



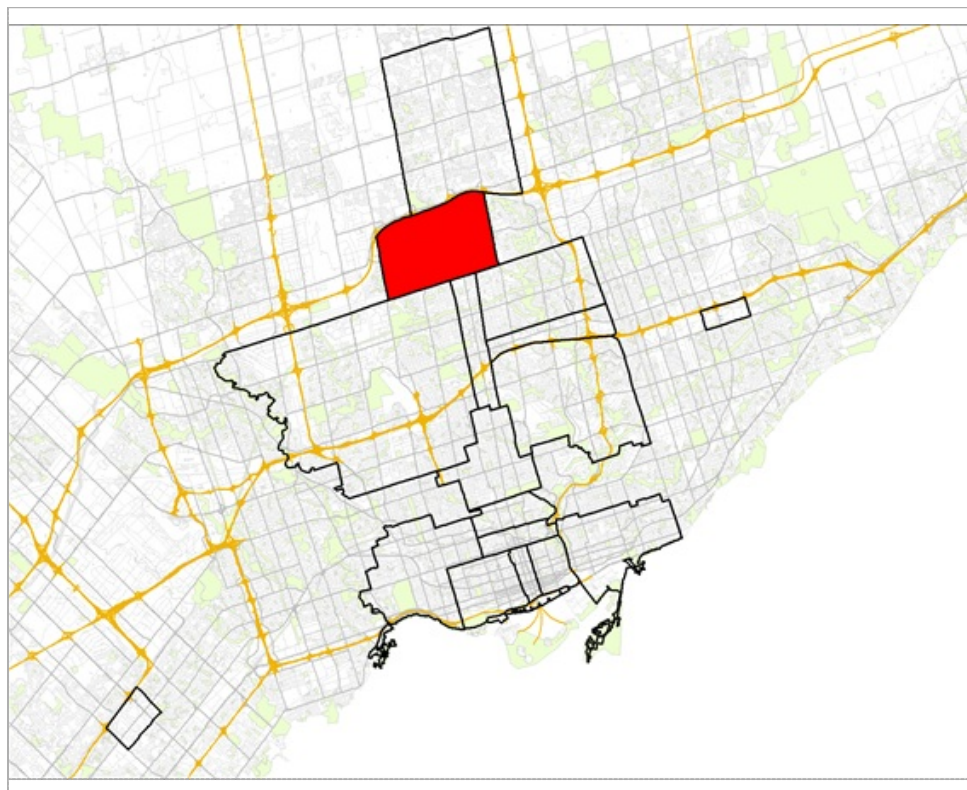
Greater Toronto Area | Thornhill

New Homes High Rise Submarket Report

Data as of August 2025

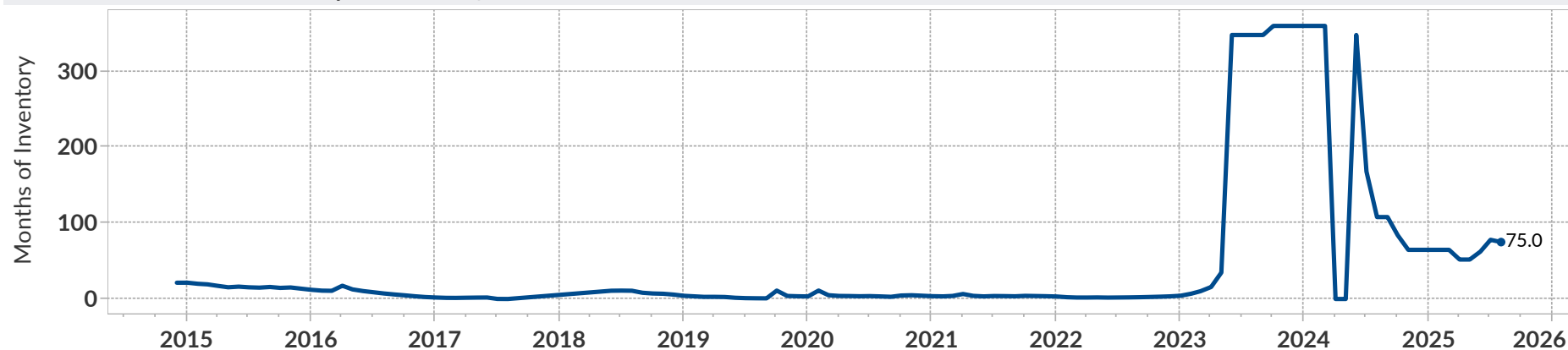


Thornhill Submarket Report - August 2025



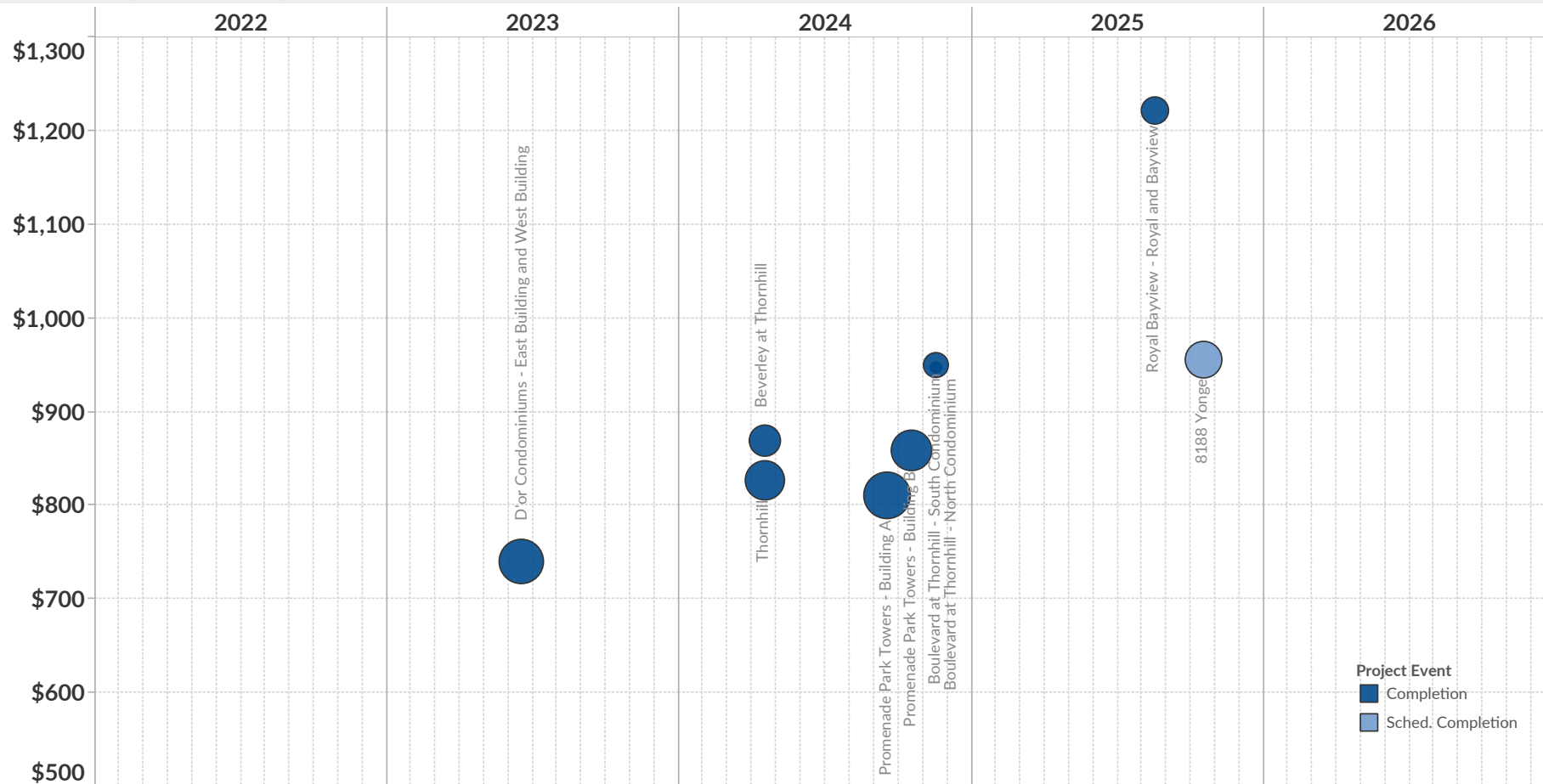
Thornhill		GTA
Distinct count of Site Name	2	330
No. of Units	443	84,491
Total Sales	418	68,044
Act Inv	25	16,447
Avg. \$/sf	\$1,547	\$1,385
Avg. Project \$/SF	\$1,252	\$1,305
Avg. SF	1,686	787
Avg. \$	\$2,607,500	\$1,090,094
Current Month Sales	1	118

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

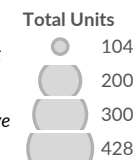


Thornhill Submarket Report - August 2025

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.



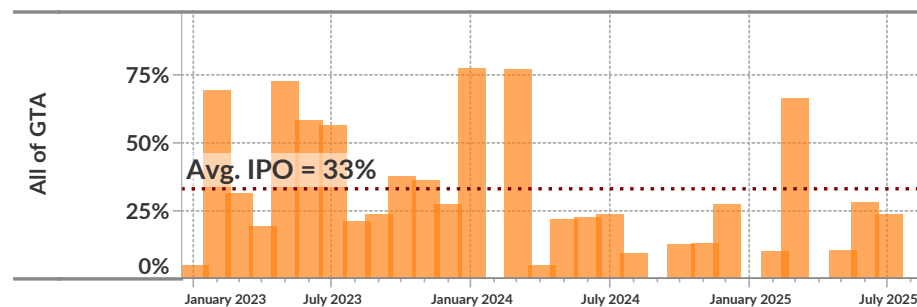
Thornhill Submarket Report - August 2025

Project Data by Unit Type

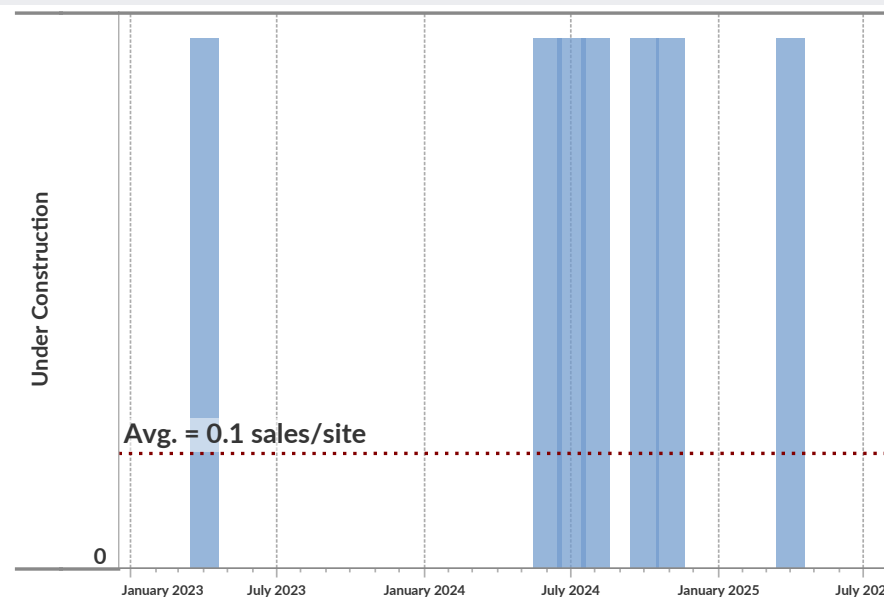
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	26	0	25	1
1 Bedroom + Den	146	0	146	0
2 Bedroom	96	1	87	9
2 Bedroom + Den	132	0	117	15
3 Bedroom & Up	21	0	21	0
Penthouse	15	0	15	0
Other	7	0	7	0

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,415	1,159	1,159	\$1,640,000	\$1,640,000
\$1,659	1,023	1,677	\$1,830,000	\$2,650,000
\$1,505	1,470	2,375	\$2,295,000	\$3,490,000

IPO Launch Performance (first 2 months)

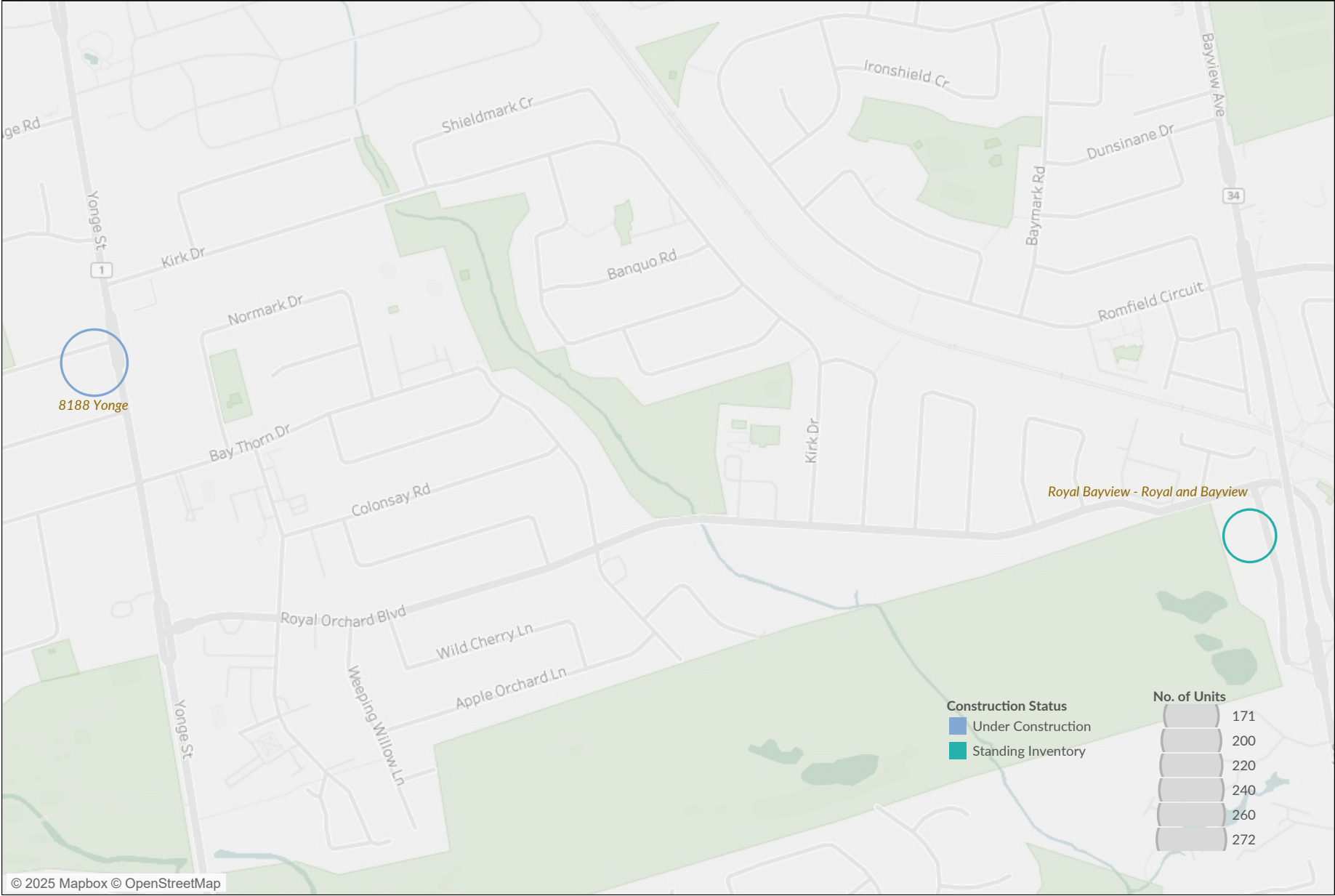


Post Launch Absorption: Thornhill



Thornhill Submarket Report - August 2025

Current Active Projects



Thornhill Submarket Report - August 2025

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 \$/SF
8188 Yonge - Trulife Developments Inc. and Constantine Ente..	Apartment	October 2025	0	0	0	272	\$956	\$956
Royal Bayview - Royal and Bayview - Tridel and Arkfield Devel..	Apartment	August 2025	1	2	25	171	\$1,222	\$1,547

Thornhill Submarket Report - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 2	• 6
Downtown East	• 12	• 18
Downtown West	• 6	• 21
Etobicoke Waterfront	• 2	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 3	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 8
North York East		
North York West	• 3	• 10
Not Applicable	• 77	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 3	• 16
Yonge - St. Clair	• 0	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 3,000	• 425	• \$2,349	• 999	• \$2,347,350
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,806	• 280	• \$1,593	• 1,005	• \$1,601,440
• 3,684	• 437	• \$1,867	• 789	• \$1,472,037
• 5,354	• 1,120	• \$1,377	• 712	• \$981,350
• 6,340	• 1,131	• \$1,876	• 958	• \$1,797,659
• 557	• 8	• \$1,642	• 827	• \$1,357,056
• 894	• 198	• \$1,056	• 798	• \$842,726
• 4,573	• 636	• \$1,222	• 662	• \$808,725
• 2,573	• 326	• \$1,588	• 938	• \$1,488,856
• 2,352	• 749	• \$1,625	• 679	• \$1,103,015
• 1,213	• 608	• \$1,328	• 759	• \$1,008,283
• 26,943	• 8,525	• \$1,145	• 748	• \$855,541
• 1,919	• 407	• \$1,398	• 814	• \$1,138,459
• 418	• 25	• \$1,547	• 1,686	• \$2,607,500
• 880	• 166	• \$1,256	• 663	• \$833,110
• 2,594	• 334	• \$1,334	• 847	• \$1,130,155
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2025 Altus Group Limited. All rights reserved.