



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of December 2020



Don Mills - York Mills Submarket Report - December 2020

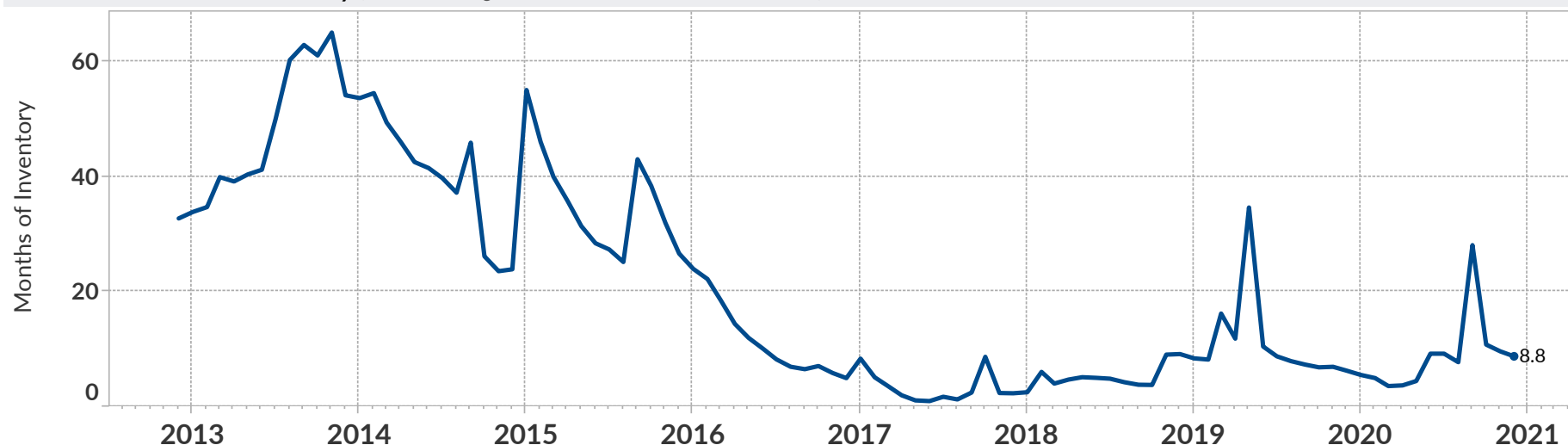


Don Mills - York Mills		GTA
Active Projects	12	355
Total Units	3,683	92,467
Total Sales	3,196	77,167
Rem. Inv.	265	10,653
Avg. \$/SF	\$1,000	\$1,159
Avg. SF	1,029	982
Avg. \$	\$1,028,709	\$1,137,470
Current Month Sales (incl. active & sold out)	22	857

Development Applications

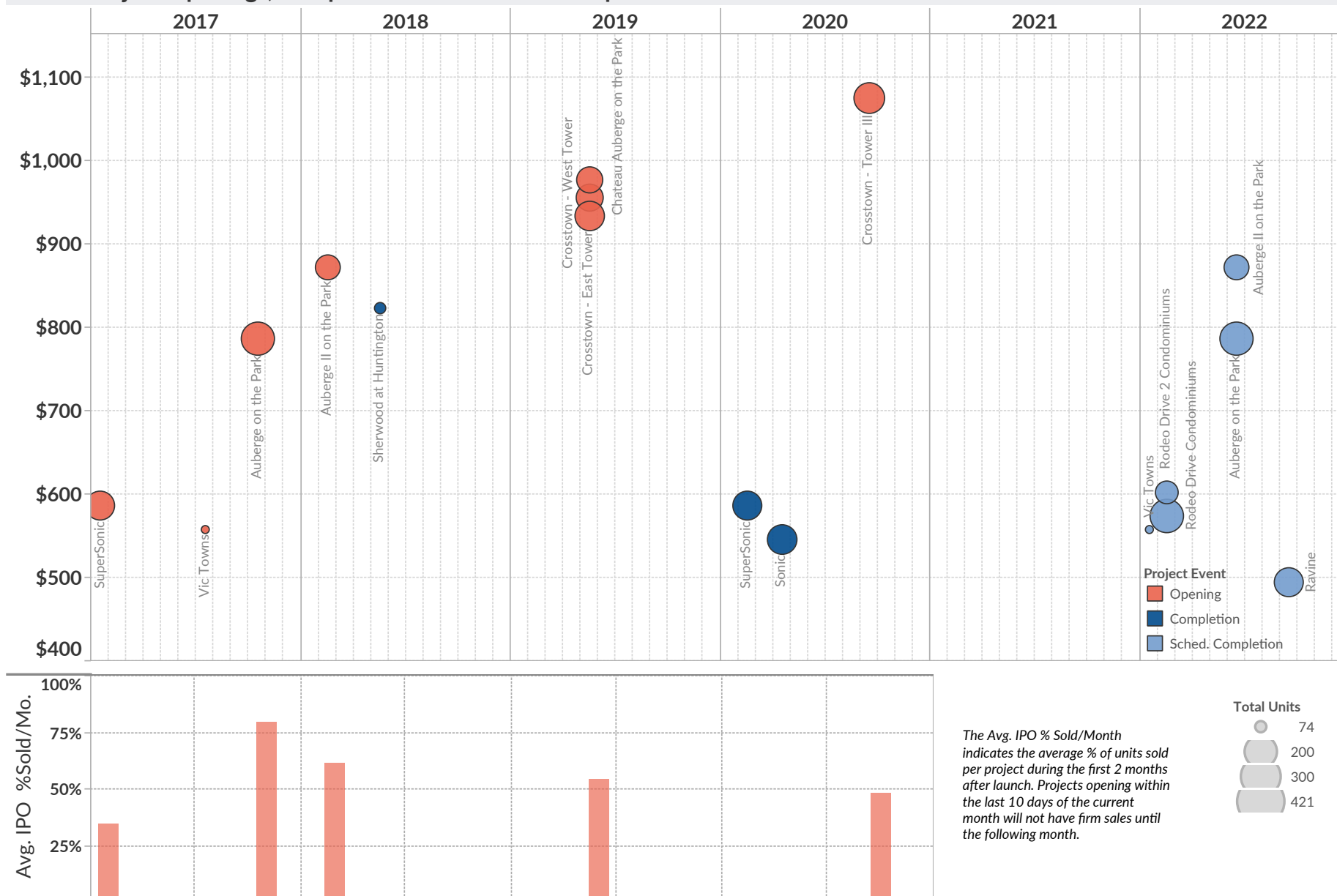
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	482
Total Units	14,212	266,905
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.5	6.8

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



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Recent Project Openings, Completions & Scheduled Completions



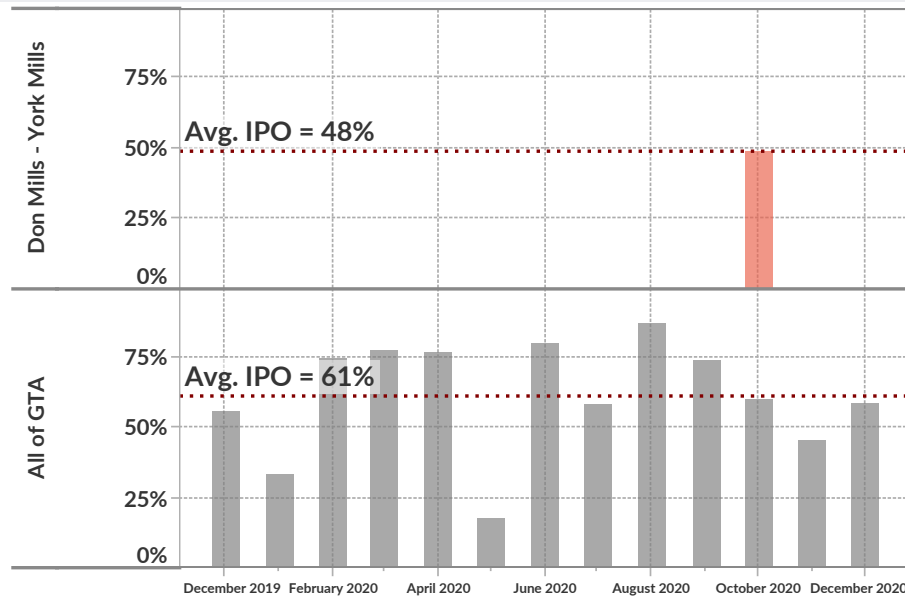
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Project Data by Unit Type

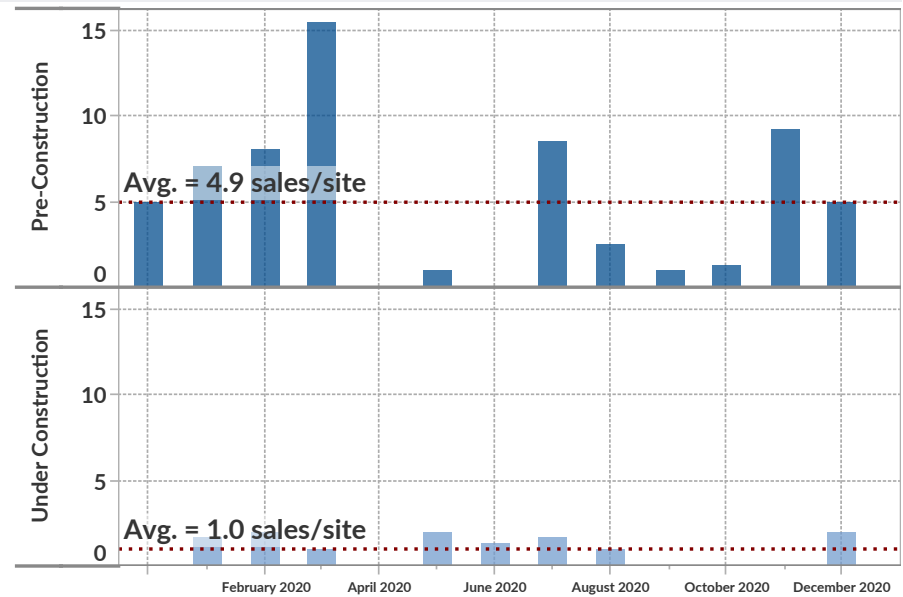
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	36	1
1 Bedroom	815	9	791	24
1 Bedroom + Den	892	2	873	19
2 Bedroom	991	9	918	73
2 Bedroom + Den	447	1	380	67
3 Bedroom & Up	244	1	177	67
Penthouse	15	0	13	2
Other	20	0	8	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,113	363	363	\$403,990	\$403,990
\$1,071	465	634	\$524,990	\$651,990
\$978	551	1,035	\$575,990	\$870,000
\$1,048	651	1,922	\$696,900	\$1,730,000
\$1,055	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)

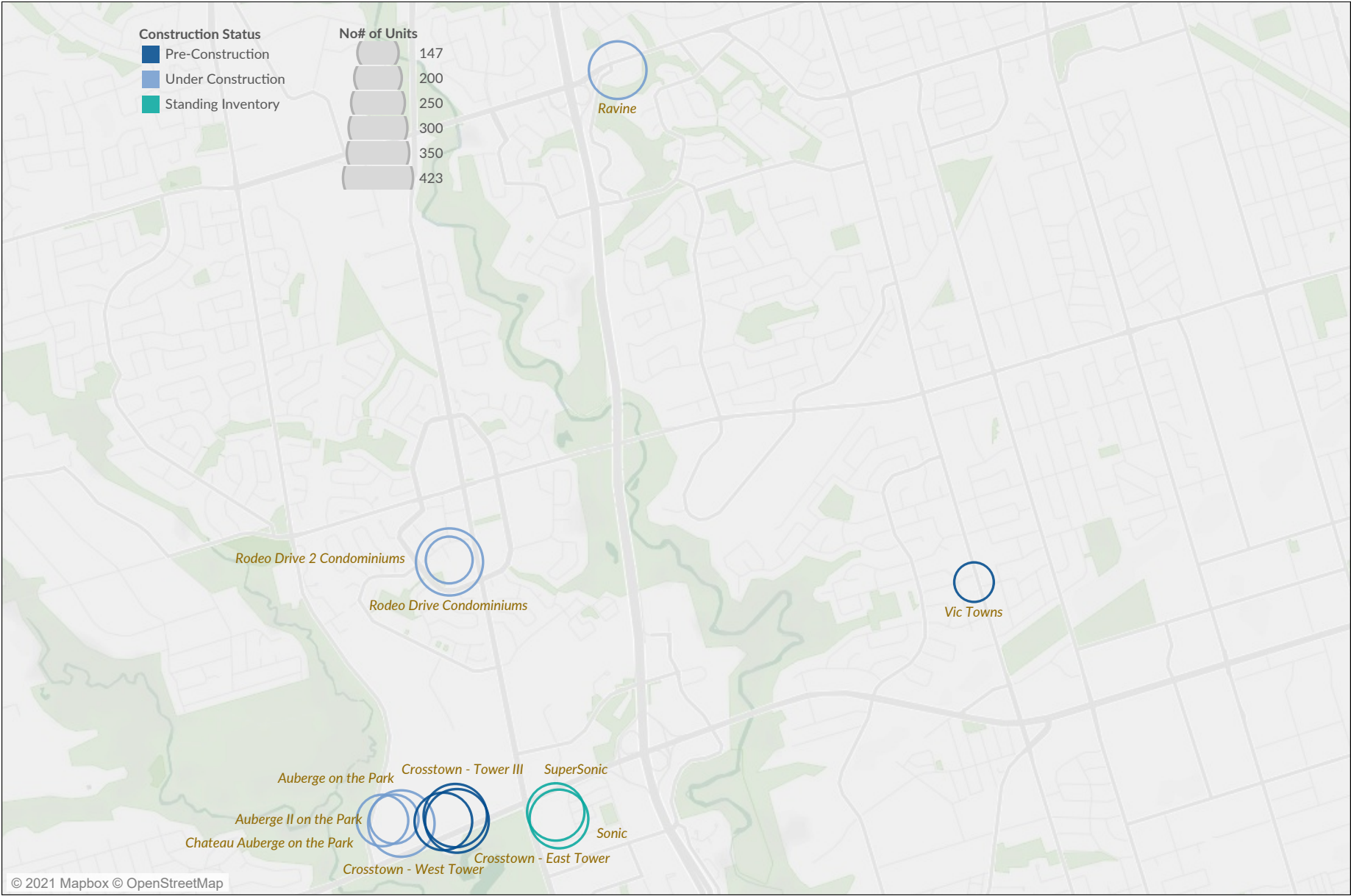


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



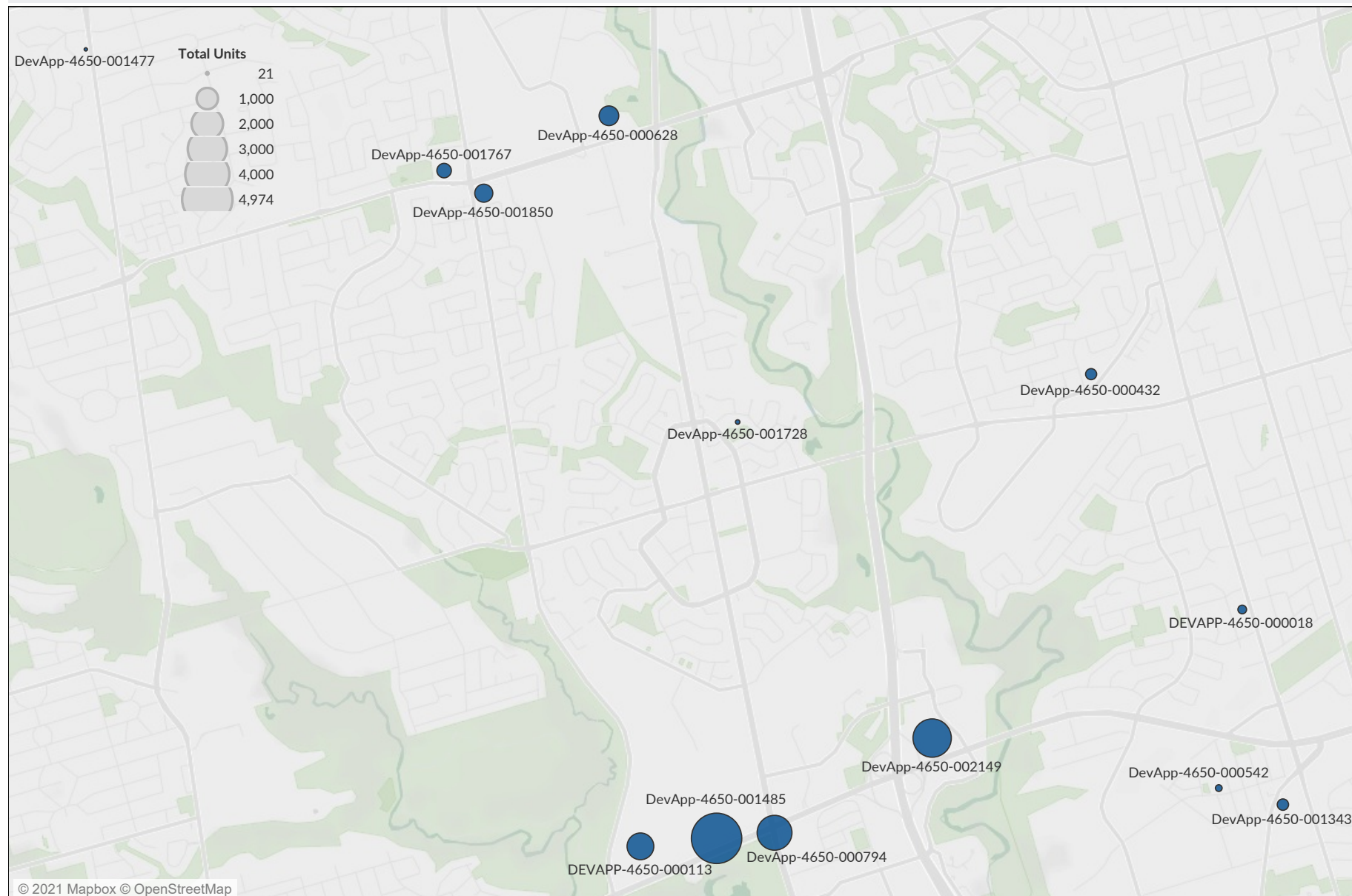
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Current Active Project List

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	2	34	23	250	\$978	\$935
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	20	226	125	377	\$1,076	\$1,088
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	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	● 27	● 17	● 5,500	● 4,277	● 641	● \$1,985	● 1,226	● \$2,433,040	● 9,636
Central Waterfront	● 6	● 9	● 4,721	● 3,773	● 832	● \$1,515	● 1,064	● \$1,611,998	● 19,434
Don Mills - York Mills	● 22	● 12	● 3,683	● 3,196	● 265	● \$1,000	● 1,029	● \$1,028,709	● 14,212
Downtown Core	● 1	● 6	● 3,714	● 3,145	● 198	● \$1,906	● 866	● \$1,651,052	● 19,624
Downtown East	● 25	● 21	● 7,499	● 6,546	● 675	● \$1,253	● 809	● \$1,013,562	● 17,043
Downtown West	● 7	● 28	● 9,675	● 8,445	● 888	● \$1,454	● 943	● \$1,372,204	● 21,009
Etobicoke Waterfront	● 0	● 1	● 602	● 454	● 39	● \$1,325	● 847	● \$1,121,541	● 8,726
Highway7 - Yonge	● 2	● 5	● 1,399	● 1,311	● 80	● \$721	● 1,180	● \$851,508	●
Mississauga City Centre	● 15	● 12	● 7,004	● 6,420	● 565	● \$923	● 777	● \$716,789	●
North Toronto	● 3	● 13	● 3,679	● 3,064	● 516	● \$1,277	● 818	● \$1,043,907	● 13,863
North Yonge Corridor	● 0	● 6	● 1,715	● 1,486	● 84	● \$1,158	● 826	● \$956,825	● 8,776
North York East	● 0	● 2	● 528	● 519	● 8	● \$942	● 978	● \$921,150	● 1,367
North York West	● 22	● 10	● 1,258	● 954	● 258	● \$1,236	● 1,487	● \$1,836,869	● 13,842
Not Applicable	● 640	● 158	● 30,673	● 24,769	● 4,116	● \$815	● 971	● \$791,049	● 94,291
Scarborough City Centre									● 2,245
Sheppard Corridor	● 23	● 13	● 3,443	● 3,039	● 400	● \$1,125	● 944	● \$1,062,398	● 7,811
Thornhill	● 37	● 6	● 1,720	● 1,403	● 307	● \$1,071	● 1,101	● \$1,179,450	●
Toronto East	● 4	● 12	● 1,535	● 1,117	● 201	● \$1,103	● 834	● \$919,532	● 3,374
Toronto West	● 10	● 17	● 3,458	● 2,738	● 430	● \$1,165	● 961	● \$1,119,814	● 12,688
Yonge - St. Clair	● 13	● 7	● 661	● 511	● 150	● \$1,765	● 1,460	● \$2,577,465	● 3,576

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