



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of May 2019



Mississauga City Centre Submarket Report - May 2019



Mississauga City Centre		GTA
Active Projects	11	344
Total Units	6,064	90,927
Total Sales	5,081	75,278
Rem. Inv.	979	12,537
Avg. \$/SF	\$822	\$961
Avg. SF	758	891
Avg. \$	\$623,431	\$855,970
Current Month Sales (incl. active & sold out)	663	3,790

Development Applications

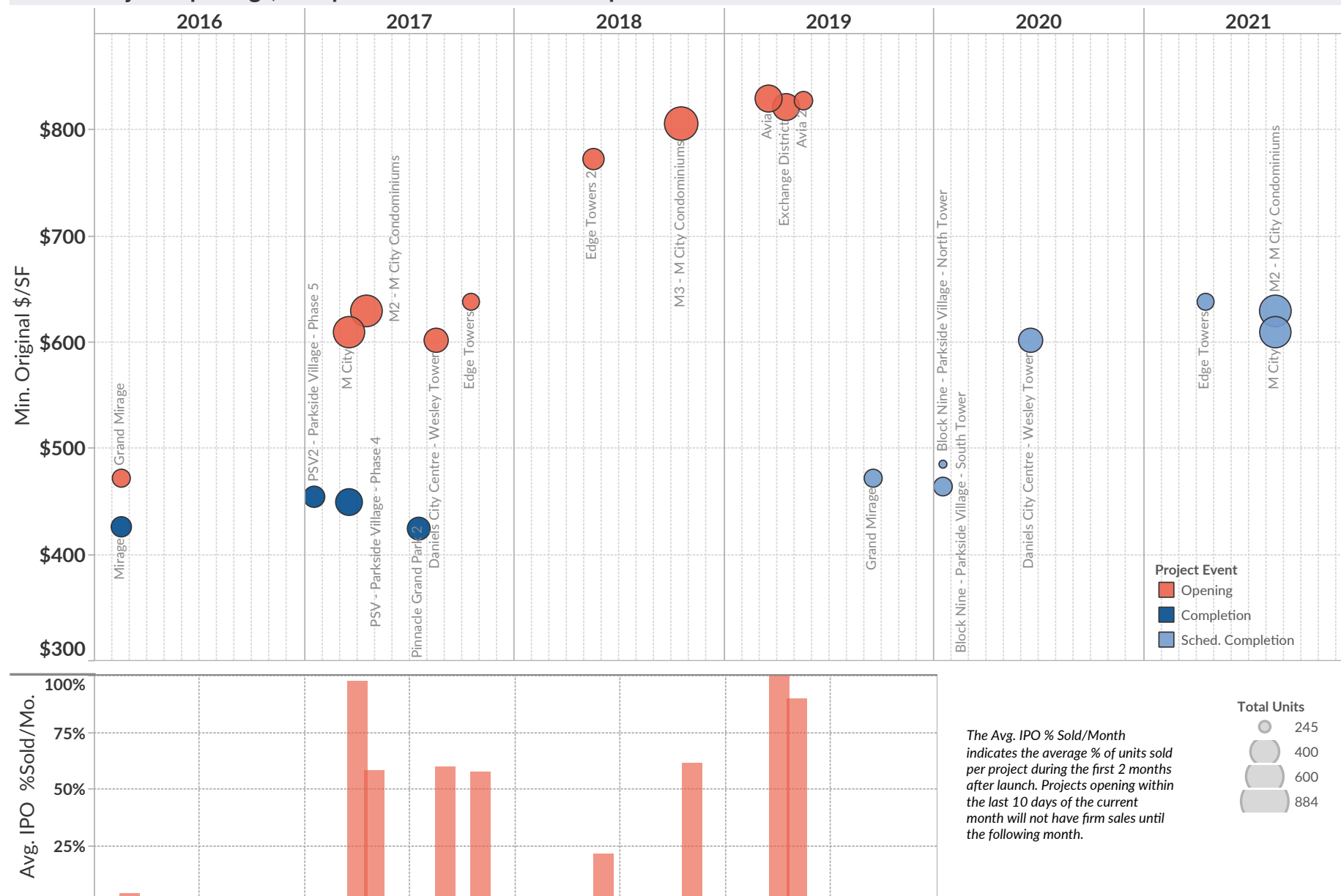
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	321
Total Units		166,507
Min. Floor Space Index		0.1
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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



Mississauga City Centre Submarket Report - May 2019

Recent Project Openings, Completions & Scheduled Completions



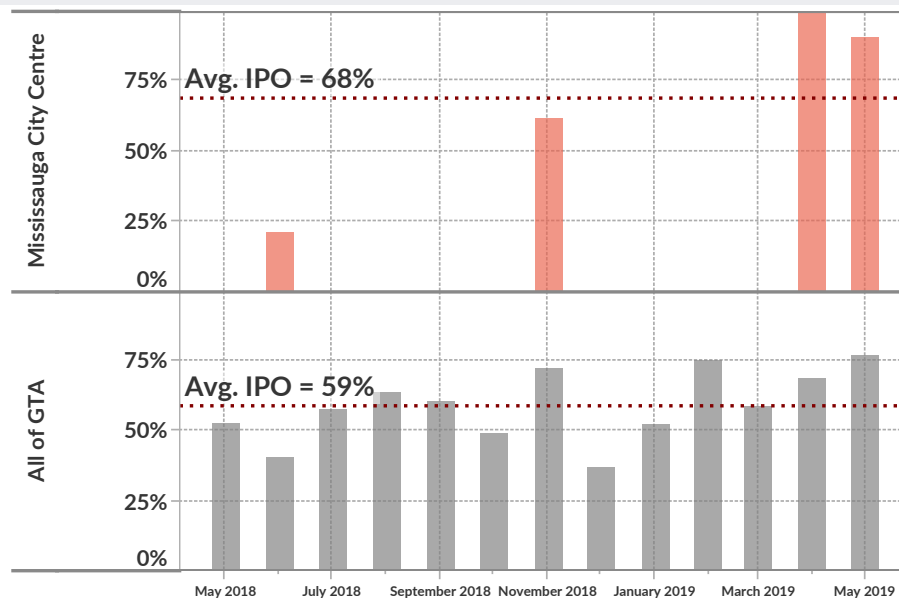
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Project Data by Unit Type

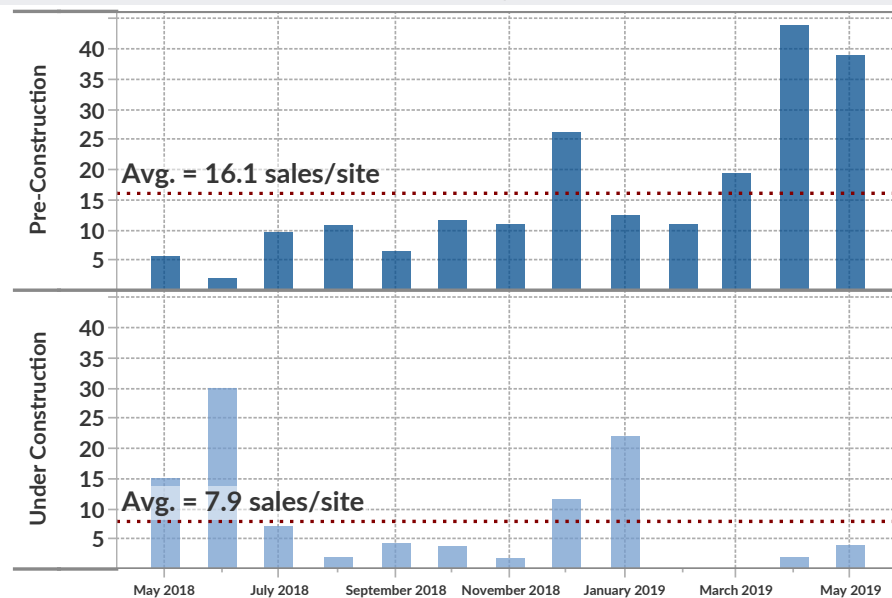
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	76	4	44	32
1 Bedroom	1,487	167	1,281	206
1 Bedroom + Den	1,465	83	1,341	124
2 Bedroom	2,239	379	1,785	454
2 Bedroom + Den	671	30	567	104
3 Bedroom & Up	102	0	45	57
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$880	455	455	\$384,900	\$415,900
\$852	420	867	\$376,400	\$635,900
\$858	572	817	\$412,900	\$649,400
\$832	624	1,209	\$426,900	\$1,129,900
\$791	764	1,392	\$513,900	\$1,271,900
\$720	880	1,423	\$594,900	\$1,298,900
\$618	1,608	2,312	\$1,020,900	\$1,399,900

IPO Launch Performance (first 2 months)

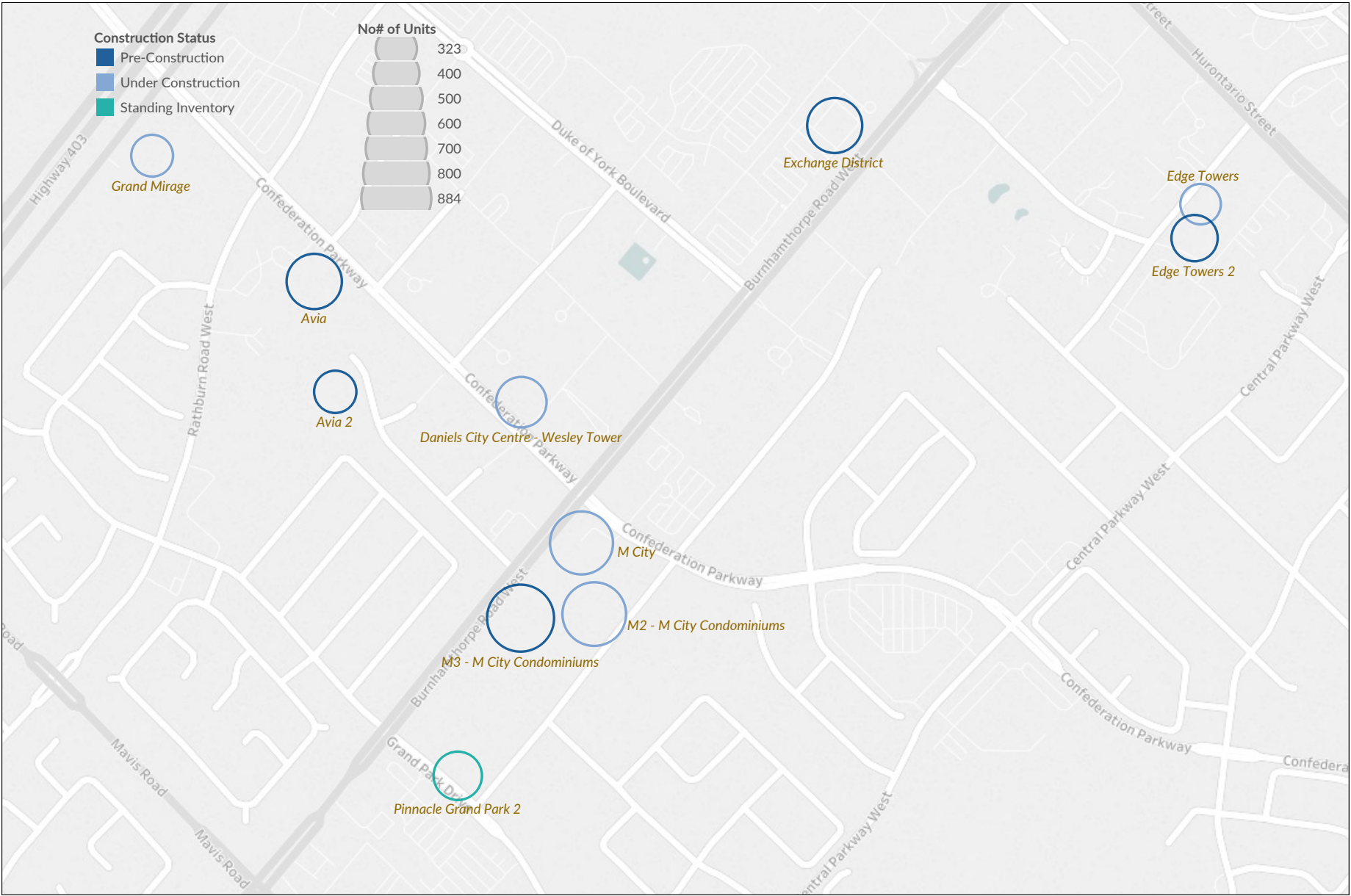


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - May 2019

Current Active Projects



Mississauga City Centre Submarket Report - May 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 2 - Amacon Developments	Apartment	October 2023	0	0	352	352	\$828	\$828
Avia - Amacon Developments	Apartment	September 2023	38	513	88	601	\$830	\$828
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	June 2020	0	24	23	503	\$602	\$744
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	27	100	162	422	\$773	\$879
Edge Towers - Solmar Development Corp.	Apartment	April 2021	5	8	51	323	\$639	\$892
Exchange District - Camrost Felcorp	Apartment	November 2023	538	538	58	596	\$822	\$908
Grand Mirage - Conservatory Group	Apartment	September 2019	3	3	13	344	\$472	\$731
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	52	175	146	884	\$806	\$885
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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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