



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of November 2019



Mississauga City Centre Submarket Report - November 2019



Mississauga City Centre		GTA
Active Projects	12	368
Total Units	6,571	95,673
Total Sales	6,044	78,197
Rem. Inv.	461	14,396
Avg. \$/SF	\$806	\$1,029
Avg. SF	901	901
Avg. \$	\$725,832	\$927,150
Current Month Sales (incl. active & sold out)	80	3,564

Development Applications

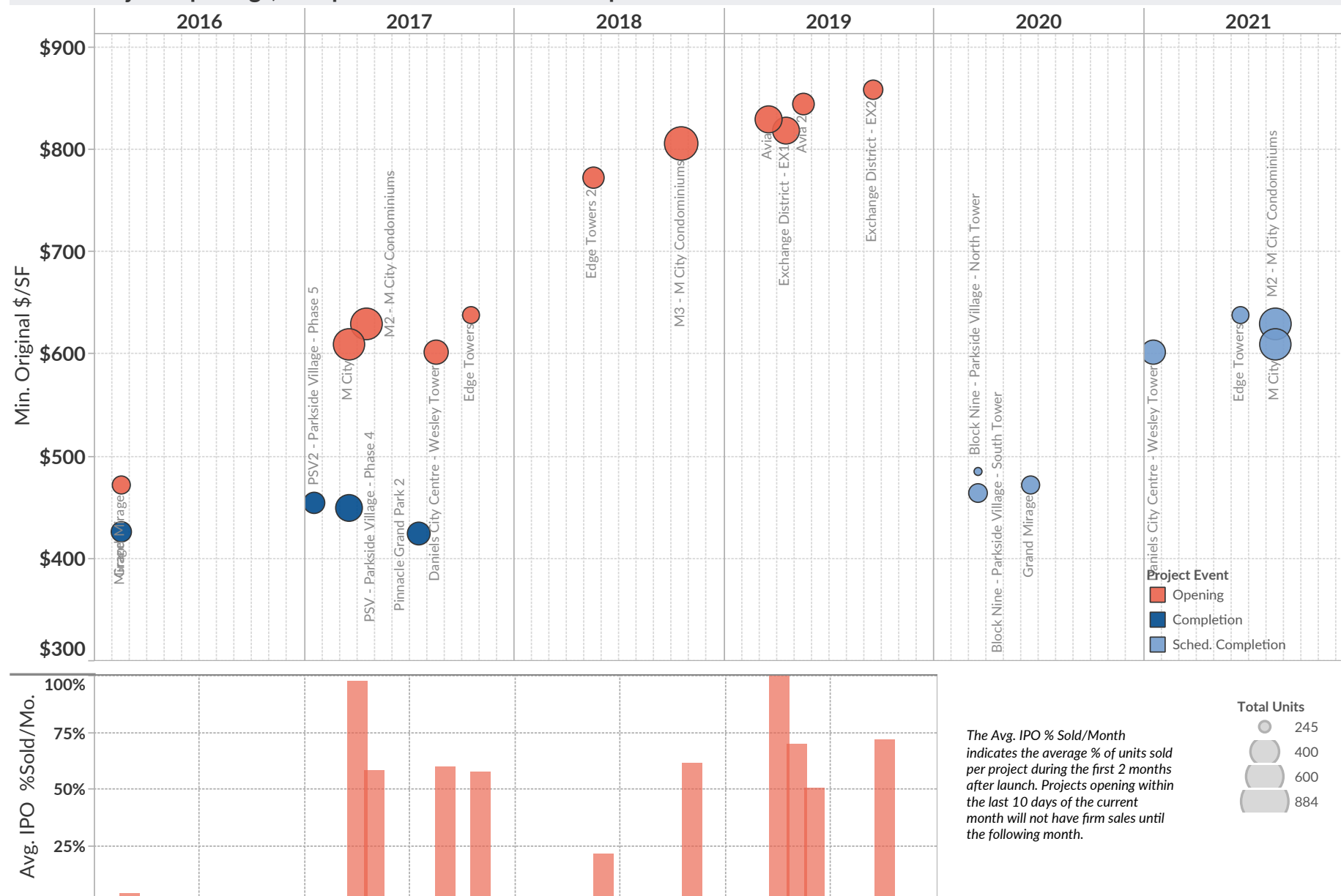
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	396
Total Units		213,970
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.2

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



Mississauga City Centre Submarket Report - November 2019

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

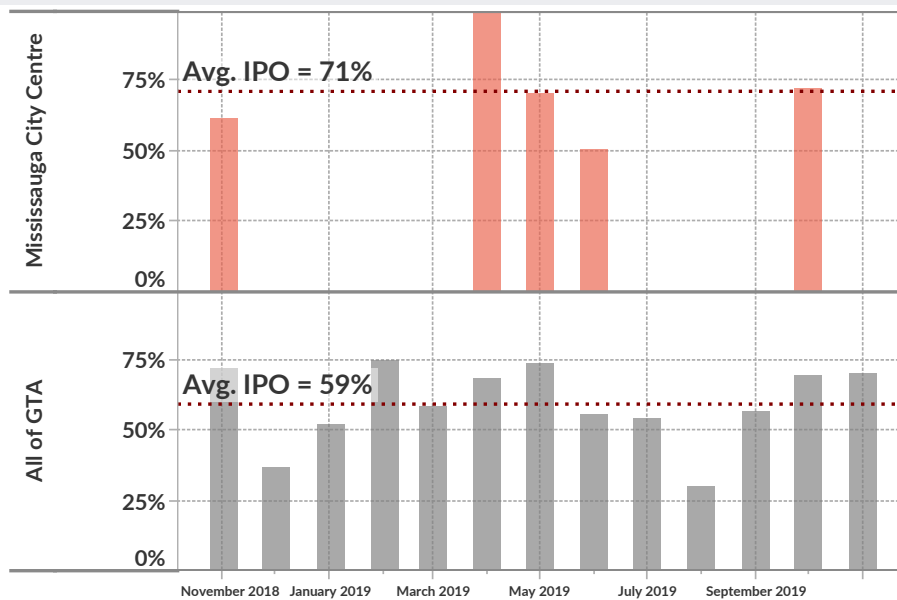
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Project Data by Unit Type

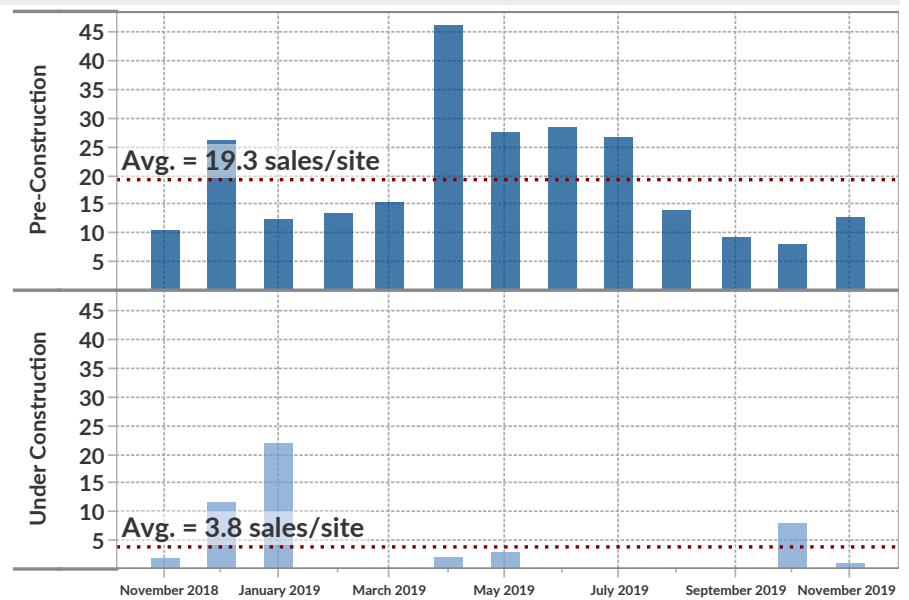
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	0	78	0
1 Bedroom	1,584	25	1,558	26
1 Bedroom + Den	1,527	12	1,502	25
2 Bedroom	2,456	40	2,224	232
2 Bedroom + Den	719	3	606	113
3 Bedroom & Up	102	0	54	48
Penthouse	26	0	18	8
Other	13	0	4	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$975	420	867	\$420,900	\$635,900
\$863	572	740	\$412,900	\$675,900
\$852	649	1,155	\$426,900	\$937,900
\$762	764	1,486	\$513,900	\$1,308,900
\$706	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)

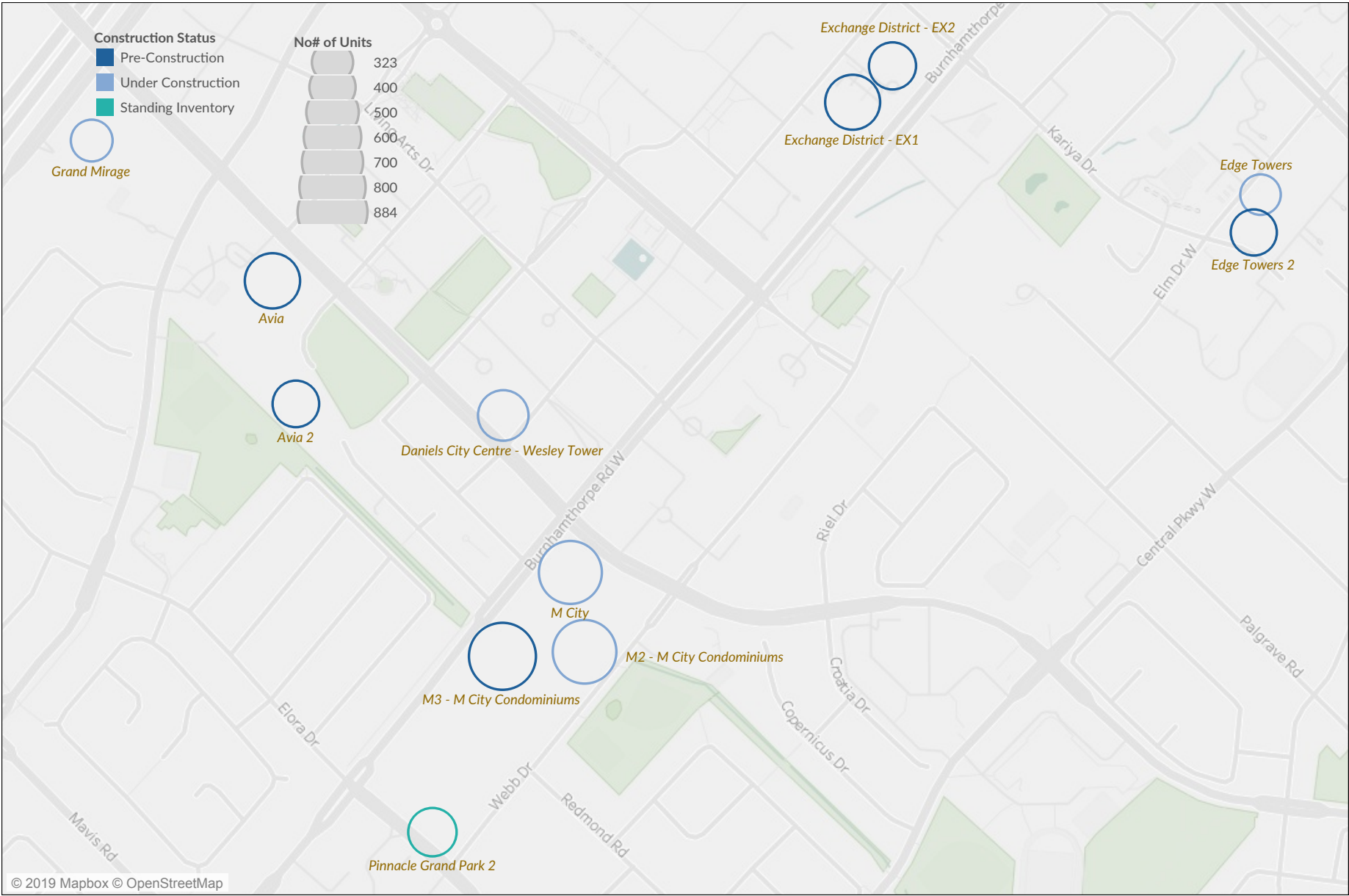


Post Launch Absorption: Mississauga City Centre



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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	2	287	140	427	\$845	\$806
Avia - Amacon Developments	Apartment	September 2023	2	588	13	601	\$830	\$820
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	10	238	25	418	\$773	\$919
Edge Towers - Solmar Development Corp.	Apartment	June 2021	2	43	16	323	\$639	\$917
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	2	545	50	595	\$819	\$886
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	60	328	43	437	\$859	\$891
Grand Mirage - Conservatory Group	Apartment	June 2020	1	12	4	344	\$472	\$728
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	2	31	781	\$610	\$662
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	1	245	77	884	\$806	\$929
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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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