



Greater Toronto Area  
Thornhill

New Homes High Rise Submarket Report  
Data as of December 2019



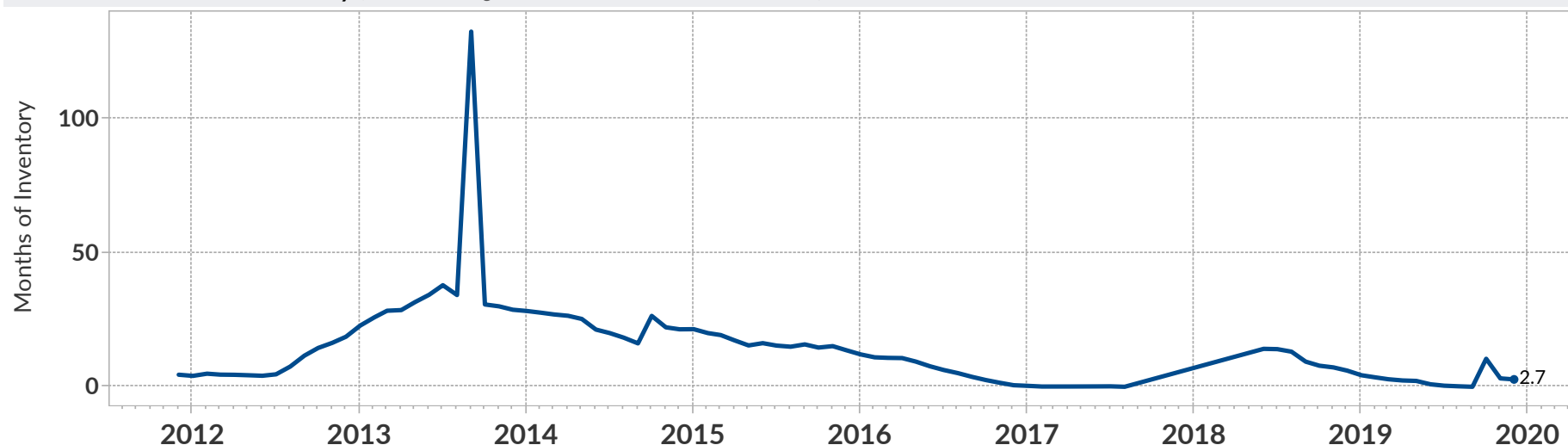
# Thornhill Submarket Report - December 2019



| Thornhill                                     |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 2         | 355       |
| Total Units                                   | 736       | 93,377    |
| Total Sales                                   | 574       | 77,895    |
| Rem. Inv.                                     | 162       | 12,280    |
| Avg. \$/SF                                    | \$822     | \$1,055   |
| Avg. SF                                       | 739       | 930       |
| Avg. \$                                       | \$607,524 | \$980,872 |
| Current Month Sales (incl. active & sold out) | 21        | 1,871     |

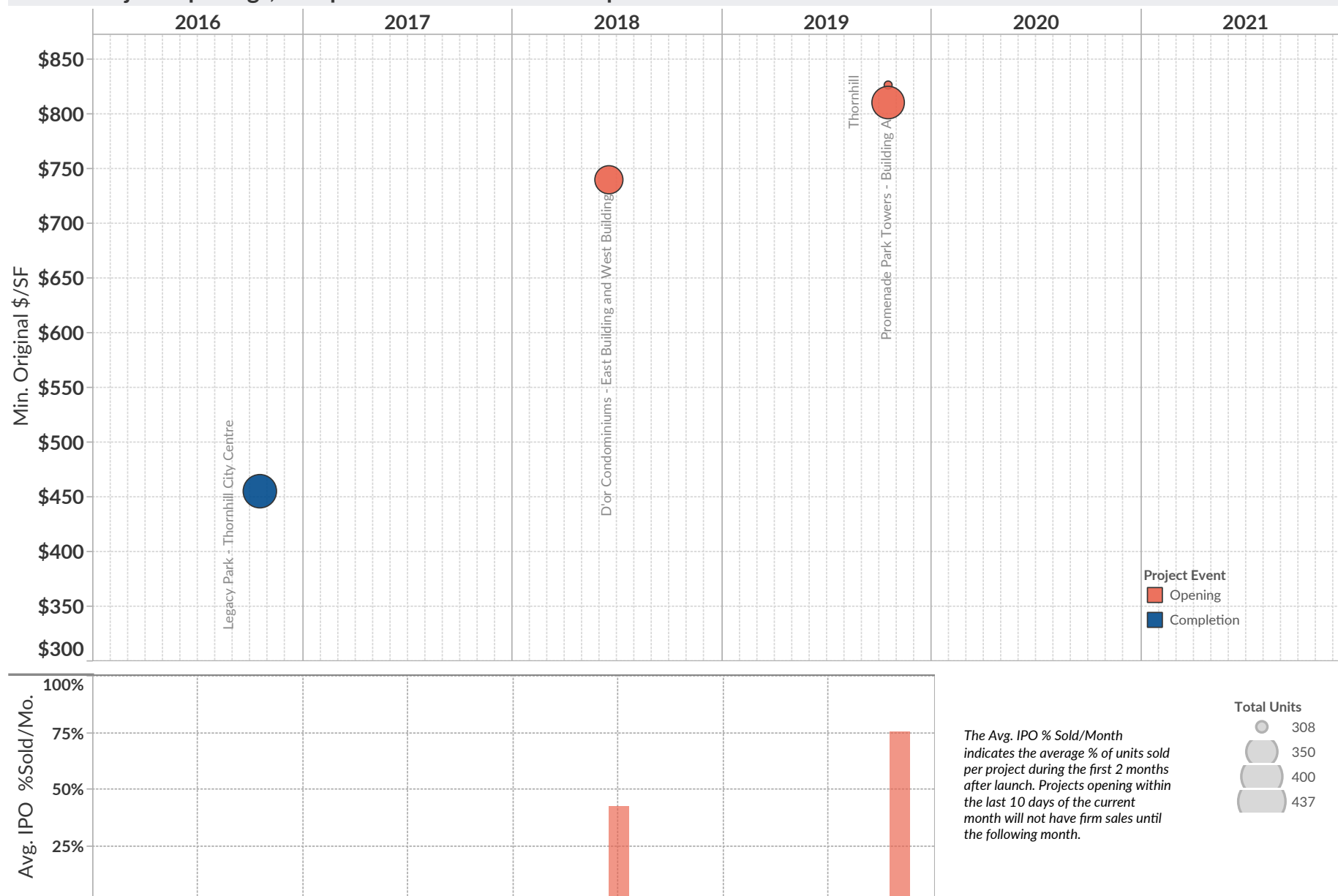
| Development Applications |   |                 |
|--------------------------|---|-----------------|
| Thornhill                |   | City of Toronto |
| Number of Dev. Apps.     | 0 | 375             |
| Total Units              |   | 202,805         |
| Min. Floor Space Index   |   | 0.1             |
| Max. Floor Space Index   |   | 44.5            |
| Avg. Floor Space Index   |   | 6.2             |

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



# Thornhill Submarket Report - December 2019

## Recent Project Openings, Completions & Scheduled Completions



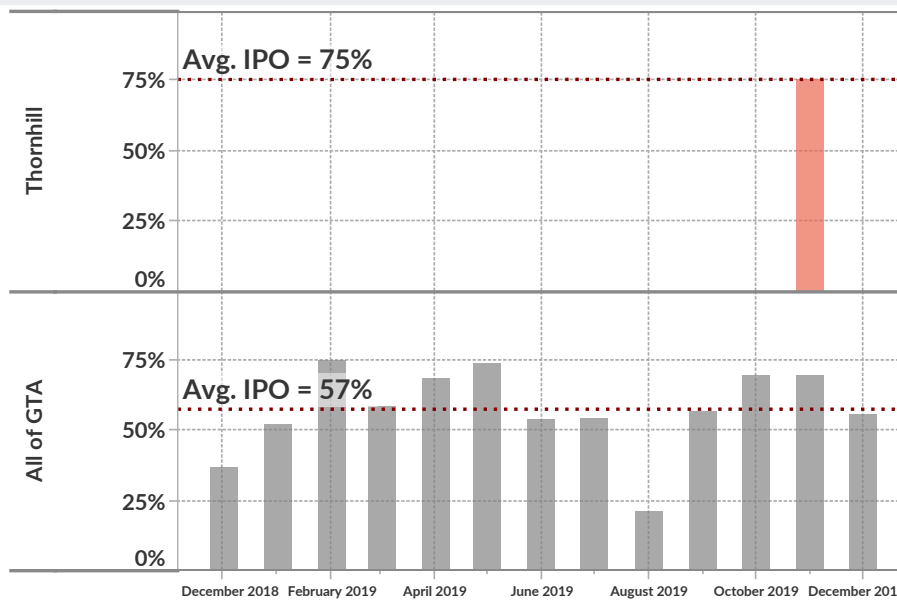
# Thornhill Submarket Report - December 2019

## Project Data by Unit Type

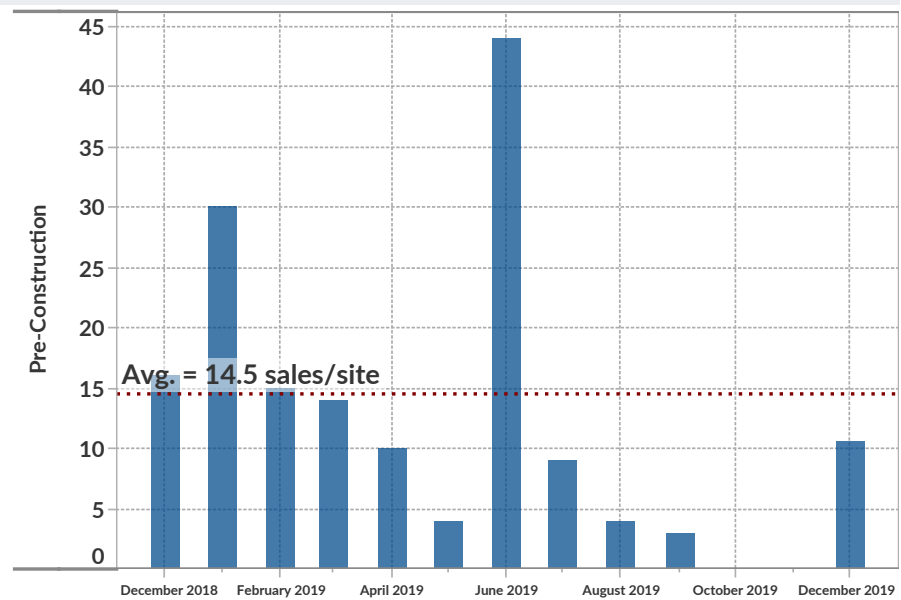
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           | 0                   | 1           | 0         |
| 1 Bedroom       | 121         | 5                   | 78          | 43        |
| 1 Bedroom + Den | 332         | 11                  | 303         | 29        |
| 2 Bedroom       | 199         | 5                   | 117         | 82        |
| 2 Bedroom + Den | 78          | 0                   | 71          | 7         |
| 3 Bedroom & Up  | 5           | 0                   | 4           | 1         |
| Penthouse       |             |                     |             |           |
| Other           |             |                     |             |           |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$856      | 534             | 660              | \$458,900        | \$551,990         |
| \$861      | 548             | 807              | \$488,900        | \$604,990         |
| \$796      | 744             | 934              | \$611,900        | \$724,900         |
| \$856      | 910             | 1,216            | \$717,900        | \$1,103,000       |
| \$810      | 1,013           | 1,013            | \$820,900        | \$820,900         |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)



## Post Launch Absorption: Thornhill



# Thornhill Submarket Report - December 2019

## Current Active Projects



# Thornhill Submarket Report - December 2019

| Current Active Project List                                   |              |                         |                     |     |           |             | *              |             |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Site Name                                                     | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
| Promenade Park Towers - Building A - Liberty Development C... | Apartment    | September 2023          | 0                   | 404 | 24        | 428         | \$811          | \$818       |
| Thornhill - Daniels Corporation and Baif Developments         | Apartment    | January 2023            | 21                  | 170 | 138       | 308         | \$827          | \$811       |

# Thornhill Submarket Report - December 2019

| 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       | 5                   | 15                          | 5,704       | 5,061       | 348       | \$2,111    | 1,285   | \$2,712,126 | 8,068       |
| Central Waterfront      | 222                 | 13                          | 6,642       | 5,448       | 1,182     | \$1,418    | 912     | \$1,292,723 | 17,952      |
| Don Mills - York Mills  | 17                  | 11                          | 3,289       | 2,837       | 379       | \$945      | 1,080   | \$1,020,388 | 7,471       |
| Downtown Core           | 39                  | 8                           | 4,457       | 3,592       | 681       | \$1,543    | 668     | \$1,031,118 | 15,031      |
| Downtown East           | 184                 | 19                          | 6,513       | 5,624       | 691       | \$1,186    | 791     | \$937,883   | 13,408      |
| Downtown West           | 127                 | 30                          | 10,279      | 8,815       | 1,137     | \$1,403    | 872     | \$1,223,880 | 17,553      |
| Etobicoke Waterfront    | 12                  | 4                           | 2,126       | 1,927       | 66        | \$1,158    | 862     | \$998,967   | 7,446       |
| Highway7 - Yonge        | 70                  | 8                           | 1,862       | 1,365       | 282       | \$652      | 1,164   | \$758,821   | .           |
| Mississauga City Centre | 66                  | 11                          | 6,227       | 5,764       | 397       | \$798      | 917     | \$731,659   | .           |
| North Toronto           | 21                  | 9                           | 2,396       | 1,892       | 434       | \$1,214    | 821     | \$996,561   | 8,137       |
| North Yonge Corridor    | 1                   | 5                           | 1,692       | 1,367       | 106       | \$1,105    | 775     | \$855,995   | 5,372       |
| North York East         | 11                  | 2                           | 528         | 519         | 8         | \$965      | 986     | \$951,150   | 2,056       |
| North York West         | 17                  | 9                           | 1,812       | 1,525       | 262       | \$901      | 1,147   | \$1,033,818 | 9,050       |
| Not Applicable          | 959                 | 159                         | 29,797      | 24,092      | 4,491     | \$755      | 962     | \$726,568   | 67,193      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 9                   | 14                          | 4,020       | 3,338       | 677       | \$1,080    | 830     | \$896,967   | 8,157       |
| Thornhill               | 21                  | 2                           | 736         | 574         | 162       | \$822      | 739     | \$607,524   | .           |
| Toronto East            | 39                  | 12                          | 1,395       | 1,154       | 191       | \$1,011    | 915     | \$924,465   | 3,735       |
| Toronto West            | 34                  | 16                          | 2,924       | 2,141       | 679       | \$1,068    | 919     | \$981,074   | 13,238      |
| Yonge - St. Clair       | 17                  | 8                           | 978         | 860         | 107       | \$1,474    | 1,700   | \$2,506,240 | 2,383       |

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