



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of October 2020



Don Mills - York Mills Submarket Report - October 2020

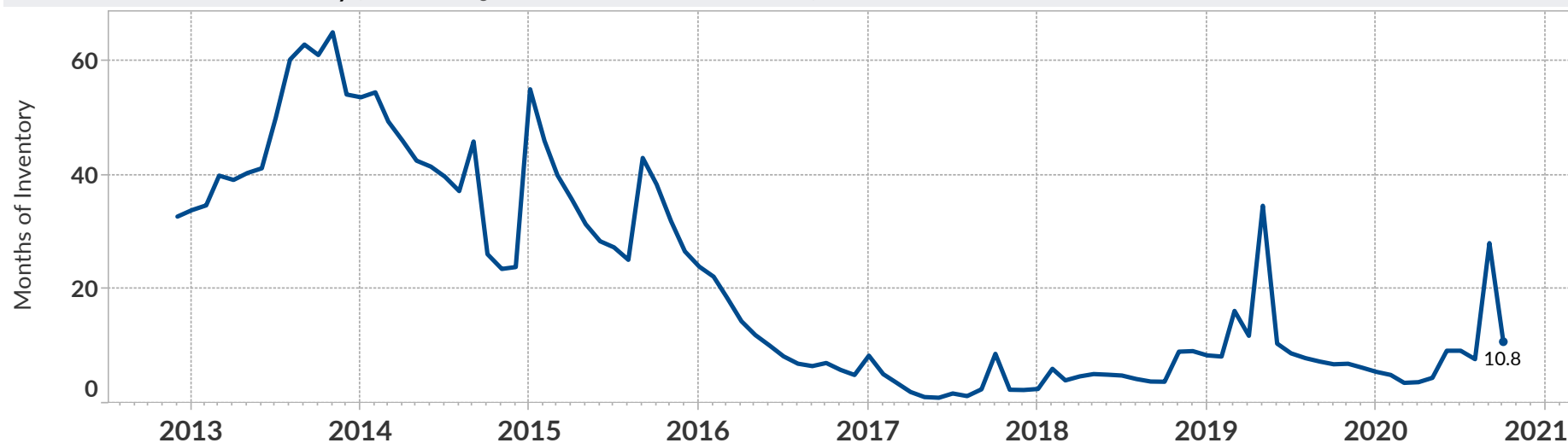


Don Mills - York Mills		GTA
Active Projects	12	356
Total Units	3,683	93,557
Total Sales	3,137	77,464
Rem. Inv.	324	11,643
Avg. \$/SF	\$1,013	\$1,134
Avg. SF	971	945
Avg. \$	\$983,530	\$1,071,265
Current Month Sales (incl. active & sold out)	174	2,340

Development Applications

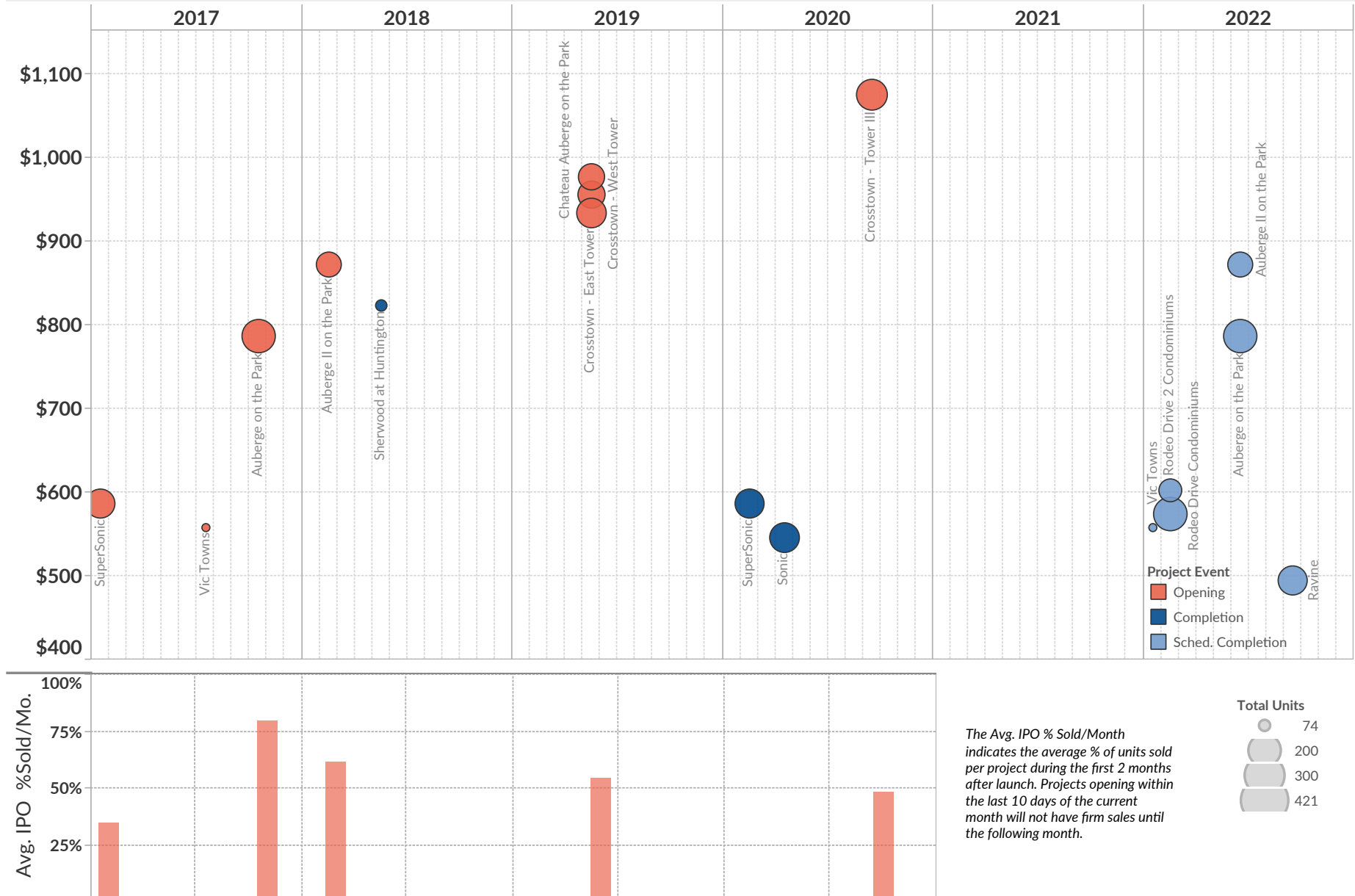
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	449
Total Units	14,212	252,224
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.5	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



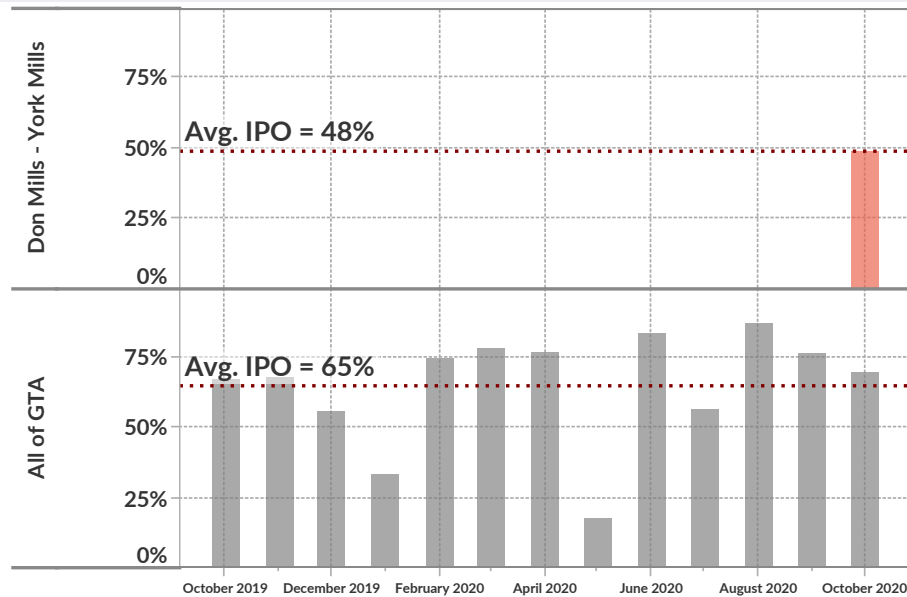
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Project Data by Unit Type

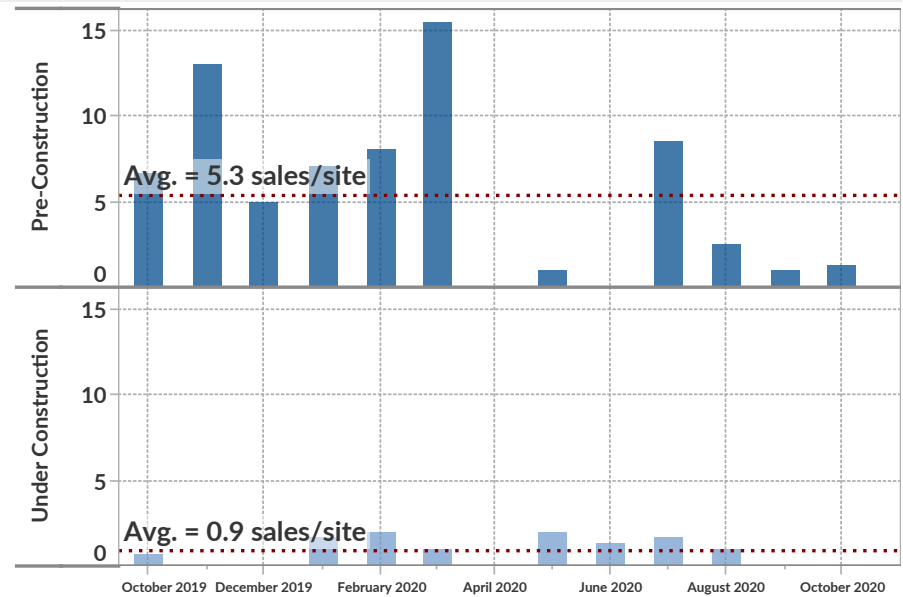
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	35	2
1 Bedroom	815	76	769	46
1 Bedroom + Den	892	28	868	24
2 Bedroom	991	54	893	98
2 Bedroom + Den	447	16	375	72
3 Bedroom & Up	244	0	176	68
Penthouse	15	0	13	2
Other	20	0	8	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,096	363	363	\$391,990	\$403,990
\$1,064	455	634	\$492,990	\$665,990
\$992	551	1,035	\$575,990	\$870,000
\$1,071	651	1,922	\$696,900	\$1,730,000
\$1,058	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)

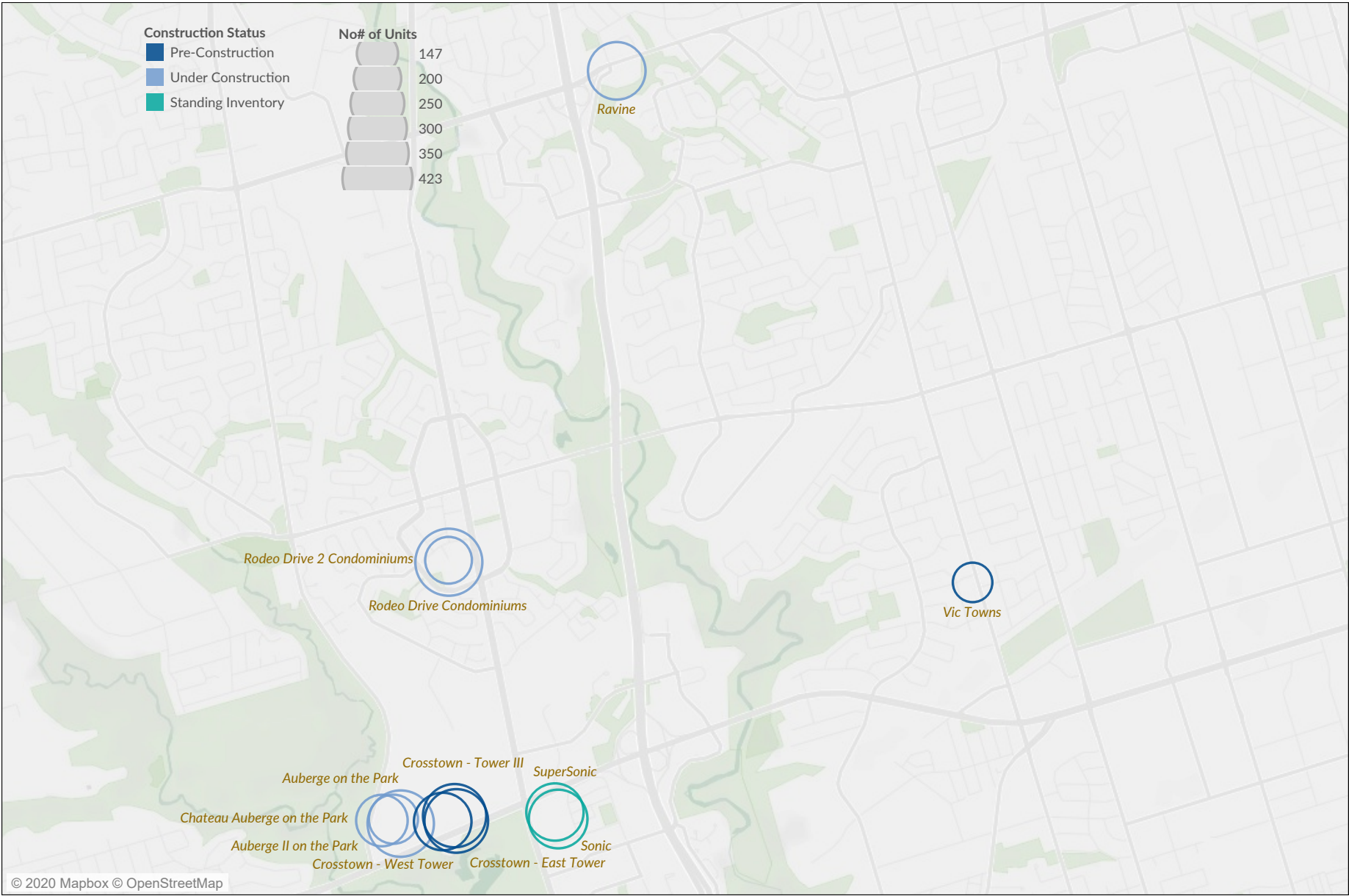


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



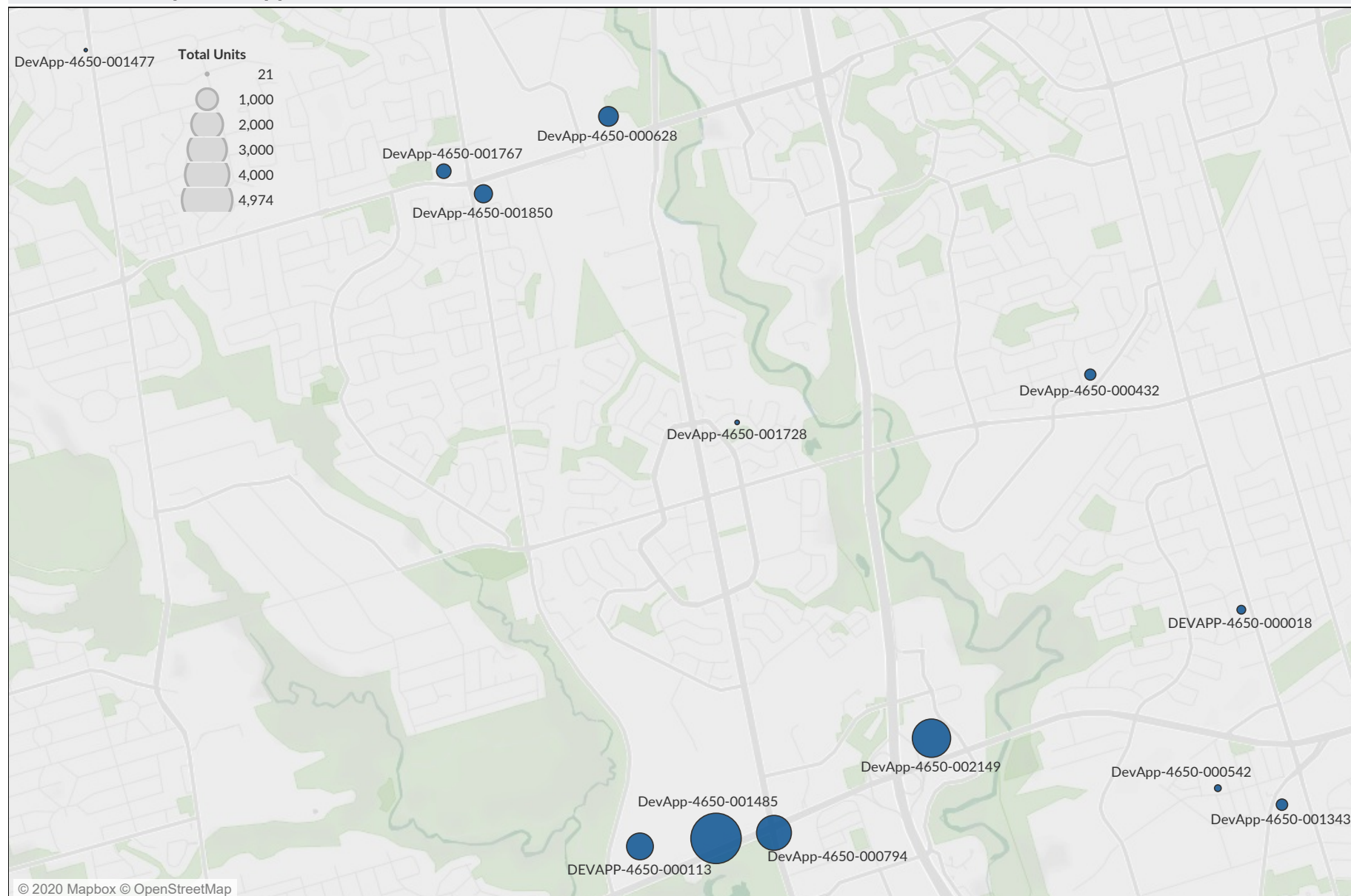
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Current Active Project List

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	64	14	381	\$935	\$1,057
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	170	170	181	377	\$1,076	\$1,095
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	3	27	34	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	February 2022	0	0	0	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	February 2022	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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	32	21	7,477	6,494	703	\$1,253	812	\$1,017,603	16,387
Downtown West	71	29	10,091	8,701	1,129	\$1,434	905	\$1,297,400	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	145	13	1,562	1,142	203	\$1,101	835	\$918,775	3,120
Toronto West	101	16	3,151	2,248	700	\$1,137	848	\$964,291	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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