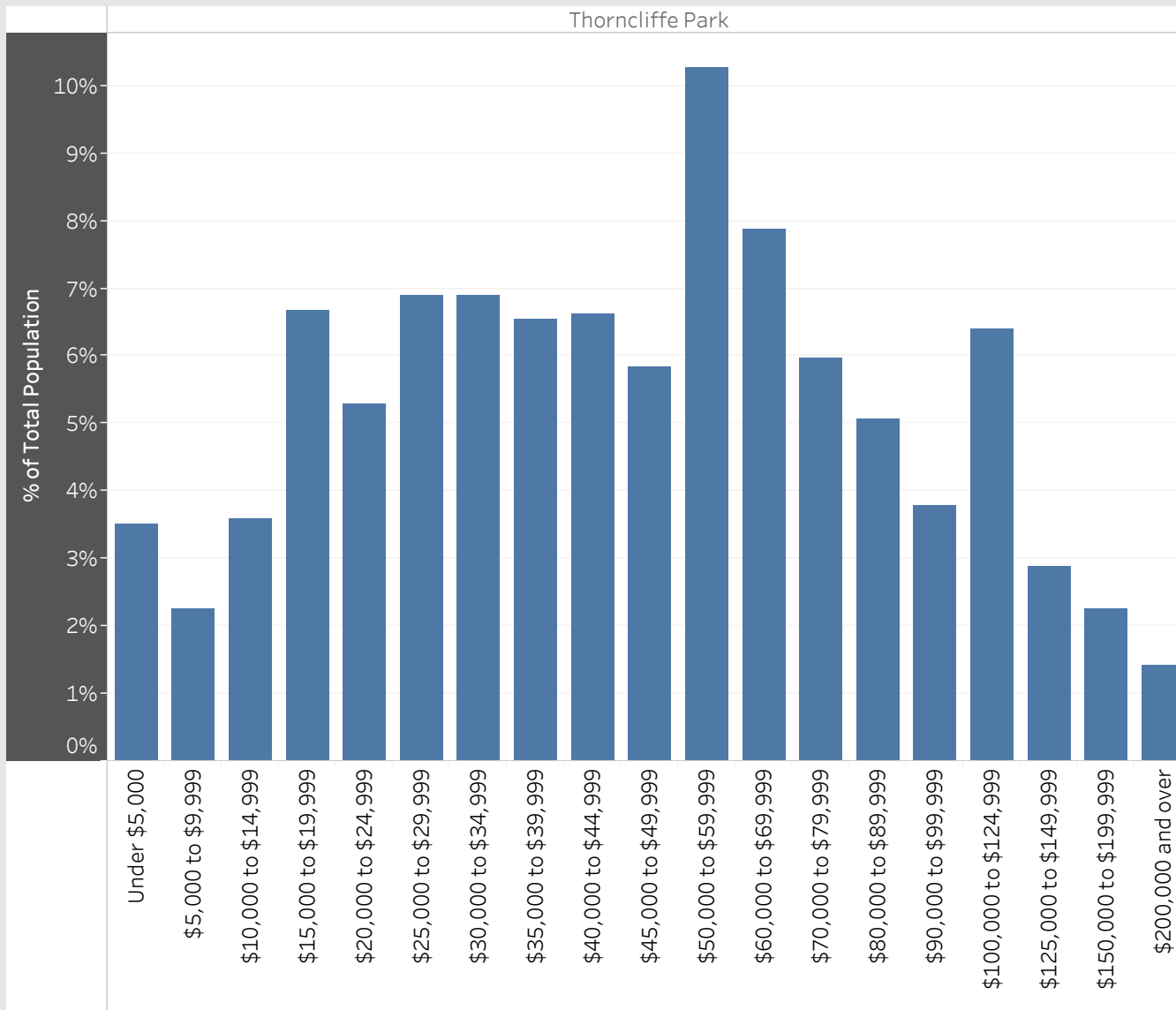


Thorncliffe Park  
Neighbourhood Breakdown  
July 1st, 2015 - March 31st, 2018

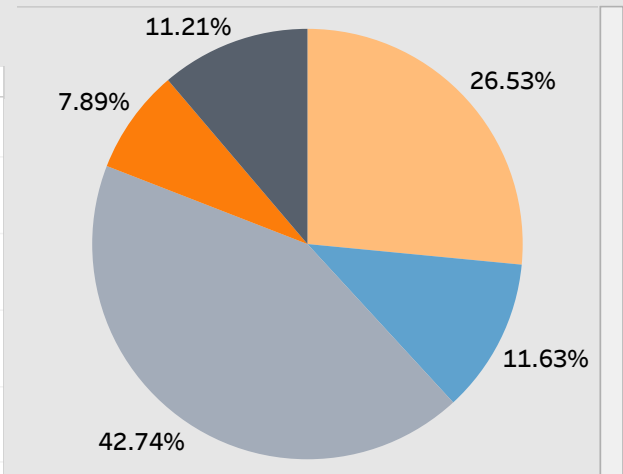


# 2016 StatsCan Data

## Household Income in Thorncliffe Park



## Age



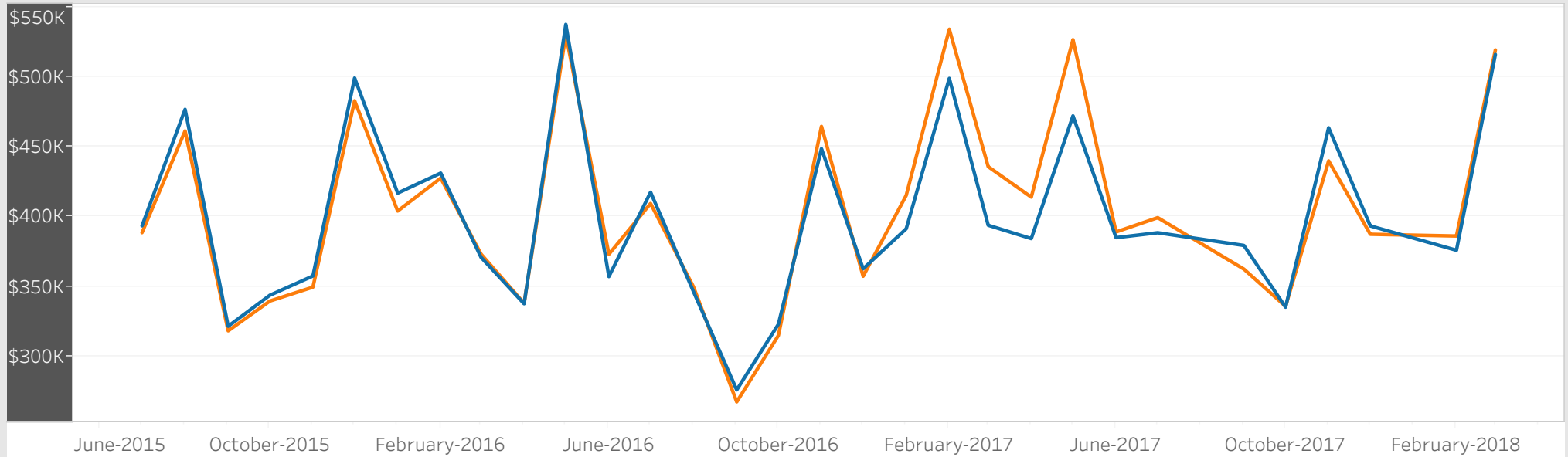
- Children (0-14 years)
- Youth (15-24 years)
- Working Age (25-54 years)
- Pre-retirement (55-64 years)
- Seniors (65+ years)

## Visible Minorities

South Asian	47.23%
Not a visible minority	20.84%
West Asian	8.61%
Filipino	7.22%
Black	5.35%
Arab	3.29%
Chinese	2.09%
Multiple visible minorities	1.94%
Latin American	1.46%
Visible minority; n.i.e.	0.79%
Korean	0.62%
Southeast Asian	0.46%
Japanese	0.10%

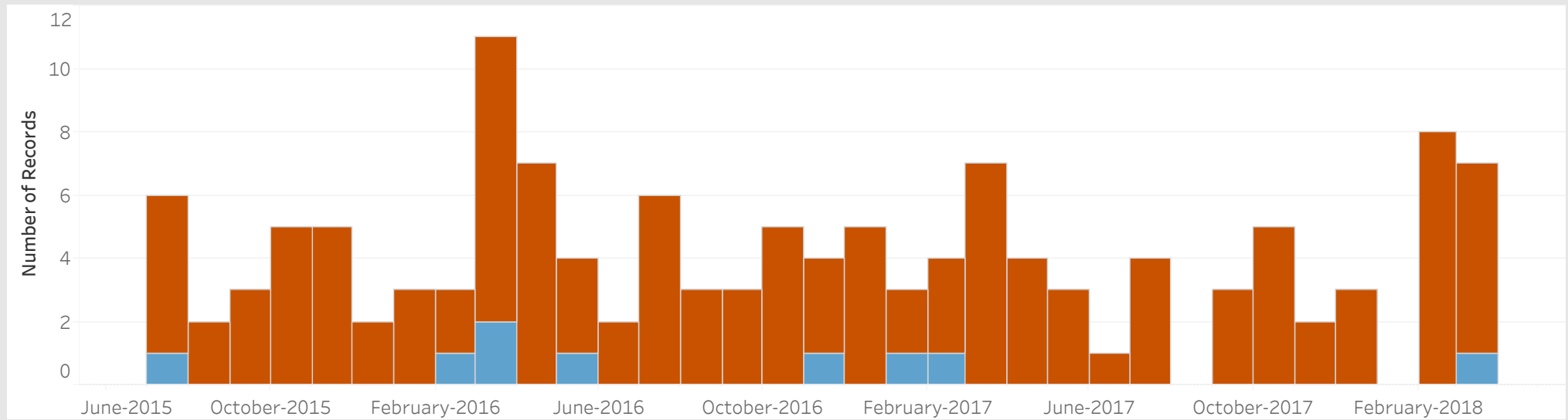
Average Sold Price vs. Average Ask Price in Thorncliffe Park

■ Avg. List Price    ■ Avg. Sold Price



Properties Sold in Thorncliffe Park by Month

■ Condo    ■ Townhouse



## Data

Month, Day, Year of Sold Date	Address1	Property Type	Bedrooms	Washrooms	Days on the Market	List Price	Sold Price
20 July, 2015	524, 35 Brian Peck Cres, Toronto	Condo	1	2	47	\$508K	\$499K
27 July, 2015	304, 1 Leaside Park Dr, Toronto	Condo	1	1	21	\$270K	\$265K
	403, 21 Overlea Blvd, Toronto	Condo	2	2	2	\$305K	\$315K
29 July, 2015	317, 35 Brian Peck Cres, Toronto	Condo	1	1	17	\$305K	\$295K
30 July, 2015	15A Overlea Blvd, Toronto	Townhouse	3	3	1	\$638K	\$630K
31 July, 2015	920, 35 Brian Peck Cres, Toronto	Condo	1	1	66	\$335K	\$327K
11 August, 2015	404, 35 Brian Peck Cres, Toronto	Condo	1	2	28	\$519K	\$505K
18 August, 2015	721, 35 Brian Peck Cres, Toronto	Condo	1	2	40	\$435K	\$418K
2 September, 2015	214, 1 Leaside Park Dr, Toronto	Condo	1	1	24	\$255K	\$254K
7 September, 2015	213, 35 Brian Peck Cres, Toronto	Condo	1	2	18	\$400K	\$395K
27 September, 2015	303, 35 Brian Peck Cres, Toronto	Condo	1	1	25	\$309K	\$305K
12 October, 2015	823, 35 Brian Peck Cres, Toronto	Condo	1	2		\$400K	\$400K
15 October, 2015	608, 21 Overlea Blvd, Toronto	Condo	2	1	51	\$220K	\$215K
18 October, 2015	820, 35 Brian Peck Cres, Toronto	Condo	1	1	27	\$339K	\$336K
	1510, 35 Brian Peck Cres, Toronto	Condo	1	2	6	\$400K	\$400K
25 October, 2015	Ph12, 35 Brian Peck Cres, Toronto	Condo	1	1	19	\$359K	\$346K
3 November, 2015	Ph17, 11 Thorncliffe Park Dr, Toronto	Condo	2	1	30	\$225K	\$215K
6 November, 2015	824, 35 Brian Peck Cres, Toronto	Condo	1	2	37	\$469K	\$459K
15 November, 2015	616, 35 Brian Peck Cres, Toronto	Condo	1	2	14	\$409K	\$398K
	Ph11, 11 Thorncliff Park Dr, Toronto	Condo	1	1	5	\$245K	\$250K
18 November, 2015	1019, 35 Brian Peck Cres, Toronto	Condo	1	2	29	\$439K	\$425K
4 December, 2015	906, 35 Brian Peck Cres, Toronto	Condo	1	2	32	\$549K	\$530K
27 December, 2015	518, 35 Brian Peck Cres, Toronto	Condo	1	2	53	\$450K	\$436K
12 January, 2016	201, 35 Brian Peck Cres, Toronto	Condo	1	2	26	\$549K	\$540K
14 January, 2016	421, 1 Leaside Park Dr, Toronto	Condo	1	1	5	\$342K	\$335K
29 January, 2016	501, 1 Leaside Park Dr	Condo	1	1	86	\$360K	\$337K
1 February, 2016	Lph26, 35 Brian Peck Cres	Condo	1	1	13	\$320K	\$314K
11 February, 2016	102, 52 Aerodrome Cres	Townhouse	2	2	9	\$475K	\$476K

## Data

Month, Day, Year of Sold Date	Address1	Property Type	Bedrooms	Washrooms	Days on the Market	List Price	Sold Price
11 February, 2016	504, 35 Brian Peck Cres	Condo	2	2	34	\$499K	\$493K
1 March, 2016	704, 21 Overlea Blvd	Condo	1	1	14	\$270K	\$265K
2 March, 2016	413, 1 Leaside Park Dr	Condo	1	1	33	\$339K	\$320K
3 March, 2016	611, 35 Brian Peck Cres	Condo	1	1	31	\$349K	\$349K
	808, 11 Thorncliffe Park Dr	Condo	2	2	10	\$280K	\$280K
6 March, 2016	2E Leaside Park Dr	Townhouse	3	3	6	\$650K	\$693K
11 March, 2016	615, 11 Thorncliffe Park Dr	Condo	2	2	10	\$299K	\$296K
13 March, 2016	515, 35 Brian Peck Cres	Condo	1	1	10	\$367K	\$363K
15 March, 2016	503, 35 Brian Peck Cres	Condo	1	1	28	\$369K	\$345K
17 March, 2016	206, 1 Leaside Park Dr	Condo	1	1	48	\$279K	\$278K
22 March, 2016	202, 6 Brian Peck Cres	Townhouse	2	2	6	\$449K	\$490K
28 March, 2016	124, 35 Brian Peck Cres	Condo	2	2	52	\$429K	\$425K
15 April, 2016	103, 35 Brian Peck Cres	Condo	1	1	36	\$349K	\$342K
	Lph 6, 35 Brian Peck Cres	Condo	2	2	7	\$559K	\$559K
18 April, 2016	507, 10 Gateway Blvd	Condo	2	2	20	\$243K	\$250K
21 April, 2016	Lph11, 35 Brian Peck Cres	Condo	1	1	3	\$359K	\$361K
23 April, 2016	308, 21 Overlea Blvd	Condo	1	1	2	\$220K	\$217K
26 April, 2016	727, 35 Brian Peck Cres	Condo	1	1	22	\$315K	\$311K
30 April, 2016	413, 11 Thorncliffe Park Dr	Condo	2	2	9	\$318K	\$325K
3 May, 2016	120, 35 Brian Peck Cres	Townhouse	3	3	81	\$829K	\$814K
18 May, 2016	Ph24, 35 Brian Peck Cres	Condo	2	2	29	\$528K	\$520K
19 May, 2016	Lph16, 35 Brian Peck Cres	Condo	2	2	3	\$440K	\$439K
24 May, 2016	713, 35 Brian Peck Cres	Condo	1	1	18	\$355K	\$350K
15 June, 2016	#804, 11 Thorncliffe Park Dr	Condo	2	2	9	\$285K	\$301K
23 June, 2016	316, 35 Brian Peck Cres	Condo	2	2	1	\$429K	\$445K
15 July, 2016	306, 35 Brian Peck Cres	Condo	2	2	28	\$549K	\$540K
16 July, 2016	709, 35 Brian Perk Cres	Condo	1	1	29	\$355K	\$347K
17 July, 2016	304, 35 Brian Peck Cres	Condo	2	2	27	\$495K	\$482K

## Data

Month, Day, Year of Sold Date	Address1	Property Type	Bedrooms	Washrooms	Days on the Market	List Price	Sold Price
20 July, 2016	215, 11 Thorncliffe Park Dr	Condo	1	1	9	\$279K	\$279K
25 July, 2016	1024, 35 Brian Peck Cres	Condo	2	2	41	\$538K	\$530K
30 July, 2016	1408, 21 Overlea Blvd	Condo	2	1	55	\$289K	\$279K
2 August, 2016	810, 11 Thorncliffe Park Dr	Condo	2	1	8	\$279K	\$285K
23 August, 2016	601, 35 Brian Peck Cres	Condo	2	2	24	\$499K	\$485K
31 August, 2016	1305, 21 Overlea Blvd	Condo	2	1	6	\$260K	\$278K
4 September, 2016	724, 1 Leaside Park Dr	Condo	1	1	6	\$328K	\$310K
23 September, 2016	812, 21 Overlea Blvd	Condo	1	1	102	\$269K	\$265K
26 September, 2016	201, 11 Thorncliffe Park Dr	Condo	1	1	24	\$230K	\$226K
1 October, 2016	520, 35 Brian Peck Cres	Condo	1	1	78	\$345K	\$338K
18 October, 2016	1107, 21 Overlea Blvd	Condo	1	1	12	\$239K	\$230K
24 October, 2016	909, 35 Brian Peck Cres	Condo	1	1	10	\$360K	\$355K
27 October, 2016	211, 35 Brian Peck Cres	Condo	1	1	9	\$345K	\$341K
	1605, 21 Overlea Blvd	Condo	2	1	14	\$325K	\$310K
15 November, 2016	201, 128 Aerodrome Cres	Townhouse	2	2	5	\$449K	\$521K
16 November, 2016	322, 35 Brian Peck Cres	Condo	2	2	21	\$469K	\$443K
18 November, 2016	Lph24, 35 Brian Peck Cres	Condo	2	2	17	\$558K	\$555K
25 November, 2016	1606, 21 Overlea Blvd	Condo	2	2	4	\$319K	\$340K
5 December, 2016	405, 11 Thorncliffe Park Dr	Condo	1	1	7	\$250K	\$261K
9 December, 2016	324, 1 Leaside Park Dr	Condo	1	1	28	\$310K	\$295K
14 December, 2016	1212, 35 Brian Peck Cres	Condo	1	1	13	\$378K	\$375K
21 December, 2016	927, 35 Brian Peck Cres	Condo	1	1	20	\$325K	\$317K
	1206, 35 Brian Peck Cres	Condo	2	2	13	\$550K	\$538K
4 January, 2017	#308, 35 Brian Peck Cres	Condo	1	1	40	\$340K	\$328K
19 January, 2017	102, 10 Brian Peck Cres	Townhouse	1	2	1	\$509K	\$580K
25 January, 2017	415, 11 Thorncliffe Park Dr	Condo	2	2	7	\$325K	\$338K
6 February, 2017	426, 35 Brian Peck Cres	Condo	1	1	6	\$360K	\$388K
15 February, 2017	201, 128 Aerodrome Cres	Townhouse	2	2	9	\$539K	\$605K

## Data

Month, Day, Year of Sold Date	Address1	Property Type	Bedrooms	Washrooms	Days on the Market	List Price	Sold Price
17 February, 2017	801, 35 Brian Peck Cres	Condo	2	2	1	\$529K	\$535K
21 February, 2017	606, 35 Brian Peck Cres	Condo	2	2	6	\$569K	\$610K
6 March, 2017	423, 35 Brian Peck Cres	Condo	2	2	5	\$489K	\$488K
16 March, 2017	506, 21 Overlea Blvd	Condo	1	1	20	\$260K	\$258K
17 March, 2017	415, 35 Brian Peck Cres	Condo	1	1	1	\$390K	\$420K
21 March, 2017	Ph 22, 35 Brian Peck Cres	Condo	2	2	5	\$500K	\$545K
25 March, 2017	214, 35 Brian Peck Cres	Condo	2	2	2	\$499K	\$530K
28 March, 2017	1409, 20 Overlea Blvd, Toronto	Condo	2	1	8	\$319K	\$440K
30 March, 2017	410, 11 Thorncliffe Park Dr	Condo	2	1	1	\$300K	\$370K
6 April, 2017	213, 35 Brian Peck Cres	Condo	2	2	3	\$499K	\$545K
9 April, 2017	705, 21 Overlea Blvd	Condo	1	1	5	\$260K	\$299K
12 April, 2017	403, 35 Brian Peck Cres	Condo	1	1	9	\$389K	\$400K
	526, 35 Brian Peck Cres	Condo	1	1	6	\$389K	\$412K
1 May, 2017	422, 35 Brian Peck Cres	Condo	2	2	5	\$500K	\$555K
2 May, 2017	Ph8, 21 Overlea Blvd	Condo	2	1	7	\$319K	\$400K
31 May, 2017	102, 64 Aerodrome Cres	Condo	2	2	8	\$598K	\$626K
18 June, 2017	Ph 15, 11 Thorncliffe Park Dr	Condo	2	2	6	\$385K	\$389K
10 July, 2017	203, 1 Leaside Park Dr	Condo	2	2	105	\$499K	\$524K
13 July, 2017	617, 1 Leaside Park Dr	Condo	1	1	17	\$340K	\$350K
20 July, 2017	313, 11 Thorncliffe Park Dr	Condo	2	1	6	\$360K	\$359K
27 July, 2017	Ph 6, 11 Thorncliffe Park Dr	Condo	2	2	2	\$355K	\$365K
16 September, 2017	1202, 21 Overlea Blvd	Condo	1	1	48	\$349K	\$315K
19 September, 2017	409, 35 Brian Peck Cres	Condo	1	1	18	\$420K	\$417K
22 September, 2017	612, 11 Thorncliffe Park Dr	Condo	2	1	65	\$369K	\$355K
2 October, 2017	2008, 21 Overlea Blvd	Condo	2	1	4	\$385K	\$381K
5 October, 2017	406, 21 Overlea Blvd	Condo	1	1	9	\$263K	\$264K
17 October, 2017	601, 11 Thorncliffe Park Dr	Condo	1	1	7	\$319K	\$309K
21 October, 2017	903, 35 Brian Peck Cres	Condo	1	1	2	\$429K	\$429K

## Data

Month, Day, Year of Sold Date	Address1	Property Type	Bedrooms	Washrooms	Days on the Market	List Price	Sold Price
26 October, 2017	607, 21 Overlea Blvd	Condo	1	1	13	\$279K	\$295K
6 November, 2017	822, 35 Brian Peck Cres	Condo	2	2	35	\$559K	\$530K
10 November, 2017	1409, 21 Overlea Blvd	Condo	2	1	116	\$369K	\$350K
7 December, 2017	514, 11 Thorncliffe Park Dr	Condo	2	2	7	\$372K	\$390K
24 December, 2017	110, 35 Brian Peck Cres	Condo	1	1	12	\$449K	\$425K
28 December, 2017	1004, 21 Overlea Blvd	Condo	1	1	20	\$359K	\$347K
9 February, 2018	710, 160 Vanderhoof Ave	Condo	1	1	4	\$330K	\$337K
12 February, 2018	515, 1 Leaside Park Dr	Condo	1	1	3	\$365K	\$370K
14 February, 2018	1601, 160 Vanderhoof Ave	Condo	1	1	5	\$489K	\$480K
23 February, 2018	309, 160 Vanderhoof Ave	Condo	1	1	1	\$310K	\$319K
	707, 1 Leaside Park Dr	Condo	1	1	2	\$340K	\$383K
26 February, 2018	#411, 160 Vanderhoof Ave	Condo	1	1	21	\$399K	\$405K
27 February, 2018	1608, 21 Overlea Blvd	Condo	2	1	29	\$375K	\$365K
28 February, 2018	223, 1 Leaside Park Dr	Condo	1	1	7	\$399K	\$430K
9 March, 2018	104, 160 Vanderhoof Ave	Townhouse	3	3	37	\$865K	\$850K
13 March, 2018	302, 1 Leaside Park Dr	Condo	1	1	6	\$349K	\$352K
14 March, 2018	1510, 160 Vanderhoof Ave	Condo	1	1	12	\$349K	\$347K
19 March, 2018	1103, 160 Vanderhoof Ave	Condo	1	1	13	\$429K	\$418K
23 March, 2018	1615, 160 Vanderhoof Ave	Condo	2	2	8	\$669K	\$640K
28 March, 2018	310, 160 Vanderhoof Ave	Condo	1	1	12	\$355K	\$360K
29 March, 2018	1014, 160 Vanderhoof Ave	Condo	2	2	13	\$599K	\$671K