Greater Toronto Area Residential Land

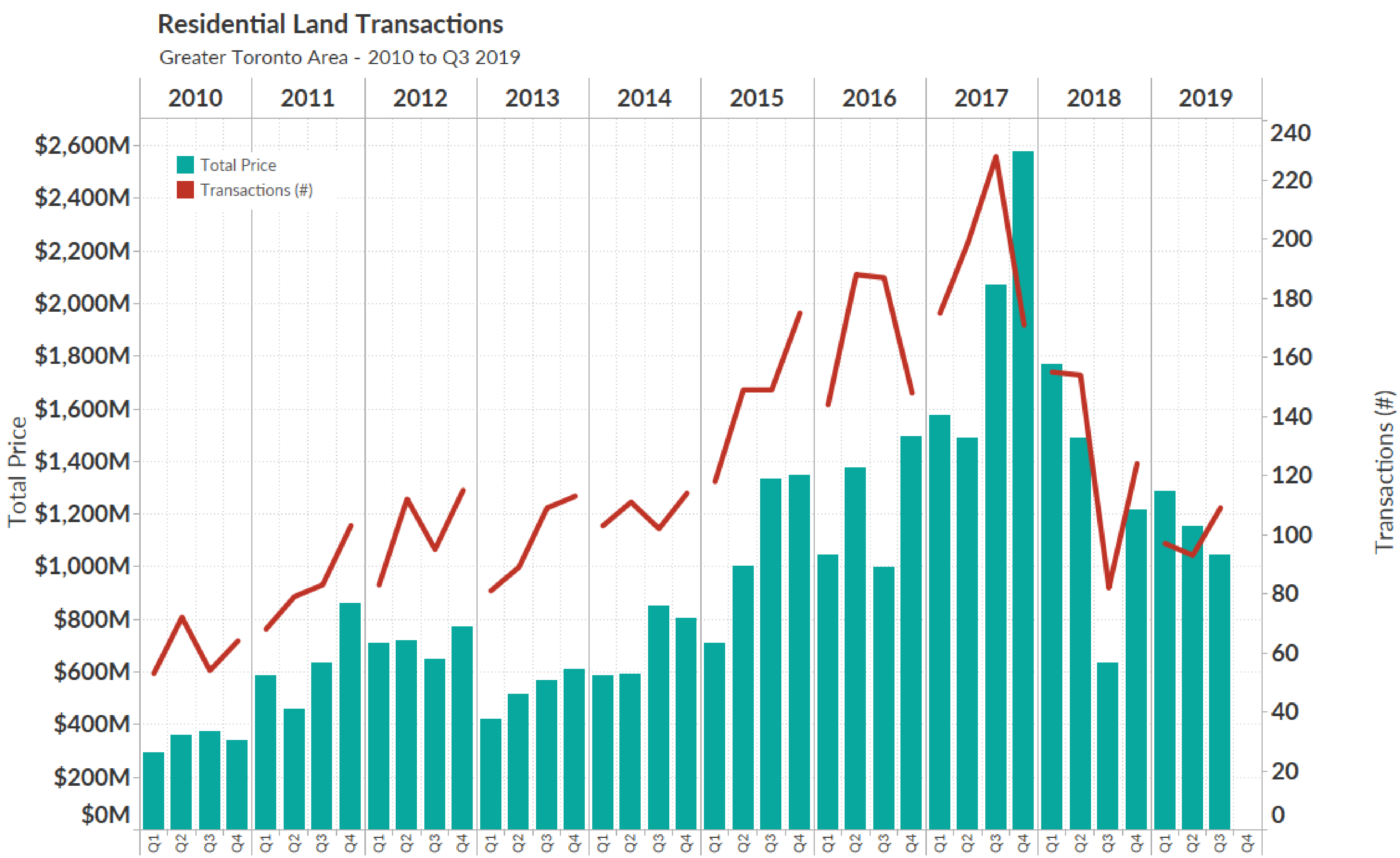
Commercial Q3 2019 Statistics

Data as of September 30, 2019

Altus Group

Residential Transactions

Q3 2019 saw 109 residential land transactions worth $1.0B, down -9% from Q2 2019 and up +65% from the same quarter last year.



Q3 2019 Residential Land Transaction Timeline

Old Toronto is the most active market with 31 residential land transactions, followed by Vaughan with 11 residential land transactions.

AltusGroup

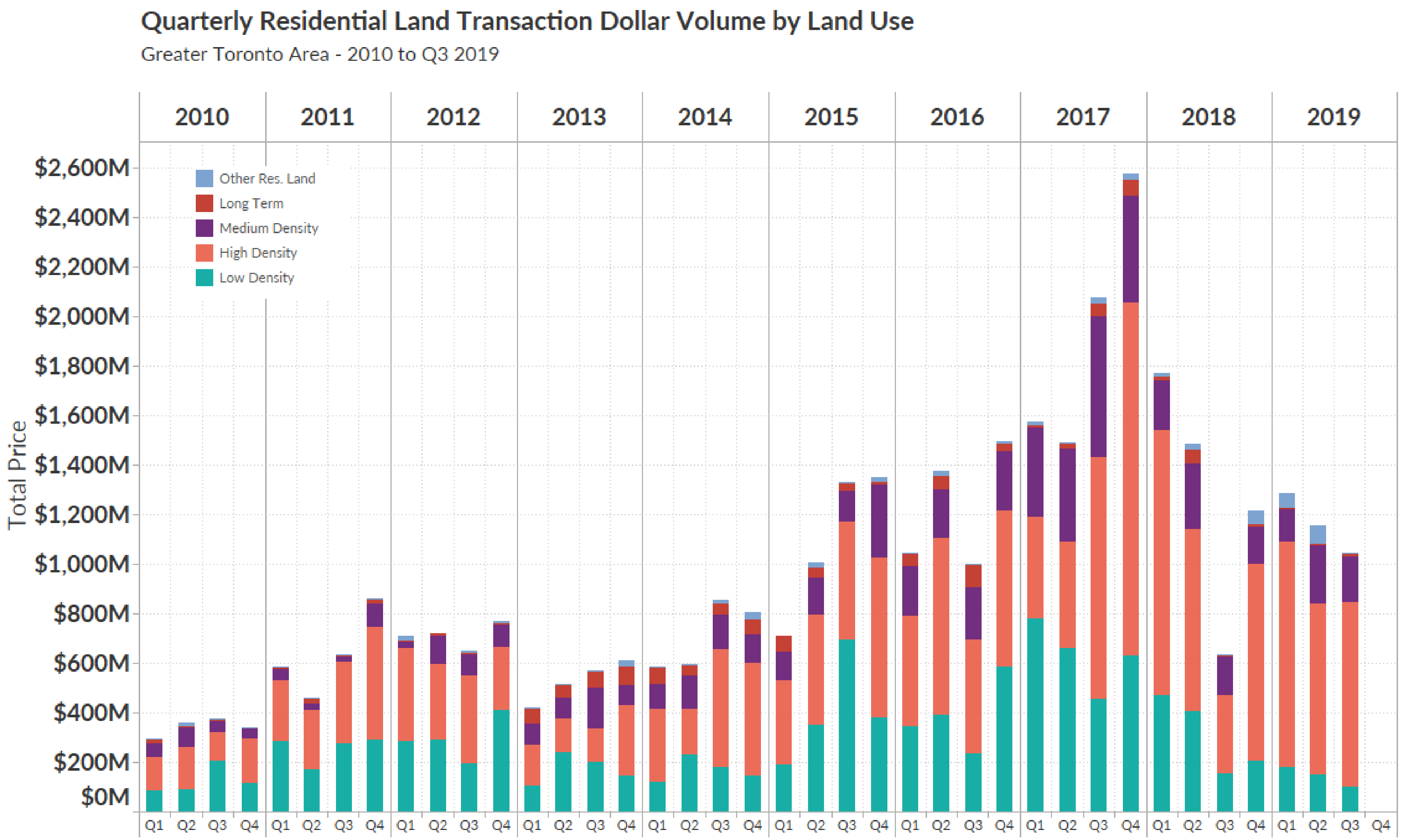
Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q3 2019

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$13M	165	3
	Brock	$1M	39	1
	Clarington	$7M	3	2
	Pickering	$3M	3	1
	Whitby	$37M	192	7
Halton	Burlington	$1M	0	1
	Halton Hills	$5M	46	1
	Oakville	$7M	2	3
Peel	Caledon	$8M	149	4
	Mississauga	$16M	3	4
Toronto	Etobicoke	$53M	12	8
	North York	$35M	3	6
	Old Toronto	$569M	5	31
	Scarborough	$143M	26	8
	York	$10M	0	5
York	Aurora	$2M	0	1
	Georgina	$1M	54	1
	Markham	$39M	106	4
	Newmarket	$5M	1	2
	Richmond Hill	$33M	4	4
	Vaughan	$43M	32	11
	Whitchurch-S..	$14M	259	1

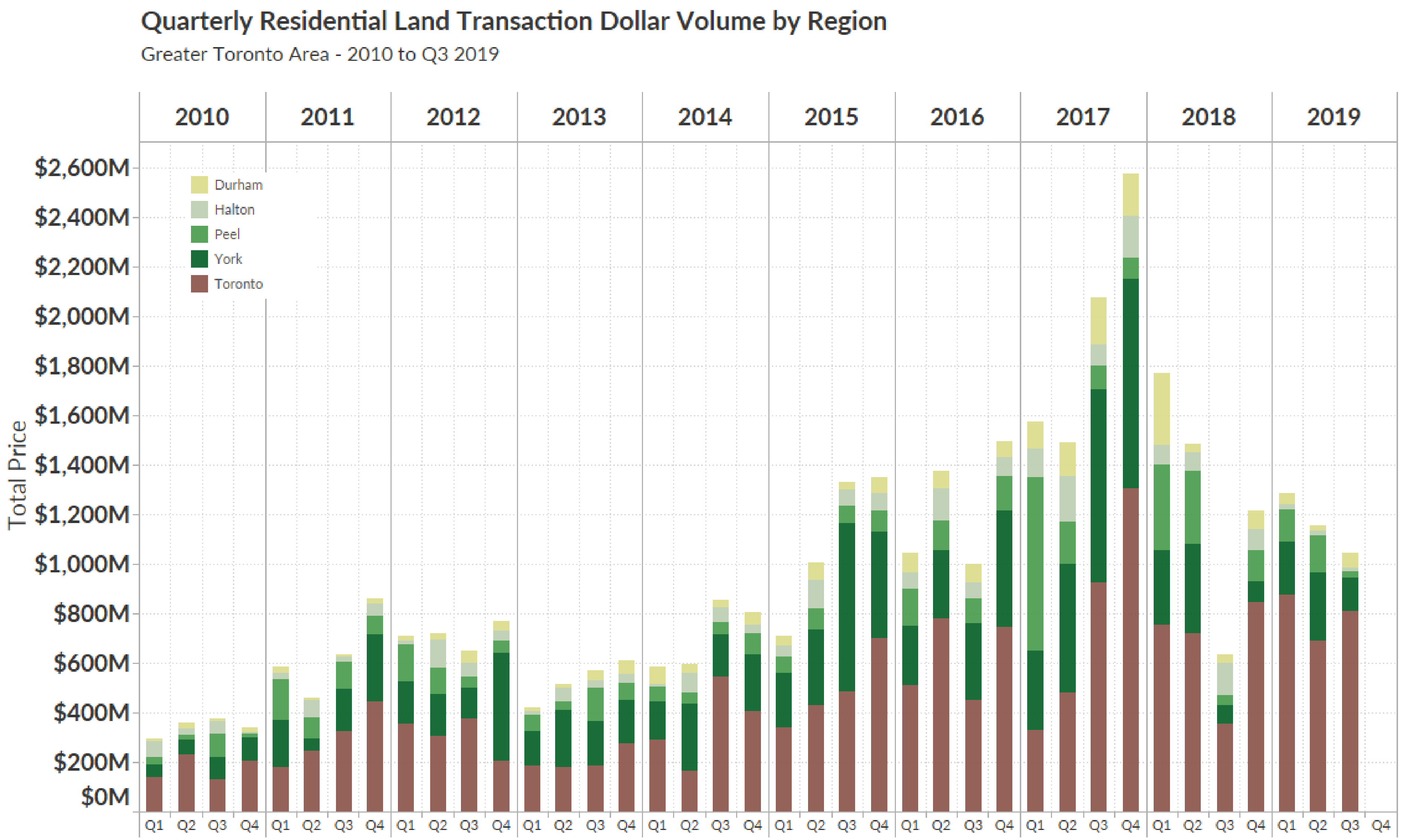
Transactions by Land Use

$1.0B in Q3 2019 comprised of $100M Low Density deals, $744M High Density deals, $184M Medium Density deals, $12M Long Term deals and $5M in deals classified as Other land uses.



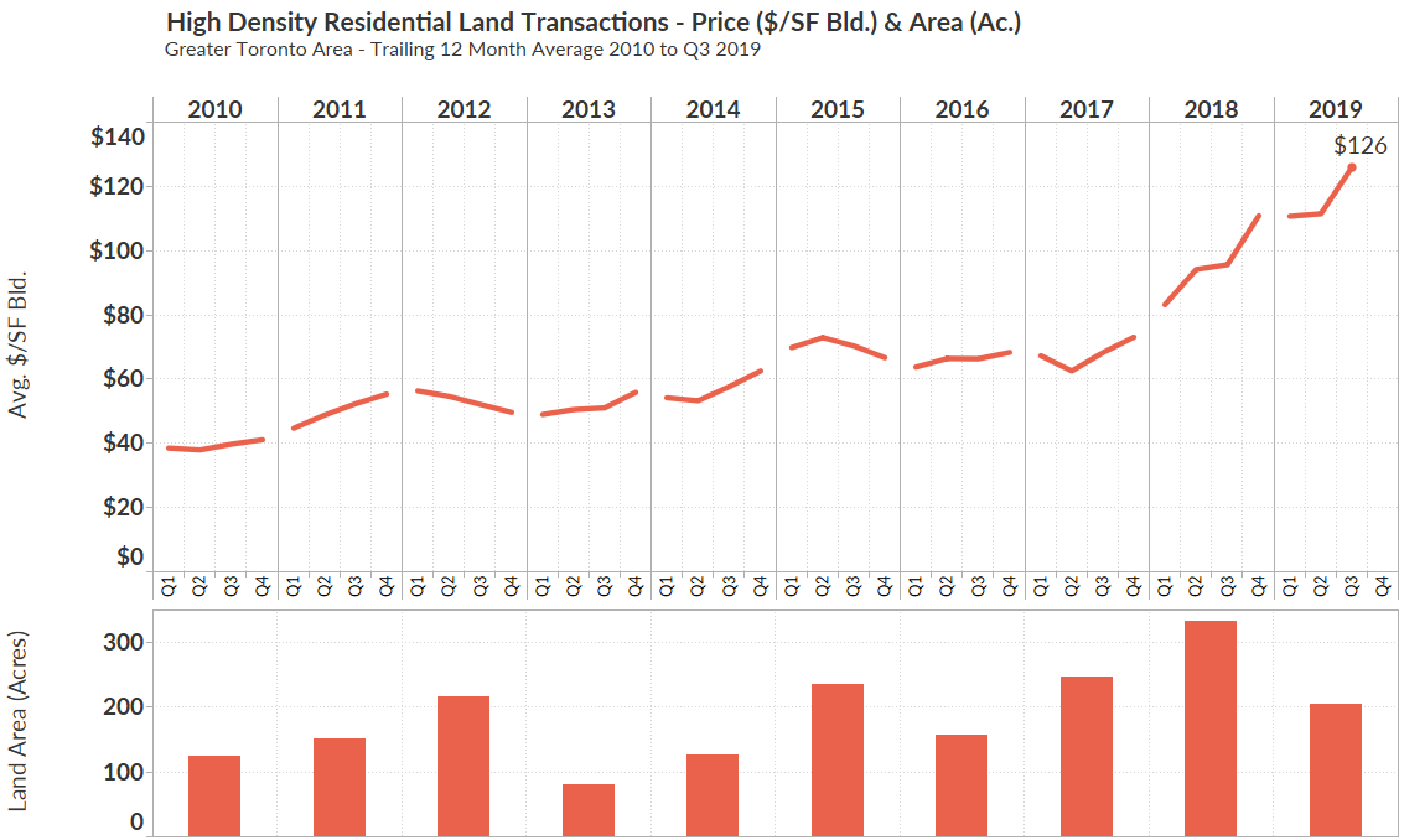
Transactions by Region

$1.0B in Q3 2019 residential land deals broken down by Region as $810M in Toronto, $137M in York Region, $24M in Peel, $13M in Halton and $61M in Durham.



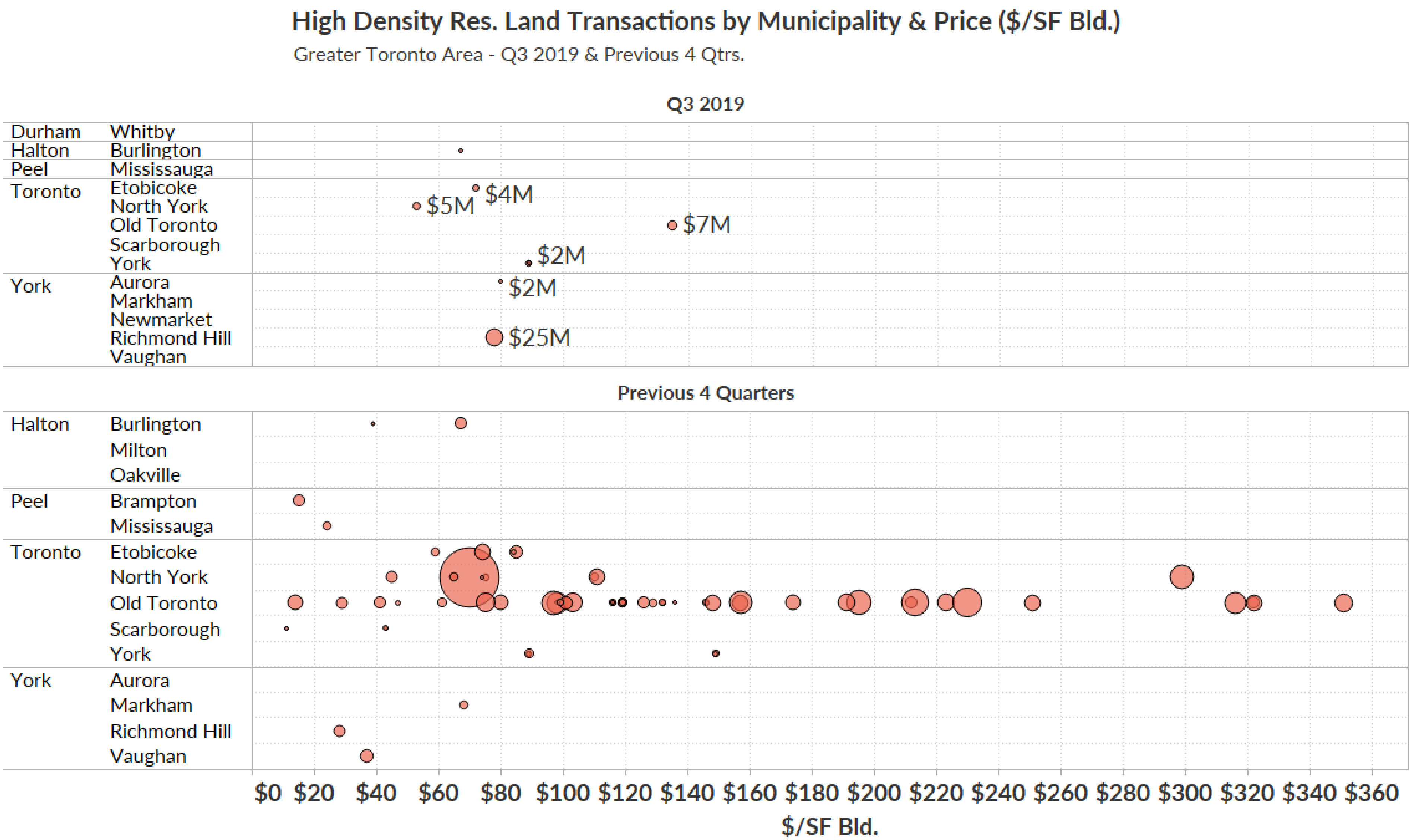
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q3 2019 is $126/sf bld. That's up about +14% from the previous quarter.



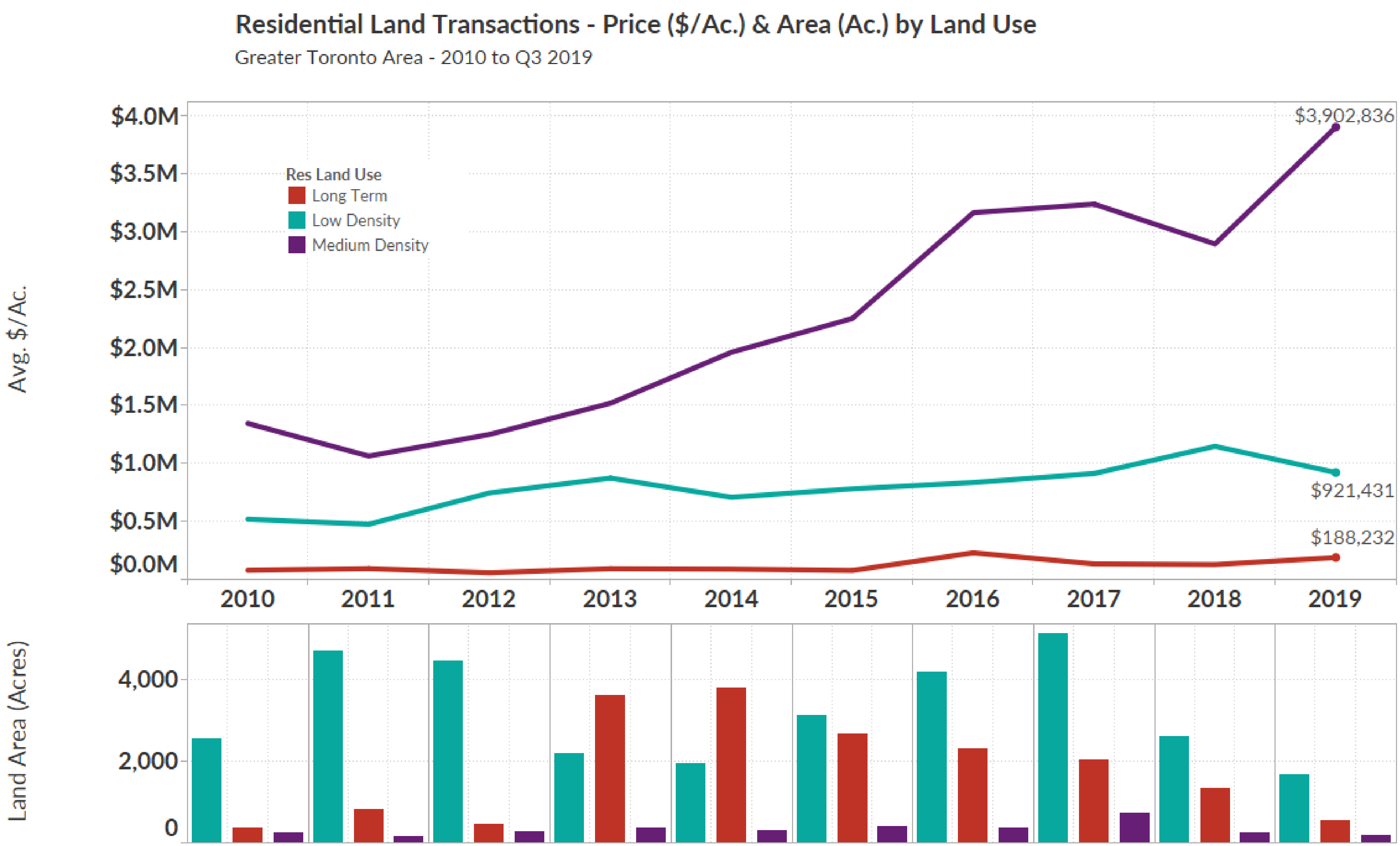
Municipal Comparison – High Density $/SF Bld.

Q3 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

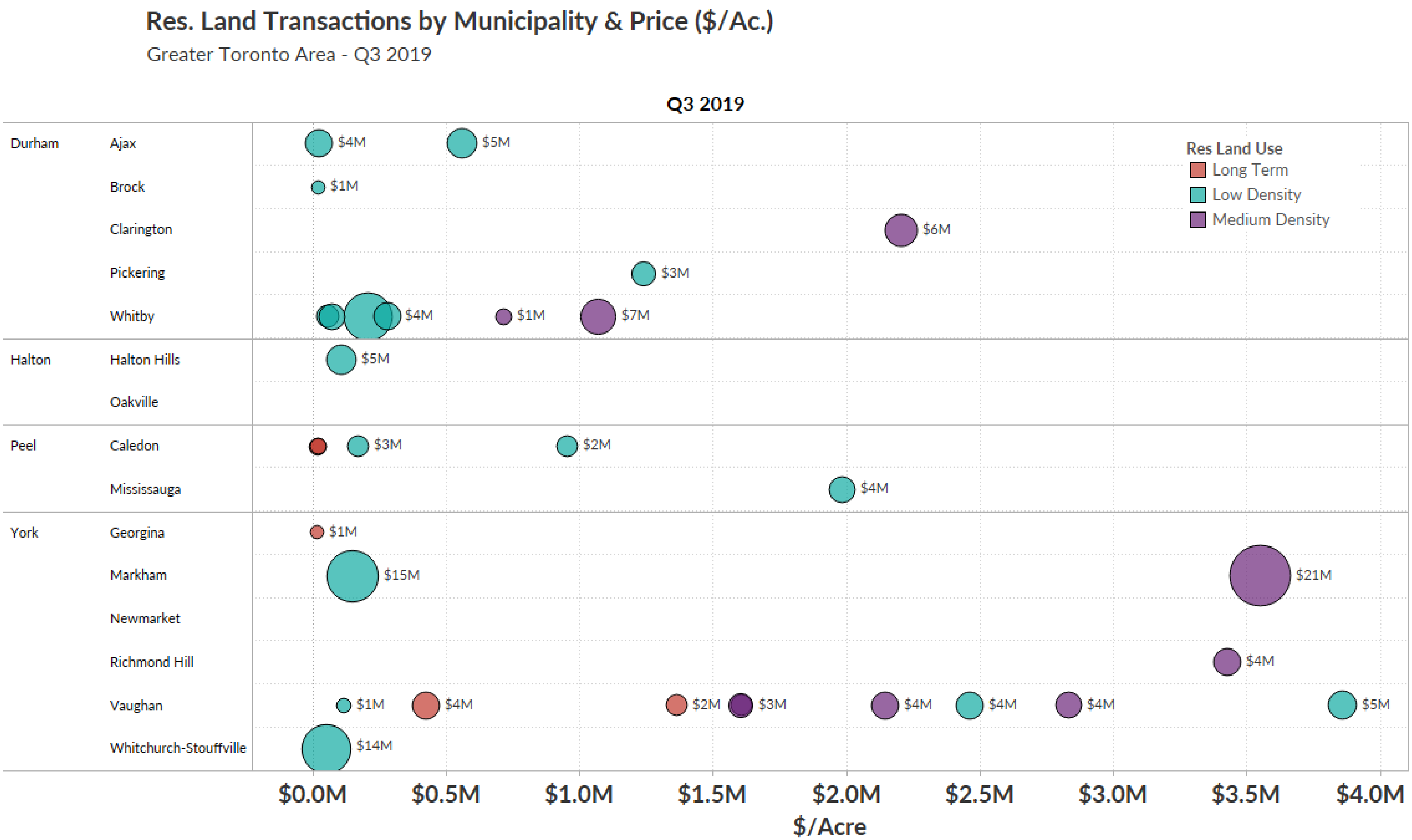
The Q3 2019 average pricing at $3.9M/acre for Medium Density deals, $921,000/acre for Low Density deals and $188,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $21M Medium Density transaction for about $3.6M/acre in Markham and a $7M Medium Density deal in Whitby for about $1.1M/acre.

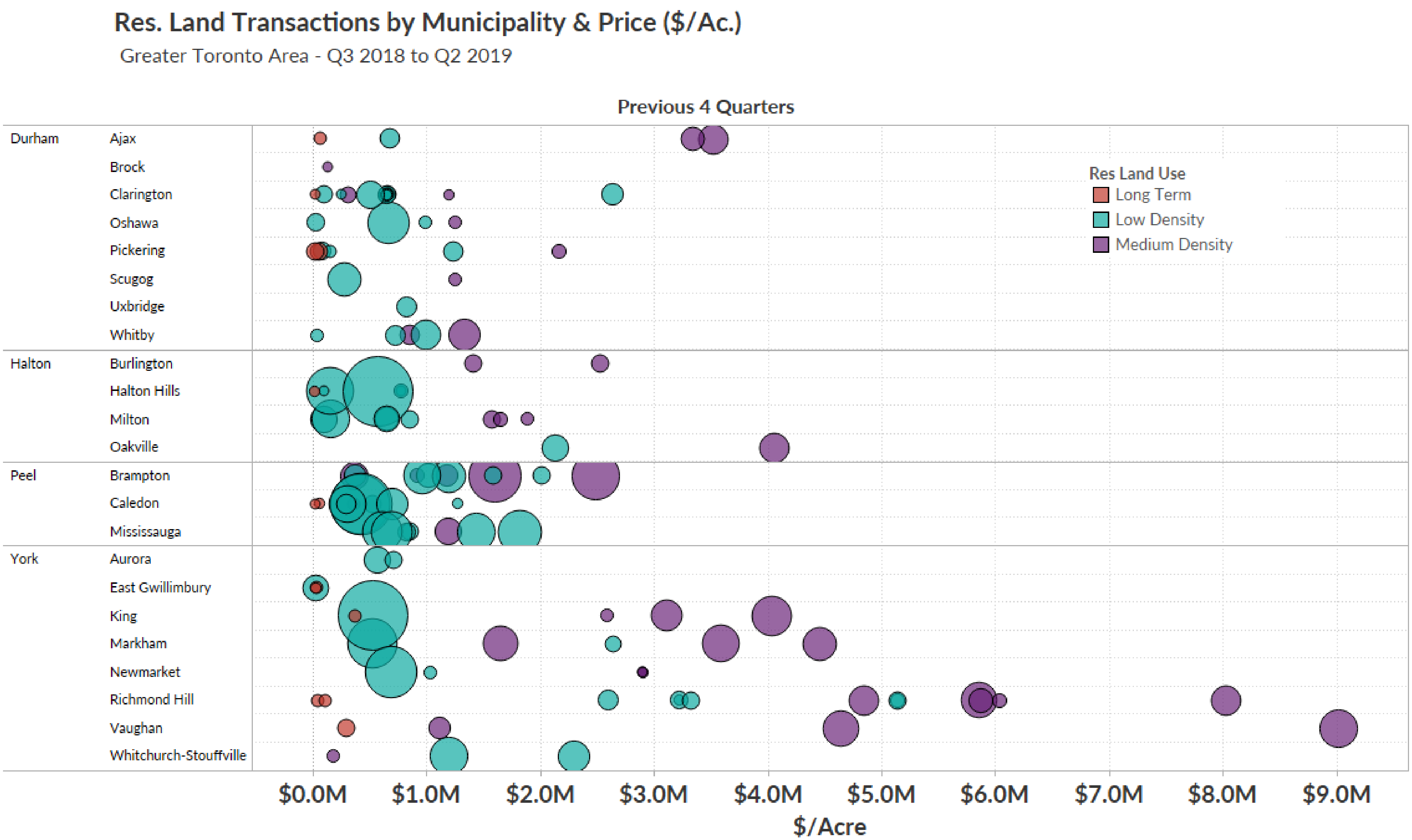
Altus Group



Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $55M Low Density Transaction in Halton Hills worth about $600,000/acre, and a $16M Medium Density Transaction in Vaughan for about $9.0M/acre.

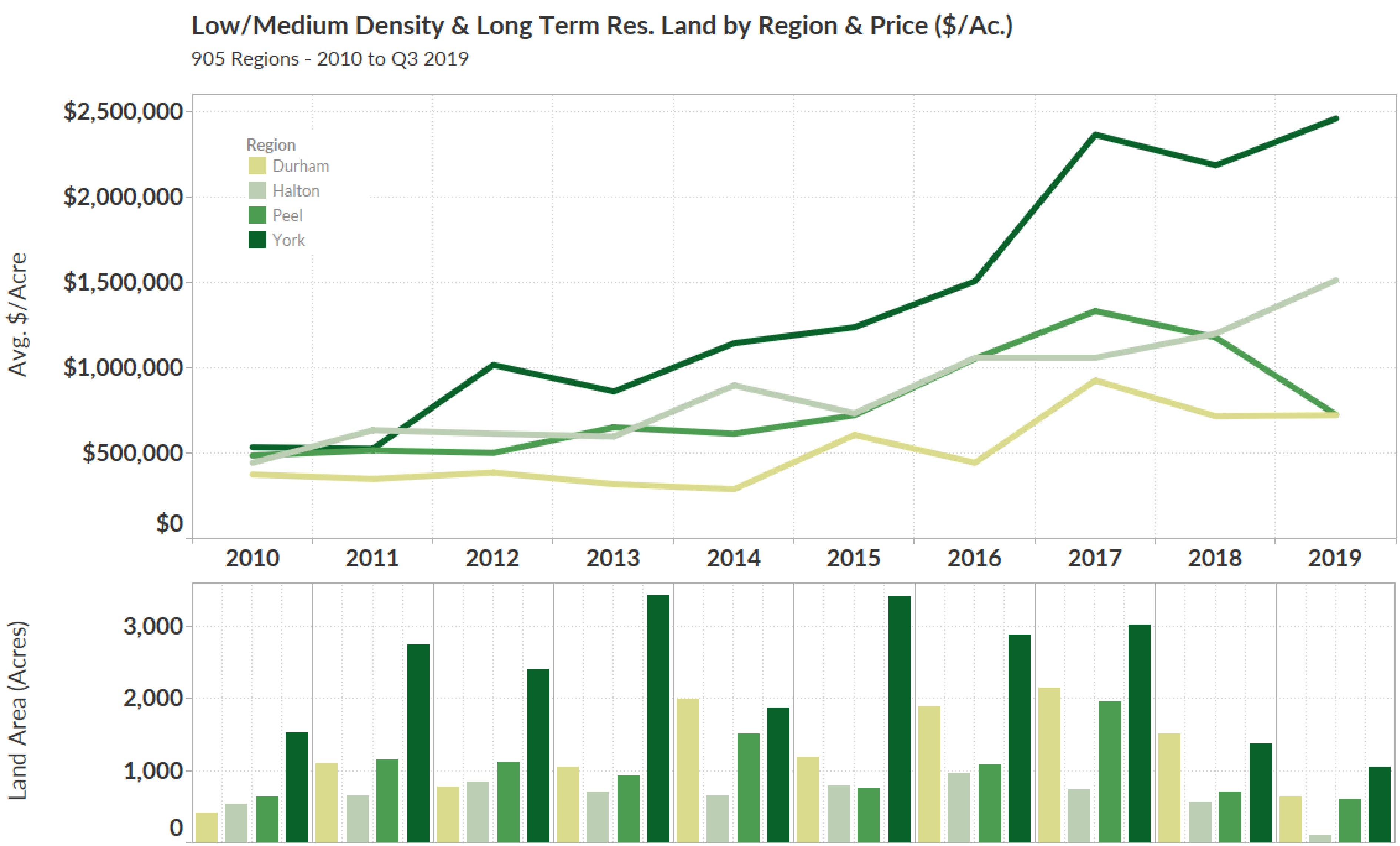
AltusGroup



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q3 2019 average price for Low Density, Medium Density and Long Term land transactions range from $723,000/acre in Durham, $1.5M/acre in Halton, $724,000/acre in Peel & $2.5M/acre in York.

AltusGroup

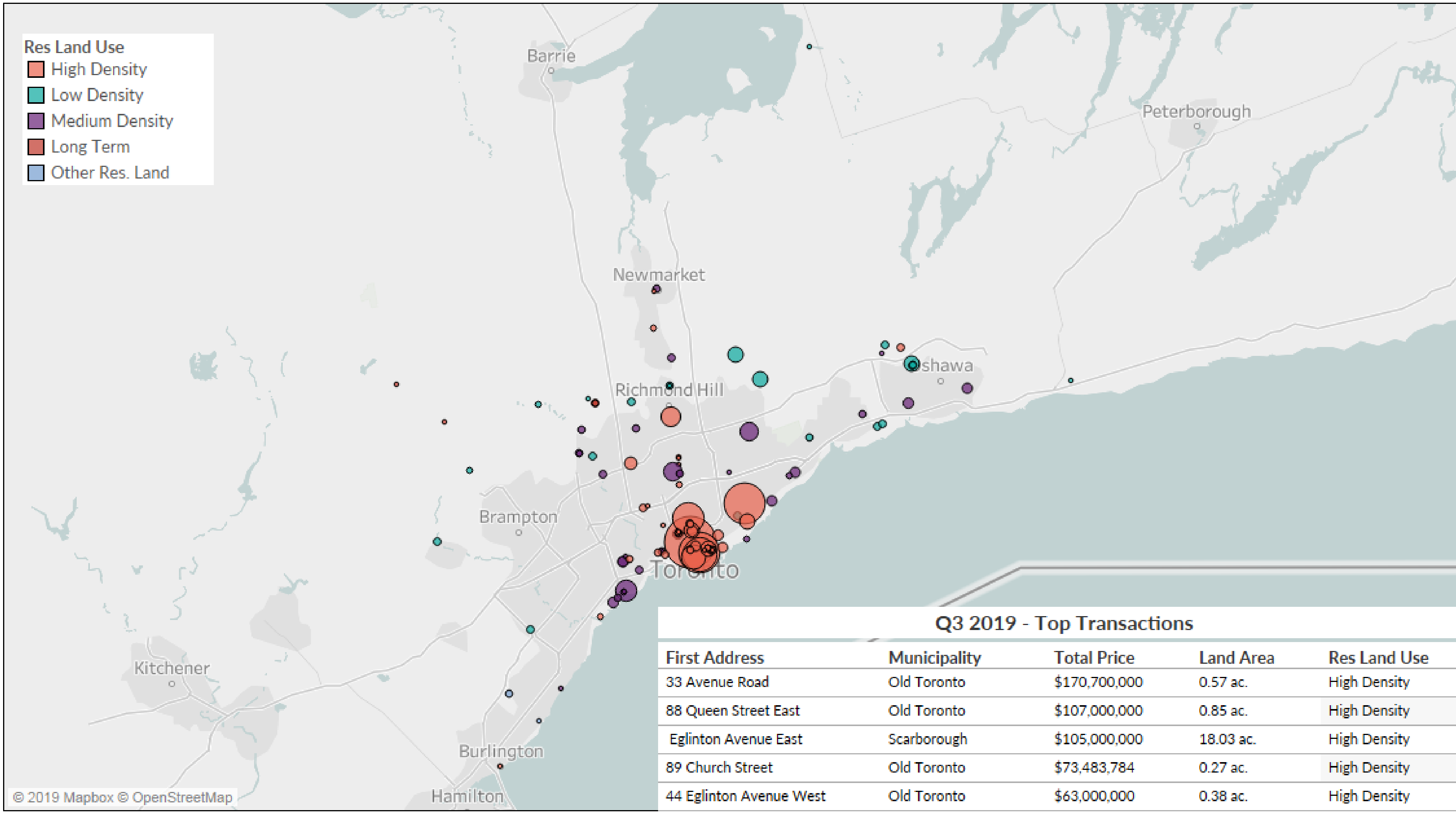


Geographic Distribution

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 - Q3 2019



Q3 2019 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
33 Avenue Road	Old Toronto	$170,700,000	0.57 ac.	High Density
88 Queen Street East	Old Toronto	$107,000,000	0.85 ac.	High Density
Eglinton Avenue East	Scarborough	$105,000,000	18.03 ac.	High Density
89 Church Street	Old Toronto	$73,483,784	0.27 ac.	High Density
44 Eglinton Avenue West	Old Toronto	$63,000,000	0.38 ac.	High Density