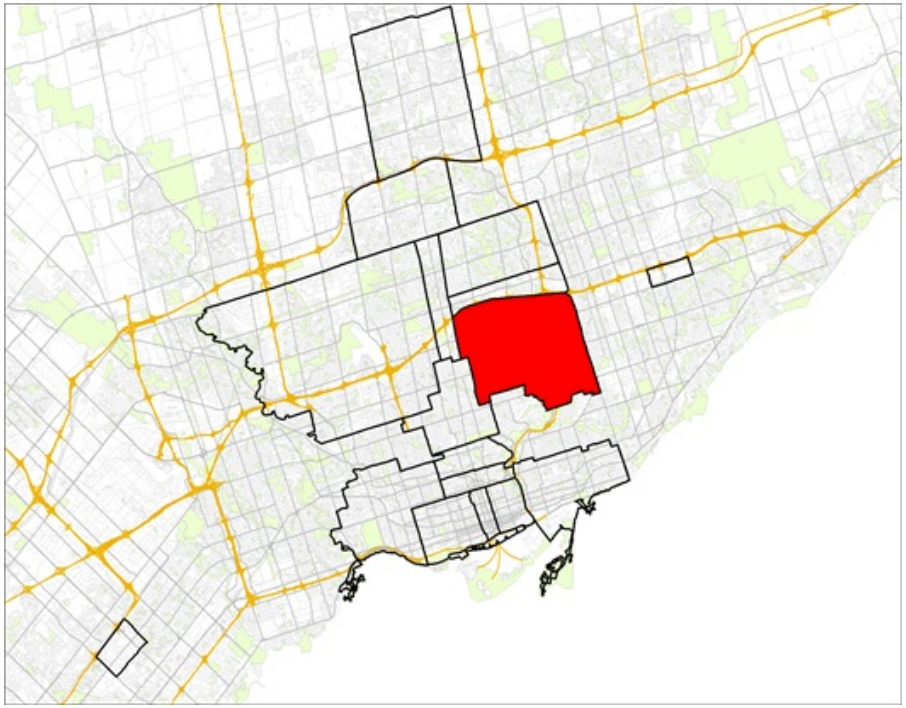
Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report

Data as of April 2021

Altus Group

Don Mills - York Mills Submarket Report - April 2021

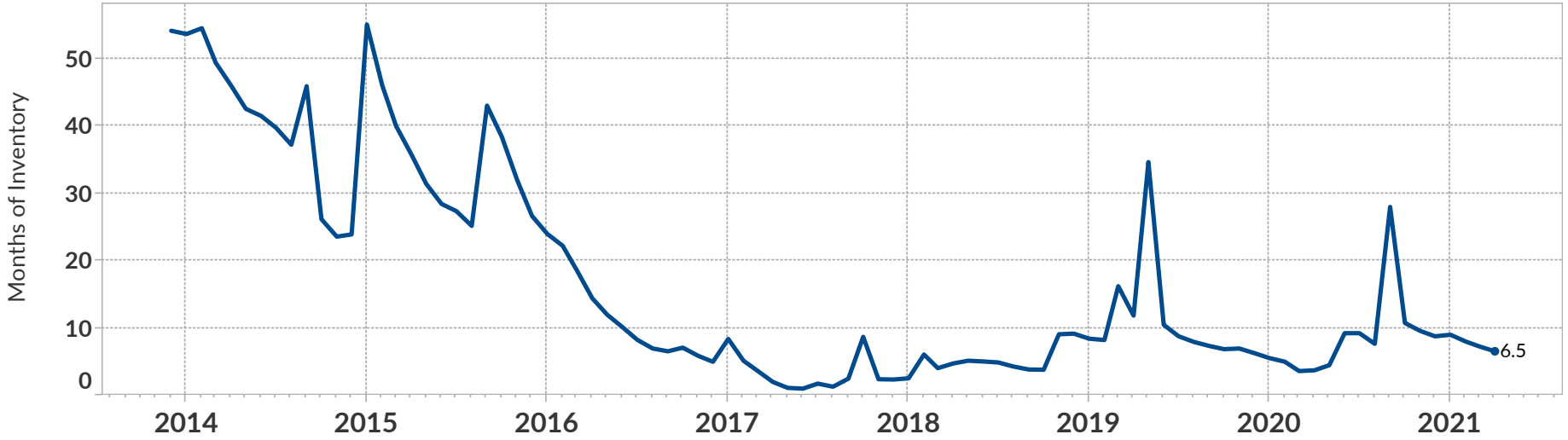


Don Mills - York Mills		GTA
Active Projects	12	340
Total Units	3,683	92,806
Total Sales	3,265	78,055
Rem. Inv.	191	10,715
Avg. $/SF	$1,014	$1,222
Avg. Project $/SF	$972	$1,076
Avg. SF	1,096	964
Avg. $	$1,111,746	$1,178,878
Current Month Sales (incl. active & sold out)	13	3,619

Development Applications

Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	480
Total Units	13,974	259,614
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.7	6.8

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



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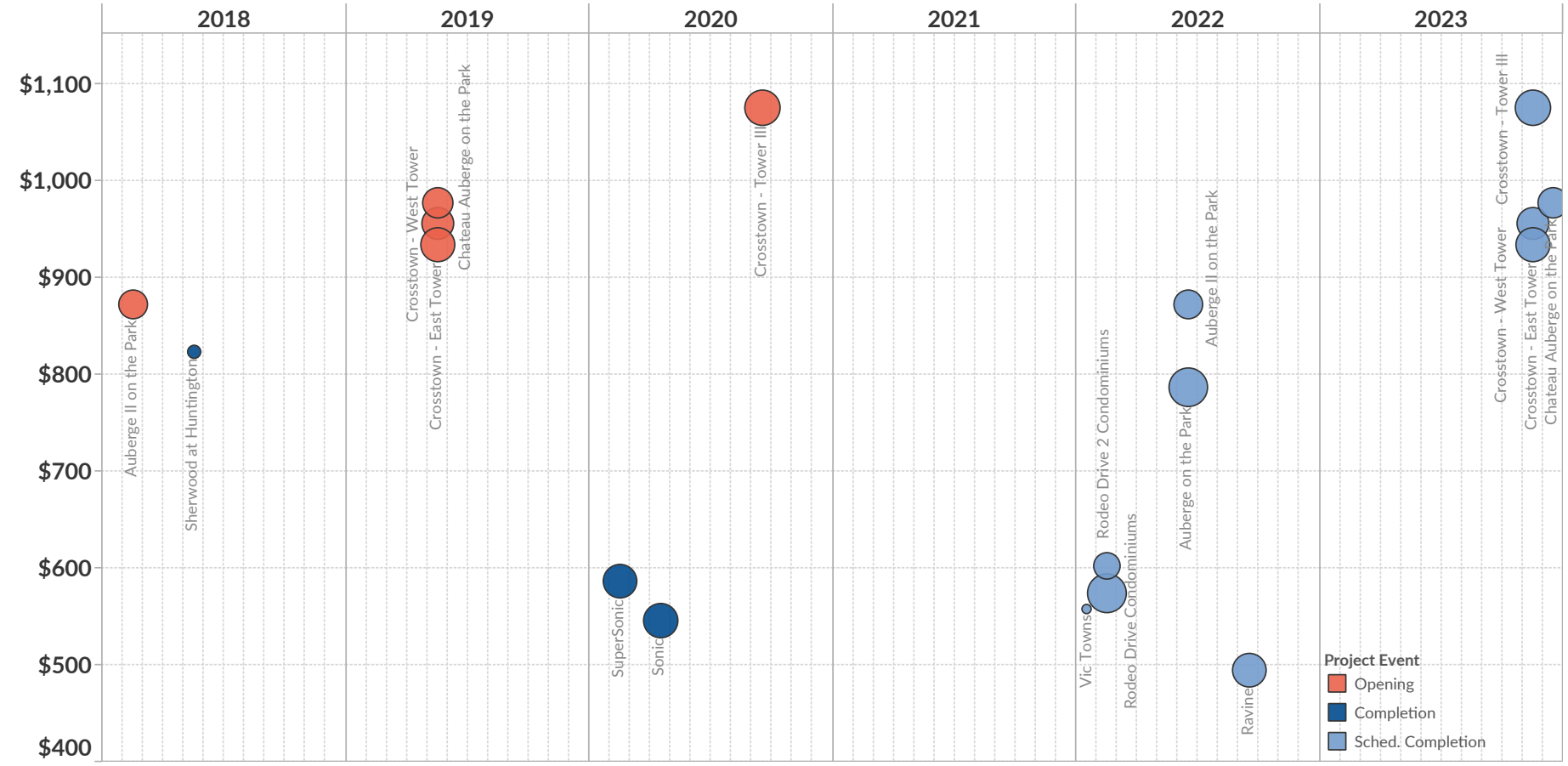
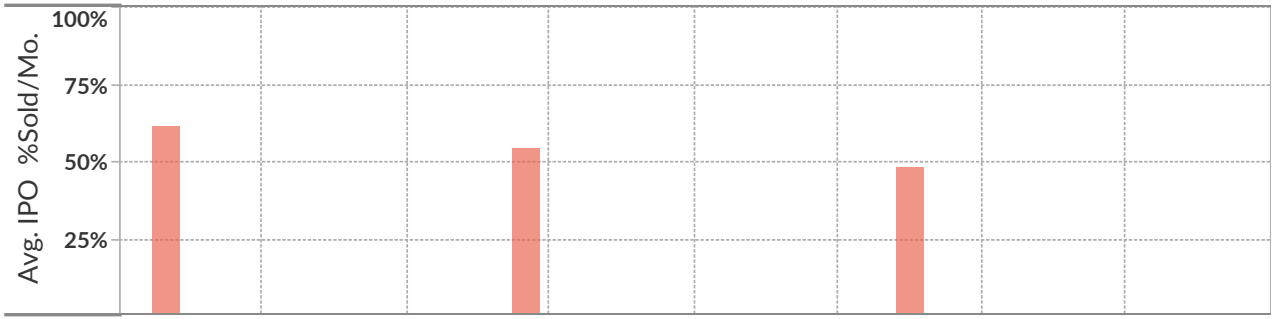
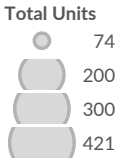
Recent Project Openings, Completions & Scheduled Completions





The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



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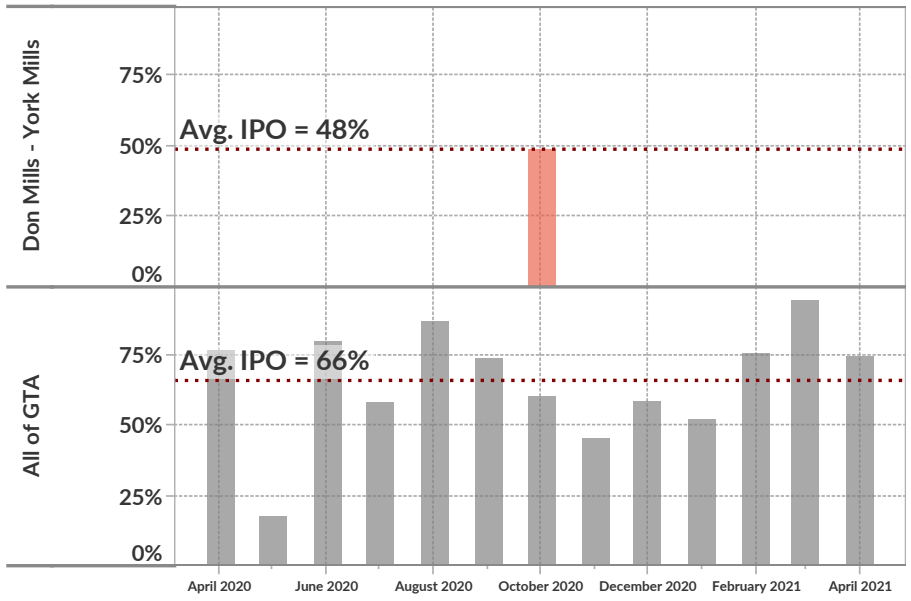
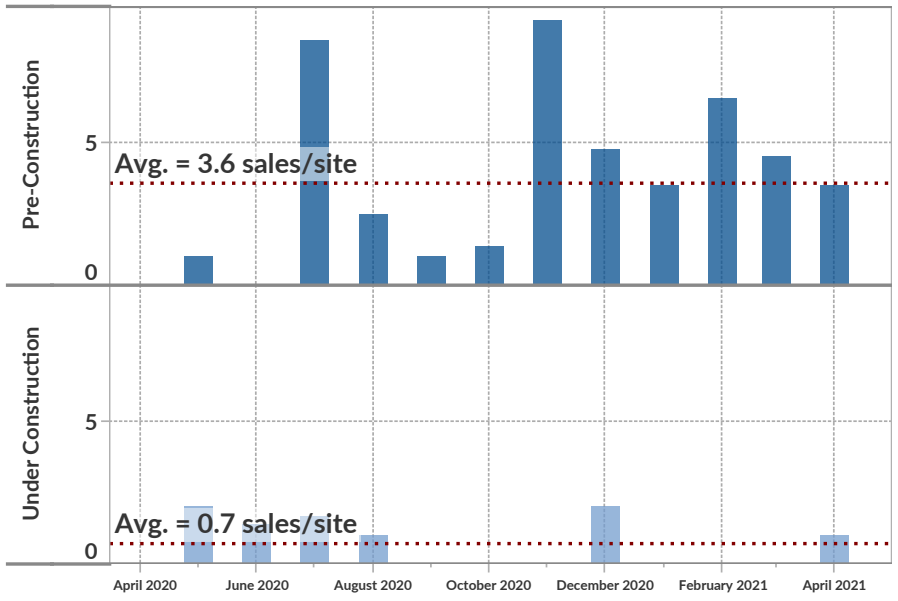
Project Data by Unit Type

Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.	Avg. $/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	37	0	37	0					
1 Bedroom	823	2	809	14	$1,126	465	634	$551,990	$684,990
1 Bedroom + Den	887	0	881	6	$905	613	1,035	$664,900	$870,000
2 Bedroom	996	4	942	54	$1,087	651	1,922	$696,900	$1,730,000
2 Bedroom + Den	436	5	393	43	$1,095	849	1,546	$674,000	$1,452,000
3 Bedroom & Up	244	2	180	64	$963	888	2,026	$799,900	$1,850,000
Penthouse	13	0	13	0					
Other	20	0	10	10	$880	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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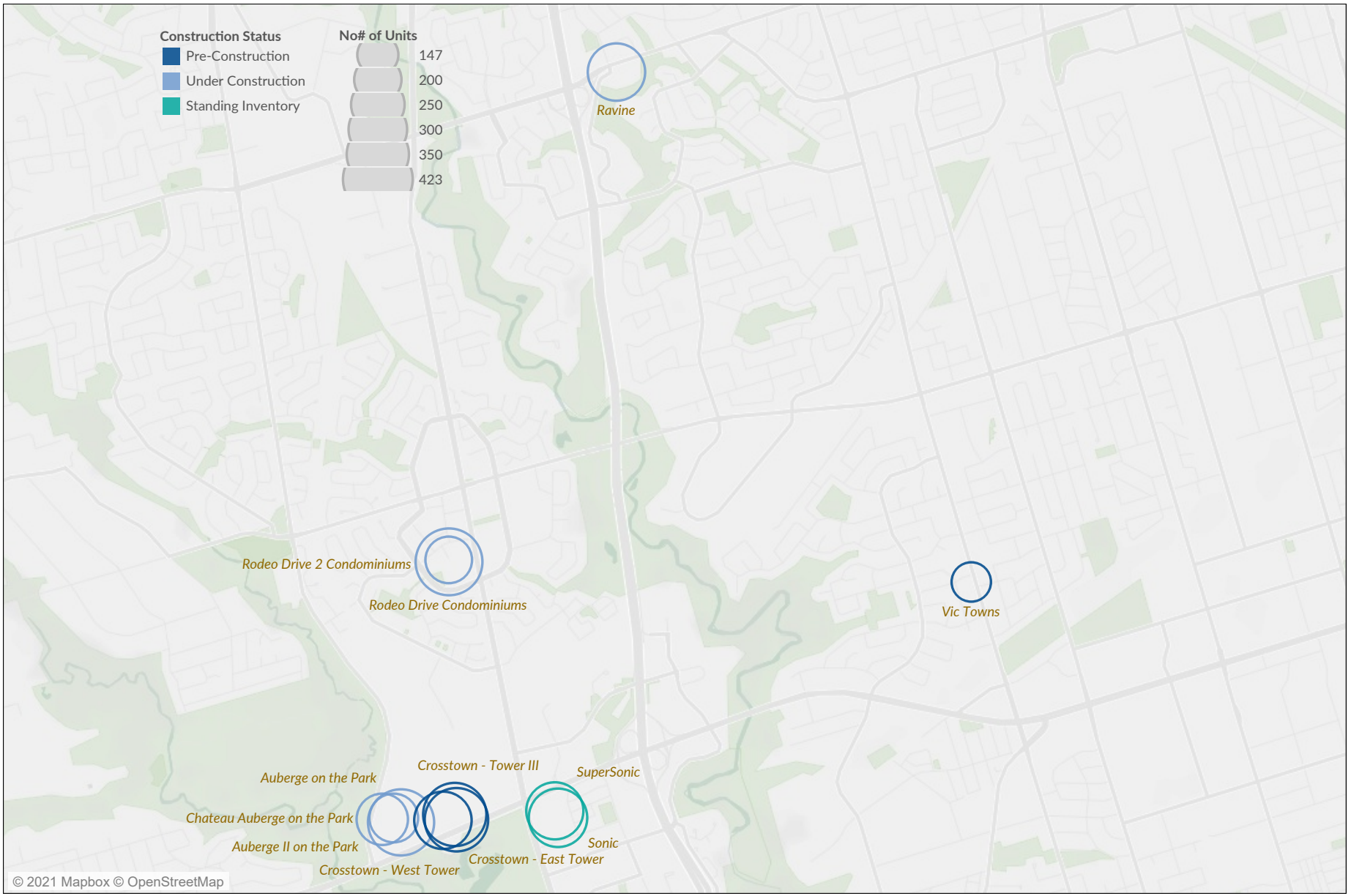
Current Active Projects



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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	5	20	225	$873	$907
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	1	32	415	$787	$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	1	3	20	250	$978	$937
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	10	0	381	$935	$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	7	41	78	379	$1,076	$1,156
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	2	10	31	312	$957	$1,112
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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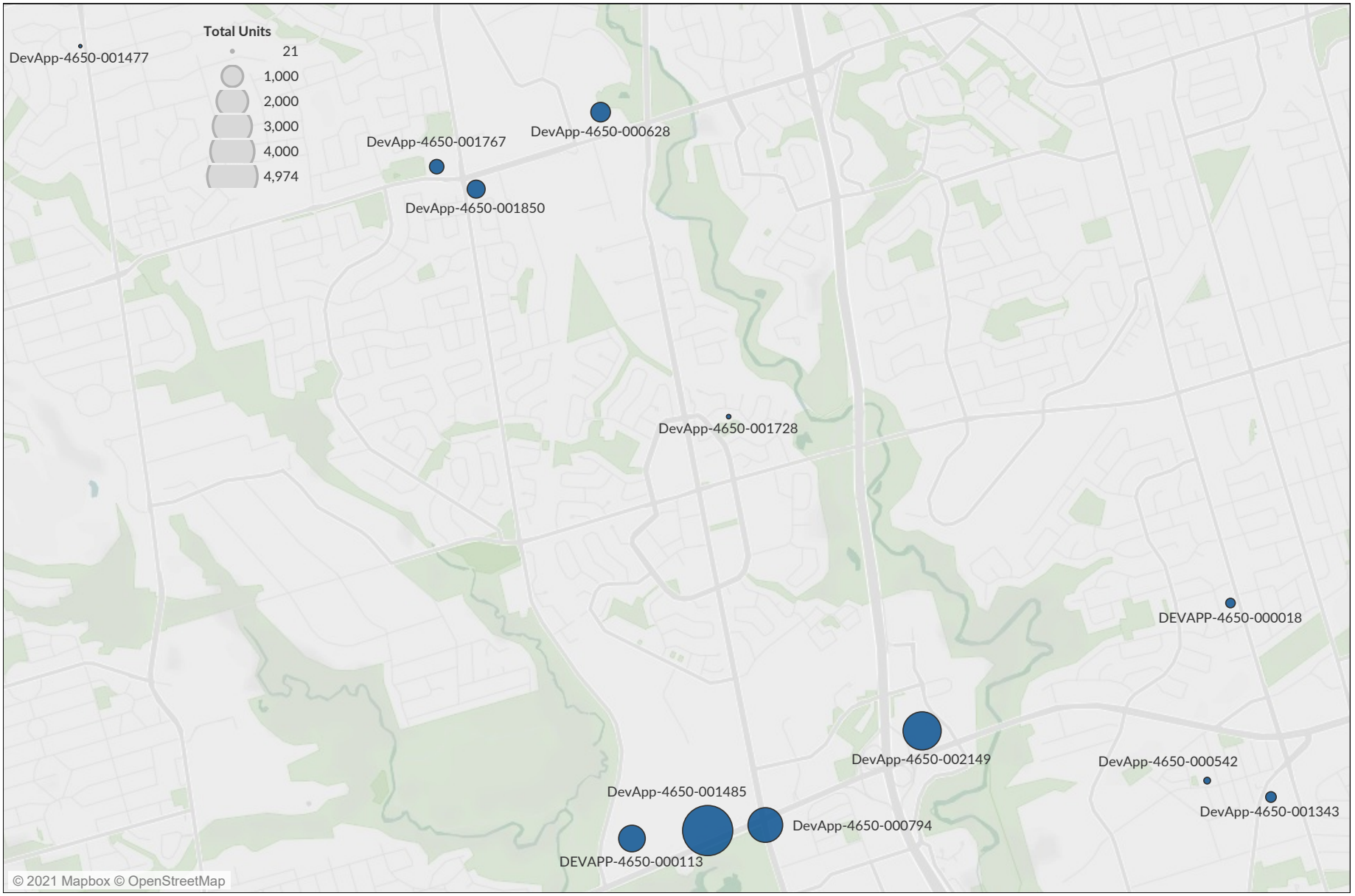
Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	179
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	222
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	8	16	5,476	4,453	437	$2,158	1,518	$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	$1,519	1,049	$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	$1,014	1,096	$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	$1,779	805	$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	$1,311	668	$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	$1,461	911	$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	$1,341	842	$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	$816	1,134	$925,433	
Mississauga City Centre	732	13	7,939	7,215	417	$913	856	$781,515	
North Toronto	5	14	3,707	3,114	494	$1,271	849	$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	$1,187	858	$1,018,376	8,127
North York East	0	2	528	525	2	$949	1,028	$974,900	206
North York West	28	9	1,220	983	191	$1,298	1,685	$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	$840	986	$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	$1,116	981	$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	$1,054	1,019	$1,073,961	
Toronto East	18	12	1,533	1,307	116	$1,109	964	$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	$1,203	877	$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	$1,767	1,451	$2,565,247	3,539

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