



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of October 2019



Mississauga City Centre Submarket Report - October 2019



Mississauga City Centre		GTA
Active Projects	12	362
Total Units	6,548	94,645
Total Sales	5,999	76,566
Rem. Inv.	495	14,323
Avg. \$/SF	\$813	\$992
Avg. SF	882	907
Avg. \$	\$717,233	\$900,552
Current Month Sales (incl. active & sold out)	365	3,424

Development Applications

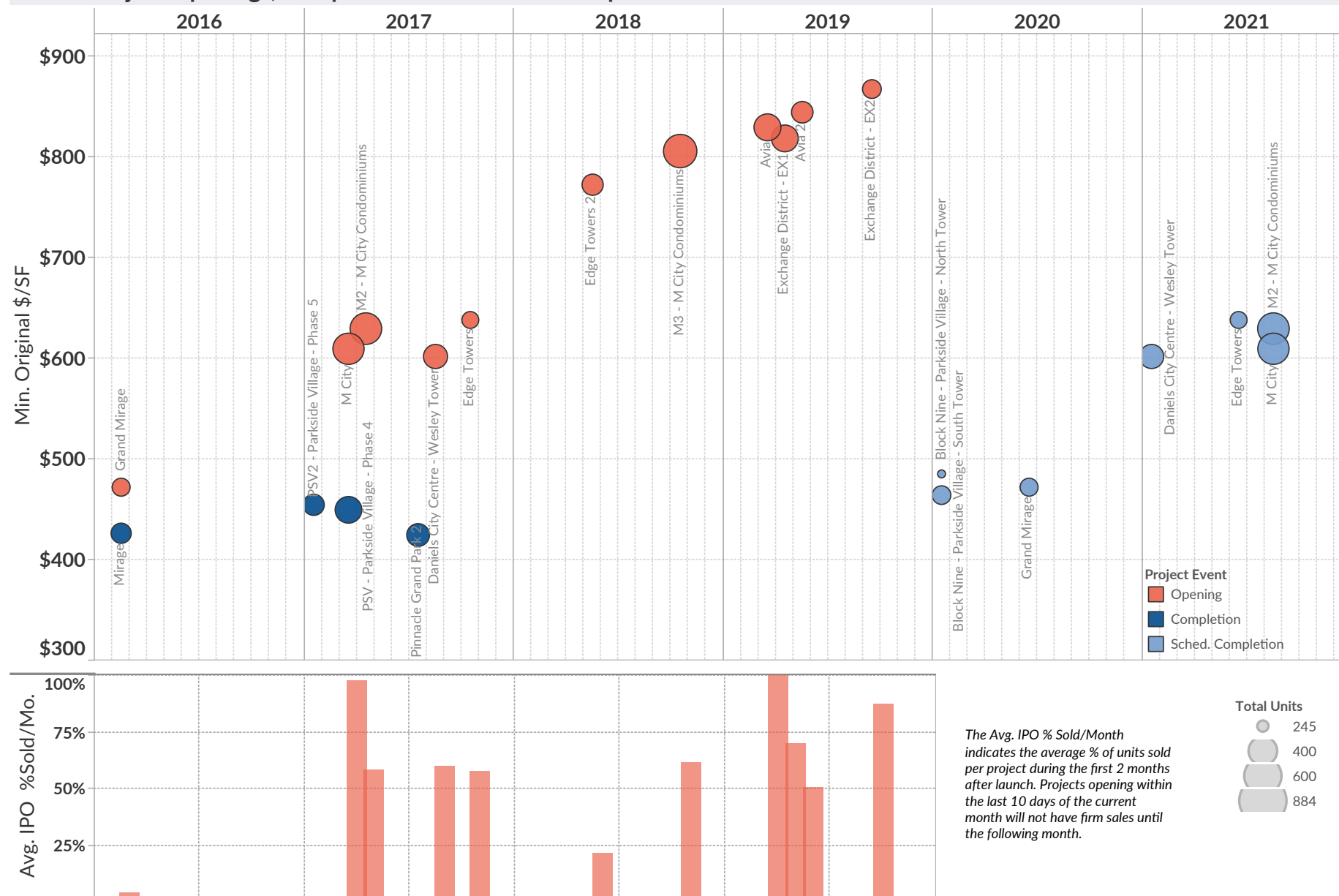
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	387
Total Units		211,227
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.2

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



Mississauga City Centre Submarket Report - October 2019

Recent Project Openings, Completions & Scheduled Completions



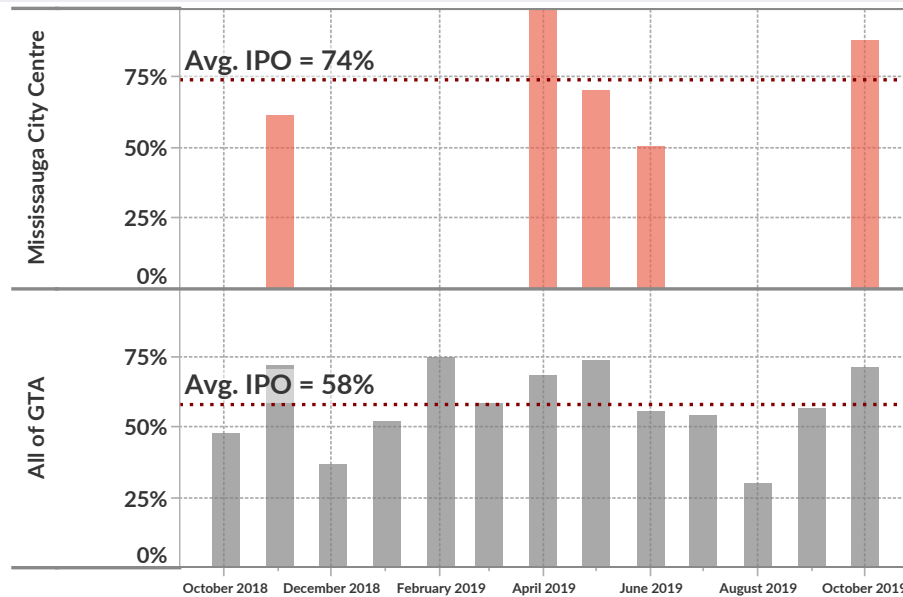
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Project Data by Unit Type

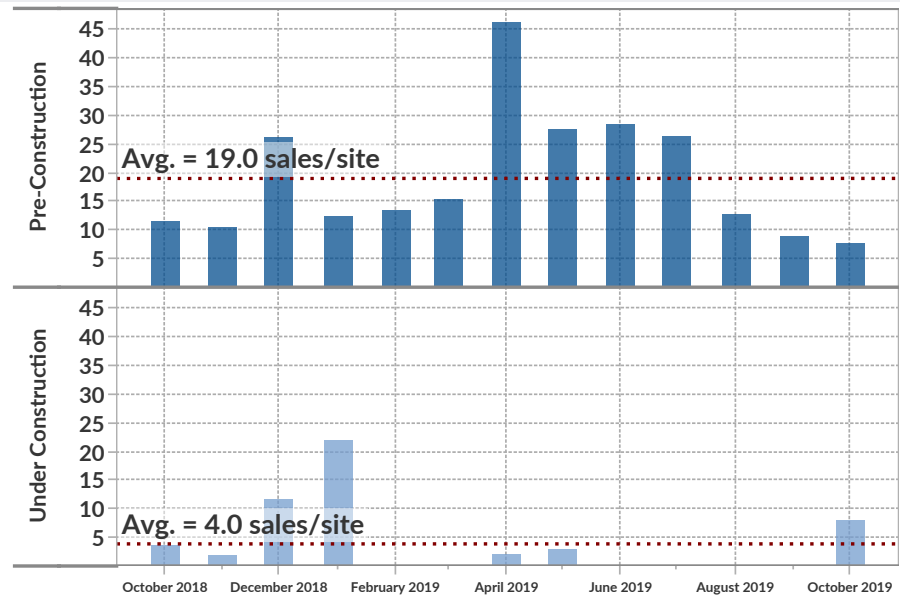
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	3	78	0
1 Bedroom	1,580	90	1,537	43
1 Bedroom + Den	1,525	43	1,494	31
2 Bedroom	2,452	207	2,210	242
2 Bedroom + Den	718	22	606	112
3 Bedroom & Up	102	0	52	50
Penthouse	26	0	18	8
Other	13	0	4	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$964	420	867	\$420,900	\$635,900
\$878	572	740	\$412,900	\$675,900
\$855	649	1,209	\$426,900	\$1,129,900
\$765	764	1,486	\$513,900	\$1,308,900
\$712	961	1,423	\$594,900	\$1,337,900
\$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)

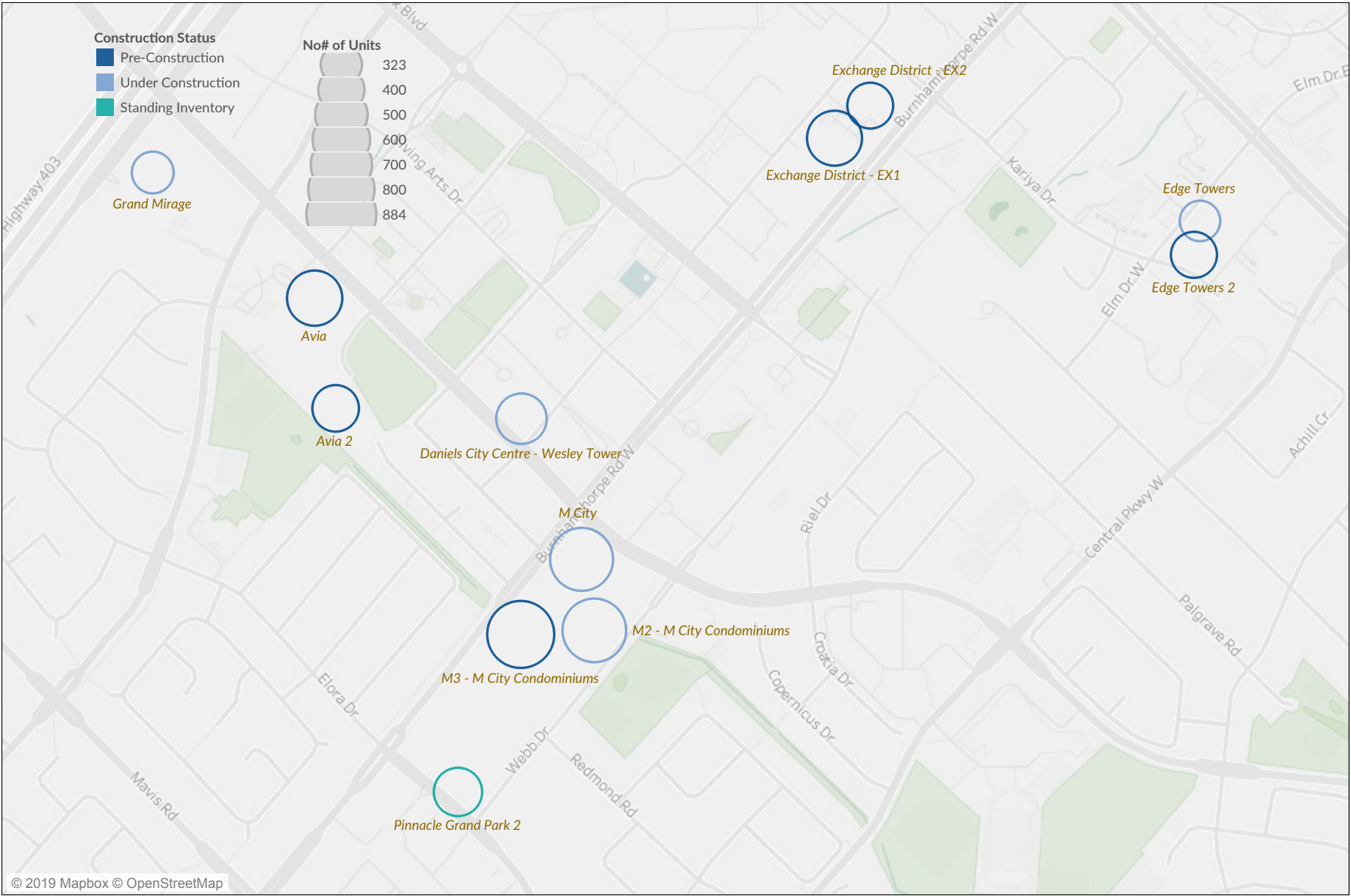


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - October 2019

Current Active Projects



Mississauga City Centre Submarket Report - October 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	7	285	142	427	\$845	\$838
Avia - Amacon Developments	Apartment	September 2023	1	586	15	601	\$830	\$842
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	January 2021	0	37	10	503	\$602	\$743
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	30	228	35	418	\$773	\$926
Edge Towers - Solmar Development Corp.	Apartment	June 2021	4	41	18	323	\$639	\$925
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	0	546	49	595	\$819	\$886
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	315	315	45	414	\$868	\$916
Grand Mirage - Conservatory Group	Apartment	June 2020	8	11	5	344	\$472	\$728
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	\$928
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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