



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of October 2019



Don Mills - York Mills Submarket Report - October 2019

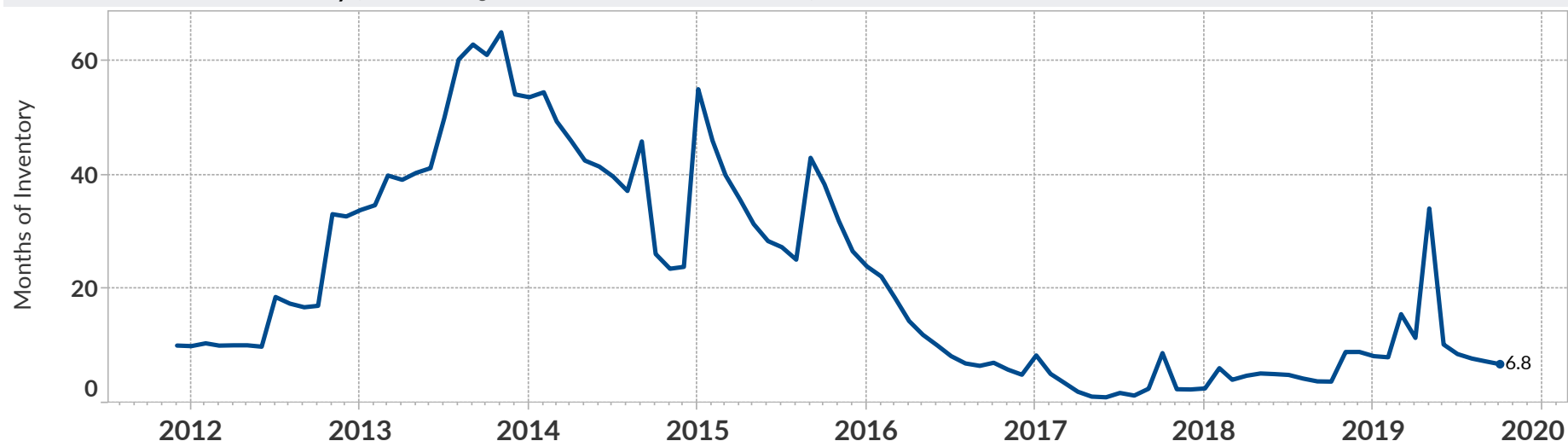


Don Mills - York Mills		GTA
Active Projects	11	362
Total Units	3,306	94,645
Total Sales	2,778	76,566
Rem. Inv.	395	14,323
Avg. \$/SF	\$953	\$992
Avg. SF	1,050	907
Avg. \$	\$1,000,417	\$900,552
Current Month Sales (incl. active & sold out)	26	3,424

Development Applications

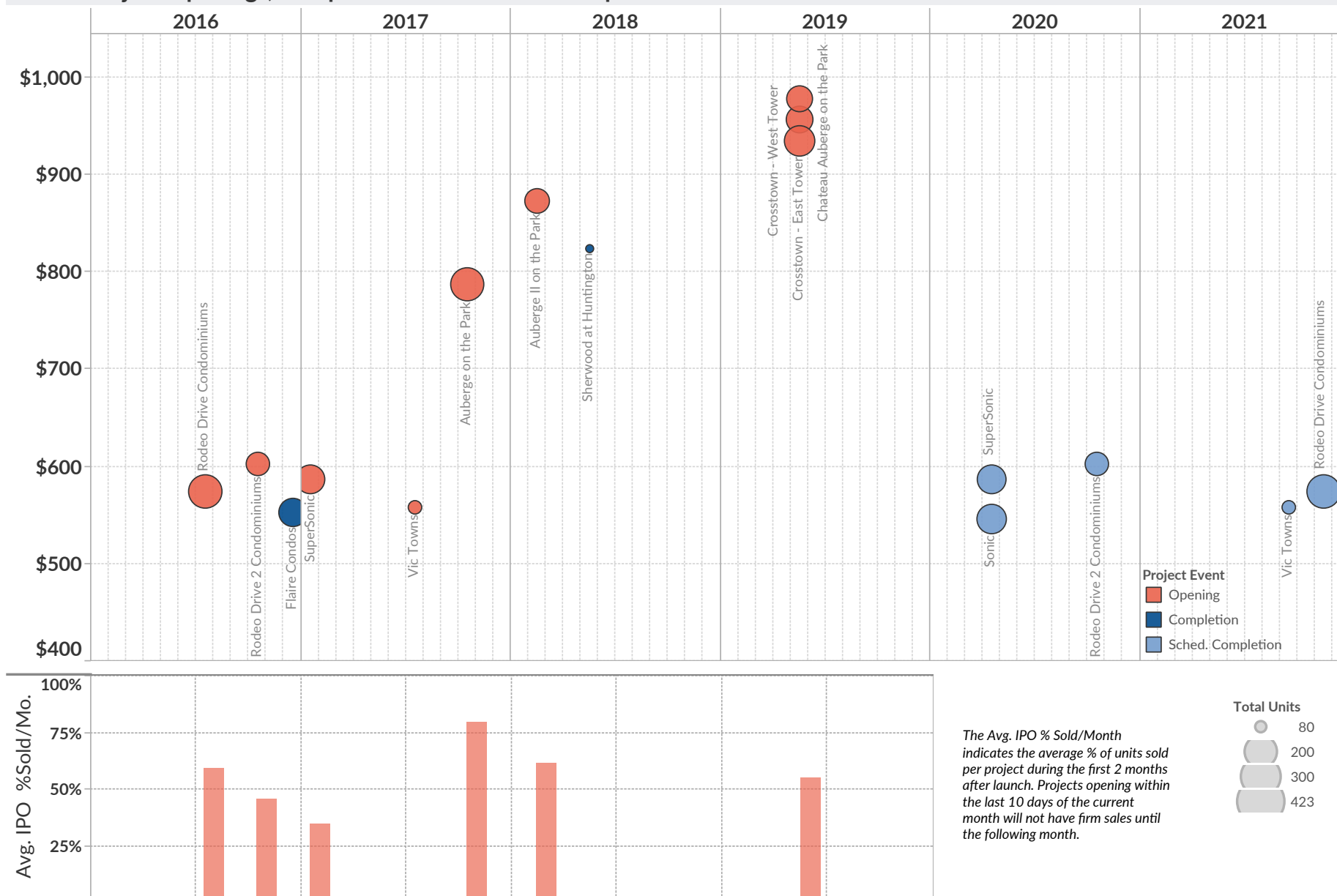
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	387
Total Units	7,441	211,227
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	44.5
Avg. Floor Space Index	2.4	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



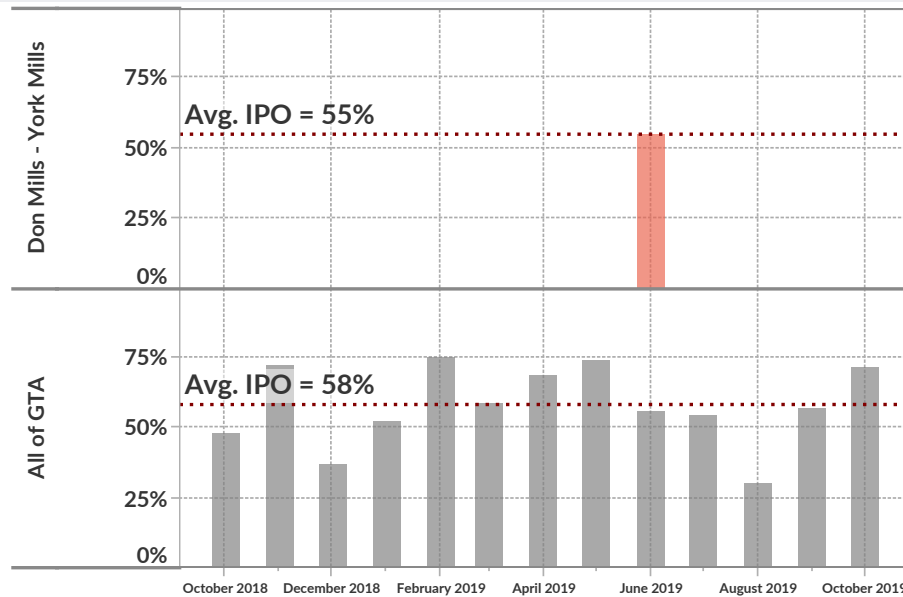
Don Mills - York Mills Submarket Report - October 2019

Project Data by Unit Type

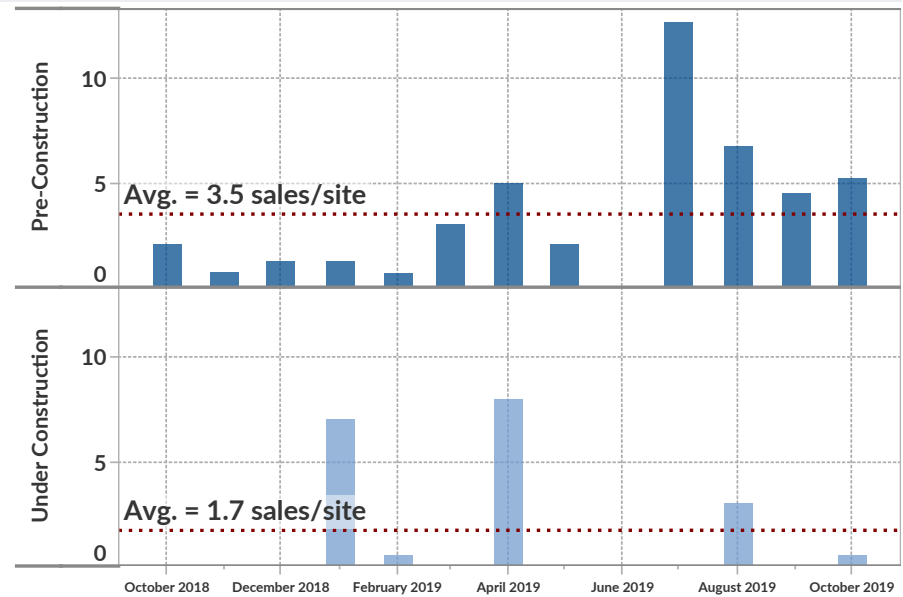
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	27	0
1 Bedroom	709	9	634	75
1 Bedroom + Den	867	3	833	34
2 Bedroom	882	6	786	96
2 Bedroom + Den	427	4	328	99
3 Bedroom & Up	218	4	155	63
Penthouse	15	0	13	2
Other	28	0	2	26

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$923	473	690	\$448,900	\$666,990
\$958	598	1,035	\$459,900	\$870,000
\$964	651	1,712	\$696,900	\$1,350,000
\$934	843	2,346	\$674,000	\$2,610,000
\$961	888	2,026	\$795,900	\$1,885,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$993	1,141	2,177	\$1,095,000	\$1,975,000

IPO Launch Performance (first 2 months)

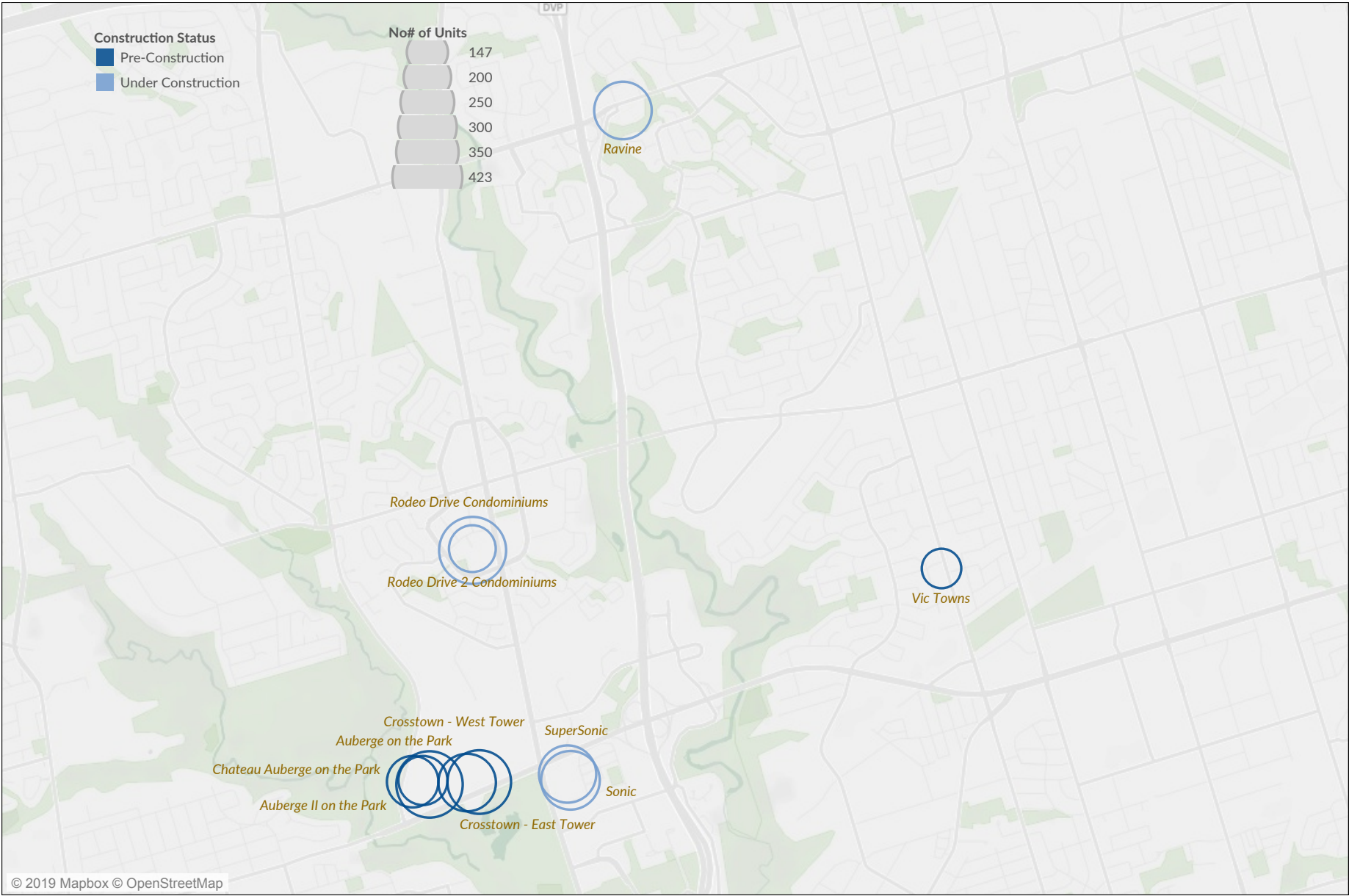


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



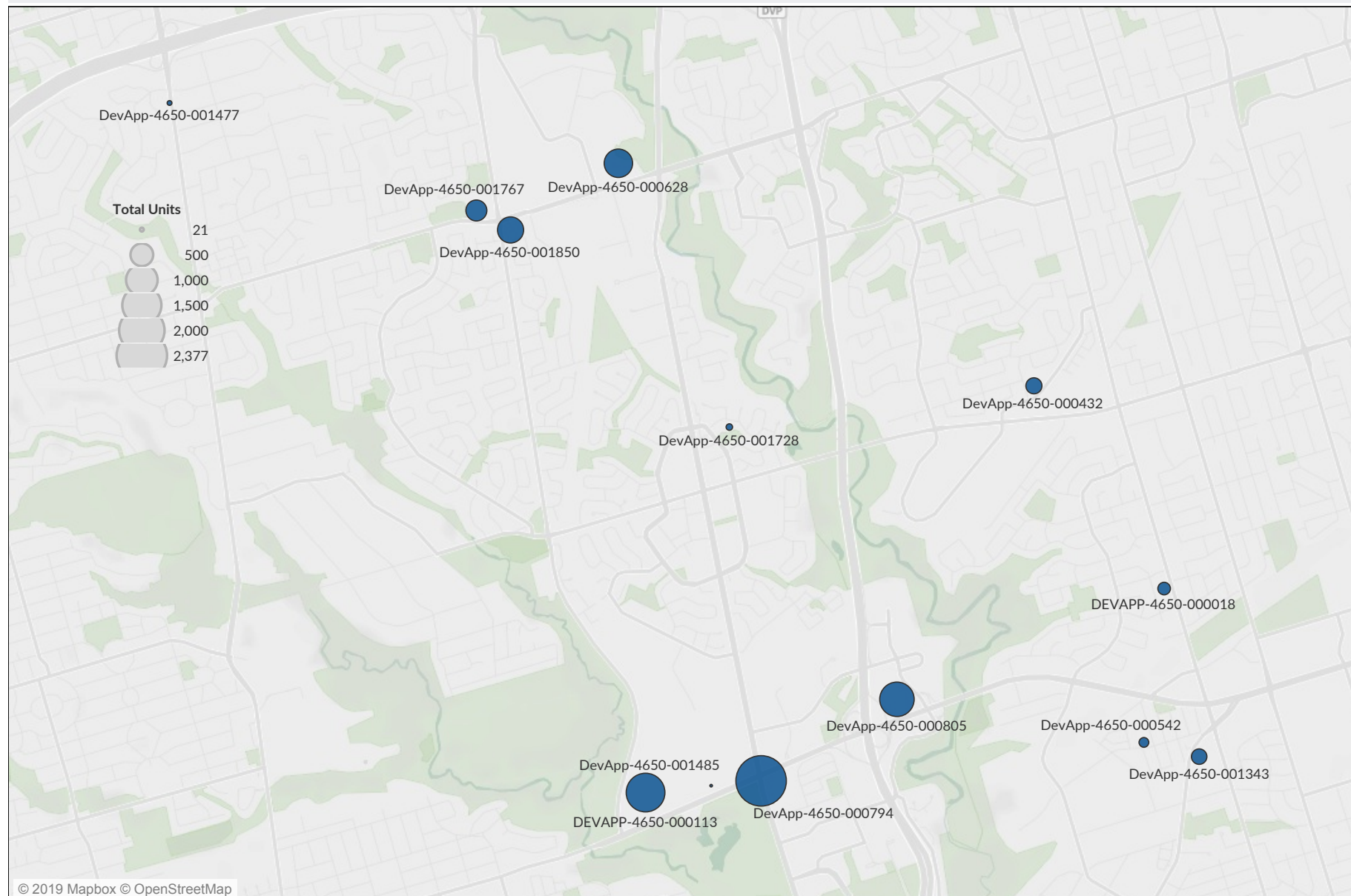
Don Mills - York Mills Submarket Report - October 2019

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	1	22	33	227	\$873	\$890
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	3	22	37	415	\$787	\$899
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	10	186	64	250	\$978	\$966
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	7	214	133	381	\$935	\$1,016
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	3	189	77	312	\$957	\$1,006
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	15	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	1	1	2	423	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	18	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	April 2020	0	10	3	309	\$587	\$963
Vic Towns - Solotex Corporation	Stacked	September 2021	1	11	22	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
DevApp-4650-001850	801 York Mills Road	4.6	636

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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