Greater Toronto Area Residential Land

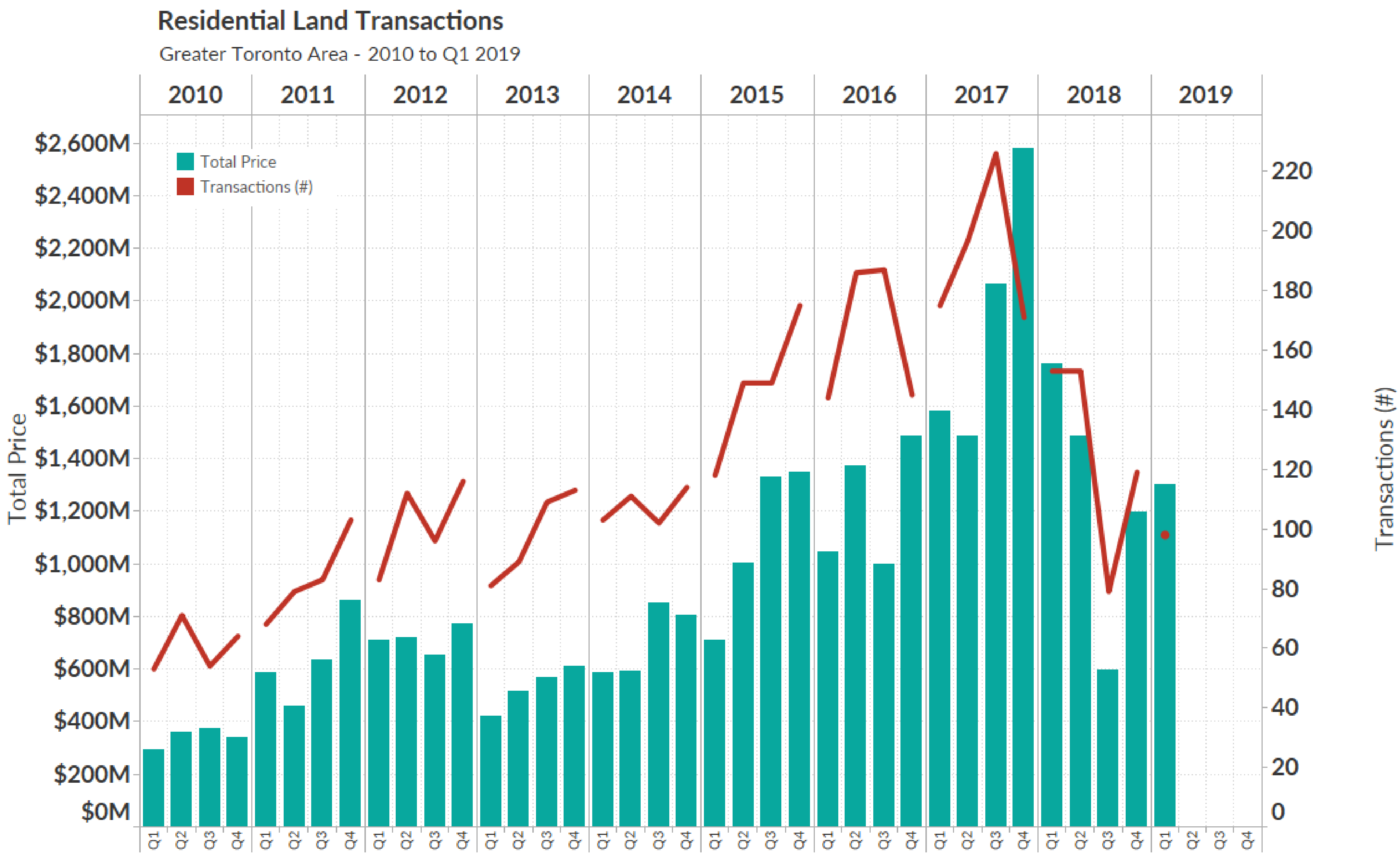
Commercial Q1 2019 Statistics

Data as of March 31, 2019

Altus Group

Residential Transactions

Q1 2019 saw 98 residential land transactions worth 1.3B, up +8% from Q4 2018 and down -26% from the same quarter last year.



Q1 2019 Residential Land Transaction Timeline

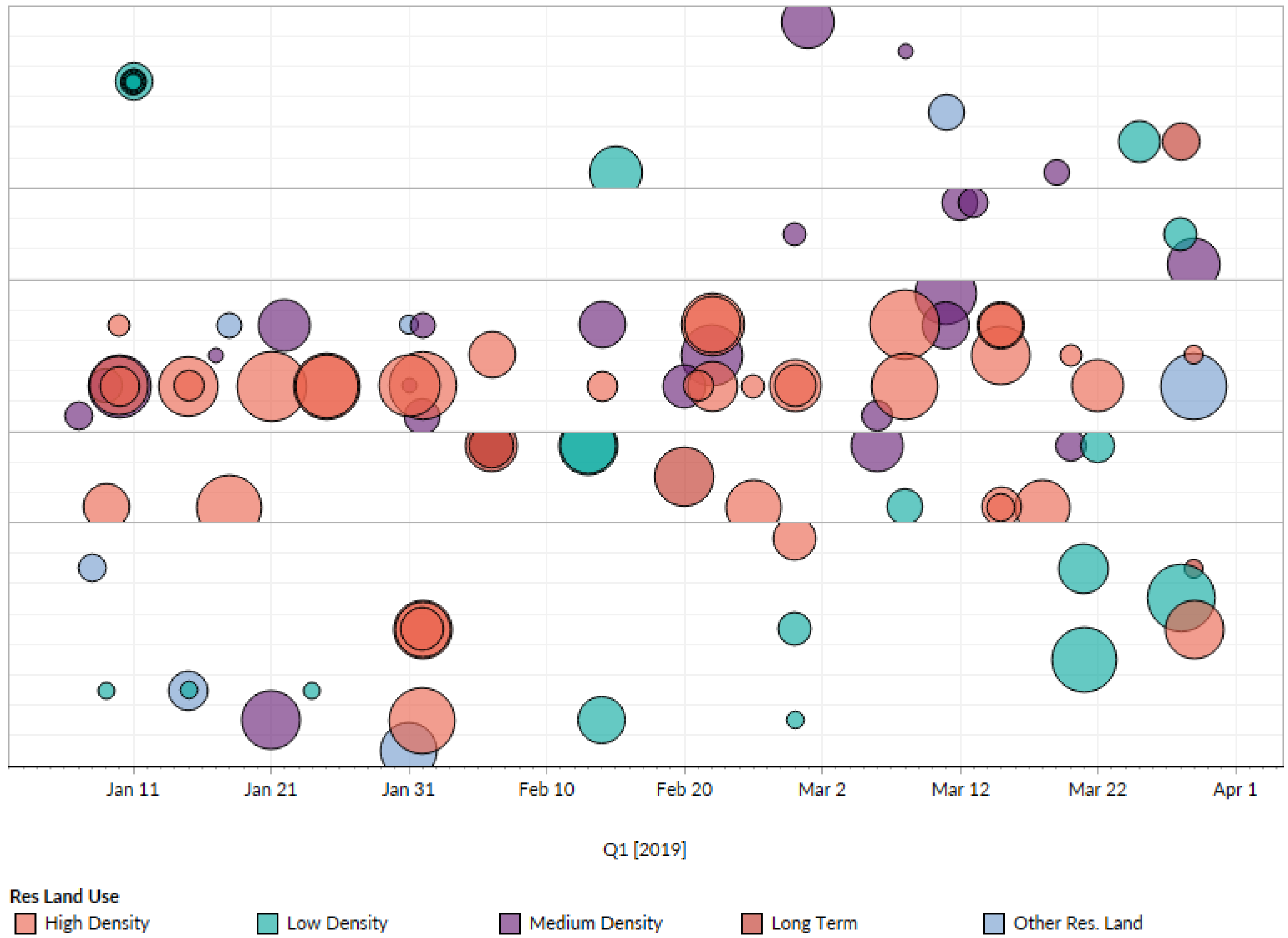
Former City of Toronto is the most active market with 23 residential land transactions, followed by North York with 12 residential land transactions.

AltusGroup

Transaction Timeline by Municipality, Total Price & Land Use

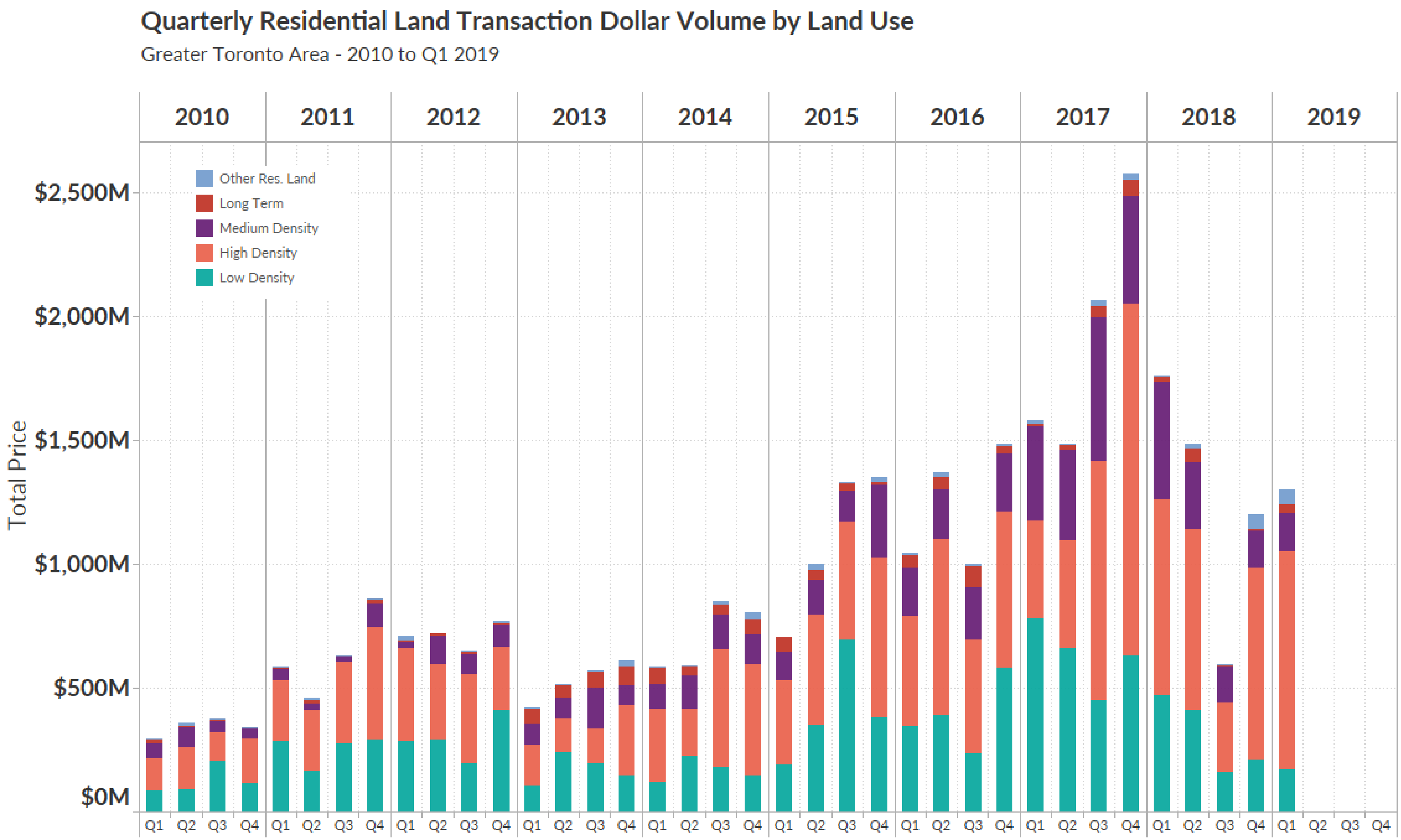
Greater Toronto Area - Q1 2019

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$10M	3	1
	Brock	$1M	8	1
	Clarington	$11M	9	6
	Oshawa	$3M	3	1
	Pickering	$7M	3	2
	Whitby	$12M	11	2
Halton	Burlington	$6M	2	2
	Milton	$5M	4	2
	Oakville	$10M	2	1
Metro	Etobicoke	$16M	1	1
	North York	$426M	65	12
	Scarborough	$41M	6	6
	Toronto	$379M	14	23
	York	$8M	0	3
Peel	Brampton	$56M	110	7
	Caledon	$15M	49	1
	Mississauga	$71M	10	7
York	Aurora	$4M	0	1
	East Gwillimb..	$11M	297	3
	King	$55M	103	1
	Markham	$47M	6	5
	Newmarket	$30M	43	1
	Richmond Hill	$7M	2	4
	Vaughan	$57M	36	4
	Whitchurch-S..	$13M		1



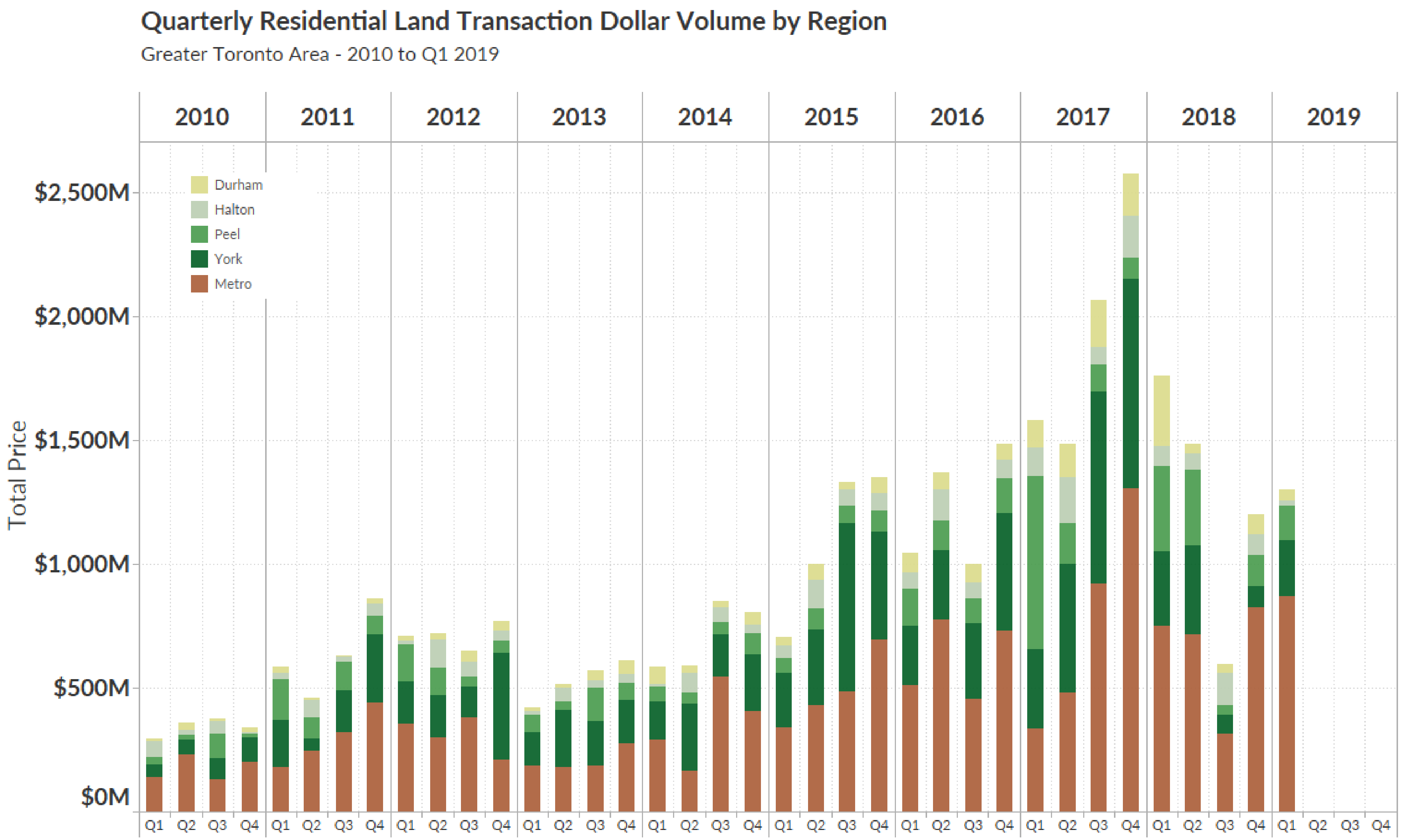
Transactions by Land Use

$1.3B in Q1 2019 comprised of $169 Low Density deals, $884M High Density deals, $153 Medium Density deals, $35M Long Term deals and $60M in deals classified as Other land uses.



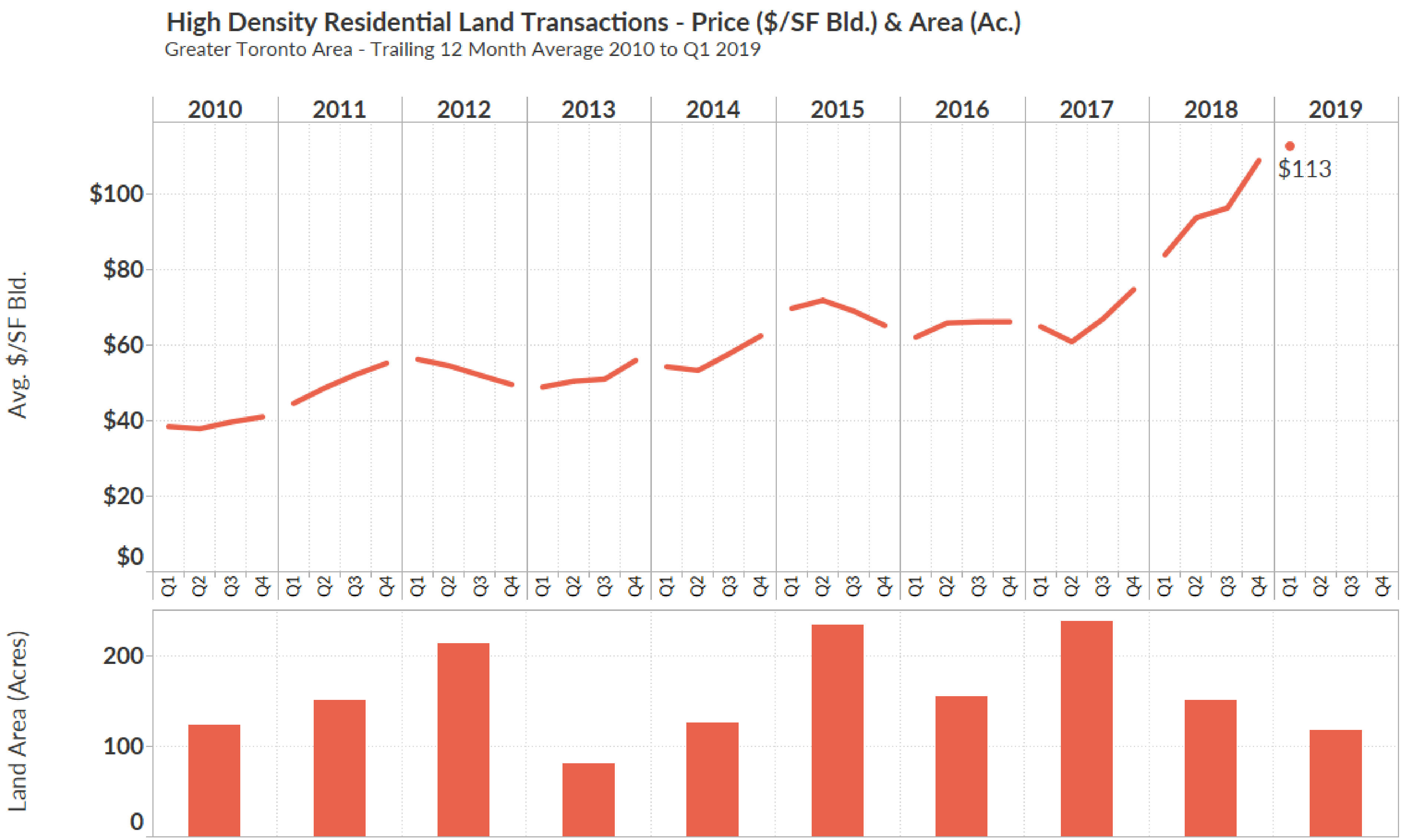
Transactions by Region

$1.3B in Q1 2019 residential land deals broken down by Region as $869M in Toronto, $224M in York Region, $143M in Peel, $20M in Halton and $44M in Durham.

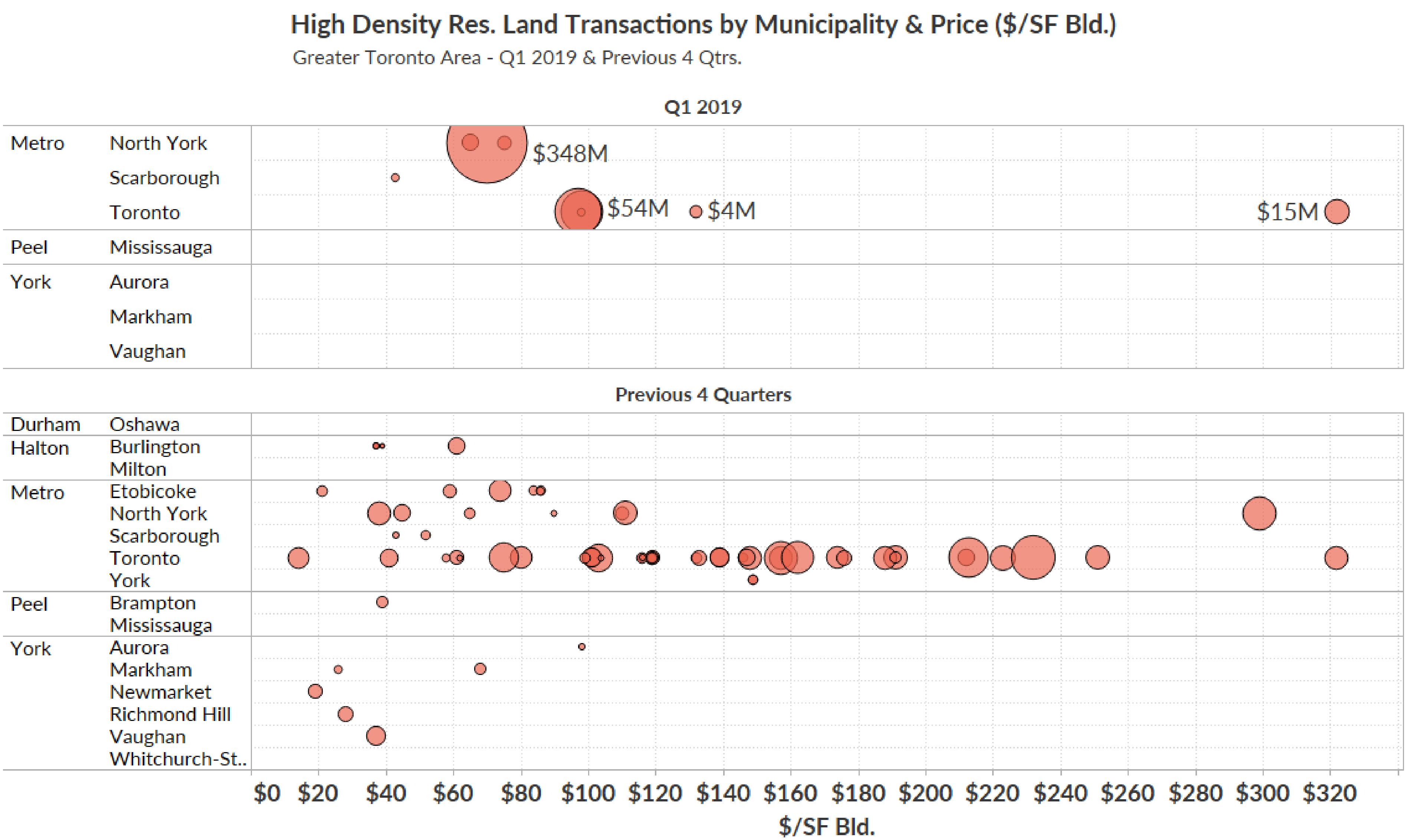


Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q1 2019 is $113/sf bld. That's up about +4% from the previous quarter.

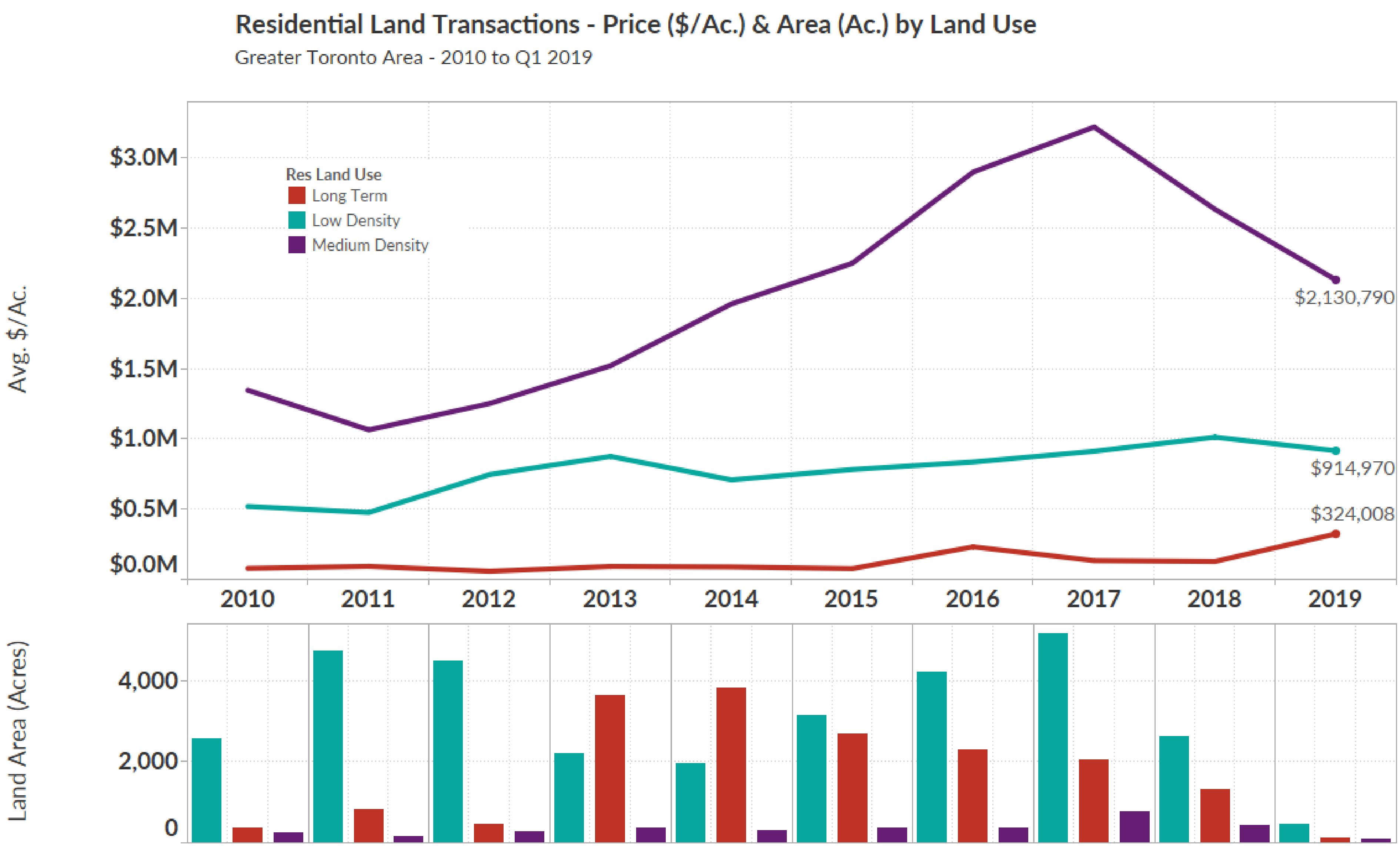


Q1 2019 residential land transactions appear to be slightly higher in price per square foot buildable than the previous four quarters.



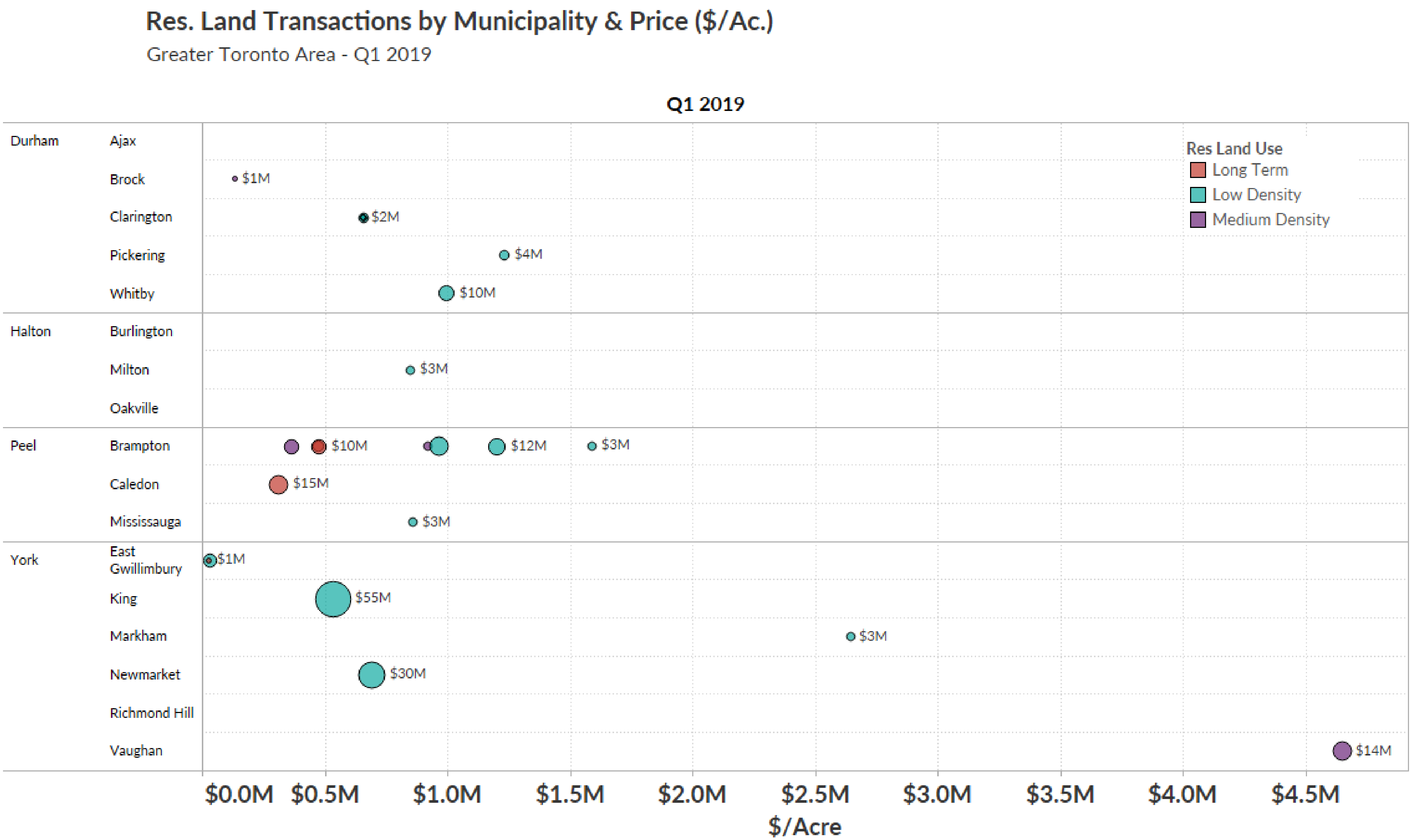
Price & Area Trends – Low Density/Medium Density/Long Term

The Q1 2019 average pricing at $2.1M/acre for Medium Density deals, $915,000/acre for Low Density deals and $324,000/acre for Long Term land deals.



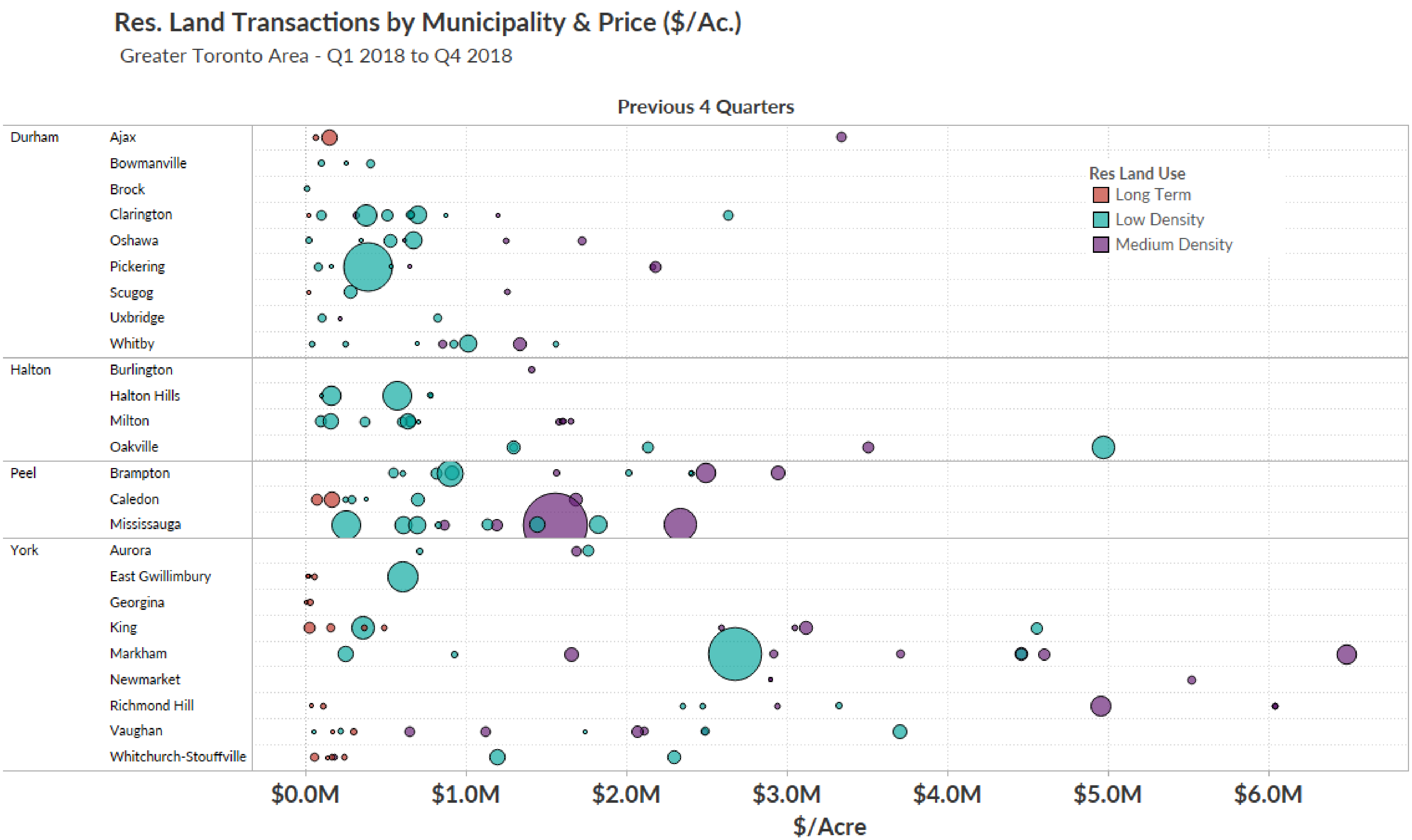
Municipal Comparison – Current Quarter

Notable deals this quarter included a $55M Low Density transaction for about $500,000/acre in King and a $14M Medium Density deal in Vaughan for about $4.6M/acre.



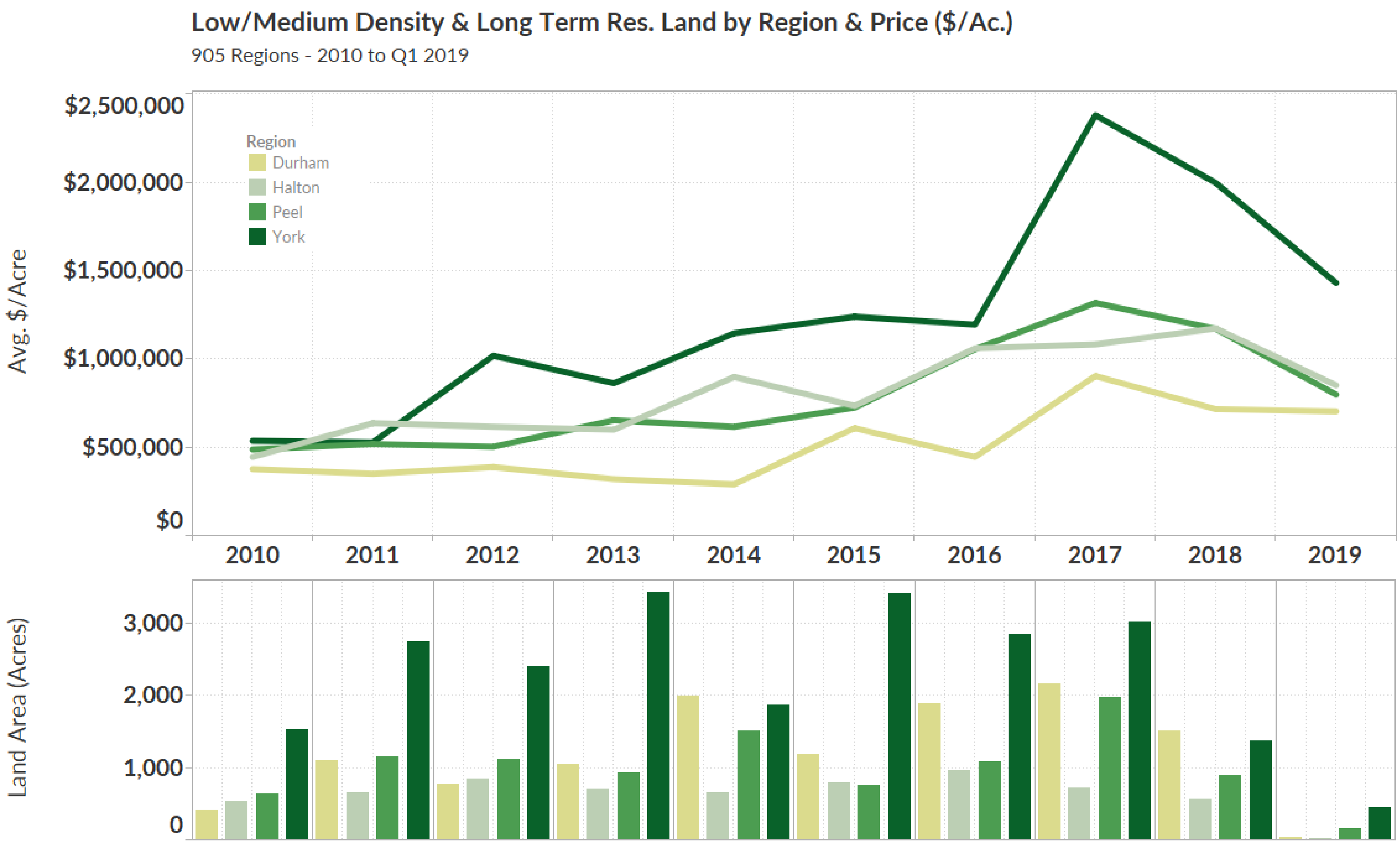
Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $275M Medium Density Transaction in Mississauga worth about $1.6M/acre, and a $157M Low Density Transaction in Pickering for about $400,000/acre.



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q1 2019 average price for Low Density, Medium Density and Long Term land transactions range from $701,000/acre in Durham, $850,000/acre in Halton, $797,000/acre in Peel & $1.4M/acre in York.

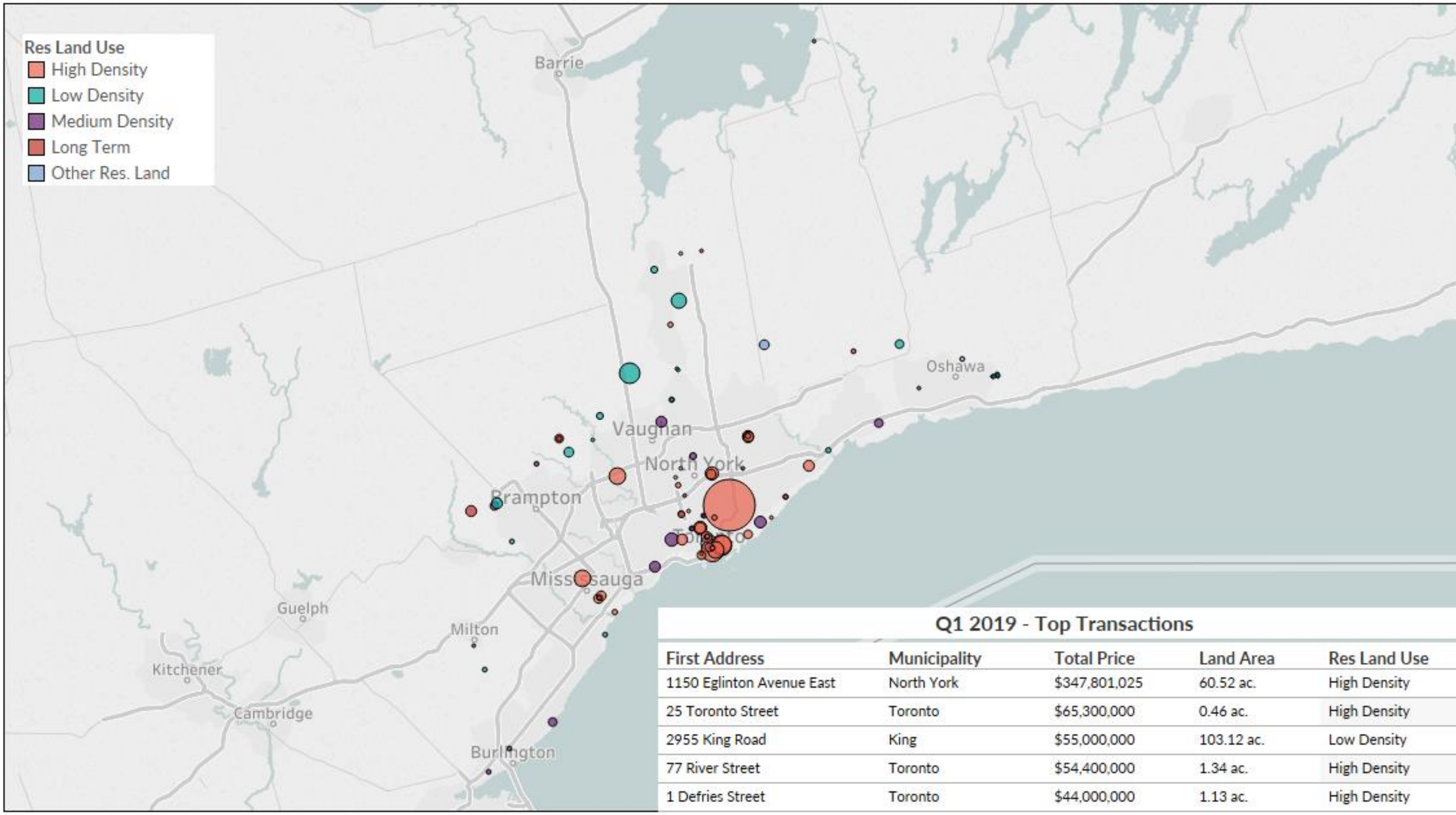


Geographic Distribution

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 - Q1 2019



Q1 2019 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
1150 Eglinton Avenue East	North York	$347,801,025	60.52 ac.	High Density
25 Toronto Street	Toronto	$65,300,000	0.46 ac.	High Density
2955 King Road	King	$55,000,000	103.12 ac.	Low Density
77 River Street	Toronto	$54,400,000	1.34 ac.	High Density
1 Defries Street	Toronto	$44,000,000	1.13 ac.	High Density