



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of September 2020



Don Mills - York Mills Submarket Report - September 2020

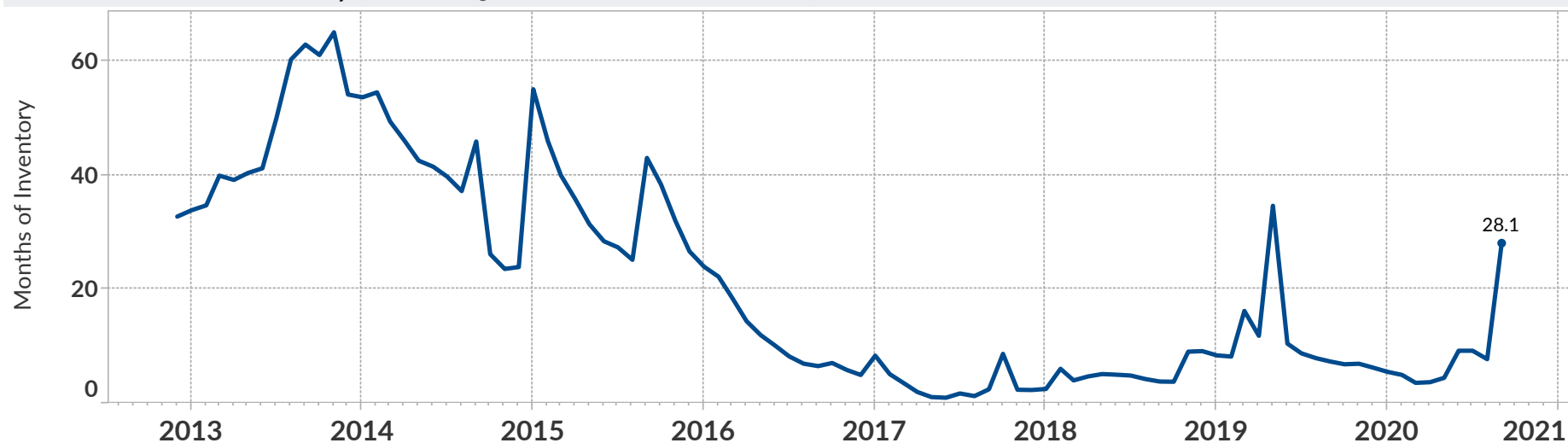


Don Mills - York Mills		GTA
Active Projects	12	348
Total Units	3,683	91,264
Total Sales	2,963	76,516
Rem. Inv.	496	10,768
Avg. \$/SF	\$1,024	\$1,148
Avg. SF	861	965
Avg. \$	\$881,188	\$1,108,137
Current Month Sales (incl. active & sold out)	2	2,603

Development Applications

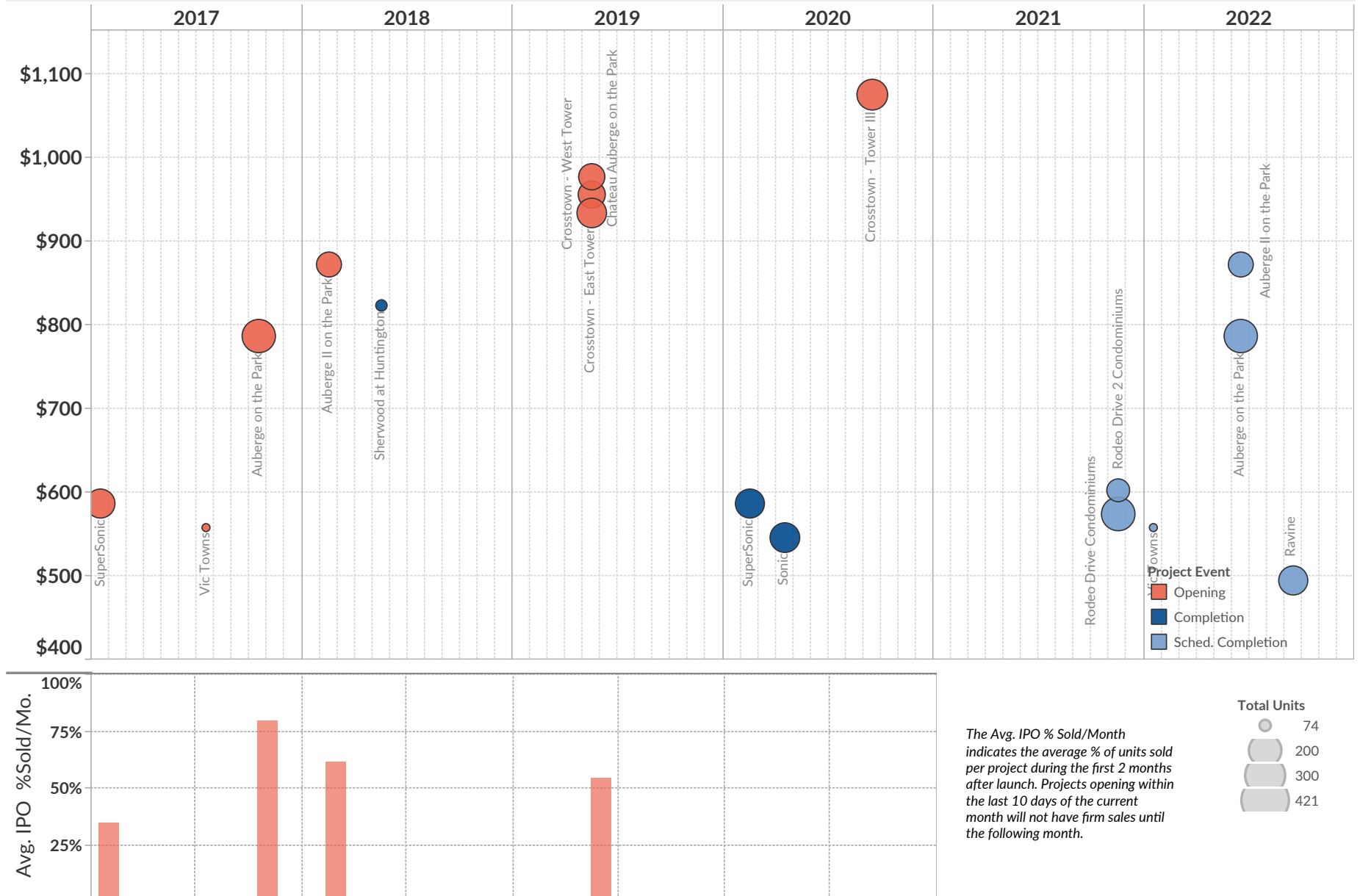
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	427
Total Units	14,212	240,396
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.5	6.5

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



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Recent Project Openings, Completions & Scheduled Completions



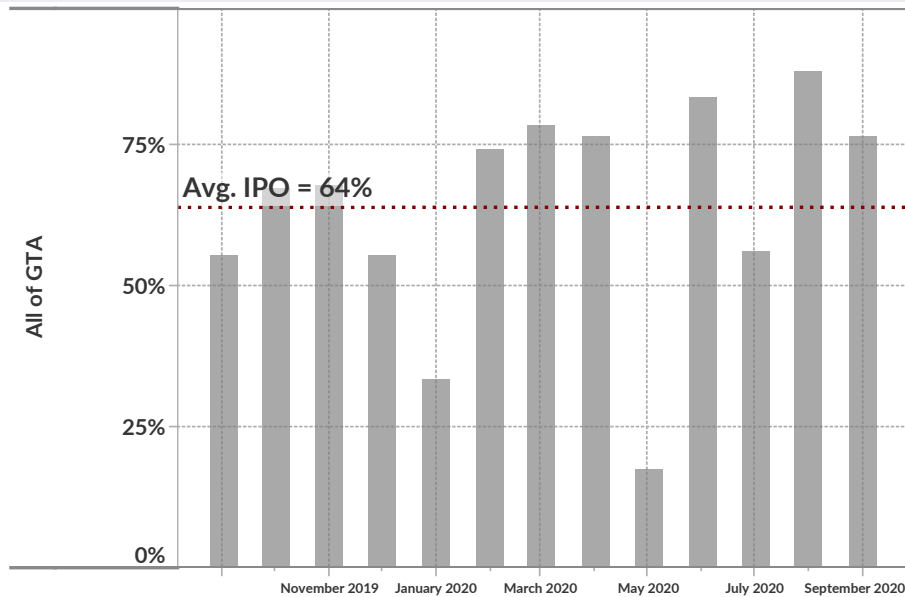
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Project Data by Unit Type

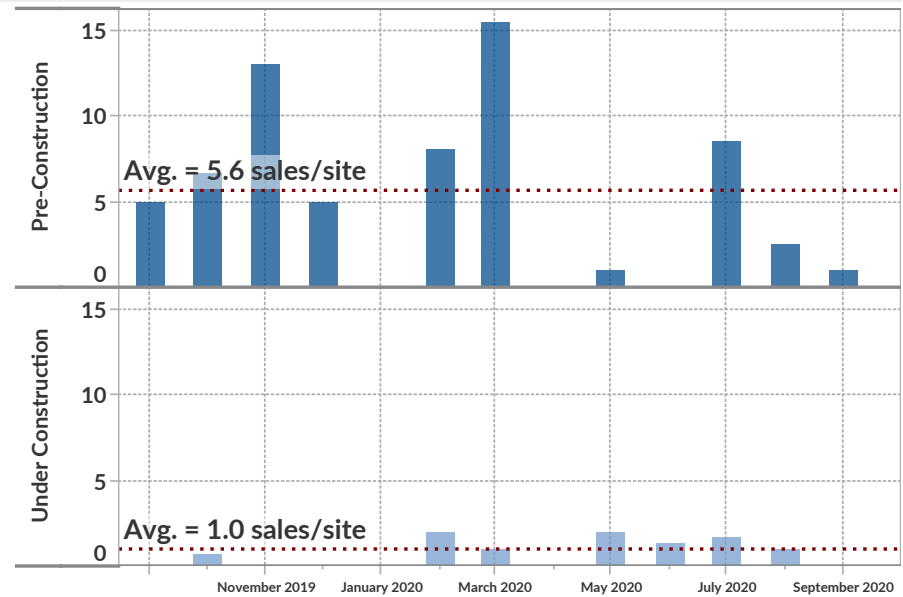
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	35	2
1 Bedroom	814	0	693	121
1 Bedroom + Den	891	0	840	51
2 Bedroom	991	0	839	152
2 Bedroom + Den	447	2	359	88
3 Bedroom & Up	244	0	176	68
Penthouse	15	0	13	2
Other	20	0	8	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,096	363	363	\$391,990	\$403,990
\$1,030	455	634	\$455,990	\$665,990
\$1,006	551	1,035	\$559,990	\$870,000
\$1,077	651	1,922	\$691,990	\$1,730,000
\$1,068	849	1,546	\$674,000	\$1,452,000
\$951	888	2,026	\$799,900	\$1,850,000
\$989	1,737	1,757	\$1,650,000	\$1,805,000
\$881	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

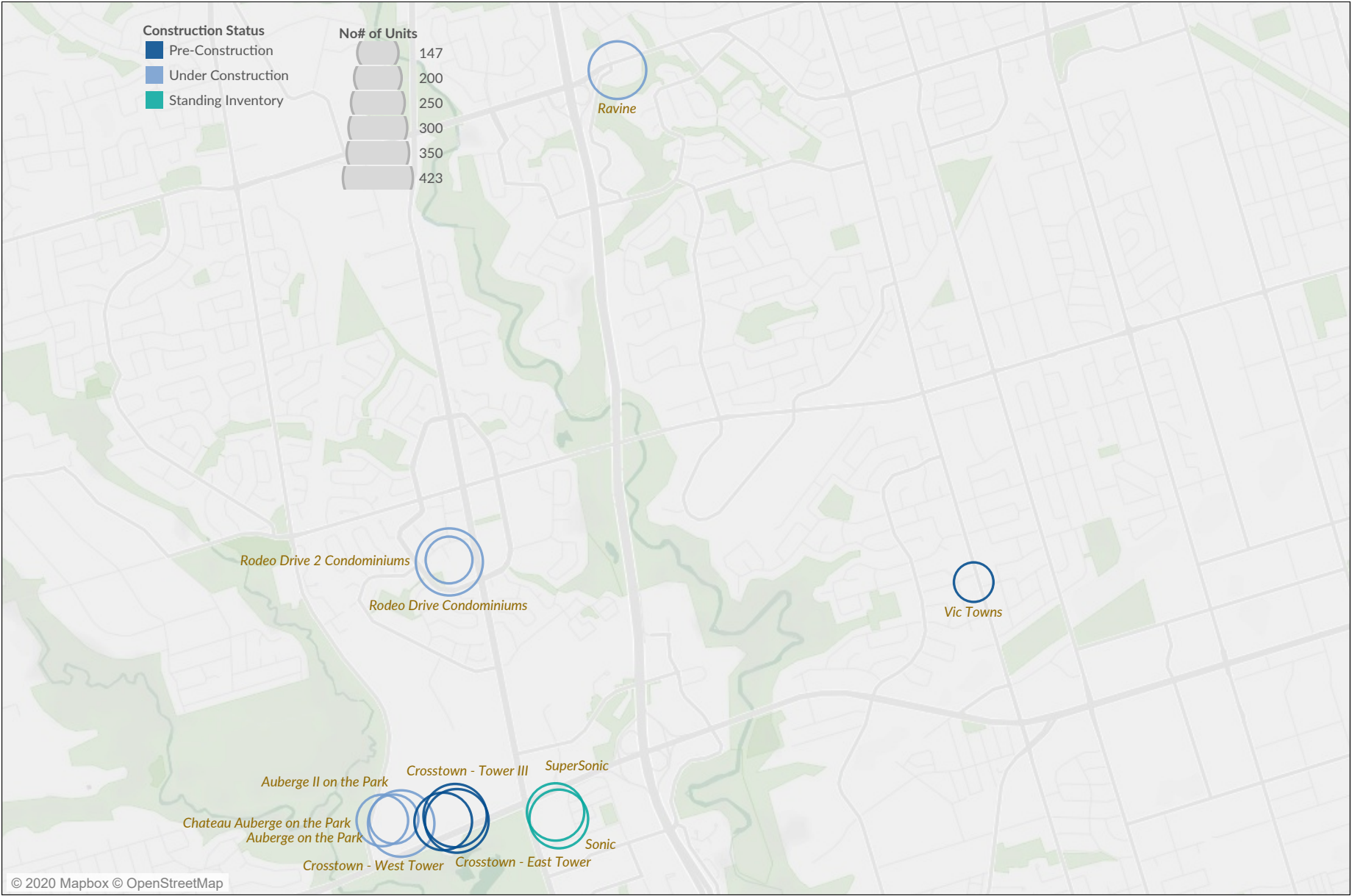


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



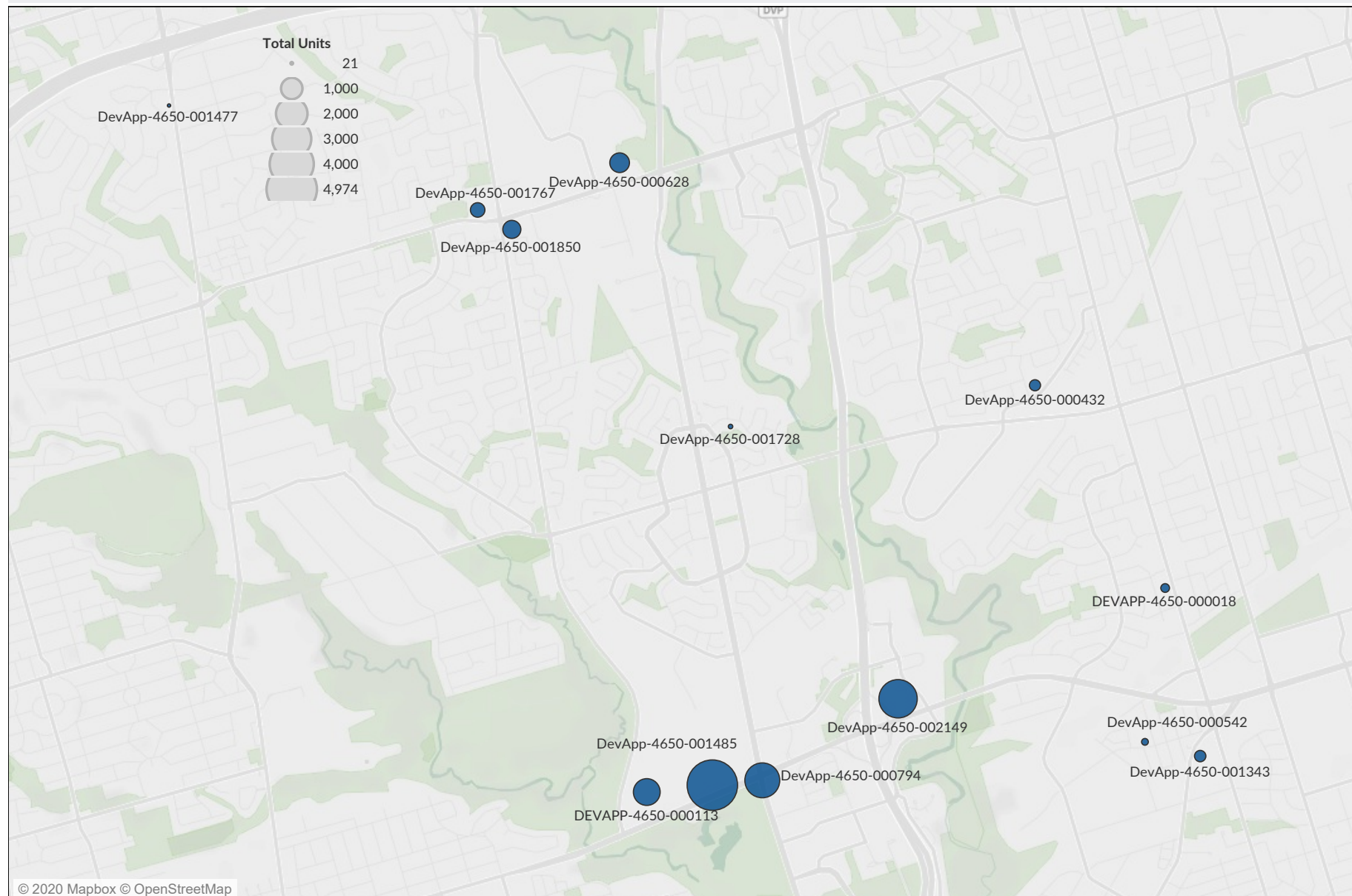
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Current Active Project List

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	4	33	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	0	32	25	250	\$978	\$936
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	1	63	15	381	\$935	\$1,057
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	0	0	349	377	\$1,076	\$1,076
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	1	24	37	312	\$957	\$1,060
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	3	0	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	0	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	2.5	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
DevApp-4650-002149	175 Wynford Drive	6.7	2,875

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	13	4,898	4,083	165	\$2,581	1,856	\$4,788,810	9,336
Central Waterfront	39	9	4,618	3,760	845	\$1,503	1,094	\$1,645,056	19,434
Don Mills - York Mills	2	12	3,683	2,963	496	\$1,024	861	\$881,188	14,212
Downtown Core	23	7	4,236	3,631	214	\$2,045	782	\$1,599,521	17,615
Downtown East	64	21	7,475	6,458	722	\$1,258	806	\$1,013,215	16,000
Downtown West	43	29	9,950	8,663	1,025	\$1,455	901	\$1,311,827	18,569
Etobicoke Waterfront	8	1	602	448	44	\$1,321	847	\$1,118,605	8,726
Highway7 - Yonge	14	6	1,553	1,448	97	\$716	1,185	\$848,595	.
Mississauga City Centre	416	12	6,998	6,384	595	\$929	791	\$735,372	.
North Toronto	24	12	3,194	2,581	512	\$1,272	818	\$1,040,488	10,177
North Yonge Corridor	10	6	1,715	1,482	96	\$1,155	811	\$936,872	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	2	9	1,044	802	189	\$1,316	1,844	\$2,427,617	10,938
Not Applicable	1,896	156	30,884	24,910	4,368	\$821	940	\$772,269	83,408
Scarborough City Centre									2,245
Sheppard Corridor	12	14	3,833	3,374	455	\$1,118	927	\$1,036,029	7,384
Thornhill	28	6	1,651	1,391	260	\$1,077	1,183	\$1,273,175	.
Toronto East	4	12	1,128	999	97	\$1,016	1,029	\$1,045,627	2,938
Toronto West	17	14	2,613	2,141	398	\$1,125	948	\$1,066,020	11,904
Yonge - St. Clair	1	7	661	479	182	\$1,773	1,441	\$2,555,685	3,113

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