



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of January 2021



Don Mills - York Mills Submarket Report - January 2021



Don Mills - York Mills		GTA
Active Projects	12	355
Total Units	3,697	93,173
Total Sales	3,209	77,679
Rem. Inv.	266	10,651
Avg. \$/SF	\$1,024	\$1,159
Project Avg. \$/SF	\$989	\$1,063
Avg. SF	1,027	977
Avg. \$	\$1,052,029	\$1,131,783
Current Month Sales (incl. active & sold out)	14	665

Development Applications

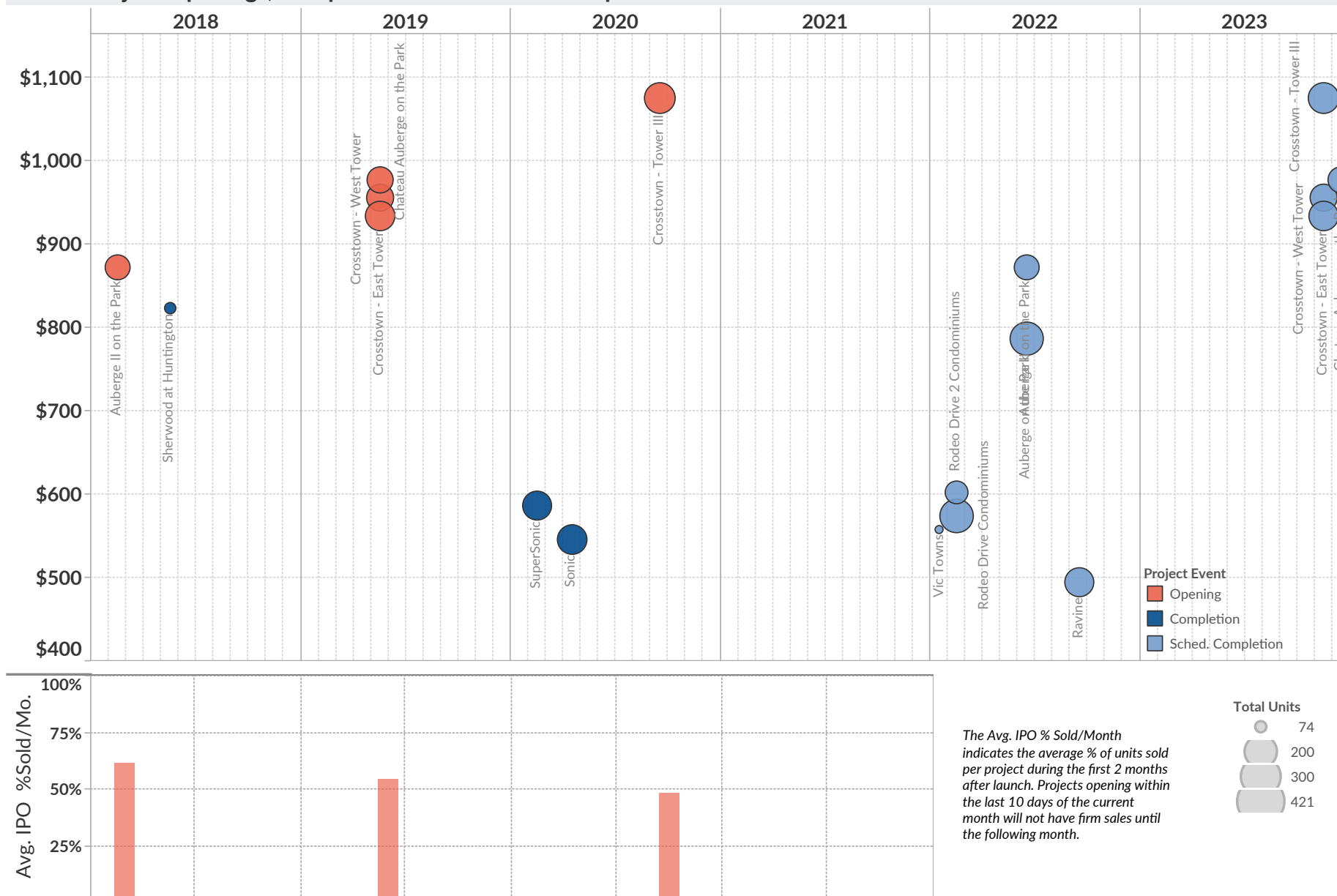
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	491
Total Units	10,895	265,998
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.5	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



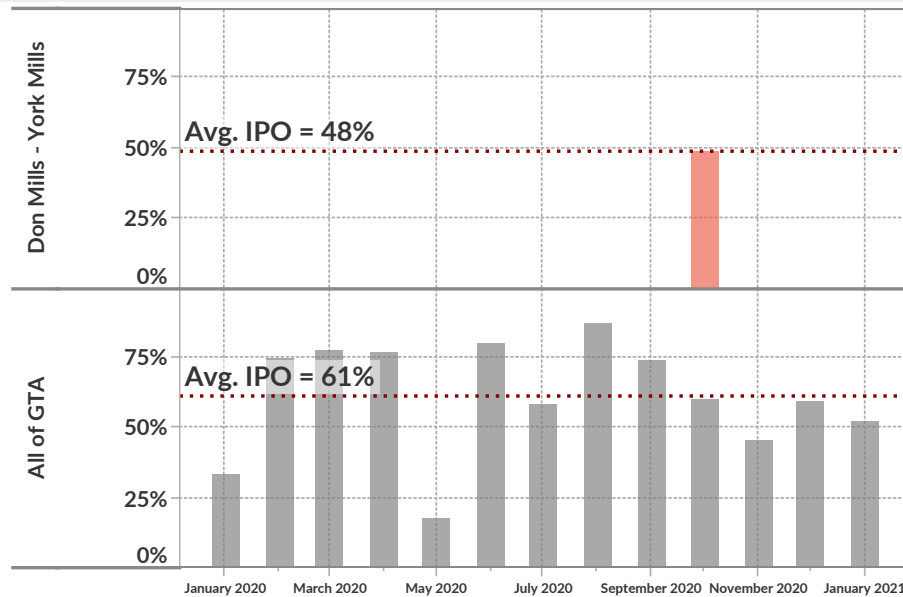
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Project Data by Unit Type

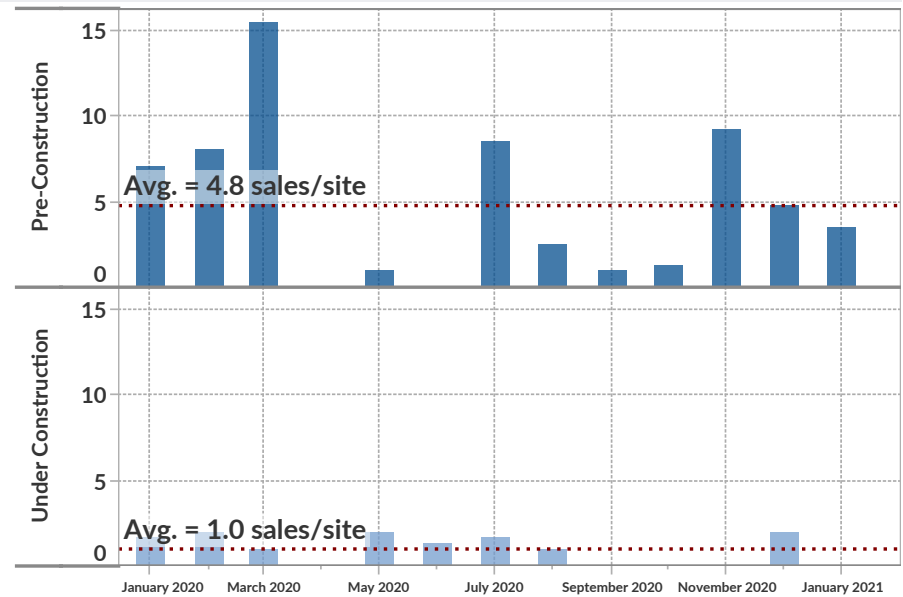
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	1	37	0
1 Bedroom	821	3	794	27
1 Bedroom + Den	894	4	877	17
2 Bedroom	996	4	922	74
2 Bedroom + Den	448	2	381	67
3 Bedroom & Up	244	0	177	67
Penthouse	15	0	13	2
Other	20	0	8	12

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,093	465	691	\$544,990	\$708,990
\$987	613	1,035	\$636,000	\$870,000
\$1,097	651	1,922	\$696,900	\$1,730,000
\$1,104	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)

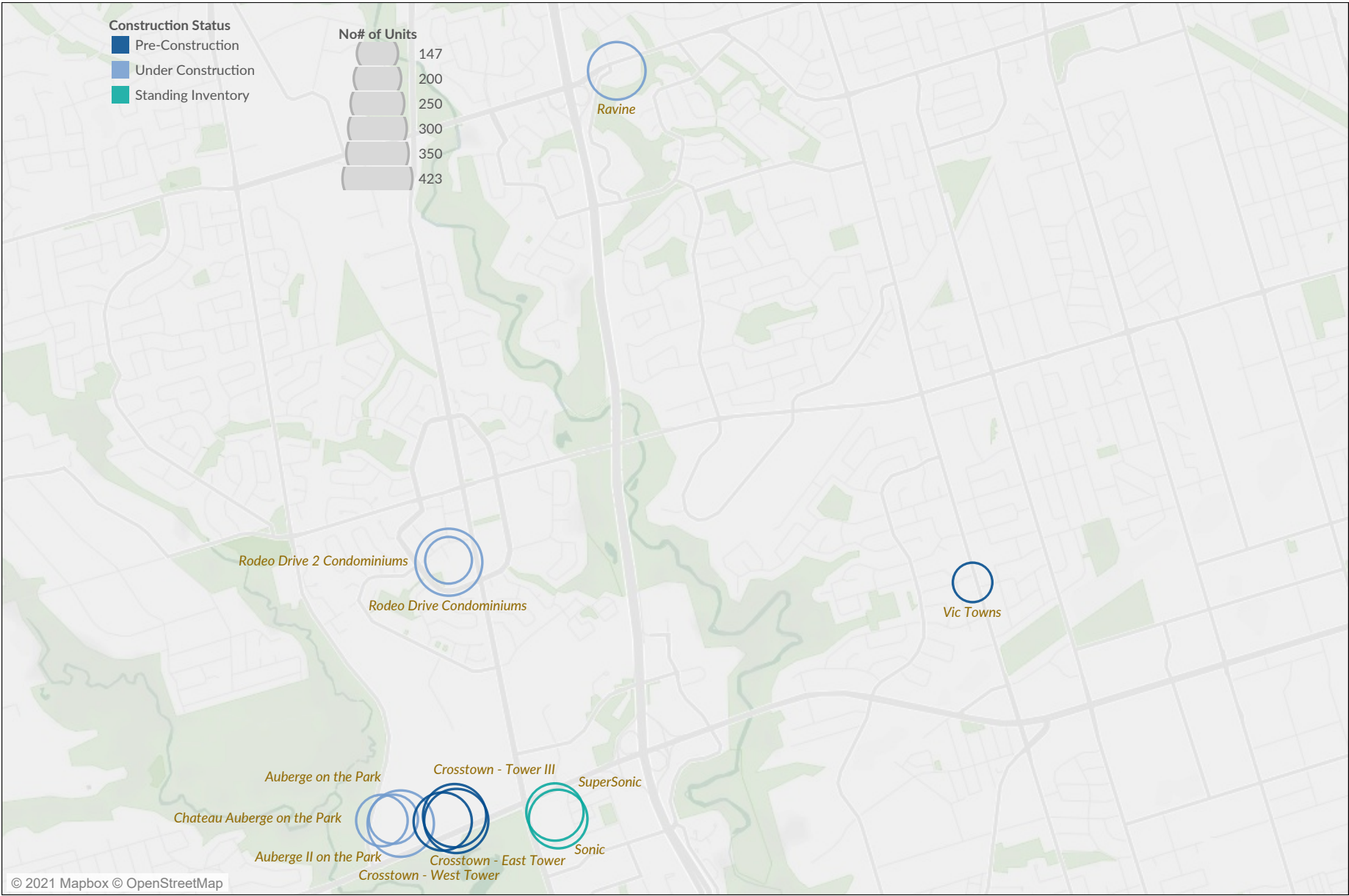


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



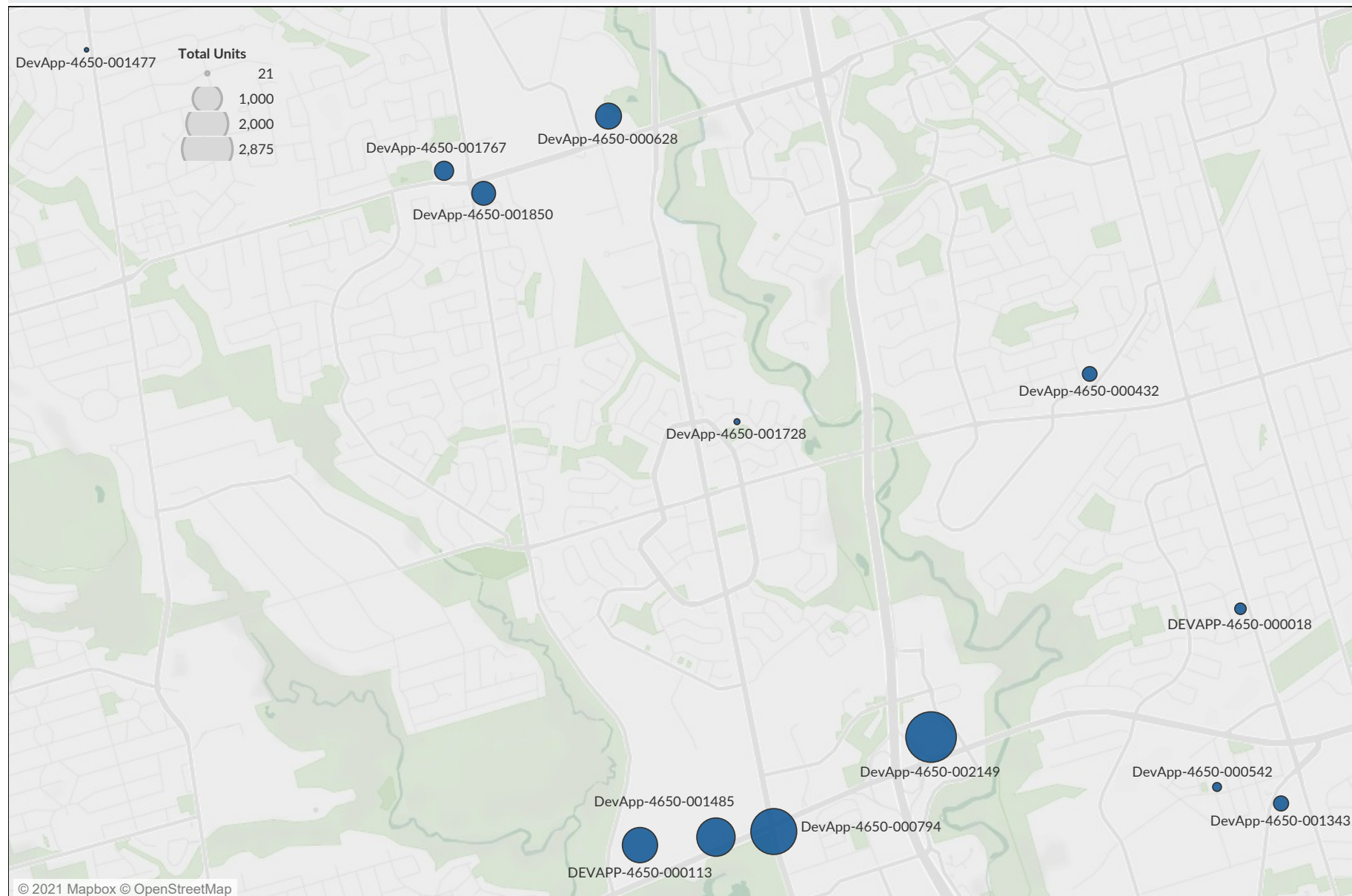
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	0	27	227	\$873	\$918
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	0	33	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	0	0	23	250	\$978	\$935
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	2	2	19	388	\$935	\$1,127
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	12	12	114	377	\$1,076	\$1,148
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	40	319	\$957	\$1,077
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	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	4.9	252
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,657
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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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