Greater Toronto Area Residential Land

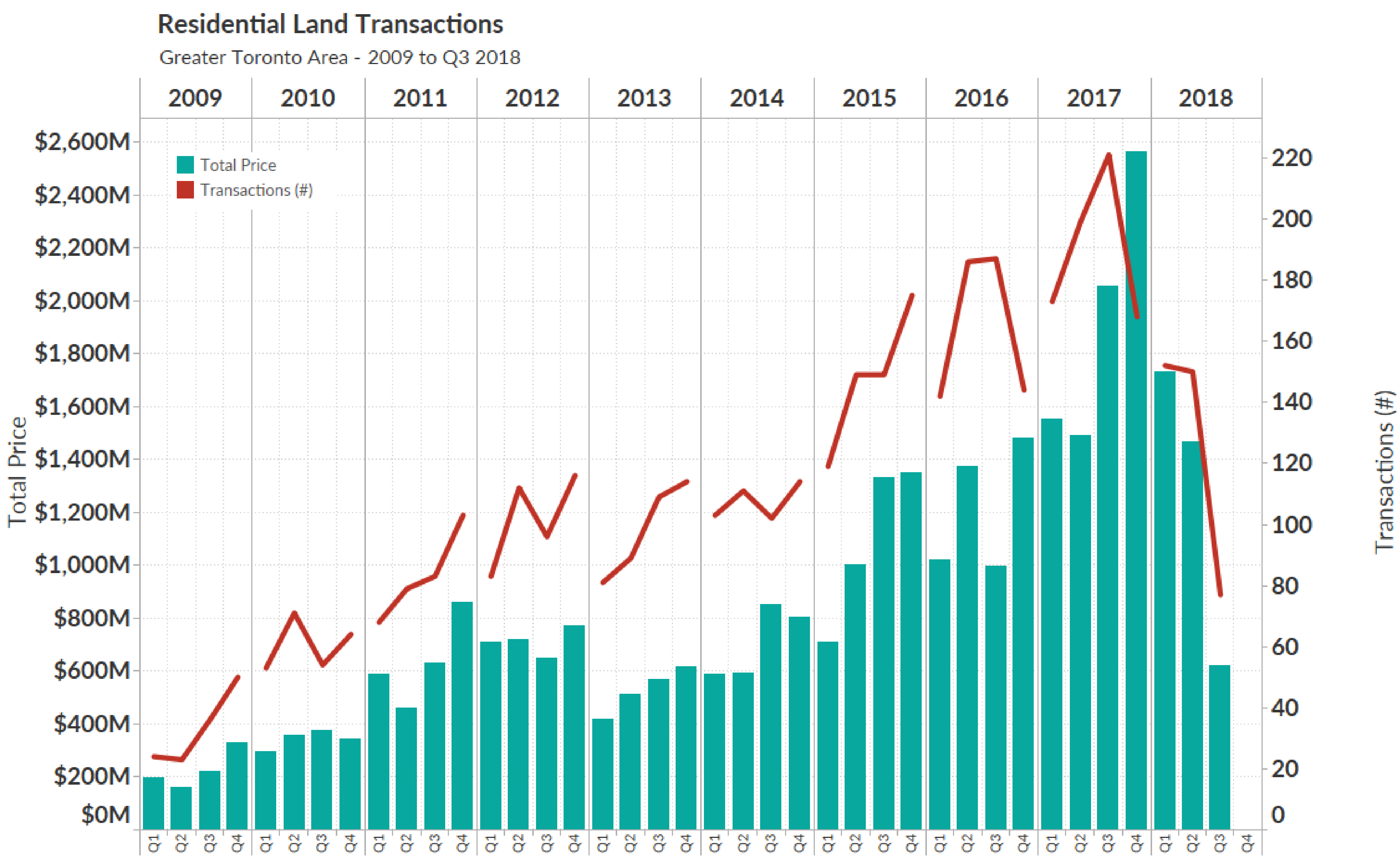
Commercial Q3 2018 Statistics

Data as of September 30, 2018

Altus Group

Residential Transactions

Q3 2018 saw 77 residential land transactions worth $621M, down -58% from Q2 2018 and down -70% from the same quarter last year.



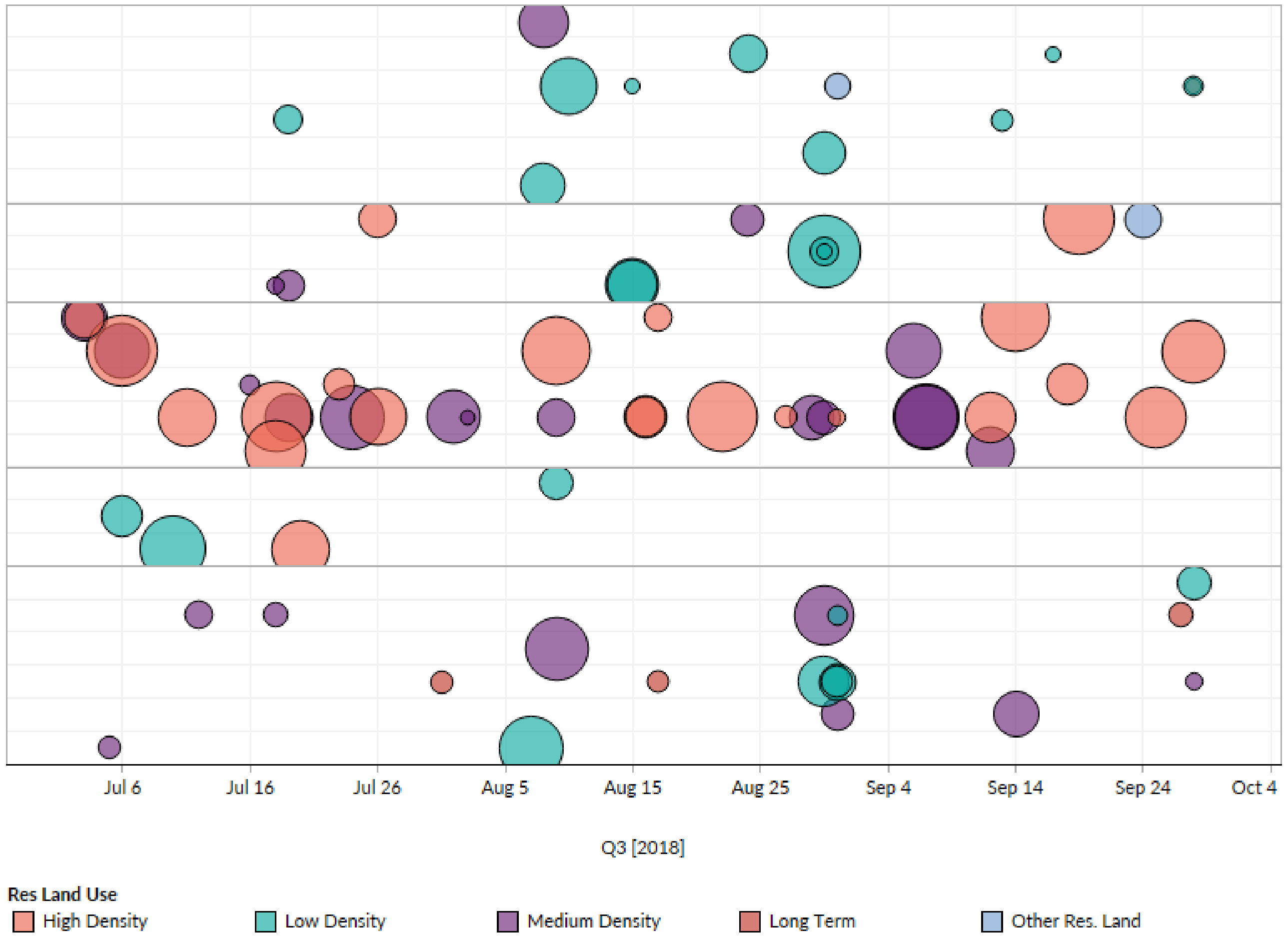
Q3 2018 Residential Land Transaction Timeline

Former City of Toronto is the most active market with 19 residential land transactions, followed by Richmond Hill with 6 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q3 2018

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$6M	2	1
	Bowmanville	$4M	35	2
	Clarington	$14M	86	5
	Pickering	$4M	10	2
	Uxbridge	$5M	5	1
	Whitby	$5M	7	1
Halton	Burlington	$51M	10	4
	Halton Hills	$58M	108	3
	Milton	$17M	23	4
Metro	Etobicoke	$33M	2	4
	North York	$101M	11	5
	Scarborough	$8M	2	3
	Toronto	$183M	9	19
	York	$16M	1	2
Peel	Brampton	$3M	1	1
	Caledon	$4M	15	1
	Mississauga	$32M	14	2
York	Aurora	$3M	4	1
	King	$18M	21	5
	Markham	$13M	3	1
	Richmond Hill	$17M	54	6
	Vaughan	$8M	3	2
	Whitchurch-S..	$19M	14	2



Transactions by Land Use

$621M in Q3 2018 comprised of $162 Low Density deals, $301M High Density deals, $146 Medium Density deals, $6M Long Term deals and $5M in deals classified as Other land uses.

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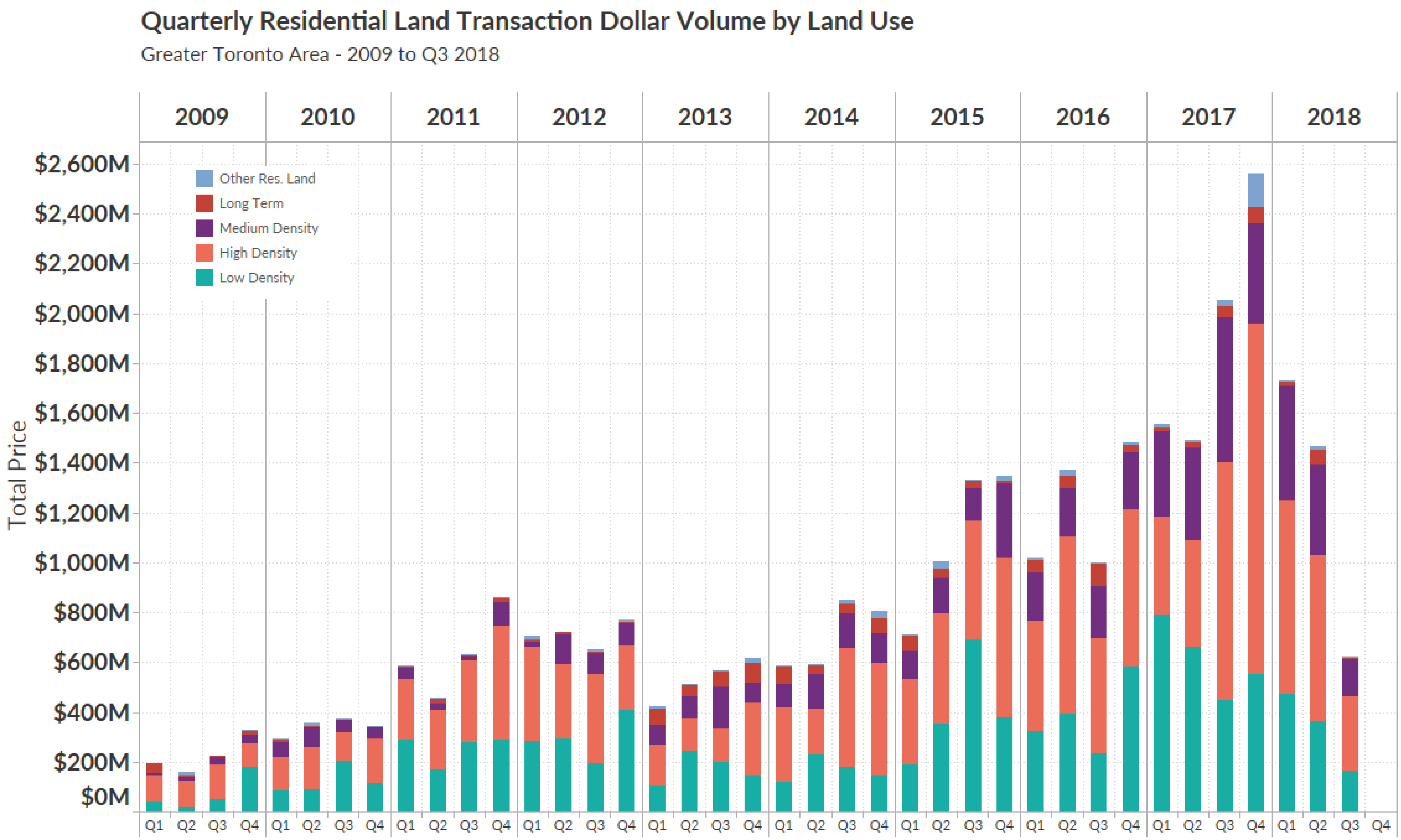
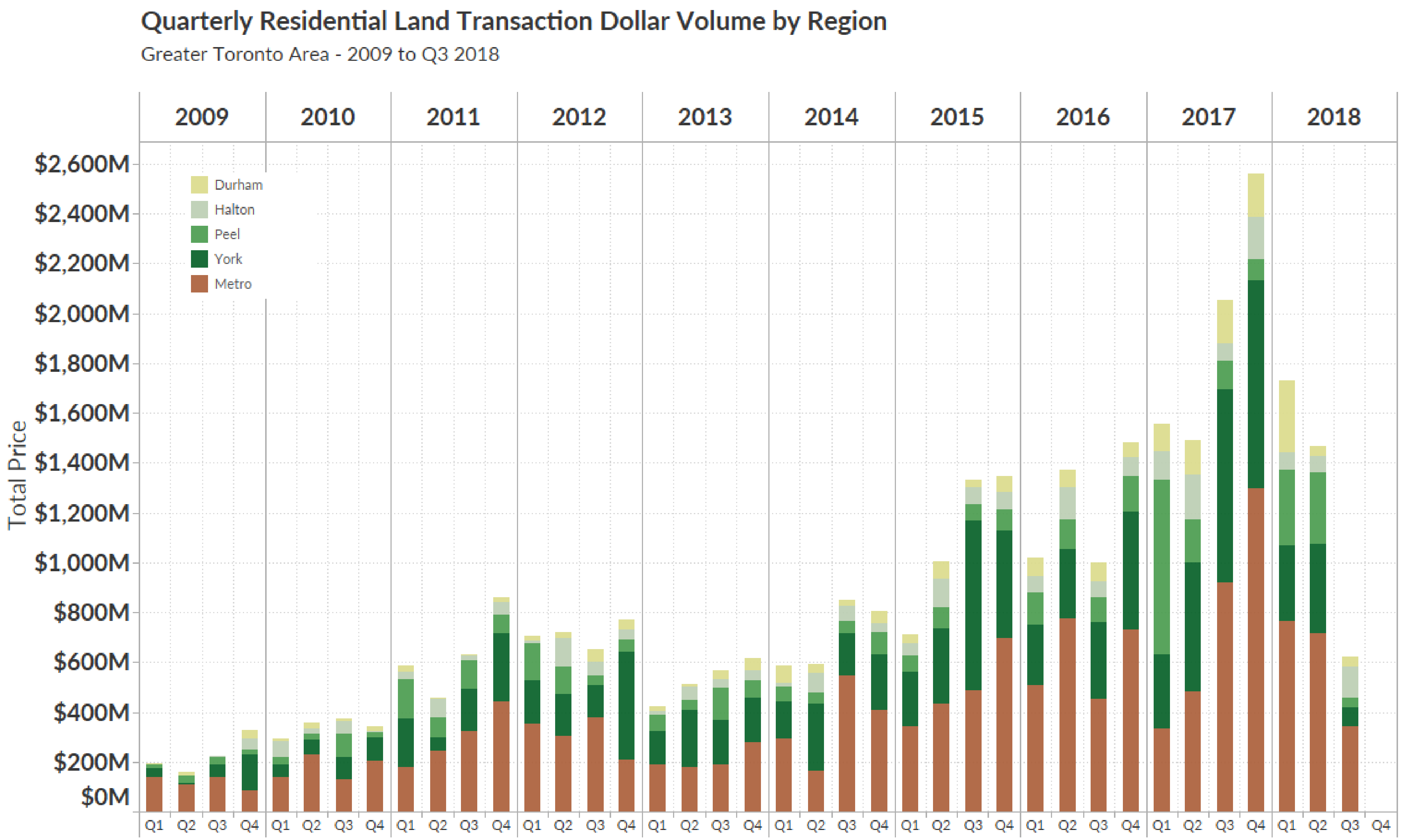


Transactions by Region

$621M in Q3 2018 residential land deals broken down by Region as $341M in Toronto, $76M in York Region, $39M in Peel, $127M in Halton and $38M in Durham.



Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q3 2018 is $98/sf bld. That's up about +3% from the previous quarter.

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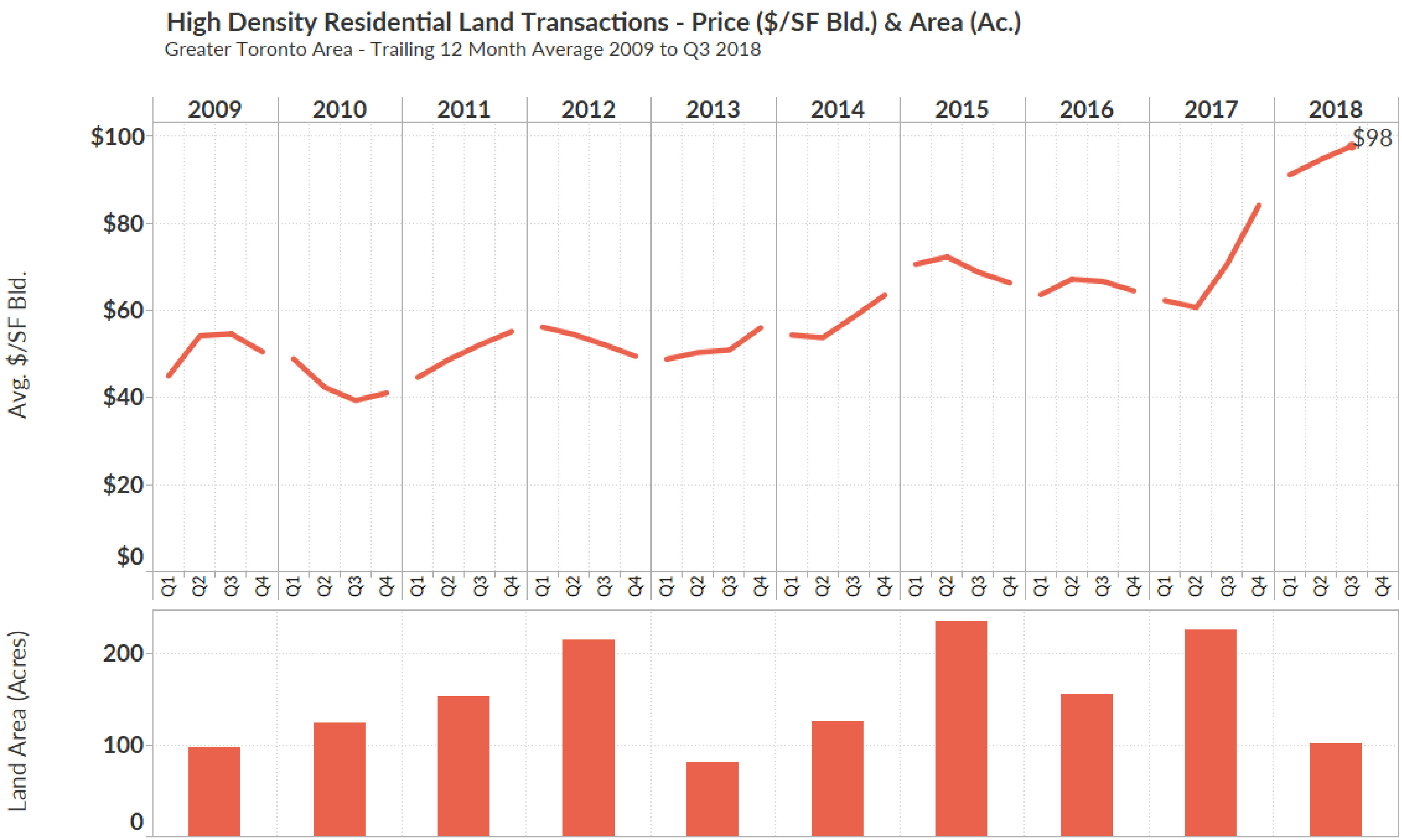
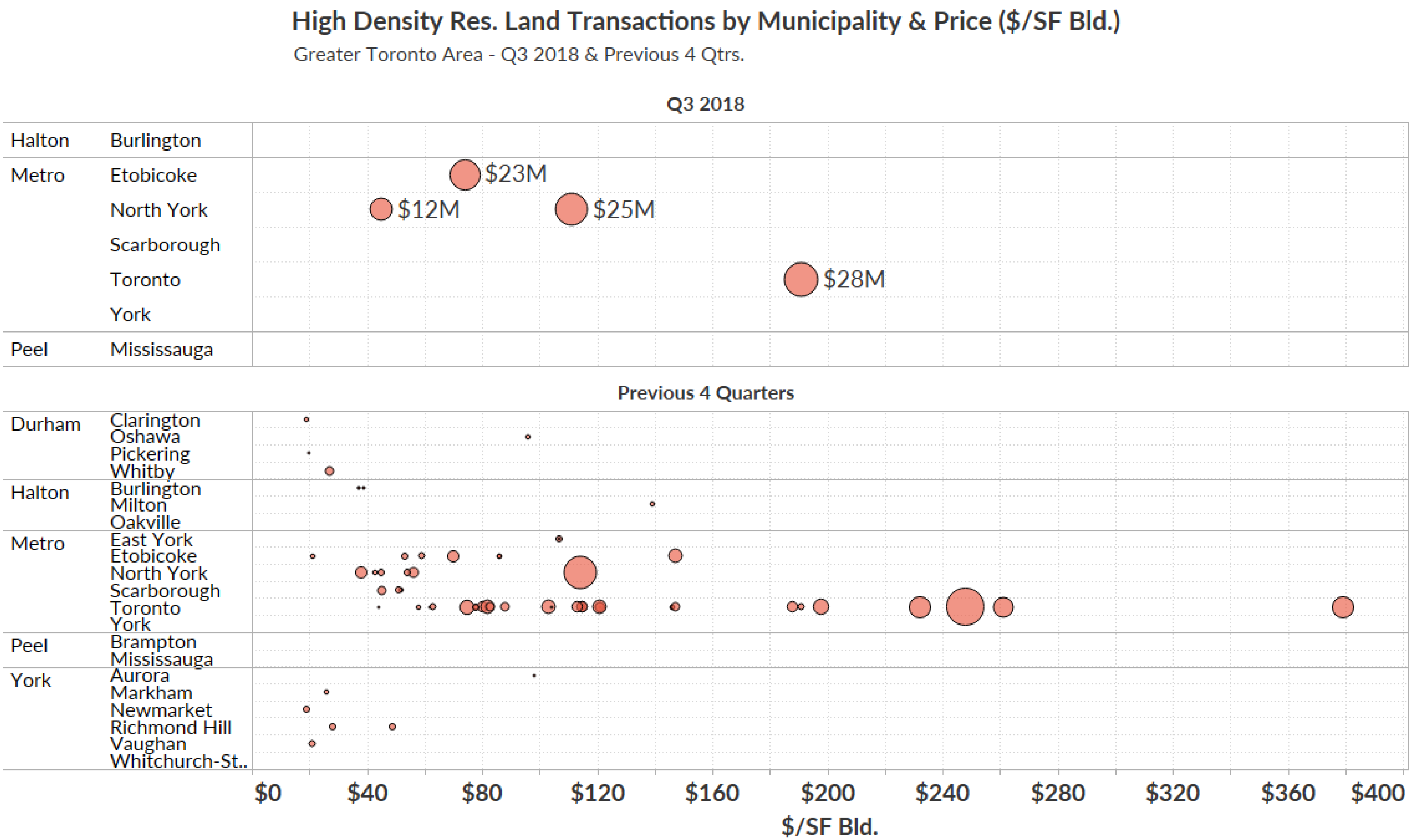


Municipal Comparison – High Density $/SF Bld.

Q3 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 Q3 2018 average pricing at $2.8M/acre for Medium Density deals, $941,000/acre for Low Density deals and $150,000/acre for Long Term land deals.

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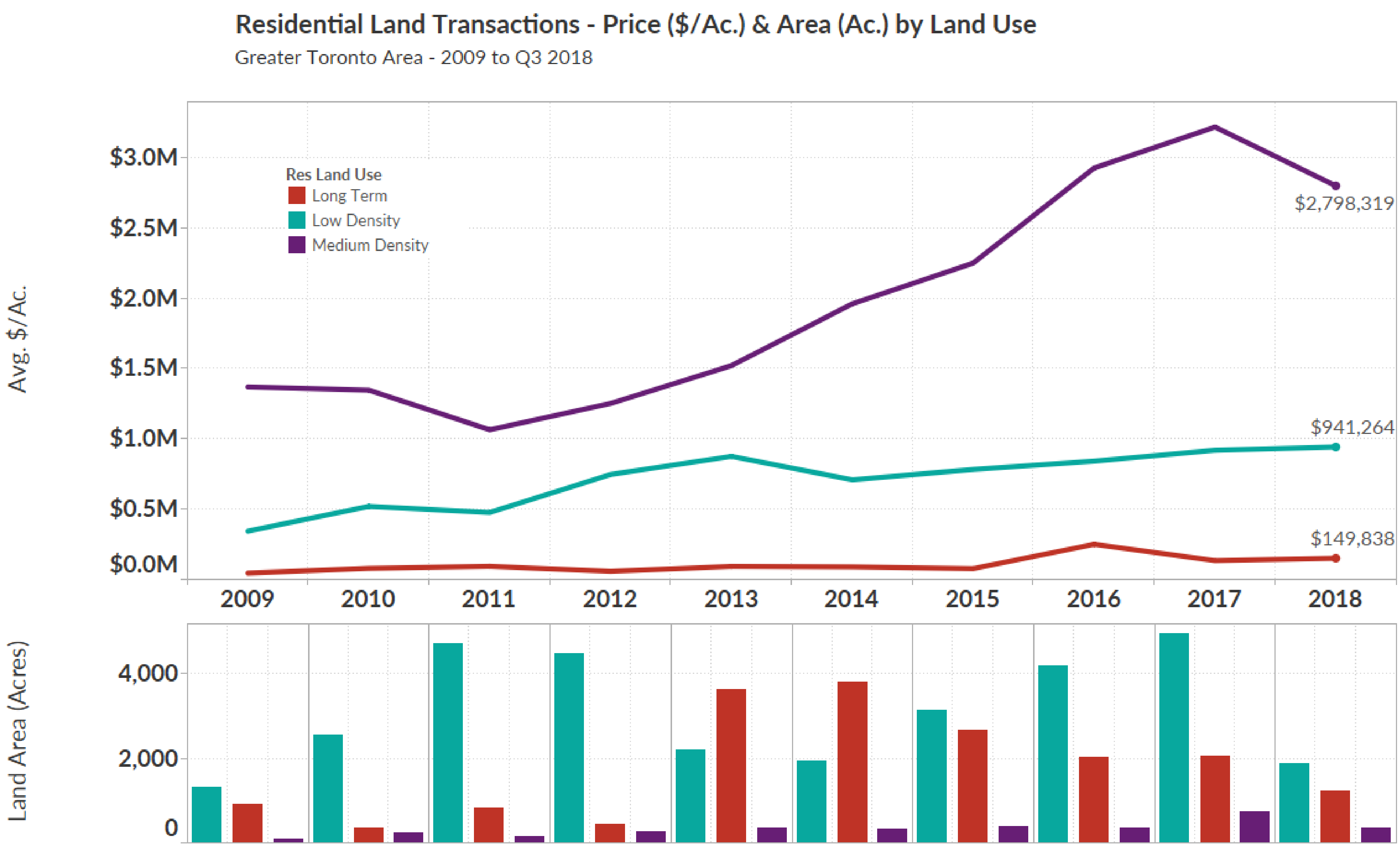
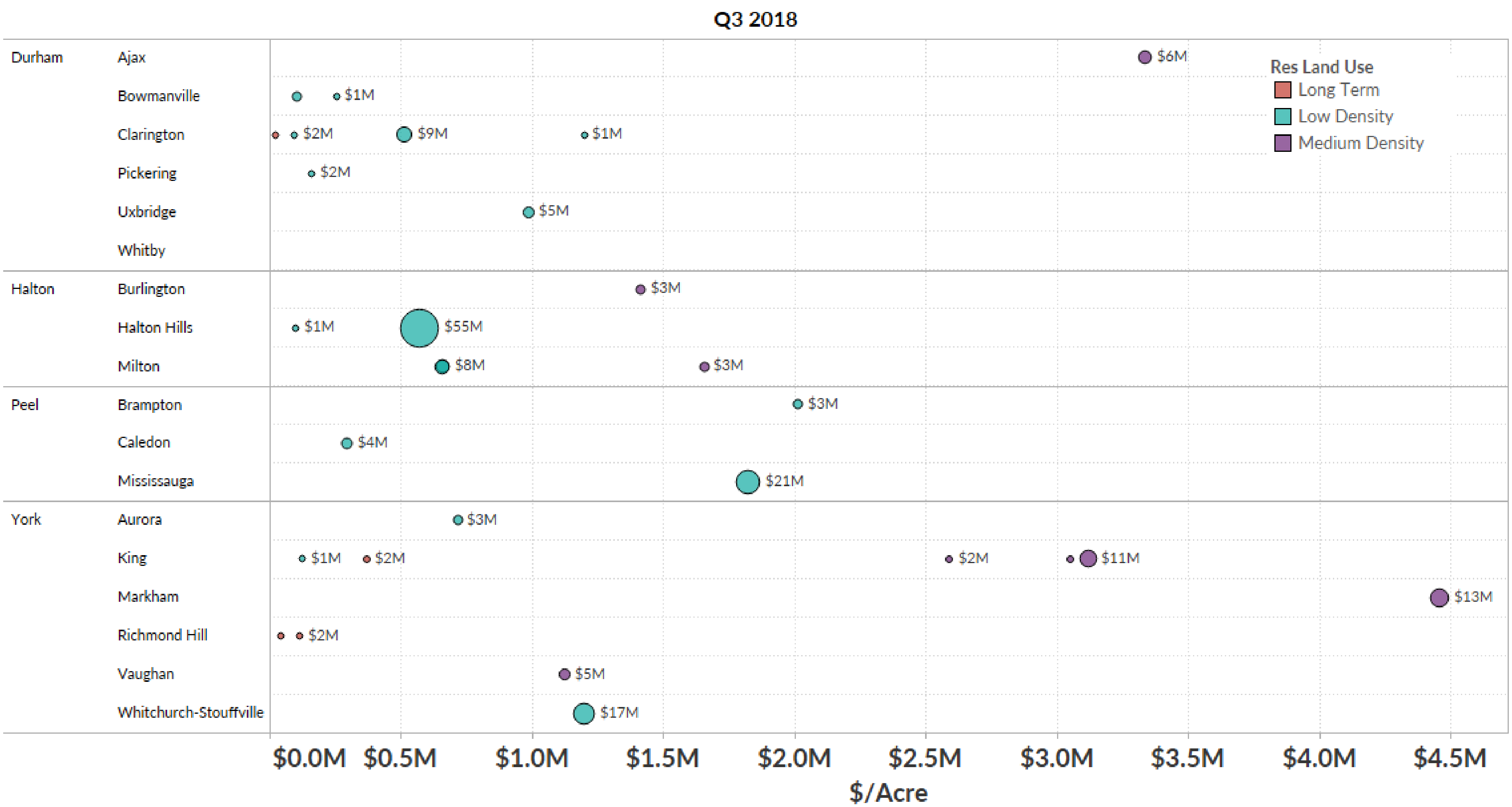


Municipal Comparison – Current Quarter

Notable deals this quarter included a $55M Low Density transaction for about $600,000/acre in Halton Hills and a $13M Medium Density deal in Markham for about $4.5M/acre.

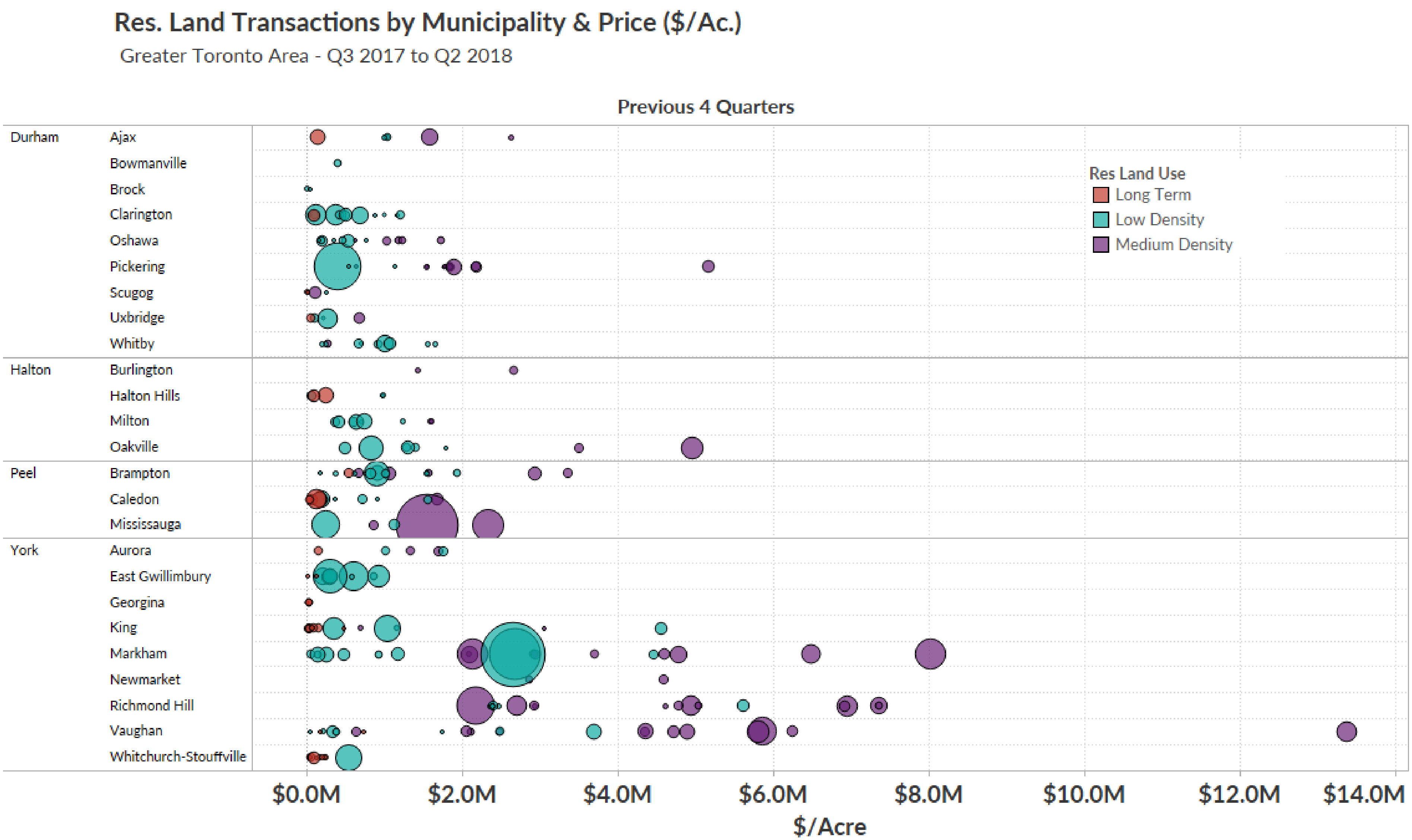
Res. Land Transactions by Municipality & Price ($/Ac.)

Greater Toronto Area - Q3 2018



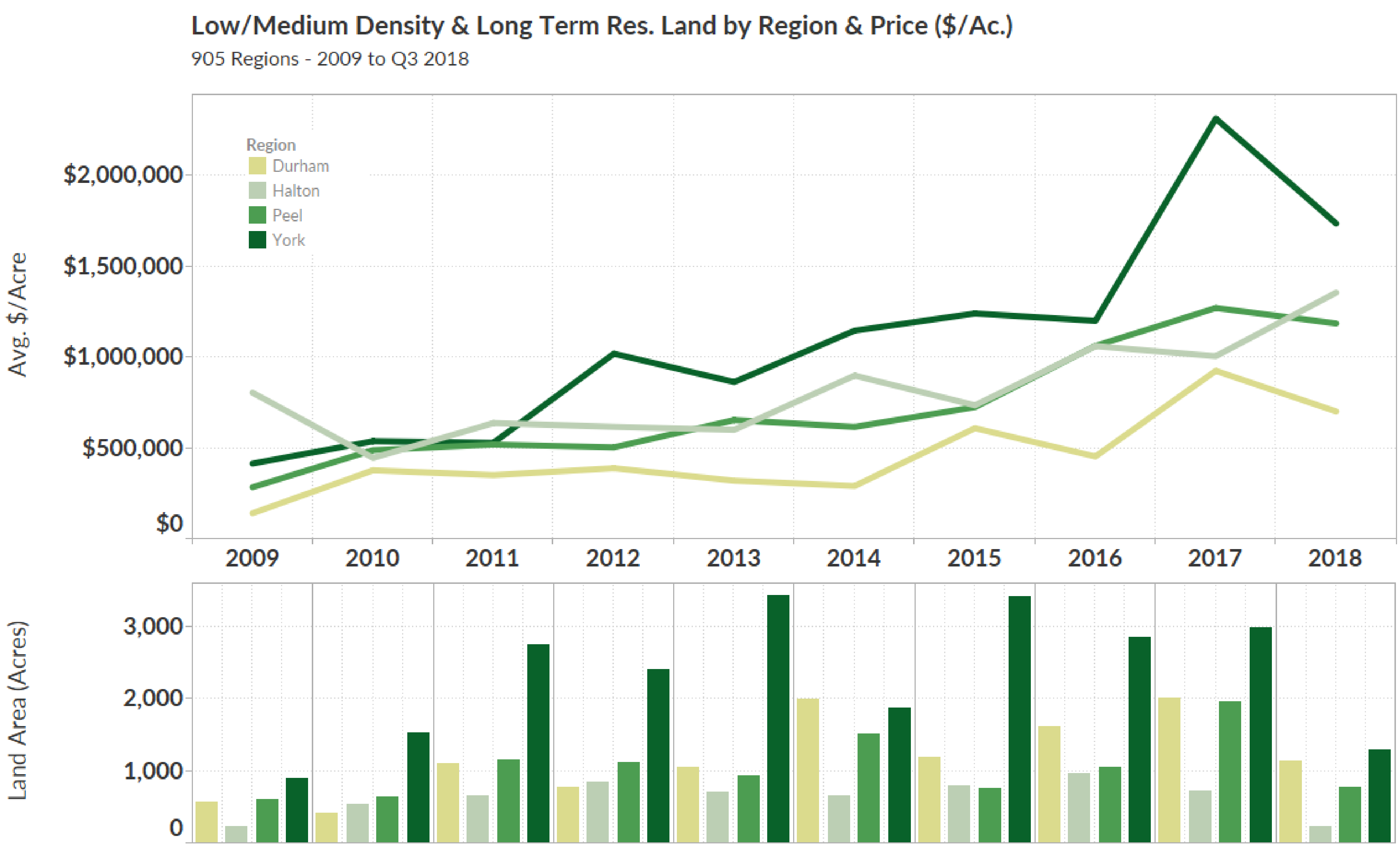
Municipal Comparison – Previous 4 Quarter

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, Q3 2018 average price for Low Density, Medium Density and Long Term land transactions range from $700,000/acre in Durham, $1.4M/acre in Halton, $1.2M/acre in Peel & $1.7M/acre in York.

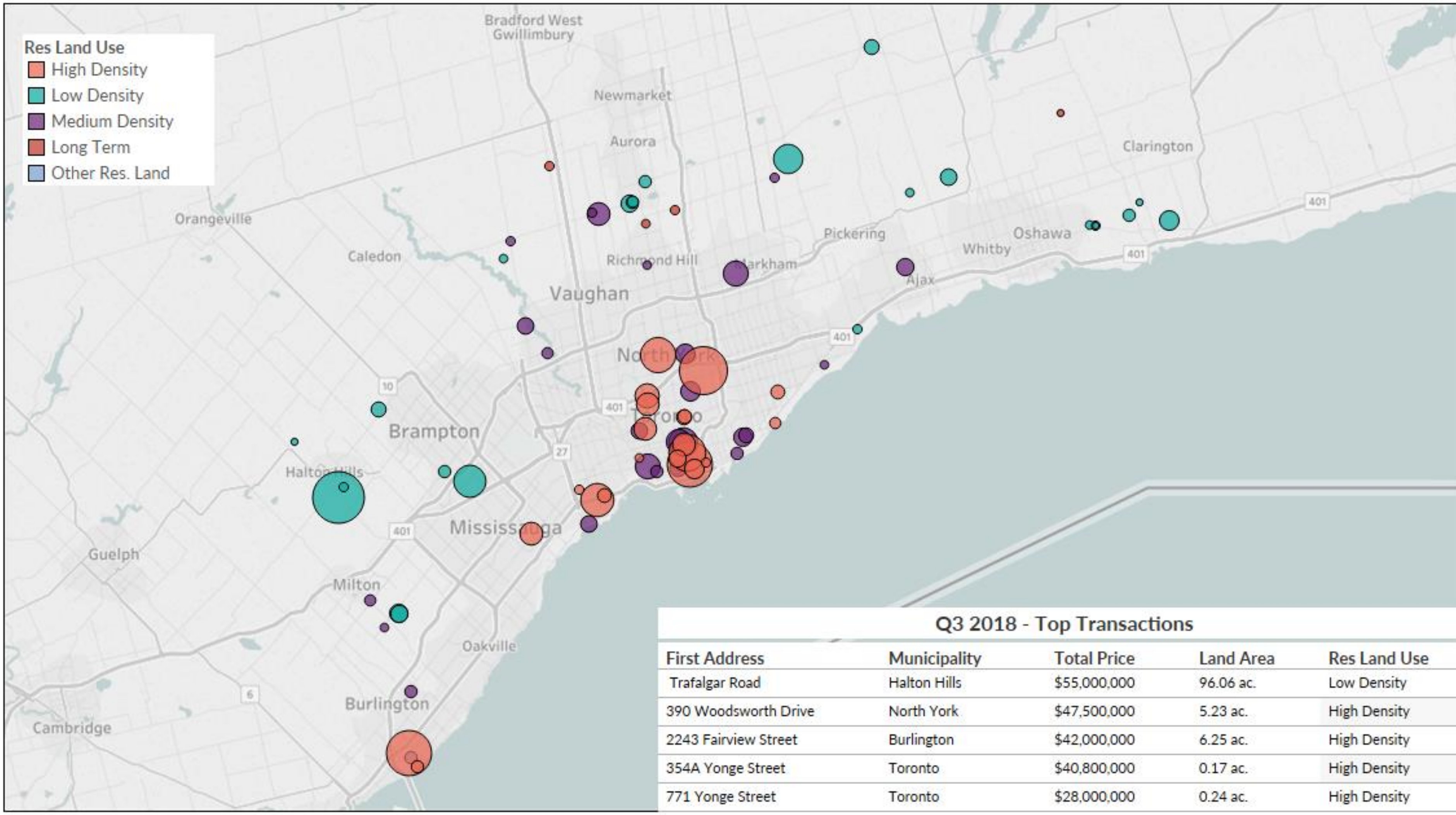


Geographic Distribution

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 - Q3 2018



Q3 2018 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
Trafalgar Road	Halton Hills	$55,000,000	96.06 ac.	Low Density
390 Woodsworth Drive	North York	$47,500,000	5.23 ac.	High Density
2243 Fairview Street	Burlington	$42,000,000	6.25 ac.	High Density
354A Yonge Street	Toronto	$40,800,000	0.17 ac.	High Density
771 Yonge Street	Toronto	$28,000,000	0.24 ac.	High Density