Greater Toronto Area Residential Land

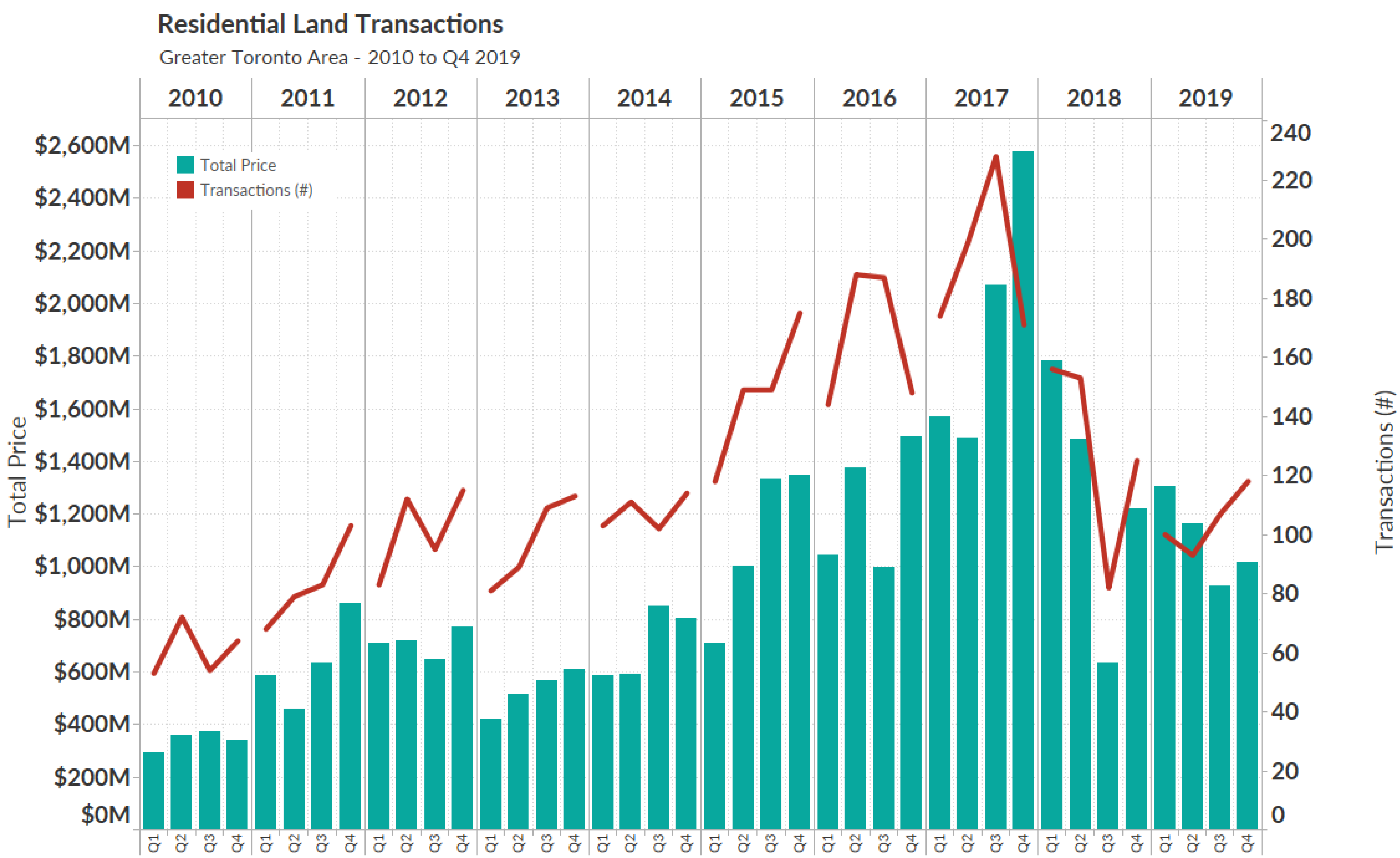
Commercial Q4 2019 Statistics

Data as of December 31, 2019

Altus Group

Residential Transactions

Q4 2019 saw 118 residential land transactions worth $1.0B, up +10% from Q3 2019 and down -16% from the same quarter last year.



Q4 2019 Residential Land Transaction Timeline

Old Toronto is the most active market with 37 residential land transactions, followed by Scarborough with 9 residential land transactions.

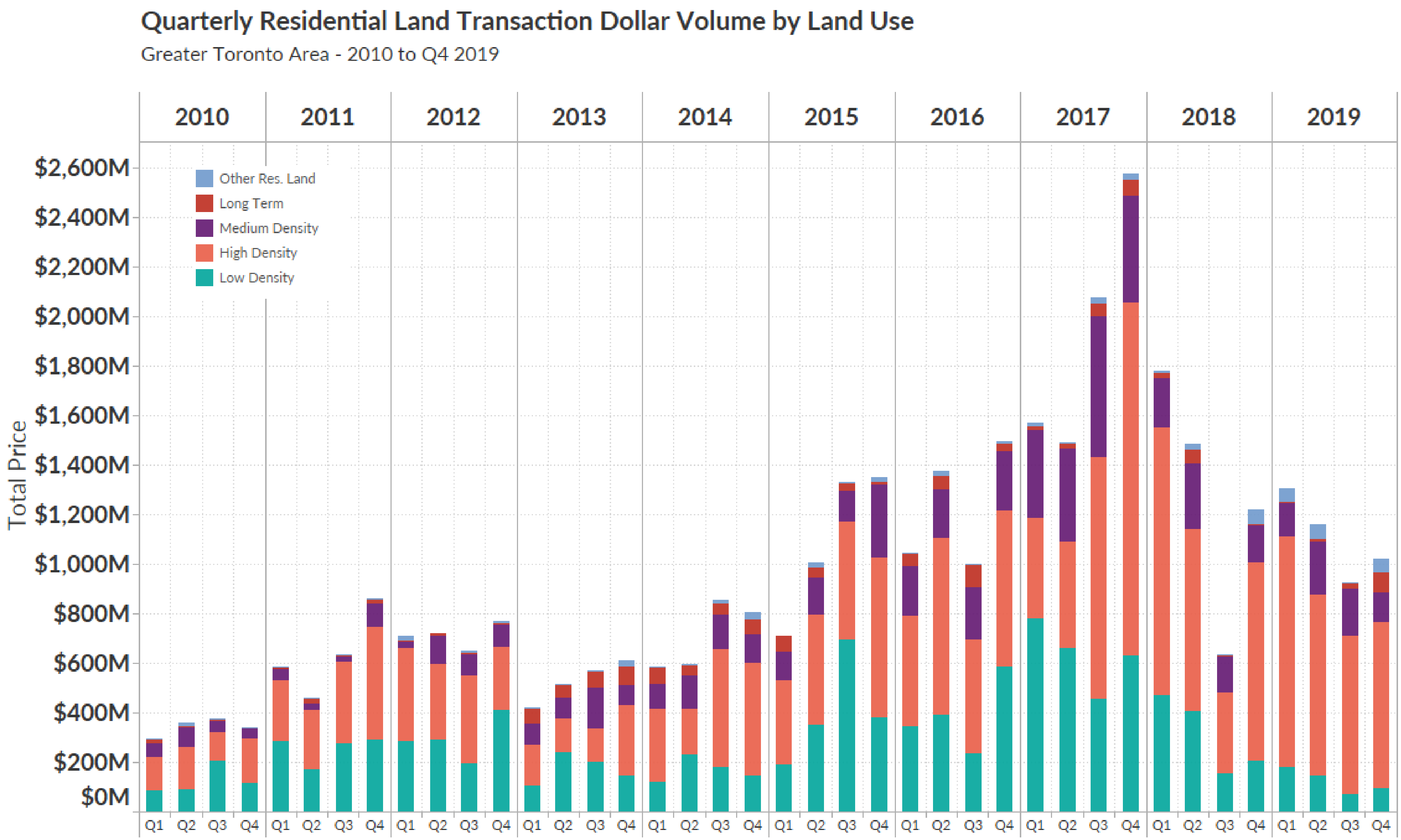
Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q4 2019

		Total Price	Land Area (ac.)	Deals
Durham	Clarington	$13M	208	4
	Oshawa	$10M	40	1
Halton	Burlington	$14M	5	3
	Halton Hills	$2M	0	1
	Milton	$9M	4	2
	Oakville	$9M	6	3
Peel	Brampton	$28M	20	8
	Caledon	$16M	483	5
	Mississauga	$36M	8	6
Toronto	East York	$32M	2	2
	Etobicoke	$78M	7	5
	North York	$65M	5	8
	Old Toronto	$353M	10	37
	Scarborough	$75M	14	9
	York	$19M	1	5
York	Aurora	$6M	6	2
	Georgina	$22M	101	1
	Markham	$86M	8	3
	Newmarket	$4M	1	3
	Richmond Hill	$10M	2	2
	Vaughan	$63M	105	6
	Whitchurch-S..	$71M	251	2

Transactions by Land Use

$1.0B in Q4 2019 comprised of $95M Low Density deals, $669M High Density deals, $120M Medium Density deals, $78M Long Term deals and $56M in deals classified as Other land uses.



Transactions by Region

$1.0B in Q4 2019 residential land deals broken down by Region as $621M in Toronto, $261M in York Region, $80M in Peel, $33M in Halton and $22M in Durham.

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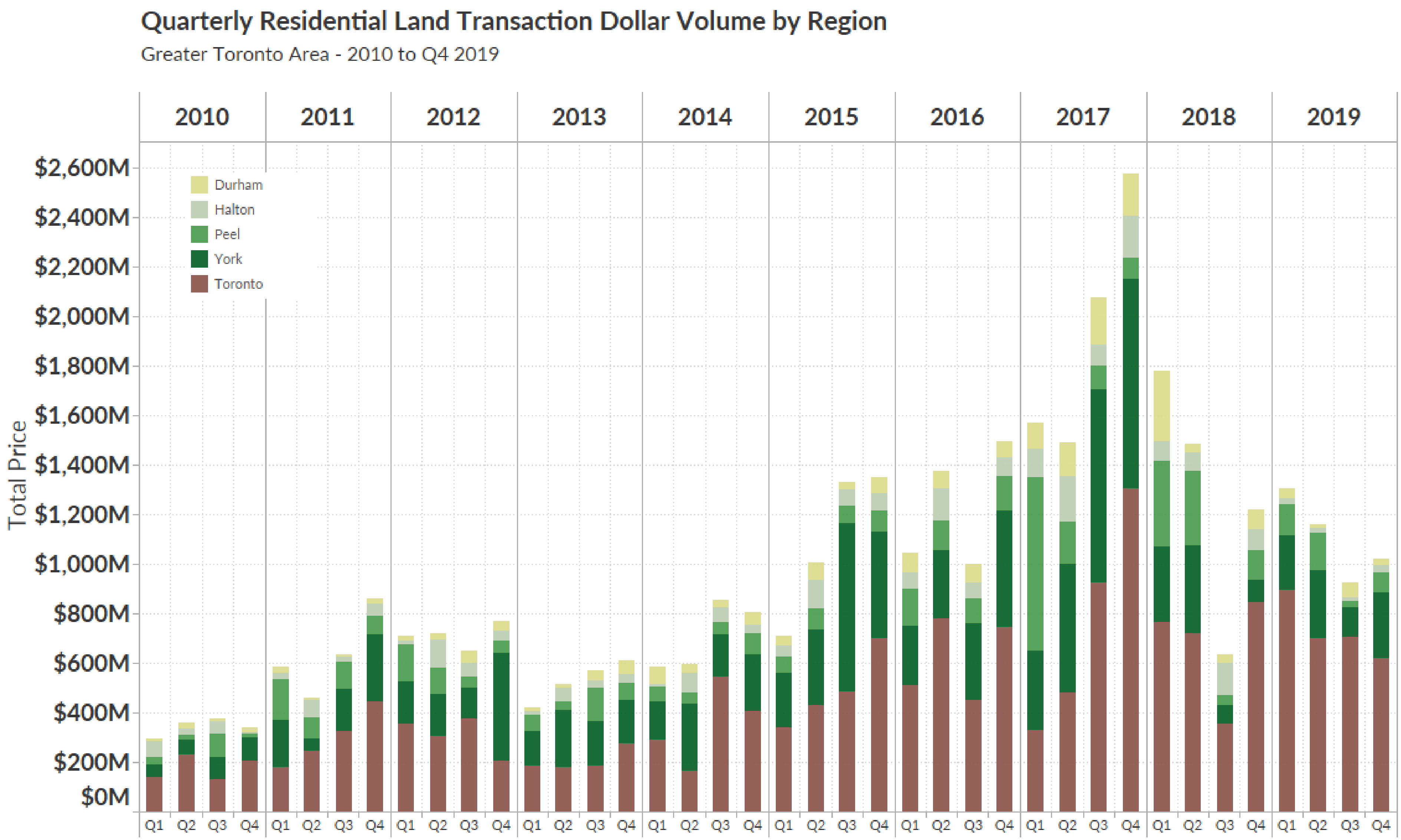
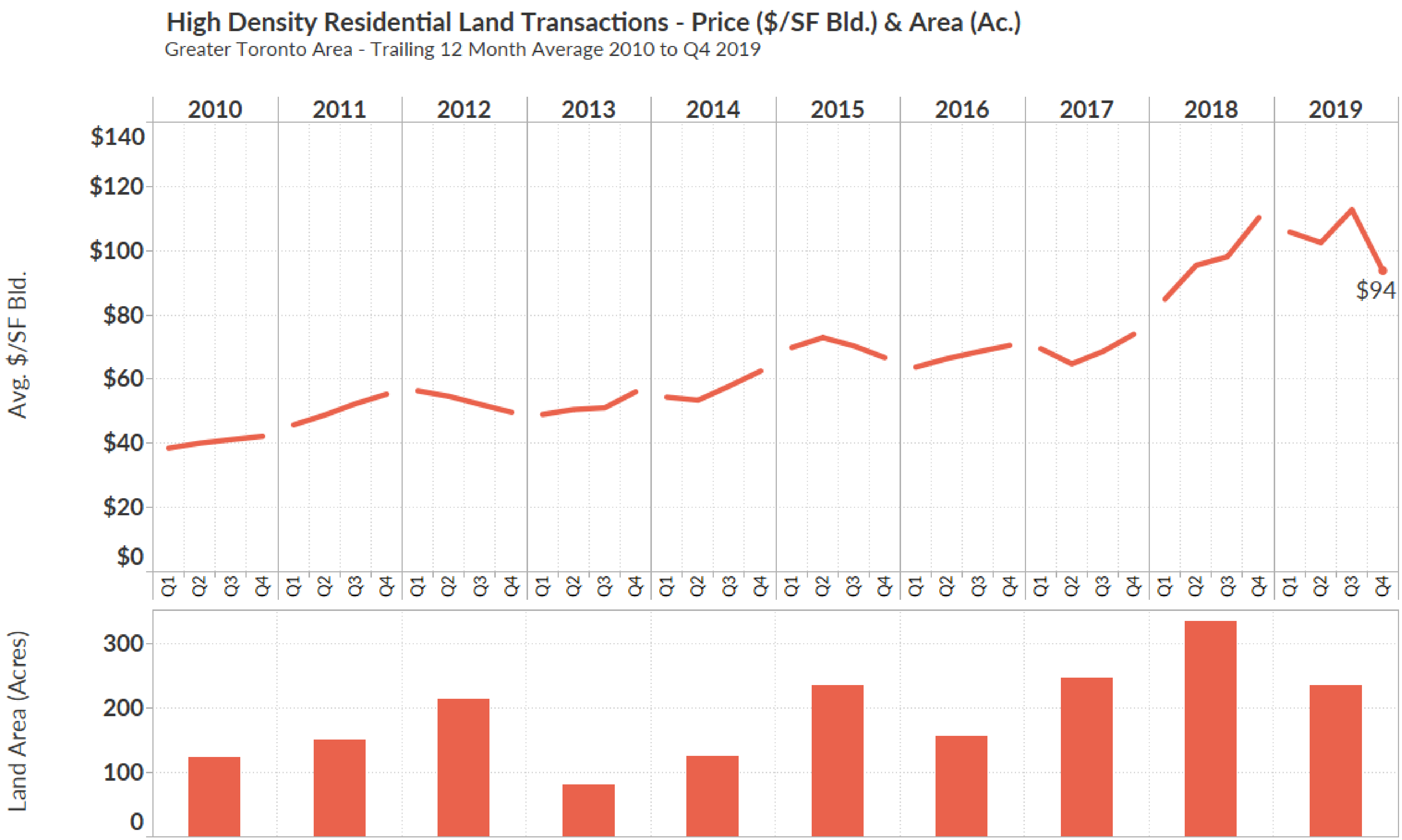
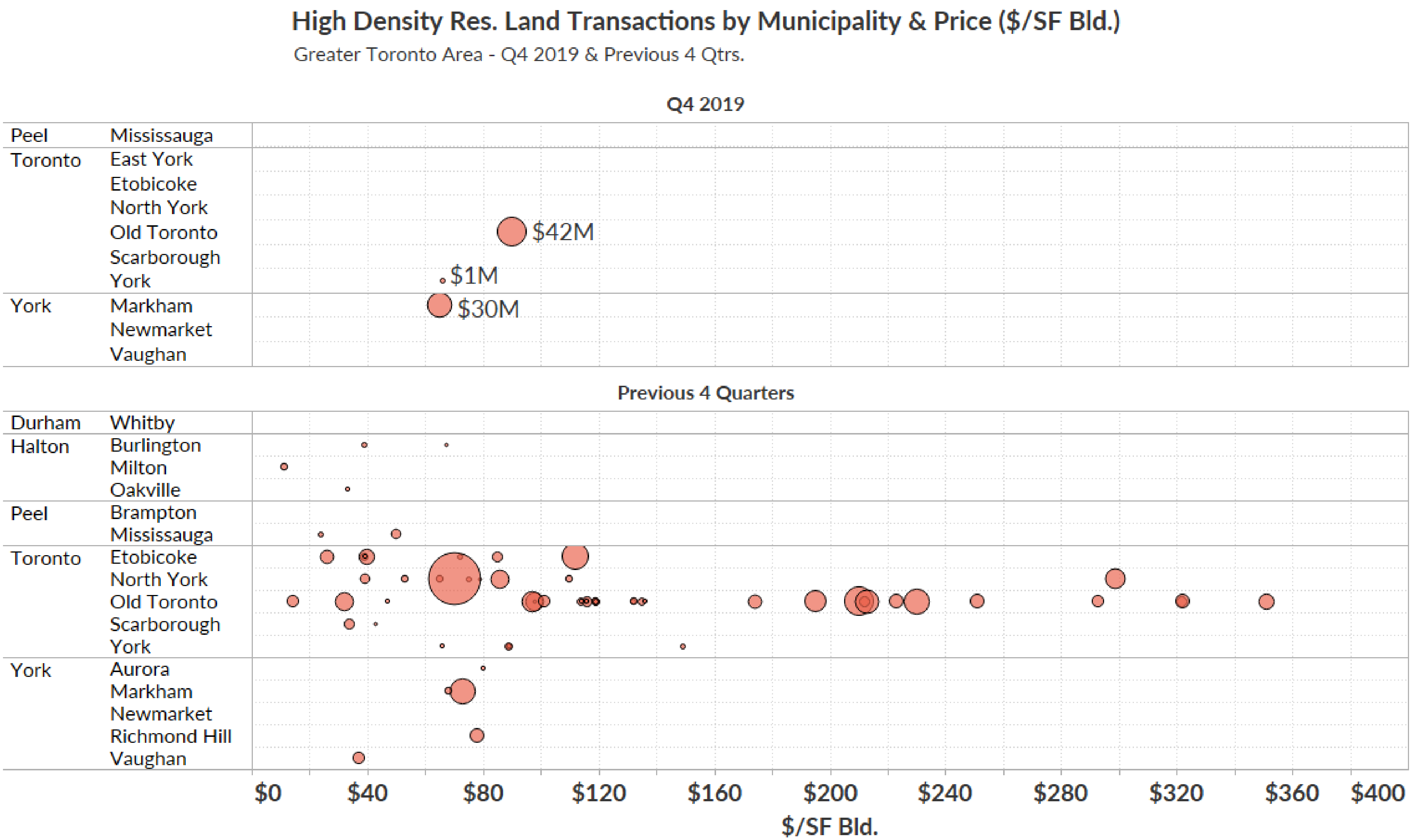


Price & Area Trends – High Density

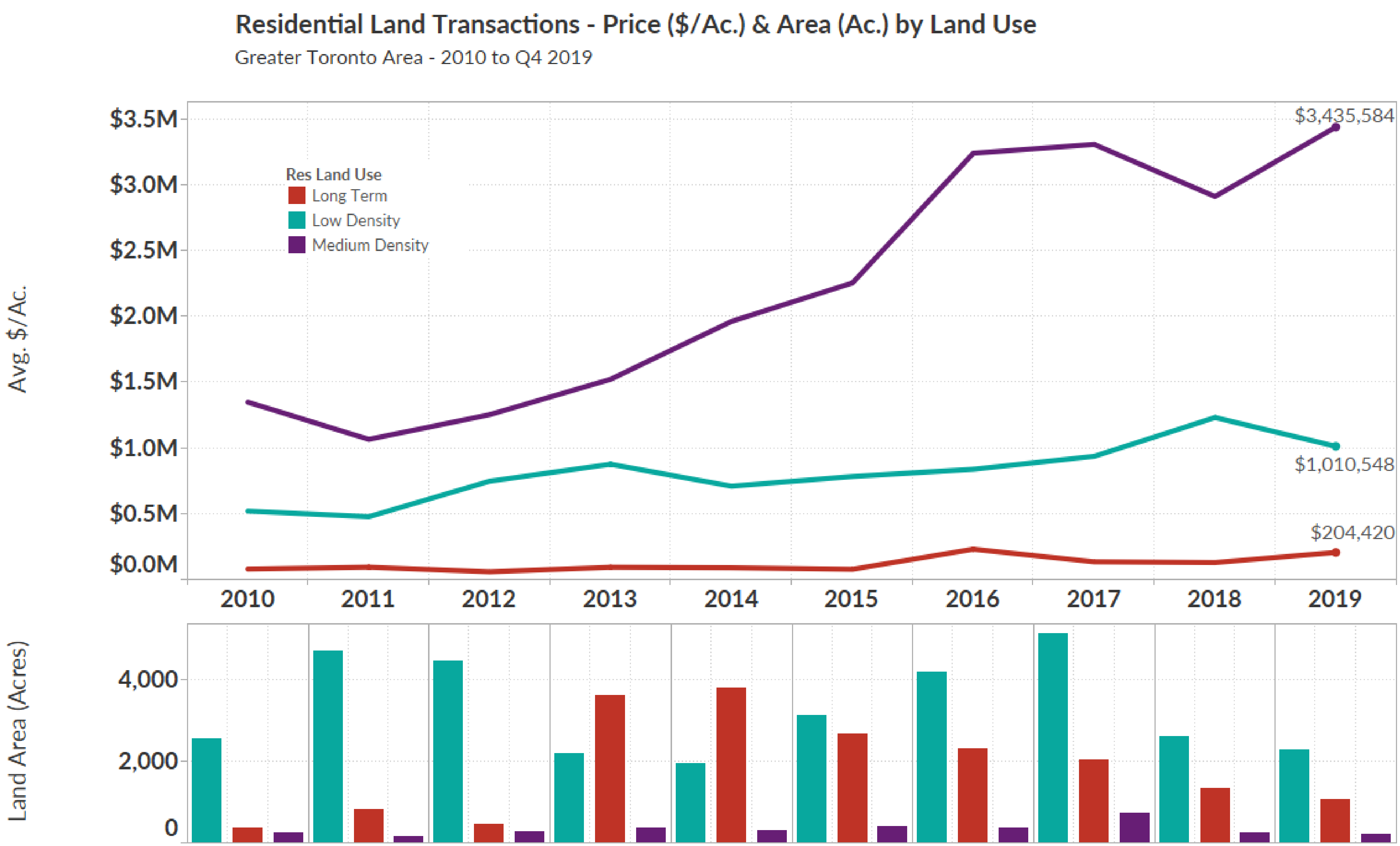
Average High Density price per square foot buildable as a rolling twelve month average in Q4 2019 is $94/sf bld. That's down about -17% from the previous quarter.



Q4 2019 residential land transactions appear to be lower in price per square foot buildable than the previous four quarters.



The Q4 2019 average pricing at $3.4M/acre for Medium Density deals, $1.0M/acre for Low Density deals and $204,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $23M Medium Density transaction for about $2.4M/acre in Vaughan and a $65M Long Term deal in Whitchurch-Stouffville for about $600,000/acre.

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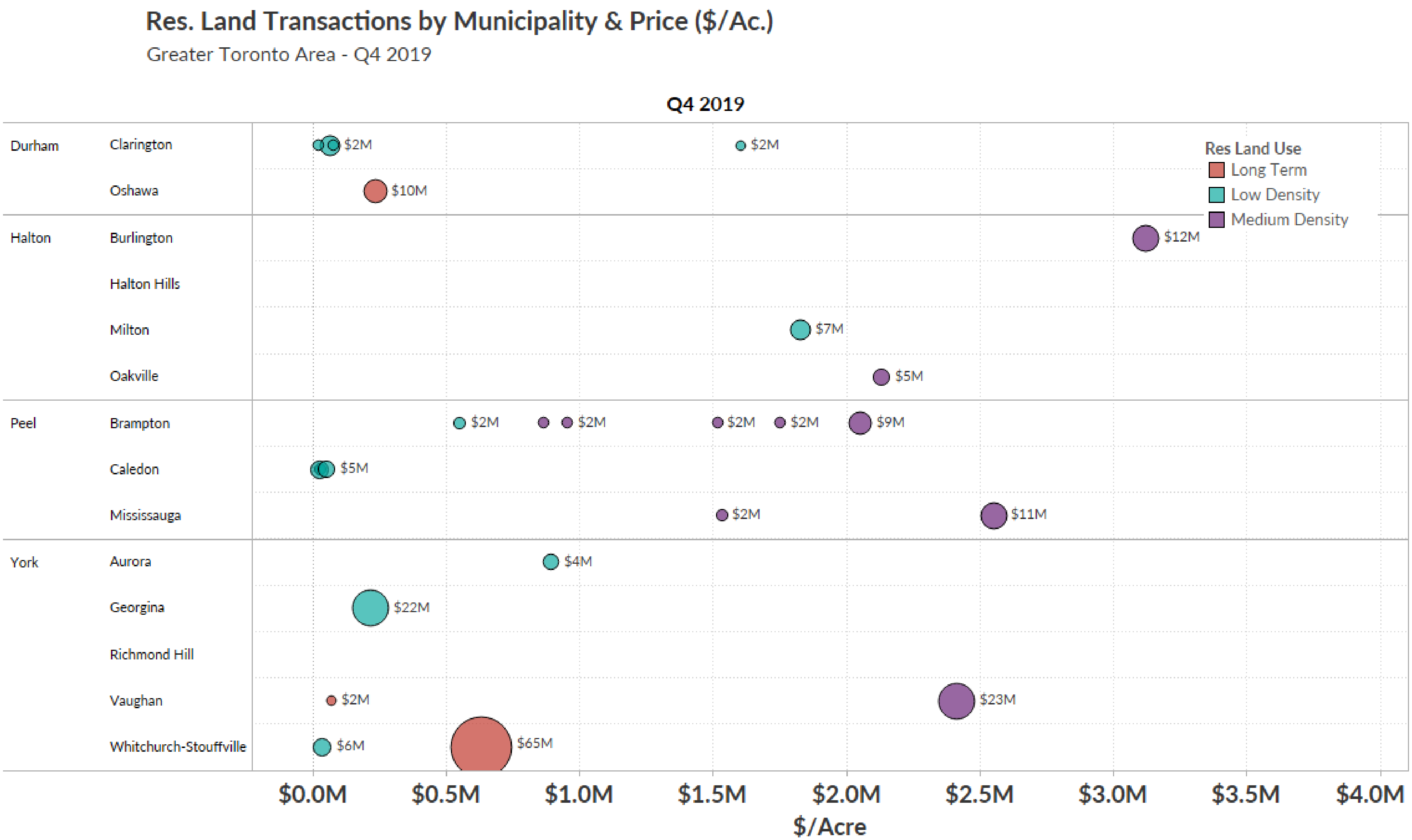
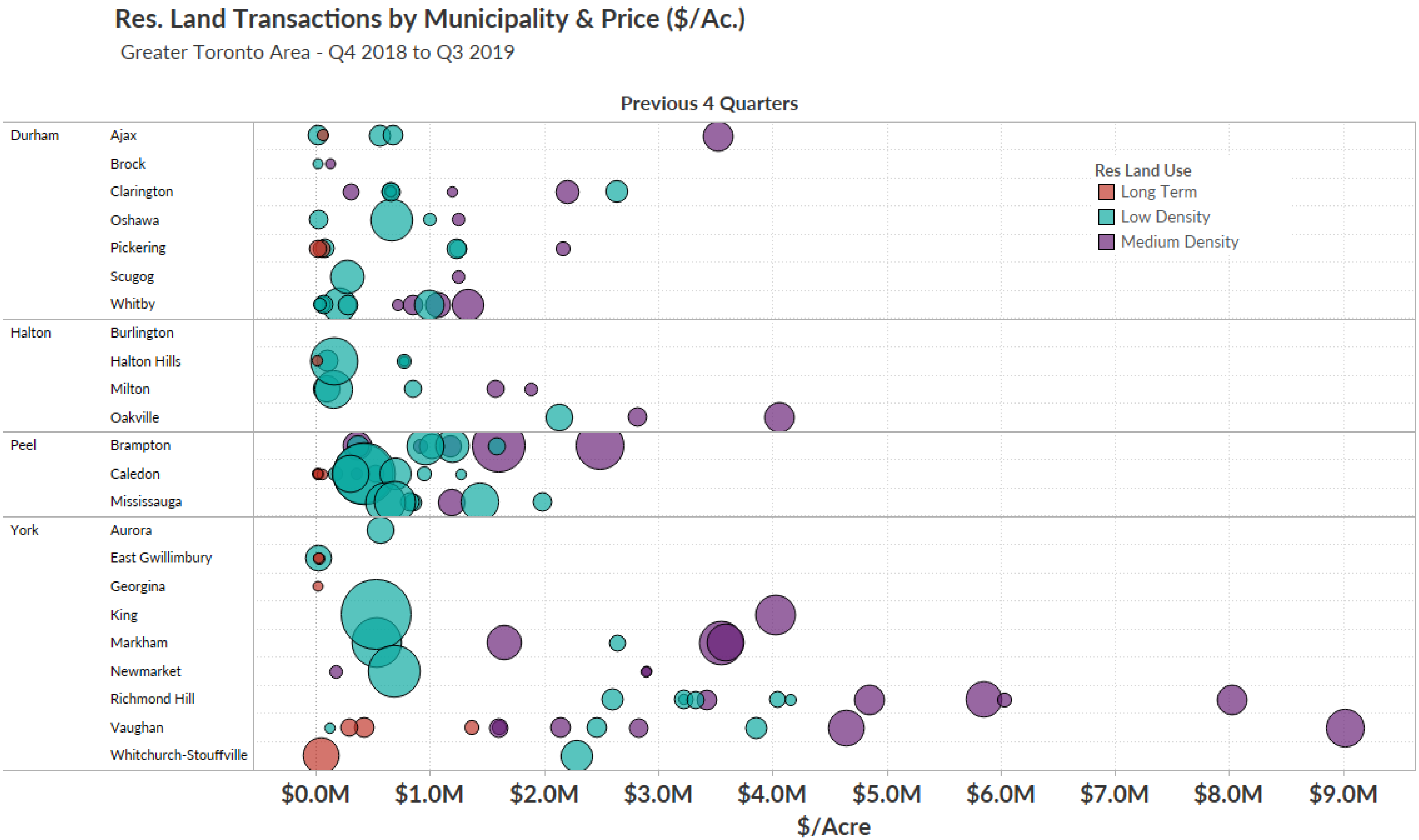


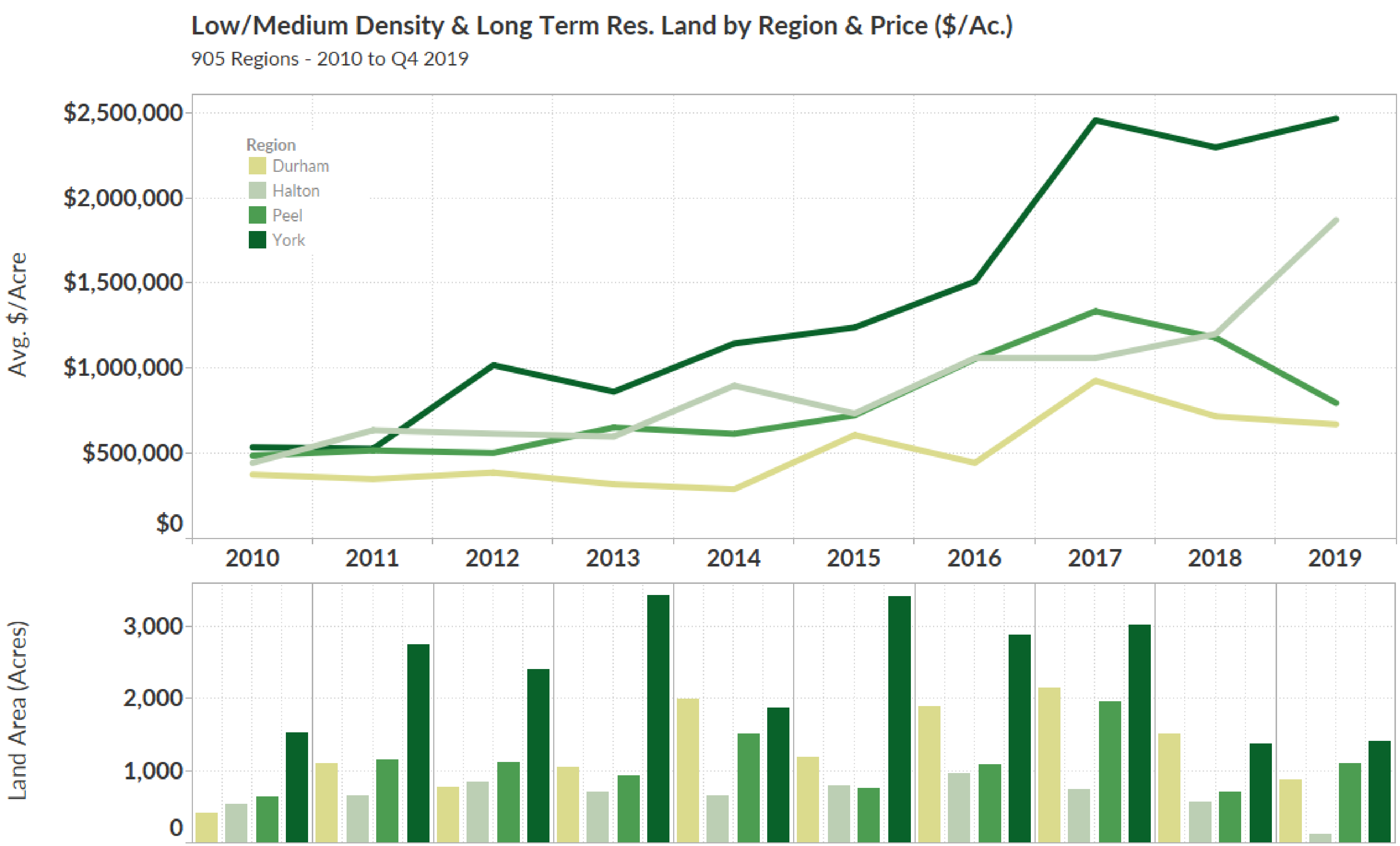
Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $55M Low Density Transaction in King worth about $500,000/acre, and a $16M Medium Density transaction in Vaughan for about $9.0M/acre.



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q4 2019 average price for Low Density, Medium Density and Long Term land transactions range from $670,000/acre in Durham, $1.9M/acre in Halton, $795,000/acre in Peel & $2.5M/acre in York.

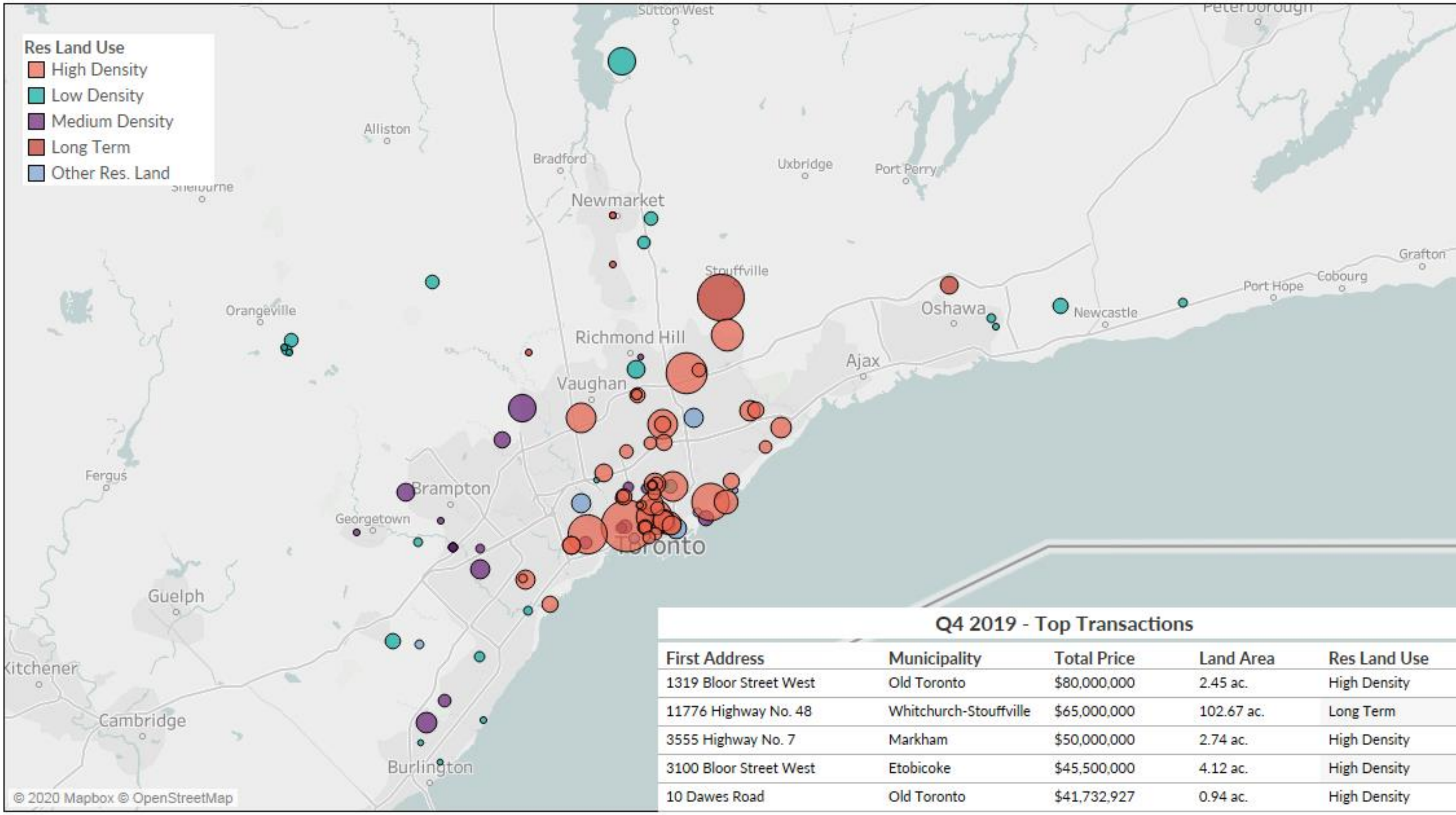


Geographic Distribution

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 - Q4 2019



Q4 2019 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
1319 Bloor Street West	Old Toronto	$80,000,000	2.45 ac.	High Density
11776 Highway No. 48	Whitchurch-Stouffville	$65,000,000	102.67 ac.	Long Term
3555 Highway No. 7	Markham	$50,000,000	2.74 ac.	High Density
3100 Bloor Street West	Etobicoke	$45,500,000	4.12 ac.	High Density
10 Dawes Road	Old Toronto	$41,732,927	0.94 ac.	High Density