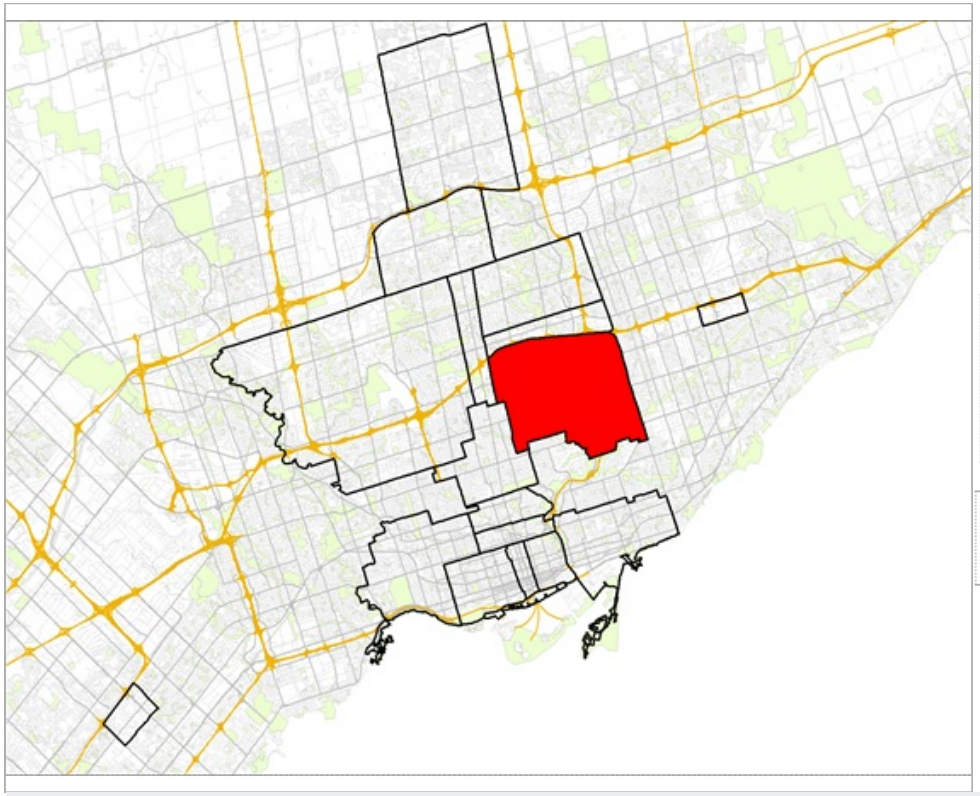
Greater Toronto Area | Don Mills - York Mills

New Homes High Rise Submarket Report

Data as of March 2025

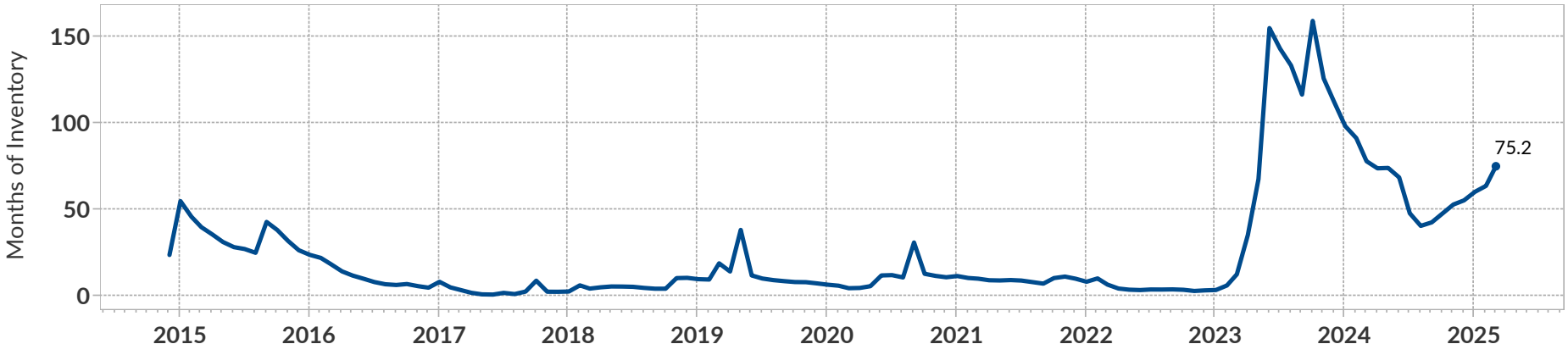
Altus Group

Don Mills - York Mills Submarket Report - March 2025



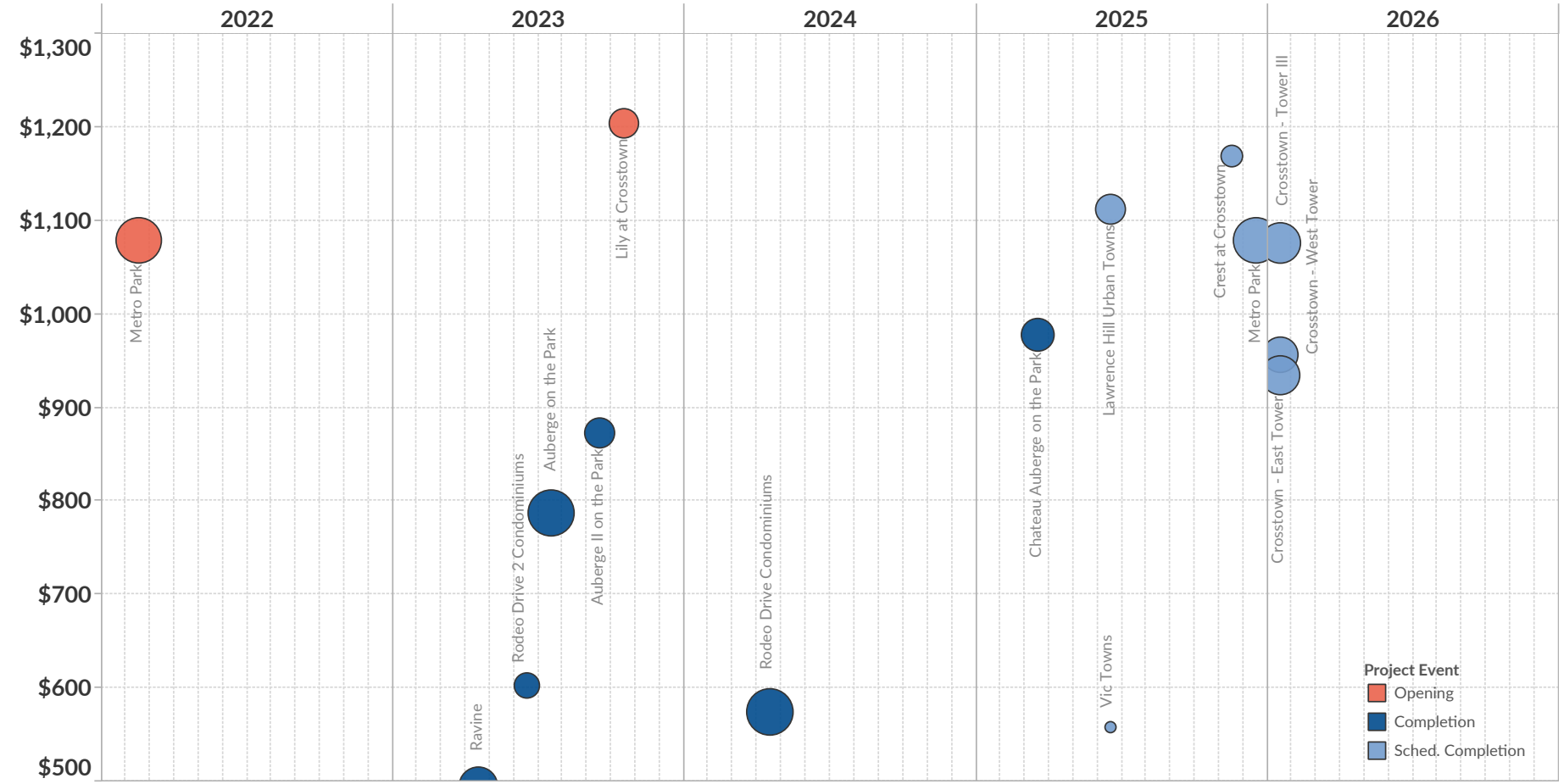
	Don Mills - York Mills	GTA
Distinct count of Site Name	8	334
No. of Units	2,079	85,947
Total Sales	1,797	69,144
Act Inv	282	16,803
Avg. $/sf	$1,221	$1,401
Avg. Project $/SF	$1,181	$1,311
Avg. SF	791	780
Avg. $	$966,545	$1,092,679
Current Month Sales	0	160

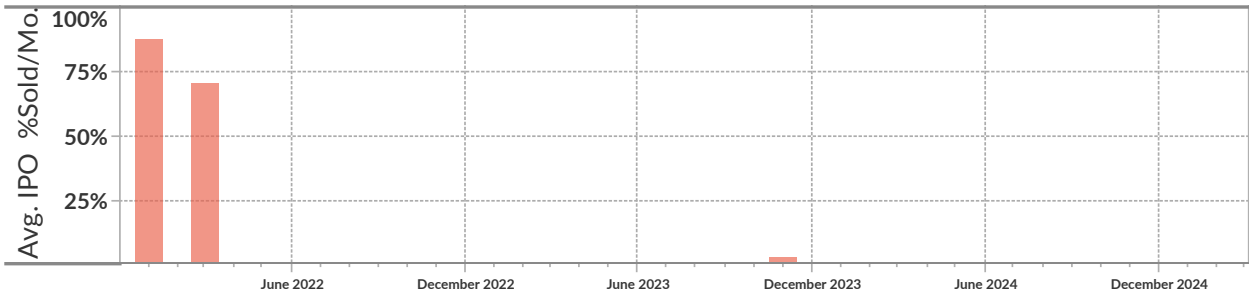
Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



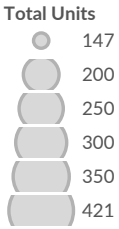
Don Mills - York Mills Submarket Report - March 2025

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.

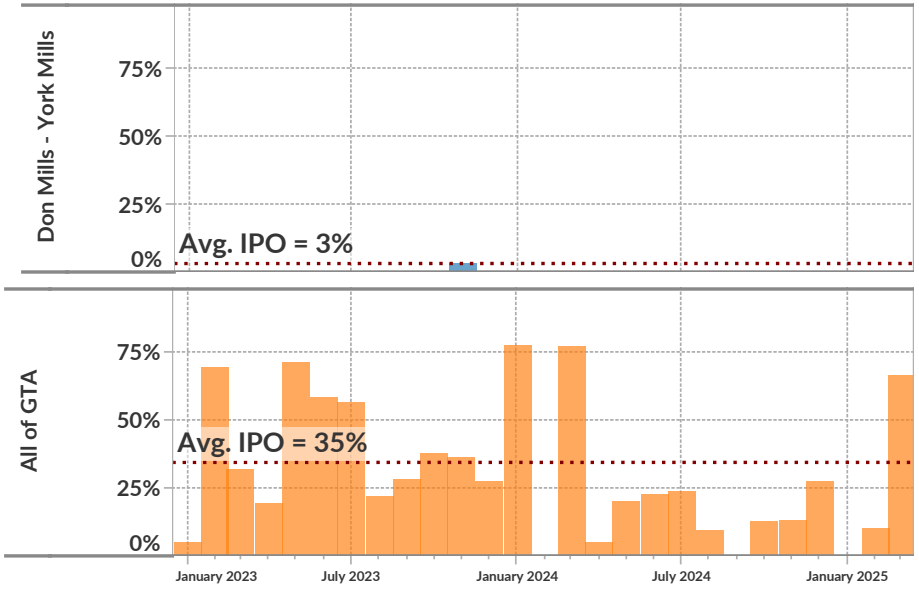


Don Mills - York Mills Submarket Report - March 2025

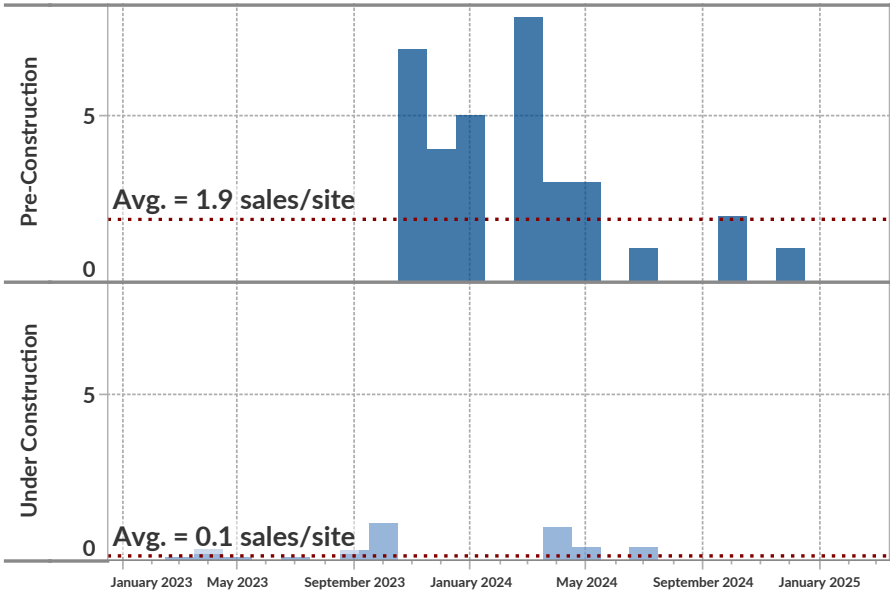
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	10	0	10	0					
1 Bedroom	629	0	588	41	$1,211	459	634	$551,990	$691,990
1 Bedroom + Den	393	0	344	49	$1,241	529	712	$659,990	$929,990
2 Bedroom	566	0	465	101	$1,164	601	1,026	$747,990	$1,206,990
2 Bedroom + Den	412	0	375	37	$1,216	785	1,349	$967,990	$1,699,990
3 Bedroom & Up	69	0	15	54	$1,297	870	1,598	$1,160,990	$2,478,990
Penthouse									
Other	0	0	0	0					

IPO Launch Performance (first 2 months)

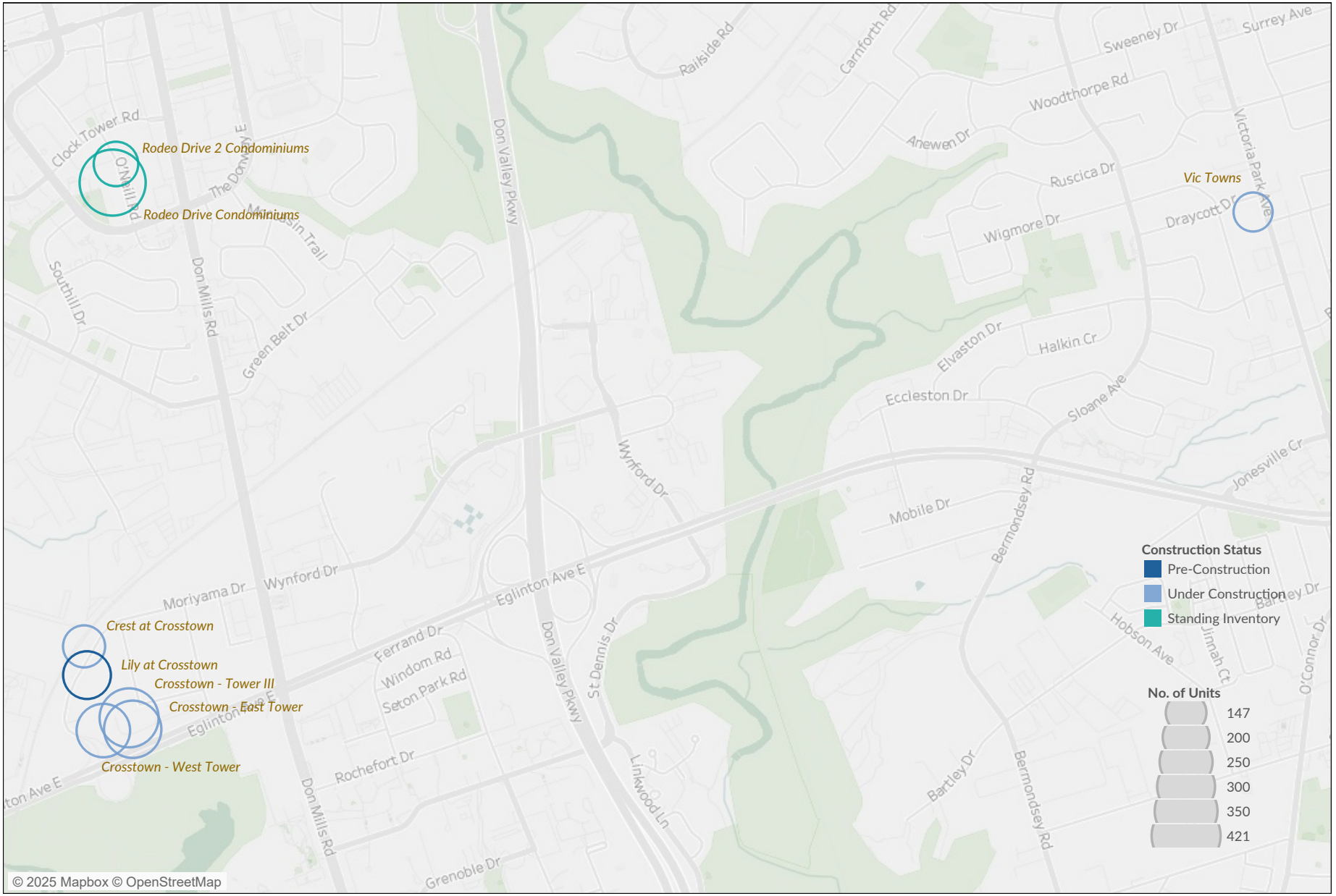


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - March 2025

Current Active Projects



Don Mills - York Mills Submarket Report - March 2025

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 $/SF
Crest at Crosstown - Aspen Ridge Homes	Apartment	November 2025	0	0	34	171	$1,169	$1,400
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	317	$935	$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	January 2026	0	0	30	336	$1,076	$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	19	276	$957	$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	0	0	186	220	$1,204	$1,209
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	$603	$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	$575	$987
Vic Towns - Solotex Corporation	Stacked	June 2025	0	0	13	147	$558	$1,121

Don Mills - York Mills Submarket Report - March 2025

Altus Group

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,978	502	$2,487	1,111	$2,762,801
1,823	818	$1,698	908	$1,541,892
1,797	282	$1,221	791	$966,545
3,679	442	$1,866	786	$1,466,658
5,338	1,136	$1,369	711	$973,636
7,133	1,255	$1,865	926	$1,727,951
553	12	$1,649	782	$1,289,608
889	203	$1,055	799	$842,676
4,801	648	$1,227	663	$813,191
2,558	341	$1,593	939	$1,495,930
2,723	781	$1,621	677	$1,097,116
1,203	624	$1,325	763	$1,010,661
26,739	8,671	$1,152	737	$848,497
1,915	411	$1,396	809	$1,130,235
416	27	$1,553	1,661	$2,580,278
903	169	$1,259	661	$831,439
2,589	326	$1,350	858	$1,158,951
1,107	155	$2,153	1,236	$2,661,060

Altus Group

Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions ine information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.