



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of November 2020



Don Mills - York Mills Submarket Report - November 2020

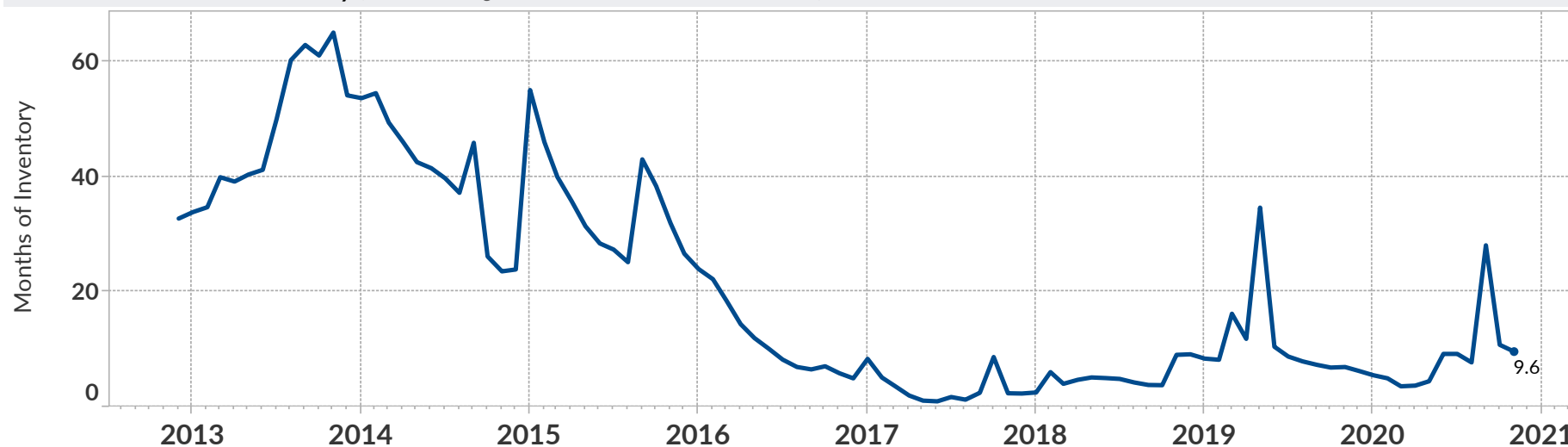


Don Mills - York Mills		GTA
Active Projects	12	360
Total Units	3,683	94,905
Total Sales	3,174	79,034
Rem. Inv.	287	11,493
Avg. \$/SF	\$1,007	\$1,151
Avg. SF	1,007	964
Avg. \$	\$1,013,169	\$1,109,229
Current Month Sales (incl. active & sold out)	37	1,836

Development Applications

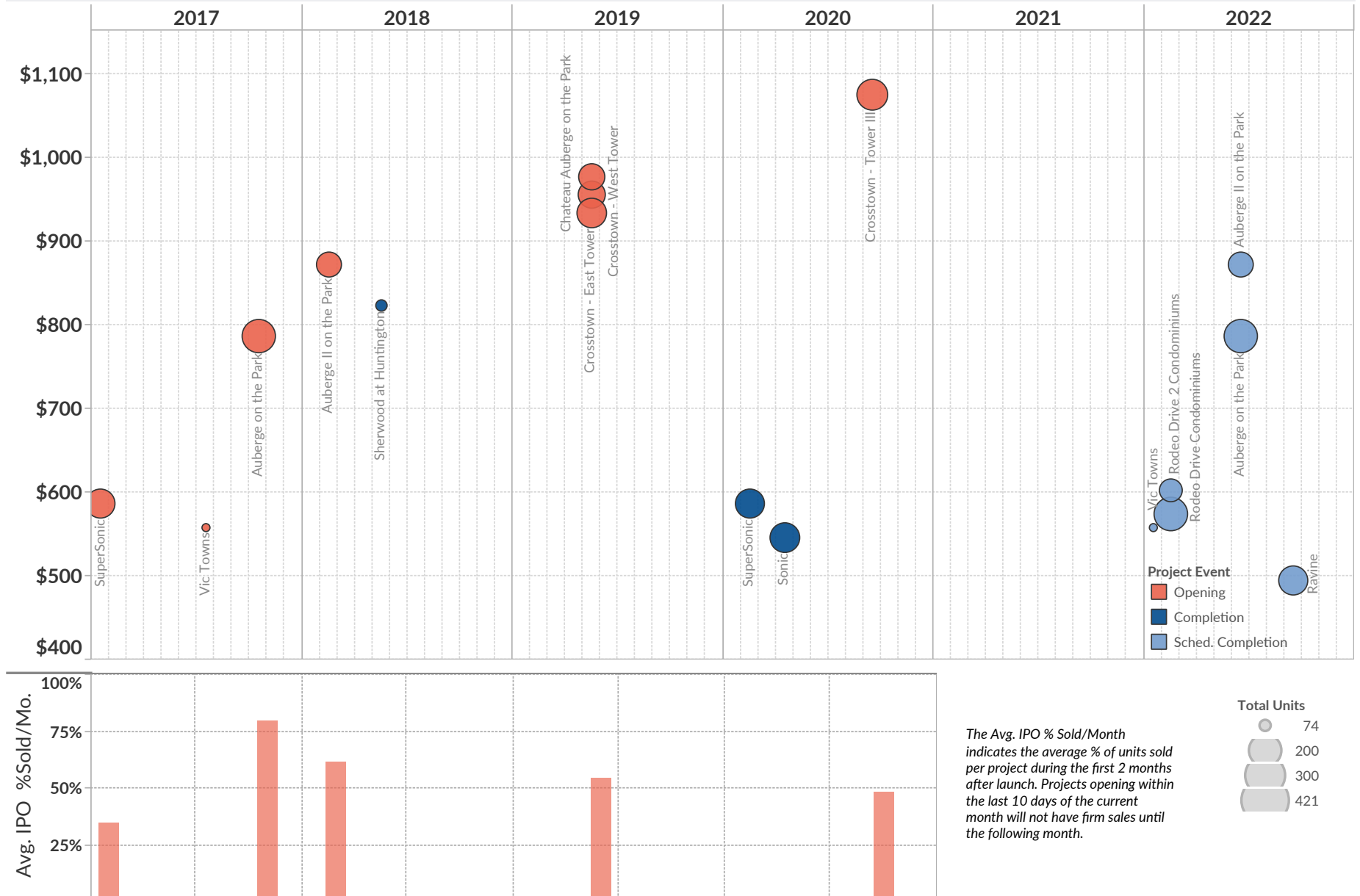
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	464
Total Units	14,212	256,111
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.5	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



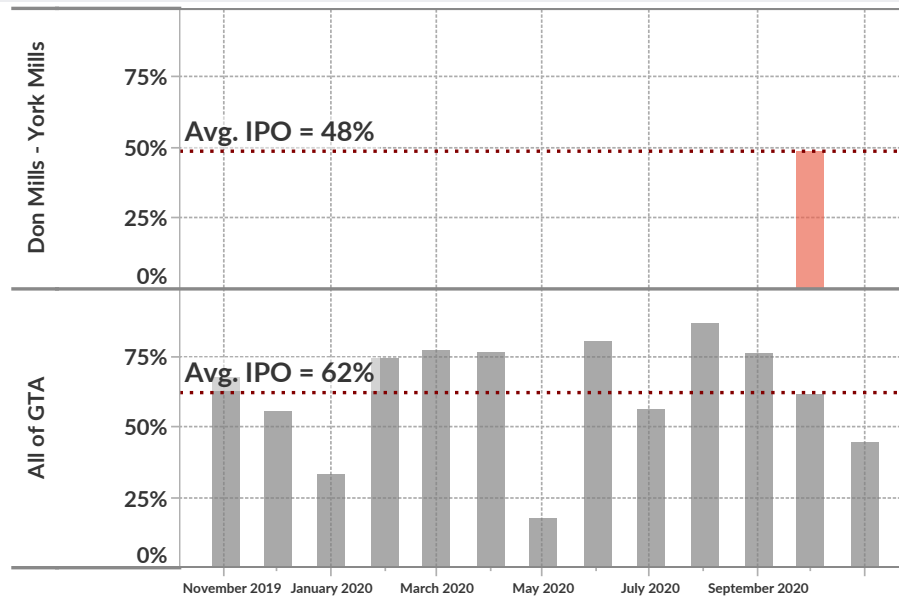
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Project Data by Unit Type

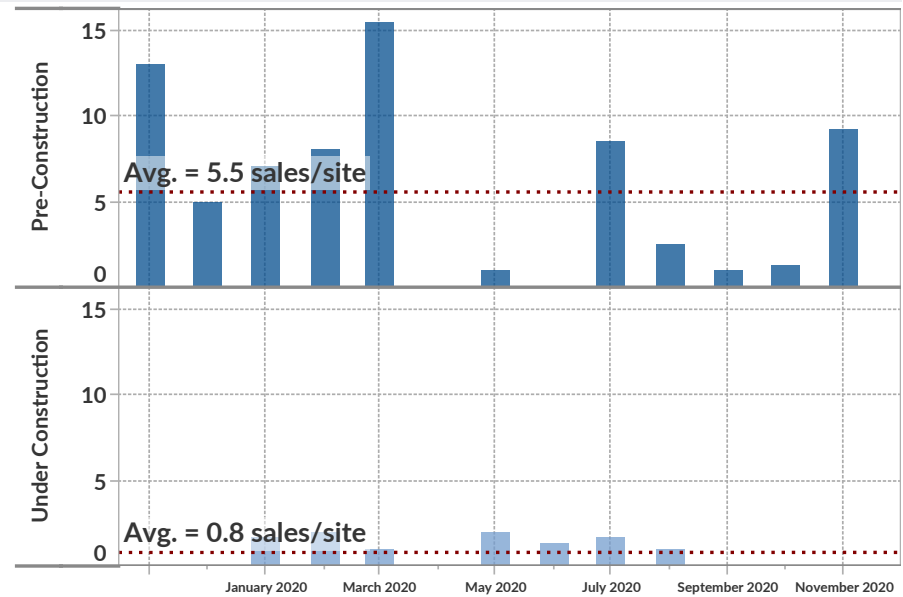
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	1	36	1
1 Bedroom	815	13	782	33
1 Bedroom + Den	892	3	871	21
2 Bedroom	991	16	909	82
2 Bedroom + Den	447	4	379	68
3 Bedroom & Up	244	0	176	68
Penthouse	15	0	13	2
Other	20	0	8	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,113	363	363	\$403,990	\$403,990
\$1,064	455	634	\$492,990	\$665,990
\$973	551	1,035	\$575,990	\$870,000
\$1,068	651	1,922	\$696,900	\$1,730,000
\$1,056	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)

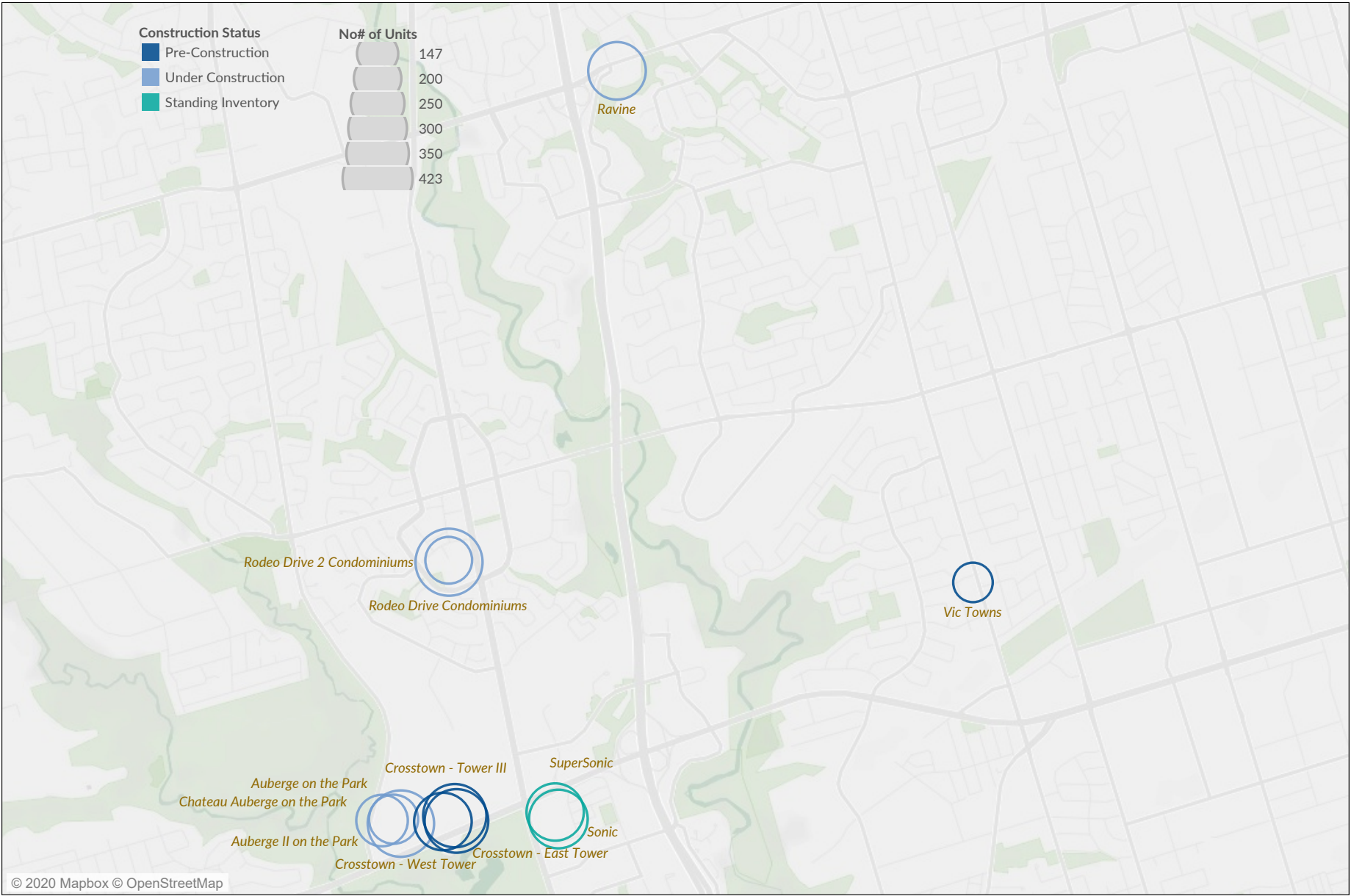


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



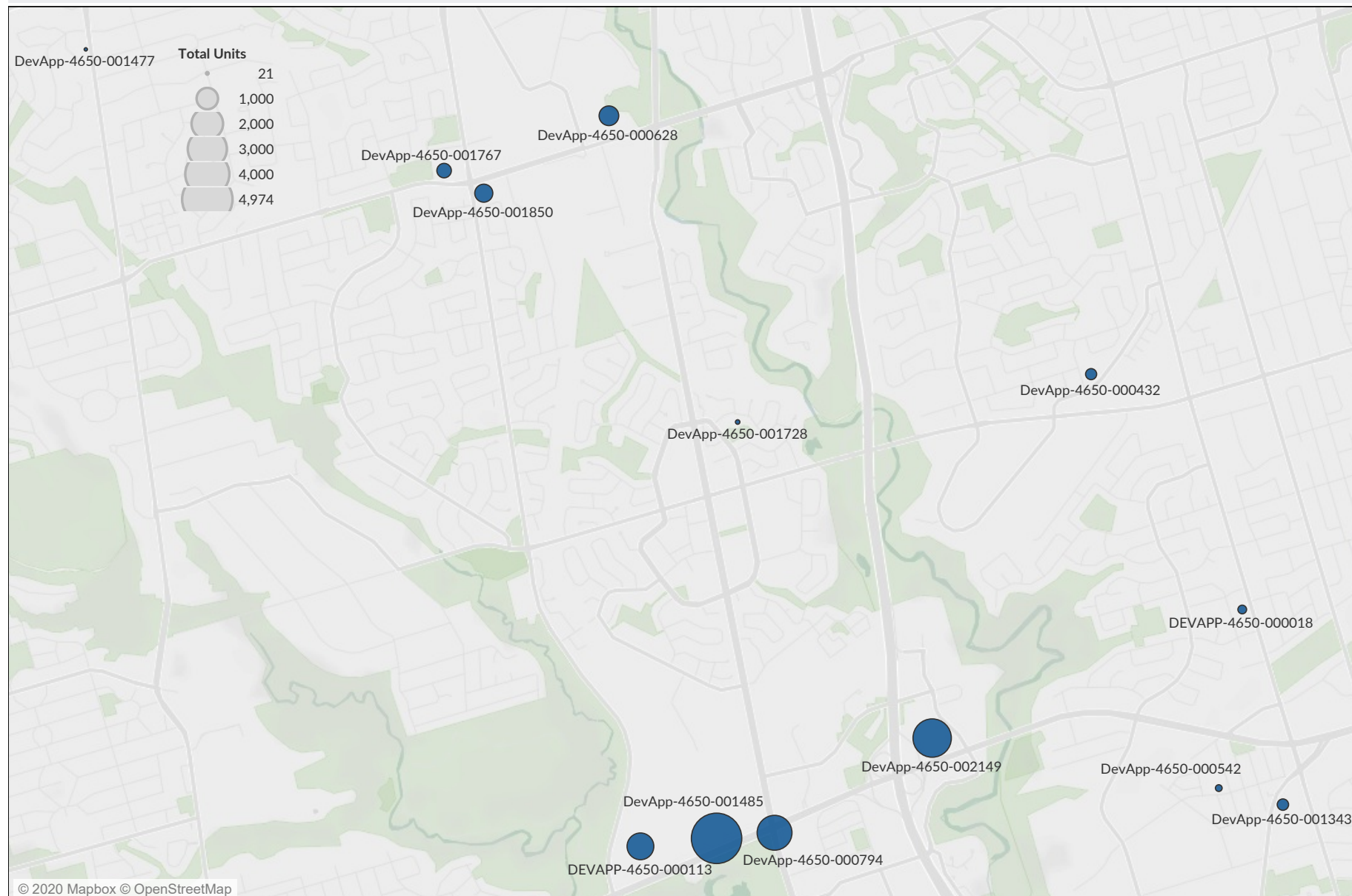
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Current Active Project List

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	0	64	14	381	\$935	\$1,057
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	36	206	145	377	\$1,076	\$1,097
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	1	28	33	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	41	17	5,543	4,256	662	\$1,954	1,203	\$2,351,534	9,636
Central Waterfront	1	9	4,721	3,770	835	\$1,510	1,070	\$1,616,118	19,434
Don Mills - York Mills	37	12	3,683	3,174	287	\$1,007	1,007	\$1,013,169	14,212
Downtown Core	1	7	4,236	3,657	199	\$1,919	826	\$1,584,250	19,624
Downtown East	18	21	7,481	6,512	689	\$1,252	815	\$1,019,805	16,999
Downtown West	32	28	9,703	8,438	1,004	\$1,438	928	\$1,334,007	19,595
Etobicoke Waterfront	0	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	13	5	1,399	1,309	82	\$720	1,189	\$855,908	.
Mississauga City Centre	15	12	6,998	6,395	584	\$925	790	\$730,344	.
North Toronto	19	13	3,707	3,061	519	\$1,280	814	\$1,041,814	10,499
North Yonge Corridor	4	6	1,715	1,486	84	\$1,162	826	\$960,338	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	1,367
North York West	111	10	1,258	942	270	\$1,236	1,467	\$1,813,413	13,464
Not Applicable	1,380	161	32,213	25,948	4,660	\$824	935	\$770,782	93,735
Scarborough City Centre									2,245
Sheppard Corridor	14	14	3,833	3,400	429	\$1,123	934	\$1,049,025	7,811
Thornhill	40	6	1,720	1,365	345	\$1,062	1,066	\$1,132,690	.
Toronto East	5	12	1,533	1,113	203	\$1,099	835	\$917,682	3,374
Toronto West	101	17	3,371	2,738	430	\$1,157	960	\$1,111,178	11,904
Yonge - St. Clair	4	7	661	498	163	\$1,783	1,468	\$2,617,636	3,576

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