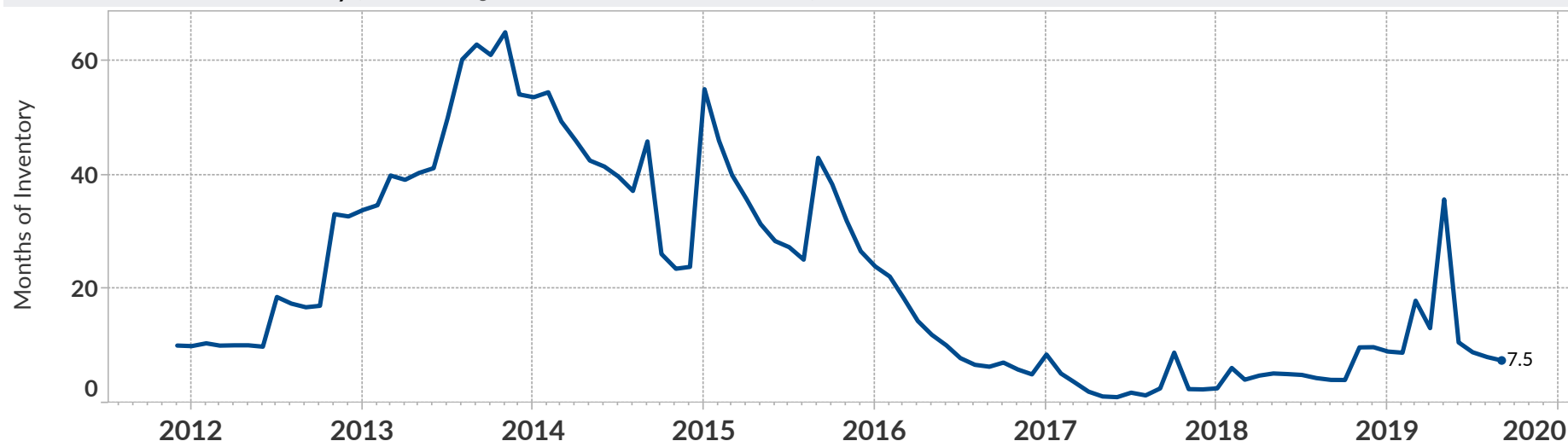


Don Mills - York Mills		GTA
Active Projects	11	349
Total Units	3,254	92,732
Total Sales	2,714	75,071
Rem. Inv.	424	13,715
Avg. \$/SF	\$929	\$1,011
Avg. SF	1,034	903
Avg. \$	\$960,159	\$913,157
Current Month Sales (incl. active & sold out)	19	2,107

Development Applications

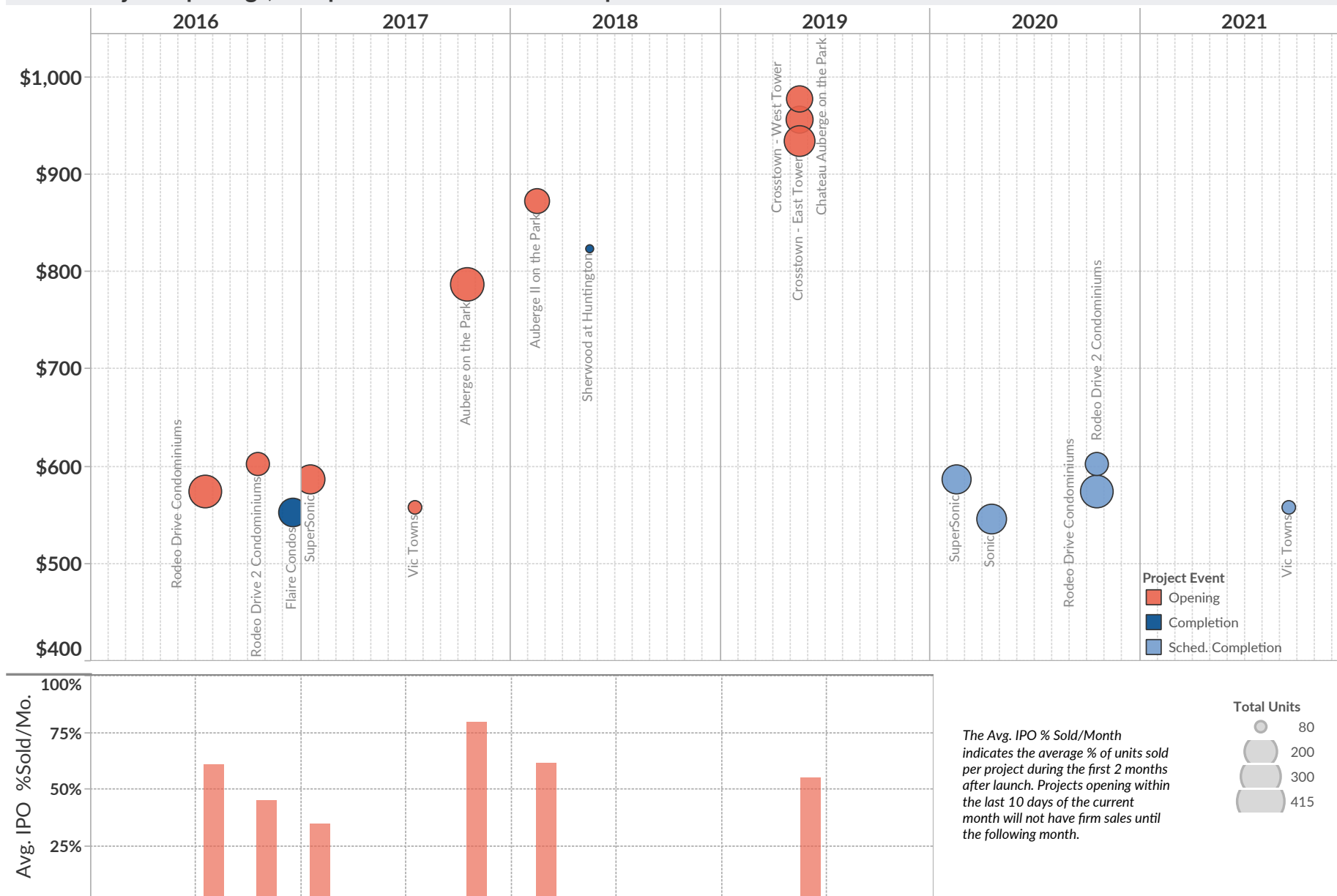
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	368
Total Units	6,805	192,605
Min. Floor Space Index	0.8	0.0
Max. Floor Space Index	4.6	34.1
Avg. Floor Space Index	2.2	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



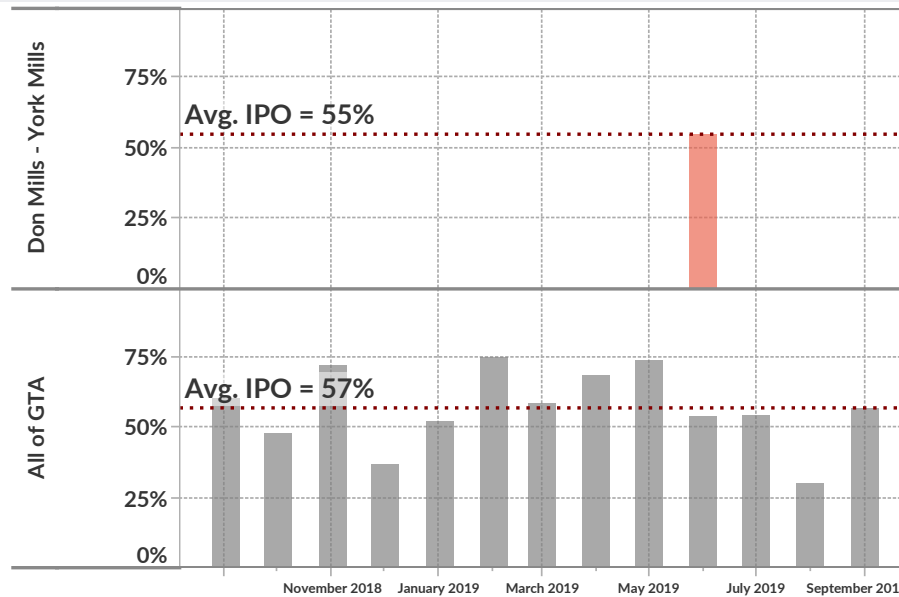
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Project Data by Unit Type

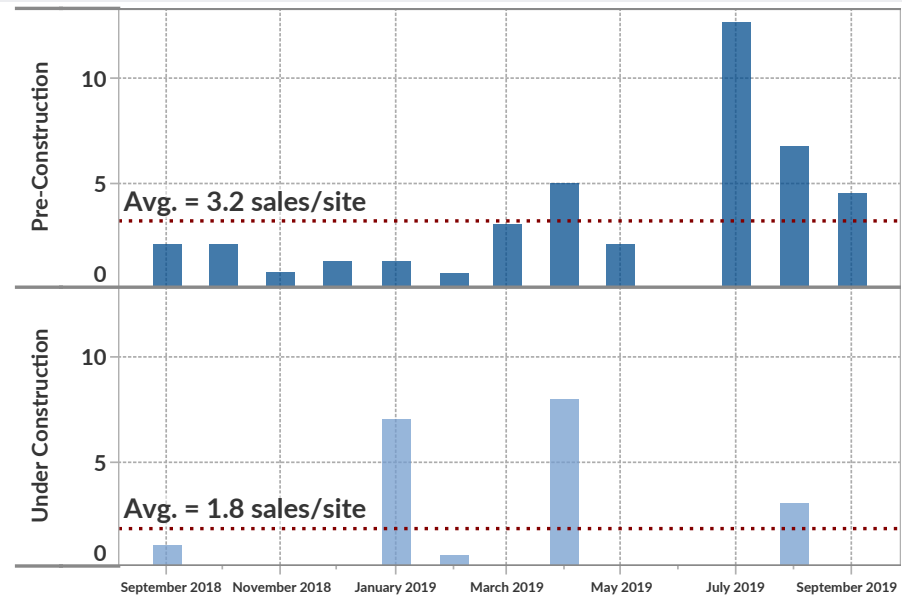
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	27	0
1 Bedroom	695	2	600	95
1 Bedroom + Den	864	5	827	37
2 Bedroom	895	7	793	102
2 Bedroom + Den	404	0	301	103
3 Bedroom & Up	218	5	151	67
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$926	473	690	\$447,900	\$666,990
\$950	598	1,035	\$459,900	\$870,000
\$962	651	1,712	\$696,900	\$1,555,000
\$914	843	2,346	\$674,000	\$2,530,000
\$922	888	2,026	\$795,900	\$1,850,000
\$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)

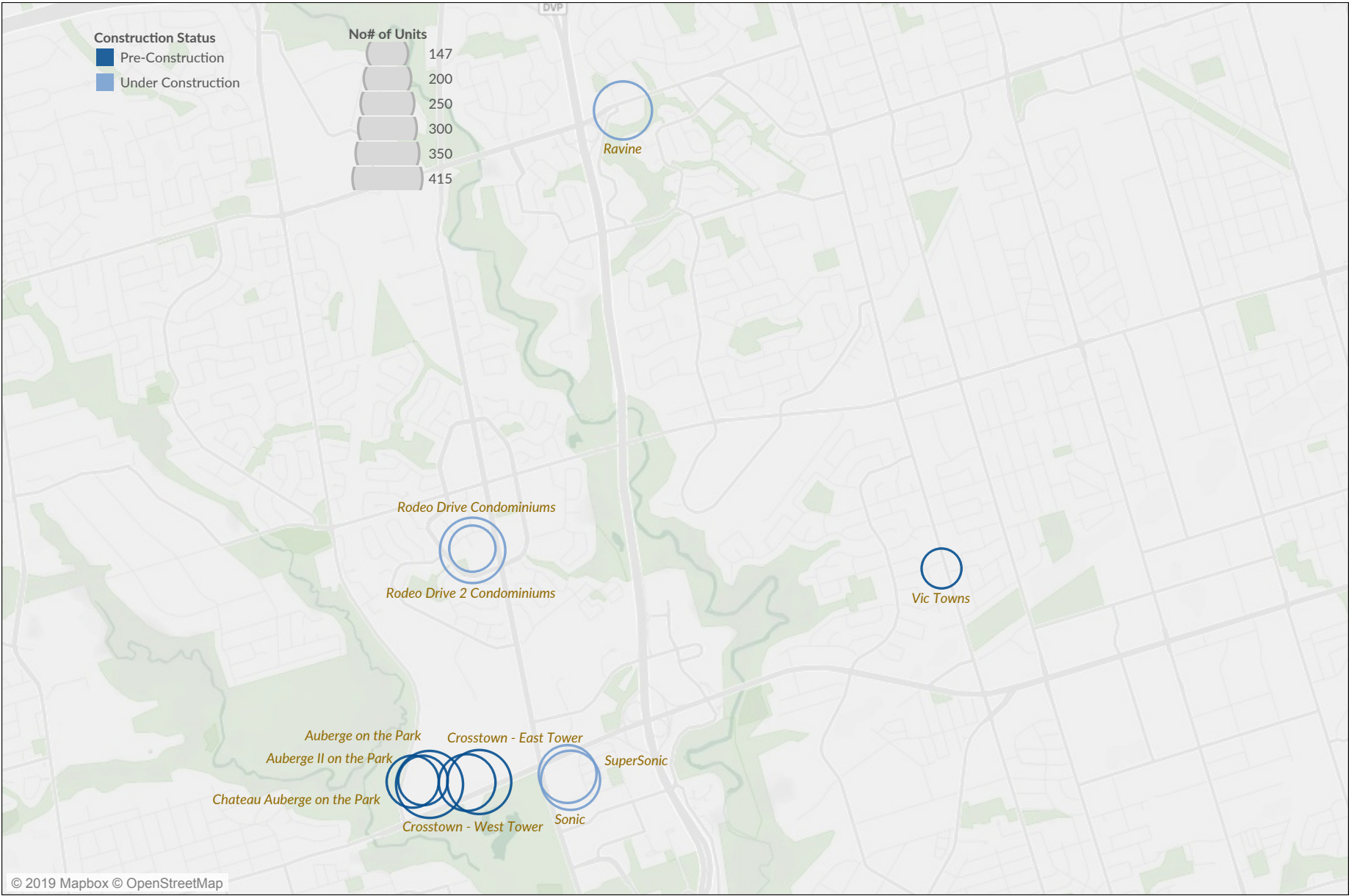


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



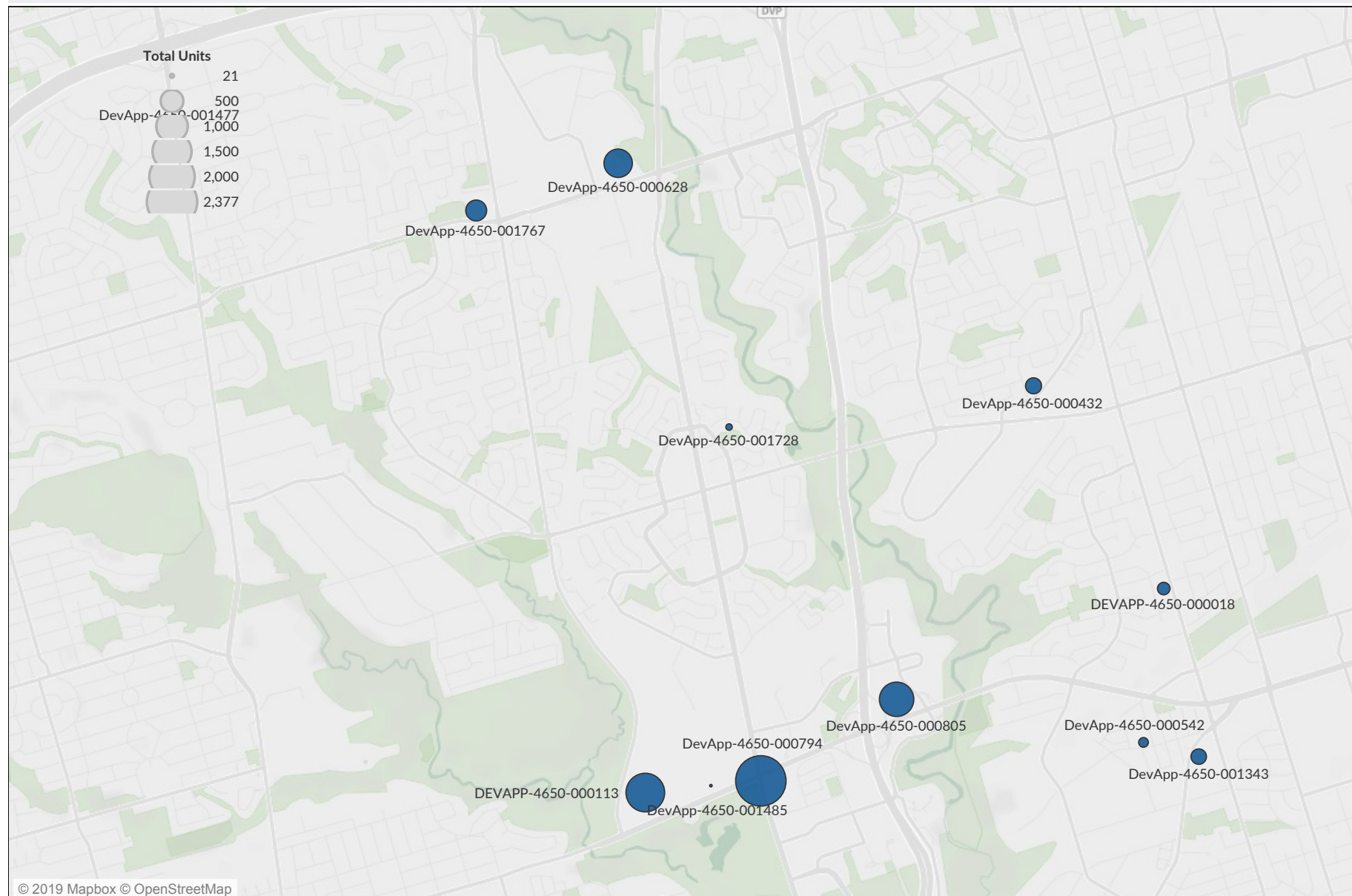
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Current Active Project List

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	1	21	34	227	\$873	\$875
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	19	40	415	\$787	\$898
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	7	176	75	251	\$978	\$943
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	2	207	140	379	\$935	\$993
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	8	186	80	297	\$957	\$990
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	4	2	312	\$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	18	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	February 2020	0	10	3	309	\$587	\$963
Vic Towns - Solotex Corporation	Stacked	September 2021	0	10	23	147	\$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	
DevApp-4650-001728	15 Mallow Road	0.9	39
DevApp-4650-001767	740 York Mills Road	2.0	409

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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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