



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of May 2020



Don Mills - York Mills Submarket Report - May 2020

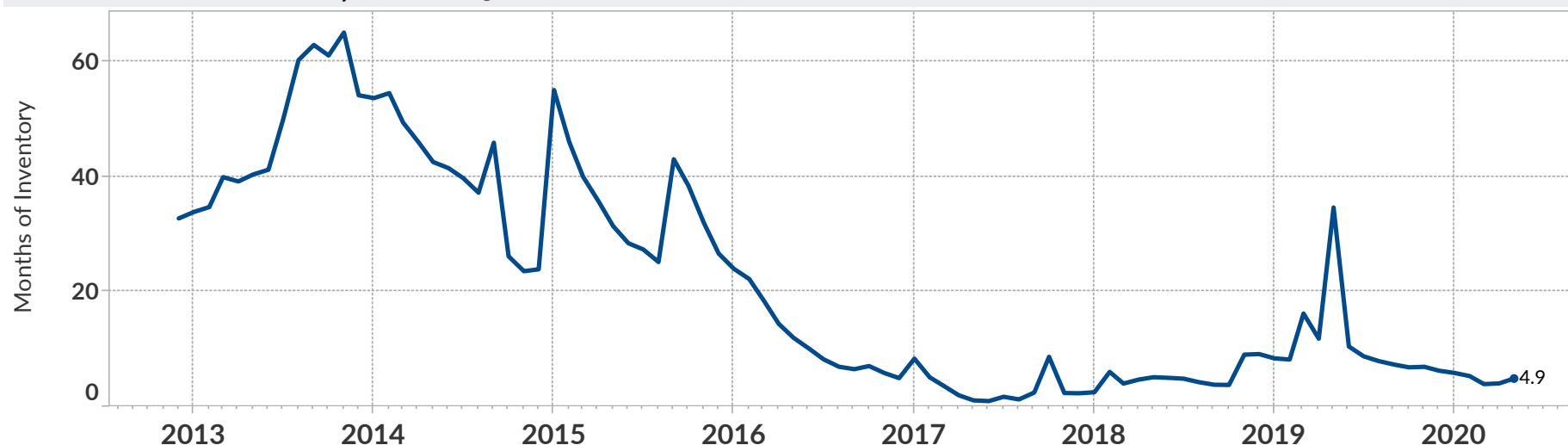


Don Mills - York Mills		GTA
Active Projects	11	361
Total Units	3,306	95,019
Total Sales	2,923	80,914
Rem. Inv.	248	9,526
Avg. \$/SF	\$937	\$1,079
Avg. SF	1,194	985
Avg. \$	\$1,118,702	\$1,062,758
Current Month Sales (incl. active & sold out)	9	428

Development Applications

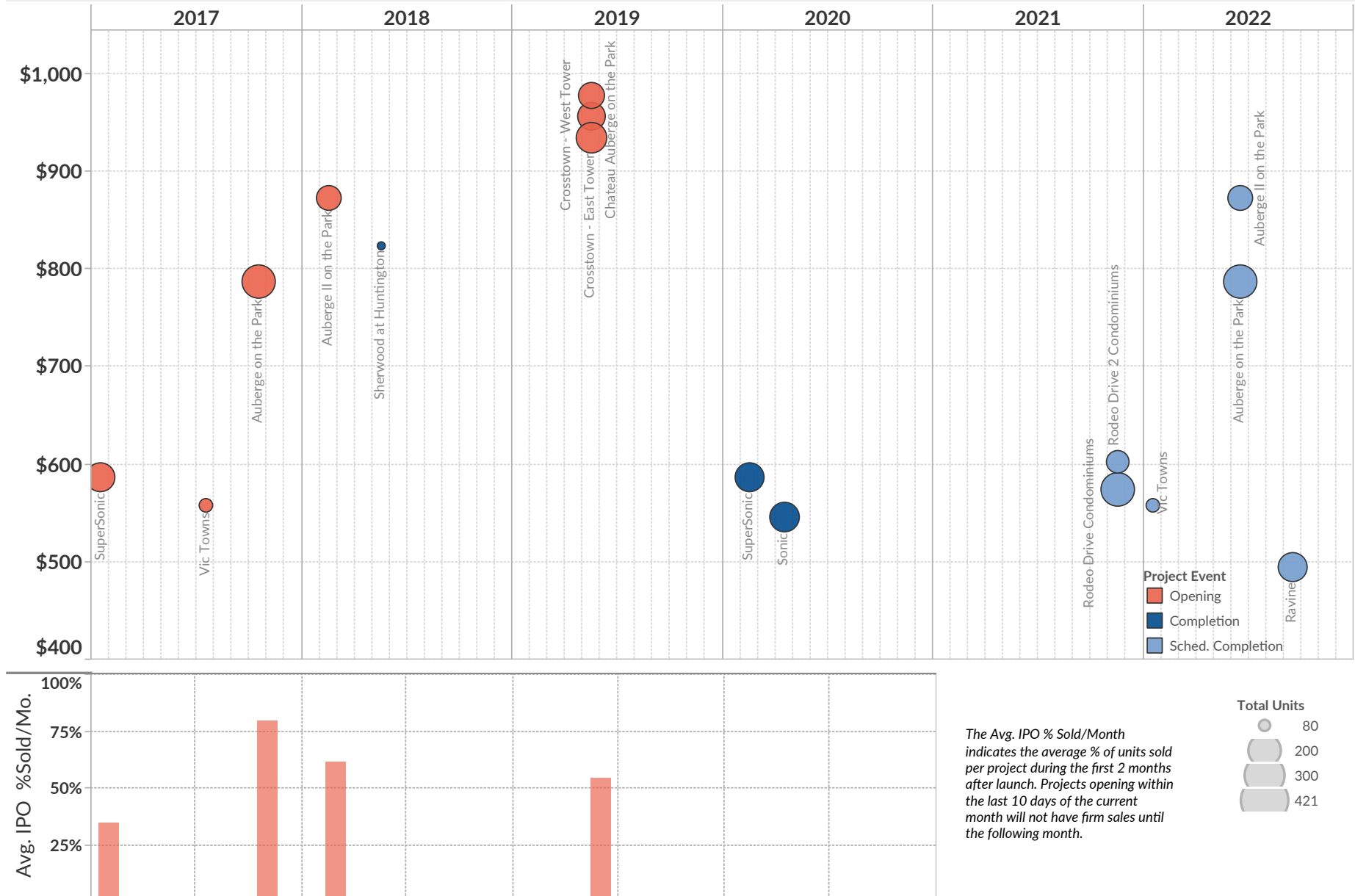
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	390
Total Units	11,337	221,166
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	61.7
Avg. Floor Space Index	2.3	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



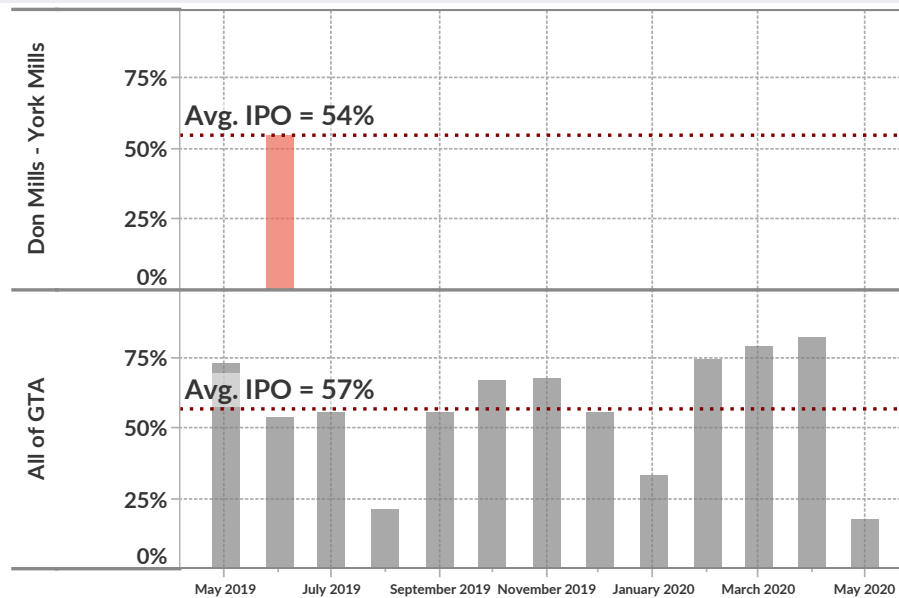
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Project Data by Unit Type

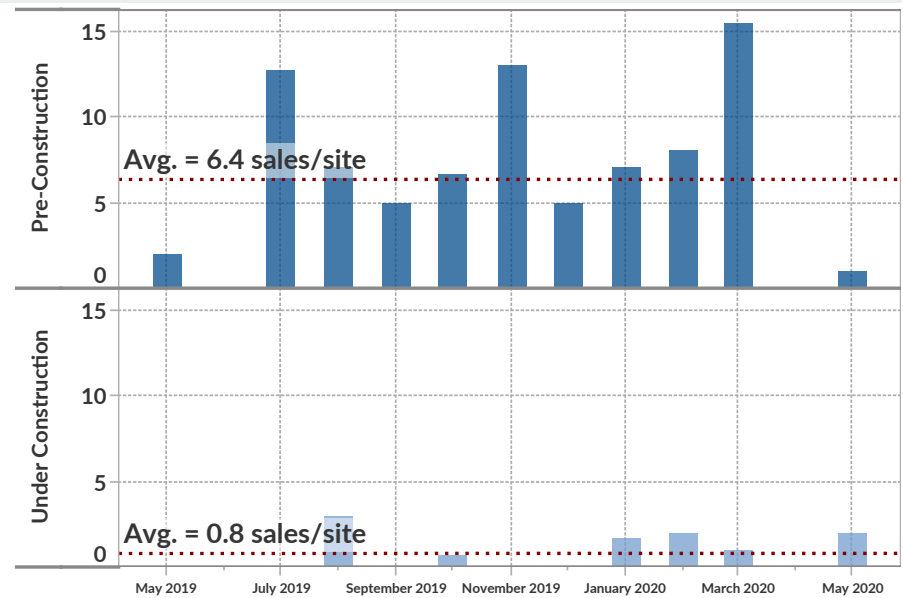
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	703	0	681	22
1 Bedroom + Den	846	1	839	7
2 Bedroom	866	4	834	32
2 Bedroom + Den	427	0	344	83
3 Bedroom & Up	259	0	170	89
Penthouse	15	0	13	2
Other	20	4	7	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$955	690	690	\$644,990	\$672,990
\$884	598	1,035	\$459,900	\$870,000
\$954	651	1,922	\$696,900	\$1,730,000
\$912	920	2,346	\$674,000	\$2,590,000
\$958	888	2,026	\$799,900	\$1,850,000
\$989	1,737	1,757	\$1,650,000	\$1,805,000
\$882	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

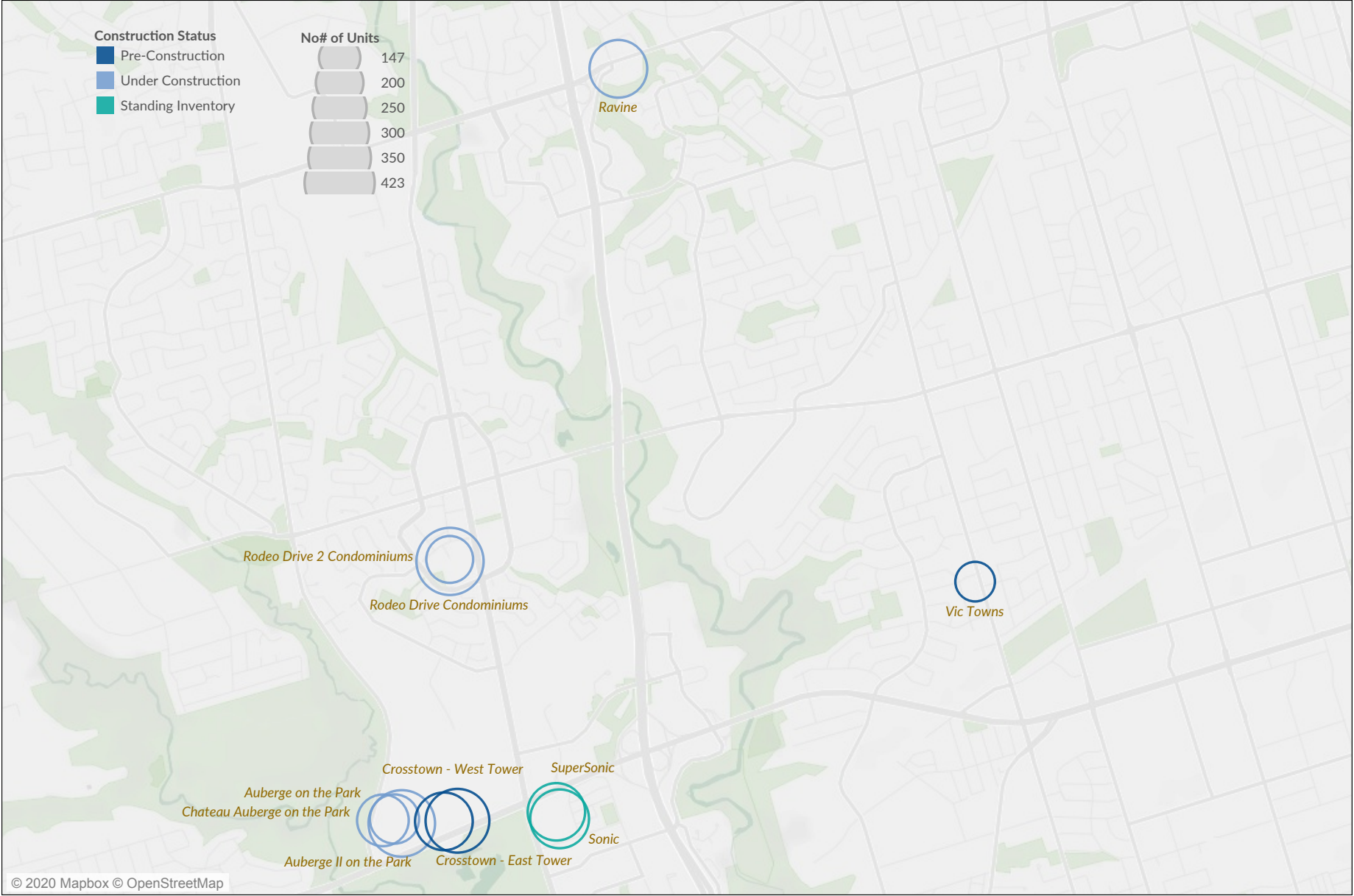


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



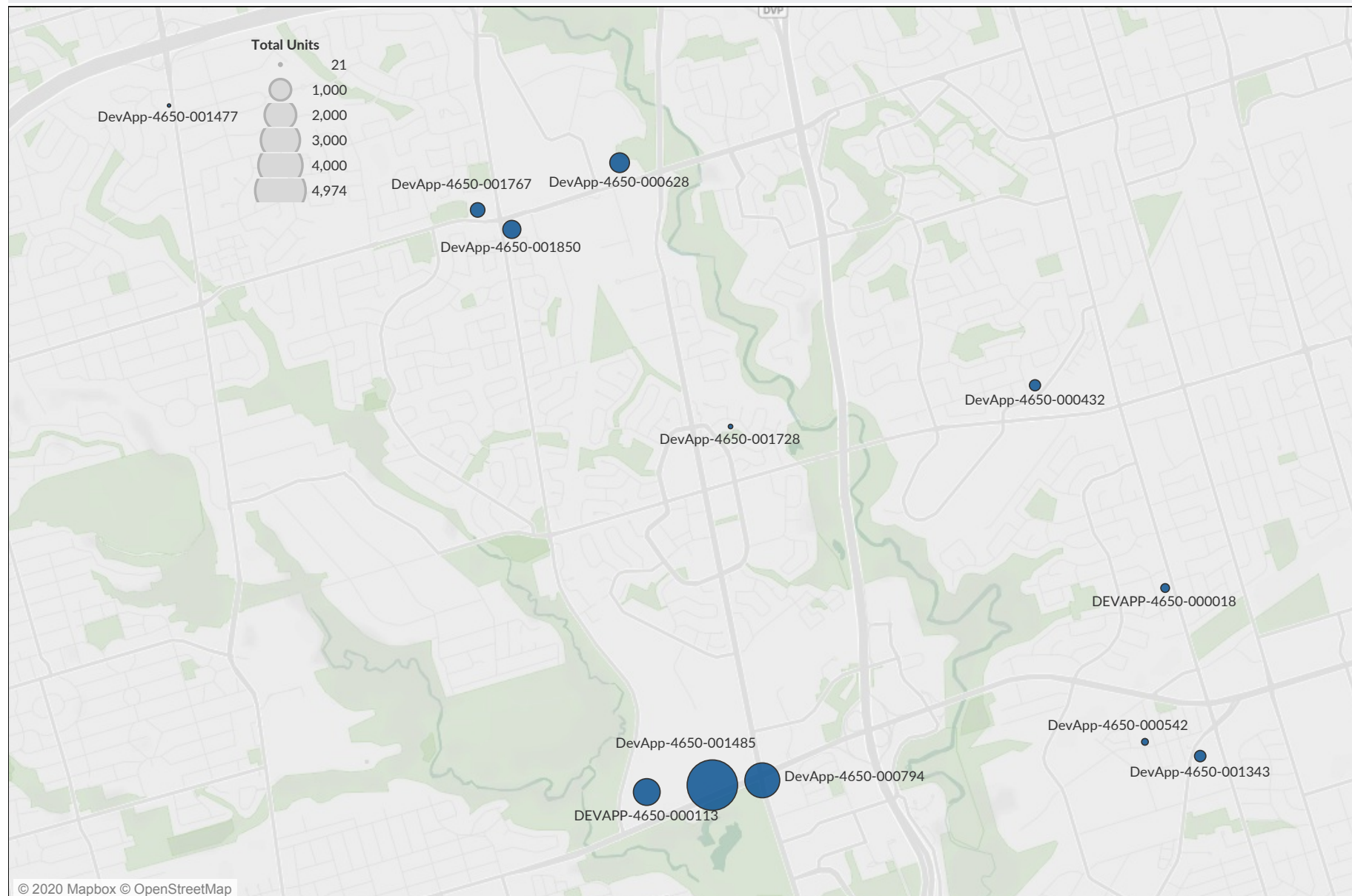
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Current Active Project List

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	0	4	27	227	\$873	\$918
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	1	36	415	\$787	\$900
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	6	20	37	250	\$978	\$948
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	43	60	381	\$935	\$1,020
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	2	20	55	312	\$957	\$1,048
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	1	2	1	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	November 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	April 2020	0	0	7	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February 2020	0	0	3	309	\$587	\$912
Vic Towns - Solotex Corporation	Stacked	January 2022	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	6.7	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	2.3	4,974
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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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