



Greater Toronto Area  
Thornhill

New Homes High Rise Submarket Report  
Data as of December 2020



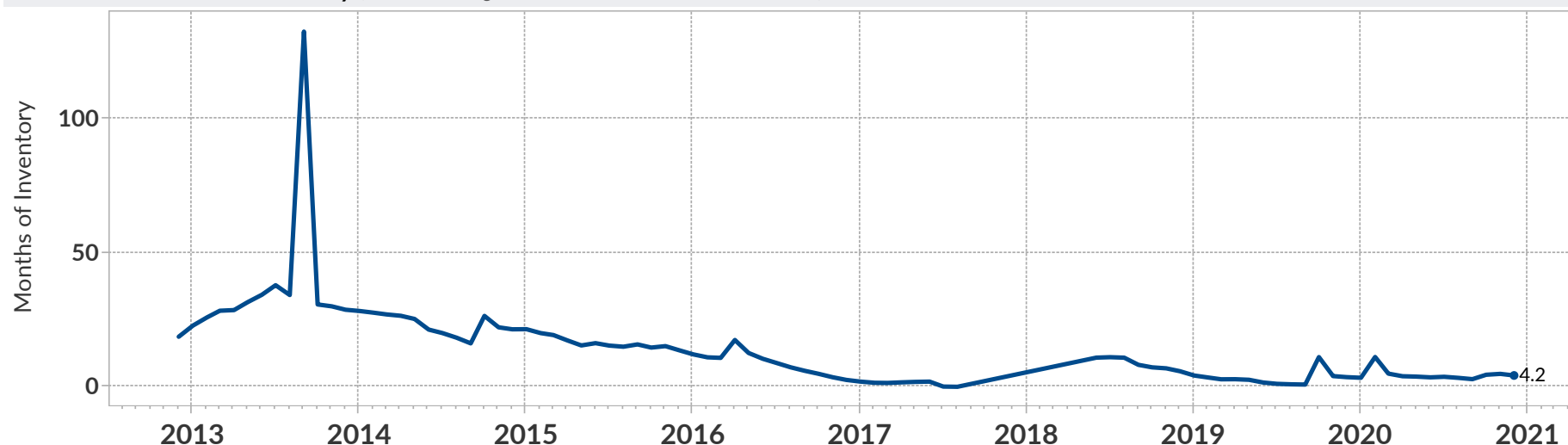
# Thornhill Submarket Report - December 2020



| Thornhill                                     |             |  | GTA         |     |
|-----------------------------------------------|-------------|--|-------------|-----|
| Active Projects                               | 6           |  | 355         |     |
| Total Units                                   | 1,720       |  | 92,467      |     |
| Total Sales                                   | 1,403       |  | 77,167      |     |
| Rem. Inv.                                     | 307         |  | 10,653      |     |
| Avg. \$/SF                                    | \$1,071     |  | \$1,159     |     |
| Avg. SF                                       | 1,101       |  | 982         |     |
| Avg. \$                                       | \$1,179,450 |  | \$1,137,470 |     |
| Current Month Sales (incl. active & sold out) |             |  | 37          | 857 |

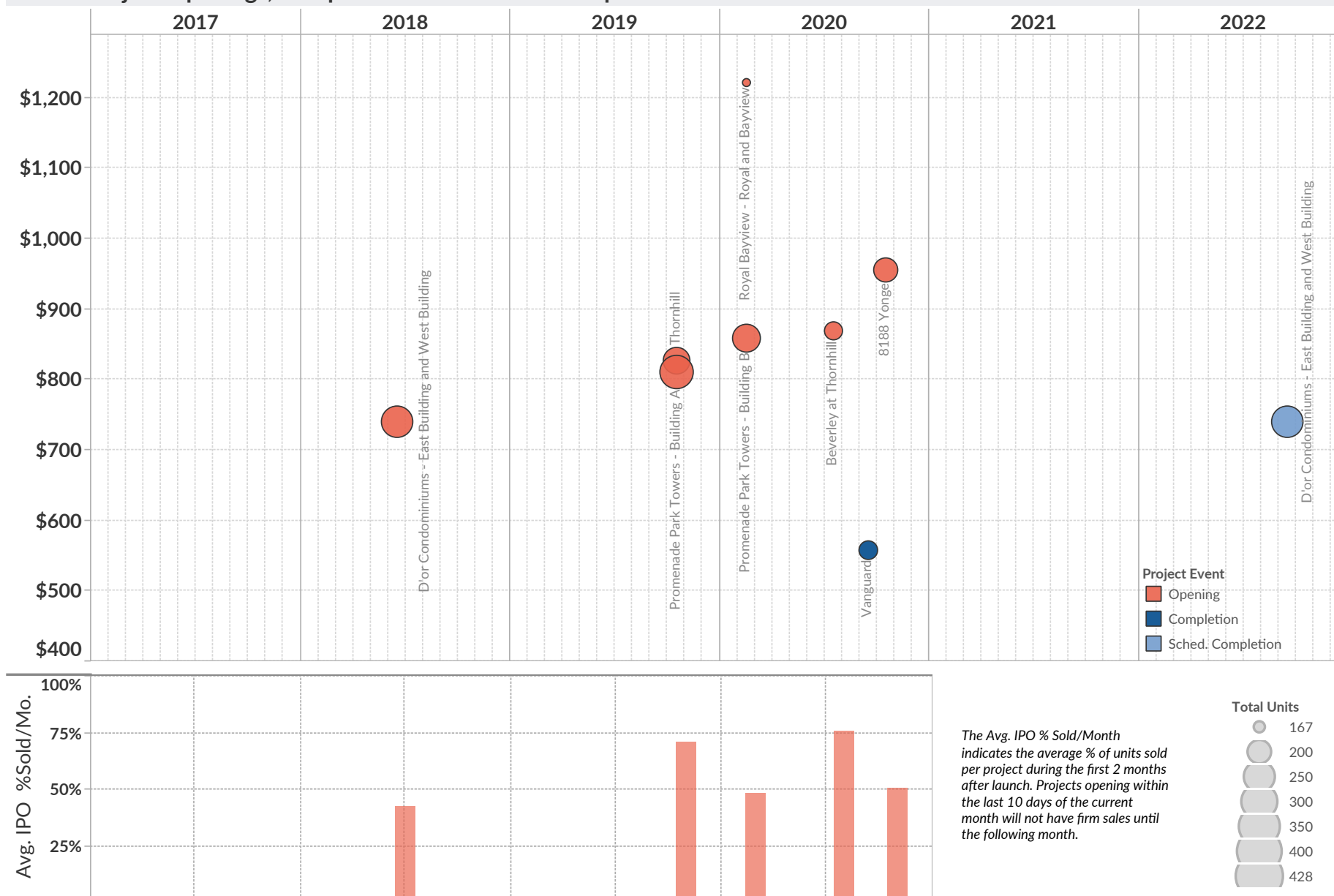
| Development Applications |   |                 |  |
|--------------------------|---|-----------------|--|
| Thornhill                |   | City of Toronto |  |
| Number of Dev. Apps.     | 0 | 482             |  |
| Total Units              |   | 266,905         |  |
| Min. Floor Space Index   |   | 0.1             |  |
| Max. Floor Space Index   |   | 61.7            |  |
| Avg. Floor Space Index   |   | 6.8             |  |

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



# Thornhill Submarket Report - December 2020

## Recent Project Openings, Completions & Scheduled Completions



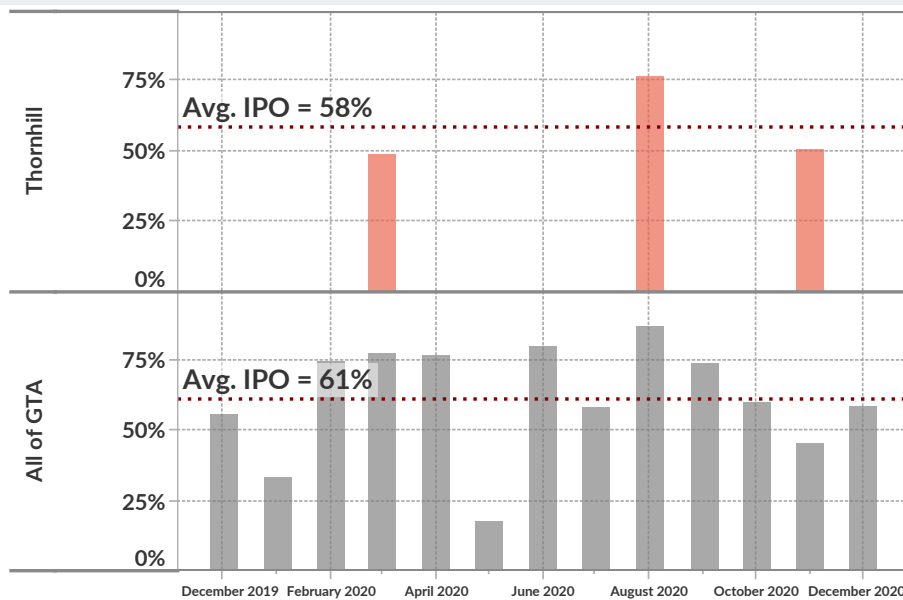
# Thornhill Submarket Report - December 2020

## Project Data by Unit Type

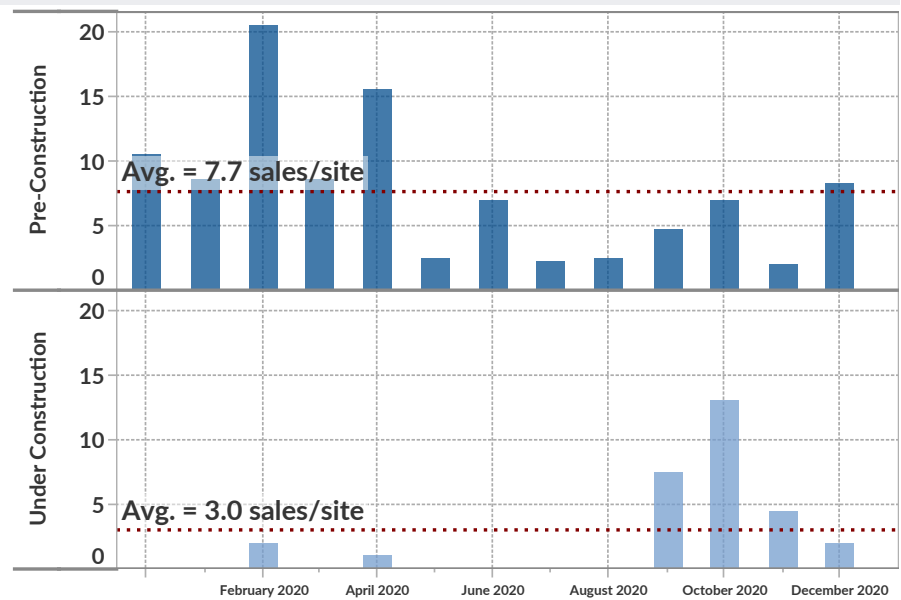
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 3           | 0                   | 3           | 0         |
| 1 Bedroom       | 321         | 1                   | 294         | 27        |
| 1 Bedroom + Den | 713         | 24                  | 625         | 88        |
| 2 Bedroom       | 379         | 7                   | 290         | 89        |
| 2 Bedroom + Den | 230         | 2                   | 168         | 62        |
| 3 Bedroom & Up  | 33          | 0                   | 10          | 23        |
| Penthouse       | 15          | 3                   | 12          | 3         |
| Other           | 16          | 0                   | 1           | 15        |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,038    | 488             | 694              | \$478,500        | \$890,000         |
| \$958      | 539             | 931              | \$519,900        | \$995,000         |
| \$1,135    | 738             | 1,982            | \$631,900        | \$2,560,000       |
| \$1,105    | 829             | 2,522            | \$718,900        | \$2,660,000       |
| \$1,041    | 1,013           | 2,390            | \$852,900        | \$2,800,000       |
| \$1,332    | 2,628           | 2,628            | \$3,500,000      | \$3,500,000       |
| \$892      | 1,134           | 2,090            | \$930,900        | \$1,998,100       |

## IPO Launch Performance (first 2 months)

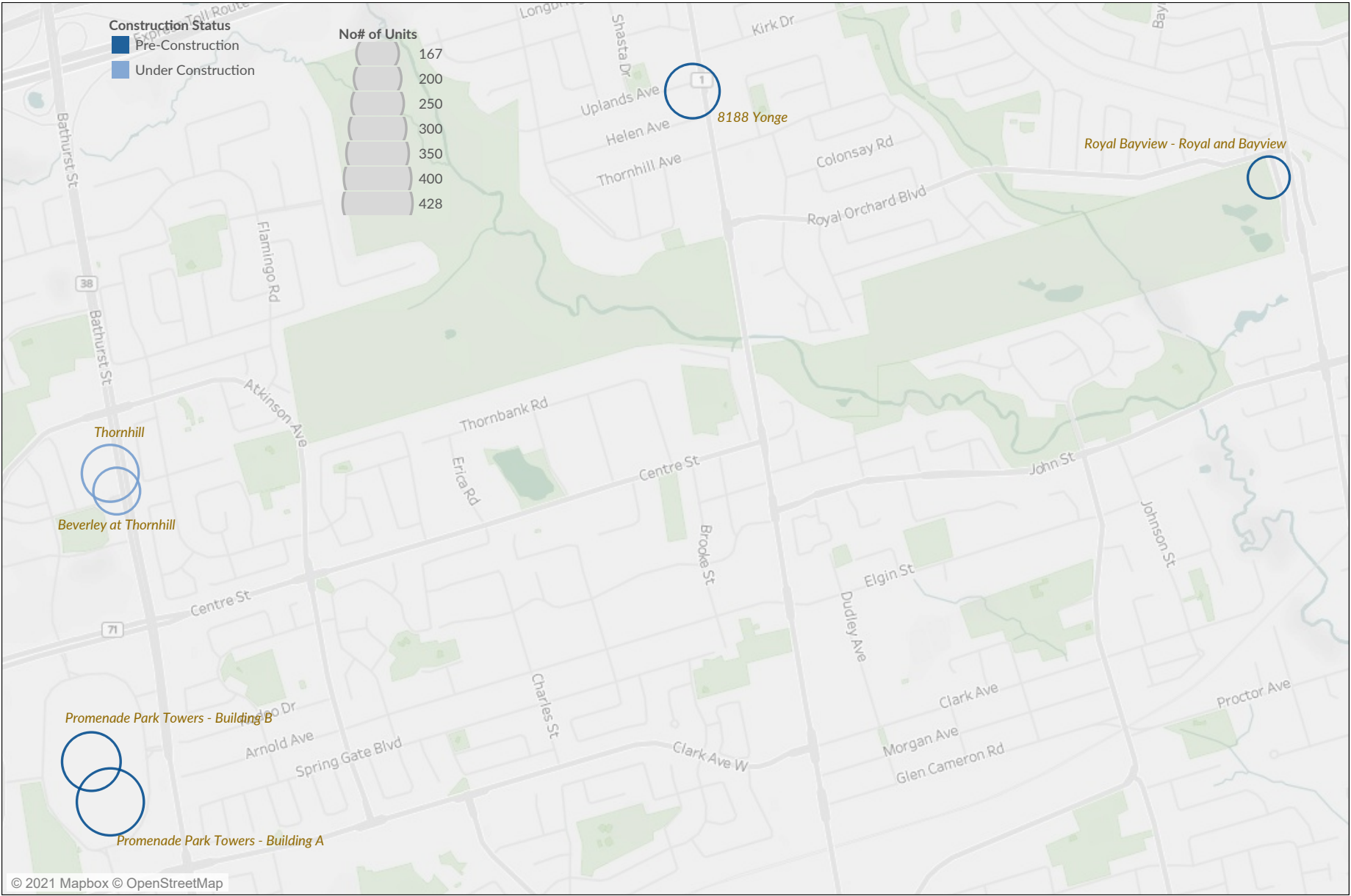


## Post Launch Absorption: Thornhill



# Thornhill Submarket Report - December 2020

## Current Active Projects



# Thornhill Submarket Report - December 2020

## 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 |
|----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 8188 Yonge - Trulife Developments Inc. and Constantine Ente..  | Apartment    | September 2023          | 25                  | 162 | 110       | 282         | \$956          | \$959       |
| Beverley at Thornhill - Daniels Corporation and Baif Develop.. | Apartment    | October 2023            | 1                   | 172 | 36        | 208         | \$869          | \$830       |
| Promenade Park Towers - Building A - Liberty Development C..   | Apartment    | September 2023          | 2                   | 42  | 15        | 428         | \$811          | \$860       |
| Promenade Park Towers - Building B - Liberty Development C..   | Apartment    | October 2023            | 3                   | 286 | 41        | 327         | \$859          | \$935       |
| Royal Bayview - Royal and Bayview - Tridel                     | Apartment    | June 2024               | 3                   | 67  | 100       | 167         | \$1,222        | \$1,228     |
| Thornhill - Daniels Corporation and Baif Developments          | Apartment    | September 2023          | 3                   | 133 | 5         | 308         | \$827          | \$847       |

# Thornhill Submarket Report - December 2020

| 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       | • 27                | • 17                        | • 5,500     | • 4,277     | • 641     | • \$1,985  | • 1,226 | • \$2,433,040 | • 9,636     |
| Central Waterfront      | • 6                 | • 9                         | • 4,721     | • 3,773     | • 832     | • \$1,515  | • 1,064 | • \$1,611,998 | • 19,434    |
| Don Mills - York Mills  | • 22                | • 12                        | • 3,683     | • 3,196     | • 265     | • \$1,000  | • 1,029 | • \$1,028,709 | • 14,212    |
| Downtown Core           | • 1                 | • 6                         | • 3,714     | • 3,145     | • 198     | • \$1,906  | • 866   | • \$1,651,052 | • 19,624    |
| Downtown East           | • 25                | • 21                        | • 7,499     | • 6,546     | • 675     | • \$1,253  | • 809   | • \$1,013,562 | • 17,043    |
| Downtown West           | • 7                 | • 28                        | • 9,675     | • 8,445     | • 888     | • \$1,454  | • 943   | • \$1,372,204 | • 21,009    |
| Etobicoke Waterfront    | • 0                 | • 1                         | • 602       | • 454       | • 39      | • \$1,325  | • 847   | • \$1,121,541 | • 8,726     |
| Highway7 - Yonge        | • 2                 | • 5                         | • 1,399     | • 1,311     | • 80      | • \$721    | • 1,180 | • \$851,508   | •           |
| Mississauga City Centre | • 15                | • 12                        | • 7,004     | • 6,420     | • 565     | • \$923    | • 777   | • \$716,789   | •           |
| North Toronto           | • 3                 | • 13                        | • 3,679     | • 3,064     | • 516     | • \$1,277  | • 818   | • \$1,043,907 | • 13,863    |
| North Yonge Corridor    | • 0                 | • 6                         | • 1,715     | • 1,486     | • 84      | • \$1,158  | • 826   | • \$956,825   | • 8,776     |
| North York East         | • 0                 | • 2                         | • 528       | • 519       | • 8       | • \$942    | • 978   | • \$921,150   | • 1,367     |
| North York West         | • 22                | • 10                        | • 1,258     | • 954       | • 258     | • \$1,236  | • 1,487 | • \$1,836,869 | • 13,842    |
| Not Applicable          | • 640               | • 158                       | • 30,673    | • 24,769    | • 4,116   | • \$815    | • 971   | • \$791,049   | • 94,291    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 23                | • 13                        | • 3,443     | • 3,039     | • 400     | • \$1,125  | • 944   | • \$1,062,398 | • 7,811     |
| Thornhill               | • 37                | • 6                         | • 1,720     | • 1,403     | • 307     | • \$1,071  | • 1,101 | • \$1,179,450 | •           |
| Toronto East            | • 4                 | • 12                        | • 1,535     | • 1,117     | • 201     | • \$1,103  | • 834   | • \$919,532   | • 3,374     |
| Toronto West            | • 10                | • 17                        | • 3,458     | • 2,738     | • 430     | • \$1,165  | • 961   | • \$1,119,814 | • 12,688    |
| Yonge - St. Clair       | • 13                | • 7                         | • 661       | • 511       | • 150     | • \$1,765  | • 1,460 | • \$2,577,465 | • 3,576     |

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