



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of December 2019



Don Mills - York Mills Submarket Report - December 2019

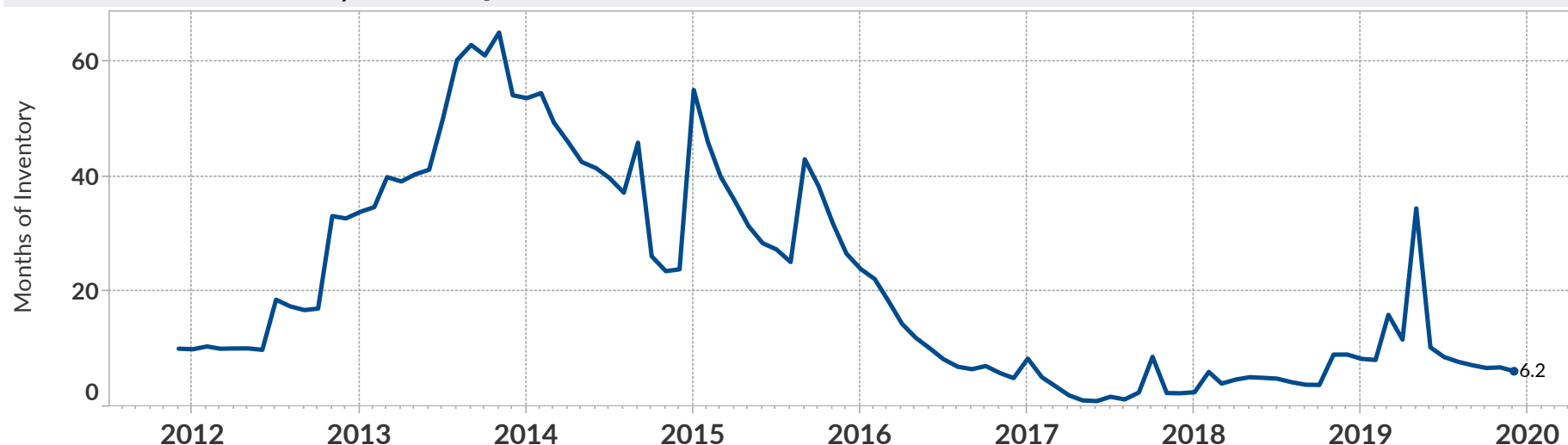


Don Mills - York Mills		GTA
Active Projects	11	355
Total Units	3,289	93,377
Total Sales	2,837	77,895
Rem. Inv.	379	12,280
Avg. \$/SF	\$945	\$1,055
Avg. SF	1,080	930
Avg. \$	\$1,020,388	\$980,872
Current Month Sales (incl. active & sold out)	17	1,871

Development Applications

Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	375
Total Units	7,471	202,805
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



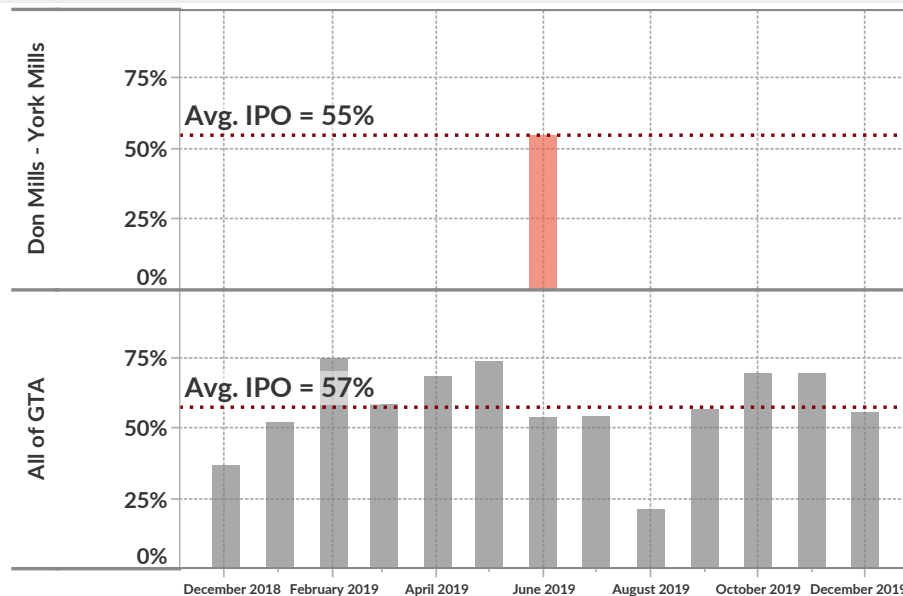
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Project Data by Unit Type

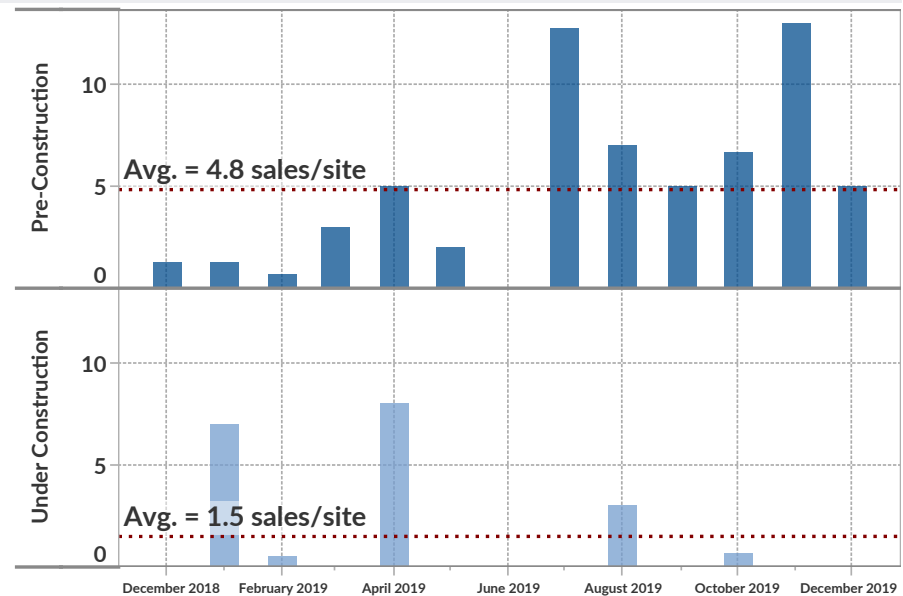
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	715	6	672	43
1 Bedroom + Den	863	6	826	37
2 Bedroom	882	5	798	84
2 Bedroom + Den	427	0	333	94
3 Bedroom & Up	259	0	158	101
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$939	667	691	\$609,990	\$666,990
\$963	598	1,035	\$459,900	\$870,000
\$983	651	1,712	\$696,900	\$1,500,000
\$927	843	2,346	\$674,000	\$2,630,000
\$947	888	2,026	\$771,900	\$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)

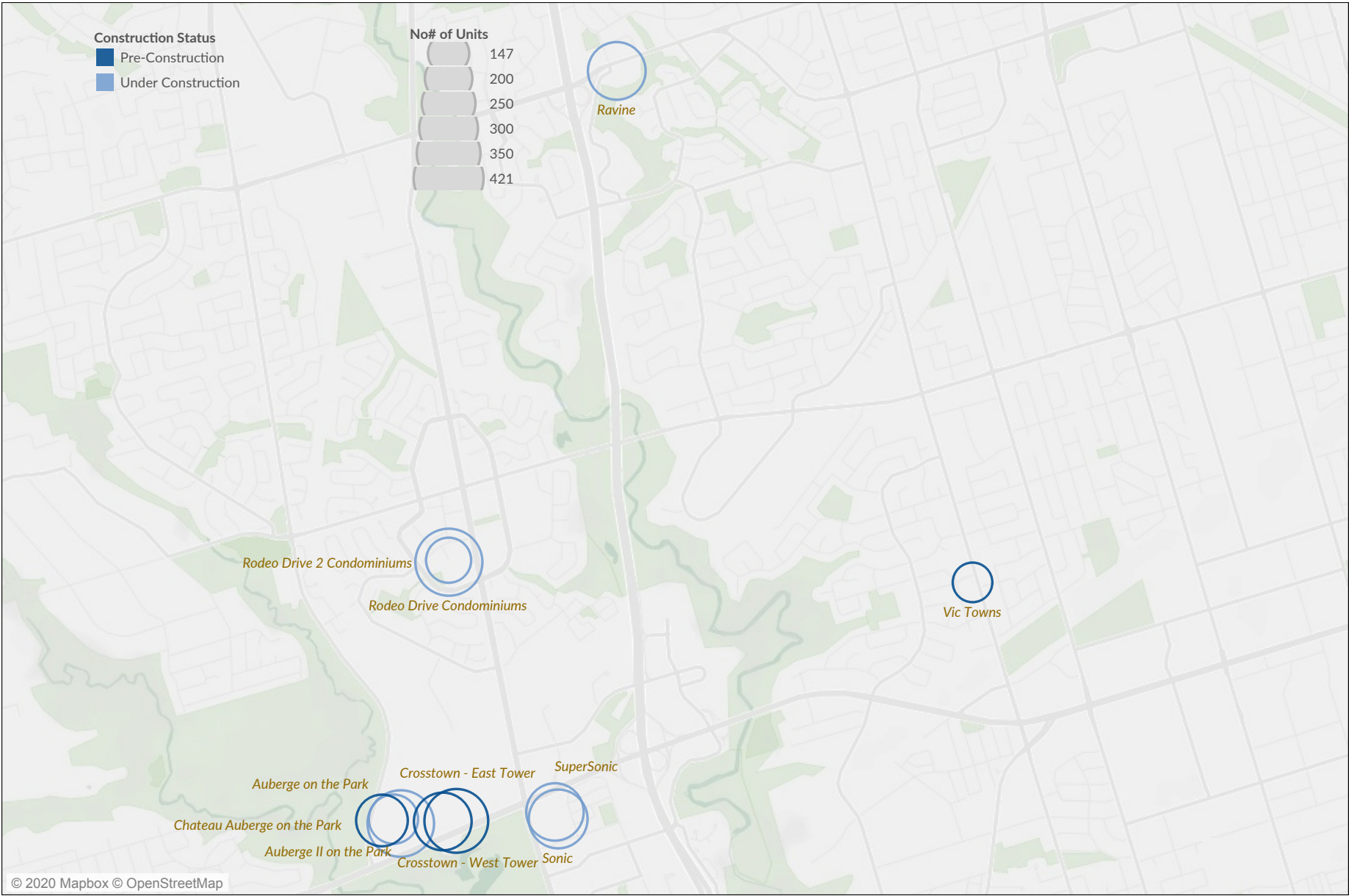


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



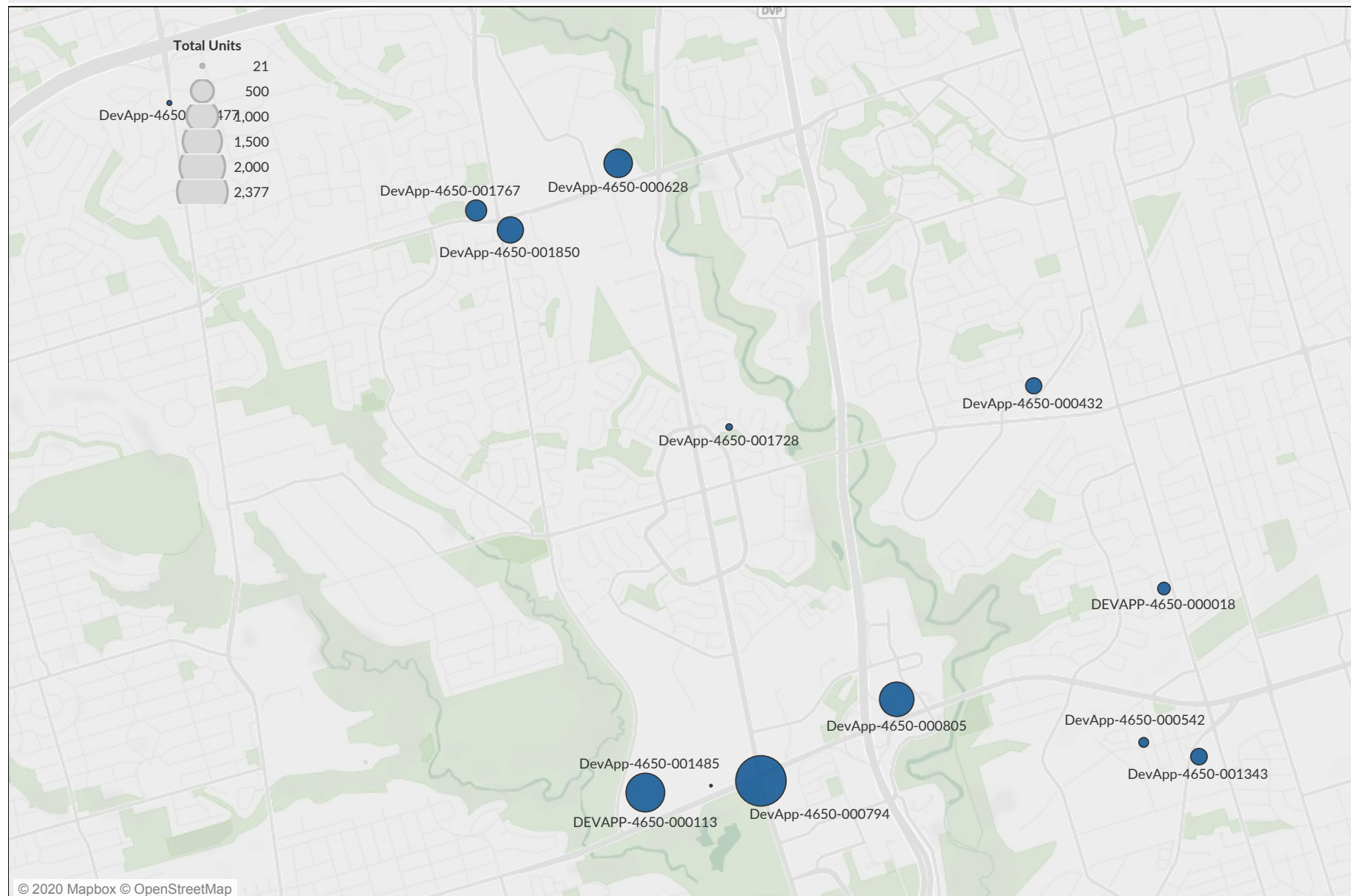
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Current Active Project List

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	2	24	31	227	\$873	\$890
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	22	37	415	\$787	\$899
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	1	193	57	250	\$978	\$940
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	9	245	125	381	\$935	\$1,024
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	5	208	95	312	\$957	\$1,019
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	4	2	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	January 2021	0	1	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	0	1	0	421	\$575	\$987
Sonic - Lindvest	Apartment	May 2020	0	18	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	April 2020	0	10	3	309	\$587	\$856
Vic Towns - Solotex Corporation	Stacked	September 2021	0	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	5.0	252
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	2.1	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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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