



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of February 2021



Don Mills - York Mills Submarket Report - February 2021



Don Mills - York Mills		GTA
Active Projects	12	348
Total Units	3,683	91,626
Total Sales	3,228	76,833
Rem. Inv.	247	10,305
Avg. \$/SF	\$1,022	\$1,191
Project Avg. \$/SF	\$990	\$1,070
Avg. SF	1,041	972
Avg. \$	\$1,063,344	\$1,157,617
Current Month Sales (incl. active & sold out)	19	1,623

Development Applications

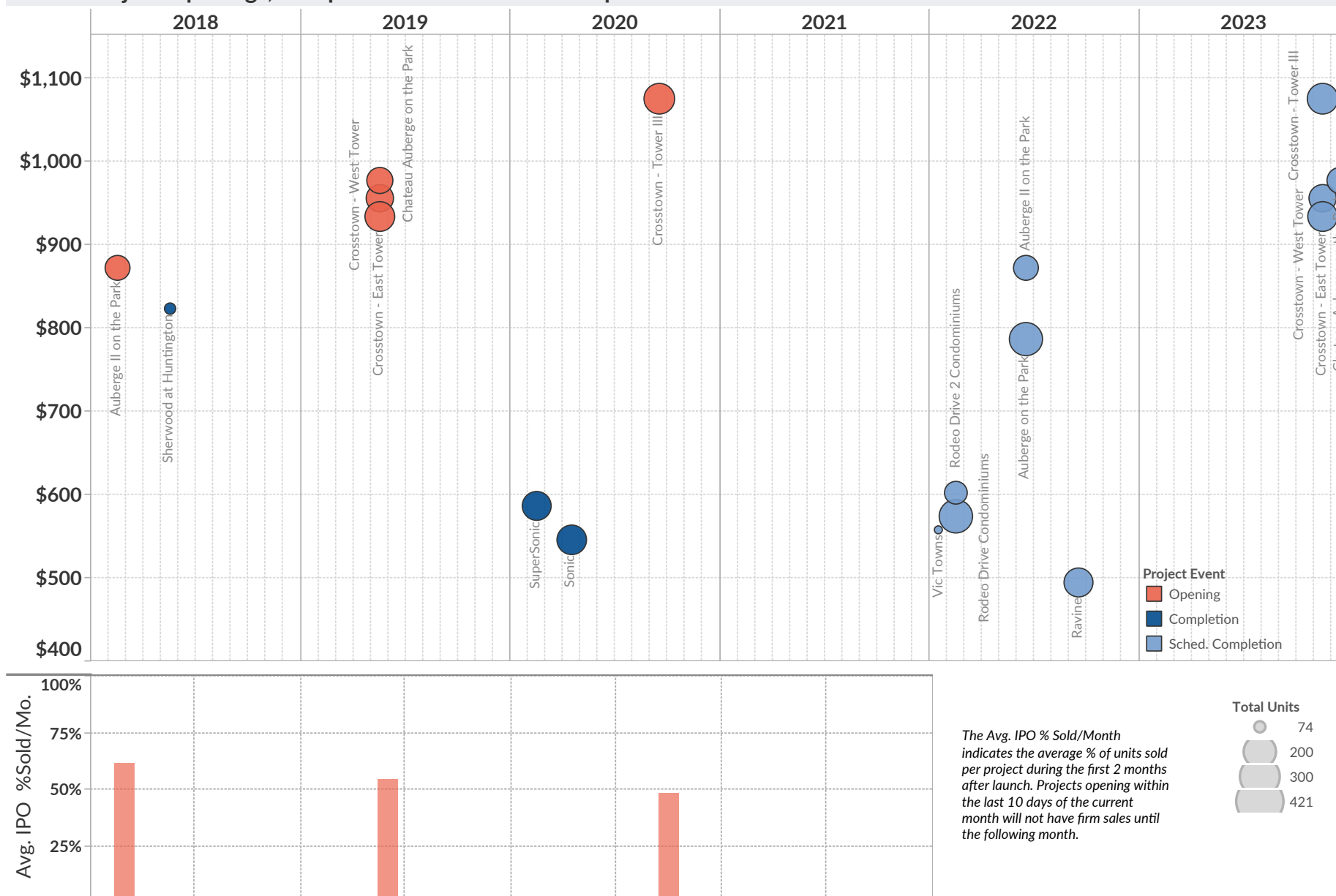
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	489
Total Units	10,655	265,025
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.7	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



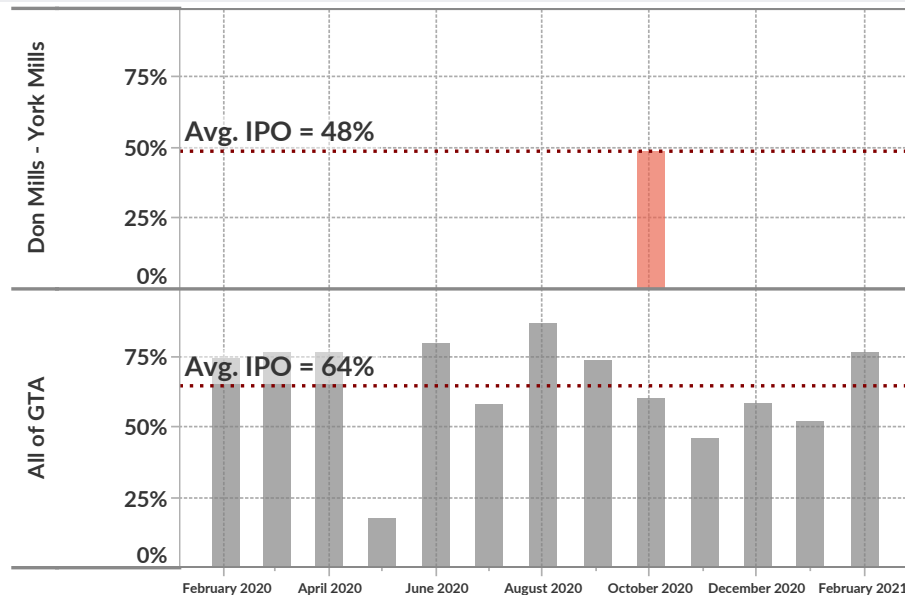
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Project Data by Unit Type

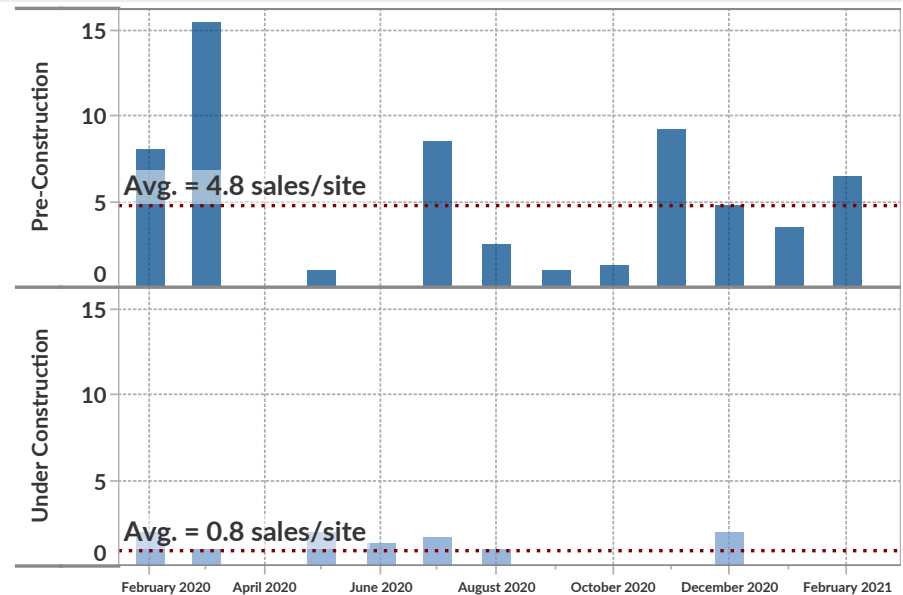
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	821	4	798	23
1 Bedroom + Den	894	2	879	15
2 Bedroom	996	7	929	67
2 Bedroom + Den	448	4	385	63
3 Bedroom & Up	244	1	178	66
Penthouse	15	0	13	2
Other	20	1	9	11

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,087	465	691	\$544,990	\$708,990
\$981	613	1,035	\$636,000	\$870,000
\$1,093	651	1,922	\$696,900	\$1,730,000
\$1,105	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)

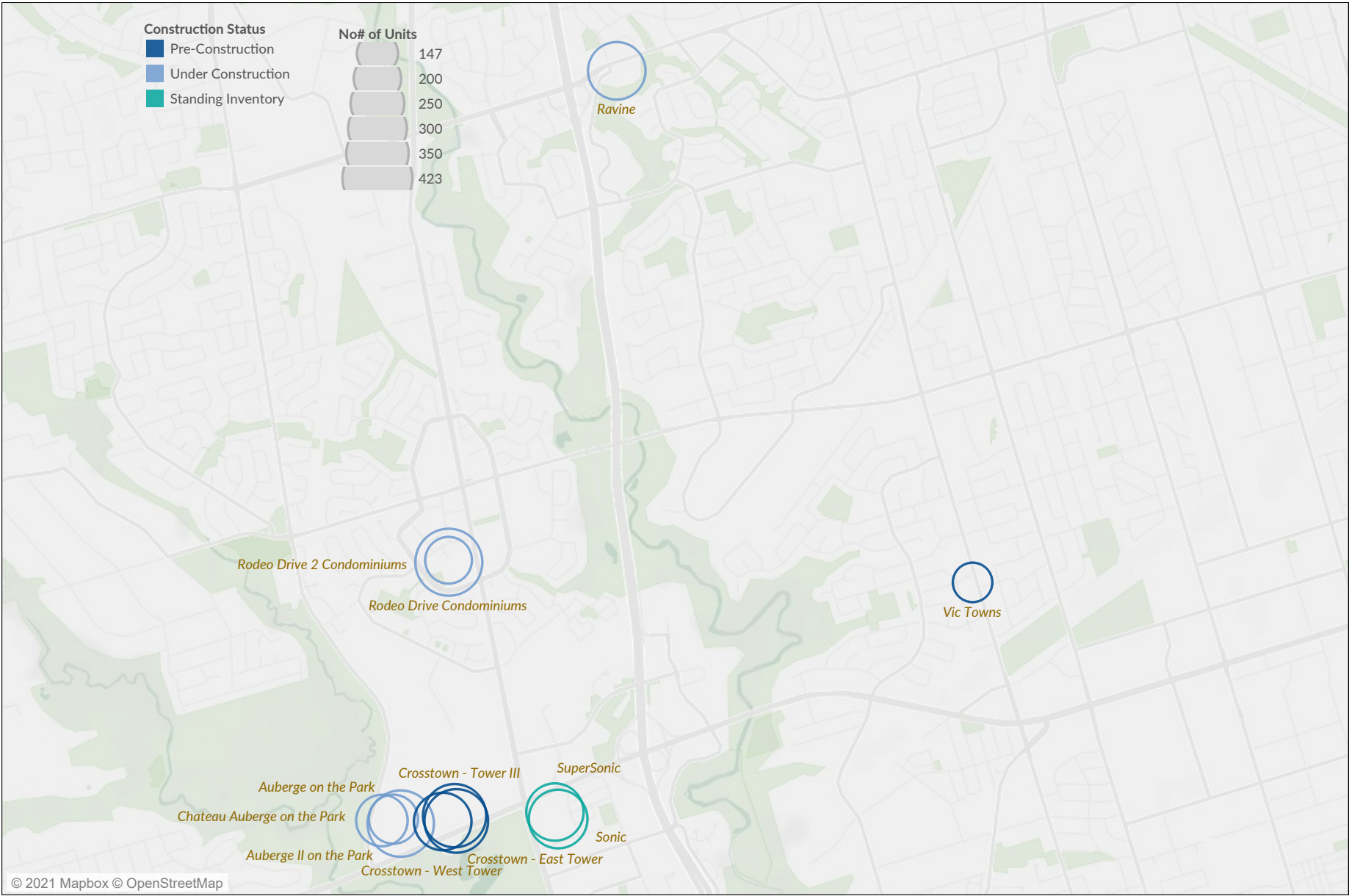


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



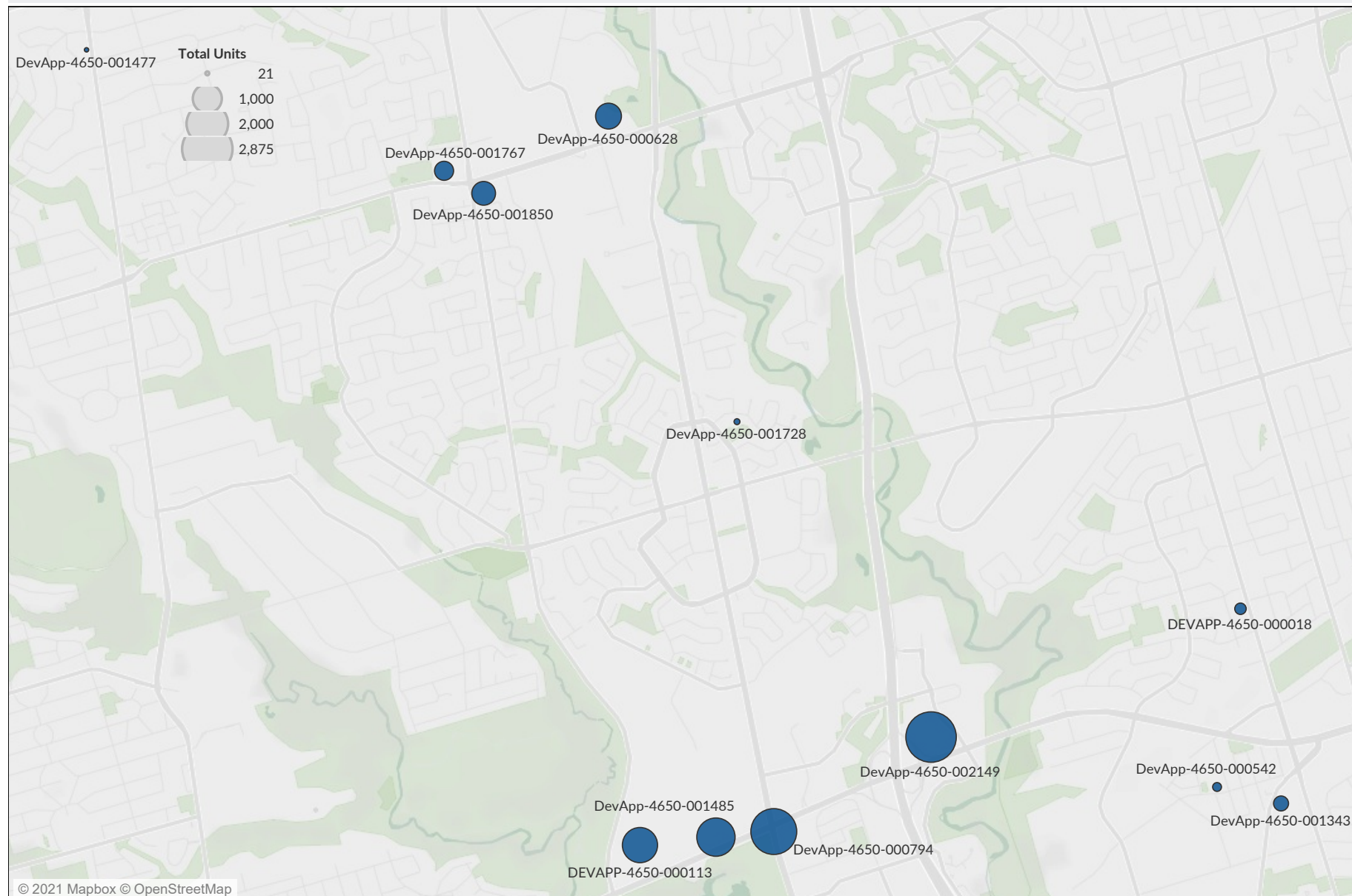
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Current Active Project List

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	2	2	25	227	\$873	\$919
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	1	1	22	250	\$978	\$935
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	2	4	17	381	\$935	\$1,128
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	13	25	101	377	\$1,076	\$1,150
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	1	1	39	312	\$957	\$1,076
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-4650-000542	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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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