



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of April 2019



Mississauga City Centre Submarket Report - April 2019



Mississauga City Centre		GTA
Active Projects	10	341
Total Units	5,691	90,749
Total Sales	4,421	73,661
Rem. Inv.	1,001	13,707
Avg. \$/SF	\$800	\$949
Avg. SF	712	872
Avg. \$	\$569,645	\$827,892
Current Month Sales (incl. active & sold out)	569	3,053

Development Applications

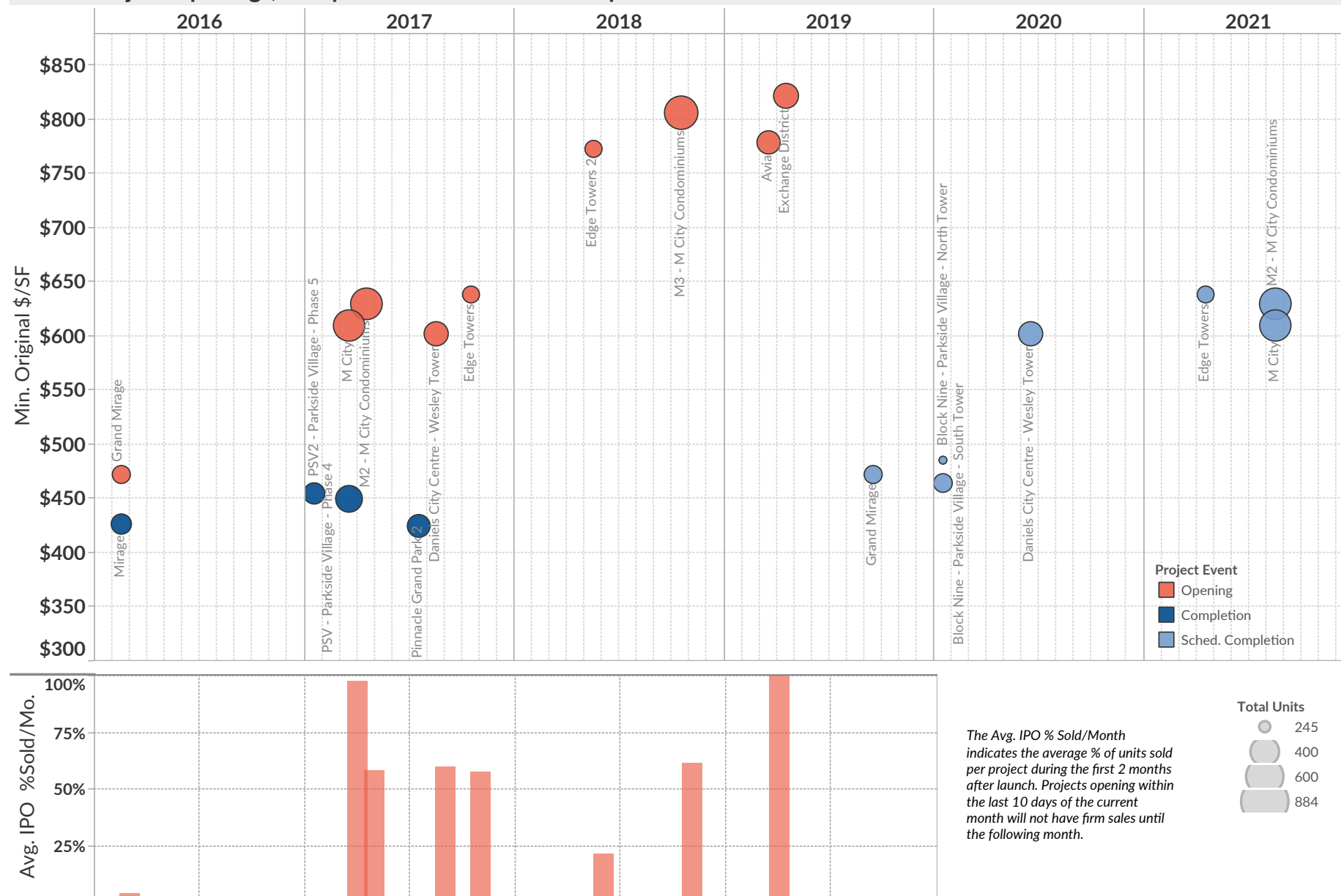
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	319
Total Units		167,601
Min. Floor Space Index		0.1
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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



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Recent Project Openings, Completions & Scheduled Completions



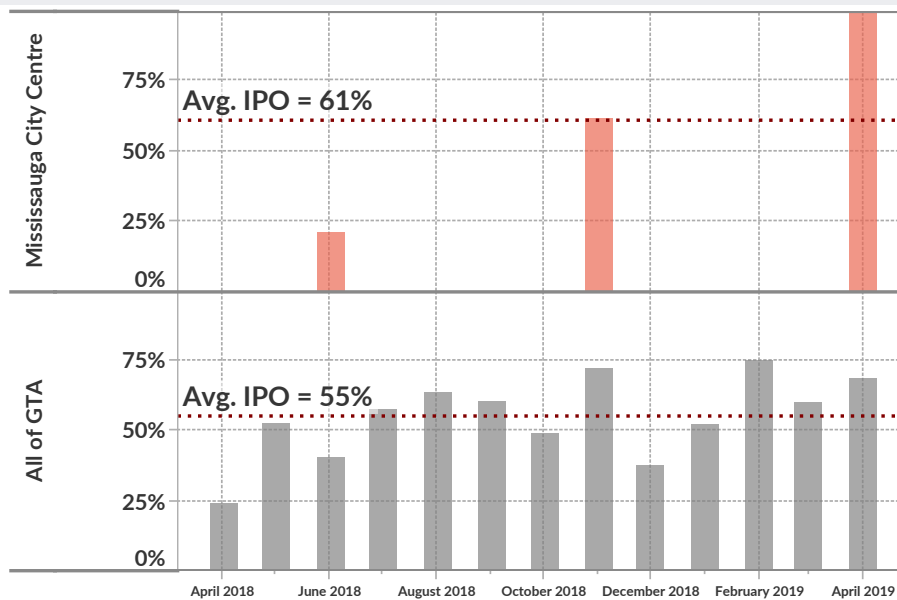
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Project Data by Unit Type

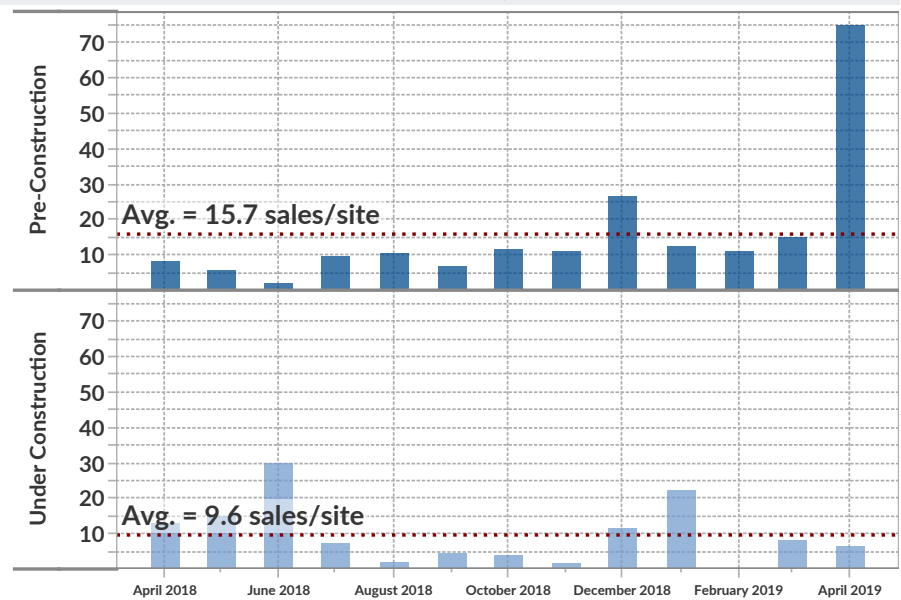
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	44	3	40	4
1 Bedroom	1,308	178	1,114	194
1 Bedroom + Den	1,375	102	1,261	114
2 Bedroom	1,963	240	1,406	557
2 Bedroom + Den	623	42	537	86
3 Bedroom & Up	89	4	45	44
Penthouse	16	0	14	2
Other	4	0	4	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$774	423	453	\$333,900	\$343,900
\$861	420	867	\$343,900	\$635,900
\$835	532	708	\$412,900	\$592,900
\$800	618	1,209	\$426,900	\$1,029,900
\$771	764	1,392	\$513,900	\$1,271,900
\$699	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)

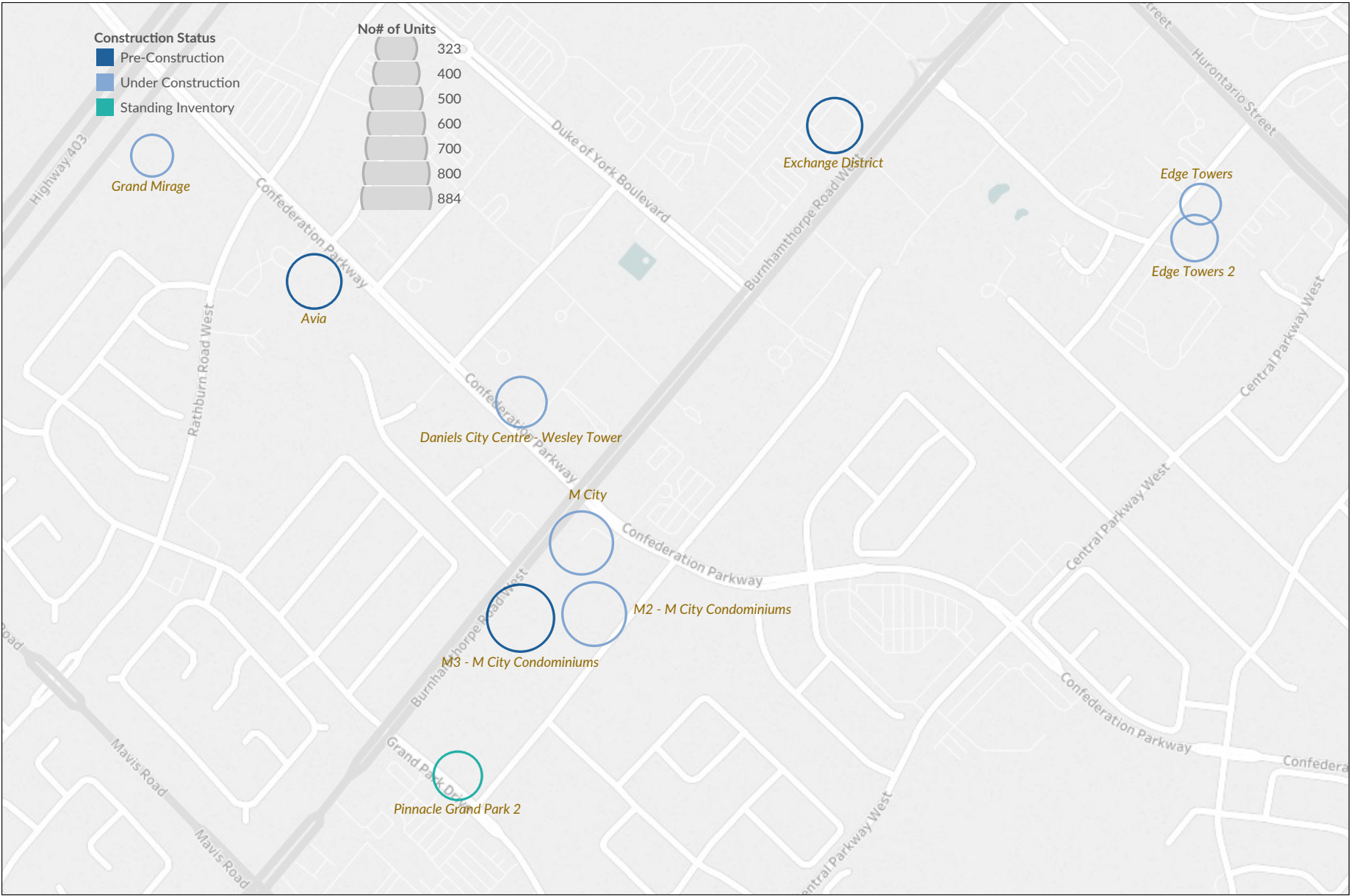


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - April 2019

Current Active Projects



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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	475	475	0	582	\$830	\$830
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	June 2020	2	24	23	503	\$602	\$744
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	13	73	97	422	\$773	\$852
Edge Towers - Solmar Development Corp.	Apartment	April 2021	4	6	53	323	\$639	\$852
Exchange District - Camrost Felcorp	Apartment	November 2023	0	0	528	594	\$822	\$822
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	75	123	198	884	\$806	\$792
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	4	2	461	\$425	\$618

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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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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