



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of September 2019



Mississauga City Centre Submarket Report - September 2019



Mississauga City Centre		GTA
Active Projects	12	349
Total Units	6,555	92,732
Total Sales	5,635	75,071
Rem. Inv.	631	13,715
Avg. \$/SF	\$819	\$1,011
Avg. SF	839	903
Avg. \$	\$687,102	\$913,157
Current Month Sales (incl. active & sold out)	72	2,107

Development Applications

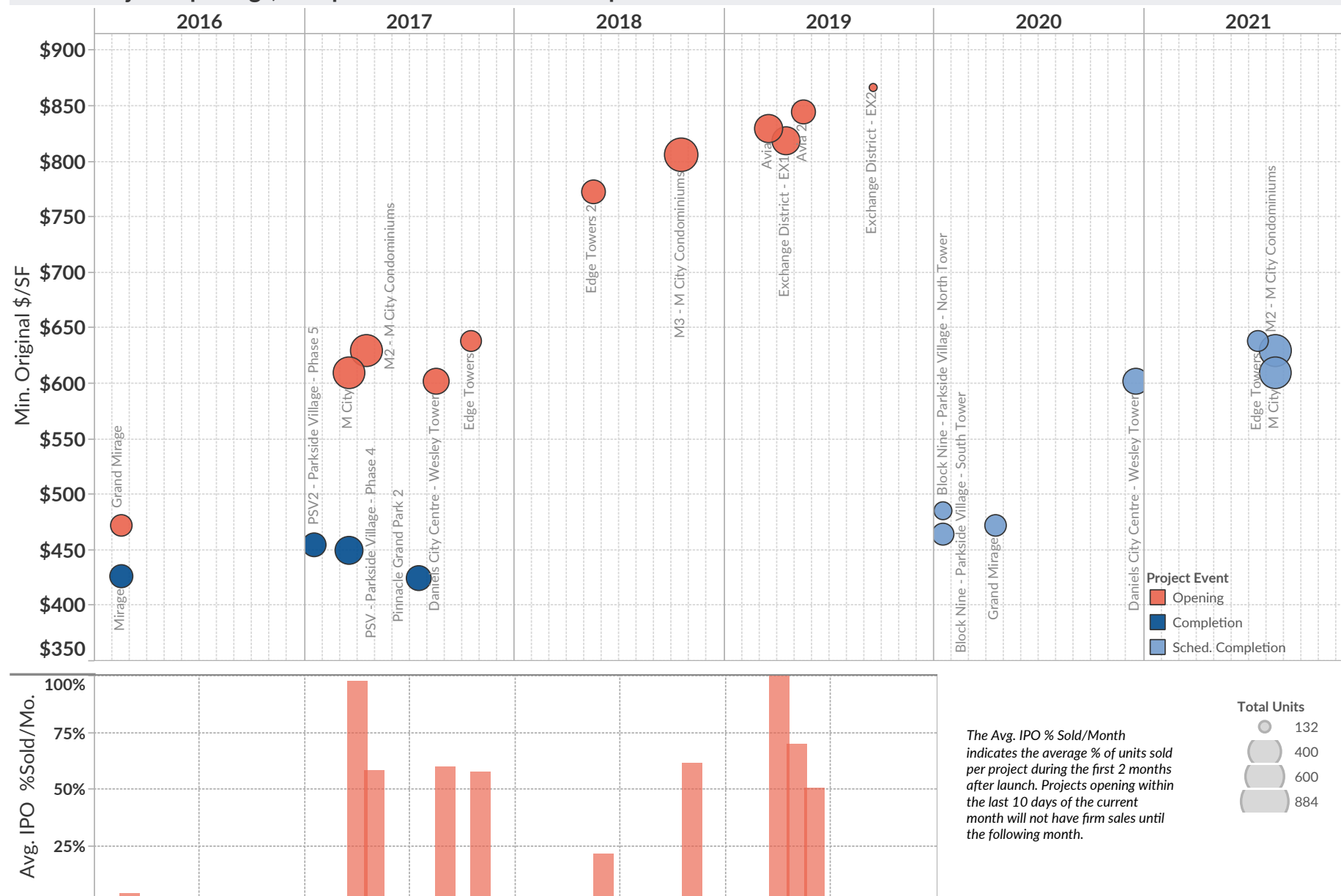
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	368
Total Units		192,605
Min. Floor Space Index		0.0
Max. Floor Space Index		34.1
Avg. Floor Space Index		6.2

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



Mississauga City Centre Submarket Report - September 2019

Recent Project Openings, Completions & Scheduled Completions



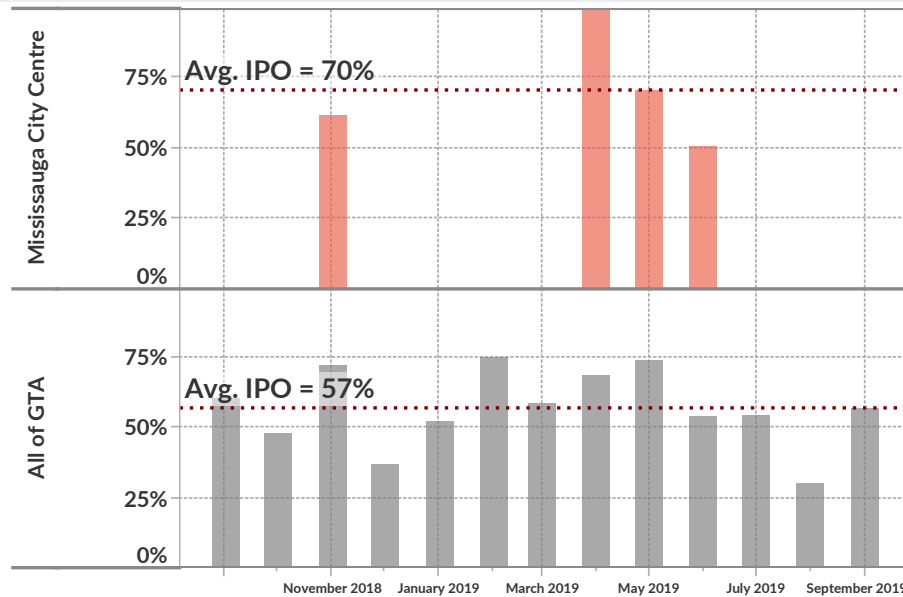
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Project Data by Unit Type

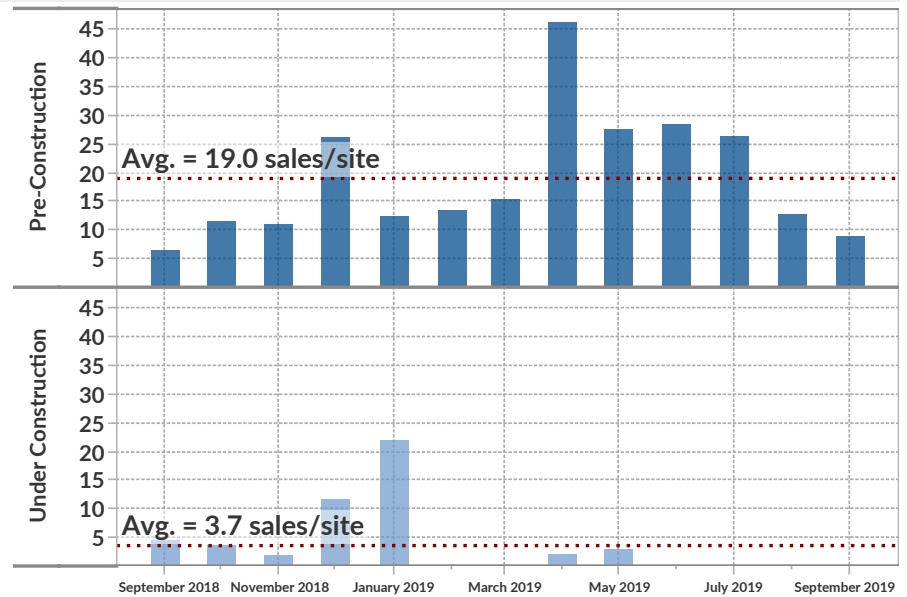
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	1	75	3
1 Bedroom	1,524	13	1,457	67
1 Bedroom + Den	1,505	11	1,441	64
2 Bedroom	2,310	40	2,004	306
2 Bedroom + Den	708	2	584	124
3 Bedroom & Up	102	1	52	50
Penthouse	26	4	18	8
Other	13	0	4	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$889	455	465	\$397,400	\$420,400
\$932	420	867	\$415,900	\$635,900
\$886	572	740	\$412,900	\$675,900
\$853	649	1,155	\$426,900	\$1,129,900
\$764	764	1,486	\$513,900	\$1,308,900
\$712	961	1,423	\$594,900	\$1,333,900
\$812	614	2,312	\$566,400	\$1,399,900
\$704	1,183	1,551	\$909,600	\$1,016,100

IPO Launch Performance (first 2 months)

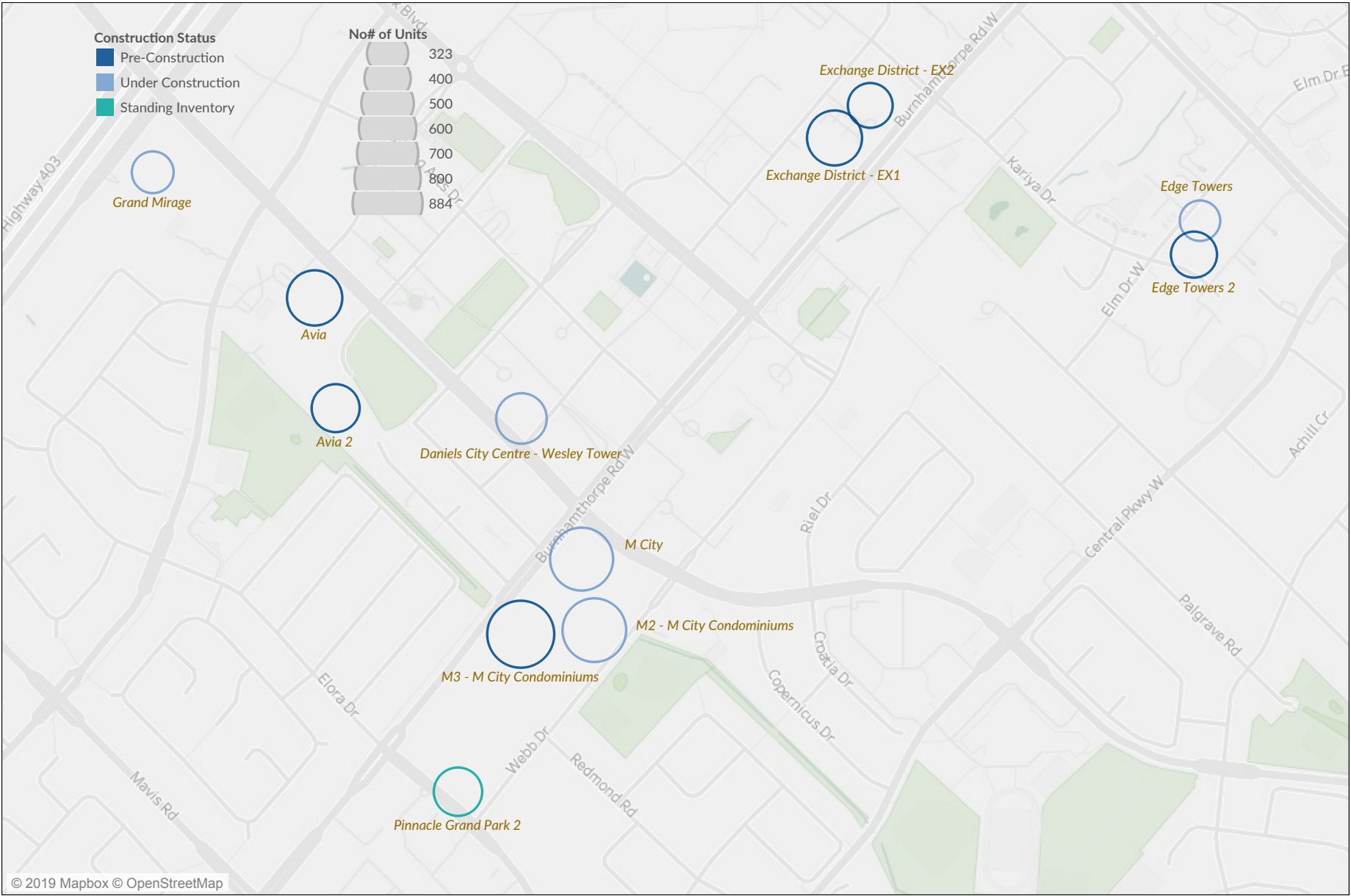


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - September 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 2 - Amacon Developments	Apartment	October 2023	9	278	149	453	\$845	\$838
Avia - Amacon Developments	Apartment	September 2023	2	585	16	601	\$830	\$843
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	December 2020	3	37	10	503	\$602	\$743
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	21	198	64	418	\$773	\$942
Edge Towers - Solmar Development Corp.	Apartment	July 2021	23	37	22	323	\$639	\$928
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	11	546	49	595	\$819	\$886
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	0	0	132	395	\$867	\$867
Grand Mirage - Conservatory Group	Apartment	April 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	2	230	92	884	\$806	\$928
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	1	5	1	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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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