



Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of February 2021



Thornhill Submarket Report - February 2021

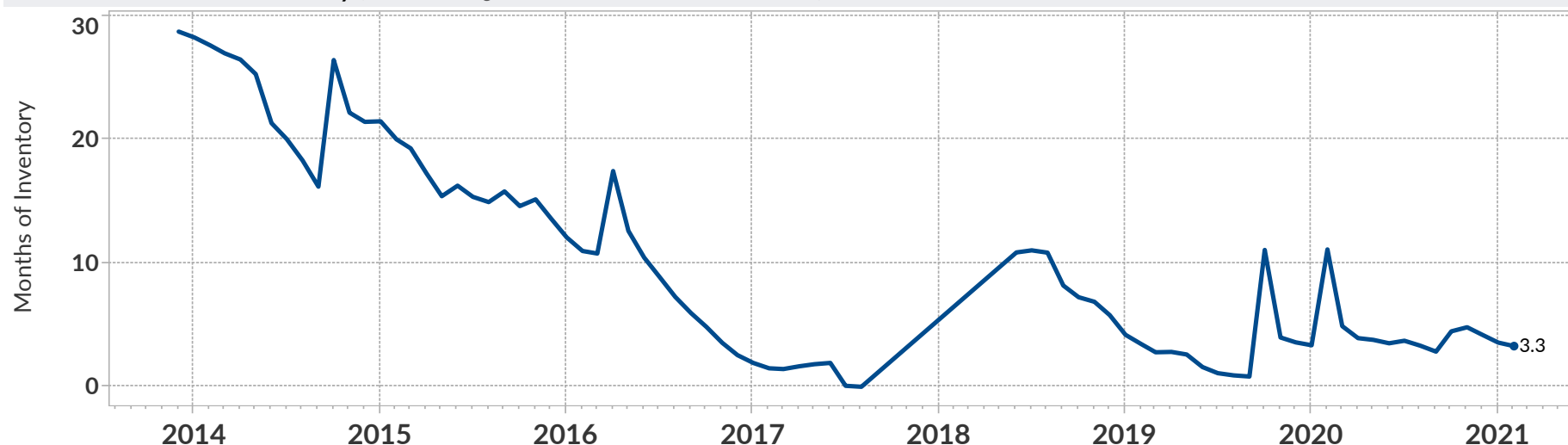


Thornhill			GTA	
Active Projects	6		348	
Total Units	1,720		91,626	
Total Sales	1,469		76,833	
Rem. Inv.	241		10,305	
Avg. \$/SF	\$1,084		\$1,191	
Project Avg. \$/SF	\$948		\$1,070	
Avg. SF	1,194		972	
Avg. \$	\$1,294,158		\$1,157,617	
Current Month Sales (incl. active & sold out)		26	1,623	

Development Applications

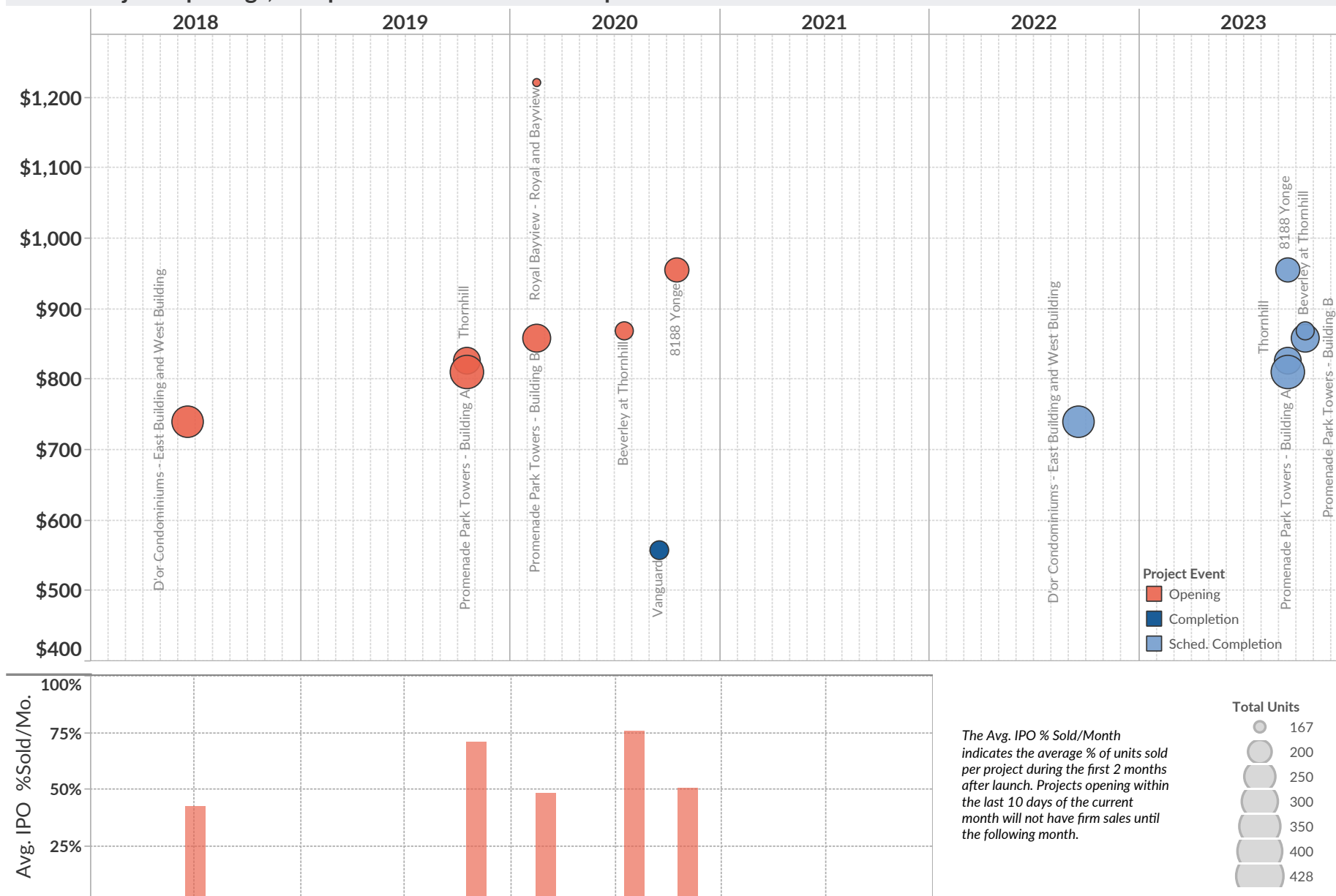
Thornhill		City of Toronto	
Number of Dev. Apps.	0	489	
Total Units		265,025	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.7	

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



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Recent Project Openings, Completions & Scheduled Completions



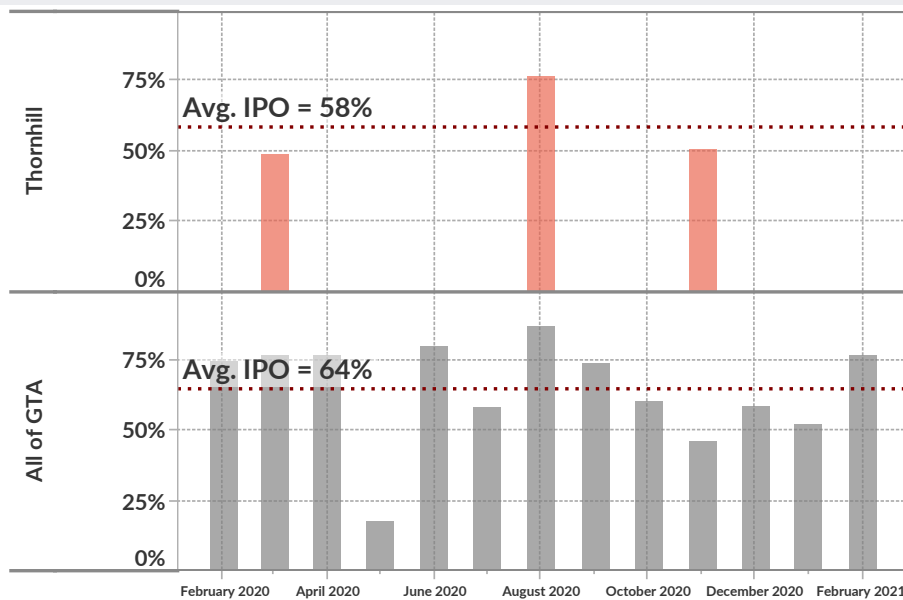
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Project Data by Unit Type

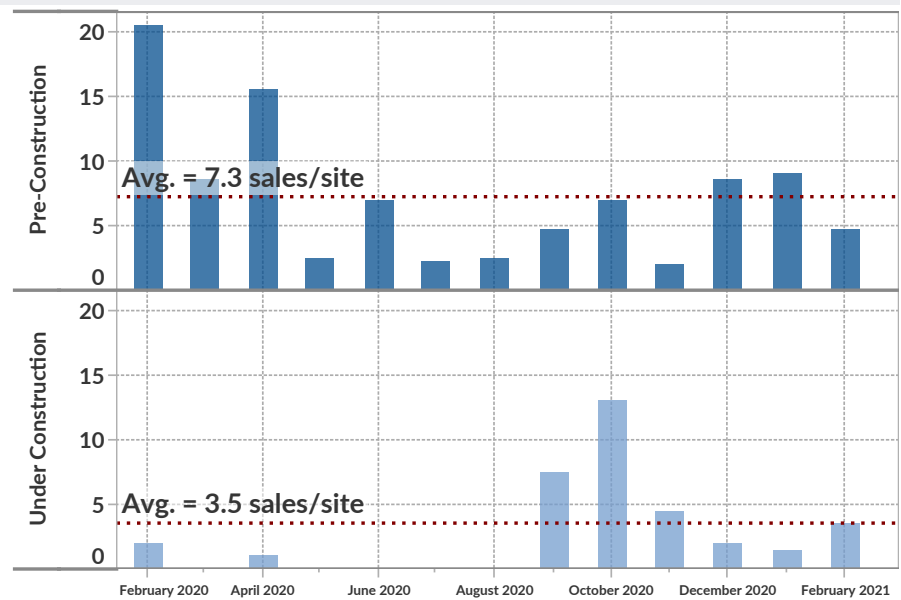
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	3	0
1 Bedroom	321	4	303	18
1 Bedroom + Den	713	4	650	63
2 Bedroom	379	12	312	67
2 Bedroom + Den	230	5	176	54
3 Bedroom & Up	33	1	11	22
Penthouse	15	0	12	3
Other	16	0	2	14

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,071	488	694	\$478,500	\$890,000
\$961	539	931	\$519,900	\$995,000
\$1,168	738	1,982	\$699,700	\$2,560,000
\$1,125	829	2,522	\$752,900	\$2,660,000
\$1,049	1,013	2,390	\$852,900	\$2,800,000
\$1,033	1,997	4,781	\$3,500,000	\$3,500,000
\$897	1,134	2,090	\$930,900	\$1,998,100

IPO Launch Performance (first 2 months)

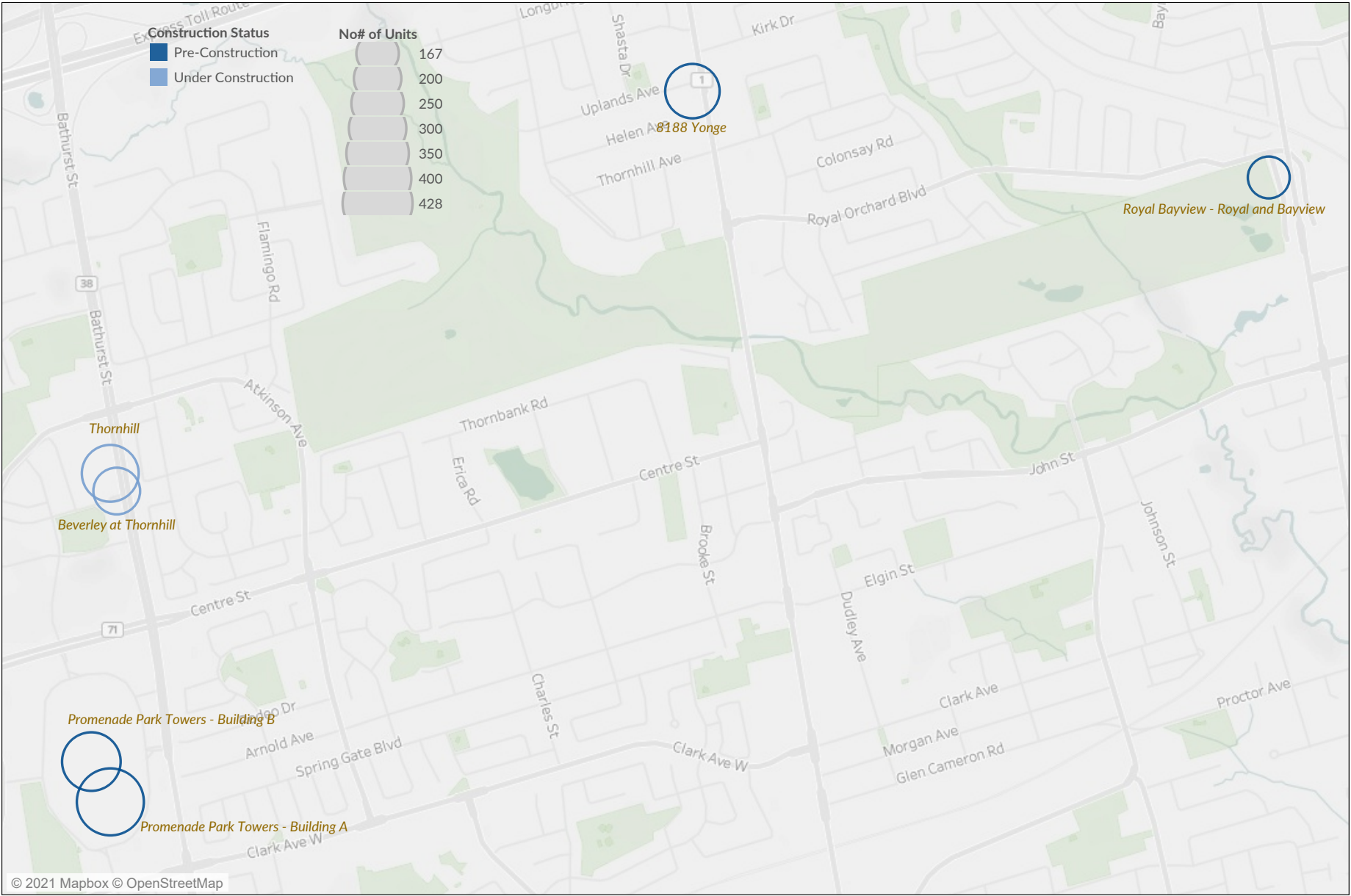


Post Launch Absorption: Thornhill



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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	9	37	73	282	\$956	\$958
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October 2023	5	7	29	208	\$869	\$844
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September 2023	3	6	9	428	\$811	\$861
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October 2023	5	8	32	327	\$859	\$936
Royal Bayview - Royal and Bayview - Tridel	Apartment	June 2024	2	4	96	167	\$1,222	\$1,211
Thornhill - Daniels Corporation and Baif Developments	Apartment	September 2023	2	3	2	308	\$827	\$846

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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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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