



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of May 2021



Don Mills - York Mills Submarket Report - May 2021

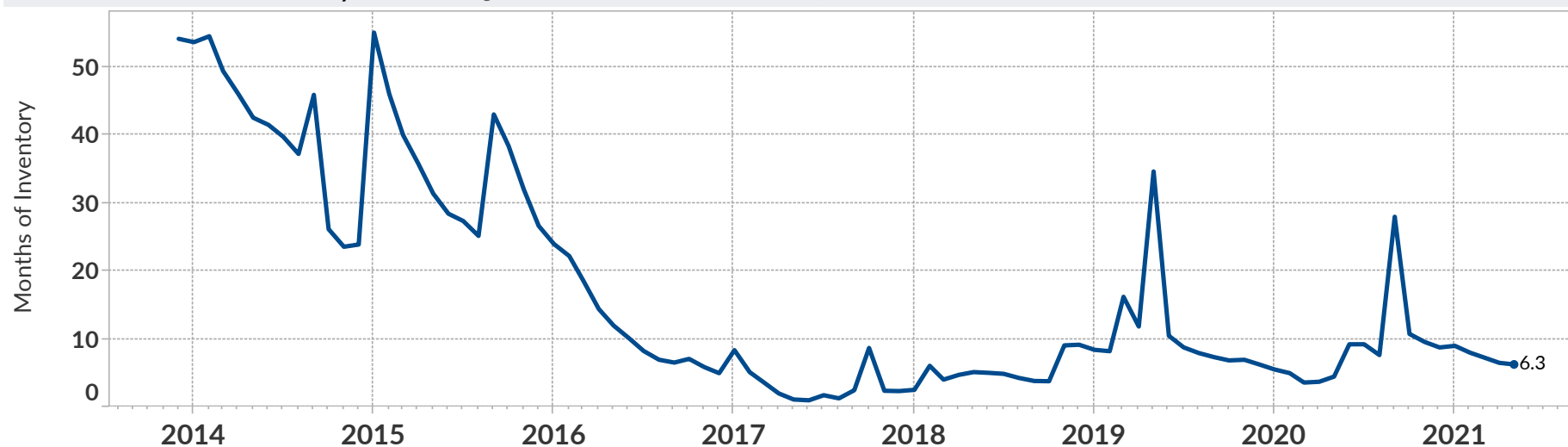


Don Mills - York Mills		GTA
Active Projects	12	338
Total Units	3,682	92,166
Total Sales	3,274	77,131
Rem. Inv.	183	10,836
Avg. \$/SF	\$1,011	\$1,201
Avg. Project \$/SF	\$972	\$1,088
Avg. SF	1,107	984
Avg. \$	\$1,119,470	\$1,181,327
Current Month Sales (incl. active & sold out)	7	2,396

Development Applications

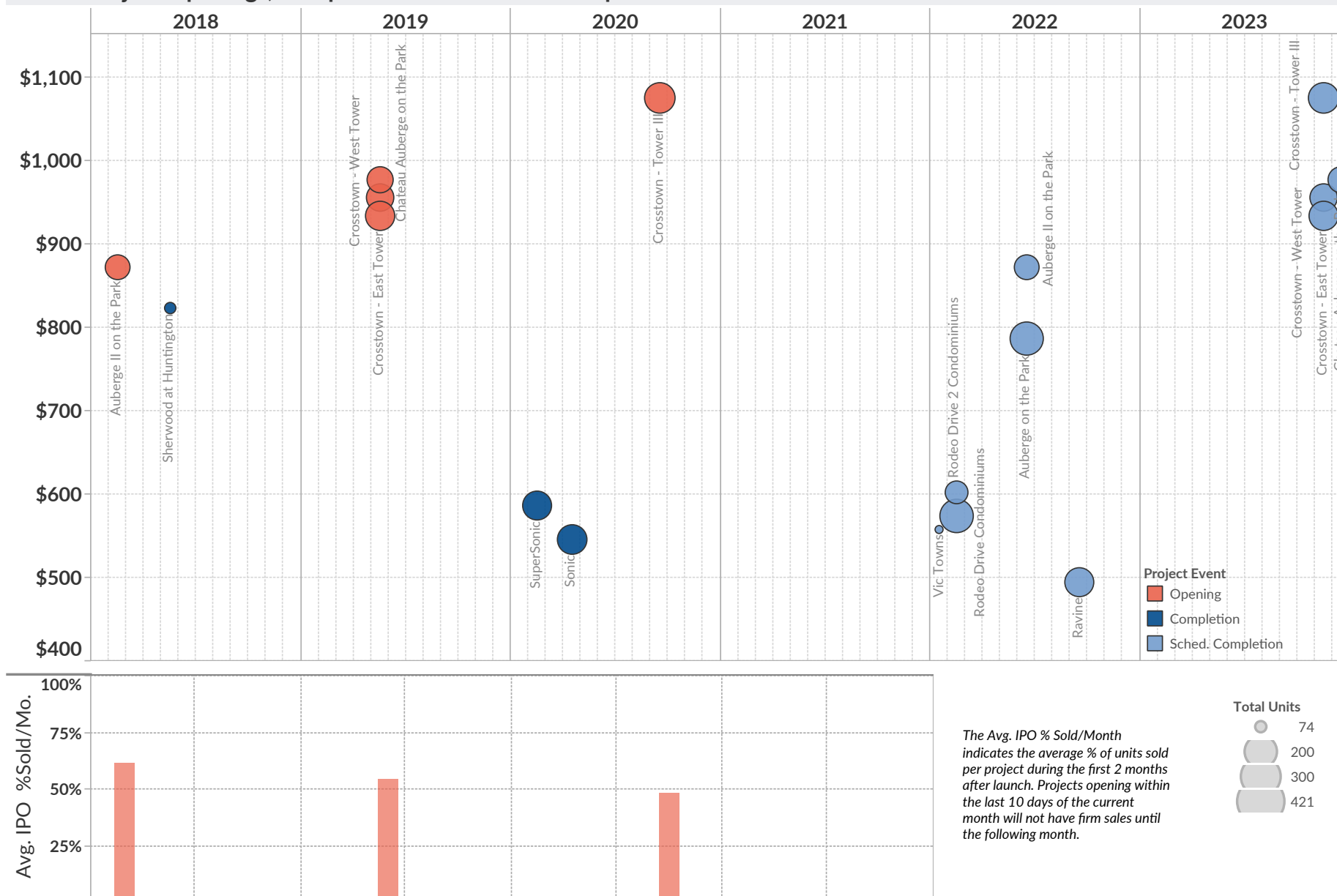
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	484
Total Units	23,874	494,318
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	6.7	61.7
Avg. Floor Space Index	2.7	6.8

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



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Recent Project Openings, Completions & Scheduled Completions



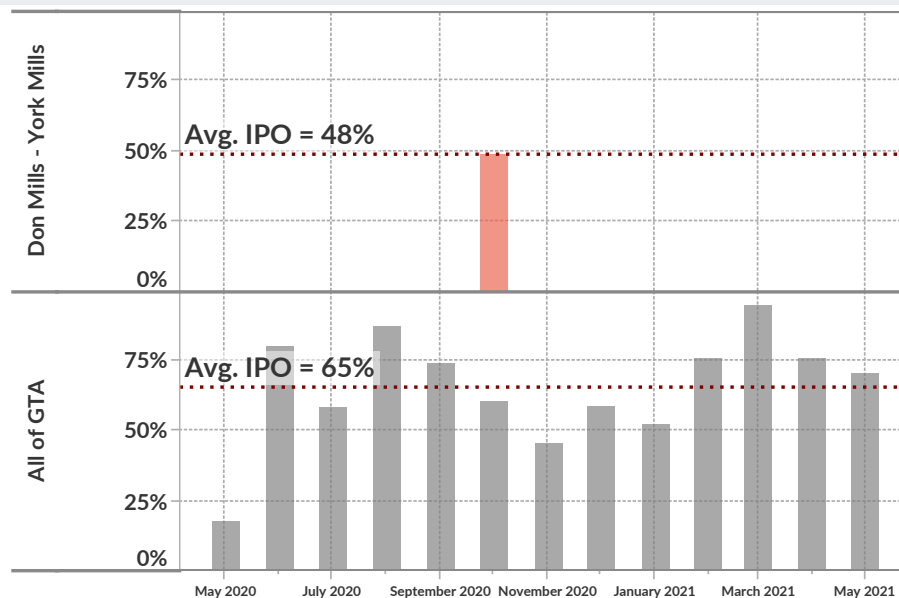
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Project Data by Unit Type

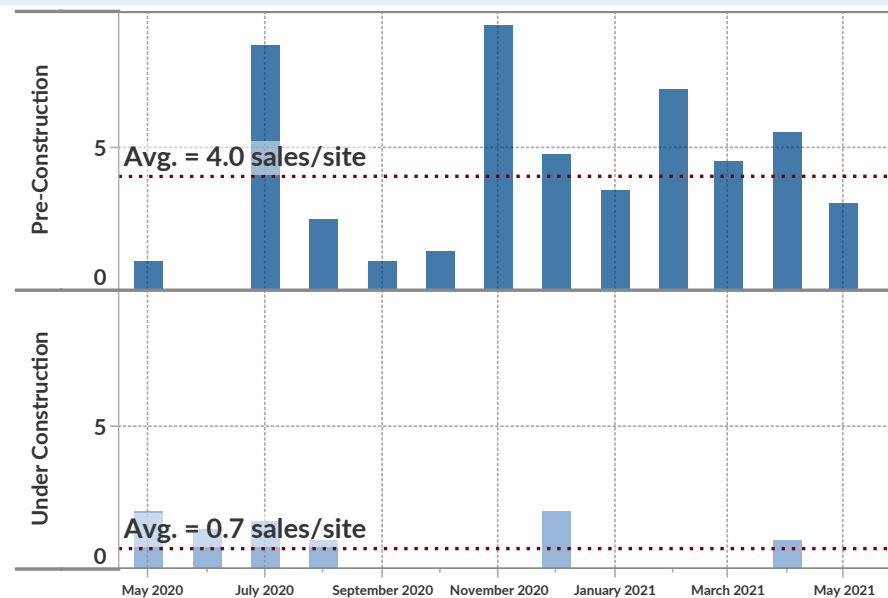
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	823	4	811	12
1 Bedroom + Den	889	0	883	6
2 Bedroom	995	0	945	50
2 Bedroom + Den	436	2	394	42
3 Bedroom & Up	244	1	181	63
Penthouse	13	0	13	0
Other	20	0	10	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$905	613	1,035	\$664,900	\$870,000
\$1,082	651	1,922	\$696,900	\$1,730,000
\$1,091	849	1,546	\$674,000	\$1,452,000
\$963	888	2,026	\$799,900	\$1,850,000
\$880	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

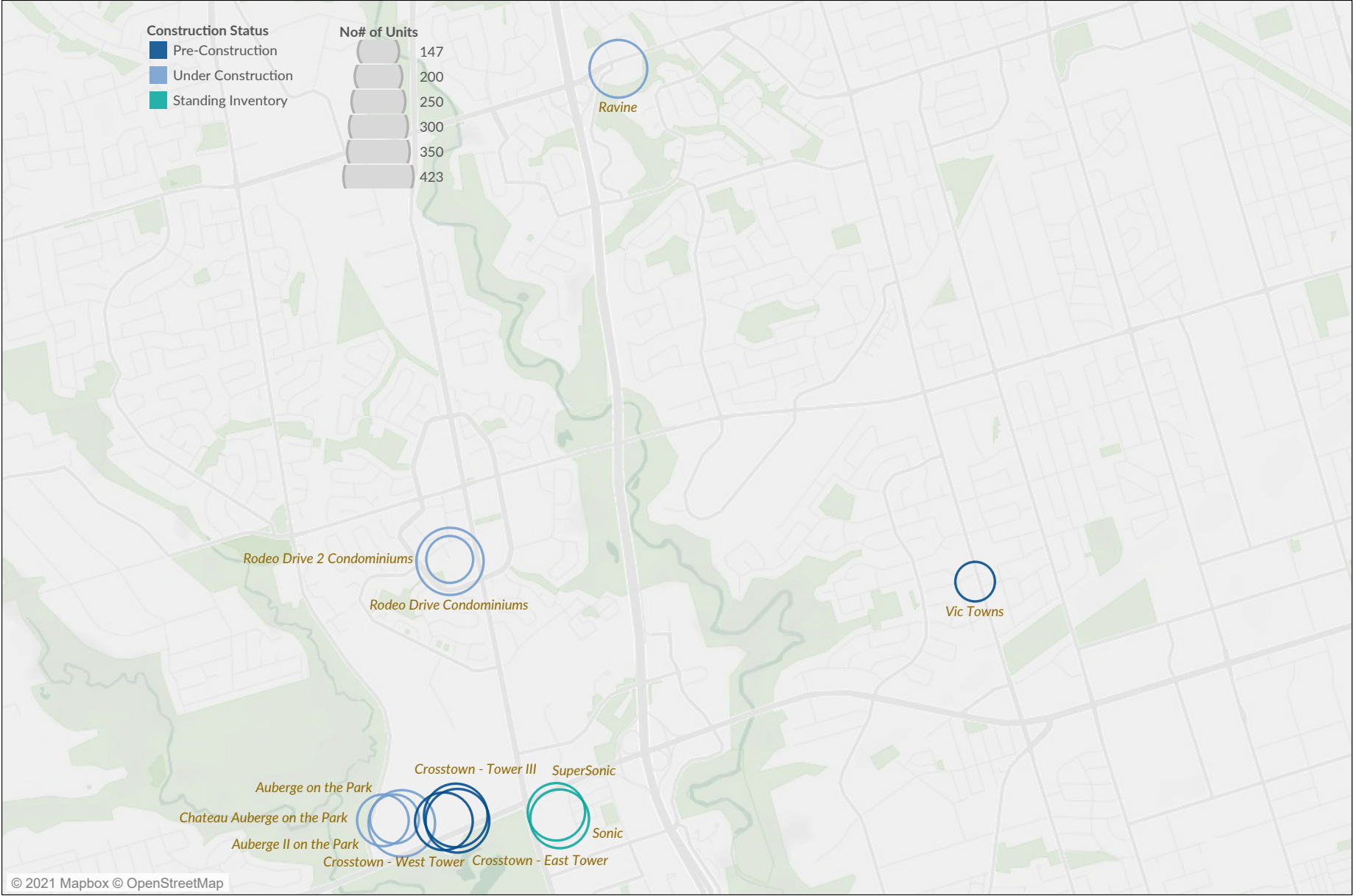


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



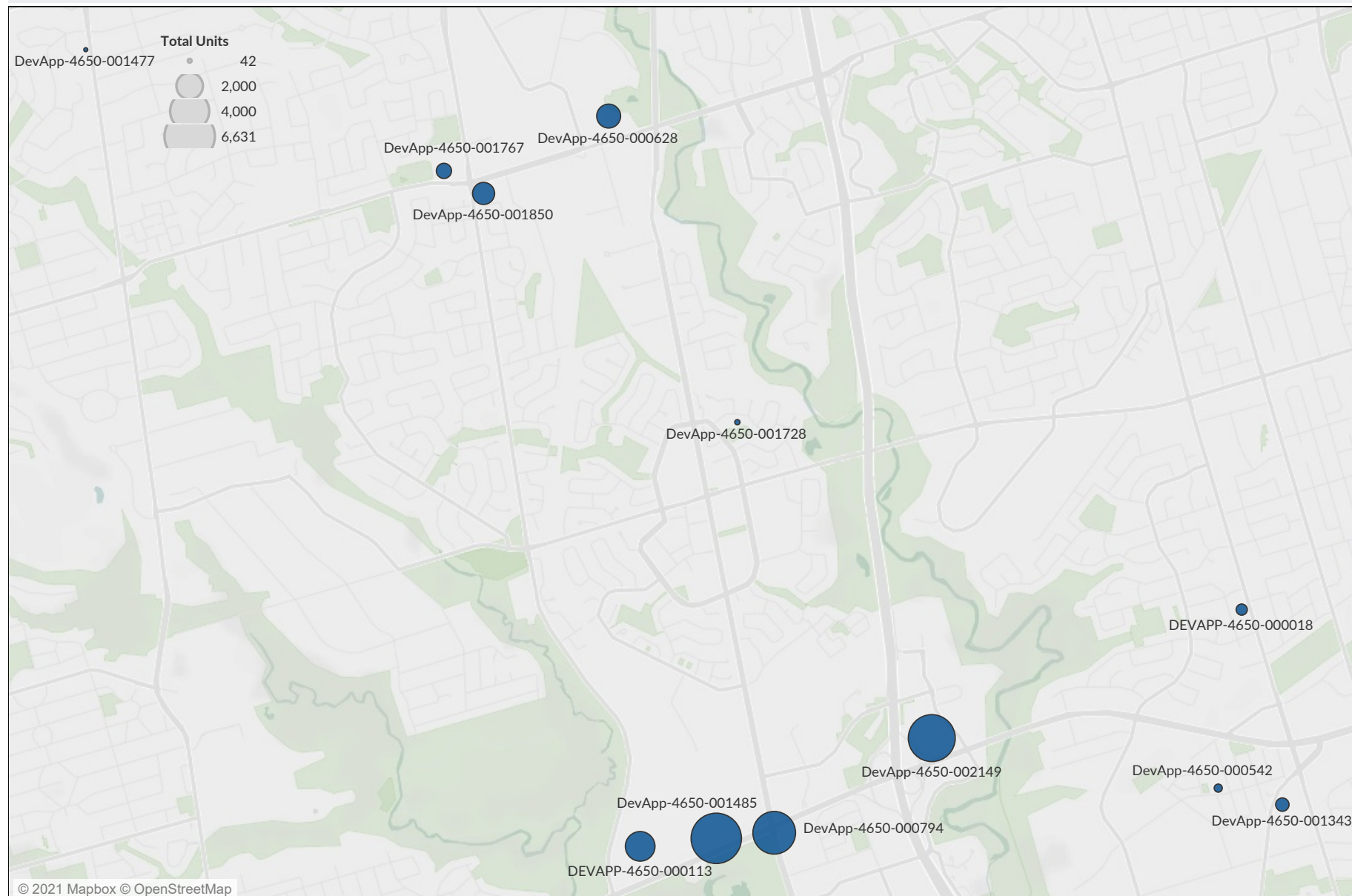
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Current Active Project List

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	0	5	20	225	\$873	\$907
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	1	32	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	1	4	19	250	\$978	\$935
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	9	0	380	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	6	52	69	379	\$1,076	\$1,156
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	8	33	312	\$957	\$1,113
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	326
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	2,292
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	172
DevApp-4650-000628	900 York Mills Road	6.7	1,495
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	4,754
DevApp-4650-001343	1861 O'Connor Drive	4.9	467
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	42
DevApp-4650-001485	844 Don Mills Road	2.3	6,631
DevApp-4650-001728	15 Mallow Road	0.9	72
DevApp-4650-001767	740 York Mills Road	2.1	601
DevApp-4650-001850	801 York Mills Road	4.6	1,272
DevApp-4650-002149	175 Wynford Drive	6.7	5,750

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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