



Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of January 2021



Thornhill Submarket Report - January 2021

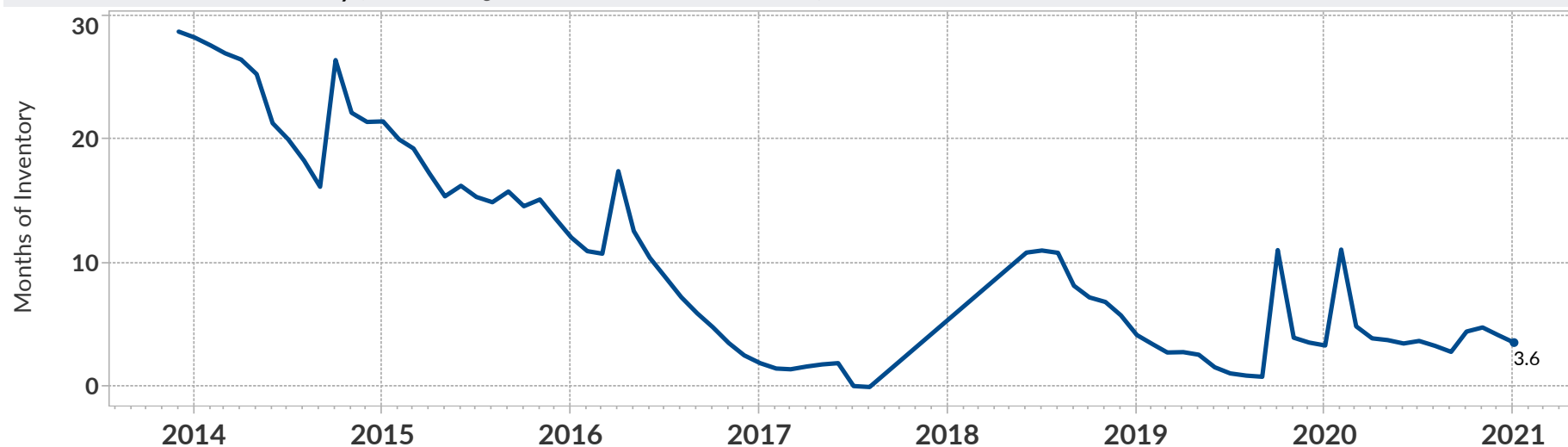


Thornhill			GTA	
Active Projects	6		355	
Total Units	1,720		93,173	
Total Sales	1,442		77,679	
Rem. Inv.	268		10,651	
Avg. \$/SF	\$1,080		\$1,159	
Project Avg. \$/SF	\$951		\$1,063	
Avg. SF	1,153		977	
Avg. \$	\$1,245,724		\$1,131,783	
Current Month Sales (incl. active & sold out)		38	665	

Development Applications

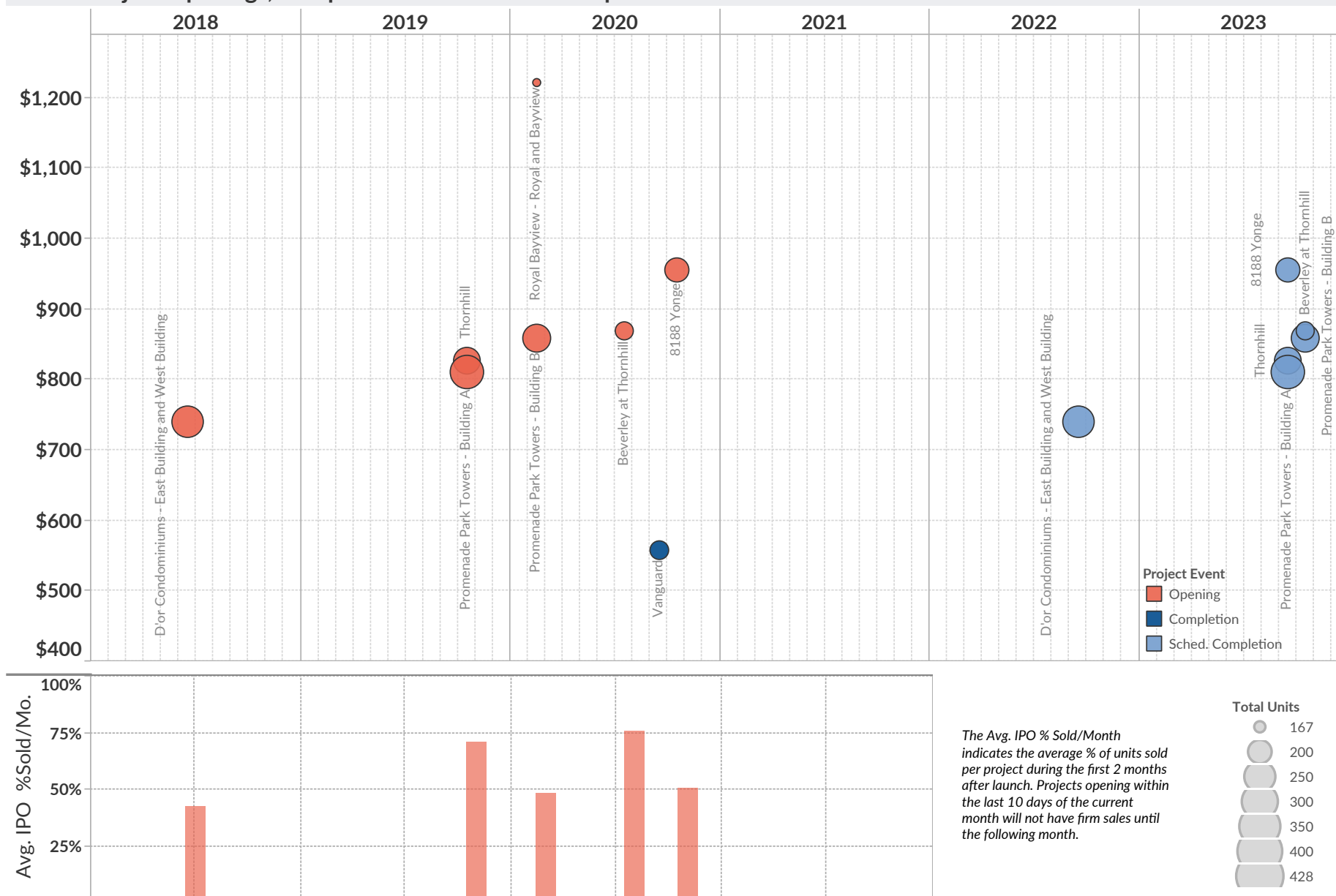
Thornhill		City of Toronto	
Number of Dev. Apps.	0	491	
Total Units		265,998	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.7	

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



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Recent Project Openings, Completions & Scheduled Completions



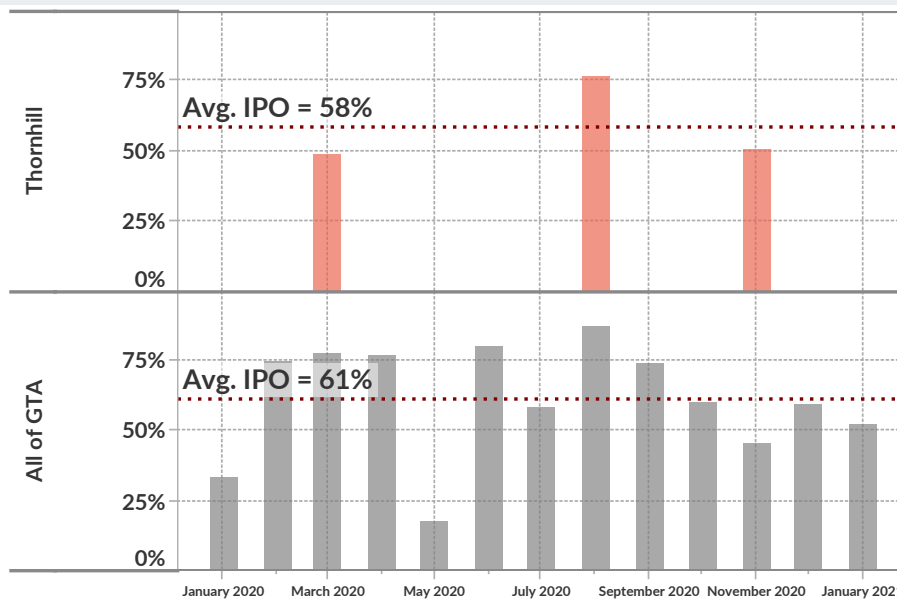
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Project Data by Unit Type

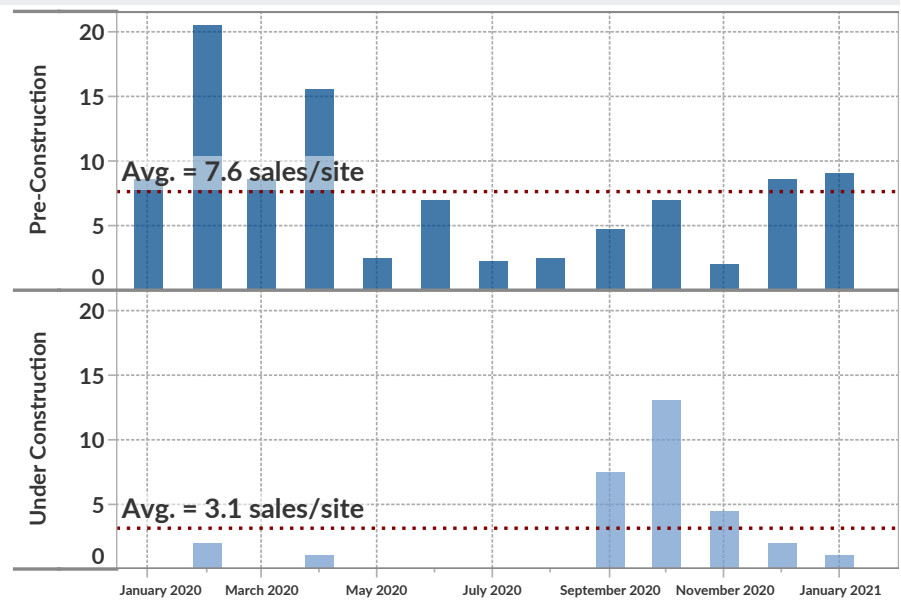
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	3	0
1 Bedroom	321	4	298	23
1 Bedroom + Den	713	26	651	62
2 Bedroom	379	5	296	83
2 Bedroom + Den	230	3	171	59
3 Bedroom & Up	33	0	10	23
Penthouse	15	0	12	3
Other	16	0	1	15

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,053	488	694	\$478,500	\$890,000
\$960	539	931	\$519,900	\$995,000
\$1,143	738	1,982	\$654,900	\$2,560,000
\$1,106	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)

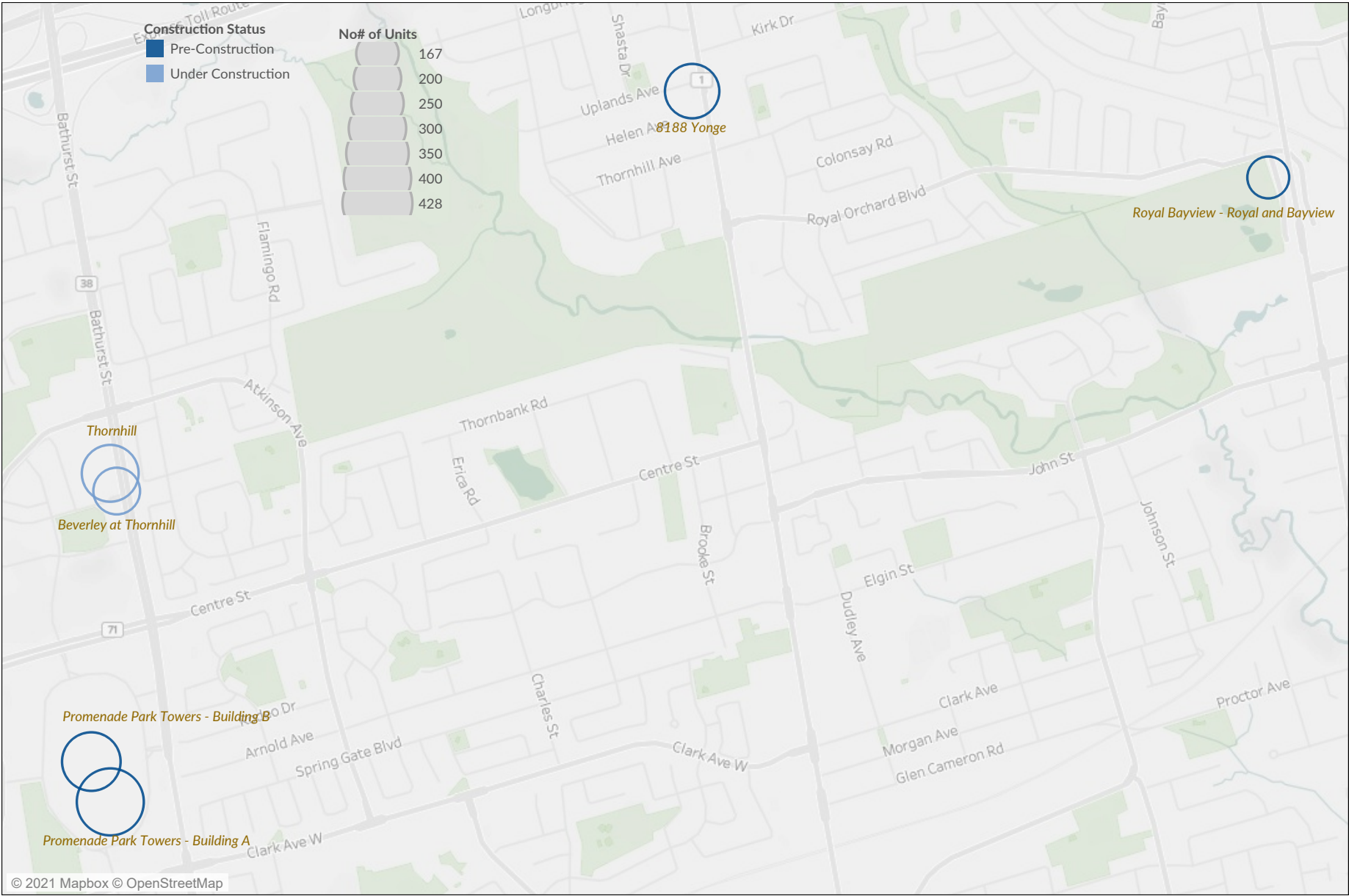


Post Launch Absorption: Thornhill



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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
8188 Yonge - Trulife Developments Inc. and Constantine Ente..	Apartment	September 2023	28	28	82	282	\$956	\$958
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October 2023	1	1	35	208	\$869	\$829
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September 2023	3	3	12	428	\$811	\$865
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October 2023	3	3	37	327	\$859	\$936
Royal Bayview - Royal and Bayview - Tridel	Apartment	June 2024	2	2	98	167	\$1,222	\$1,228
Thornhill - Daniels Corporation and Baif Developments	Apartment	September 2023	1	1	4	308	\$827	\$861

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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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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