



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of March 2019



Mississauga City Centre Submarket Report - March 2019



Mississauga City Centre		GTA
Active Projects	9	329
Total Units	5,083	87,136
Total Sales	3,844	71,790
Rem. Inv.	1,068	11,744
Avg. \$/SF	\$781	\$968
Avg. SF	724	889
Avg. \$	\$565,159	\$860,701
Current Month Sales (incl. active & sold out)	34	1,428

Development Applications

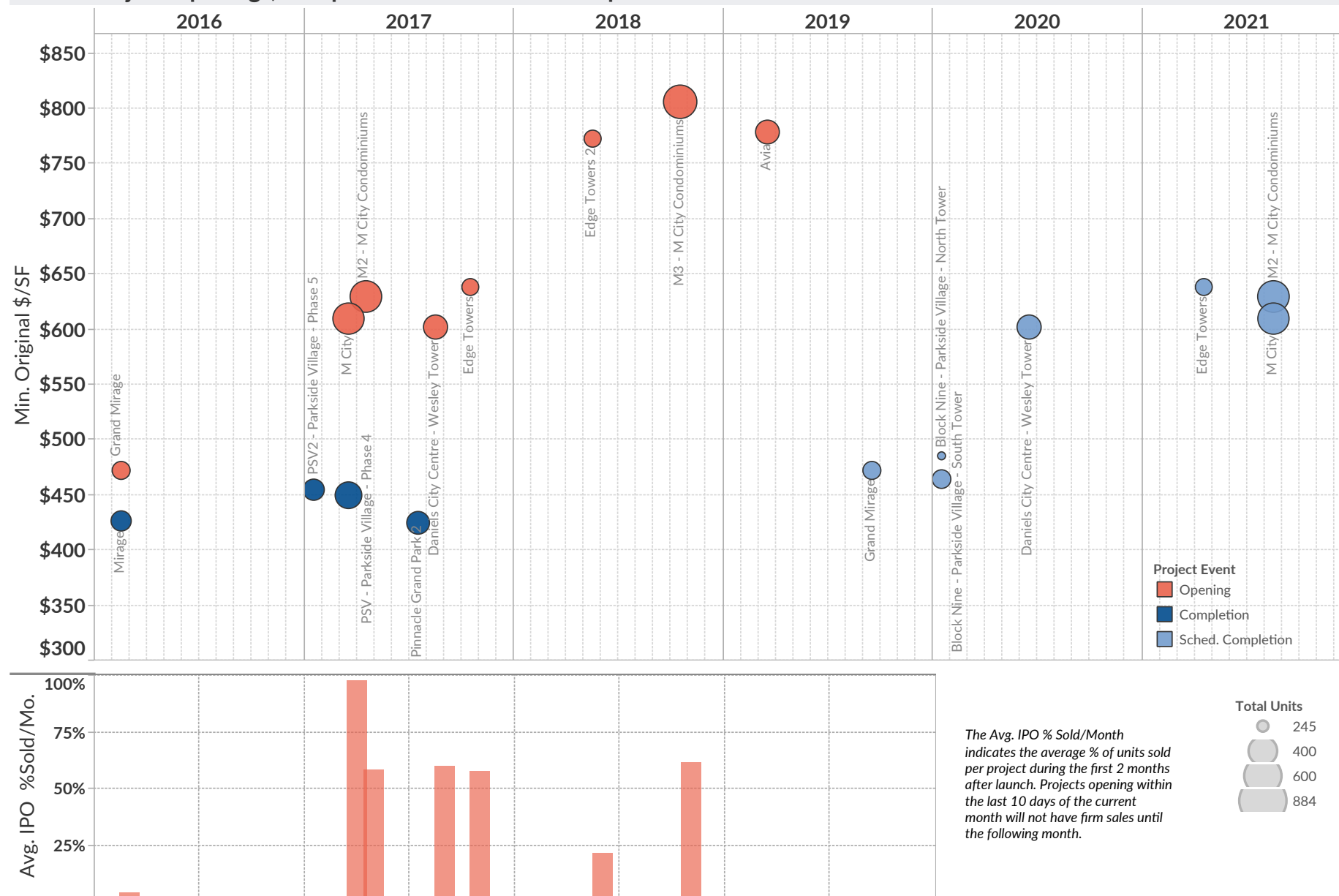
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	317
Total Units		165,657
Min. Floor Space Index		0.1
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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



Mississauga City Centre Submarket Report - March 2019

Recent Project Openings, Completions & Scheduled Completions



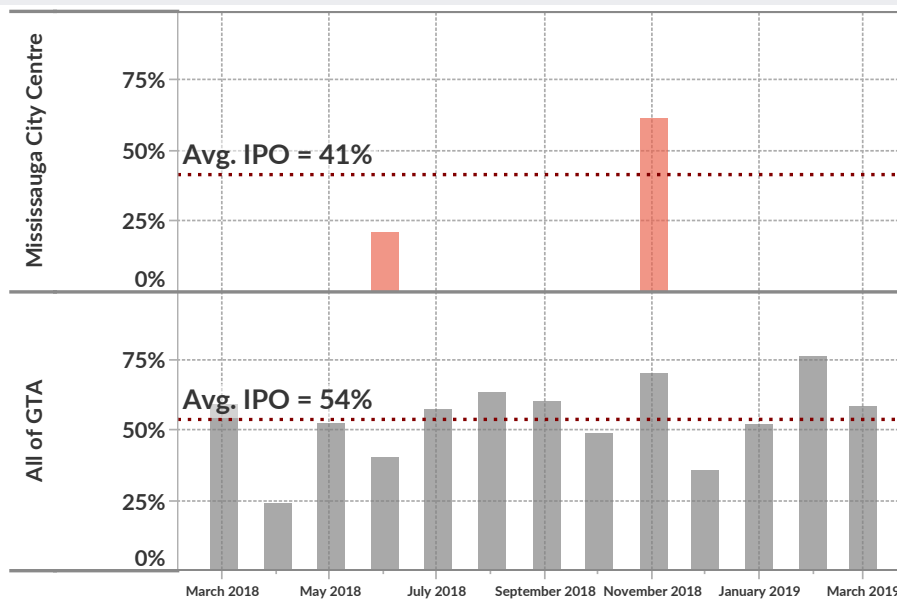
Mississauga City Centre Submarket Report - March 2019

Project Data by Unit Type

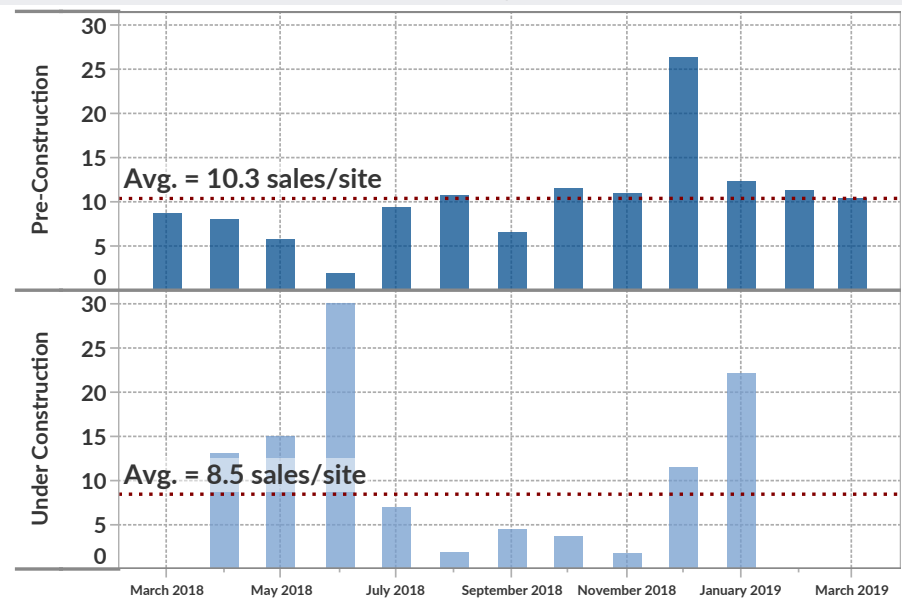
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	84	0	37	47
1 Bedroom	1,143	8	933	210
1 Bedroom + Den	1,347	7	1,155	192
2 Bedroom	1,627	17	1,165	462
2 Bedroom + Den	603	2	495	108
3 Bedroom & Up	88	0	41	47
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$915	423	502	\$333,900	\$490,000
\$787	452	867	\$343,900	\$635,900
\$854	532	708	\$412,900	\$592,900
\$759	618	1,209	\$426,900	\$1,029,900
\$782	699	1,392	\$513,900	\$1,271,900
\$702	961	1,423	\$594,900	\$1,298,900
\$618	1,608	2,312	\$1,020,900	\$1,399,900

IPO Launch Performance (first 2 months)

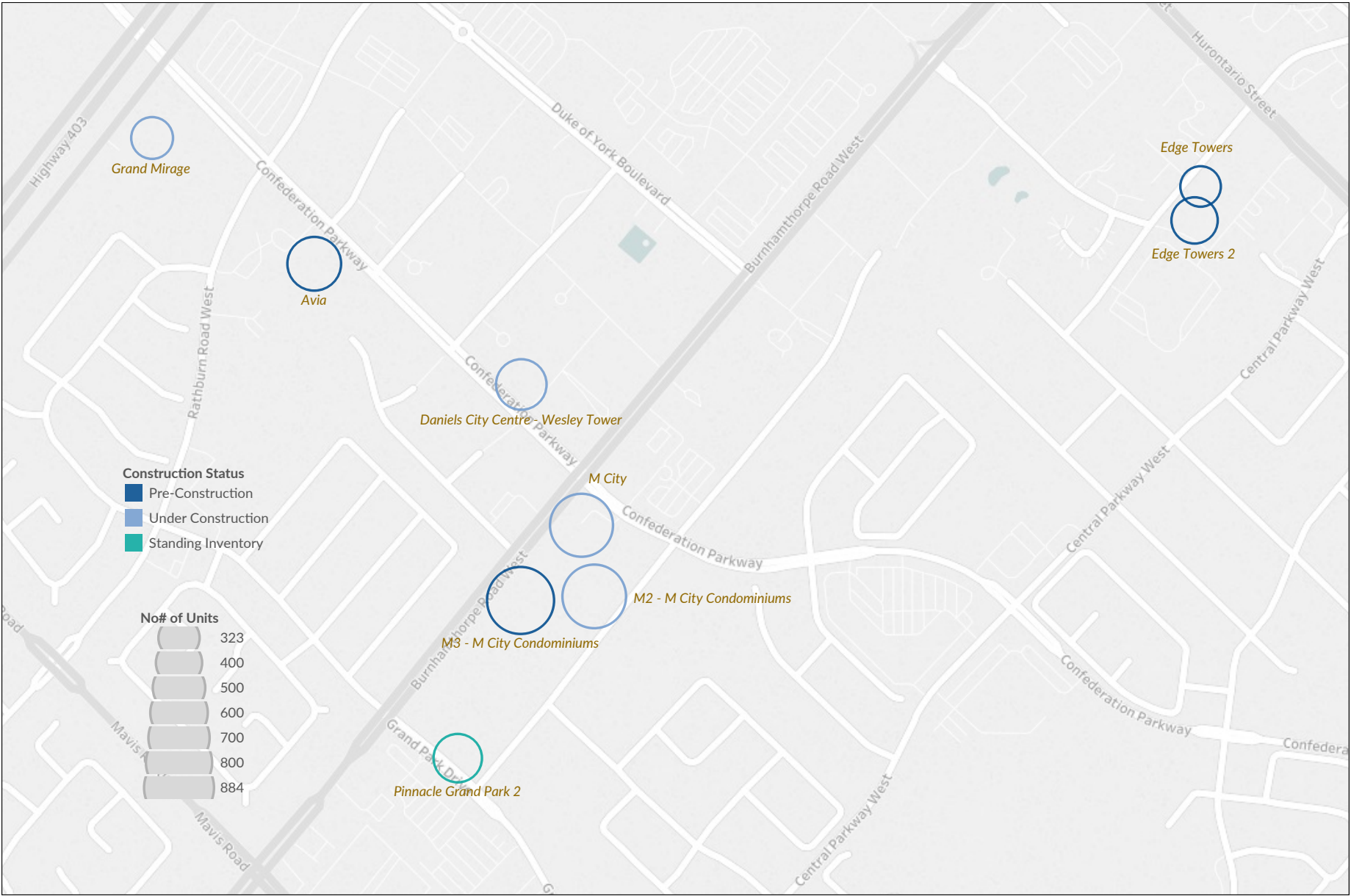


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - March 2019

Current Active Projects



Mississauga City Centre Submarket Report - March 2019

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Avia - Amacon Developments	Apartment	September 2023	0	0	493	568	\$779	\$779
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	June 2020	0	22	25	503	\$602	\$734
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	24	61	109	422	\$773	\$852
Edge Towers - Solmar Development Corp.	Apartment	April 2021	0	1	58	323	\$639	\$851
Grand Mirage - Conservatory Group	Apartment	September 2019	0	0	16	344	\$472	\$728
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	0	33	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	0	0	51	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	7	40	281	884	\$806	\$792
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	3	4	2	461	\$425	\$618

Mississauga City Centre Submarket Report - March 2019

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.