

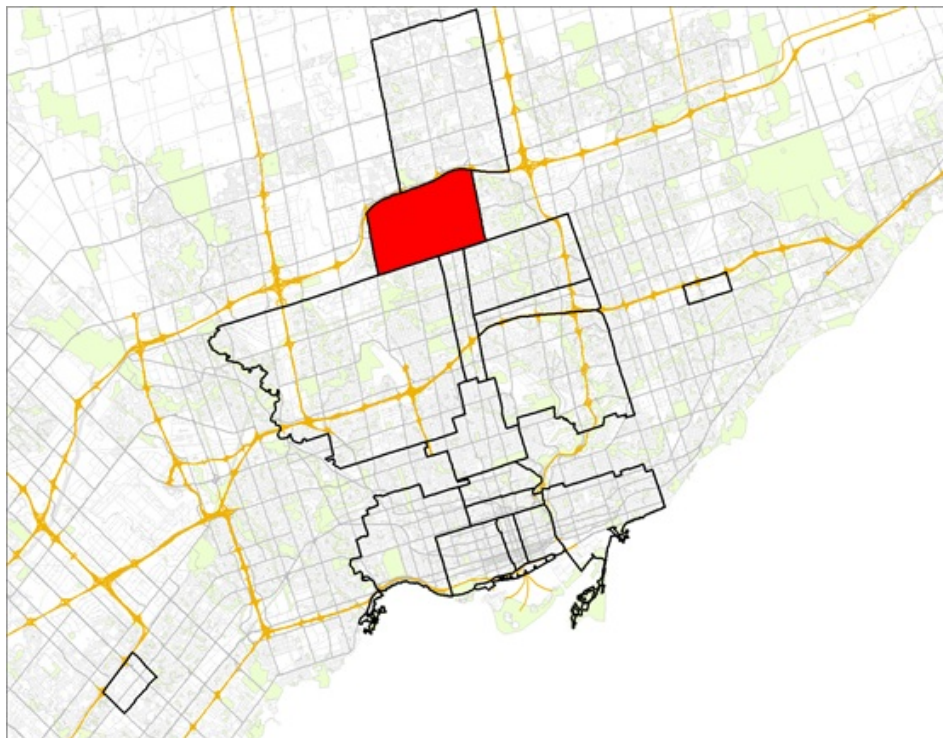


Greater Toronto Area  
Thornhill

New Homes High Rise Submarket Report  
Data as of April 2023



## Thornhill Submarket Report - April 2023

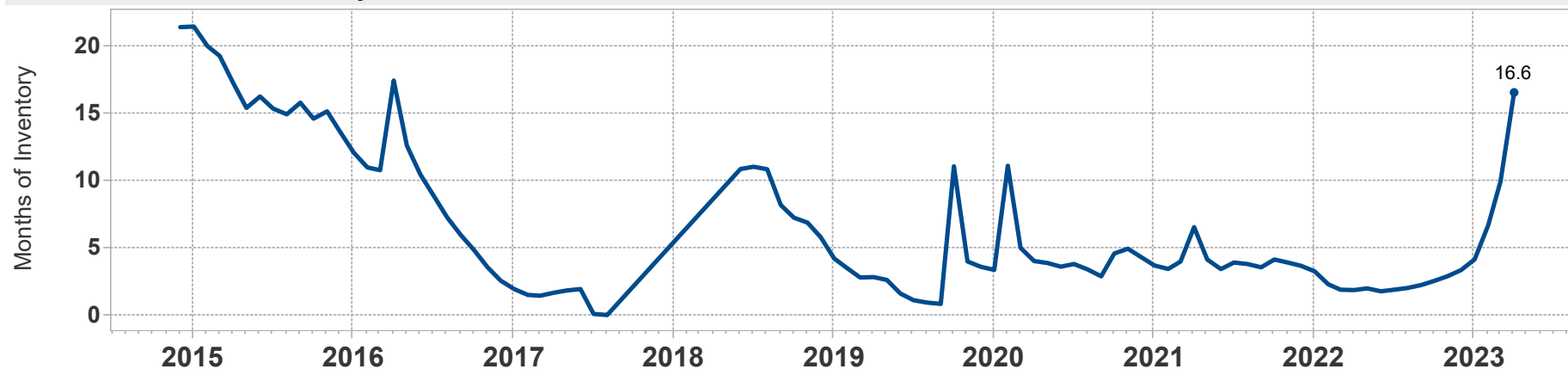


| Thornhill                                     |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 2           | 359         |
| No. of Units                                  | 439         | 93,231      |
| Total Sales                                   | 410         | 79,643      |
| Act Inv                                       | 29          | 13,588      |
| Avg. wt. \$/sf                                | \$1,367     | \$1,425     |
| Avg. Project \$/SF                            | \$1,162     | \$1,300     |
| Avg. SF                                       | 1,700       | 820         |
| Avg. \$                                       | \$2,323,017 | \$1,168,483 |
| Current Month Sales (incl. active & sold out) | 0           | 1,327       |

### Development Applications

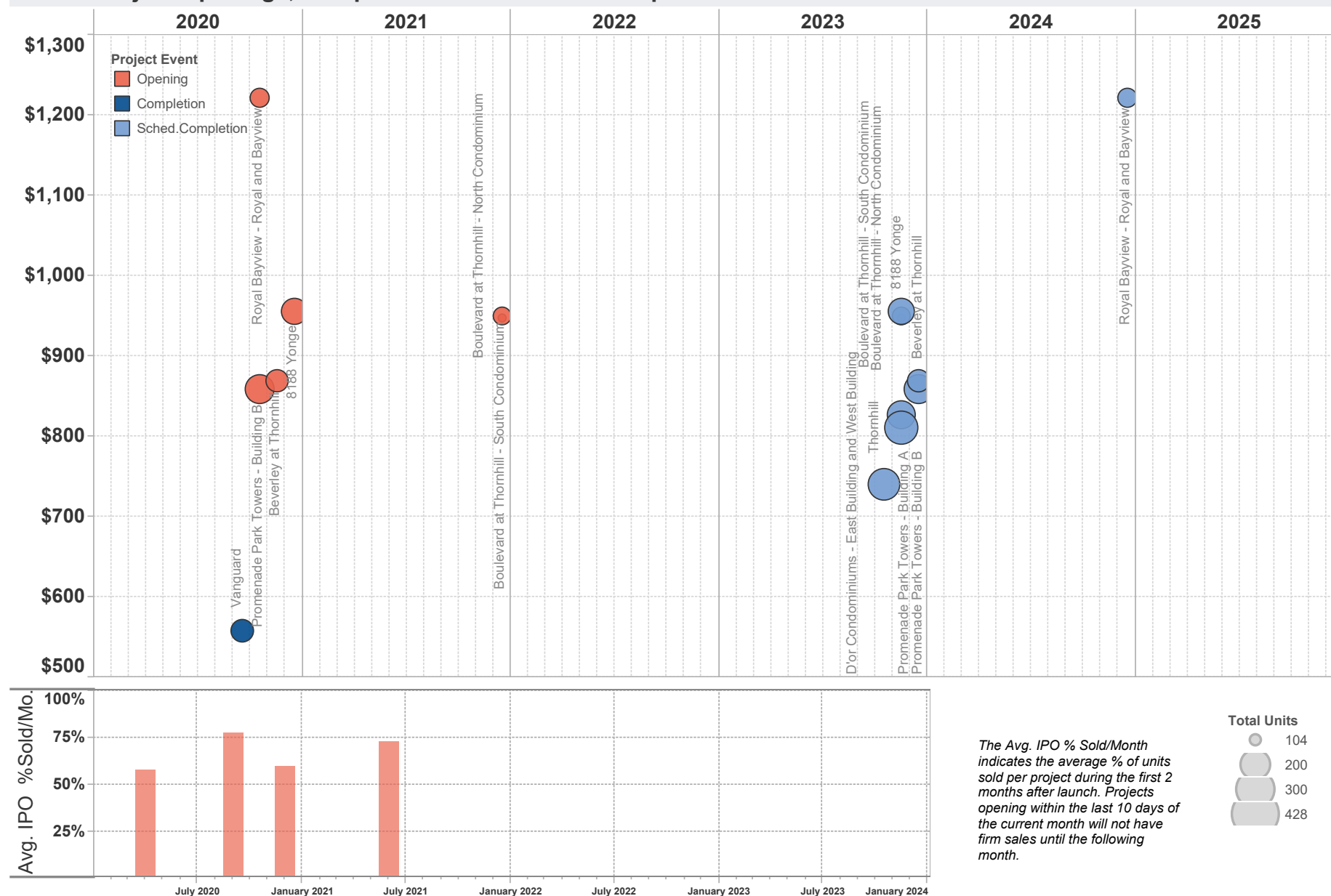
| Thornhill | City of Toronto |
|-----------|-----------------|
|           | 765             |
|           | 424,430         |
|           | 0.0             |
|           | 61.9            |
|           | 7.9             |

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



# Thornhill Submarket Report - April 2023

## Recent Project Openings, Completions & Scheduled Completions



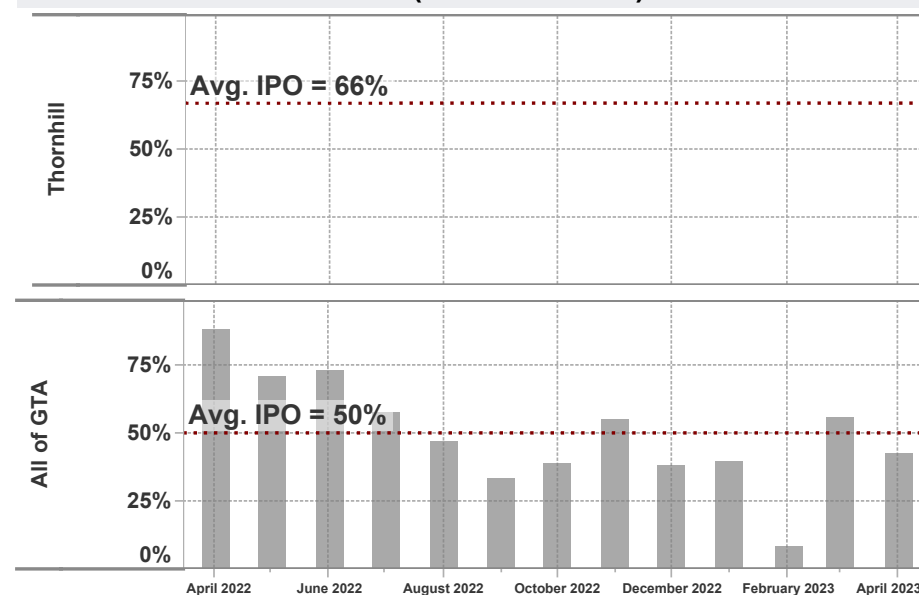
# Thornhill Submarket Report - April 2023

## Project Data by Unit Type

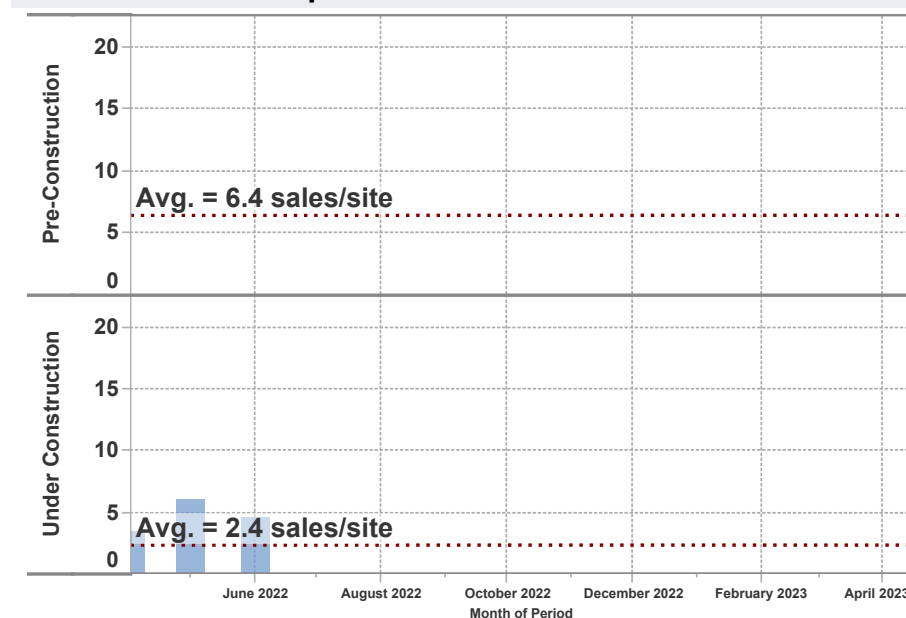
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          |              |                     |             |         |
| 1 Bedroom       | 26           | 0                   | 25          | 1       |
| 1 Bedroom + Den | 146          | 0                   | 146         | 0       |
| 2 Bedroom       | 95           | 0                   | 84          | 11      |
| 2 Bedroom + Den | 131          | 0                   | 114         | 17      |
| 3 Bedroom & Up  | 19           | 0                   | 19          | 0       |
| Penthouse       | 15           | 0                   | 15          | 0       |
| Other           | 7            | 0                   | 7           | 0       |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,318        | 1,161           | 1,161            | \$1,530,000      | \$1,530,000       |
| \$1,374        | 1,023           | 1,677            | \$1,380,000      | \$2,330,000       |
| \$1,365        | 1,540           | 2,375            | \$2,265,000      | \$3,080,000       |
|                |                 |                  |                  |                   |
|                |                 |                  |                  |                   |
|                |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

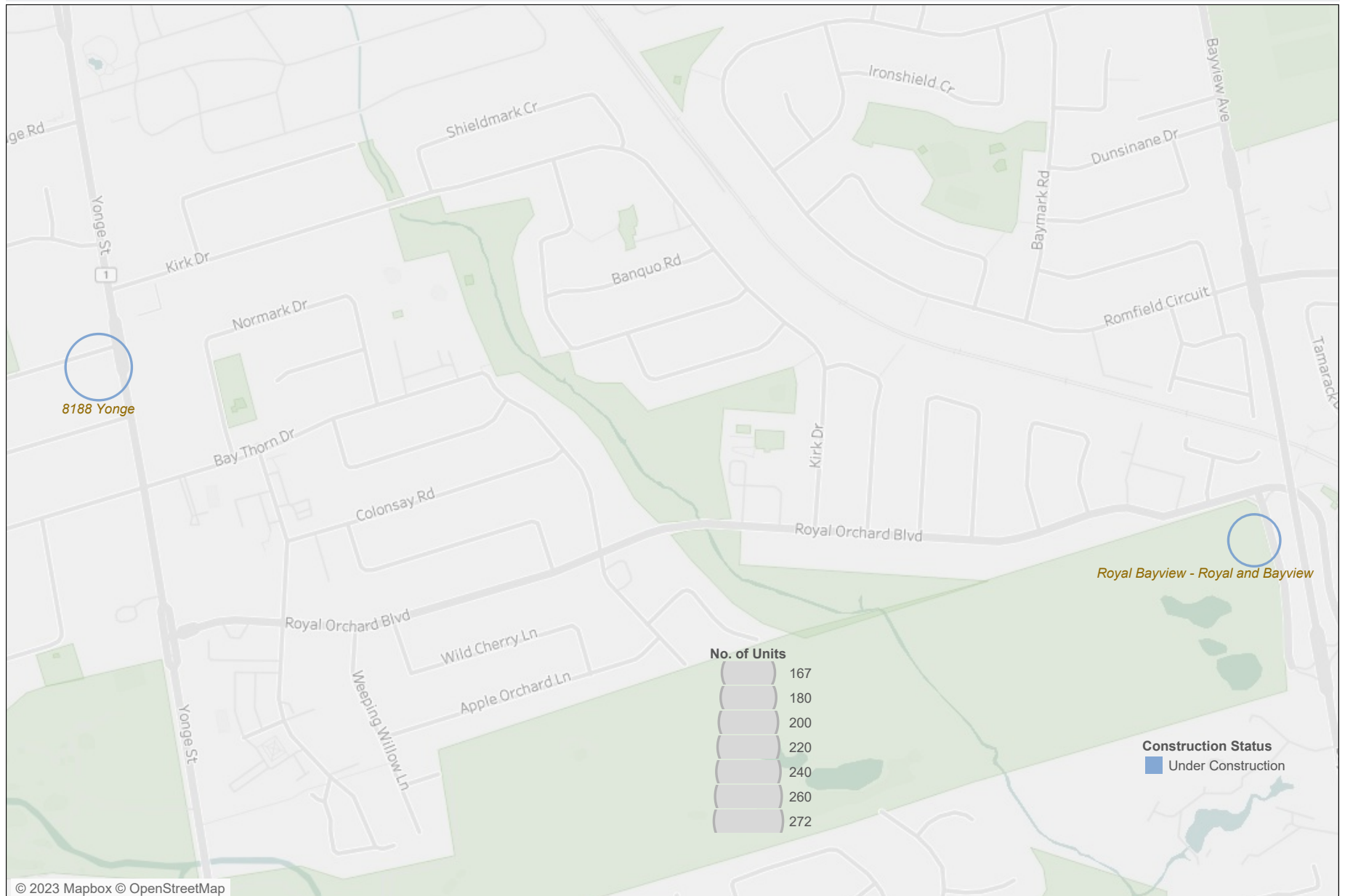


## Post Launch Absorption: Thornhill



# Thornhill Submarket Report - April 2023

## Current Active Projects



## Thornhill Submarket Report - April 2023

### Current Active Project List

|                                                              |              |                         |                     |     |         |              | *                   |                                |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| Site Name                                                    | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Act Inv | No. of Units | Min. Original \$/SF | Avg. Current Price Per Sq Fo.. |
| 8188 Yonge - Trulife Developments Inc. and Constantine Ent.. | Apartment    | September 2023          | 0                   | 0   | 0       | 272          | \$956               | \$956                          |
| Royal Bayview - Royal and Bayview - Tridel                   | Apartment    | June 2024               | 0                   | 0   | 29      | 167          | \$1,222             | \$1,367                        |

# Thornhill Submarket Report - April 2023

| Monthly Sales           |                                                                                         |                                                                                         | Current GTA Active Projects                                                                |                                                                                             |                                                                                               |                                                                                             |                                                                                                   | Dev. Apps.                                                                                    |
|-------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Sub Market              | Current Month Sales                                                                     | Distinct count of Sit..                                                                 | Total Sales                                                                                | Act Inv                                                                                     | Avg. wt. \$/sf                                                                                | Avg. SF                                                                                     | Avg. \$                                                                                           | Total Units                                                                                   |
| Bloor - Yorkville       |  185   |  17    |  4,613    |  319     |  \$2,523   |  1,314   |  \$3,315,568   |  17,365    |
| Central Waterfront      |  0     |  8     |  3,995    |  478     |  \$1,709   |  1,135   |  \$1,939,854   |  12,588    |
| Don Mills - York Mills  |  2     |  14    |  3,845    |  102     |  \$1,151   |  1,172   |  \$1,348,276   |  26,740    |
| Downtown Core           |  26    |  8     |  4,781    |  584     |  \$1,931   |  777     |  \$1,501,646   |  30,497    |
| Downtown East           |  18    |  19    |  5,829    |  1,397   |  \$1,489   |  693     |  \$1,032,395   |  23,178    |
| Downtown West           |  98    |  23    |  7,590    |  818     |  \$1,786   |  1,019   |  \$1,820,483   |  17,137    |
| Etobicoke Waterfront    |  0     |  1     |  541      |  24      |  \$1,647   |  811     |  \$1,335,378   |  9,281     |
| Highway7 - Yonge        |  2     |  5     |  1,298    |  35      |  \$1,112   |  1,144   |  \$1,272,940   |  23,308    |
| Mississauga City Centre |  2     |  8     |  3,963    |  107     |  \$1,214   |  762     |  \$925,620     |  20,807    |
| North Toronto           |  32    |  18    |  3,519    |  332     |  \$1,561   |  976     |  \$1,524,340   |  238       |
| North Yonge Corridor    |  123  |  8    |  2,524   |  701    |  \$1,557  |  659    |  \$1,026,398  |  32,887   |
| North York East         |  0   |  1   |  497    |  0     |  .       |  .     |  .           |  129,027 |
| North York West         |  28  |  9   |  989    |  407   |  \$1,362 |  946   |  \$1,288,166 |  20,375  |
| Not Applicable          |  741 |  165 |  26,309 |  6,636 |  \$1,179 |  770   |  \$907,825   |  14,778  |
| Scarborough City Centre |                                                                                         |                                                                                         |                                                                                            |                                                                                             |                                                                                               |                                                                                             |                                                                                                   |  12,760  |
| Sheppard Corridor       |  36  |  12  |  2,592  |  291   |  \$1,420 |  828   |  \$1,175,431 |  29,036  |
| Thornhill               |  0   |  2   |  410    |  29    |  \$1,367 |  1,700 |  \$2,323,017 |  4,428   |
| Toronto East            |  8   |  10  |  1,433  |  378   |  \$1,266 |  700   |  \$885,707   |                                                                                               |
| Toronto West            |  23  |  24  |  4,048  |  696   |  \$1,341 |  827   |  \$1,109,292 |                                                                                               |
| Yonge - St. Clair       |  3   |  7   |  867    |  254   |  \$1,937 |  982   |  \$1,902,086 |                                                                                               |

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