



Greater Toronto Area  
Mississauga City Centre

New Homes High Rise Submarket Report  
Data as of January 2020



# Mississauga City Centre Submarket Report - January 2020



| Mississauga City Centre                       |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 10        | 348       |
| Total Units                                   | 5,766     | 92,351    |
| Total Sales                                   | 5,330     | 77,567    |
| Rem. Inv.                                     | 408       | 11,632    |
| Avg. \$/SF                                    | \$818     | \$1,058   |
| Avg. SF                                       | 921       | 944       |
| Avg. \$                                       | \$753,952 | \$998,477 |
| Current Month Sales (incl. active & sold out) | 27        | 1,100     |

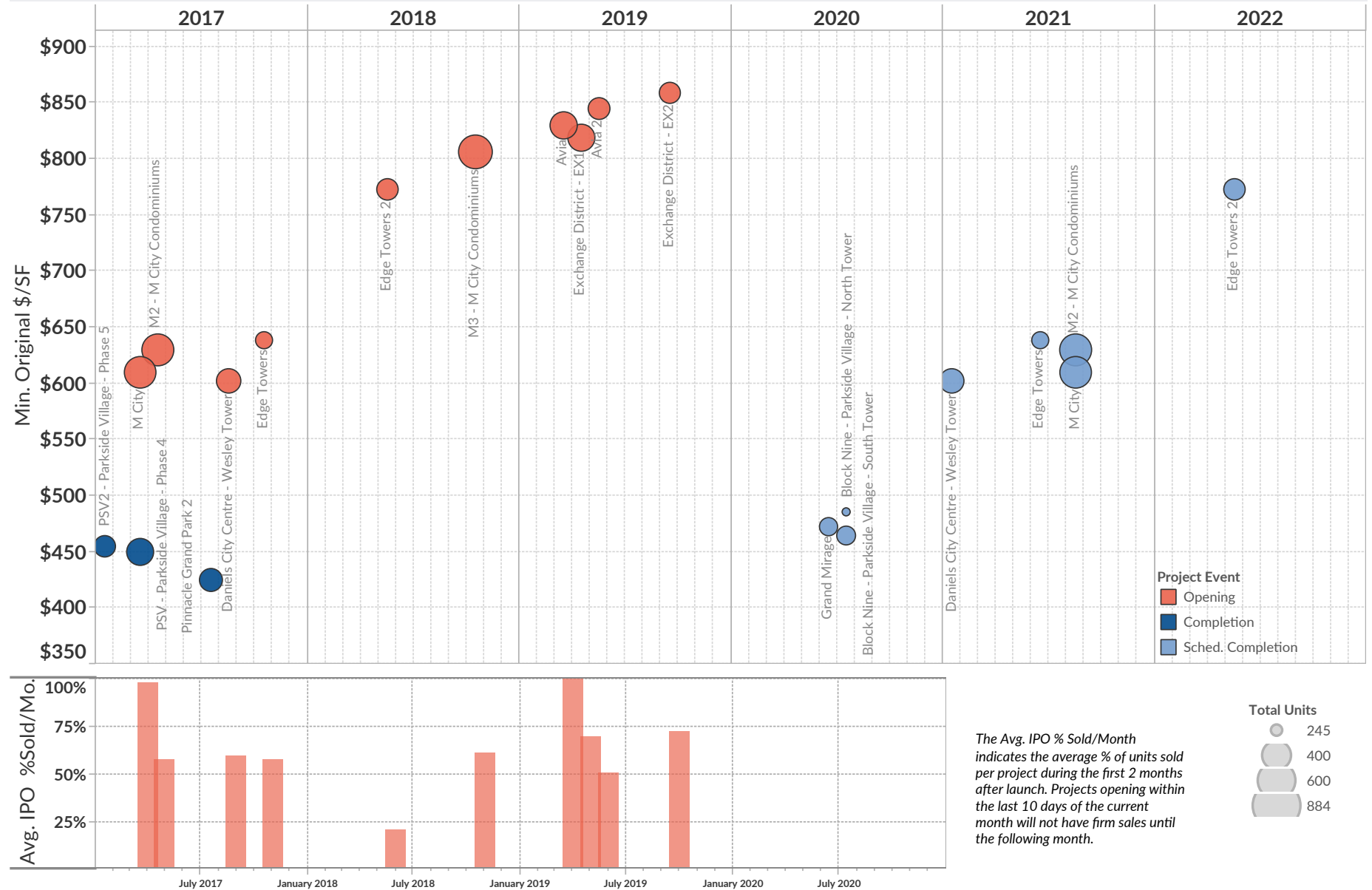
| Development Applications |   |                 |
|--------------------------|---|-----------------|
| Mississauga City Centre  |   | City of Toronto |
| Number of Dev. Apps.     | 0 | 382             |
| Total Units              |   | 209,320         |
| Min. Floor Space Index   |   | 0.1             |
| Max. Floor Space Index   |   | 44.5            |
| Avg. Floor Space Index   |   | 6.3             |

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



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## Recent Project Openings, Completions & Scheduled Completions



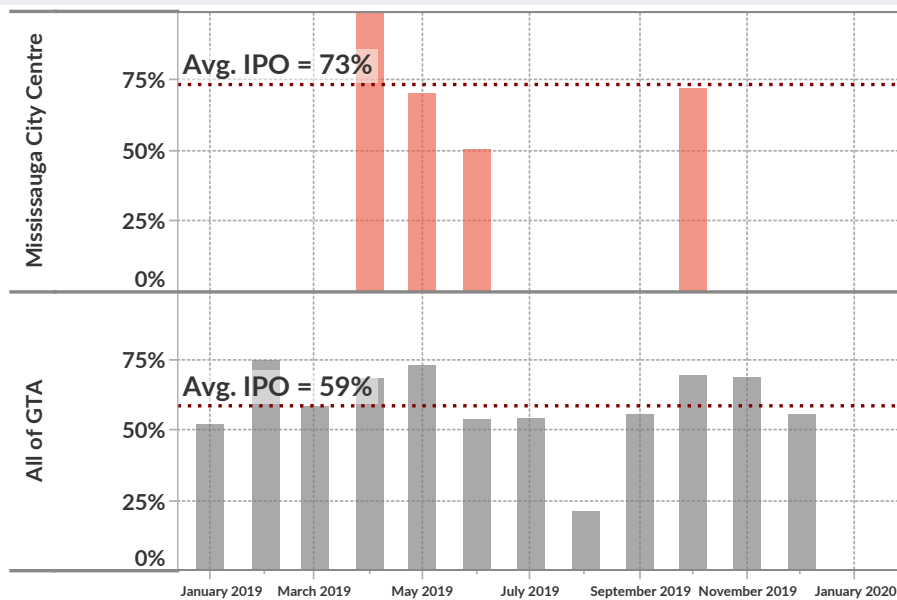
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## Project Data by Unit Type

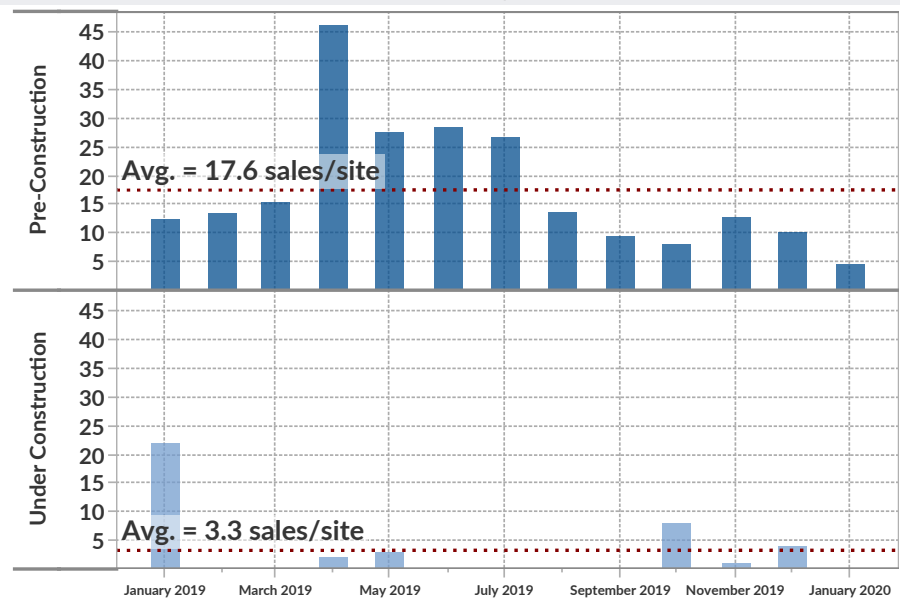
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 78          | 0                   | 78          | 0         |
| 1 Bedroom       | 1,451       | 4                   | 1,441       | 10        |
| 1 Bedroom + Den | 1,246       | 9                   | 1,230       | 16        |
| 2 Bedroom       | 2,306       | 11                  | 2,090       | 216       |
| 2 Bedroom + Den | 536         | 2                   | 435         | 101       |
| 3 Bedroom & Up  | 102         | 0                   | 53          | 49        |
| Penthouse       | 10          | 0                   | 3           | 7         |
| Other           | 9           | 0                   | 0           | 9         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,010    | 420             | 492              | \$435,900        | \$516,900         |
| \$854      | 620             | 740              | \$412,900        | \$675,900         |
| \$879      | 649             | 1,155            | \$426,900        | \$949,900         |
| \$772      | 764             | 1,486            | \$513,900        | \$1,308,900       |
| \$707      | 961             | 1,423            | \$594,900        | \$1,337,900       |
| \$883      | 614             | 928              | \$566,400        | \$794,900         |
| \$704      | 1,183           | 1,551            | \$909,600        | \$1,016,100       |

## IPO Launch Performance (first 2 months)

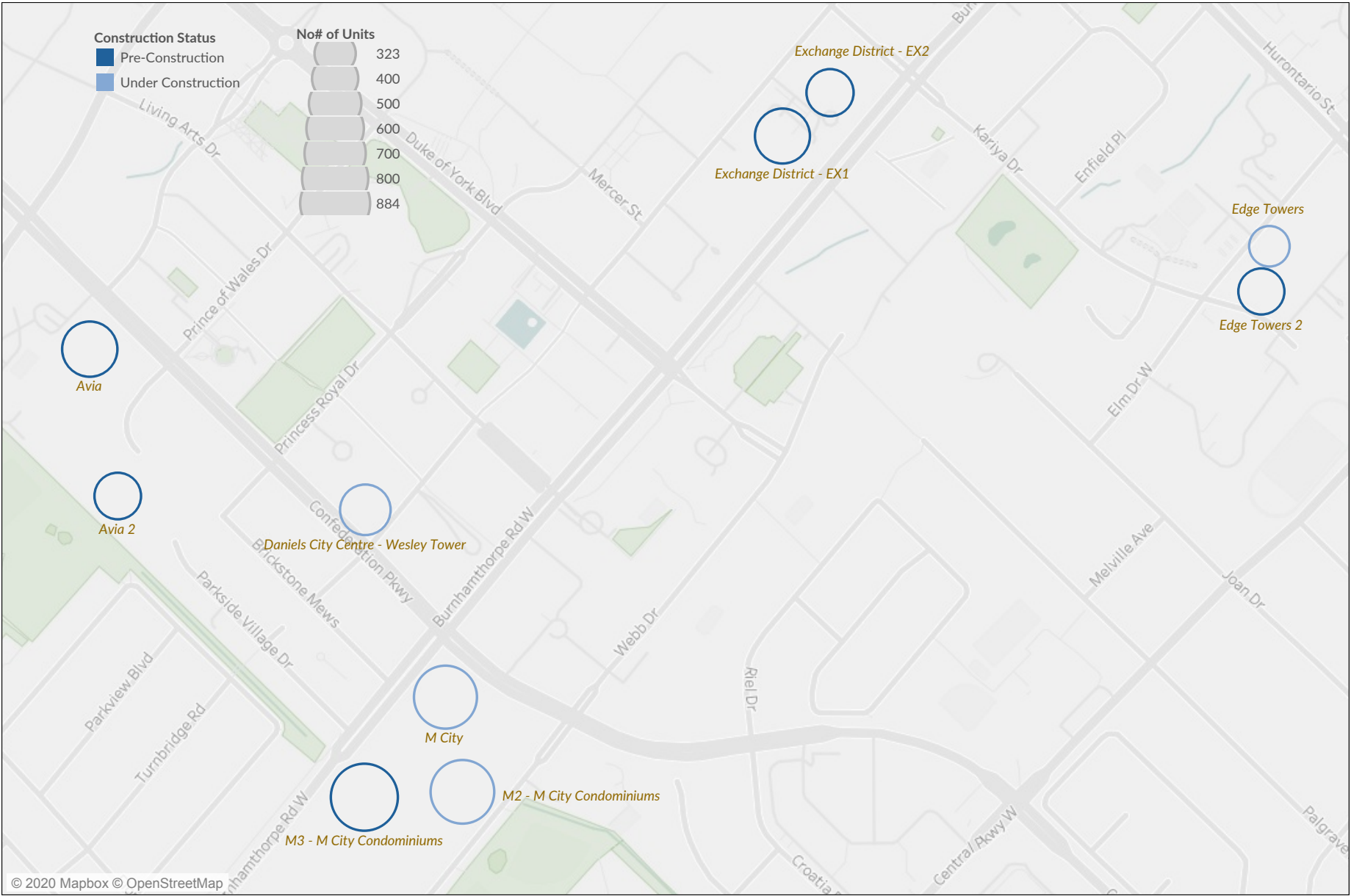


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - January 2020

## Current Active Projects



## Mississauga City Centre Submarket Report - January 2020

### 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            | 9                   | 9   | 117       | 427         | \$845          | \$806       |
| Avia - Amacon Developments                                   | Apartment    | September 2023          | 0                   | 0   | 13        | 601         | \$830          | \$808       |
| Daniels City Centre - Wesley Tower - Daniels Corporation     | Apartment    | January 2021            | 0                   | 0   | 10        | 503         | \$602          | \$743       |
| Edge Towers 2 - Solmar Development Corp.                     | Apartment    | May 2022                | 2                   | 2   | 19        | 418         | \$773          | \$915       |
| Edge Towers - Solmar Development Corp.                       | Apartment    | June 2021               | 0                   | 0   | 16        | 323         | \$639          | \$917       |
| Exchange District - EX1 - Camrost Felcorp                    | Apartment    | November 2023           | 12                  | 12  | 31        | 595         | \$819          | \$960       |
| Exchange District - EX2 - Camrost Felcorp                    | Apartment    | November 2024           | 3                   | 3   | 43        | 437         | \$859          | \$972       |
| M City - Rogers Real Estate Development Limited and Urban .. | Apartment    | August 2021             | 0                   | 0   | 31        | 781         | \$610          | \$662       |
| M2 - M City Condominiums - Rogers Real Estate Developmen..   | Apartment    | August 2021             | 0                   | 0   | 50        | 797         | \$630          | \$660       |
| M3 - M City Condominiums - Rogers Real Estate Developmen..   | Apartment    | March 2023              | 0                   | 0   | 78        | 884         | \$806          | \$929       |

# Mississauga City Centre Submarket Report - January 2020

| 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       | 19                  | 15                          | 5,708       | 5,080       | 329       | \$2,302    | 1,318   | \$3,032,510 | 8,068       |
| Central Waterfront      | 160                 | 13                          | 6,642       | 5,645       | 985       | \$1,434    | 954     | \$1,367,210 | 17,952      |
| Don Mills - York Mills  | 27                  | 11                          | 3,306       | 2,864       | 352       | \$954      | 1,087   | \$1,036,831 | 6,363       |
| Downtown Core           | 35                  | 8                           | 4,457       | 3,627       | 646       | \$1,549    | 673     | \$1,042,551 | 17,688      |
| Downtown East           | 65                  | 18                          | 6,168       | 5,344       | 658       | \$1,190    | 807     | \$960,885   | 13,836      |
| Downtown West           | 68                  | 30                          | 10,291      | 8,920       | 993       | \$1,431    | 907     | \$1,297,816 | 17,698      |
| Etobicoke Waterfront    | 1                   | 4                           | 2,121       | 1,928       | 65        | \$1,153    | 873     | \$1,006,728 | 8,726       |
| Highway7 - Yonge        | 22                  | 7                           | 1,742       | 1,338       | 189       | \$677      | 1,155   | \$781,819   | .           |
| Mississauga City Centre | 27                  | 10                          | 5,766       | 5,330       | 408       | \$818      | 921     | \$753,952   | .           |
| North Toronto           | 47                  | 9                           | 2,396       | 1,939       | 387       | \$1,238    | 835     | \$1,033,352 | 7,793       |
| North Yonge Corridor    | 1                   | 5                           | 1,692       | 1,365       | 108       | \$1,119    | 774     | \$865,693   | 7,470       |
| North York East         | 1                   | 2                           | 528         | 519         | 8         | \$942      | 978     | \$921,150   | 2,056       |
| North York West         | 3                   | 9                           | 1,812       | 1,528       | 259       | \$903      | 1,149   | \$1,038,008 | 9,868       |
| Not Applicable          | 538                 | 154                         | 29,452      | 23,795      | 4,484     | \$751      | 974     | \$730,763   | 70,473      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 20                  | 14                          | 4,015       | 3,384       | 631       | \$1,074    | 849     | \$911,847   | 8,157       |
| Thornhill               | 17                  | 3                           | 949         | 760         | 189       | \$831      | 769     | \$638,654   | .           |
| Toronto East            | 12                  | 12                          | 1,395       | 1,166       | 179       | \$1,030    | 926     | \$953,791   | 3,735       |
| Toronto West            | 22                  | 16                          | 2,934       | 2,160       | 660       | \$1,069    | 923     | \$987,041   | 11,194      |
| Yonge - St. Clair       | 15                  | 8                           | 977         | 875         | 102       | \$1,463    | 1,592   | \$2,328,155 | 2,403       |

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