



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of January 2020



Don Mills - York Mills Submarket Report - January 2020

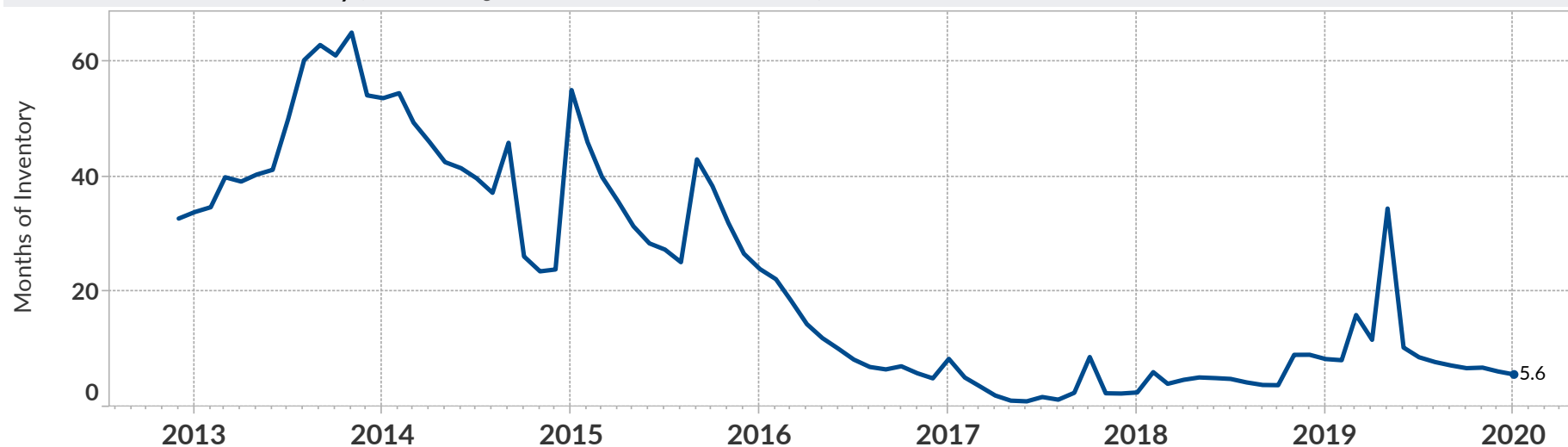


Don Mills - York Mills		GTA
Active Projects	11	348
Total Units	3,306	92,351
Total Sales	2,864	77,567
Rem. Inv.	352	11,632
Avg. \$/SF	\$954	\$1,058
Avg. SF	1,087	944
Avg. \$	\$1,036,831	\$998,477
Current Month Sales (incl. active & sold out)	27	1,100

Development Applications

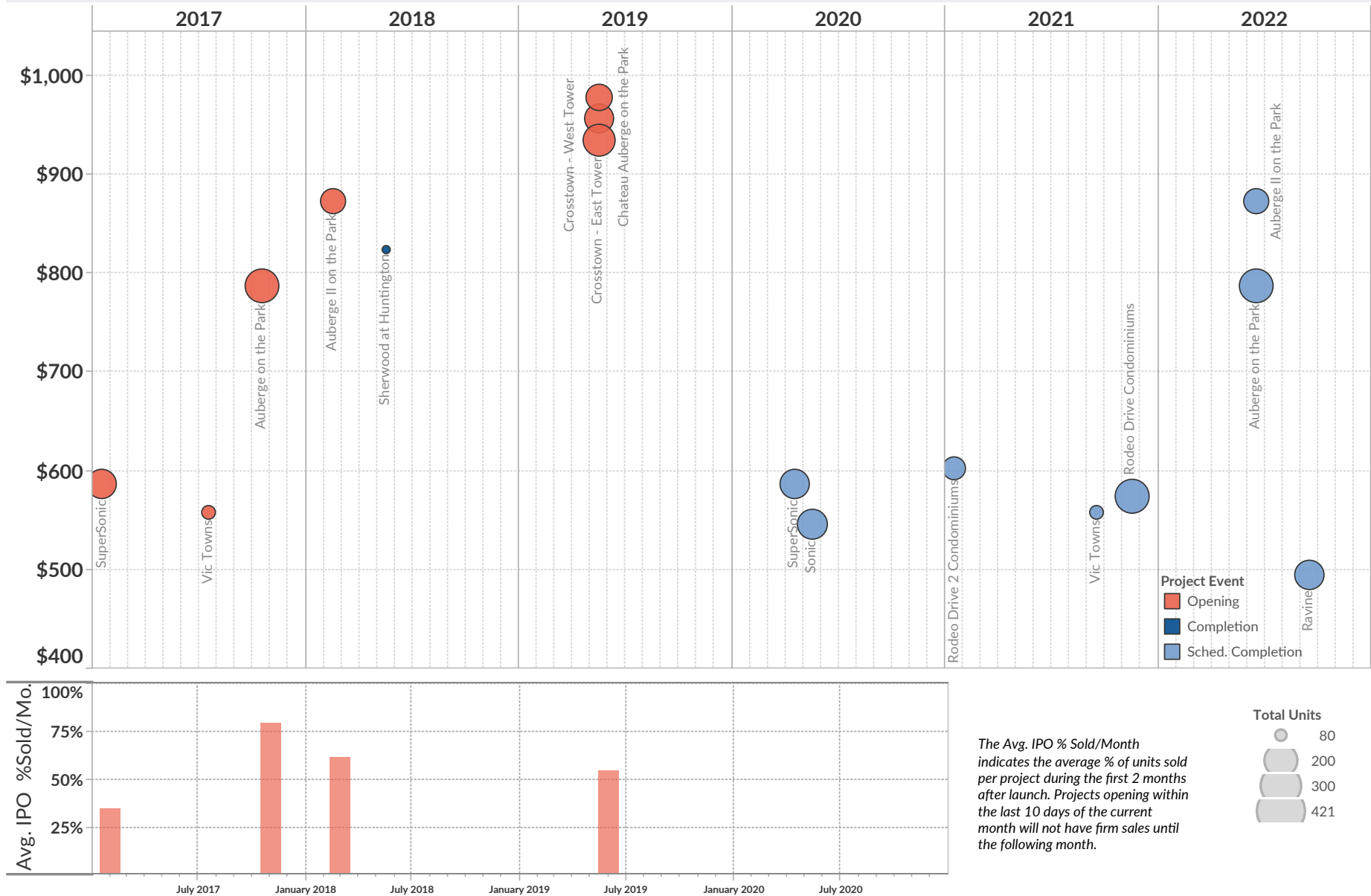
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	382
Total Units	6,363	209,320
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	44.5
Avg. Floor Space Index	2.4	6.3

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



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Recent Project Openings, Completions & Scheduled Completions



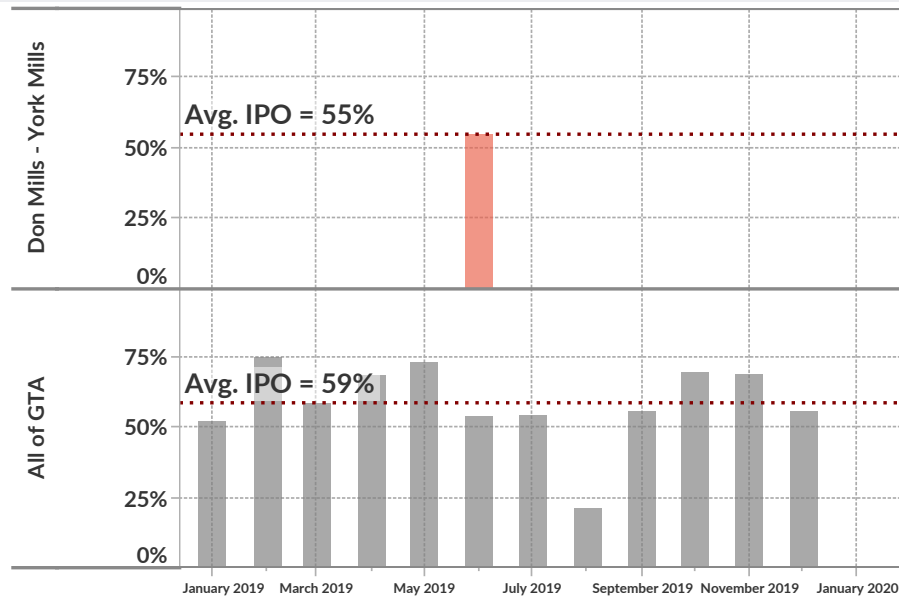
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Project Data by Unit Type

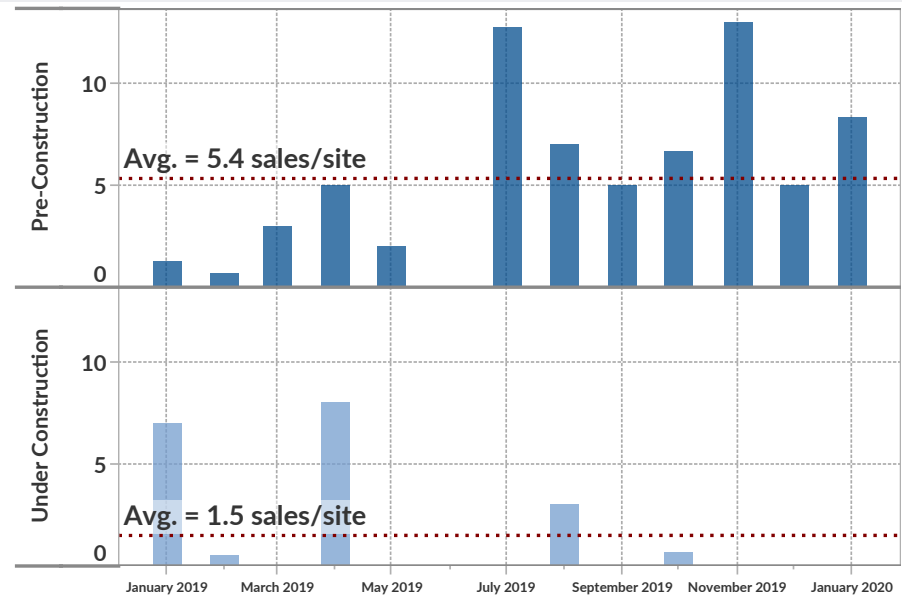
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	715	10	682	33
1 Bedroom + Den	863	5	831	32
2 Bedroom	882	8	806	76
2 Bedroom + Den	427	1	334	93
3 Bedroom & Up	259	2	160	99
Penthouse	15	0	13	2
Other	20	1	3	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$939	667	691	\$609,990	\$666,990
\$956	598	1,035	\$459,900	\$870,000
\$1,012	651	1,522	\$696,900	\$1,500,000
\$910	843	2,346	\$674,000	\$2,590,000
\$972	888	2,026	\$771,900	\$1,885,000
\$1,003	1,779	1,779	\$1,785,000	\$1,785,000
\$885	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

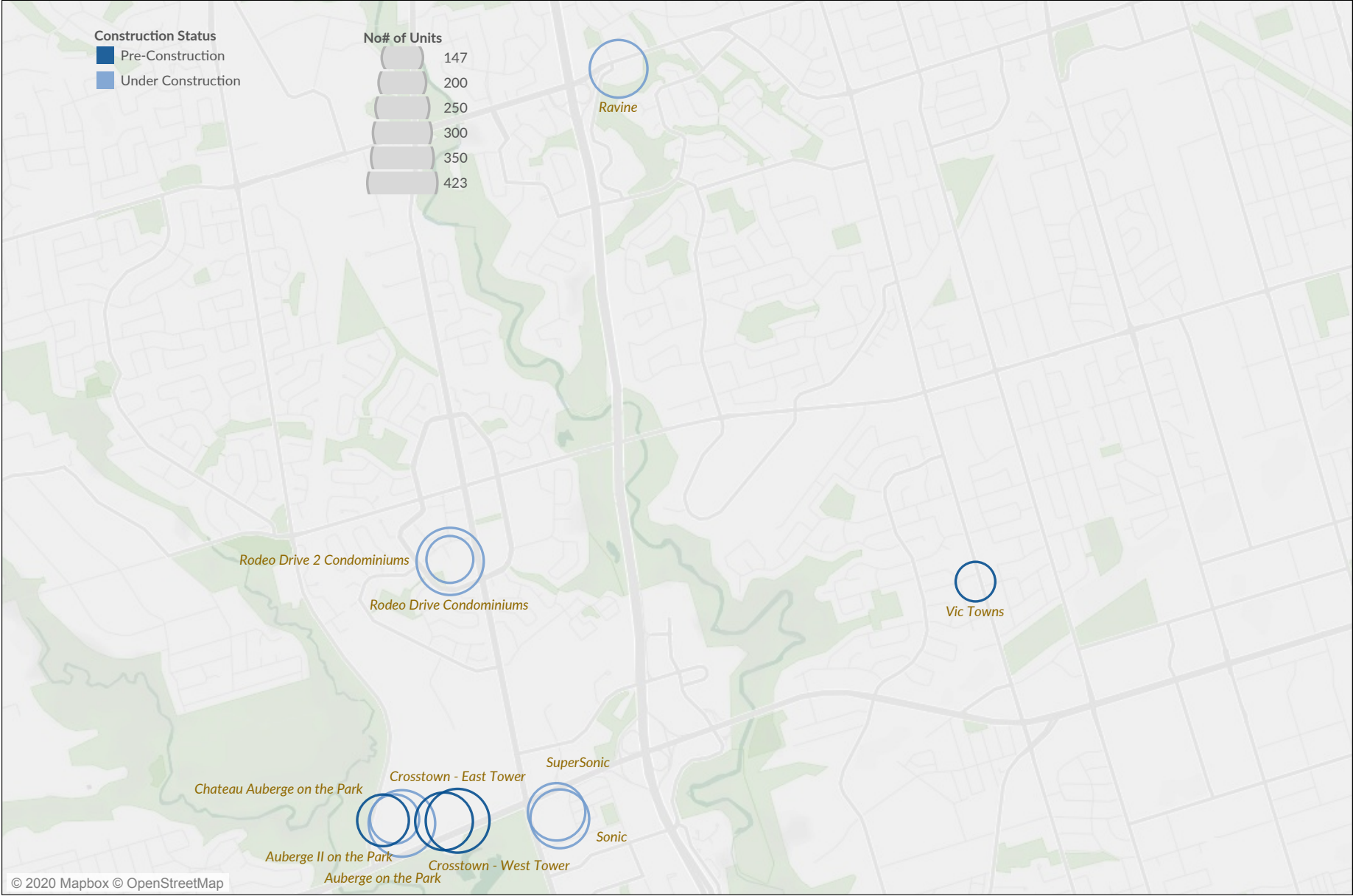


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



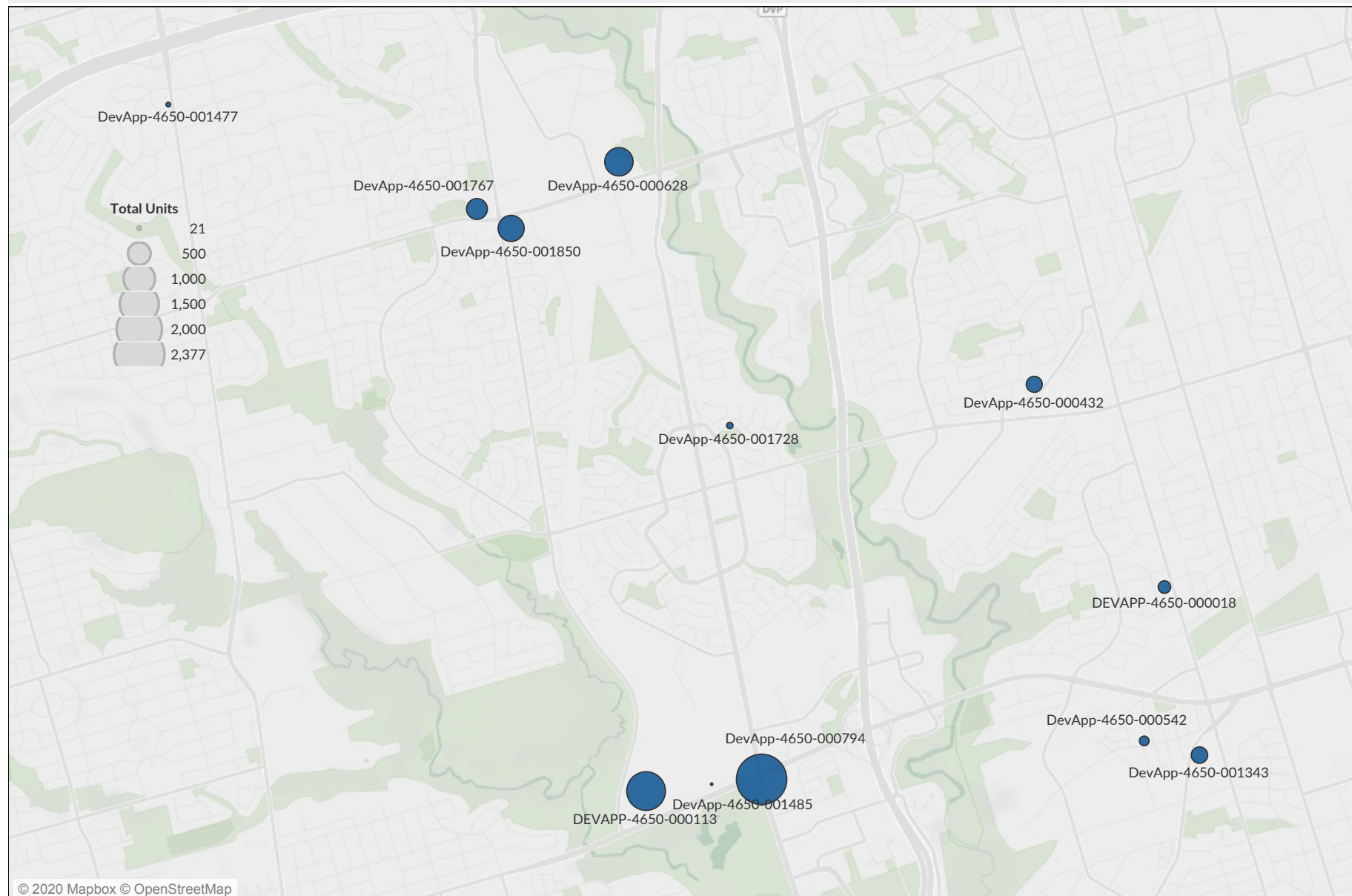
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Current Active Project List

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	2	29	227	\$873	\$914
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	0	37	415	\$787	\$899
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	5	5	52	250	\$978	\$975
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	12	12	113	381	\$935	\$1,028
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	8	8	87	312	\$957	\$1,022
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	2	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	January 2021	0	0	0	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	0	0	0	423	\$575	\$987
Sonic - Lindvest	Apartment	May 2020	0	0	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	April 2020	0	0	3	309	\$587	\$856
Vic Towns - Solotex Corporation	Stacked	September 2021	0	0	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-4650-001343	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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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