



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of December 2019



Mississauga City Centre Submarket Report - December 2019



Mississauga City Centre		GTA
Active Projects	11	355
Total Units	6,227	93,377
Total Sales	5,764	77,895
Rem. Inv.	397	12,280
Avg. \$/SF	\$798	\$1,055
Avg. SF	917	930
Avg. \$	\$731,659	\$980,872
Current Month Sales (incl. active & sold out)	66	1,871

Development Applications

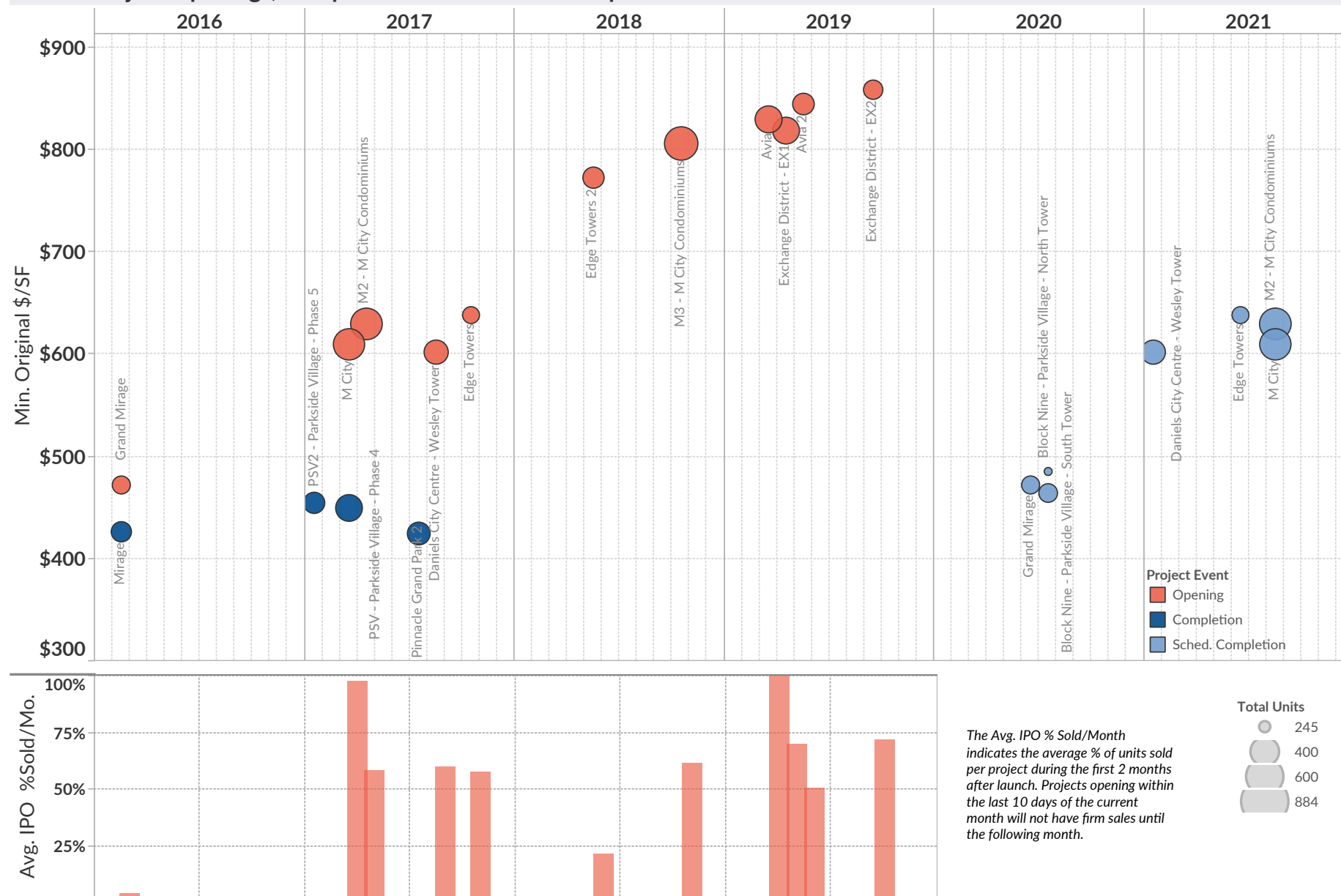
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	375
Total Units		202,805
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.2

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



Mississauga City Centre Submarket Report - December 2019

Recent Project Openings, Completions & Scheduled Completions



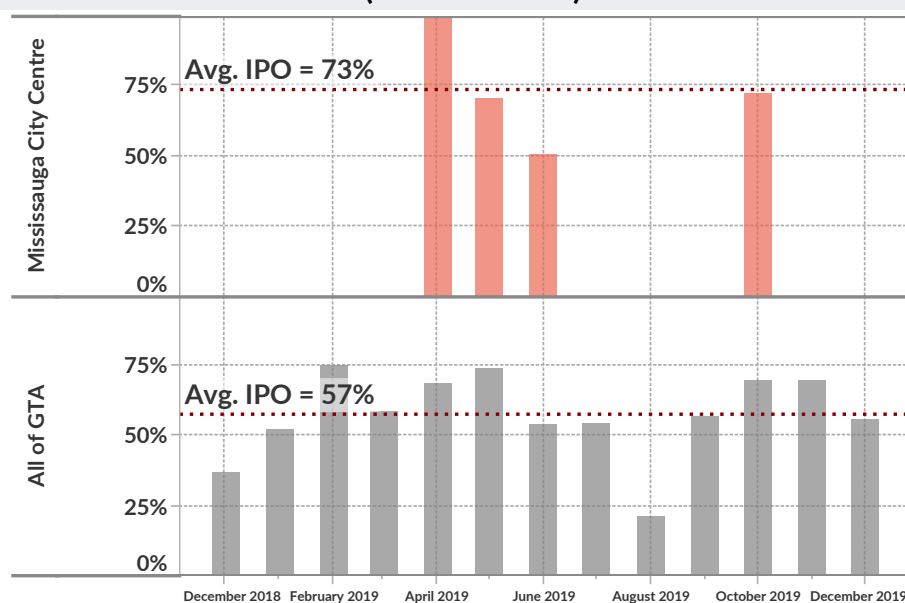
Mississauga City Centre Submarket Report - December 2019

Project Data by Unit Type

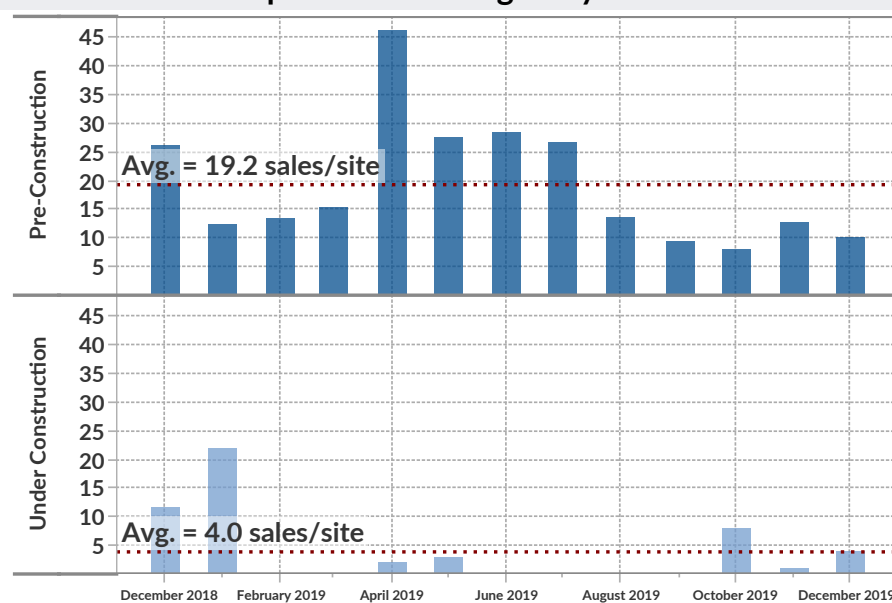
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	0	78	0
1 Bedroom	1,498	13	1,484	14
1 Bedroom + Den	1,420	4	1,399	21
2 Bedroom	2,369	34	2,172	197
2 Bedroom + Den	655	11	556	99
3 Bedroom & Up	102	0	53	49
Penthouse	26	0	18	8
Other	13	0	4	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$999	420	492	\$420,900	\$509,900
\$844	575	740	\$412,900	\$675,900
\$850	649	1,155	\$426,900	\$937,900
\$758	764	1,486	\$513,900	\$1,308,900
\$707	961	1,423	\$594,900	\$1,337,900
\$800	614	2,312	\$566,400	\$1,399,900
\$704	1,183	1,551	\$909,600	\$1,016,100

IPO Launch Performance (first 2 months)

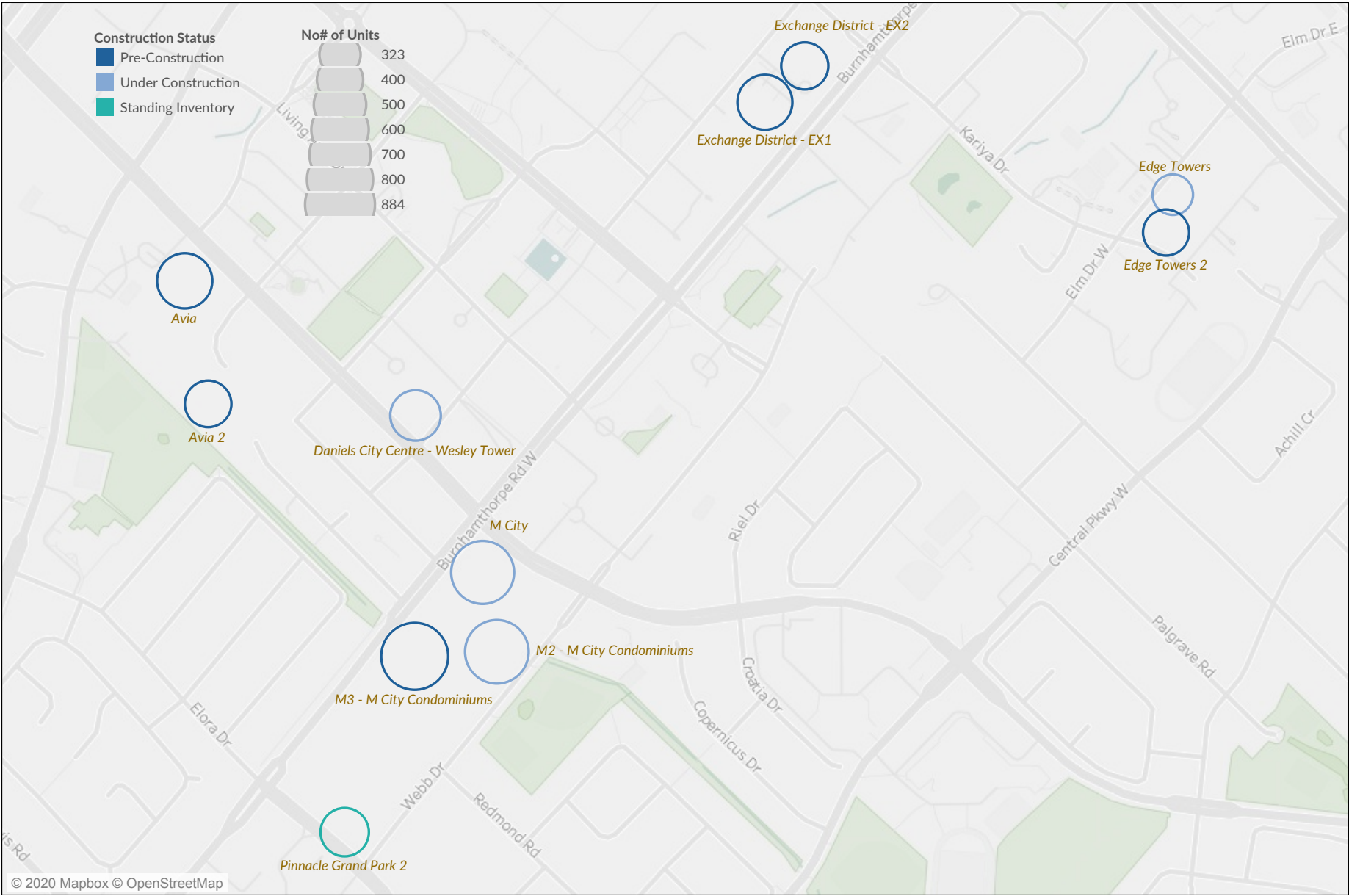


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - December 2019

Current Active Projects



Mississauga City Centre Submarket Report - December 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	14	301	126	427	\$845	\$806
Avia - Amacon Developments	Apartment	September 2023	0	588	13	601	\$830	\$815
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	4	242	21	418	\$773	\$915
Edge Towers - Solmar Development Corp.	Apartment	June 2021	0	43	16	323	\$639	\$917
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	8	552	43	595	\$819	\$878
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	35	363	8	437	\$859	\$884
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	1	1	50	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	0	244	78	884	\$806	\$929
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	5	1	461	\$425	\$618

Mississauga City Centre Submarket Report - December 2019

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.