



Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of April 2021



Thornhill Submarket Report - April 2021

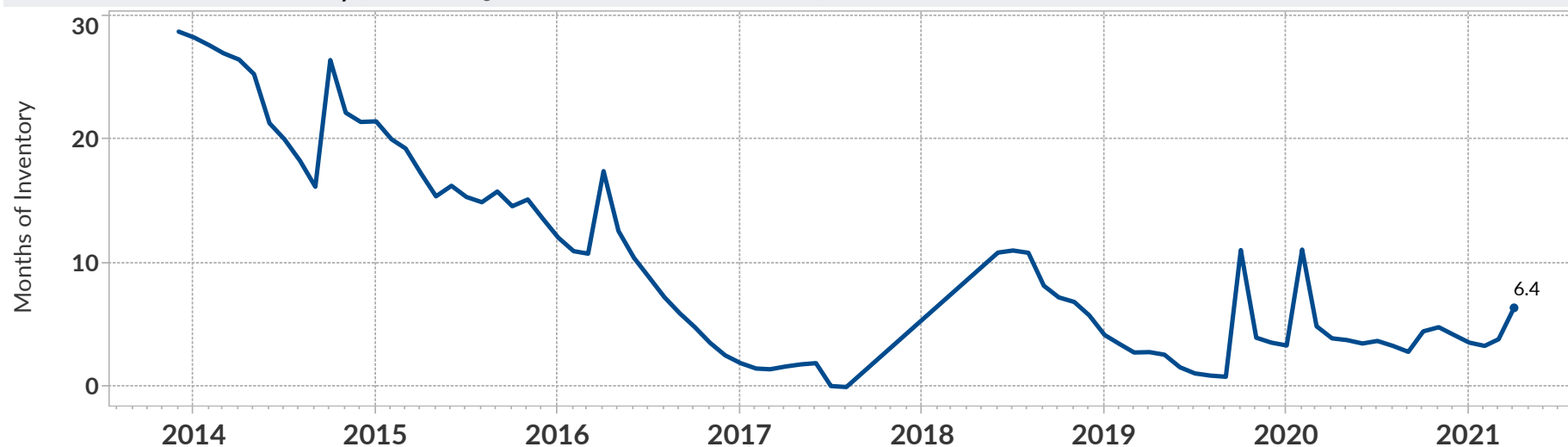


Thornhill			GTA	
Active Projects	8		340	
Total Units	1,977		92,806	
Total Sales	1,601		78,055	
Rem. Inv.	366		10,715	
Avg. \$/SF	\$1,054		\$1,222	
Avg. Project \$/SF	\$952		\$1,076	
Avg. SF	1,019		964	
Avg. \$	\$1,073,961		\$1,178,878	
Current Month Sales (incl. active & sold out)		100	3,619	

Development Applications

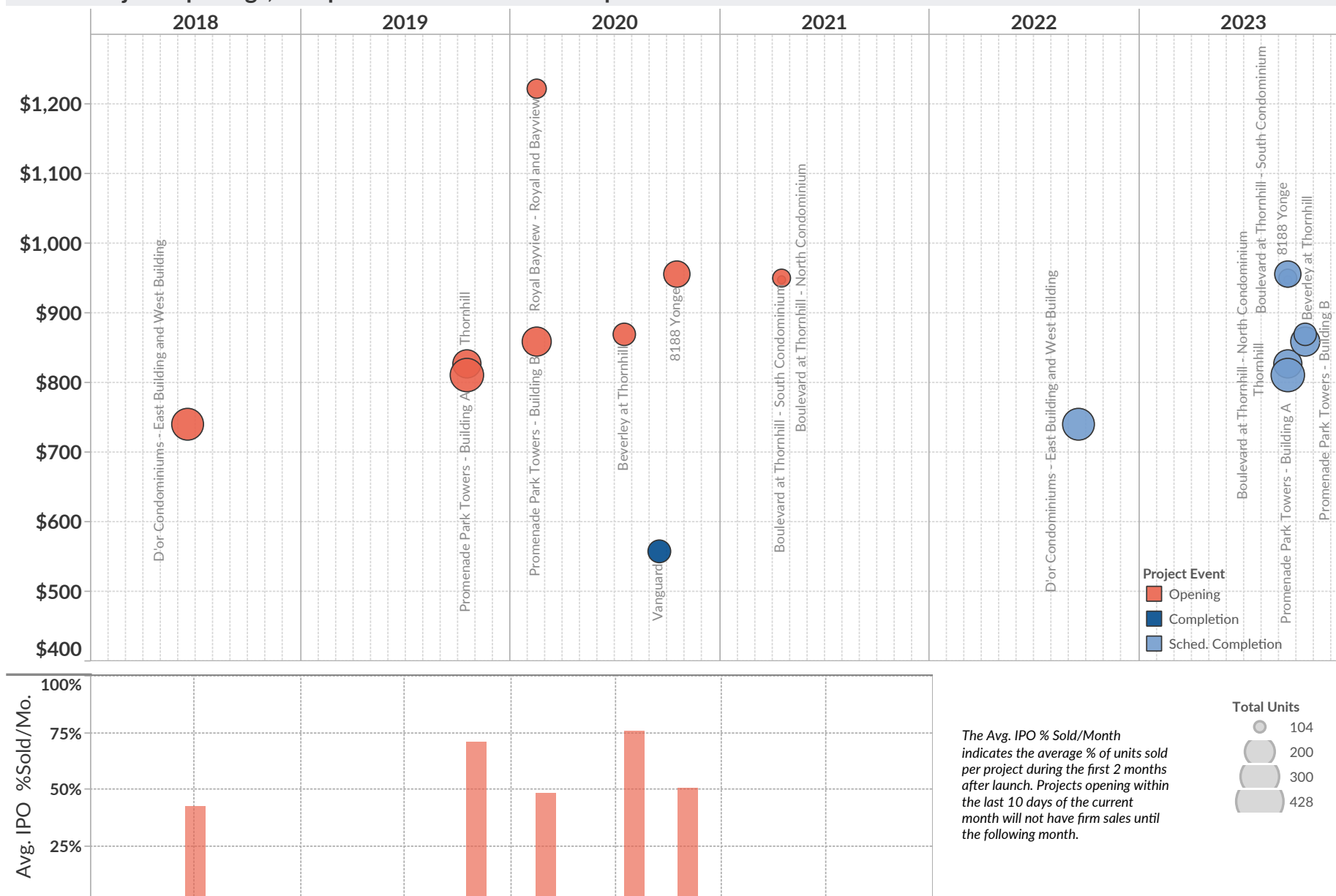
Thornhill		City of Toronto	
Number of Dev. Apps.	0	480	
Total Units		259,614	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



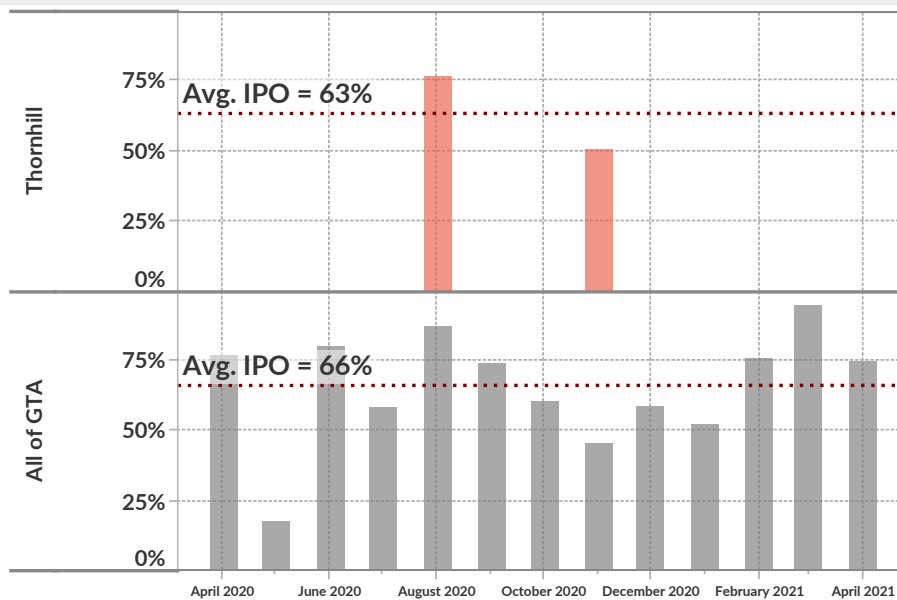
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Project Data by Unit Type

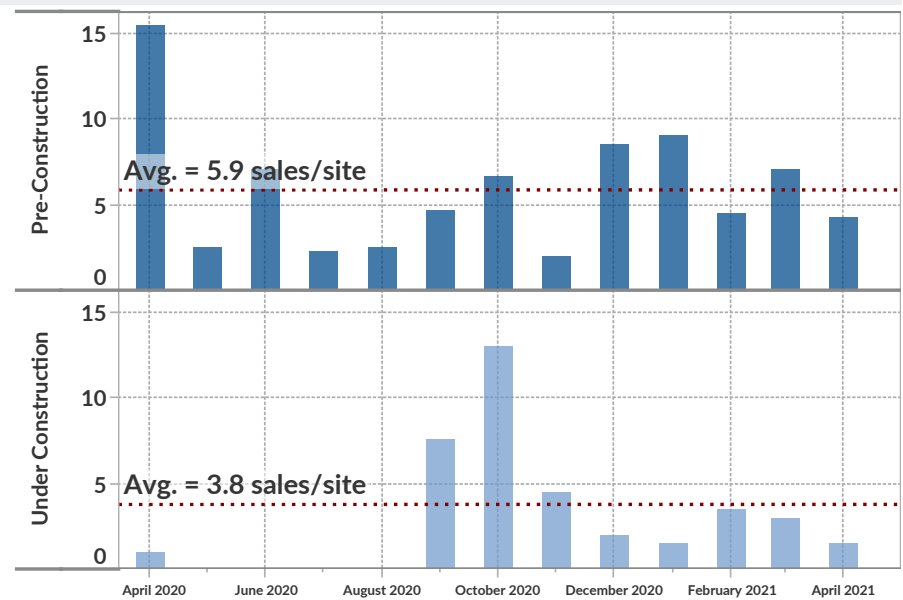
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14	3	6	8
1 Bedroom	394	29	337	57
1 Bedroom + Den	779	32	688	91
2 Bedroom	445	18	348	97
2 Bedroom + Den	259	13	192	67
3 Bedroom & Up	45	4	15	30
Penthouse	15	1	13	2
Other	16	0	2	14

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,064	337	530	\$355,900	\$514,900
\$1,001	486	1,161	\$491,900	\$1,270,000
\$967	539	931	\$519,900	\$970,000
\$1,113	654	2,143	\$631,900	\$2,810,000
\$1,098	829	2,375	\$783,900	\$2,800,000
\$1,001	1,013	2,390	\$856,900	\$2,850,000
\$1,386	1,997	2,628	\$2,858,000	\$3,550,000
\$897	1,134	2,090	\$930,900	\$1,998,100

IPO Launch Performance (first 2 months)

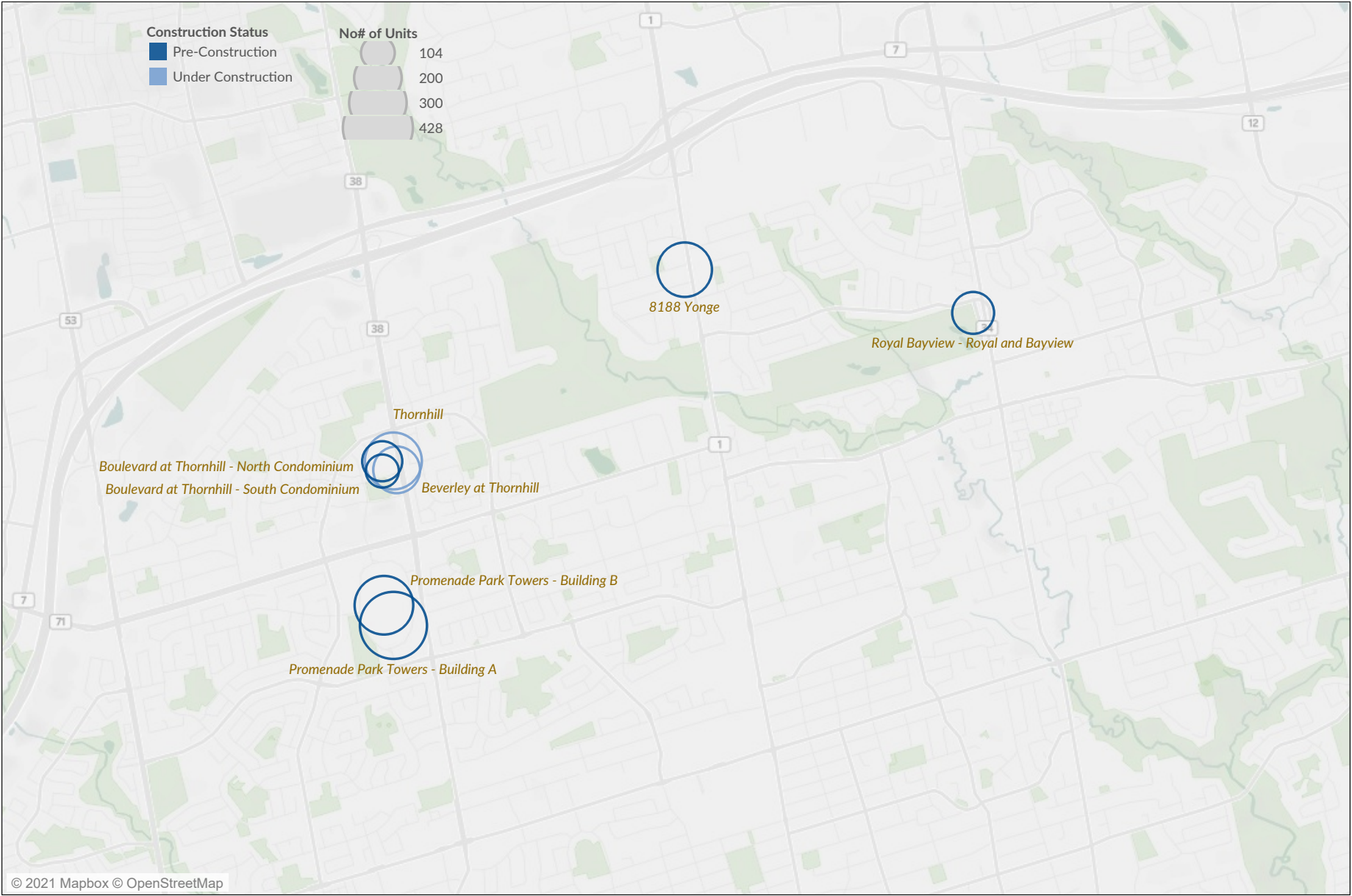


Post Launch Absorption: Thornhill



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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	4	52	58	282	\$956	\$955
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October 2023	3	15	21	208	\$869	\$835
Boulevard at Thornhill - North Condominium - Daniels Corpor..	Apartment	September 2023	44	44	109	153	\$950	\$950
Boulevard at Thornhill - South Condominium - Daniels Corpor..	Apartment	September 2023	36	36	68	104	\$948	\$941
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September 2023	2	9	7	428	\$811	\$902
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October 2023	8	24	16	327	\$859	\$949
Royal Bayview - Royal and Bayview - Tridel	Apartment	June 2024	3	14	86	167	\$1,222	\$1,235
Thornhill - Daniels Corporation and Baif Developments	Apartment	September 2023	0	4	1	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	8	16	5,476	4,453	437	\$2,158	1,518	\$3,276,546	8,832
Central Waterfront	33	9	4,721	3,908	800	\$1,519	1,049	\$1,594,374	19,434
Don Mills - York Mills	13	12	3,683	3,265	191	\$1,014	1,096	\$1,111,746	13,974
Downtown Core	30	7	4,237	3,591	306	\$1,779	805	\$1,431,852	18,616
Downtown East	111	22	7,795	6,507	1,198	\$1,311	668	\$875,828	14,922
Downtown West	72	29	10,538	9,071	1,071	\$1,461	911	\$1,330,784	19,053
Etobicoke Waterfront	3	1	602	463	30	\$1,341	842	\$1,129,067	7,446
Highway7 - Yonge	4	5	1,187	1,122	57	\$816	1,134	\$925,433	.
Mississauga City Centre	732	13	7,939	7,215	417	\$913	856	\$781,515	.
North Toronto	5	14	3,707	3,114	494	\$1,271	849	\$1,079,214	13,529
North Yonge Corridor	5	6	1,715	1,523	68	\$1,187	858	\$1,018,376	8,127
North York East	0	2	528	525	2	\$949	1,028	\$974,900	206
North York West	28	9	1,220	983	191	\$1,298	1,685	\$2,186,518	15,556
Not Applicable	2,015	138	28,647	23,512	3,695	\$840	986	\$828,230	92,402
Scarborough City Centre									2,245
Sheppard Corridor	92	10	2,434	2,108	312	\$1,116	981	\$1,094,137	7,745
Thornhill	100	8	1,977	1,601	366	\$1,054	1,019	\$1,073,961	.
Toronto East	18	12	1,533	1,307	116	\$1,109	964	\$1,069,418	3,237
Toronto West	346	20	4,206	3,266	824	\$1,203	877	\$1,054,333	14,488
Yonge - St. Clair	4	7	661	521	140	\$1,767	1,451	\$2,565,247	3,539

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