



Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of May 2021



Thornhill Submarket Report - May 2021

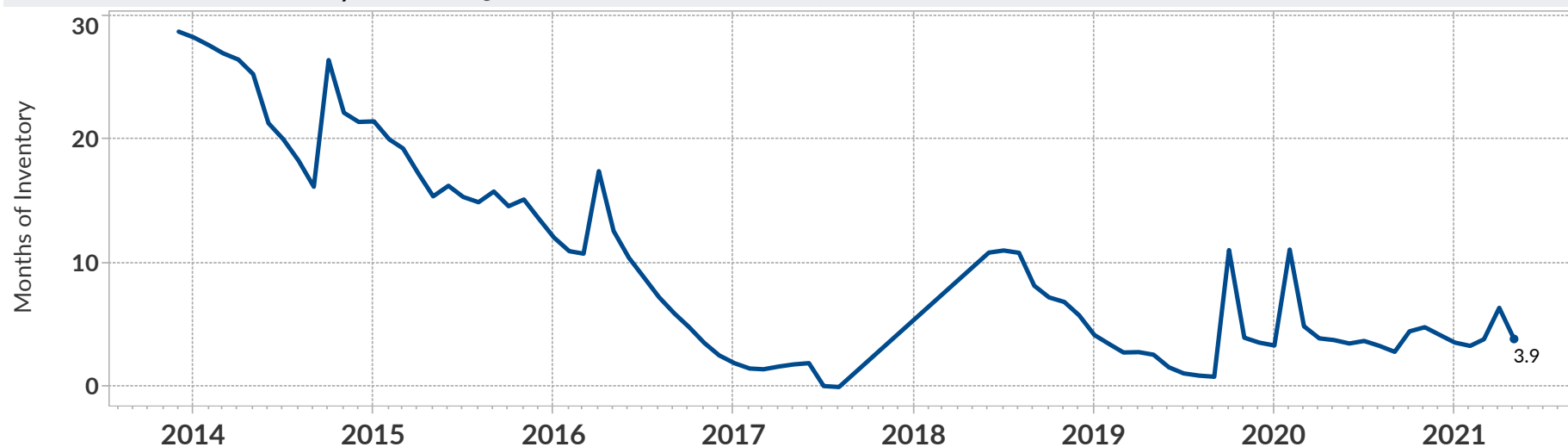


Thornhill			GTA	
Active Projects	8		338	
Total Units	1,977		92,166	
Total Sales	1,712		77,131	
Rem. Inv.	255		10,836	
Avg. \$/SF	\$1,074		\$1,201	
Avg. Project \$/SF	\$951		\$1,088	
Avg. SF	1,116		984	
Avg. \$	\$1,198,538		\$1,181,327	
Current Month Sales (incl. active & sold out)		111	2,396	

Development Applications

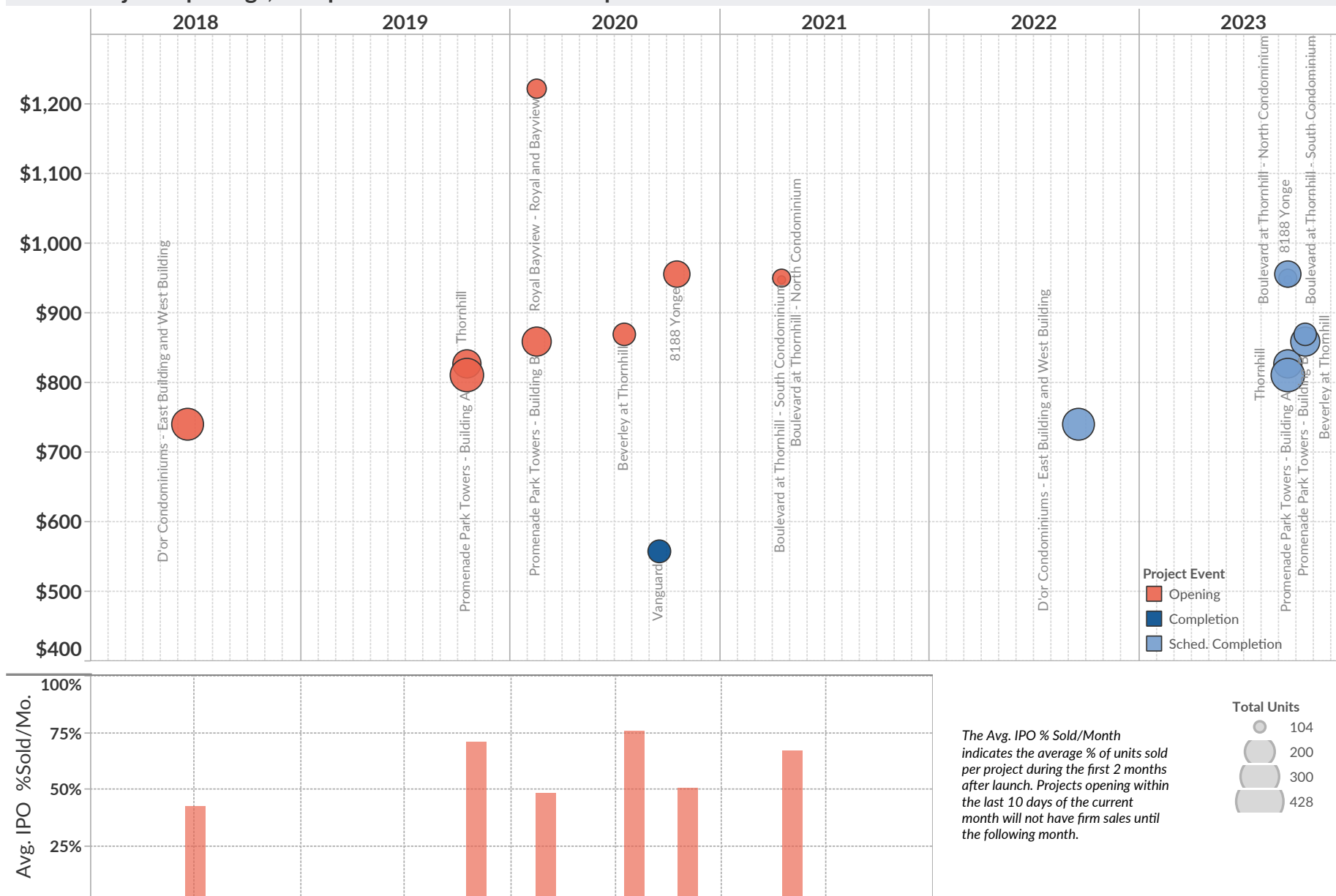
Thornhill		City of Toronto	
Number of Dev. Apps.	0	484	
Total Units		494,318	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.8	

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



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Recent Project Openings, Completions & Scheduled Completions



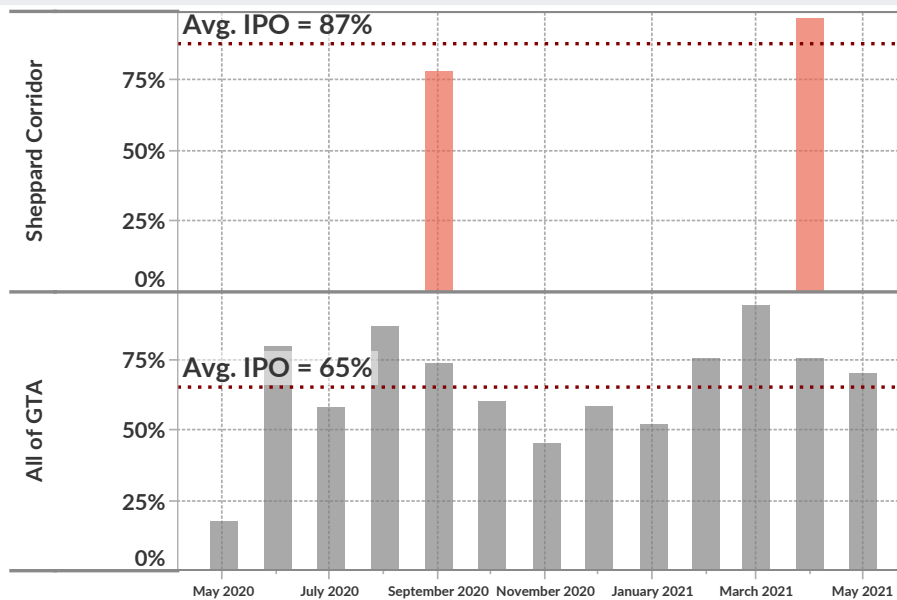
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Project Data by Unit Type

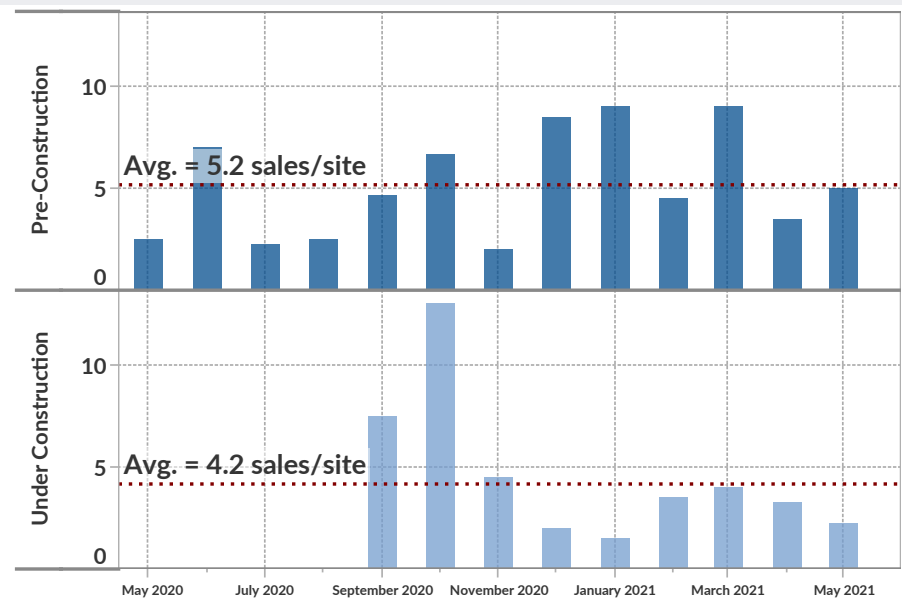
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14	4	10	4
1 Bedroom	394	31	368	26
1 Bedroom + Den	779	31	719	60
2 Bedroom	445	26	374	71
2 Bedroom + Den	259	13	205	54
3 Bedroom & Up	45	6	21	24
Penthouse	15	0	13	2
Other	16	0	2	14

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,064	337	530	\$355,900	\$514,900
\$1,007	486	1,161	\$491,900	\$1,270,000
\$966	539	931	\$519,900	\$970,000
\$1,141	654	2,143	\$631,900	\$2,810,000
\$1,128	829	2,375	\$783,900	\$2,800,000
\$988	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)

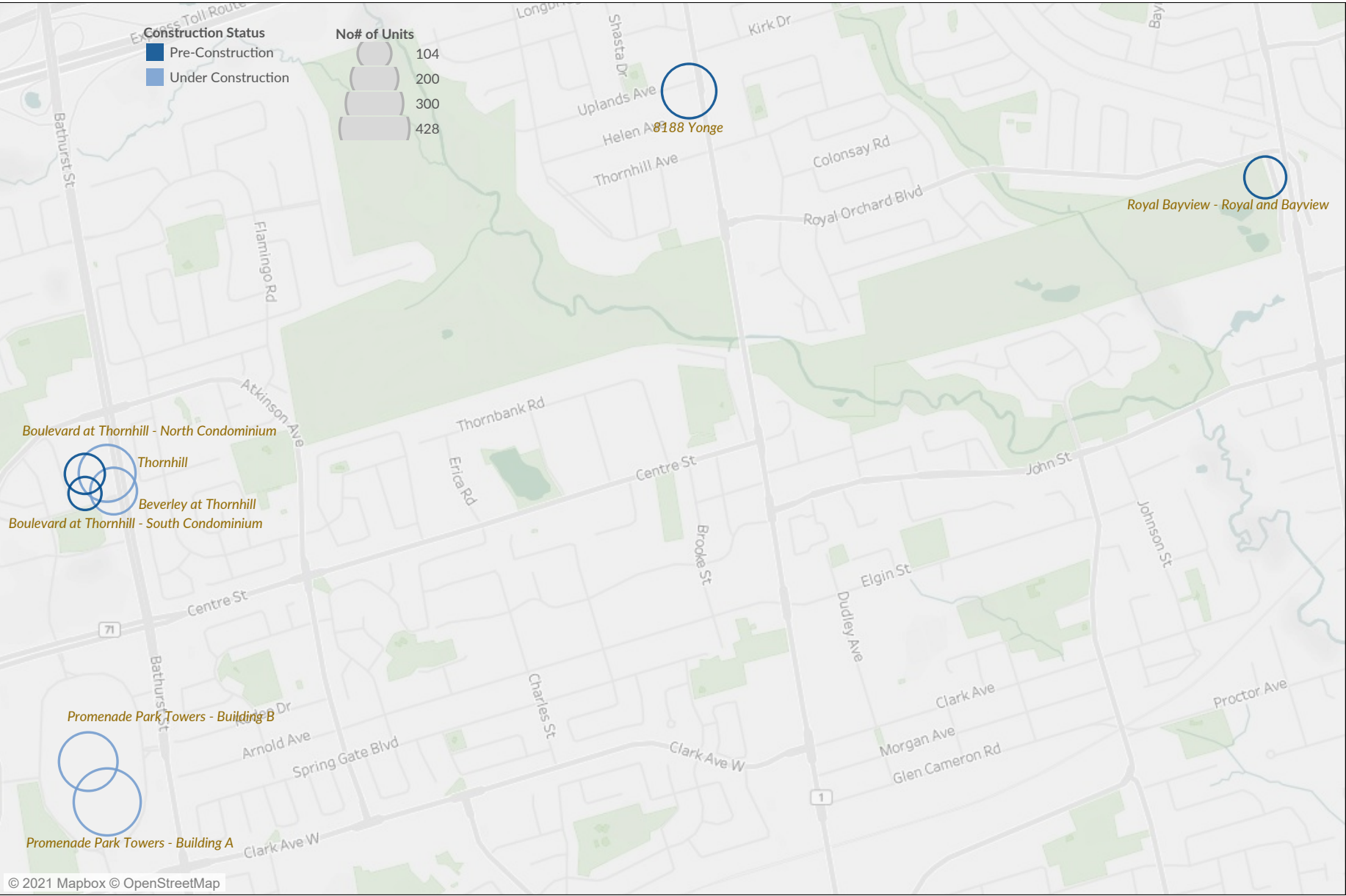


Post Launch Absorption: Thornhill



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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	2	54	56	282	\$956	\$954
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October 2023	2	17	19	208	\$869	\$833
Boulevard at Thornhill - North Condominium - Daniels Corpor..	Apartment	September 2023	56	100	53	153	\$950	\$951
Boulevard at Thornhill - South Condominium - Daniels Corpor..	Apartment	September 2023	36	72	32	104	\$948	\$946
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September 2023	1	10	6	428	\$811	\$900
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October 2023	6	30	10	327	\$859	\$939
Royal Bayview - Royal and Bayview - Tridel	Apartment	June 2024	8	22	78	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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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