



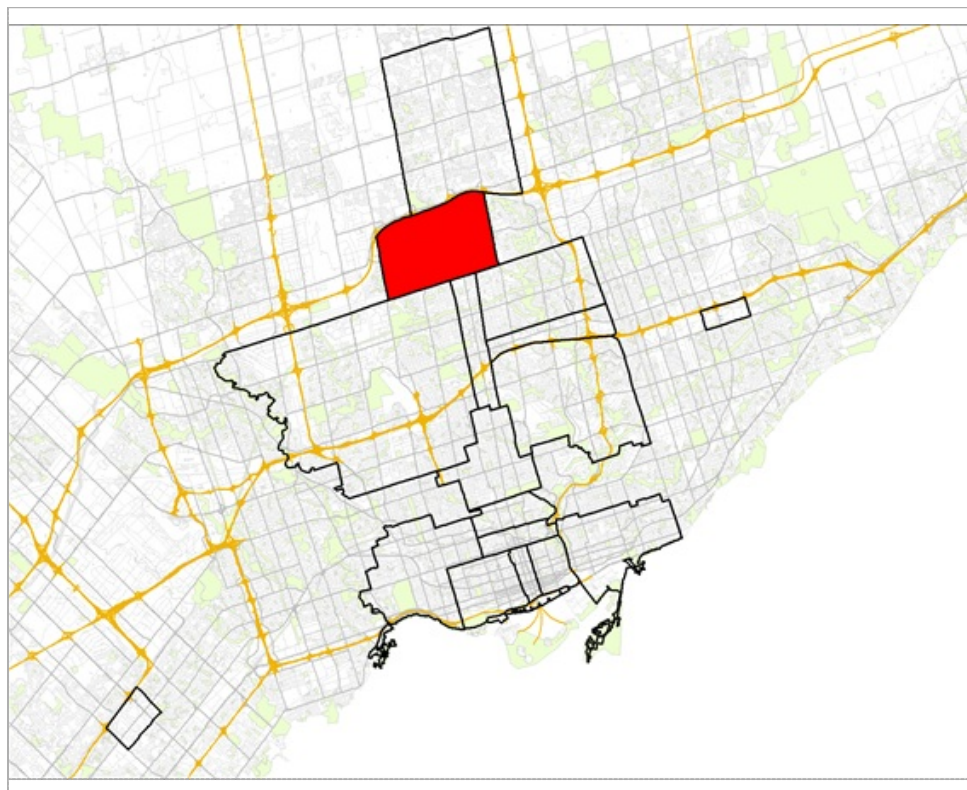
## Greater Toronto Area | Thornhill

### New Homes High Rise Submarket Report

Data as of September 2025

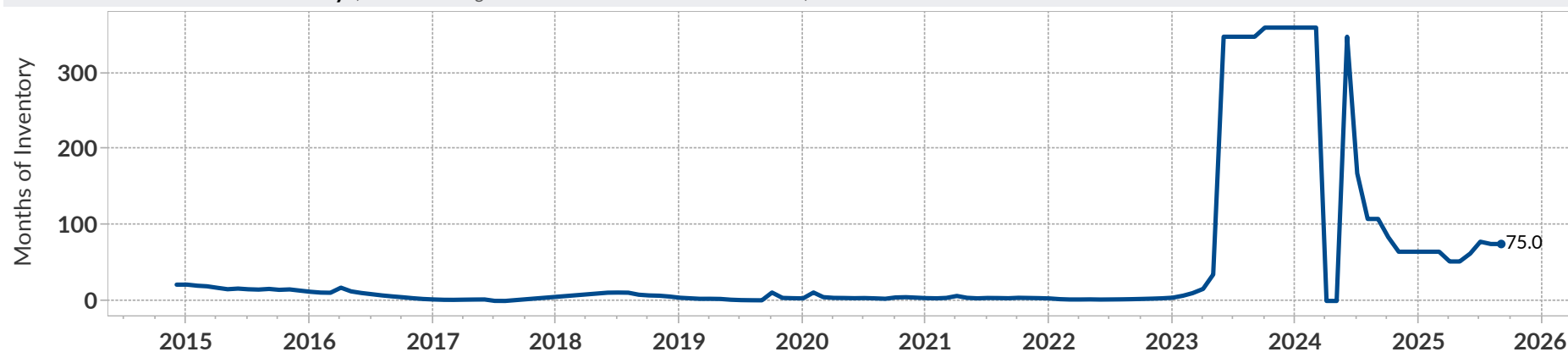


# Thornhill Submarket Report - September 2025



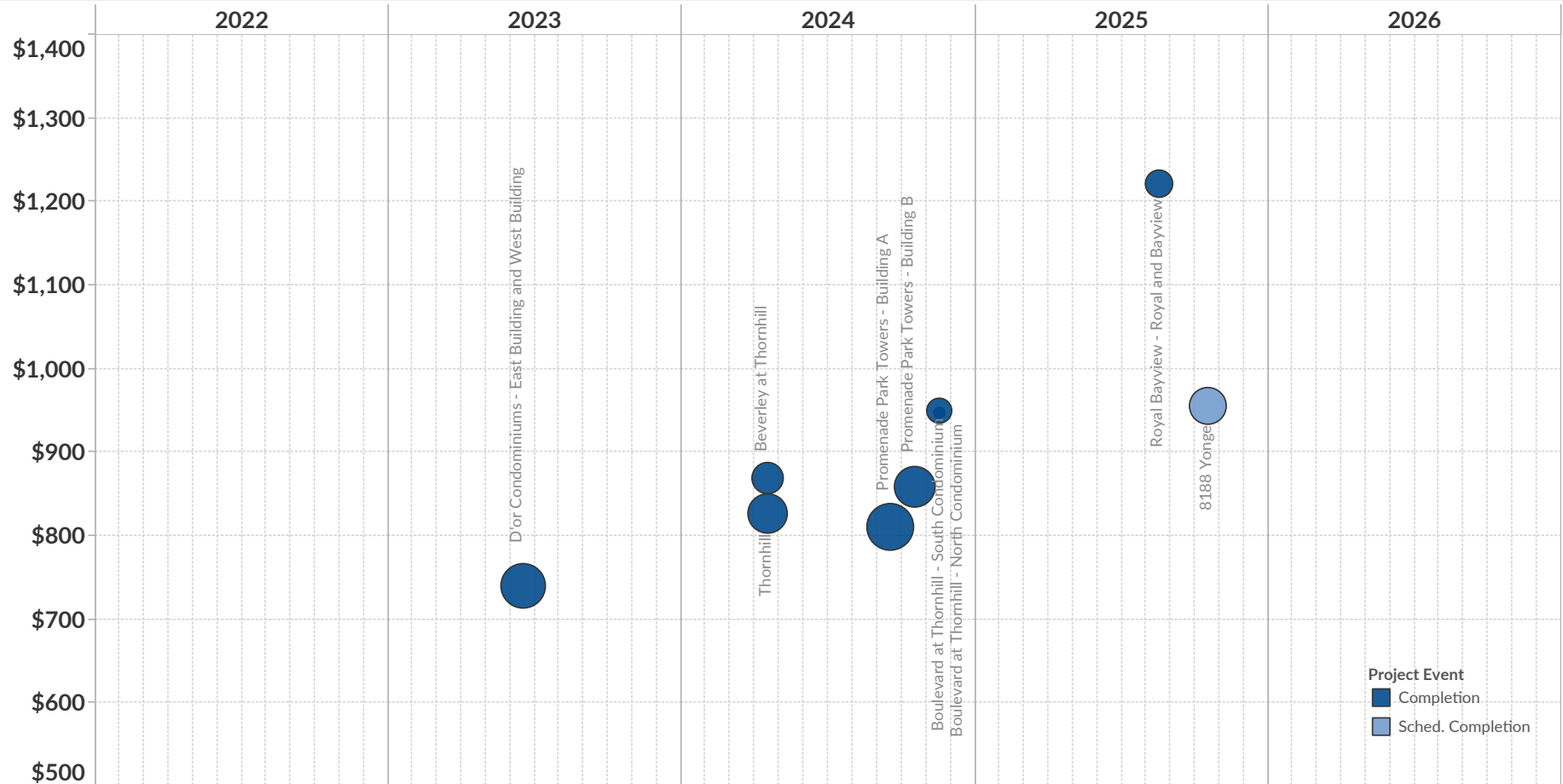
| Thornhill                   |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 2           | 326         |
| No. of Units                | 443         | 83,117      |
| Total Sales                 | 418         | 67,242      |
| Act Inv                     | 25          | 15,875      |
| Avg. \$/sf                  | \$1,547     | \$1,378     |
| Avg. Project \$/SF          | \$1,252     | \$1,298     |
| Avg. SF                     | 1,686       | 793         |
| Avg. \$                     | \$2,607,500 | \$1,092,524 |
| Current Month Sales         | 0           | 155         |

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

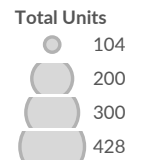


# Thornhill Submarket Report - September 2025

## 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.



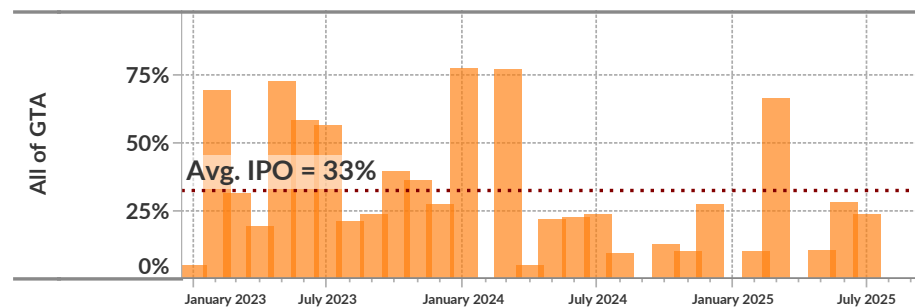
# Thornhill Submarket Report - September 2025

## Project Data by Unit Type

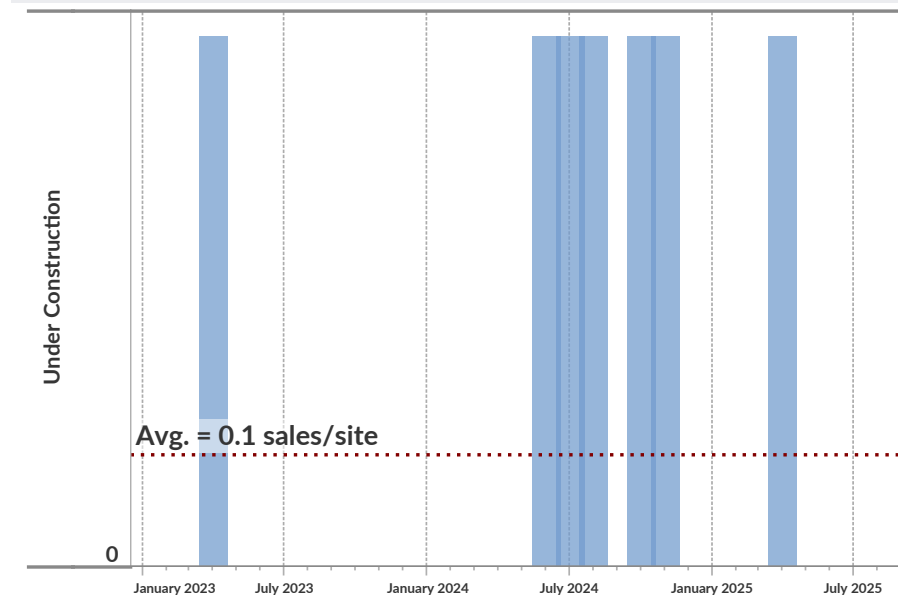
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          |              |                     |             |         |
| 1 Bedroom       | 26           | 0                   | 25          | 1       |
| 1 Bedroom + Den | 146          | 0                   | 146         | 0       |
| 2 Bedroom       | 96           | 0                   | 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)

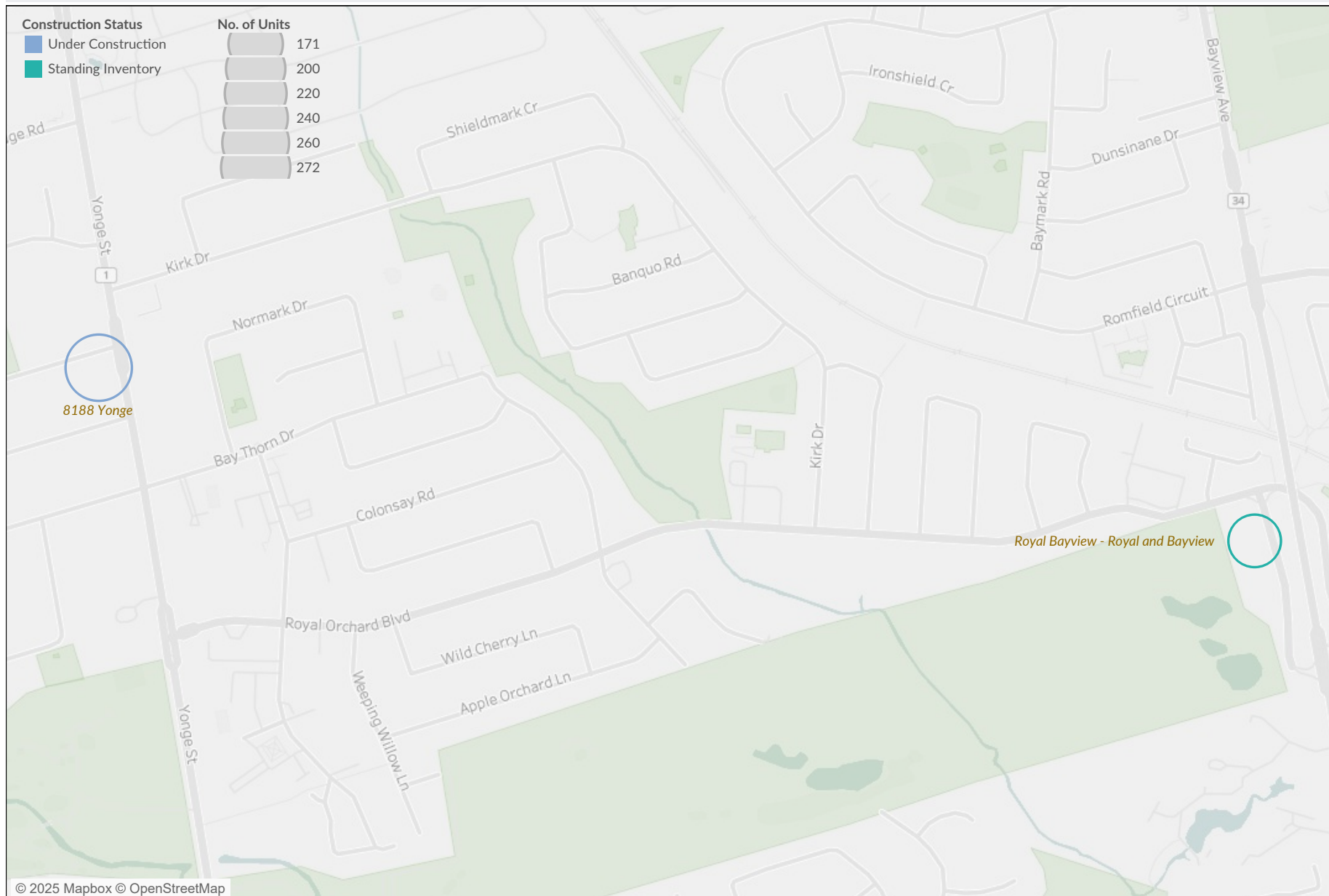


## Post Launch Absorption: Thornhill



# Thornhill Submarket Report - September 2025

## Current Active Projects



# Thornhill Submarket Report - September 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    | November 2025           | 0                   | 0   | 0       | 272          | \$956               | \$956              |
| Royal Bayview - Royal and Bayview - Tridel and Arkfield Devel.. | Apartment    | August 2025             | 0                   | 2   | 25      | 171          | \$1,222             | \$1,547            |

# Thornhill Submarket Report - September 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 1                 | • 16                        |
| Central Waterfront      | • 2                 | • 4                         |
| Don Mills - York Mills  | • 1                 | • 9                         |
| Downtown Core           | • 1                 | • 6                         |
| Downtown East           | • 4                 | • 16                        |
| Downtown West           | • 8                 | • 21                        |
| Etobicoke Waterfront    | • 0                 | • 1                         |
| Highway7 - Yonge        | • 0                 | • 4                         |
| Mississauga City Centre | • 3                 | • 9                         |
| North Toronto           | • 1                 | • 15                        |
| North Yonge Corridor    | • 1                 | • 8                         |
| North York East         |                     |                             |
| North York West         | • 6                 | • 10                        |
| Not Applicable          | • 115               | • 168                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 2                 | • 9                         |
| Thornhill               | • 0                 | • 2                         |
| Toronto East            | • 1                 | • 5                         |
| Toronto West            | • 9                 | • 16                        |
| Yonge - St. Clair       | • 0                 | • 7                         |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 3,001     | • 424   | • \$2,349  | • 999   | • \$2,347,350 |
| • 1,836     | • 918   | • \$1,642  | • 904   | • \$1,484,508 |
| • 1,807     | • 279   | • \$1,593  | • 1,006 | • \$1,603,304 |
| • 3,685     | • 436   | • \$1,867  | • 788   | • \$1,471,778 |
| • 4,638     | • 868   | • \$1,381  | • 738   | • \$1,018,833 |
| • 6,365     | • 1,106 | • \$1,875  | • 960   | • \$1,799,774 |
| • 557       | • 8     | • \$1,642  | • 827   | • \$1,357,056 |
| • 894       | • 198   | • \$1,056  | • 798   | • \$842,726   |
| • 4,576     | • 633   | • \$1,223  | • 661   | • \$808,511   |
| • 2,547     | • 316   | • \$1,574  | • 911   | • \$1,433,064 |
| • 2,353     | • 710   | • \$1,628  | • 685   | • \$1,115,786 |
|             |         |            |         |               |
| • 1,219     | • 602   | • \$1,327  | • 757   | • \$1,004,799 |
| • 26,827    | • 8,360 | • \$1,130  | • 752   | • \$849,709   |
|             |         |            |         |               |
| • 1,928     | • 347   | • \$1,362  | • 833   | • \$1,134,324 |
| • 418       | • 25    | • \$1,547  | • 1,686 | • \$2,607,500 |
| • 881       | • 165   | • \$1,261  | • 663   | • \$835,765   |
| • 2,603     | • 325   | • \$1,325  | • 839   | • \$1,112,538 |
| • 1,107     | • 155   | • \$2,157  | • 1,295 | • \$2,792,973 |



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