Greater Toronto Area Residential Land

Commercial Q2 2018 Statistics

Data as of June 30, 2018

Altus Group

Residential Transactions

Q2 2018 saw 150 residential land transactions worth $1.5B, down -15% from Q1 2018 and down -1% from the same quarter last year.

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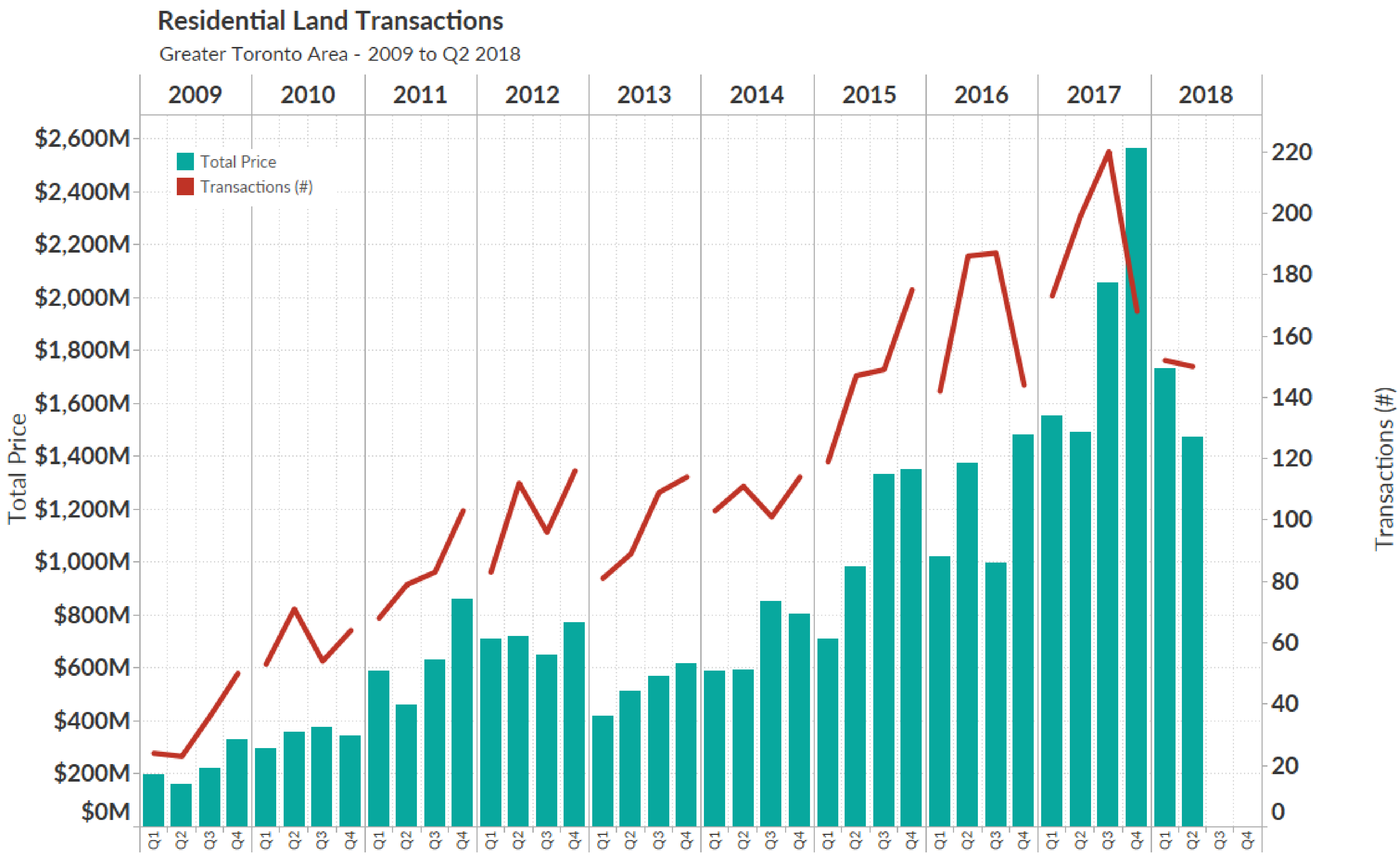

Q2 2018 Residential Land Transaction Timeline

Former City of Toronto is the most active market with 40 residential land transactions, followed by Vaughan with 14 residential land transactions.

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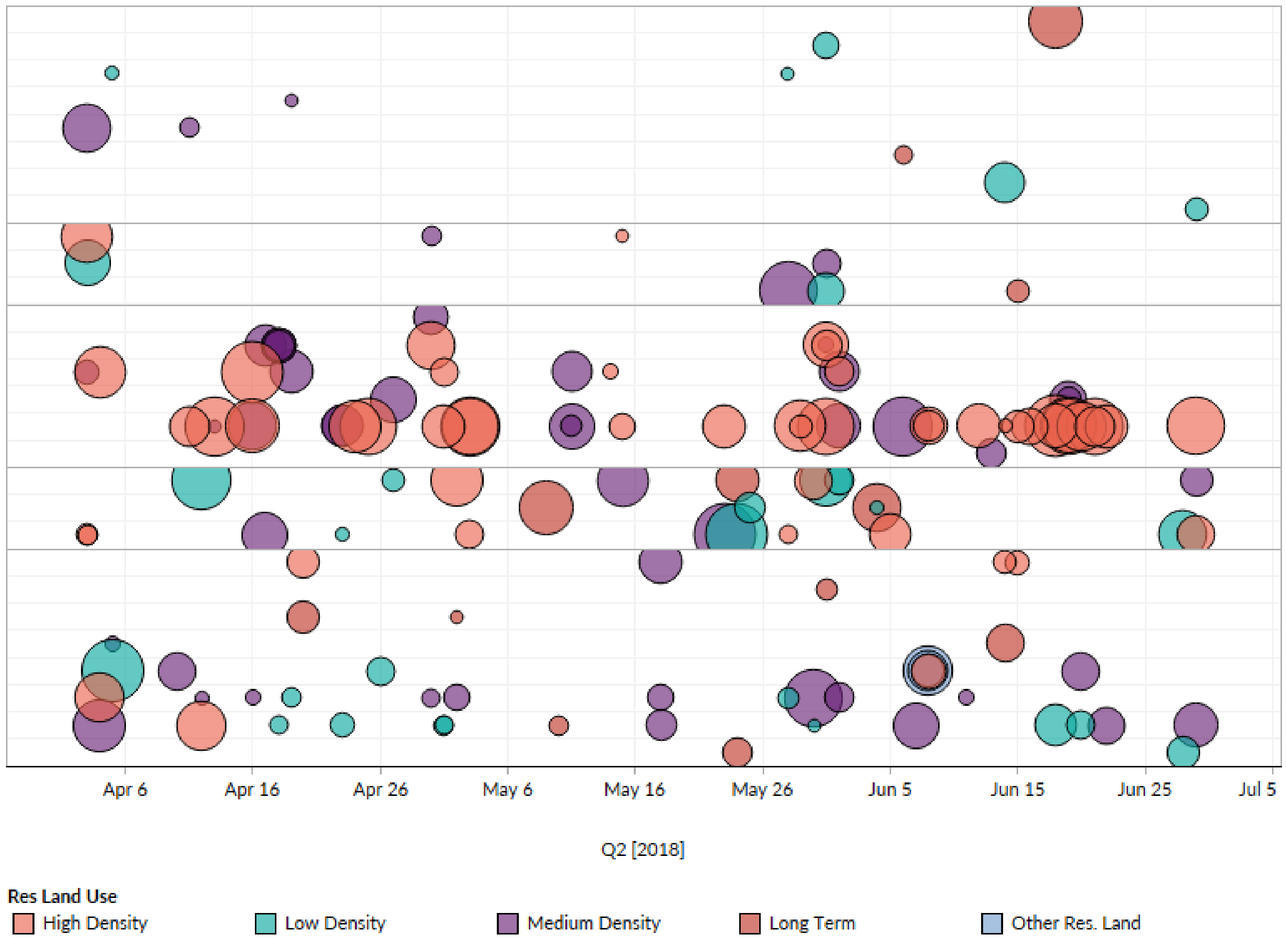
Transaction Timeline by Municipality, Total Price & Land Use

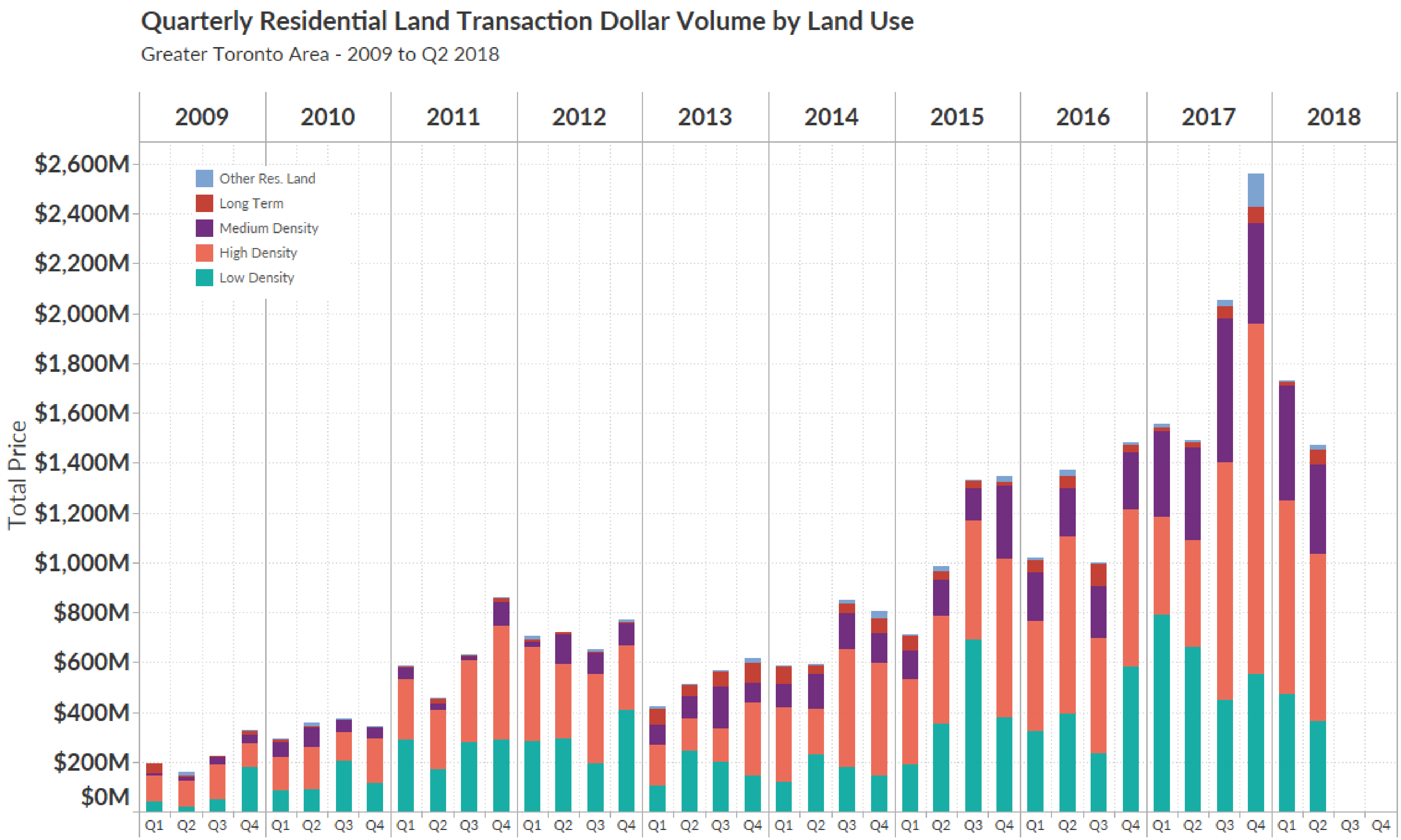
Greater Toronto Area - Q2 2018

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$16M	104	1
	Brock	$2M	140	1
	Clarington	$2M	2	2
	Oshawa	$1M	0	1
	Pickering	$10M	6	2
	Scugog	$2M	52	1
	Uxbridge	$5M	43	1
	Whitby	$2M	7	1
Halton	Burlington	$16M	1	4
	Milton	$9M	19	2
	Oakville	$40M	11	3
Metro	East York	$4M	1	1
	Etobicoke	$32M	2	8
	North York	$160M	11	10
	Scarborough	$12M	5	3
	Toronto	$508M	14	40
	York	$2M	1	1
Peel	Brampton	$104M	90	9
	Caledon	$28M	215	4
	Mississauga	$157M	260	11
York	Aurora	$12M	4	4
	East Gwillimb..	$2M	13	1
	Georgina	$4M	291	2
	King	$6M	26	2
	Markham	$217M	75	8
	Richmond Hill	$52M	12	11
	Vaughan	$60M	55	14
	Whitchurch-S..	$5M	11	2



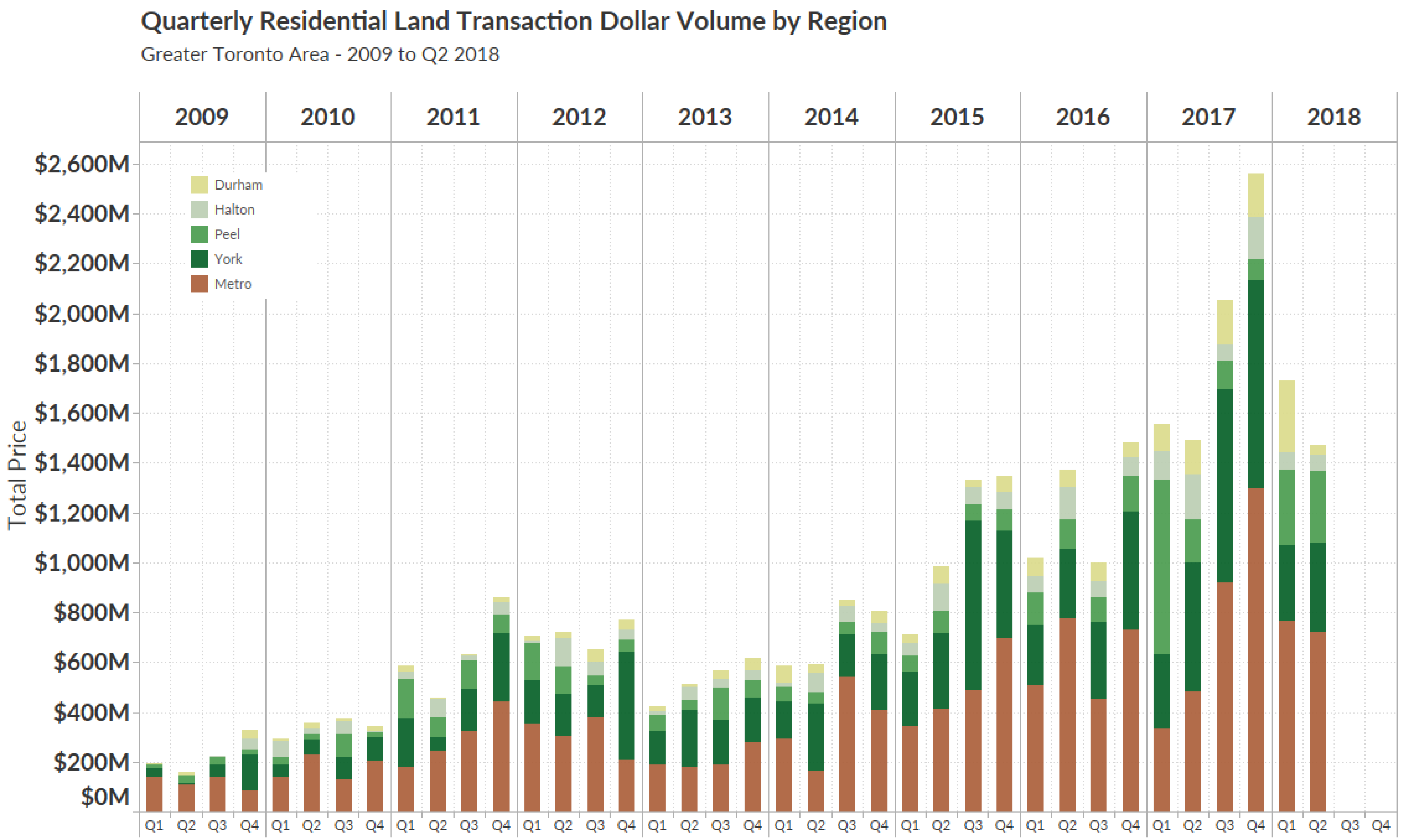
Transactions by Land Use

$1.5B in Q2 2018 comprised of $362 Low Density deals, $670M High Density deals, $359 Medium Density deals, $63M Long Term deals and $16M in deals classified as Other land uses.



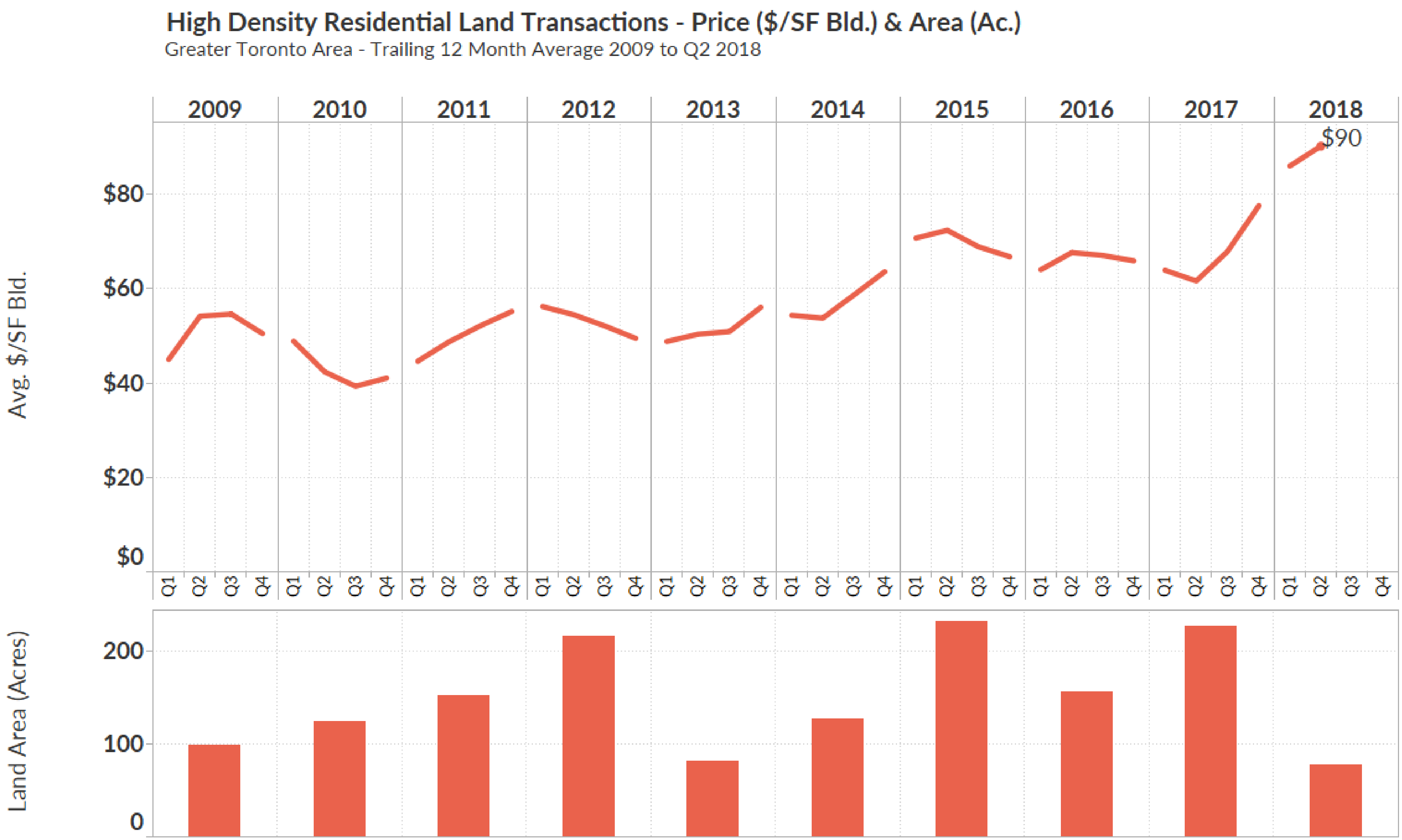
Transactions by Region

$1.5B in Q2 2018 residential land deals broken down by Region as $719M in Toronto, $358M in York Region, $289M in Peel, $65M in Halton and $39M in Durham.



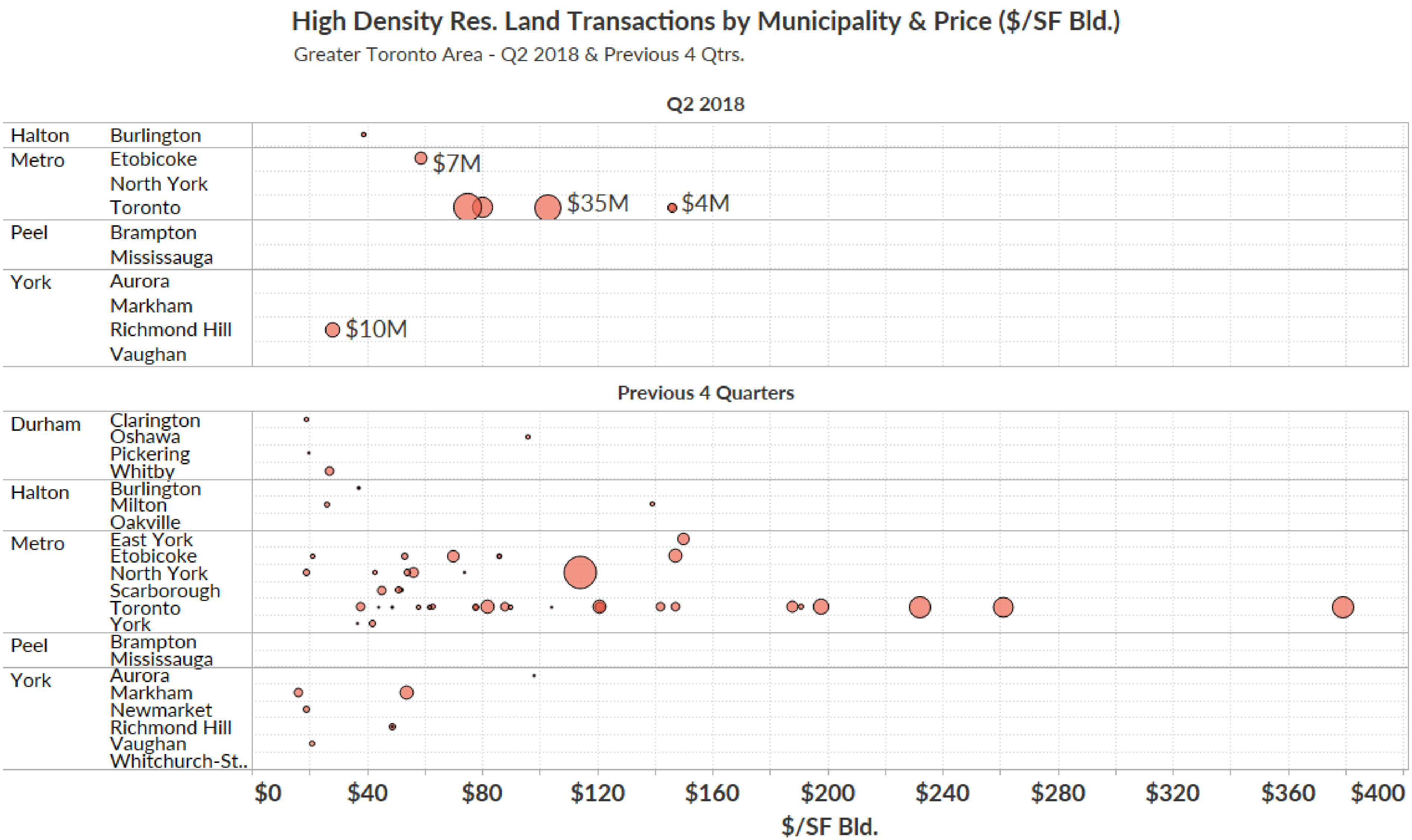
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q2 2018 is $90/sf bld. That's up about +5% from the previous quarter.



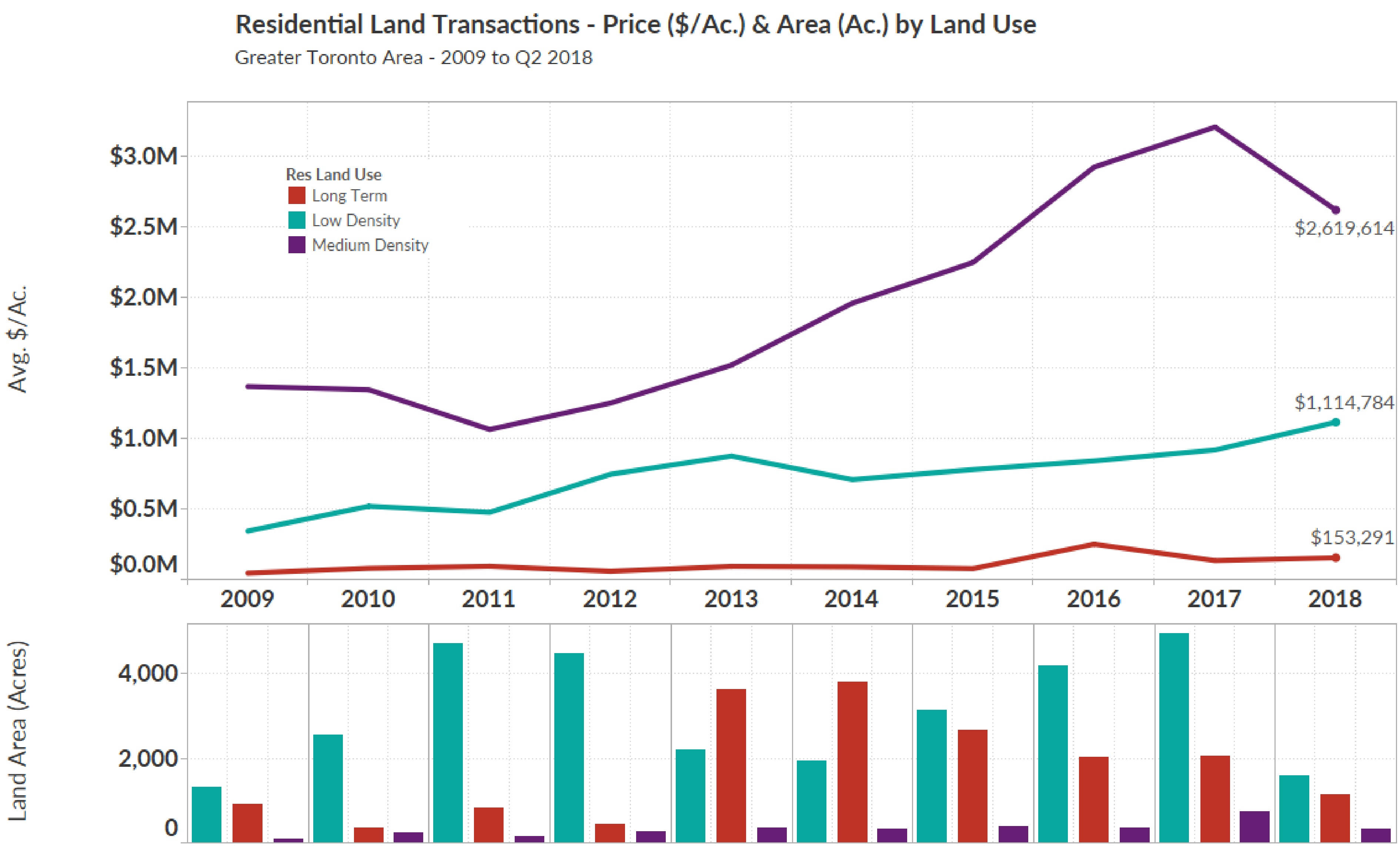
Municipal Comparison – High Density $/SF Bld.

Q2 2018 residential land transactions appear to be similar in price per square foot buildable than the previous four quarters.



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

The Q2 2018 average pricing at $2.6M/acre for Medium Density deals, $1.1/acre for Low Density deals and $153,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $187M Low Density transaction for about $2.7M/acre in Markham and a $70M Medium Density deal in Mississauga for about $2.3M/acre.

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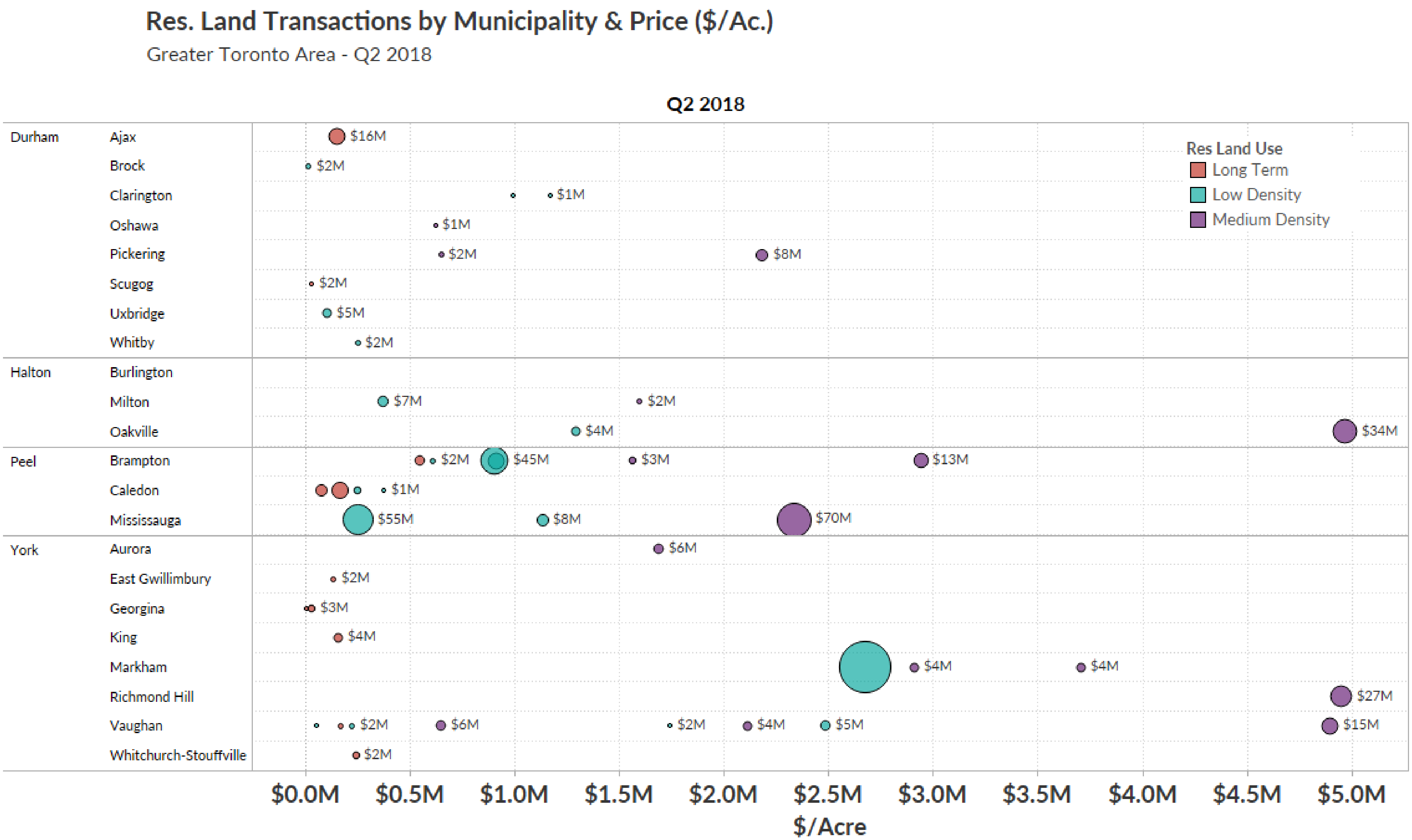
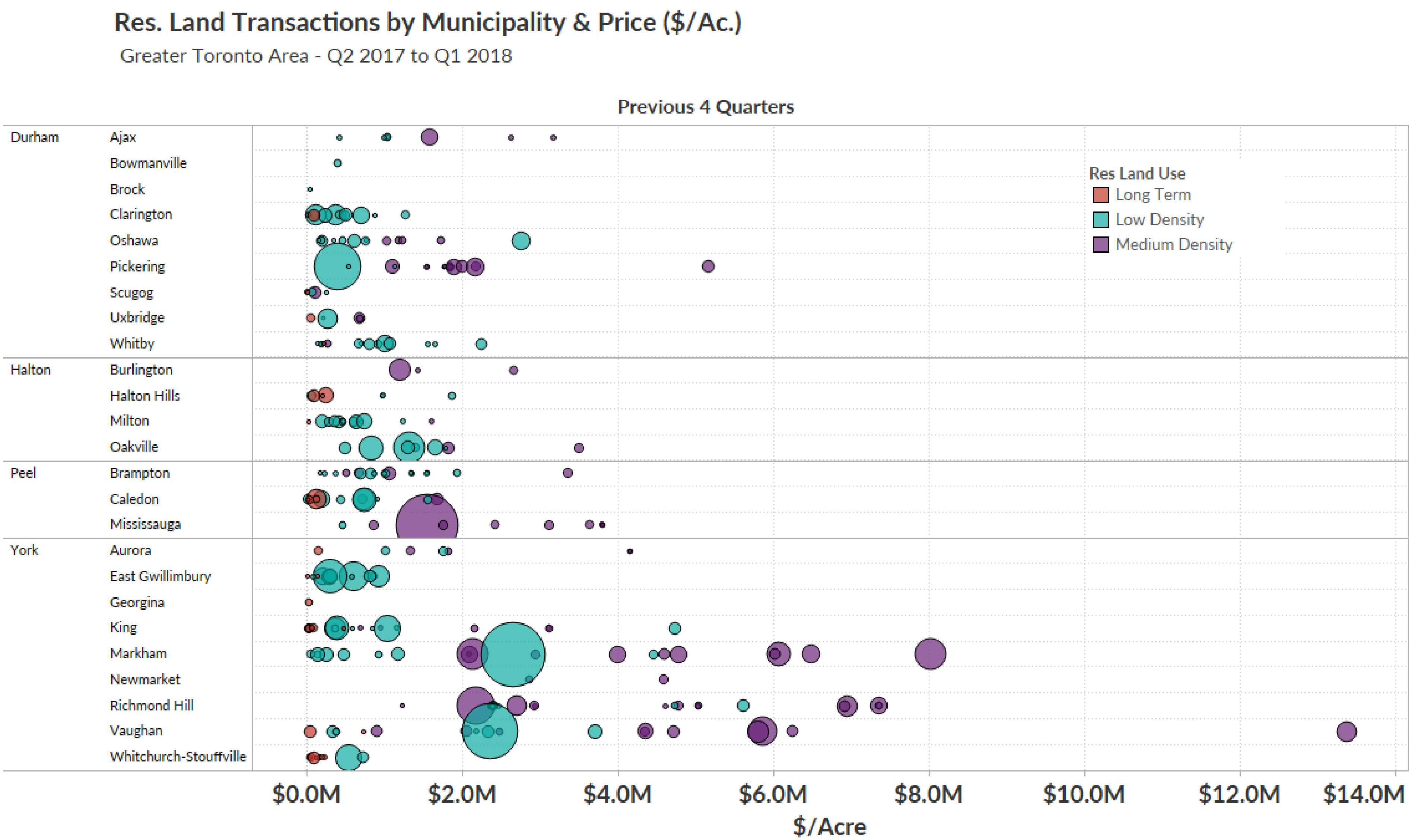


Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $275M Medium Density Transaction in Mississauga worth about $1.6M/acre, Brampton had many transactions under $2M/acre.



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q2 2018 average price for Low Density, Medium Density and Long Term land transactions range from $691,000/acre in Durham, $1.7M/acre in Halton, $1.2M/acre in Peel & $1.9M/acre in York.

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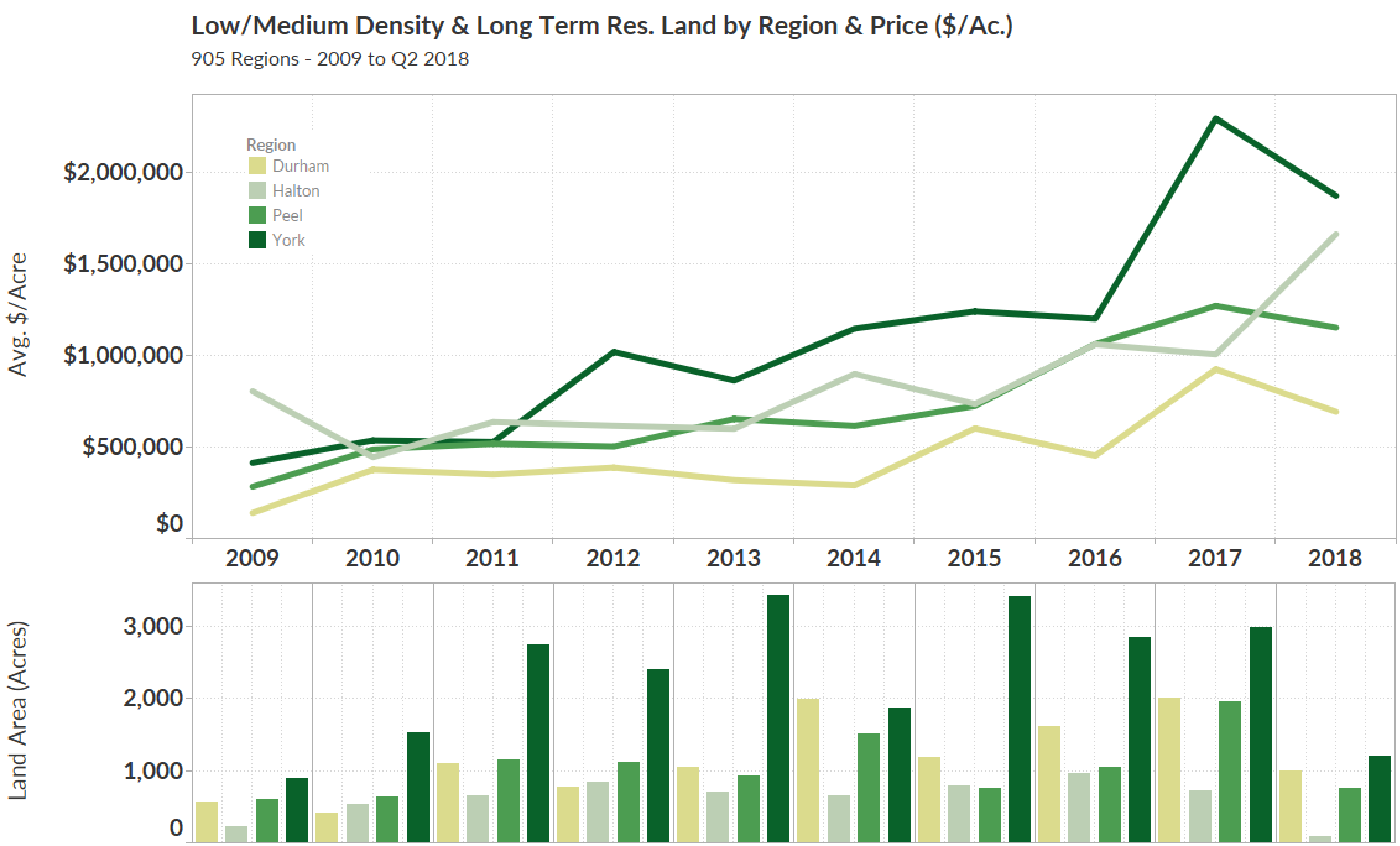
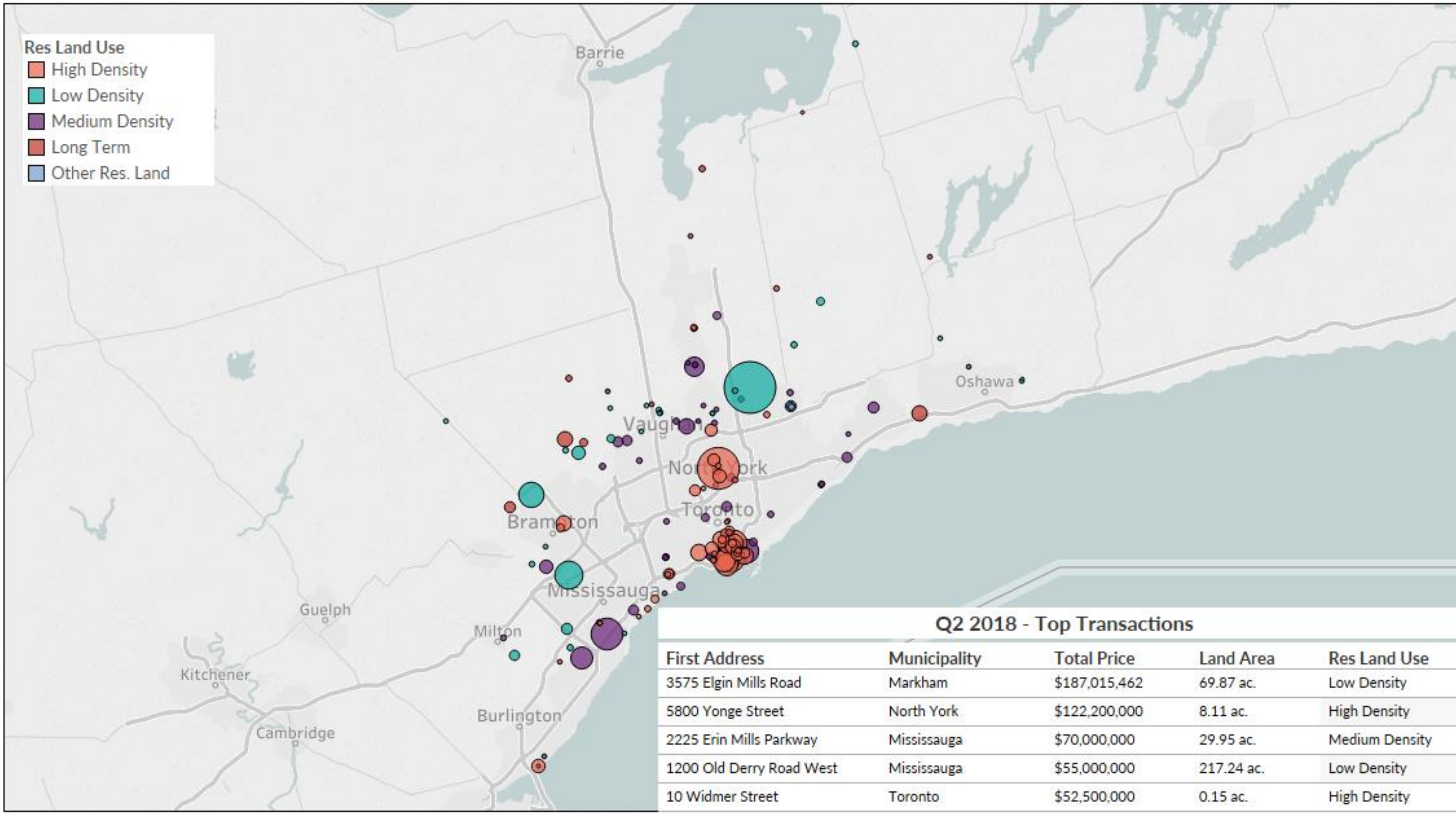


Geographic Distribution

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 - Q2 2018



Q2 2018 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
3575 Elgin Mills Road	Markham	$187,015,462	69.87 ac.	Low Density
5800 Yonge Street	North York	$122,200,000	8.11 ac.	High Density
2225 Erin Mills Parkway	Mississauga	$70,000,000	29.95 ac.	Medium Density
1200 Old Derry Road West	Mississauga	$55,000,000	217.24 ac.	Low Density
10 Widmer Street	Toronto	$52,500,000	0.15 ac.	High Density