Greater Toronto Area Residential Land

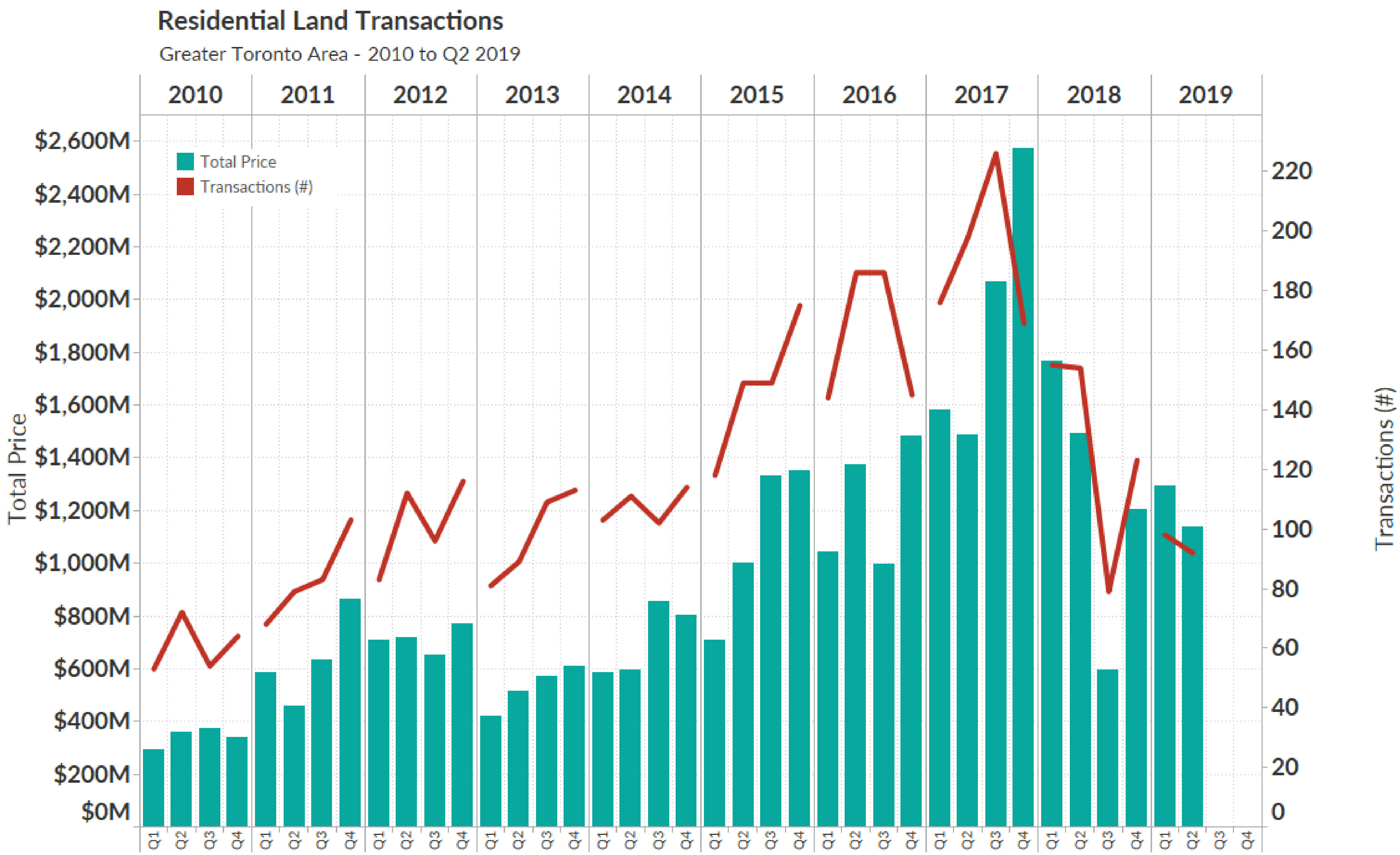
Commercial Q2 2019 Statistics

Data as of June 30, 2019

Altus Group

Residential Transactions

Q2 2019 saw 92 residential land transactions worth $1.1B, down -12% from Q1 2019 and down -24% from the same quarter last year.



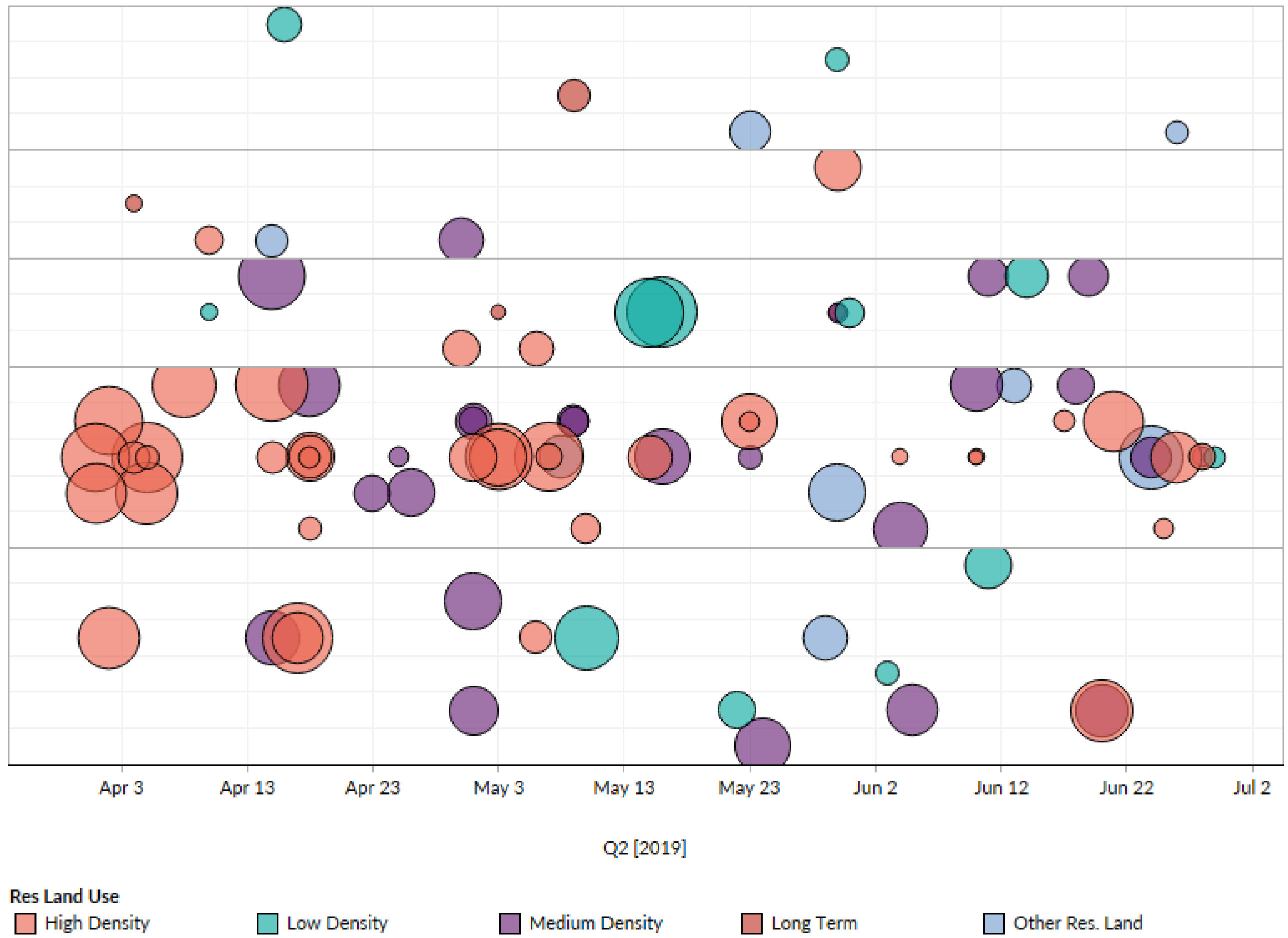
Q2 2019 Residential Land Transaction Timeline

Old Toronto is the most active market with 29 residential land transactions, followed by North York with 9 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

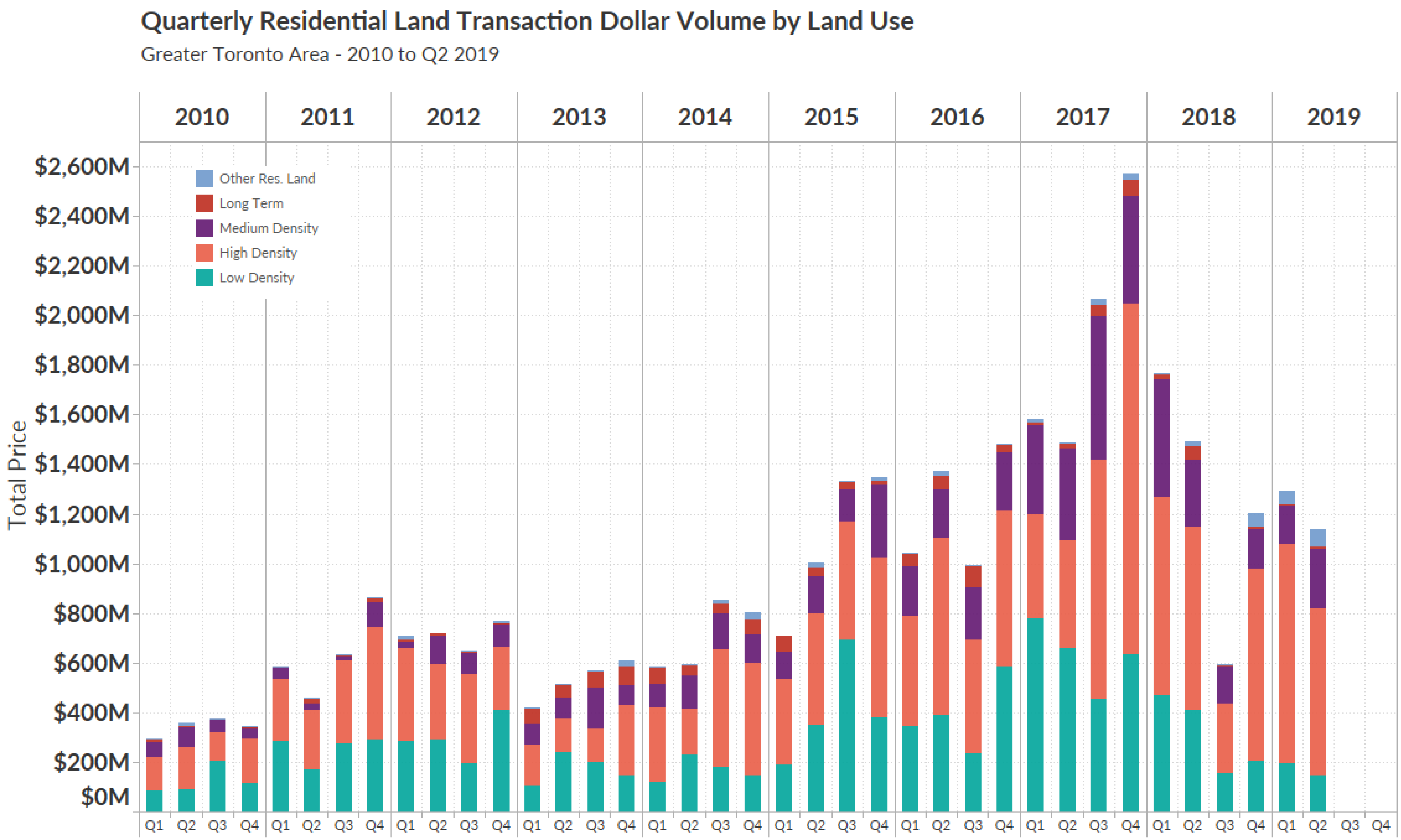
Greater Toronto Area - Q2 2019

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$4M	6	1
	Oshawa	$2M	2	1
	Pickering	$3M	66	1
	Whitby	$7M	3	2
Halton	Burlington	$9M	1	1
	Halton Hills	$1M	53	1
	Oakville	$13M	3	3
Peel	Brampton	$48M	44	4
	Caledon	$91M	263	7
	Mississauga	$9M	1	2
Toronto	Etobicoke	$165M	12	6
	North York	$90M	6	9
	Old Toronto	$327M	8	29
	Scarborough	$74M	14	5
	York	$21M	3	4
York	Aurora	$8M	14	1
	King	$18M	4	1
	Markham	$168M	120	7
	Newmarket	$2M	2	1
	Richmond Hill	$64M	11	5
	Vaughan	$16M	2	1



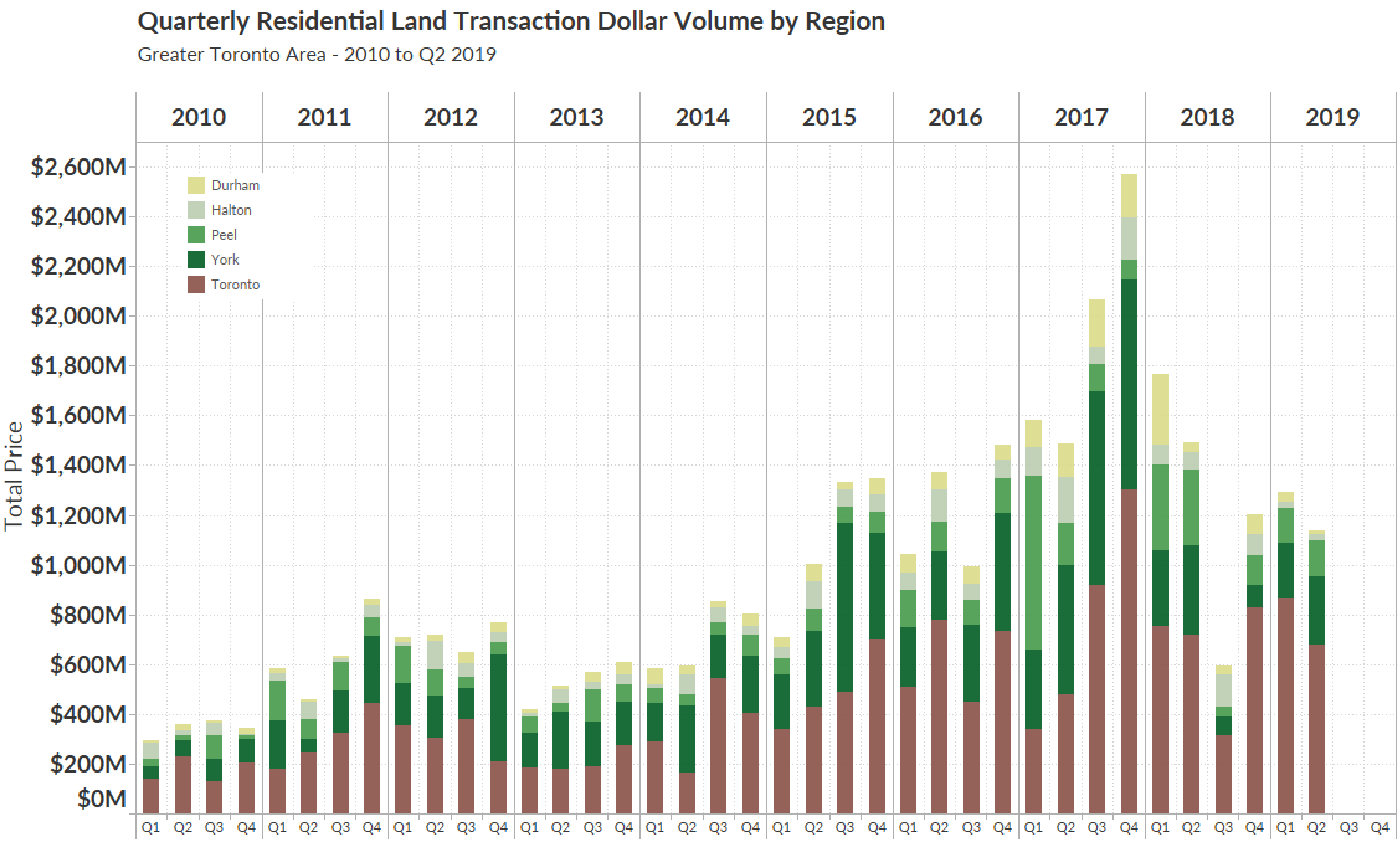
Transactions by Land Use

$1.1B in Q2 2019 comprised of $144M Low Density deals, $675M High Density deals, $241M Medium Density deals, $7M Long Term deals and $72M in deals classified as Other land uses.



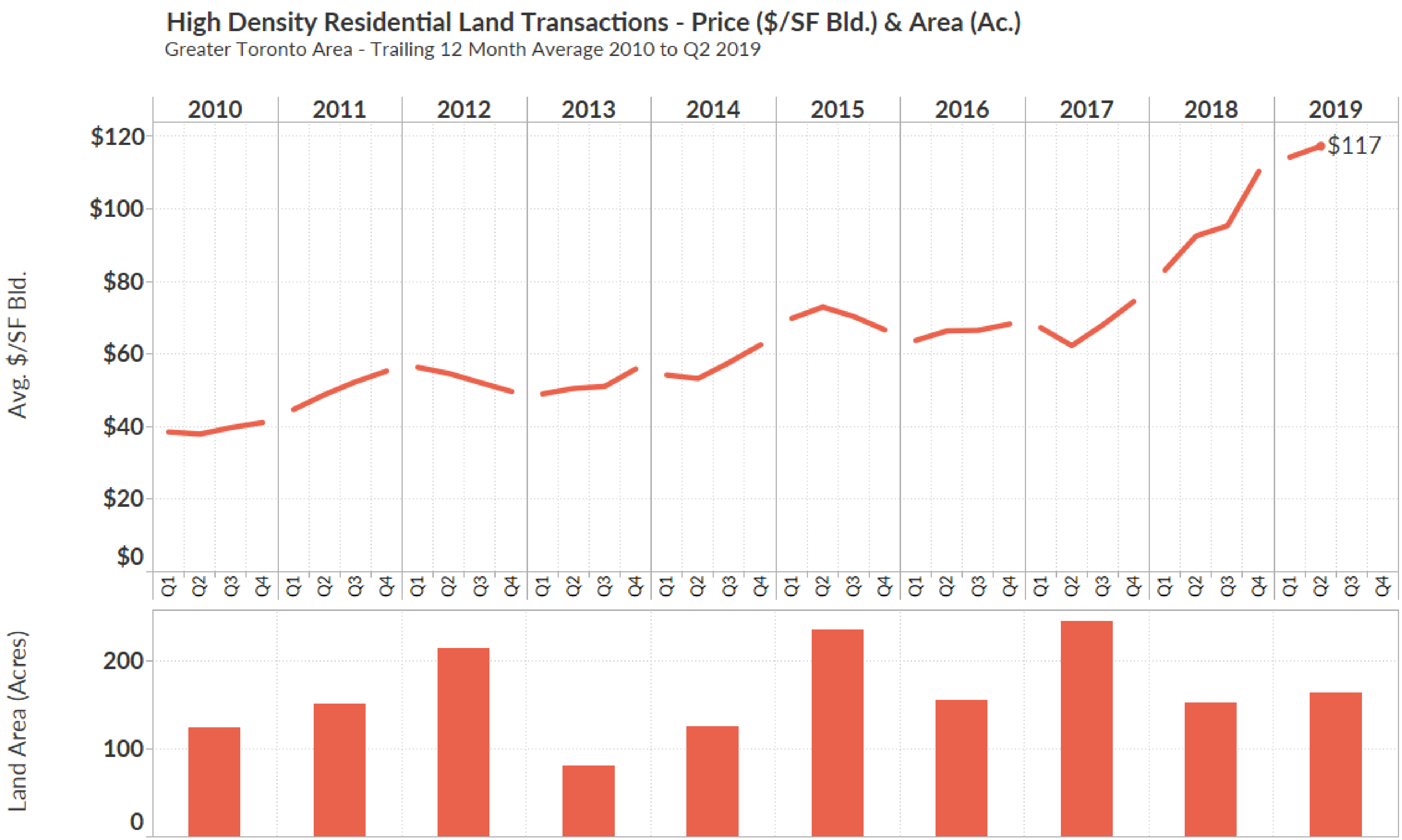
Transactions by Region

$1.1B in Q2 2019 residential land deals broken down by Region as $677M in Toronto, $275M in York Region, $147M in Peel, $23M in Halton and $16M in Durham.



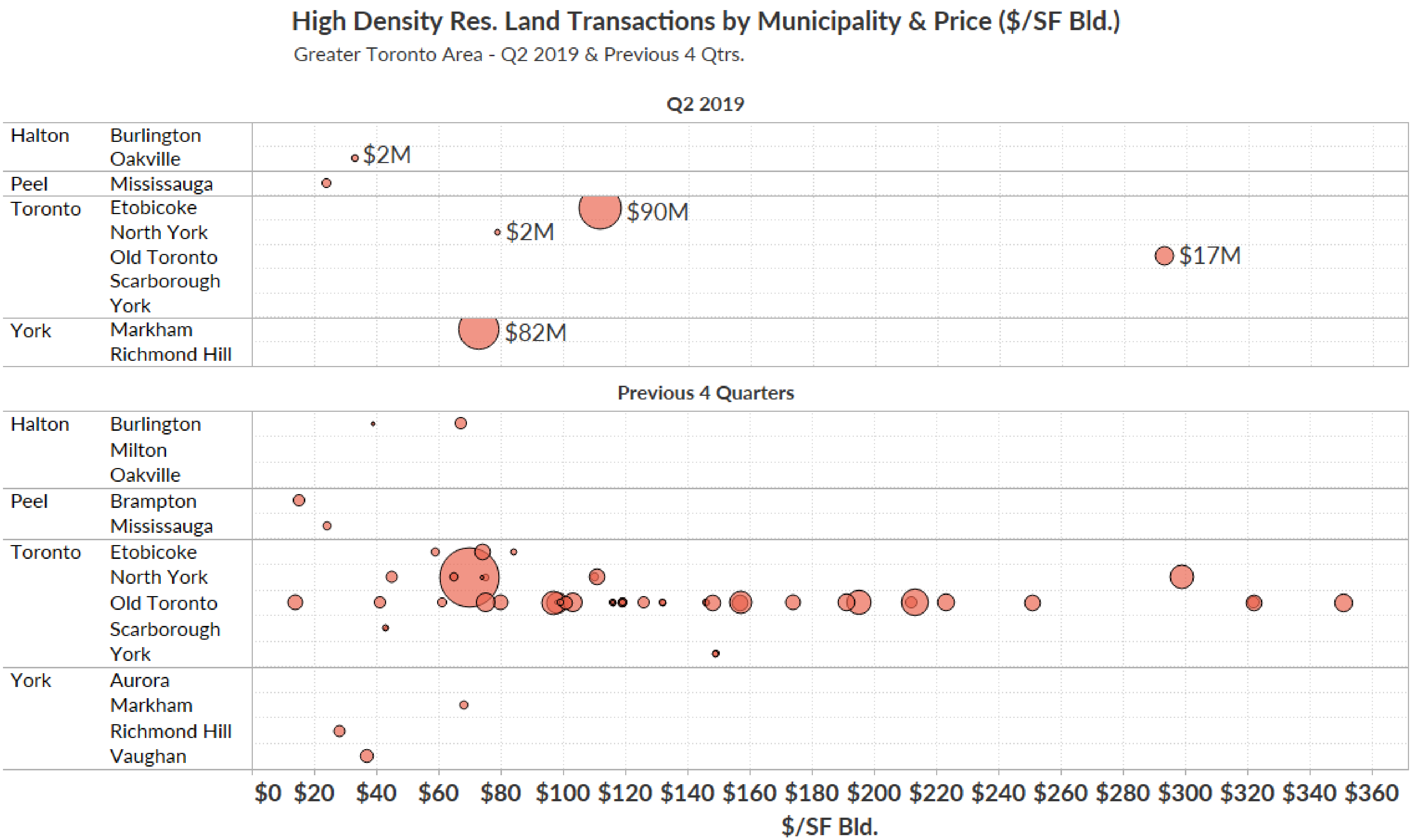
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q2 2019 is $117/sf bld. That's up about +3% from the previous quarter.



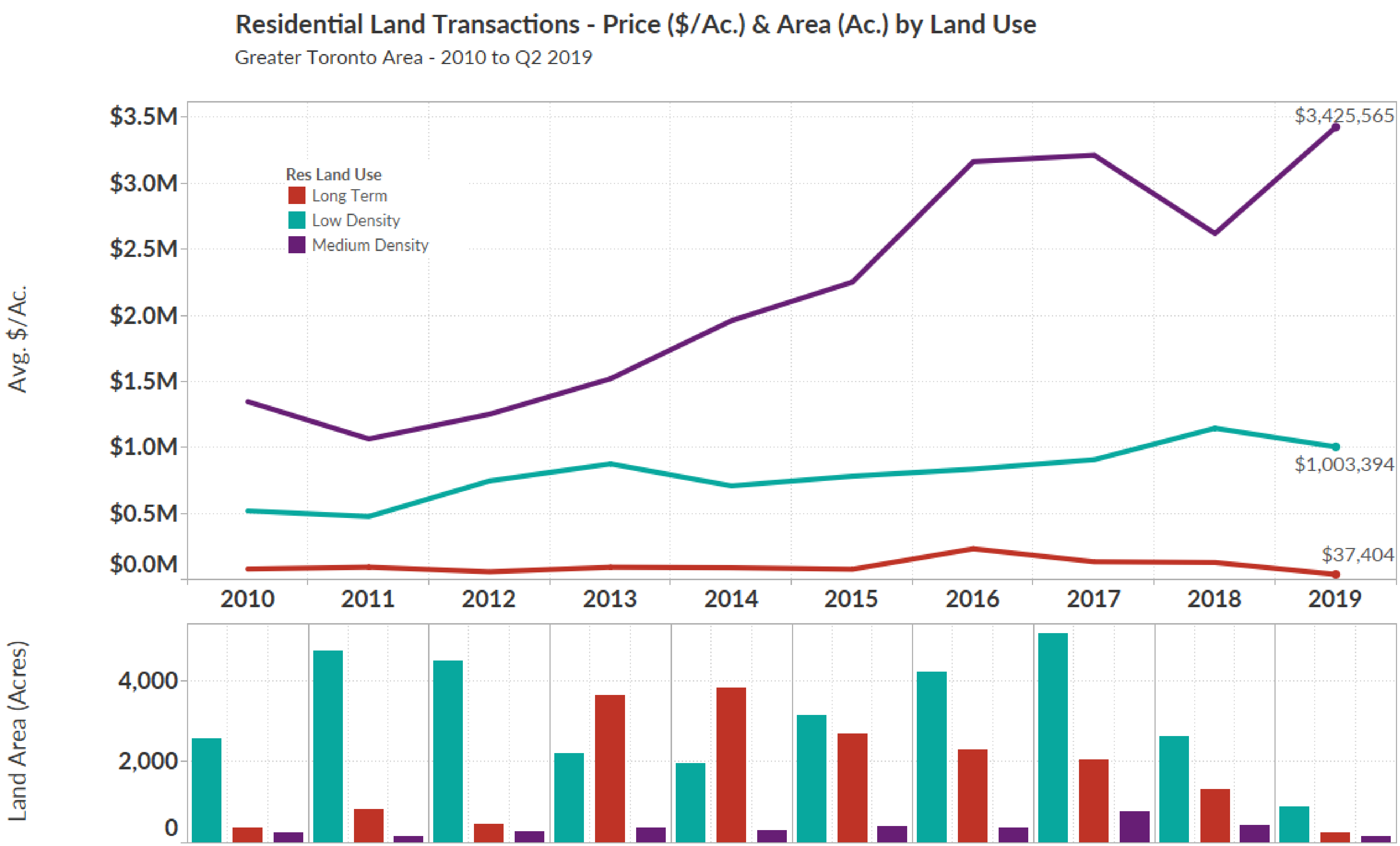
Municipal Comparison – High Density $/SF Bld.

Q2 2019 residential land transactions appear to be similar in price per square foot buildable than the previous four quarters.



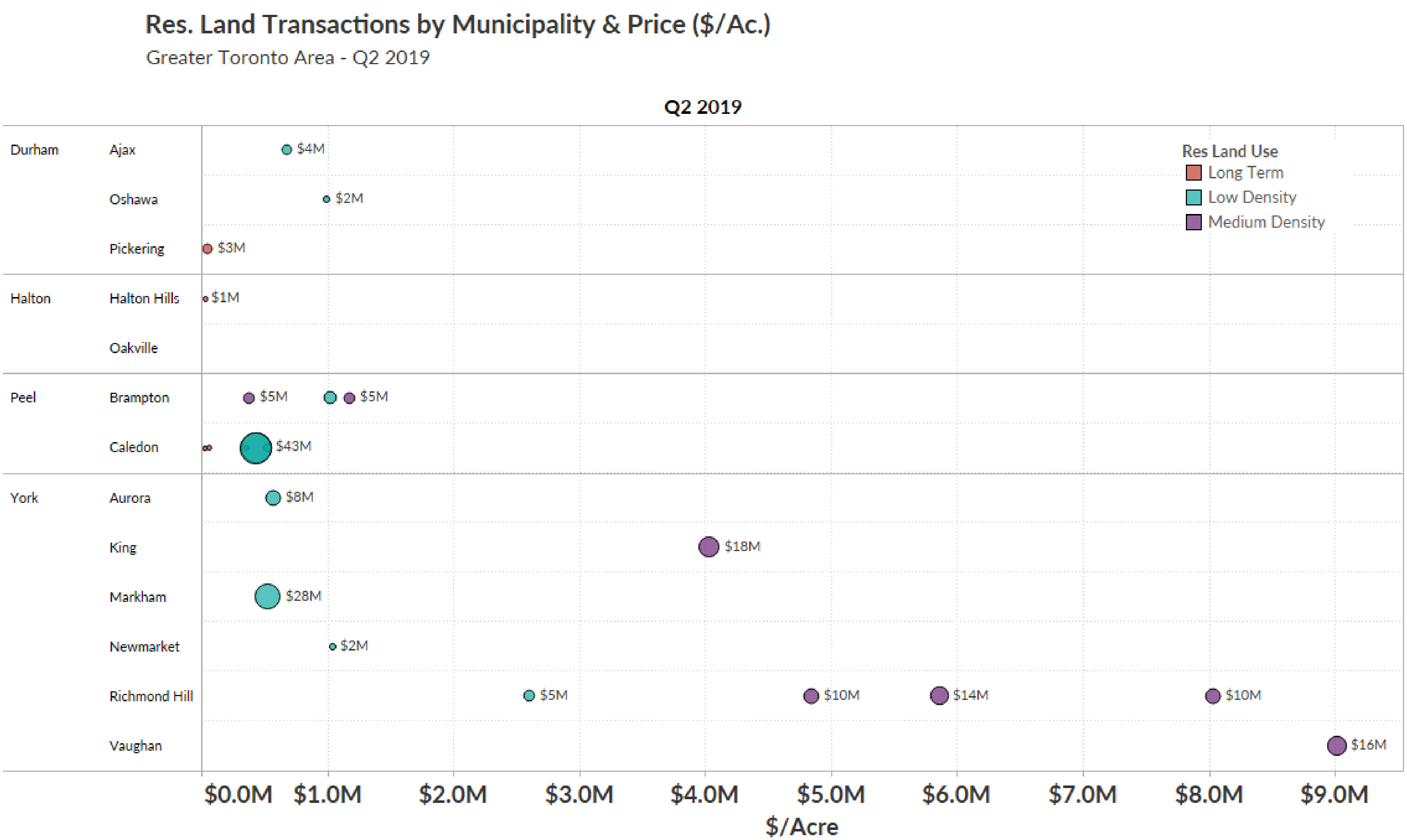
Price & Area Trends – Low Density/Medium Density/Long Term

The Q2 2019 average pricing at $3.4M/acre for Medium Density deals, $1.0M/acre for Low Density deals and $37,000/acre for Long Term land deals.



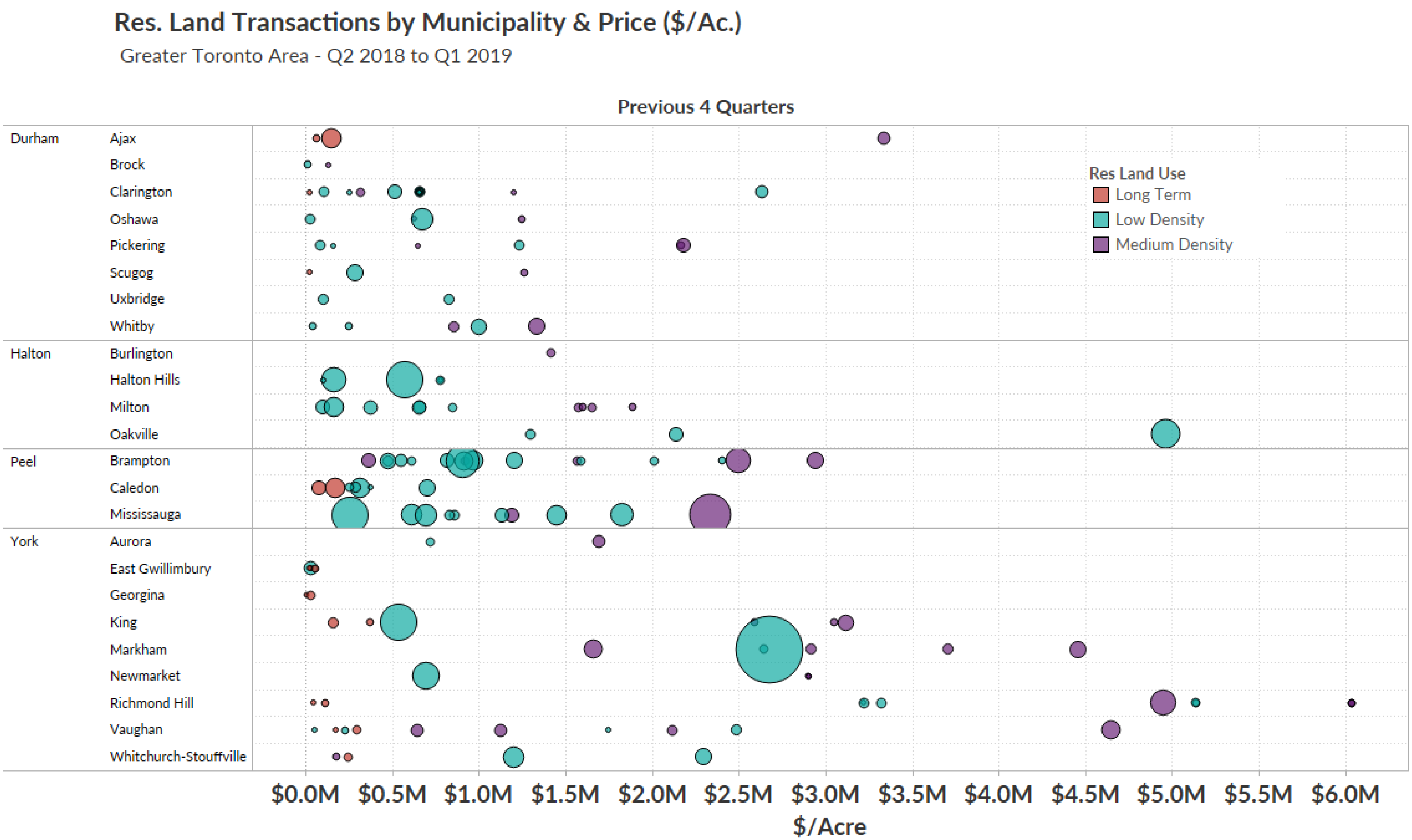
Municipal Comparison – Current Quarter

Notable deals this quarter included a $43M Low Density transaction for about $400,000/acre in Caledon and a $14M Medium Density deal in Richmond Hill for about $5.9M/acre.



Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $187M Low Density Transaction in Markham worth about $2.7M/acre, and a $70M Medium Density Transaction in Mississauga for about $2.3M/acre.

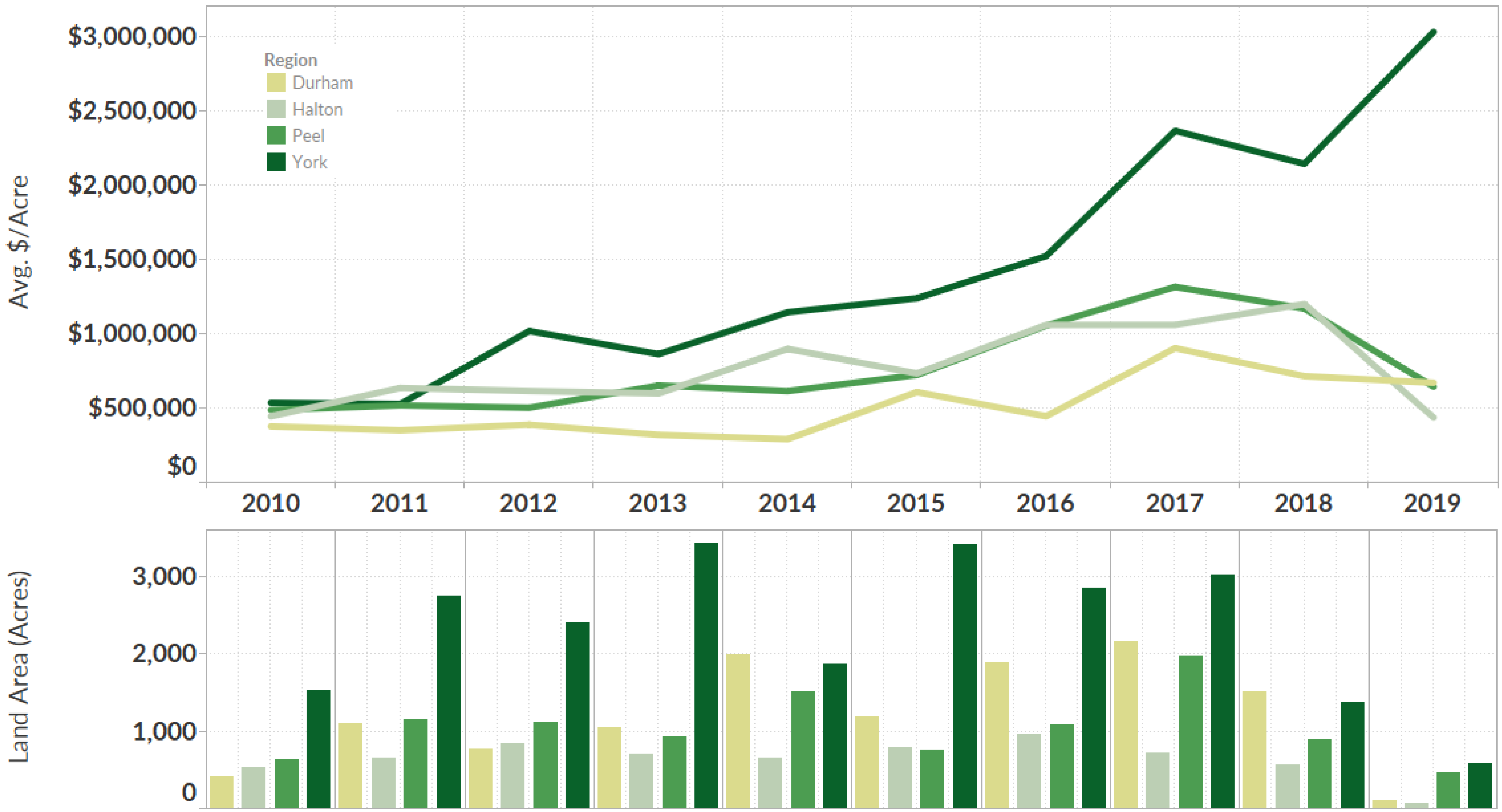


Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q2 2019 average price for Low Density, Medium Density and Long Term land transactions range from $671,000/acre in Durham, $436,000/acre in Halton, $644,000/acre in Peel & $3.0M/acre in York.

Low/Medium Density & Long Term Res. Land by Region & Price ($/Ac.)

905 Regions - 2010 to Q2 2019

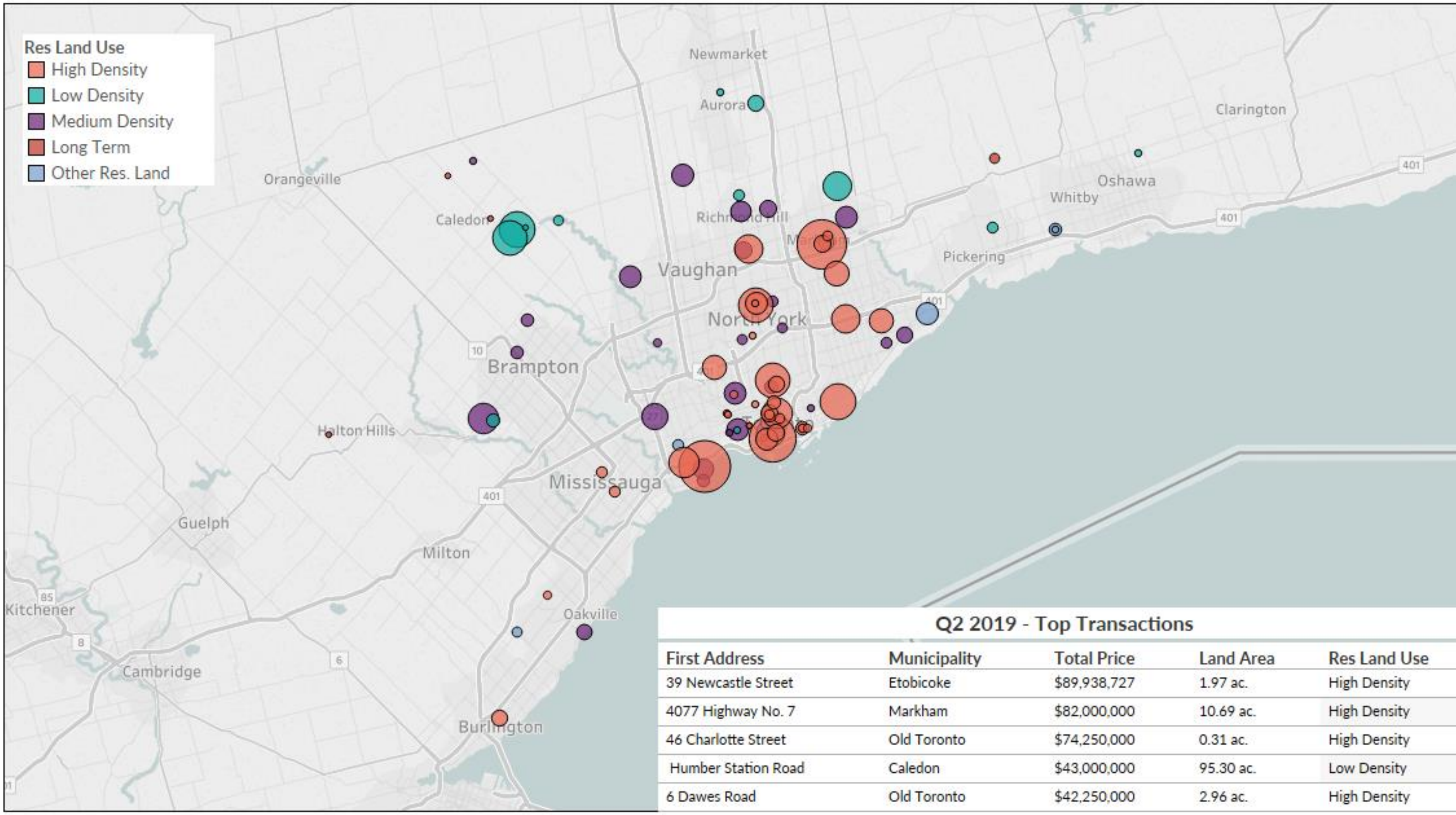


Geographic Distribution

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 - Q2 2019



Q2 2019 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
39 Newcastle Street	Etobicoke	$89,938,727	1.97 ac.	High Density
4077 Highway No. 7	Markham	$82,000,000	10.69 ac.	High Density
46 Charlotte Street	Old Toronto	$74,250,000	0.31 ac.	High Density
Humber Station Road	Caledon	$43,000,000	95.30 ac.	Low Density
6 Dawes Road	Old Toronto	$42,250,000	2.96 ac.	High Density