



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of July 2019



Mississauga City Centre Submarket Report - July 2019



Mississauga City Centre		GTA
Active Projects	11	352
Total Units	6,106	92,985
Total Sales	5,563	76,495
Rem. Inv.	543	12,873
Avg. \$/SF	\$815	\$984
Avg. SF	853	914
Avg. \$	\$695,484	\$899,216
Current Month Sales (incl. active & sold out)	121	2,297

Development Applications

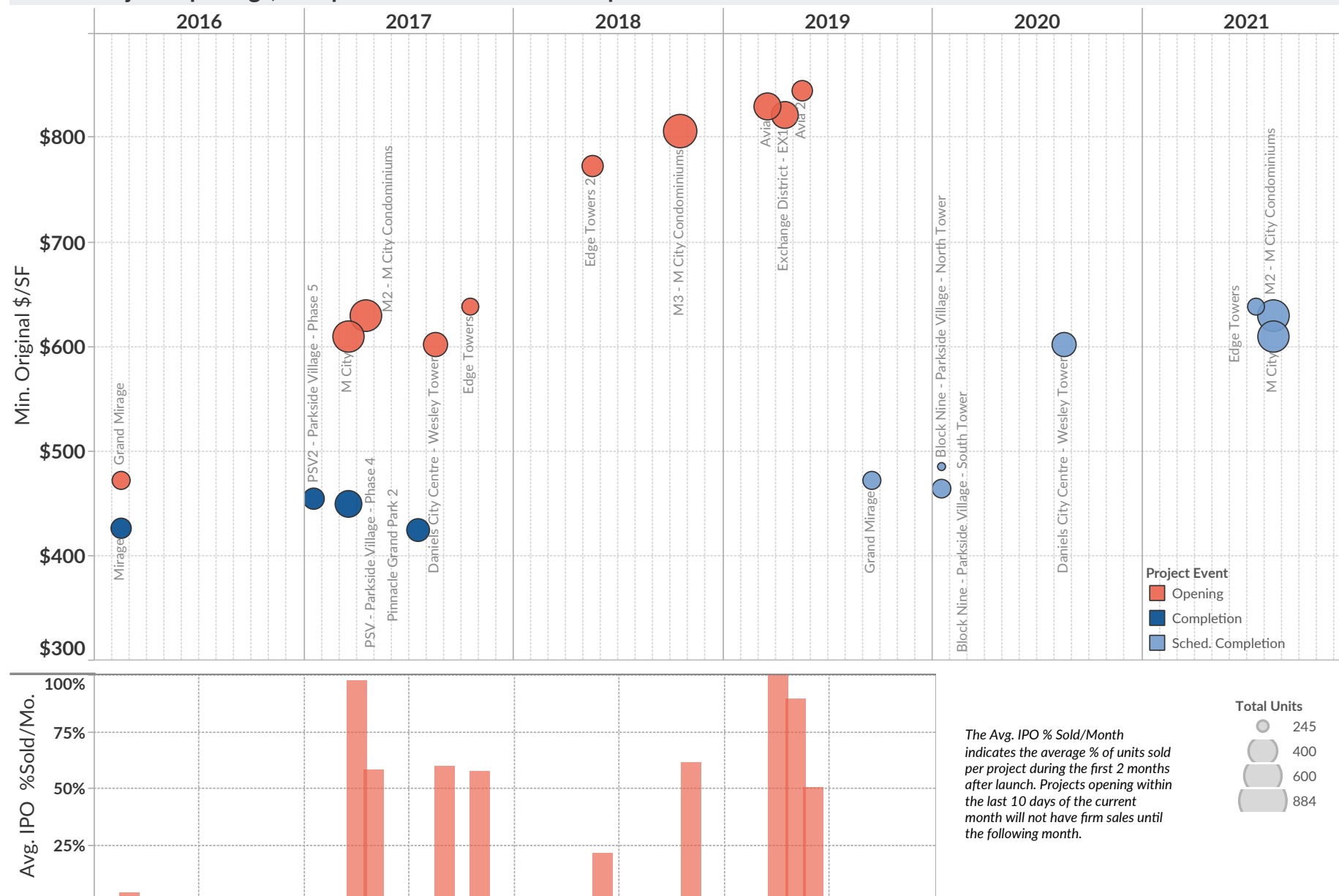
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	385
Total Units		184,667
Min. Floor Space Index		0.0
Max. Floor Space Index		32.2
Avg. Floor Space Index		5.9

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



Mississauga City Centre Submarket Report - July 2019

Recent Project Openings, Completions & Scheduled Completions



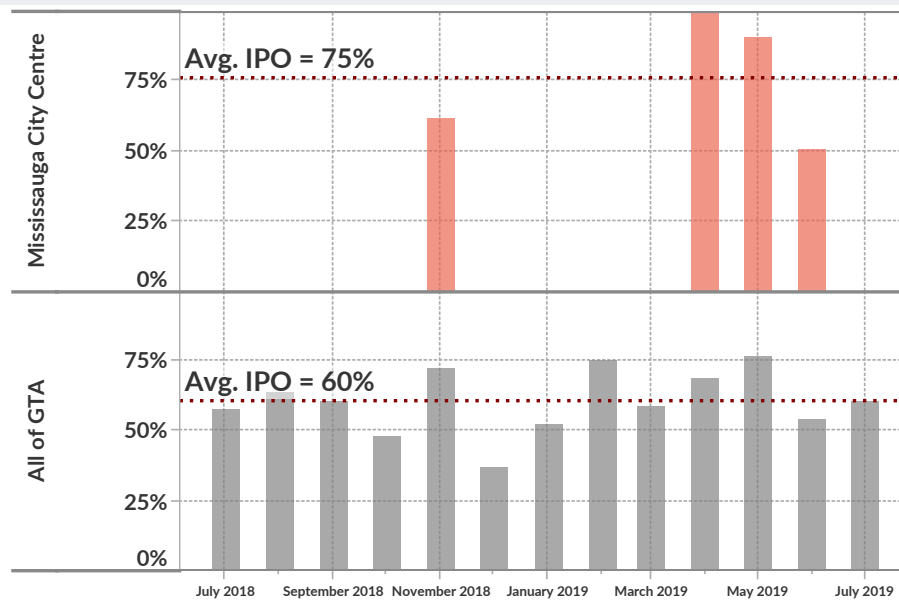
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Project Data by Unit Type

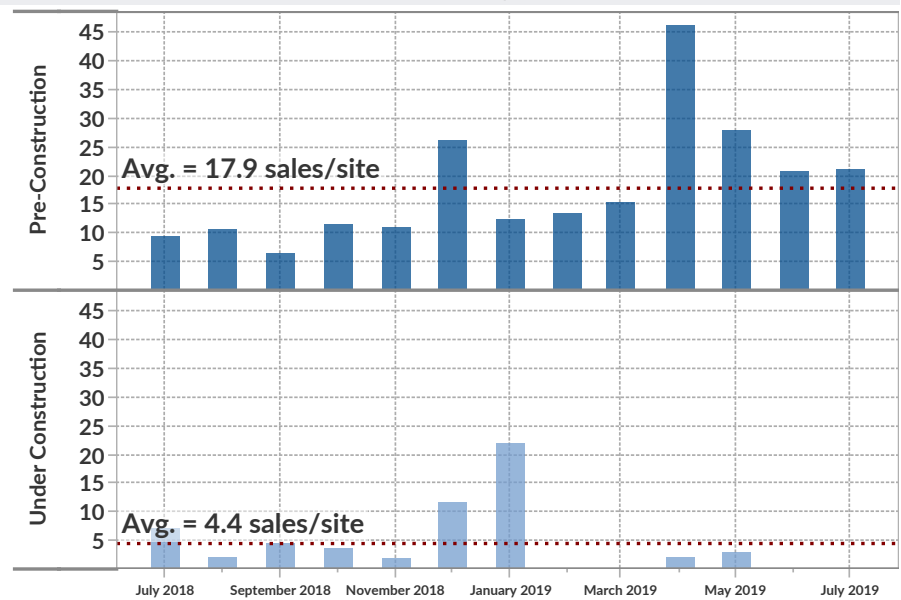
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	8	71	7
1 Bedroom	1,496	45	1,463	33
1 Bedroom + Den	1,480	12	1,429	51
2 Bedroom	2,245	41	1,948	297
2 Bedroom + Den	685	6	576	109
3 Bedroom & Up	102	9	58	44
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$865	455	465	\$382,900	\$412,900
\$889	460	867	\$409,900	\$635,900
\$879	572	817	\$412,900	\$666,900
\$835	624	1,209	\$426,900	\$1,129,900
\$798	764	1,392	\$513,900	\$1,291,900
\$704	880	1,423	\$594,900	\$1,333,900
\$618	1,608	2,312	\$1,020,900	\$1,399,900

IPO Launch Performance (first 2 months)

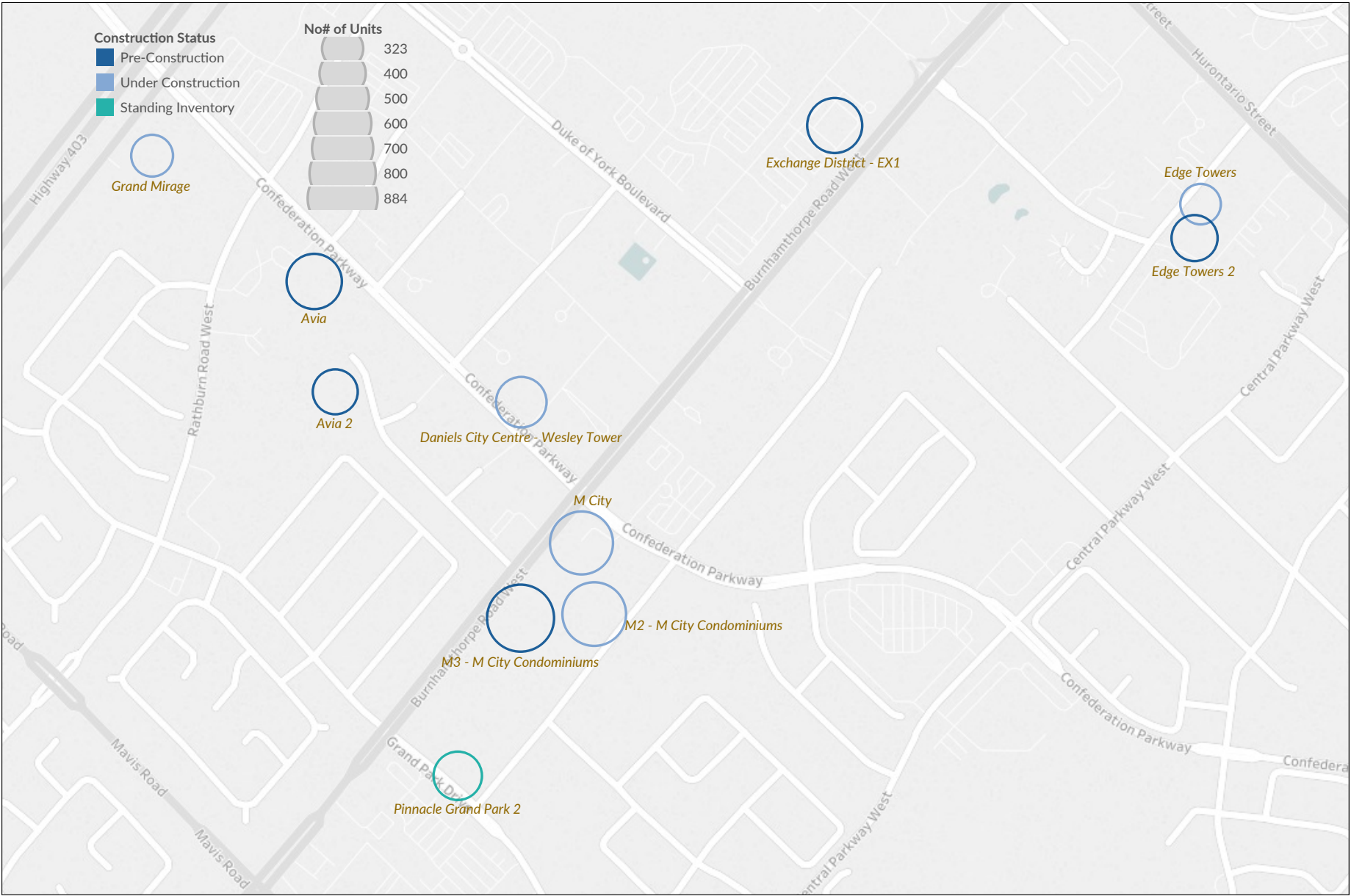


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - July 2019

Current Active Projects



Mississauga City Centre Submarket Report - July 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	52	253	145	398	\$845	\$838
Avia - Amacon Developments	Apartment	September 2023	13	573	28	601	\$830	\$835
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	August 2020	13	43	4	503	\$602	\$756
Edge Towers 2 - Solmar Development Corp.	Apartment	April 2022	37	162	100	418	\$773	\$917
Edge Towers - Solmar Development Corp.	Apartment	July 2021	2	12	47	323	\$639	\$930
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	4	567	29	596	\$822	\$879
Grand Mirage - Conservatory Group	Apartment	September 2019	0	3	13	344	\$472	\$731
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	1	32	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	0	230	92	884	\$806	\$884
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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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