

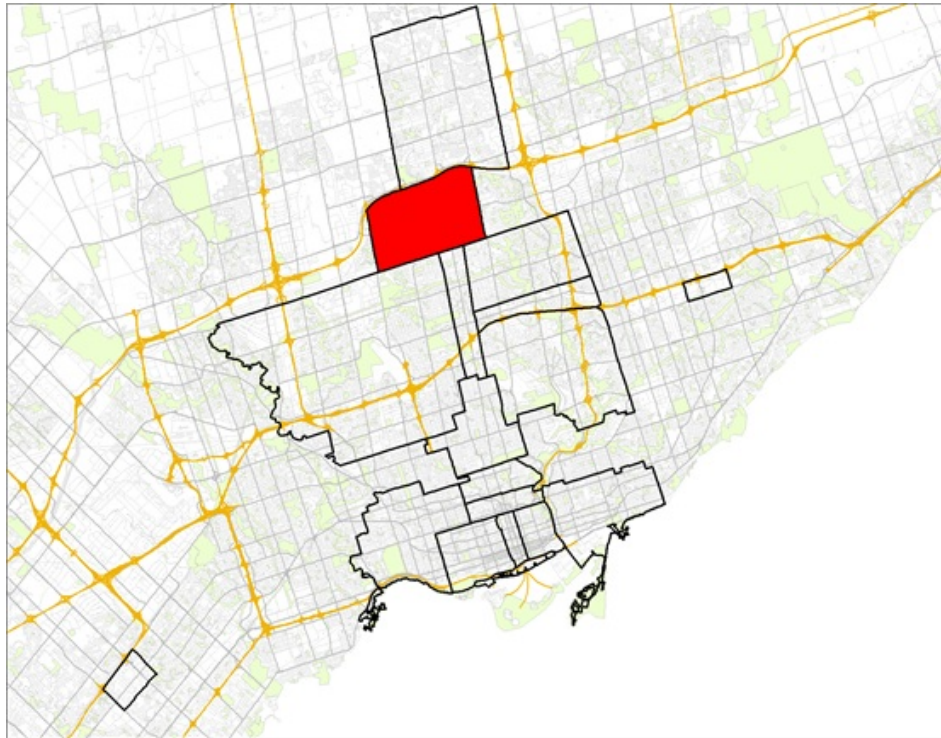


Greater Toronto Area
Thornhill

New Homes High Rise Submarket Report
Data as of July 2021



Thornhill Submarket Report - July 2021

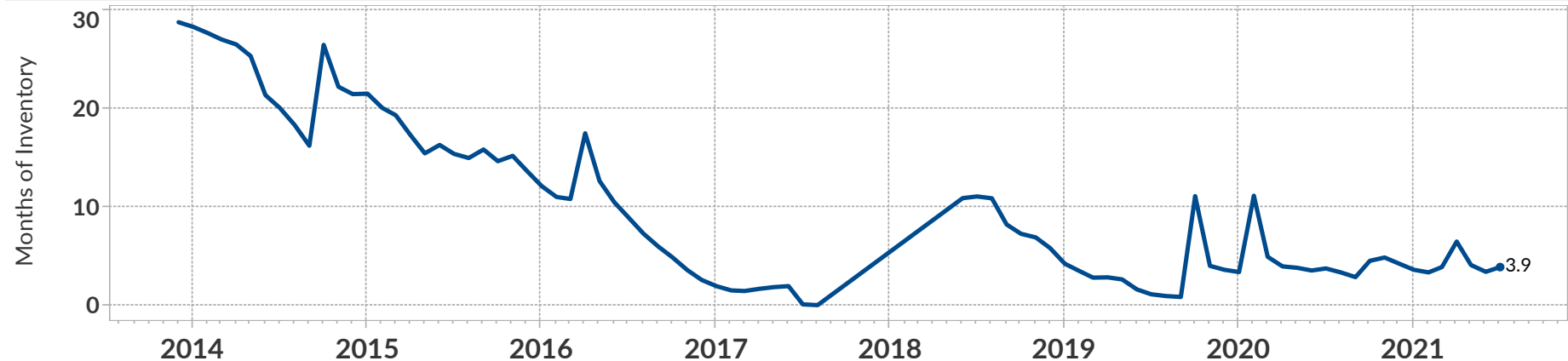


Thornhill		GTA
Active Projects	8	335
Total Units	1,967	86,584
Total Sales	1,756	77,101
Rem. Inv.	211	9,483
Avg. \$/SF	\$1,066	\$1,237
Avg. Project \$/SF	\$942	\$1,113
Avg. SF	1,173	983
Avg. \$	\$1,250,487	\$1,215,603
Current Month Sales (incl. active & sold out)	12	1,478

Development Applications

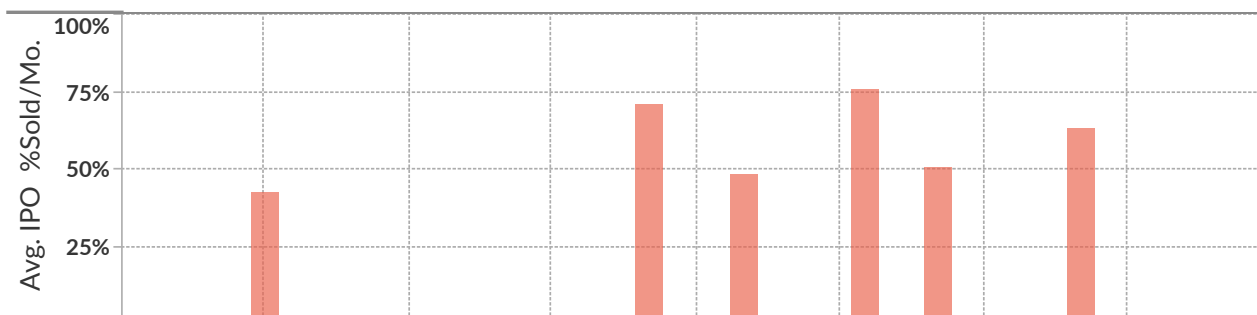
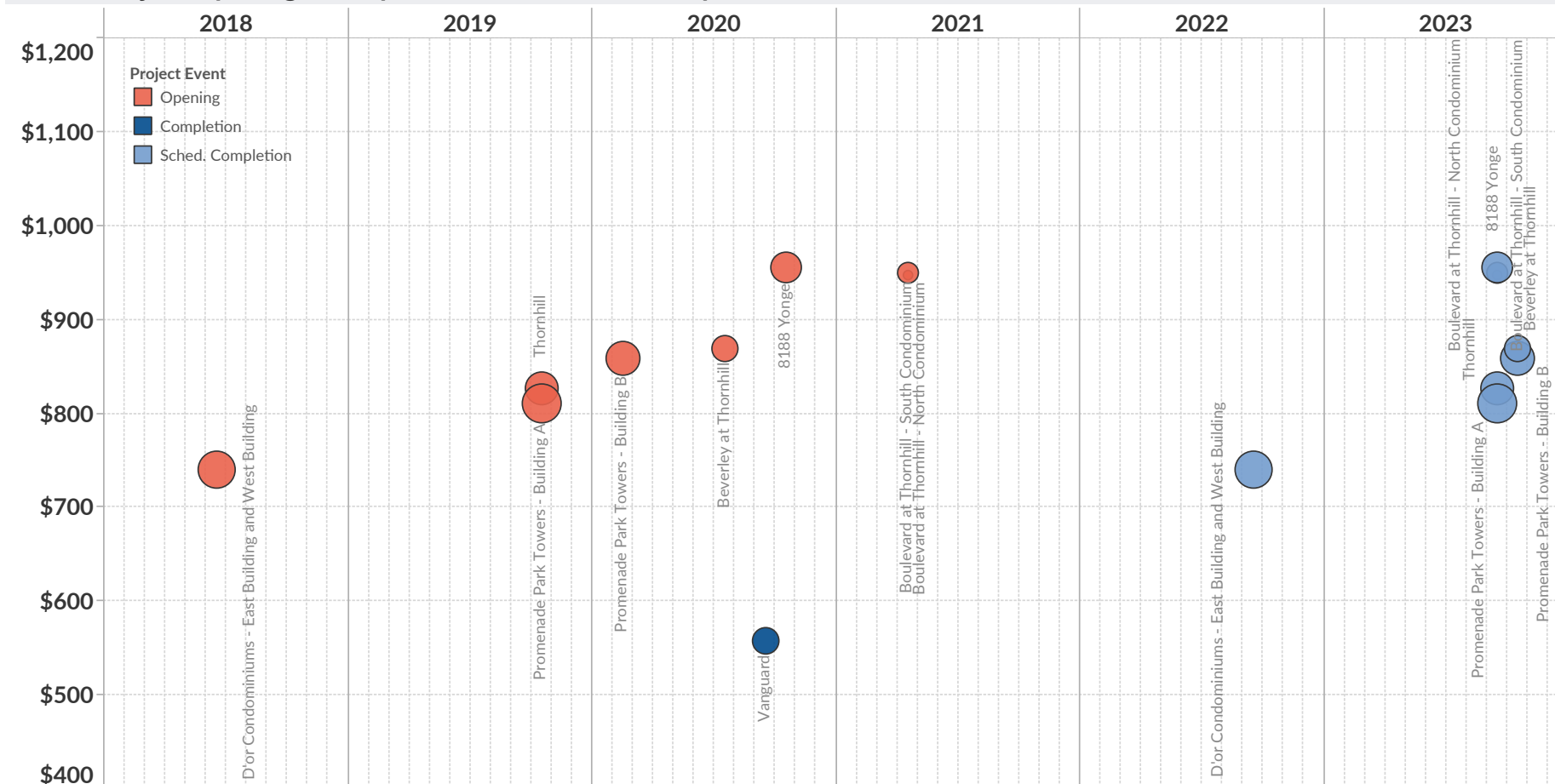
Thornhill		City of Toronto
Number of Dev. Apps.	0	503
Total Units		275,909
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.8

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

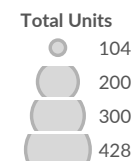


Thornhill Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



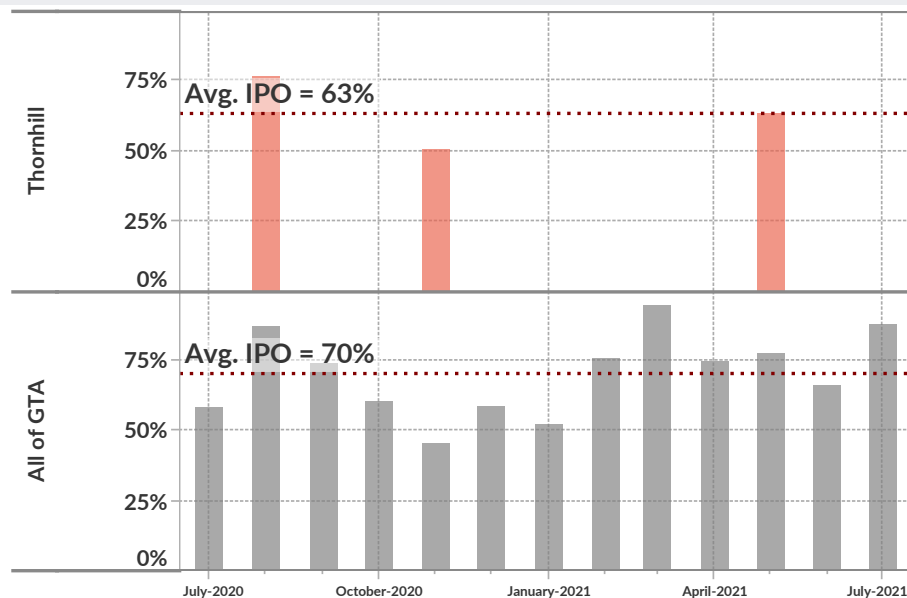
Thornhill Submarket Report - July 2021

Project Data by Unit Type

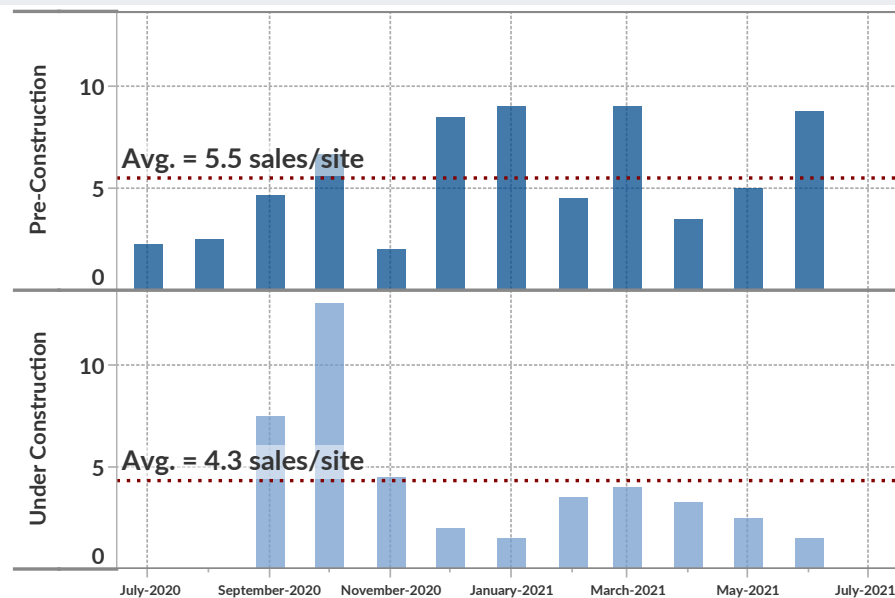
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14	0	9	5
1 Bedroom	394	0	380	14
1 Bedroom + Den	779	5	734	45
2 Bedroom	445	6	395	50
2 Bedroom + Den	259	1	202	57
3 Bedroom & Up	45	0	20	25
Penthouse	15	0	14	1
Other	16	0	2	14

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$973	523	530	\$508,900	\$514,900
\$1,016	497	1,161	\$491,900	\$1,270,000
\$961	539	931	\$519,900	\$970,000
\$1,163	694	2,143	\$659,900	\$2,810,000
\$1,102	829	2,375	\$784,300	\$2,800,000
\$984	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)

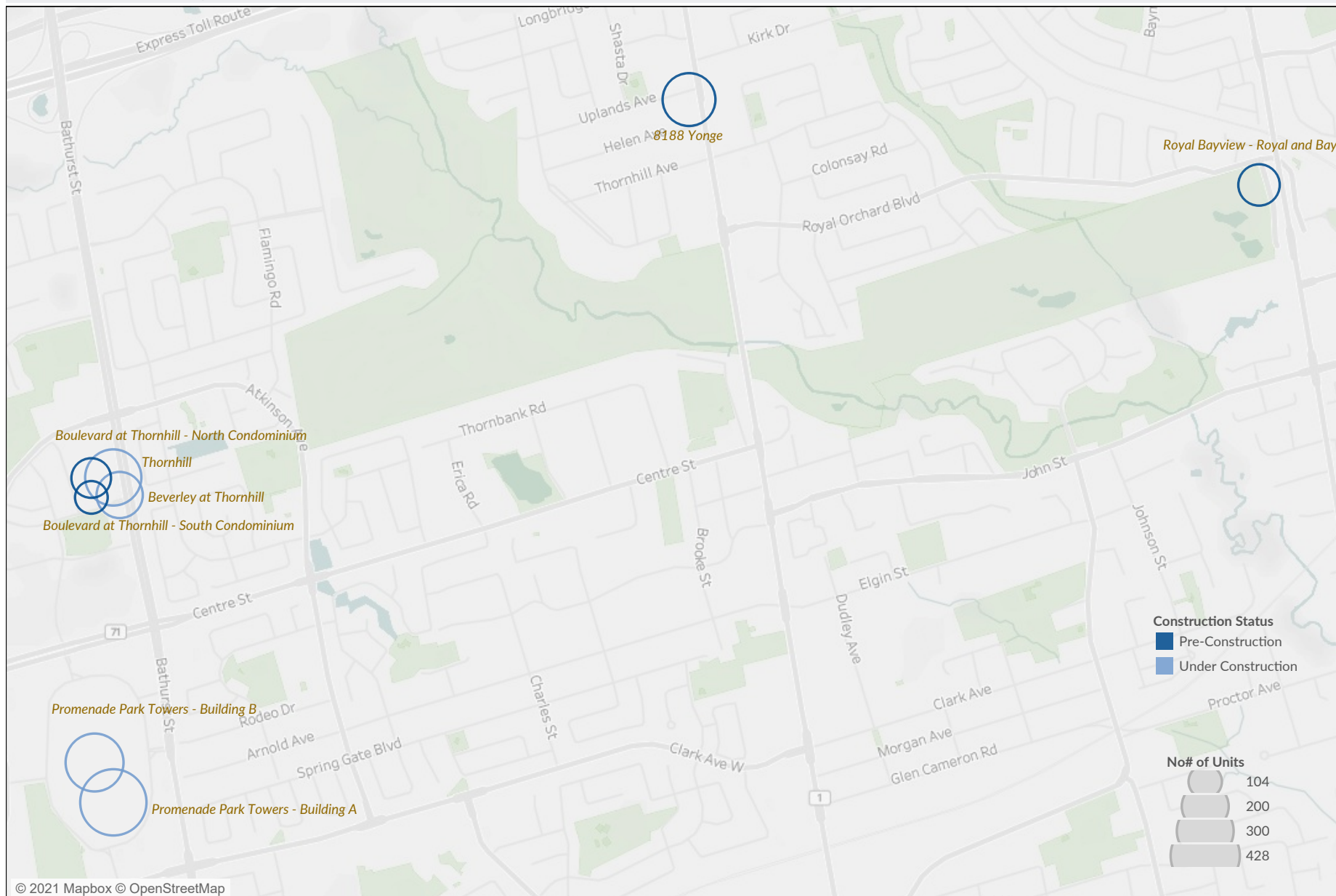


Post Launch Absorption: Thornhill



Thornhill Submarket Report - July 2021

Current Active Projects



Thornhill Submarket Report - July 2021

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	60	50	272	\$956	\$954
Beverley at Thornhill - Daniels Corporation and Baif Develop..	Apartment	October-2023	0	22	14	208	\$869	\$817
Boulevard at Thornhill - North Condominium - Daniels Corpor..	Apartment	September-2023	5	121	32	153	\$950	\$929
Boulevard at Thornhill - South Condominium - Daniels Corpor..	Apartment	September-2023	0	72	32	104	\$948	\$921
Promenade Park Towers - Building A - Liberty Development C..	Apartment	September-2023	0	10	6	428	\$811	\$900
Promenade Park Towers - Building B - Liberty Development C..	Apartment	October-2023	0	32	8	327	\$859	\$934
Royal Bayview - Royal and Bayview - Tridel	Apartment	June-2024	3	32	68	167	\$1,222	\$1,232
Thornhill - Daniels Corporation and Baif Developments	Apartment	September-2023	0	4	1	308	\$827	\$846

Thornhill Submarket Report - July 2021

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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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