Greater Toronto Area Residential Land

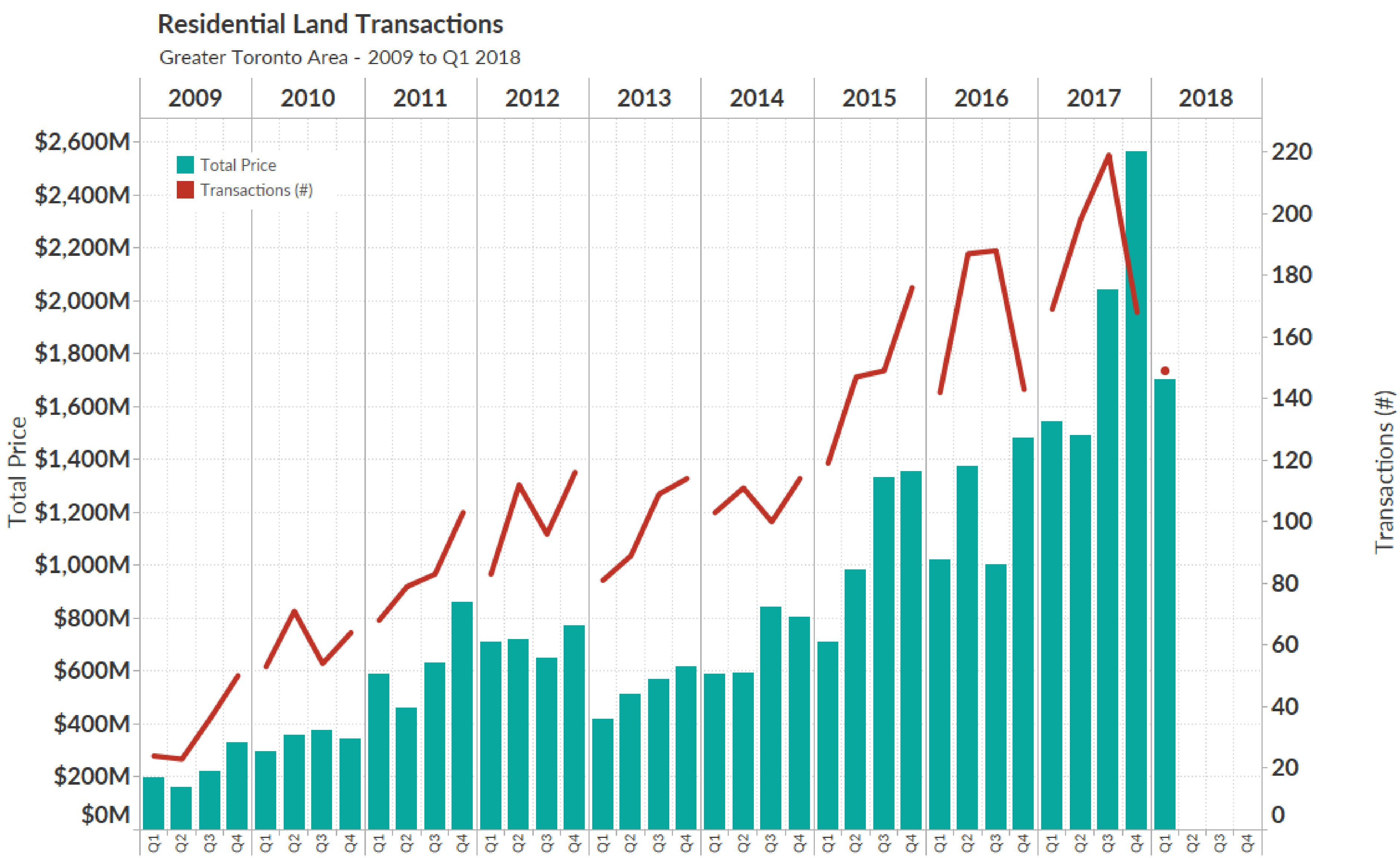
Commercial Q1 2018 Statistics

Data as of March 31, 2018

Altus Group

Residential Transactions

Q1 2018 saw 149 residential land transactions worth $1.7B, down -34% from Q4 2017 and up +10% from the same quarter last year.



Q1 2018 Residential Land Transaction Timeline

Former City of Toronto is the most active market with 41 residential land transactions, followed by North York with 15 residential land transactions.

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Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q1 2018

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$4M	2	2
	Bowmanville	$4M	10	1
	Clarington	$62M	166	5
	Oshawa	$25M	26	5
	Pickering	$162M	404	3
	Uxbridge	$1M	5	1
	Whitby	$30M	27	5
Halton	Burlington	$25M	2	10
	Milton	$22M	30	5
	Oakville	$13M	10	2
Metro	Etobicoke	$16M	2	5
	North York	$107M	11	15
	Scarborough	$29M	6	5
	Toronto	$601M	13	41
Peel	Brampton	$6M	2	1
	Caledon	$11M	7	1
	Mississauga	$281M	184	2
York	Aurora	$9M	4	2
	East Gwillimb..	$63M	188	3
	King	$54M	330	4
	Markham	$73M	76	9
	Newmarket	$16M	5	3
	Richmond Hill	$19M	4	7
	Vaughan	$58M	13	8
	Whitchurch-S..	$12M	108	4

Transactions by Land Use

$1.7B in Q1 2018 comprised of $465 Low Density deals, $753M High Density deals, $462 Medium Density deals, $18M Long Term deals and $5M in deals classified as Other land uses.

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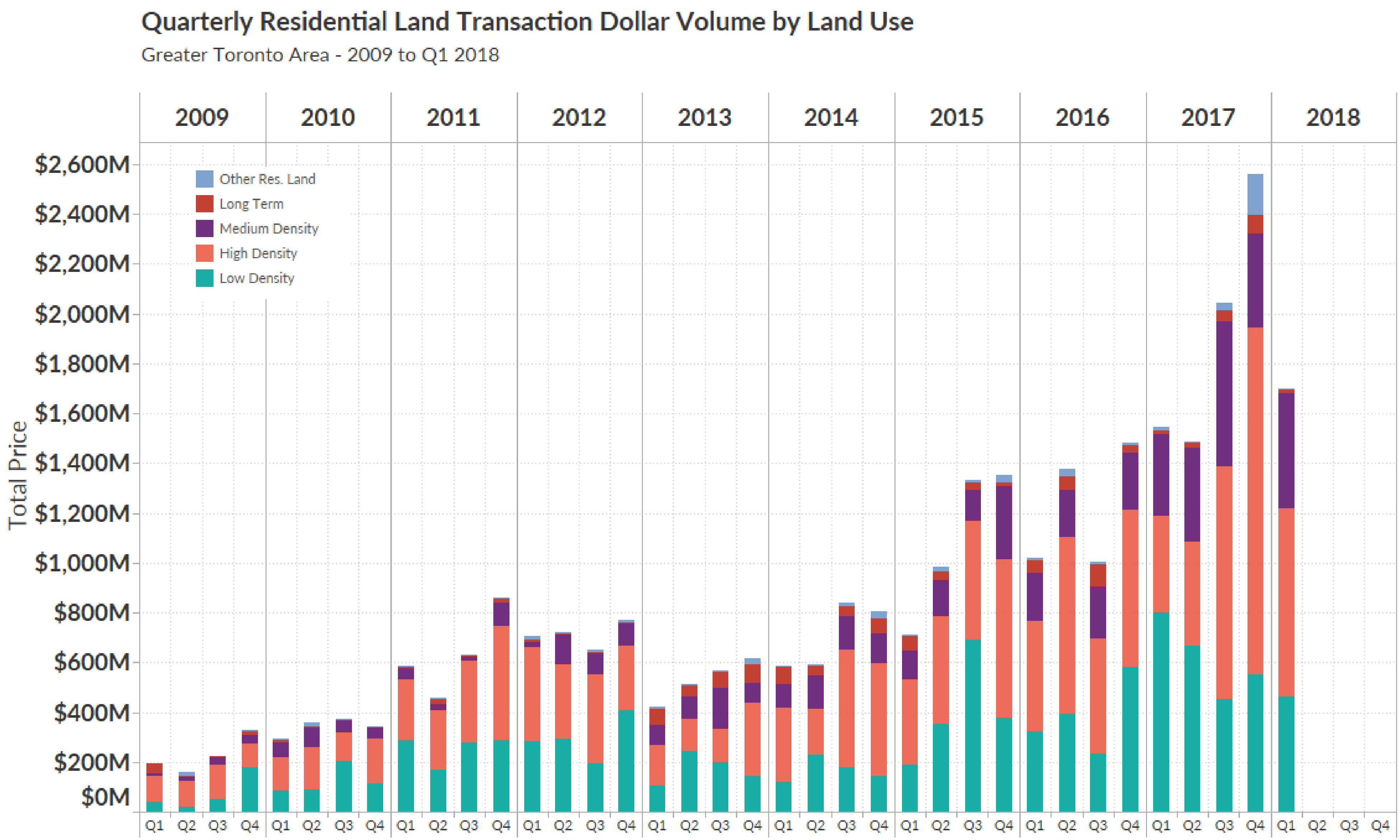
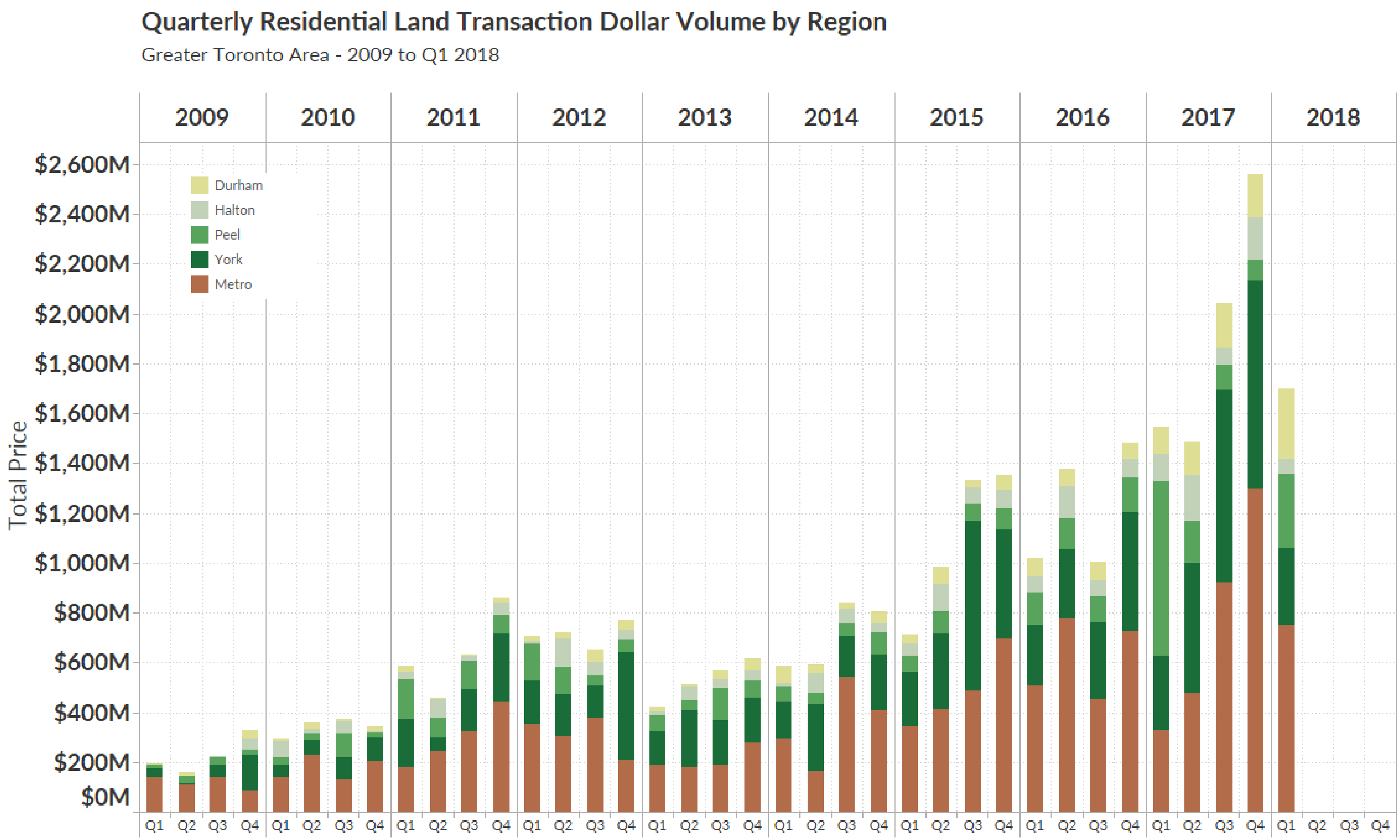


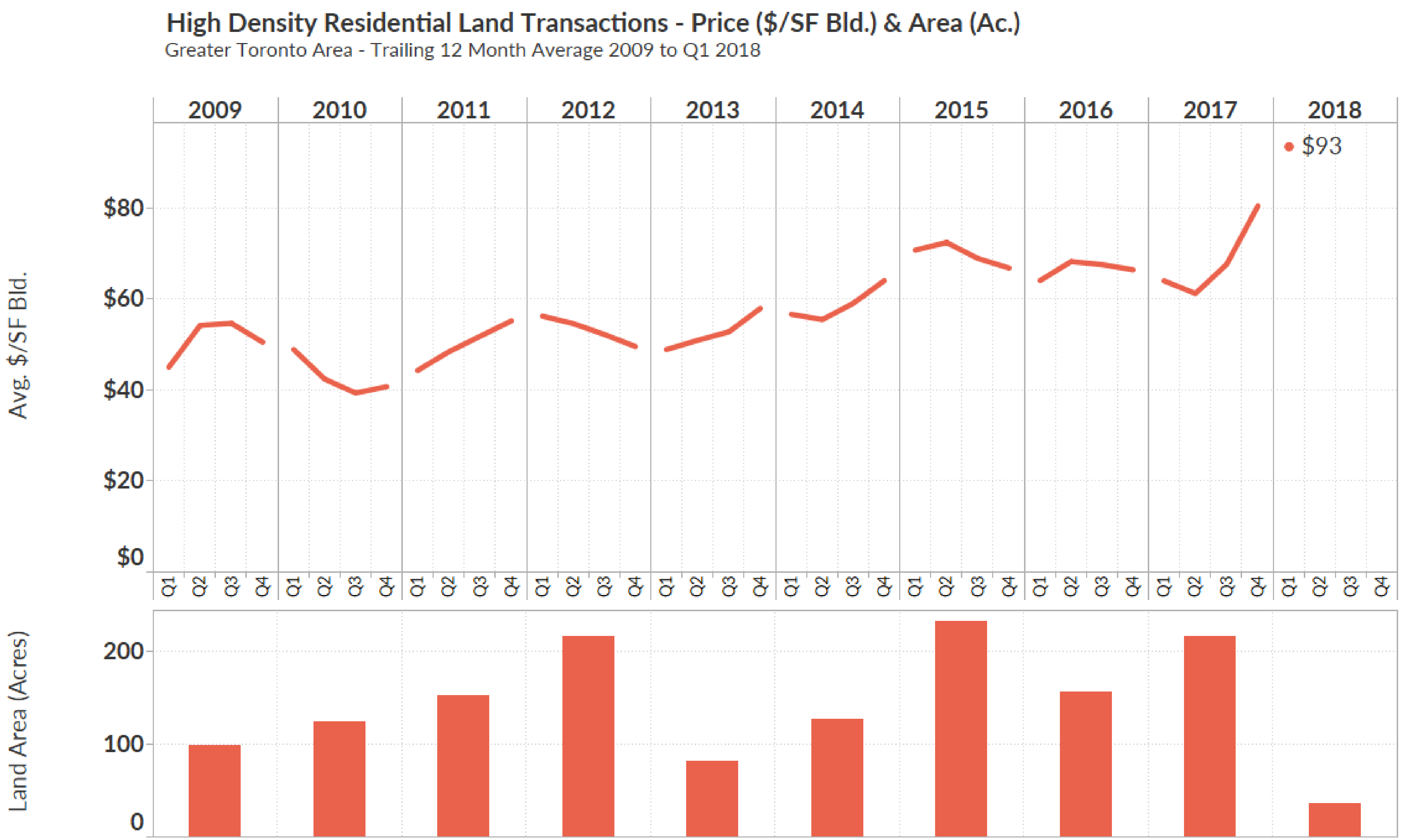
Transactions by Region

$1.7B in Q1 2018 residential land deals broken down by Region as $753M in Toronto, $305M in York Region, $298M in Peel, $60M in Halton and $287M in Durham.



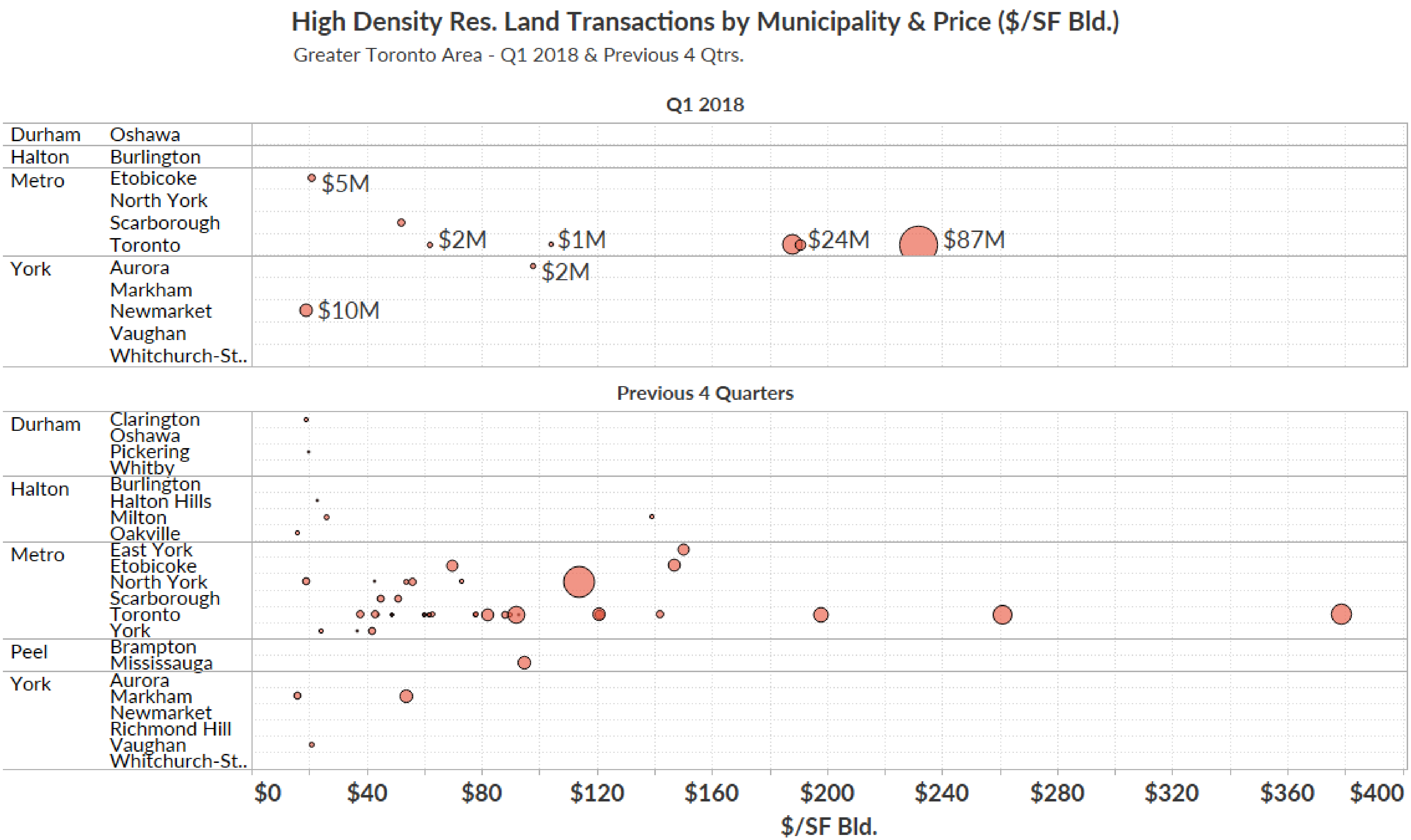
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q1 2018 is $93/sf bld. That's up about +16% from the previous quarter.



Municipal Comparison – High Density $/SF Bld.

Q1 2018 residential land transactions appear to be slightly higher in price per square foot buildable than the previous four quarters.



Price & Area Trends – Low Density/Medium Density/Long Term

The Q1 2018 average pricing at $2.7M/acre for Medium Density deals, $1.3/acre for Low Density deals and $239,000/acre for Long Term land deals.

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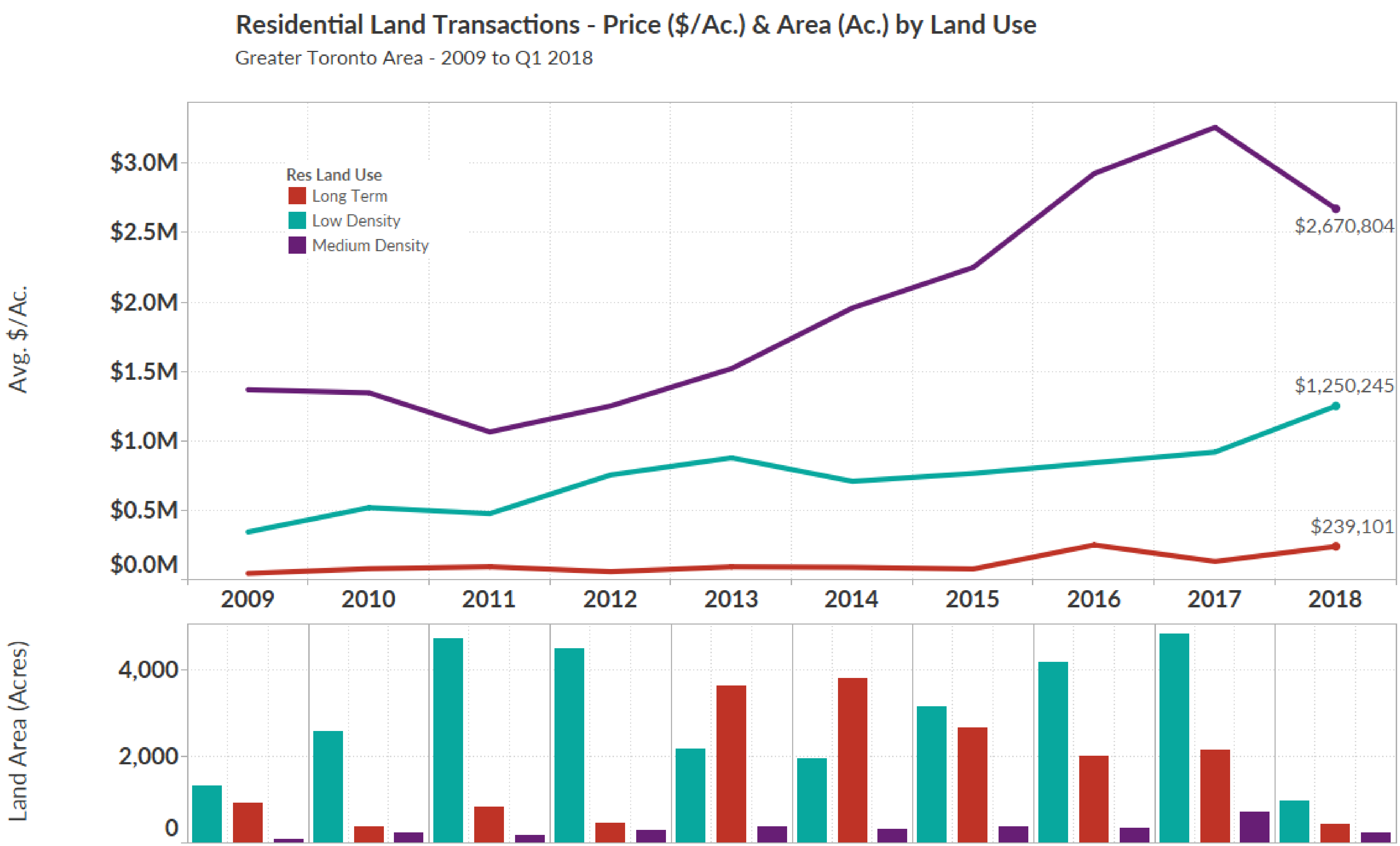
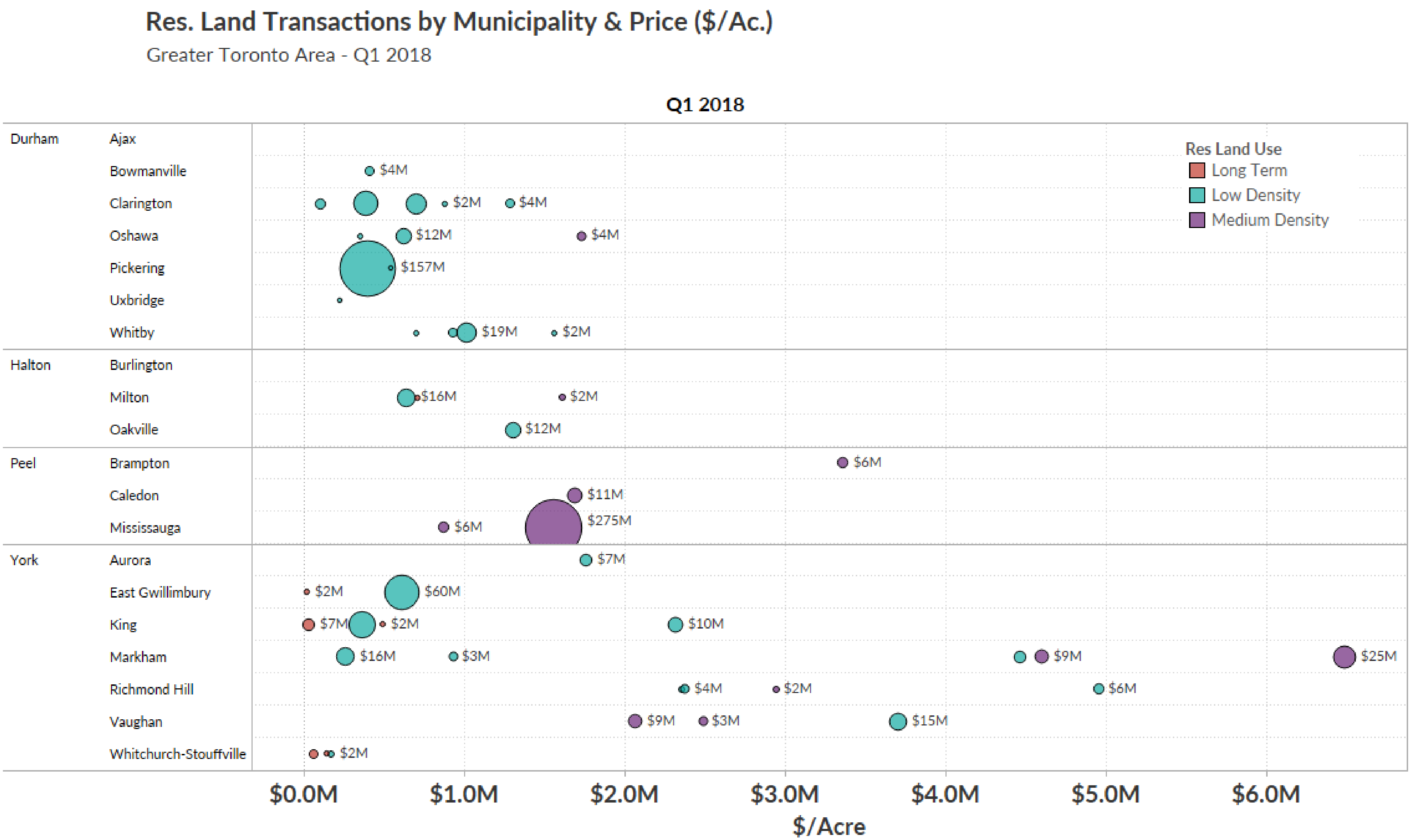


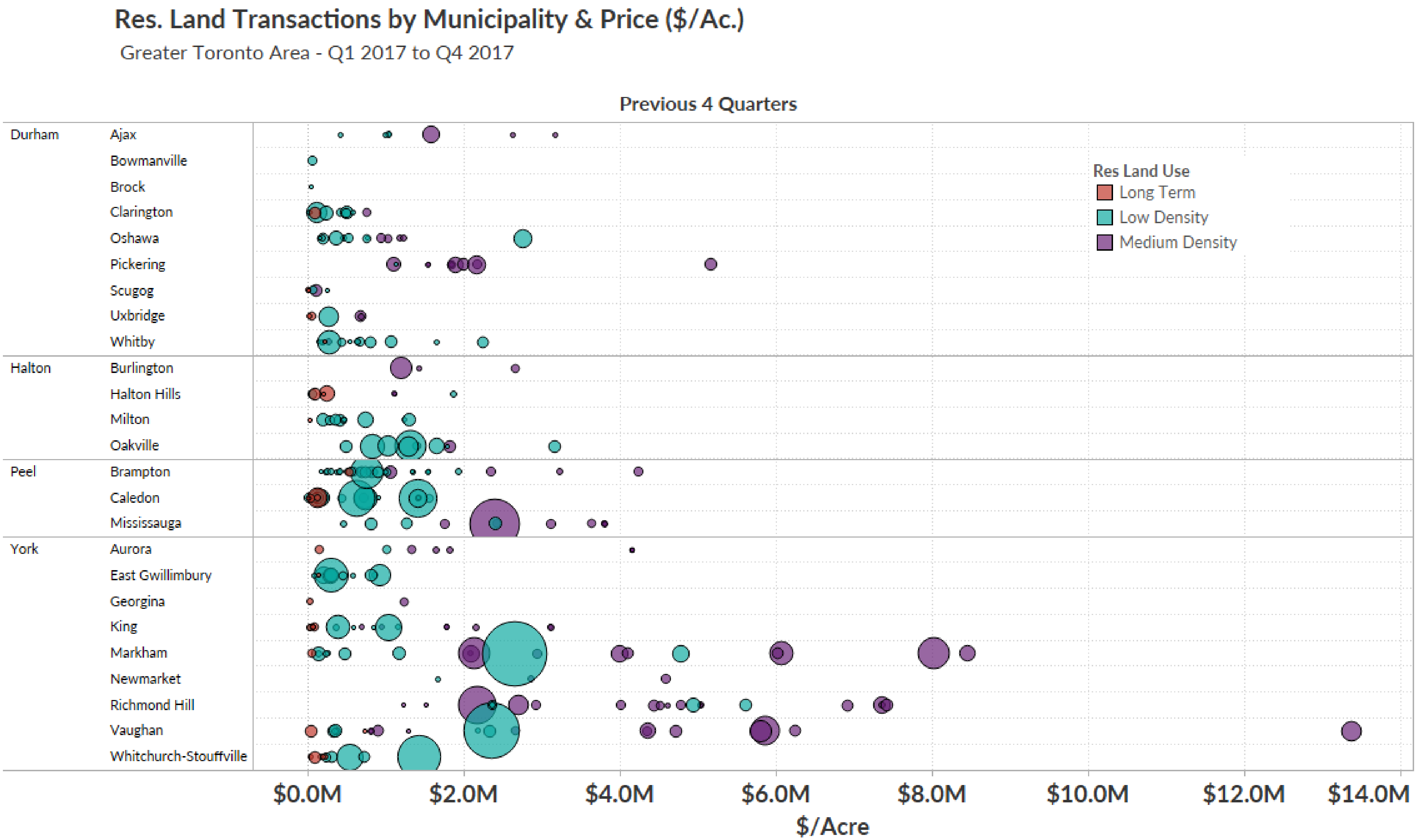
Municipal Comparison – Current Quarter

Notable deals this quarter included a $157M Low Density transaction for about $400,000/acre in Pickering and a $275M Medium Density deal in Mississauga for about $1.6M/acre.



Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $175M Medium Density Transaction in Mississauga worth about $2.4M/acre, Brampton had many transactions under $1M/acre.



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q1 2018 average price for Low Density, Medium Density and Long Term land transactions range from $737,000/acre in Durham, $1.1M/acre in Halton, $1.9M/acre in Peel & $2.0M/acre in York.

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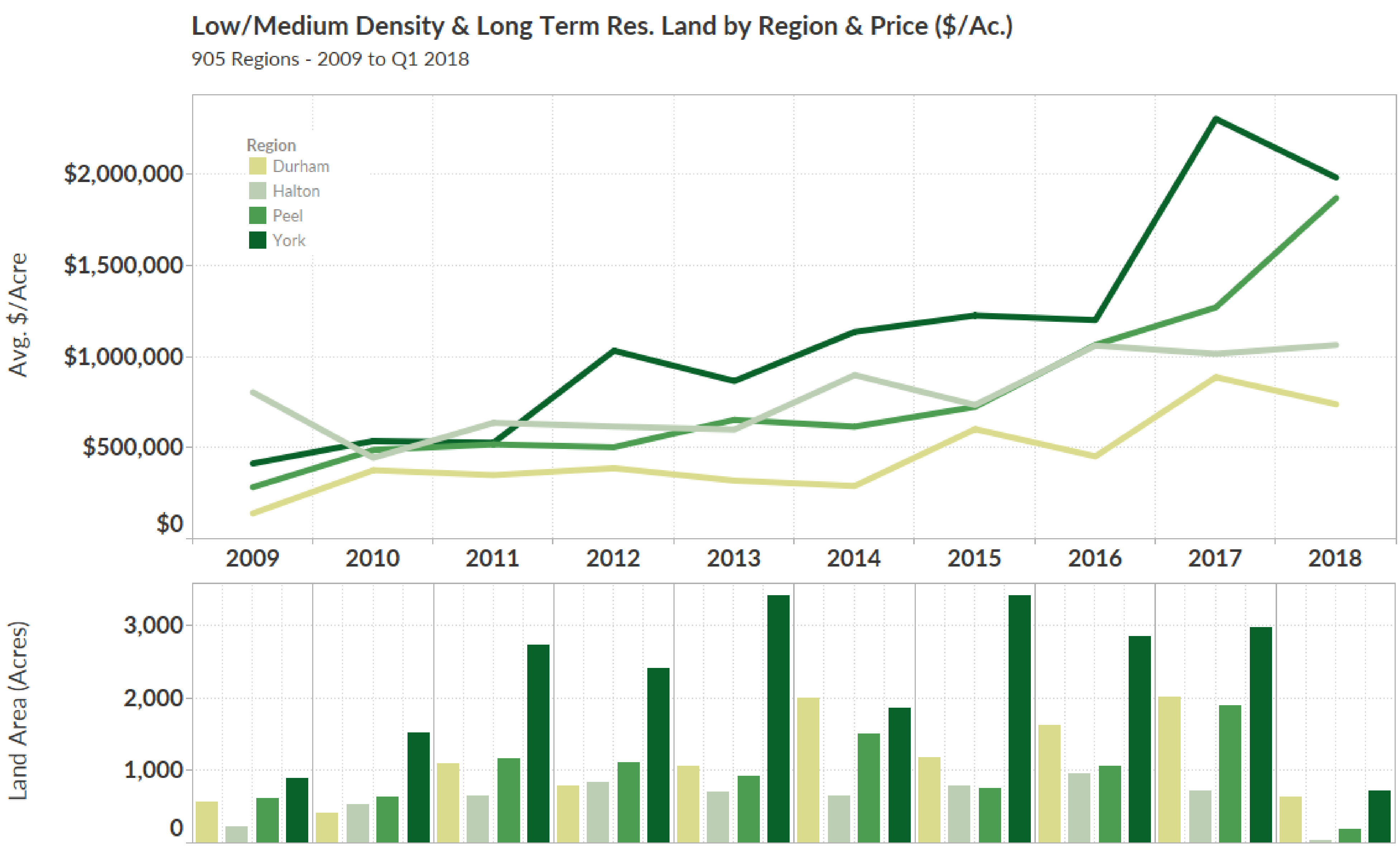
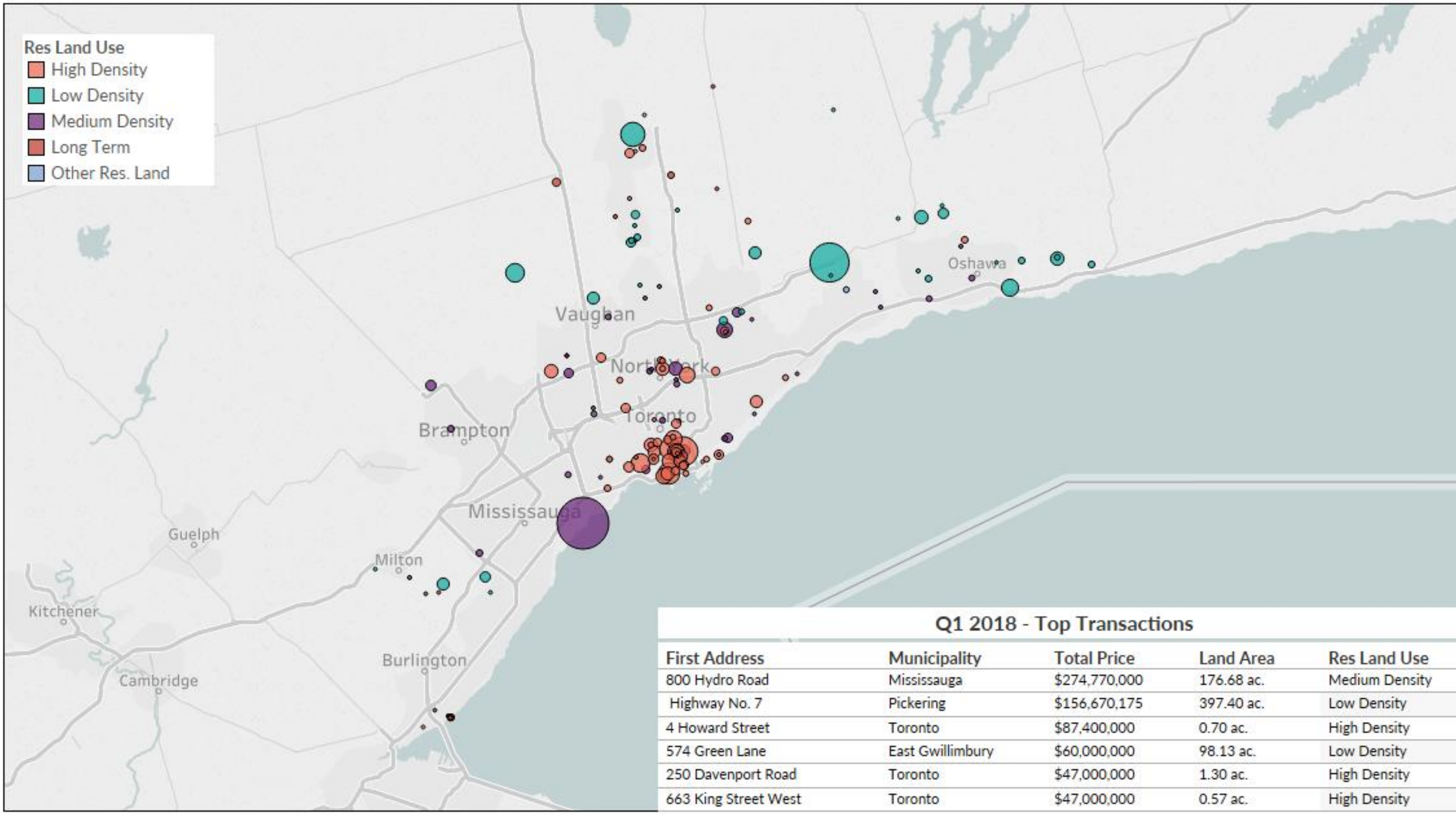


Geographic Distribution

The map illustrates the geographic distribution of all residential land transactions in the current quarter with the top 5 transactions by Total Price included in the table.

Residential Land Transactions by Land Use

Greater Toronto Area - Q1 2018



Q1 2018 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
800 Hydro Road	Mississauga	$274,770,000	176.68 ac.	Medium Density
Highway No. 7	Pickering	$156,670,175	397.40 ac.	Low Density
4 Howard Street	Toronto	$87,400,000	0.70 ac.	High Density
574 Green Lane	East Gwillimbury	$60,000,000	98.13 ac.	Low Density
250 Davenport Road	Toronto	$47,000,000	1.30 ac.	High Density
663 King Street West	Toronto	$47,000,000	0.57 ac.	High Density