



Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of March 2021



Thornhill Submarket Report - March 2021

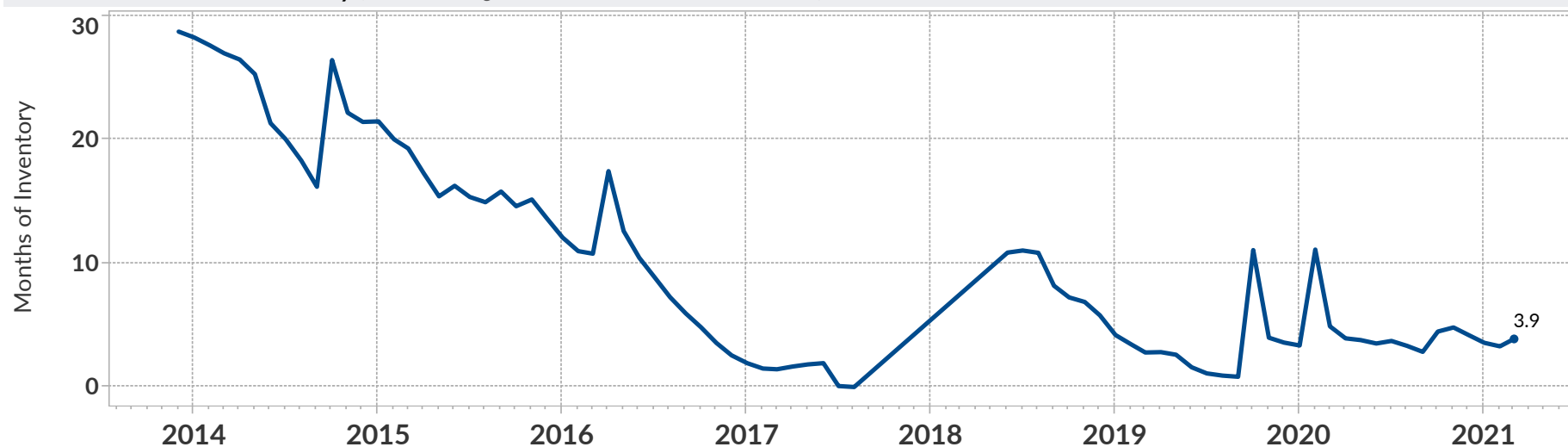


Thornhill			GTA	
Active Projects	6		336	
Total Units	1,720		90,168	
Total Sales	1,500		76,104	
Rem. Inv.	210		9,799	
Avg. \$/SF	\$1,089		\$1,210	
Avg. Project \$/SF	\$940		\$1,072	
Avg. SF	1,234		983	
Avg. \$	\$1,344,323		\$1,188,980	
Current Month Sales (incl. active & sold out)		31	3,297	

Development Applications

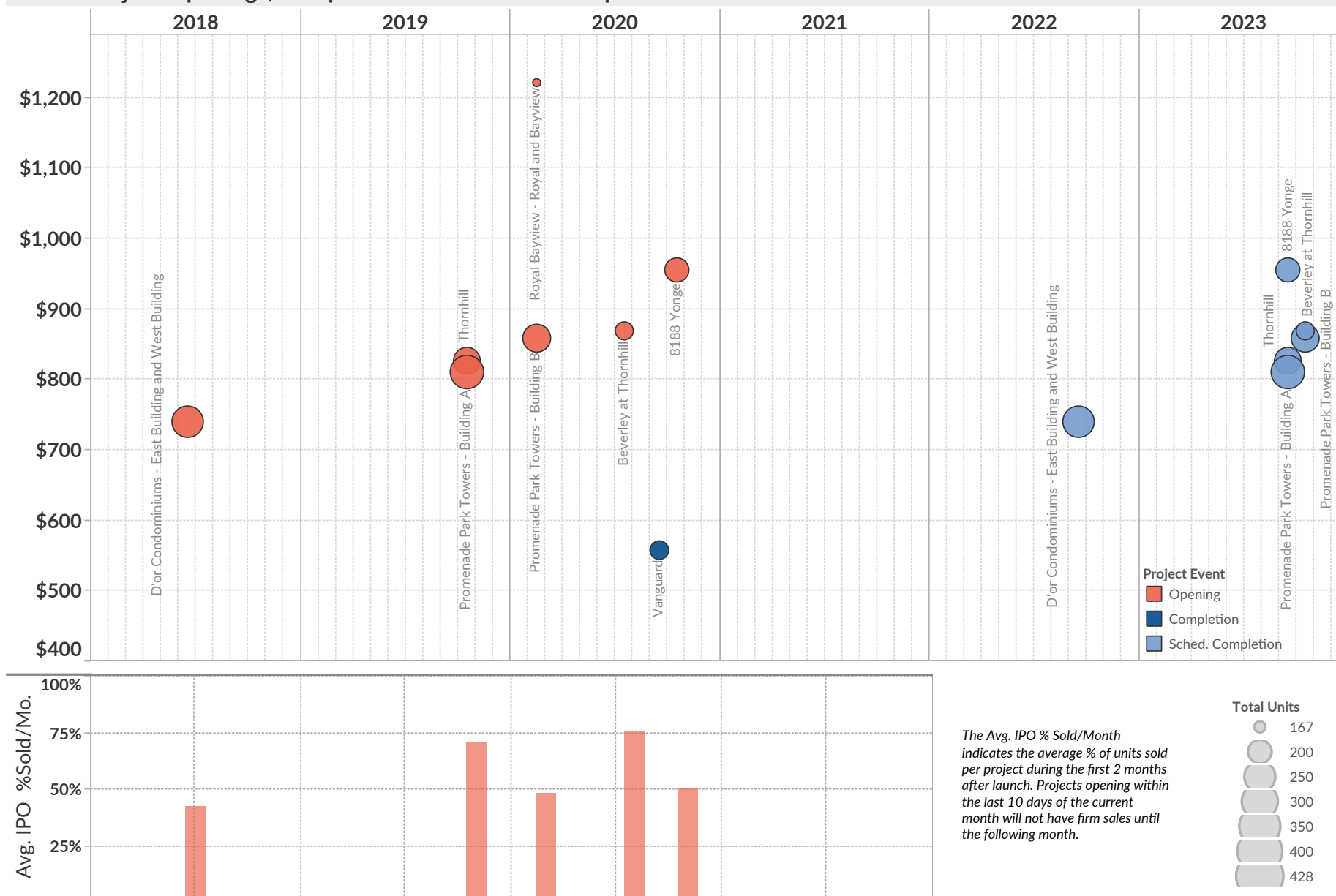
Thornhill		City of Toronto	
Number of Dev. Apps.	0	480	
Total Units		265,957	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



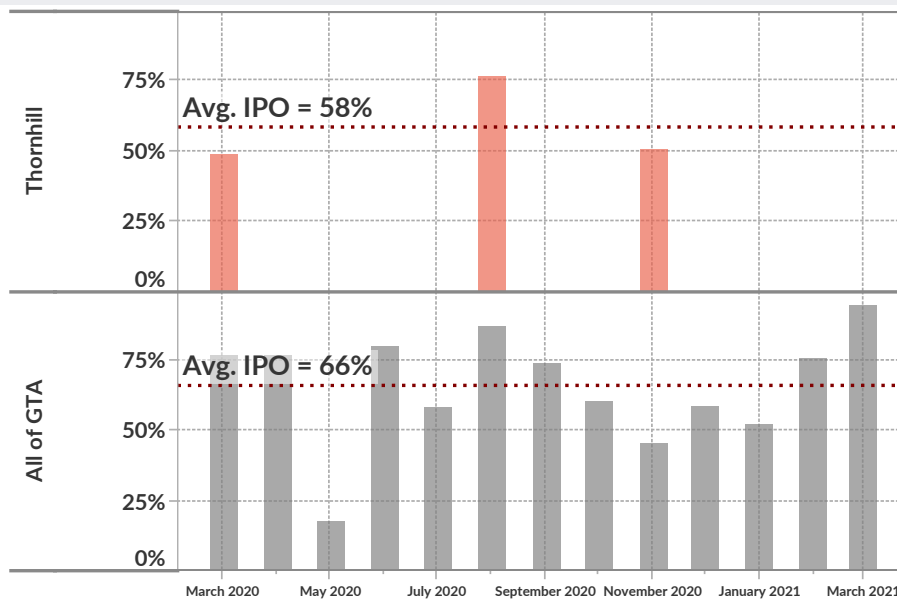
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Project Data by Unit Type

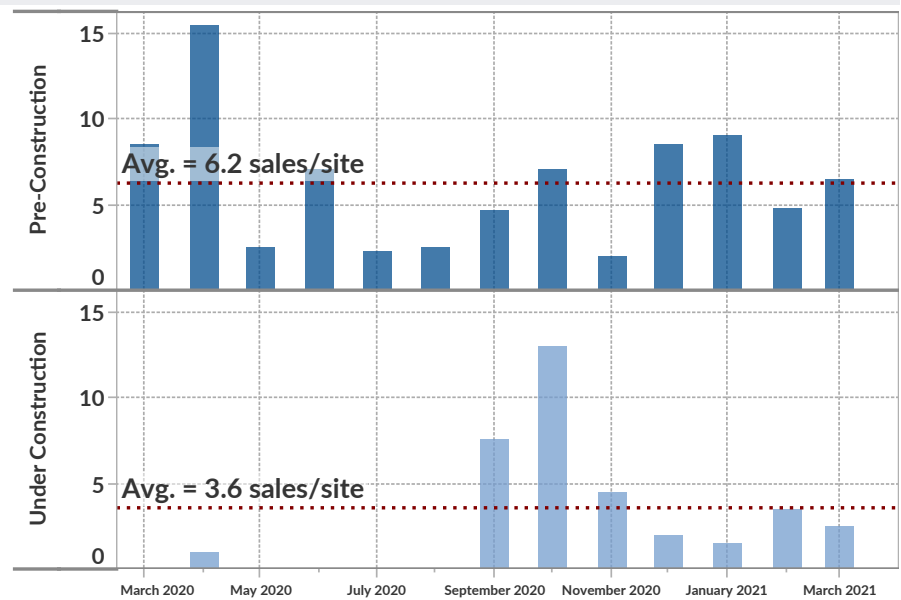
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	3	0
1 Bedroom	321	5	308	13
1 Bedroom + Den	713	6	656	57
2 Bedroom	379	14	326	53
2 Bedroom + Den	230	6	182	48
3 Bedroom & Up	33	0	11	22
Penthouse	15	0	12	3
Other	16	0	2	14

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,100	497	694	\$491,900	\$890,000
\$961	539	931	\$519,900	\$995,000
\$1,183	824	1,982	\$700,900	\$2,560,000
\$1,138	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)

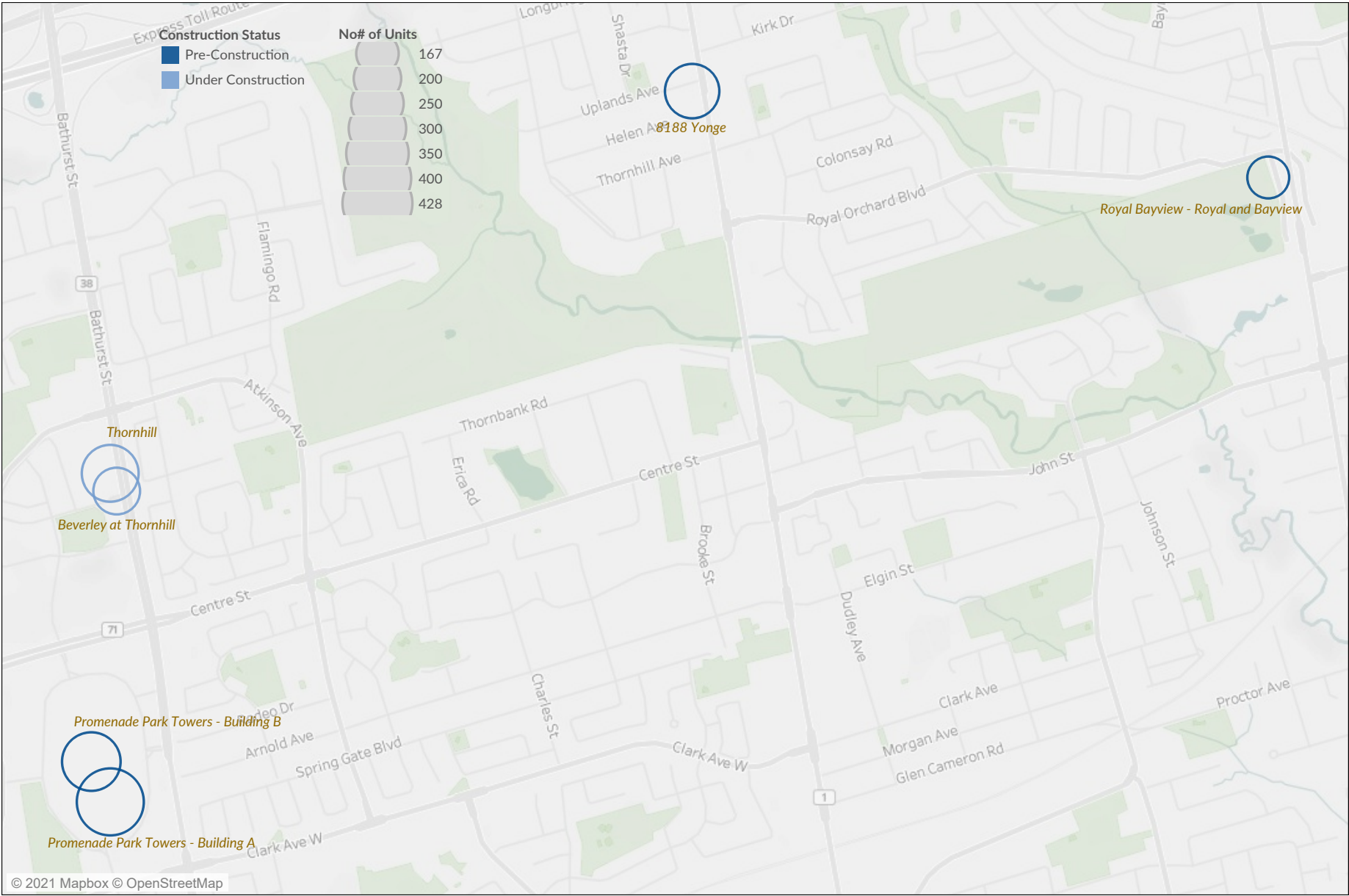


Post Launch Absorption: Thornhill



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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	11	48	62	282	\$956	\$955
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October 2023	5	12	24	208	\$869	\$838
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September 2023	3	9	6	428	\$811	\$860
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October 2023	5	13	27	327	\$859	\$933
Royal Bayview - Royal and Bayview - Tridel	Apartment	June 2024	7	11	89	167	\$1,222	\$1,210
Thornhill - Daniels Corporation and Baif Developments	Apartment	September 2023	0	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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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