



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of August 2019



Mississauga City Centre Submarket Report - August 2019



Mississauga City Centre		GTA
Active Projects	11	345
Total Units	6,105	87,891
Total Sales	5,562	75,812
Rem. Inv.	543	12,079
Avg. \$/SF	\$814	\$991
Avg. SF	852	916
Avg. \$	\$694,210	\$907,368
Current Month Sales (incl. active & sold out)	64	961

Development Applications

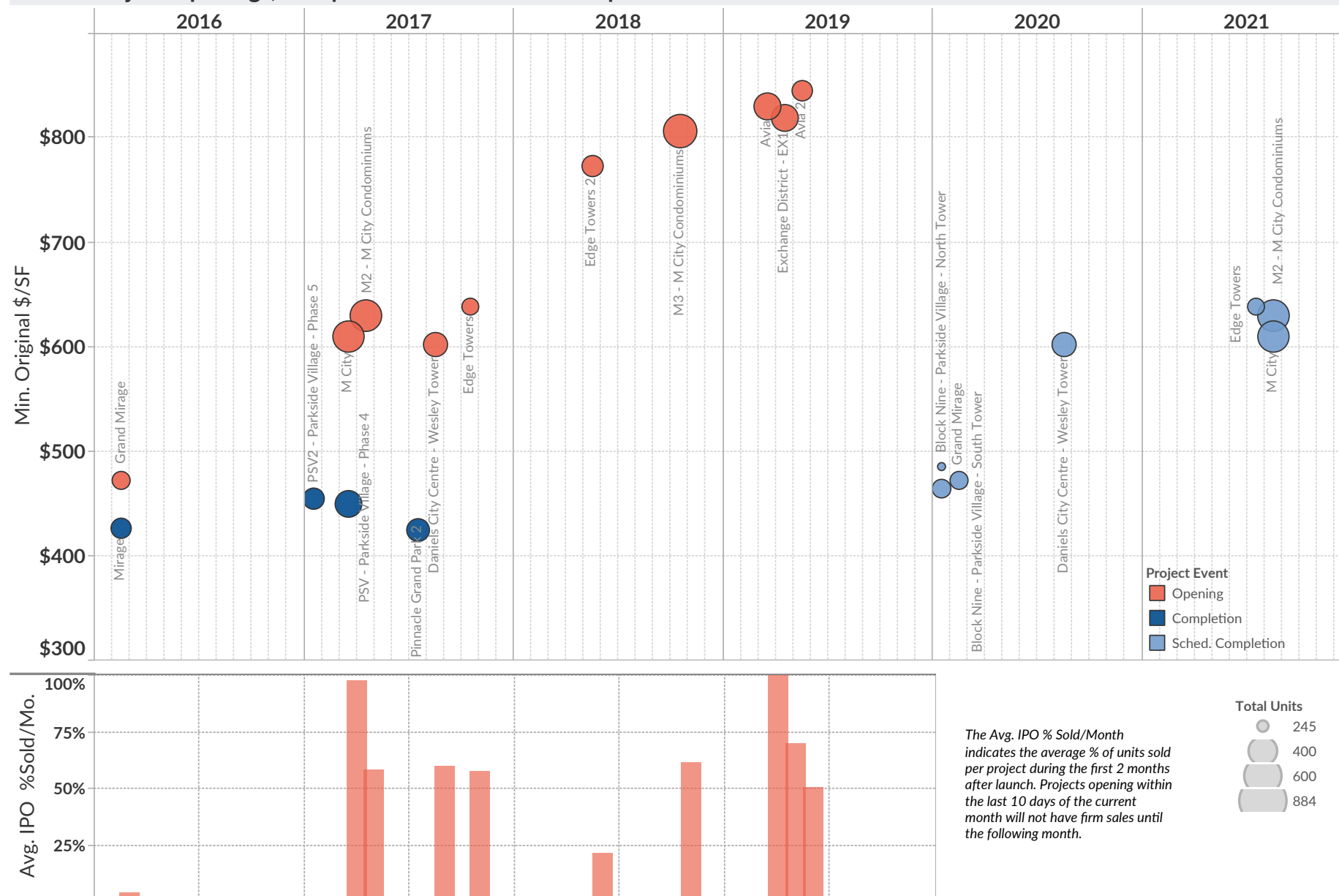
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	339
Total Units		179,893
Min. Floor Space Index		0.0
Max. Floor Space Index		34.1
Avg. Floor Space Index		5.9

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



Mississauga City Centre Submarket Report - August 2019

Recent Project Openings, Completions & Scheduled Completions



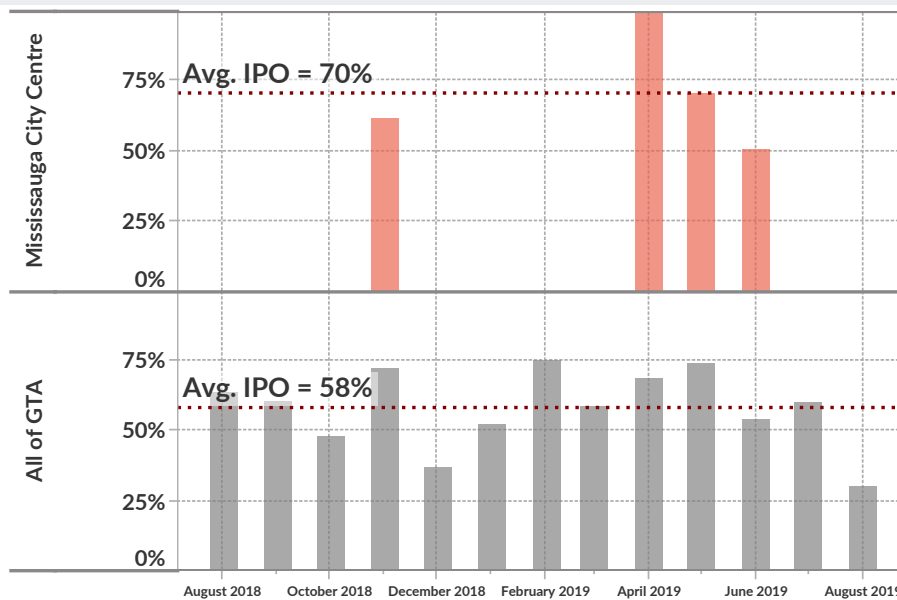
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Project Data by Unit Type

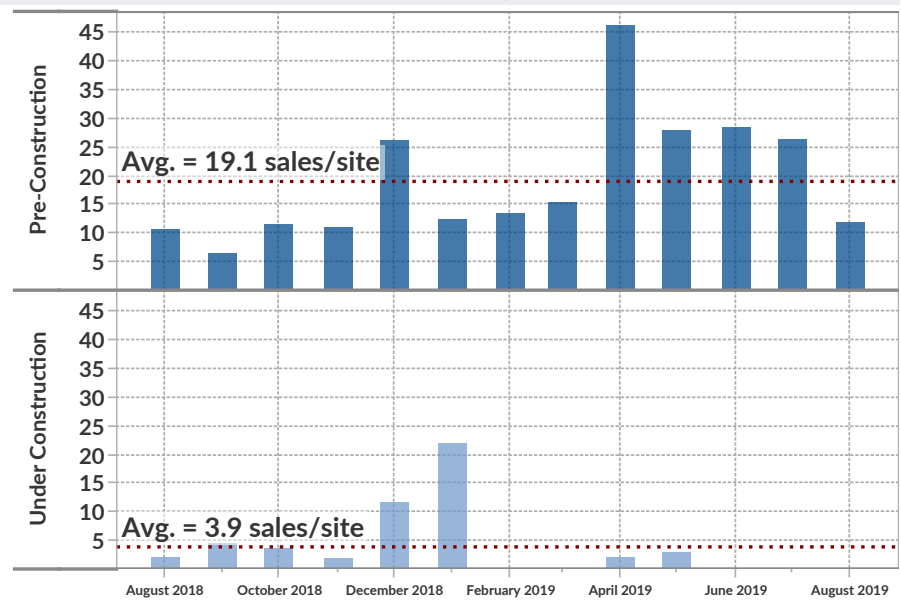
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	3	74	4
1 Bedroom	1,478	12	1,445	33
1 Bedroom + Den	1,483	4	1,429	54
2 Bedroom	2,257	38	1,964	293
2 Bedroom + Den	687	6	580	107
3 Bedroom & Up	102	1	52	50
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$865	455	465	\$382,900	\$412,900
\$937	420	867	\$409,900	\$635,900
\$876	572	817	\$412,900	\$666,900
\$832	649	1,209	\$426,900	\$1,129,900
\$798	764	1,392	\$513,900	\$1,291,900
\$706	961	1,423	\$594,900	\$1,333,900
\$618	1,608	2,312	\$1,020,900	\$1,399,900

IPO Launch Performance (first 2 months)

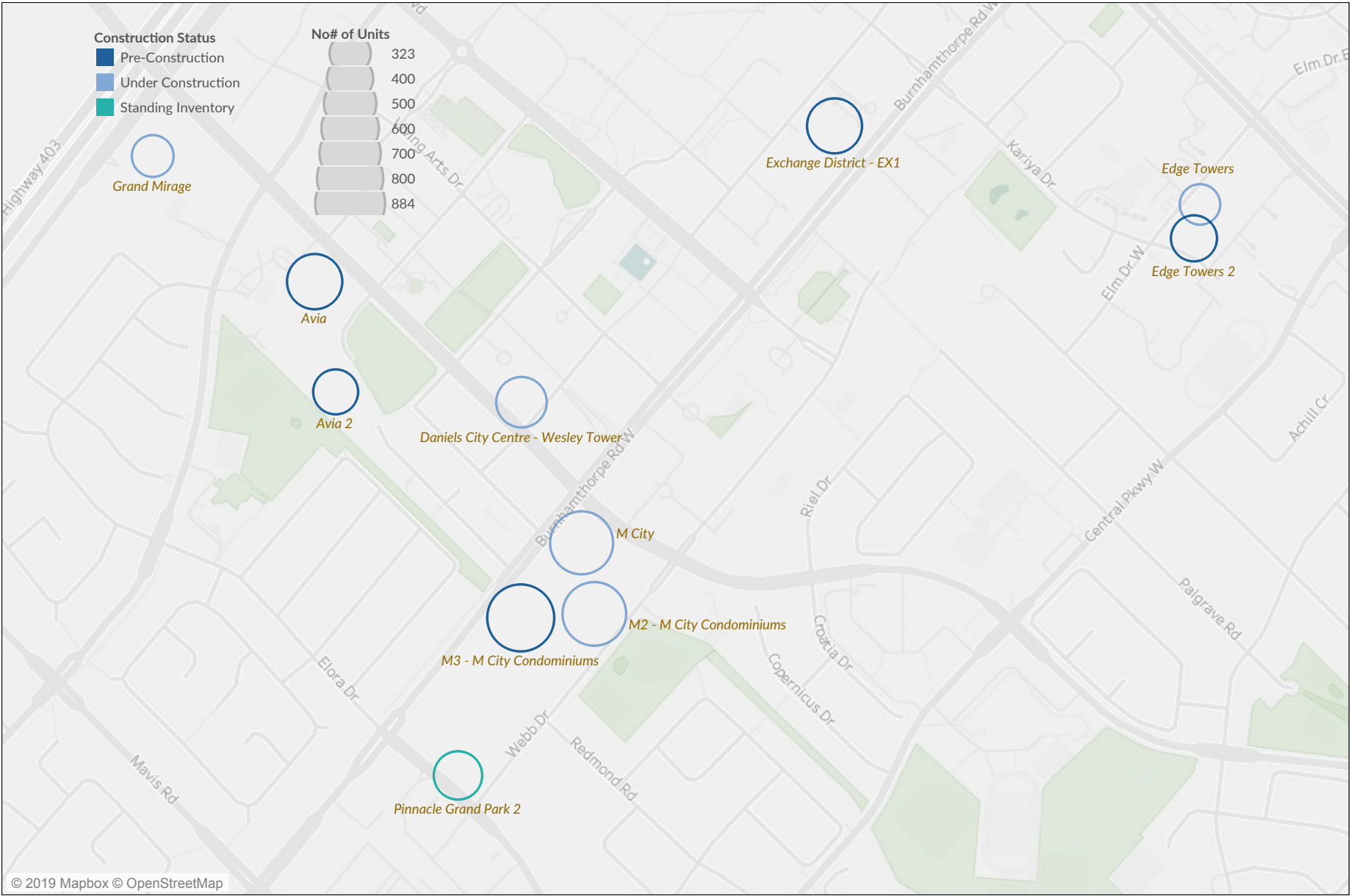


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - August 2019

Current Active Projects



Mississauga City Centre Submarket Report - August 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	17	270	128	398	\$845	\$838
Avia - Amacon Developments	Apartment	September 2023	5	578	23	601	\$830	\$835
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	August 2020	1	34	13	503	\$602	\$748
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	15	177	85	418	\$773	\$917
Edge Towers - Solmar Development Corp.	Apartment	July 2021	3	15	44	323	\$639	\$928
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	23	535	60	595	\$819	\$886
Grand Mirage - Conservatory Group	Apartment	February 2020	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	\$873
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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	.
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	.
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	.
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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