

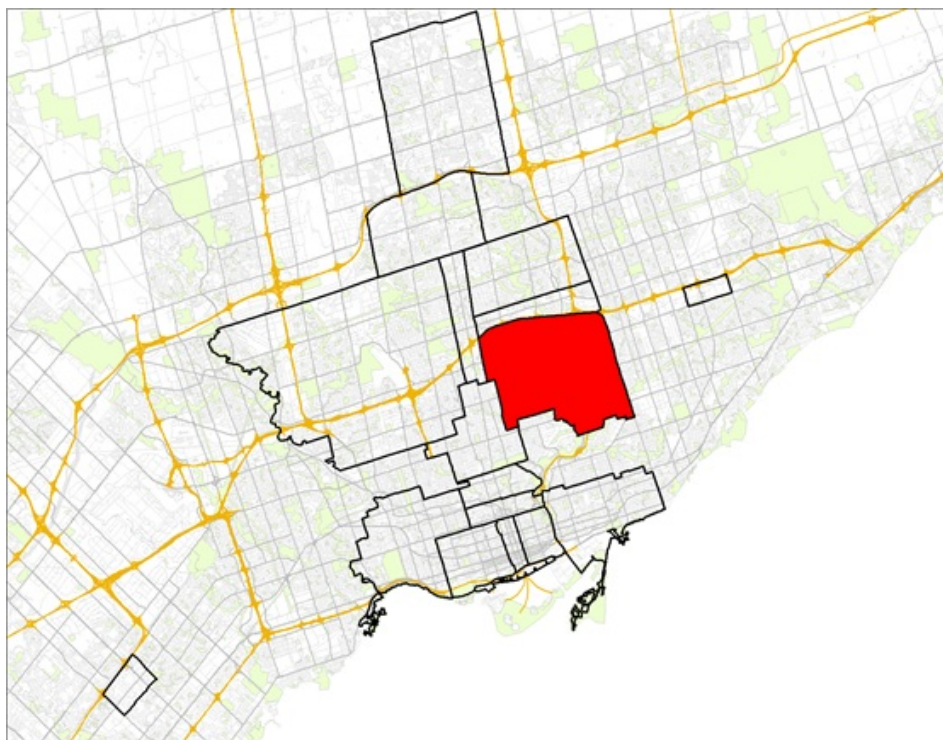


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of December 2022



Don Mills - York Mills Submarket Report - December 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	344
No. of Units	3,936	88,333
Total Sales	3,851	76,743
Act Inv	85	11,590
Avg. wt. \$/sf	\$1,140	\$1,418
Avg. Project \$/SF	\$1,098	\$1,290
Avg. SF	1,222	853
Avg. \$	\$1,393,092	\$1,209,903
Current Month Sales (incl. active & sold out)	0	398

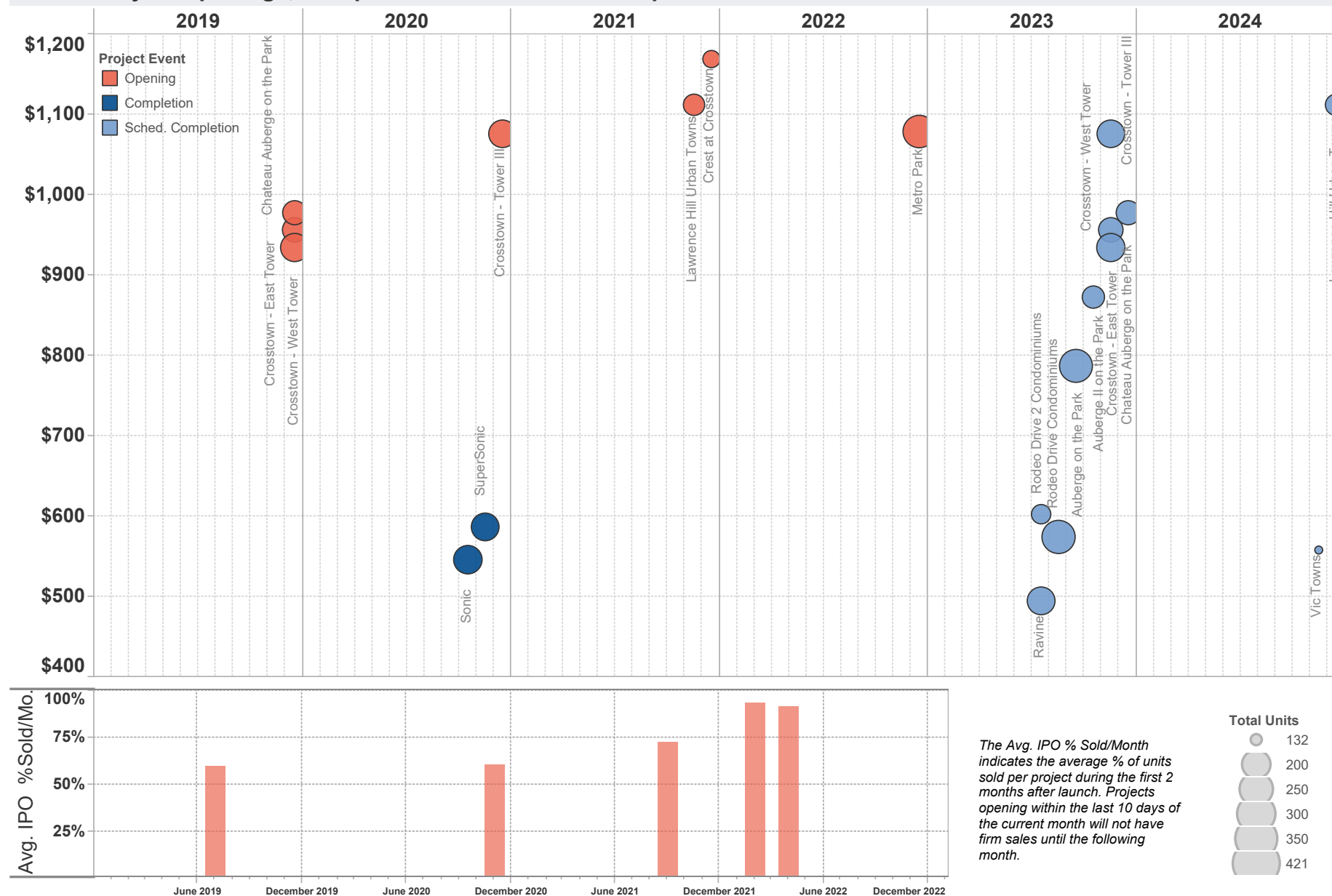
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	26	770
Total Units	37,120	620,781
Min. Density	0.6	0.0
Max. Density	14.8	61.7
Avg. Density	4.8	7.8

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



Don Mills - York Mills Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



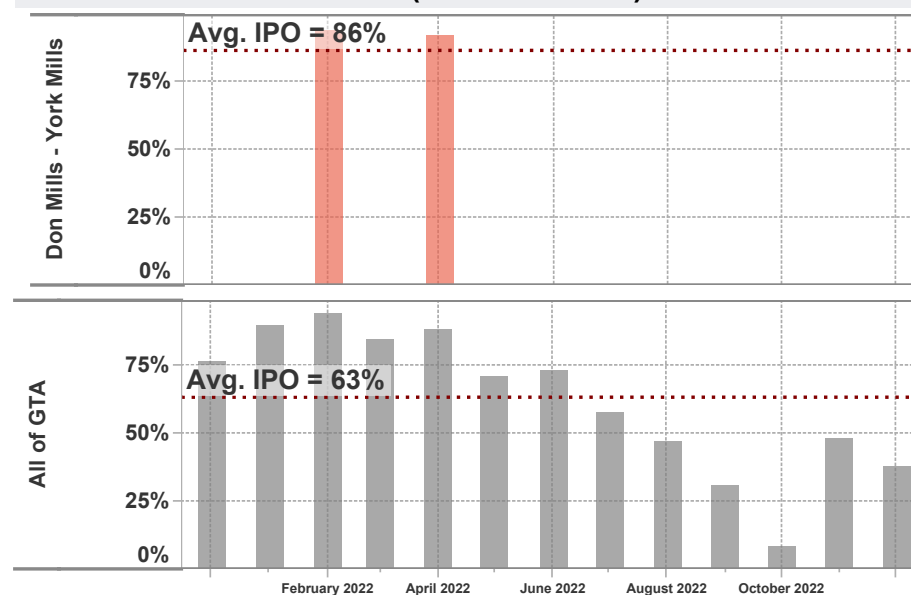
Don Mills - York Mills Submarket Report - December 2022

Project Data by Unit Type

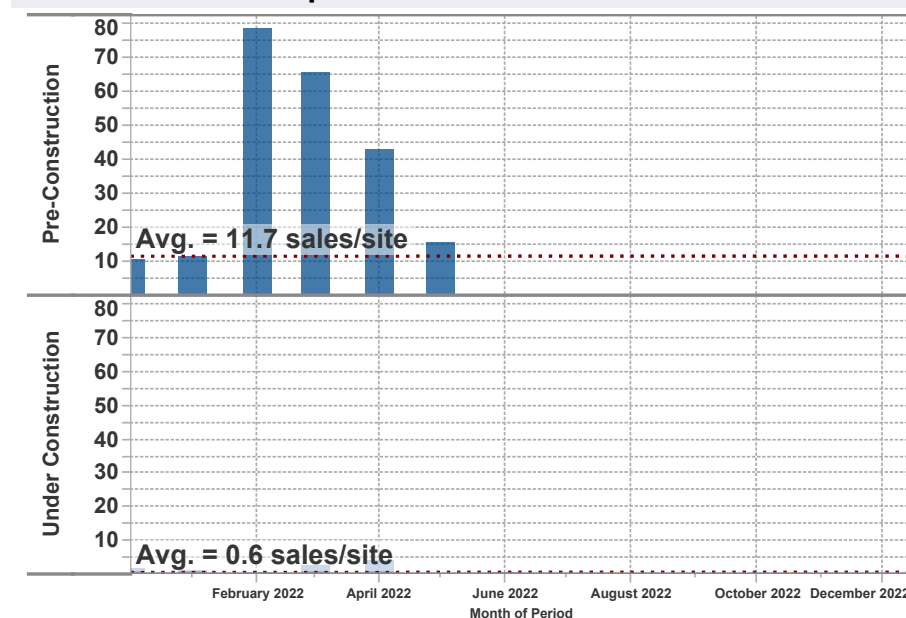
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	838	0	837	1
1 Bedroom + Den	1,022	0	1,011	11
2 Bedroom	1,204	0	1,180	24
2 Bedroom + Den	459	0	453	6
3 Bedroom & Up	336	0	298	38
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$926	648	648	\$600,000	\$600,000
\$1,217	625	1,035	\$773,900	\$1,132,000
\$1,253	715	1,922	\$894,900	\$1,730,000
\$1,145	842	1,417	\$1,127,990	\$1,476,000
\$1,106	915	2,028	\$1,029,900	\$2,150,000
\$1,082	1,756	1,756	\$1,900,000	\$1,900,000
\$1,005	1,569	1,953	\$1,605,000	\$1,908,000

IPO Launch Performance (first 2 months)

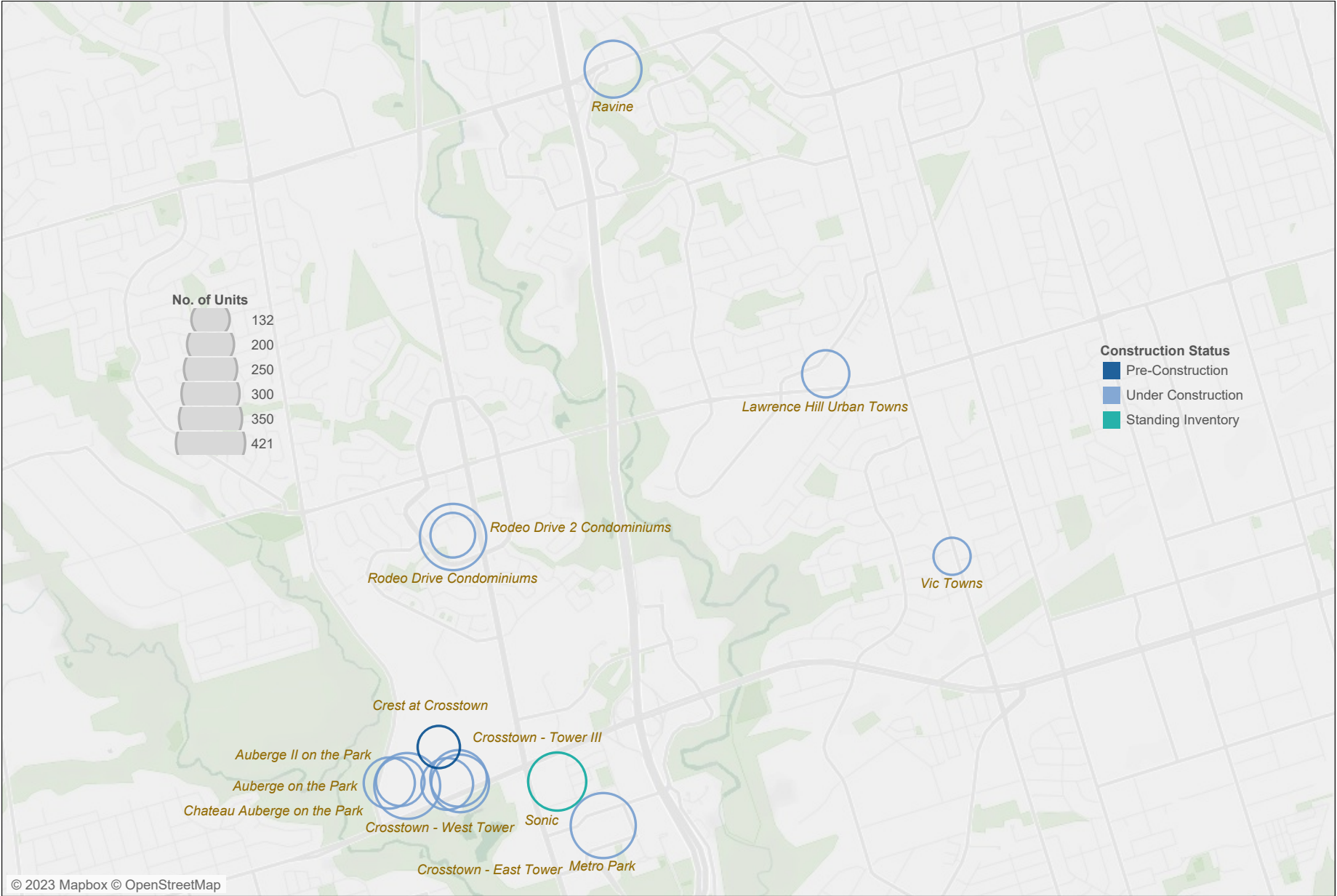


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2022

Current Active Projects



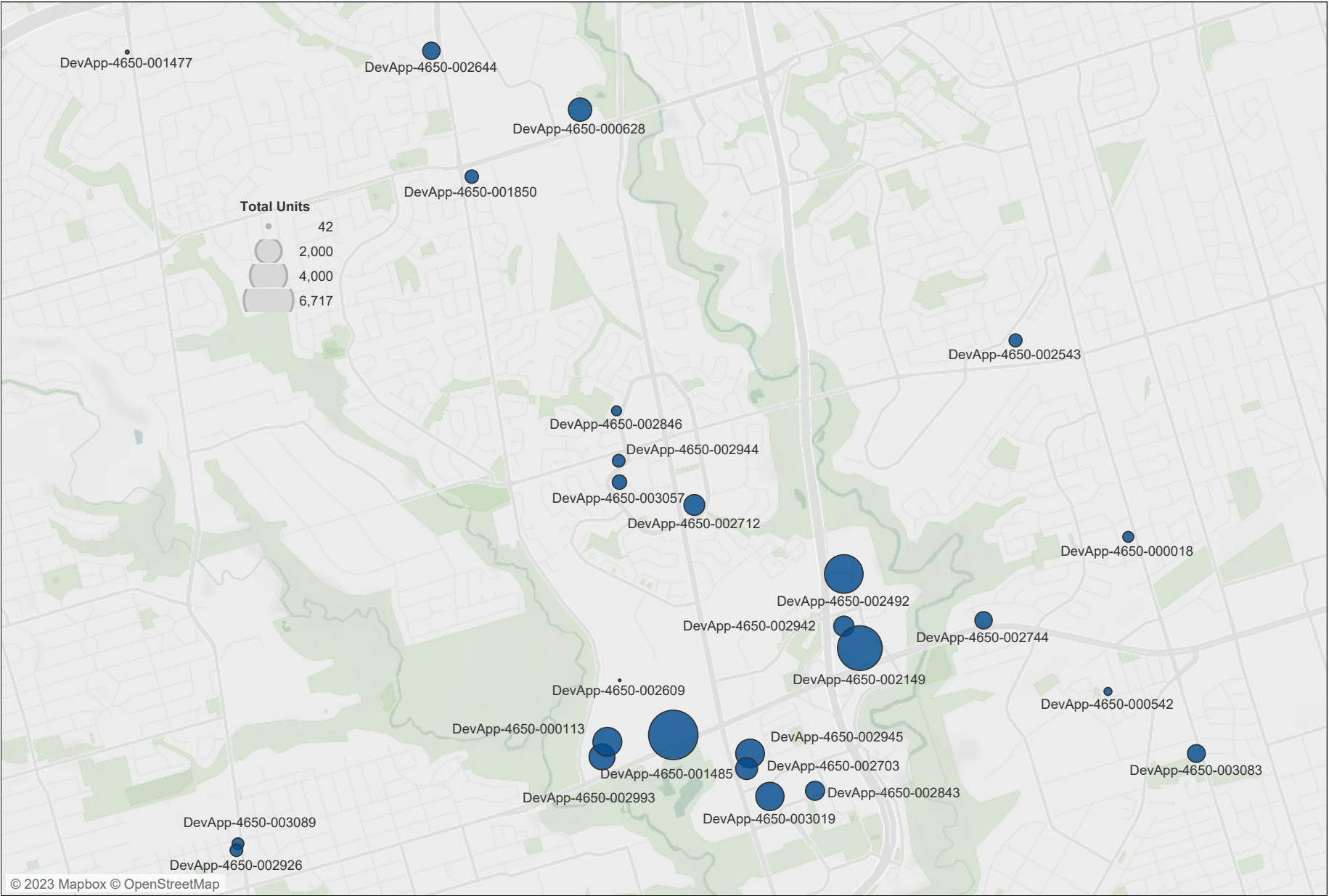
Don Mills - York Mills Submarket Report - December 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	October 2023	0	4	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2023	0	7	20	415	\$787	\$1,055
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	0	9	6	250	\$978	\$943
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	5	34	171	\$1,169	\$1,361
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	1	0	318	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	0	4	0	306	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	0	256	\$957	\$1,107
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	0	165	0	213	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	0	402	3	405	\$1,079	\$1,159
Ravine - Urban Capital Property Group and Alit Developments	Apartment	March 2023	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	March 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	September 2023	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	September 2024	0	13	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - December 2022

Current Development Applications



Don Mills - York Mills Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000018	1648 Victoria Park Avenue	1.0	326
DevApp-4650-000113	1087 - 1095 Leslie Street	4.6	2,290
DevApp-4650-000542	104 - 110 Bartley Drive	1.0	172
DevApp-4650-000628	900 York Mills Road	2.7	1,495
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	42
DevApp-4650-001485	844 Don Mills Road	2.3	6,717
DevApp-4650-001850	801 York Mills Road	3.9	492
DevApp-4650-002149	175 Wynford Drive	6.2	5,500
DevApp-4650-002492	1 Concorde Gate	9.9	4,086
DevApp-4650-002543	71 - 75 Curlew Drive	1.0	462
DevApp-4650-002609	1123 Leslie Street	0.6	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	822
DevApp-4650-002703	7 - 11 Rochefort Drive	6.7	1,322
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185
DevApp-4650-002744	3 Swift Drive	11.3	824
DevApp-4650-002843	48 Grenoble Drive	10.1	993
DevApp-4650-002846	230 The Donway West	1.9	271
DevApp-4650-002926	2 Glazebrook Avenue	13.8	434
DevApp-4650-002942	123 Wynford Drive	6.5	1,128
DevApp-4650-002944	895 Lawrence Avenue East	5.0	438
DevApp-4650-002945	793 Don Mills Road	6.7	2,263
DevApp-4650-002993	1075 Leslie Street	5.0	1,846
DevApp-4650-003019	7 St Dennis Drive	4.8	2,197
DevApp-4650-003057	169 The Donway West	5.2	570
DevApp-4650-003083	1400 Victoria Park Avenue	5.3	868
DevApp-4650-003089	1840 Bayview Avenue	14.8	377

Don Mills - York Mills Submarket Report - December 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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