Greater Toronto Area Residential Land

Commercial Q1 2020 Statistics

Data as of March 31, 2020

Altus Group

Residential Transactions

Q1 2020 saw 100 residential land transactions worth $1.1B, up +3% from Q4 2019 and down -16% from the same quarter last year.

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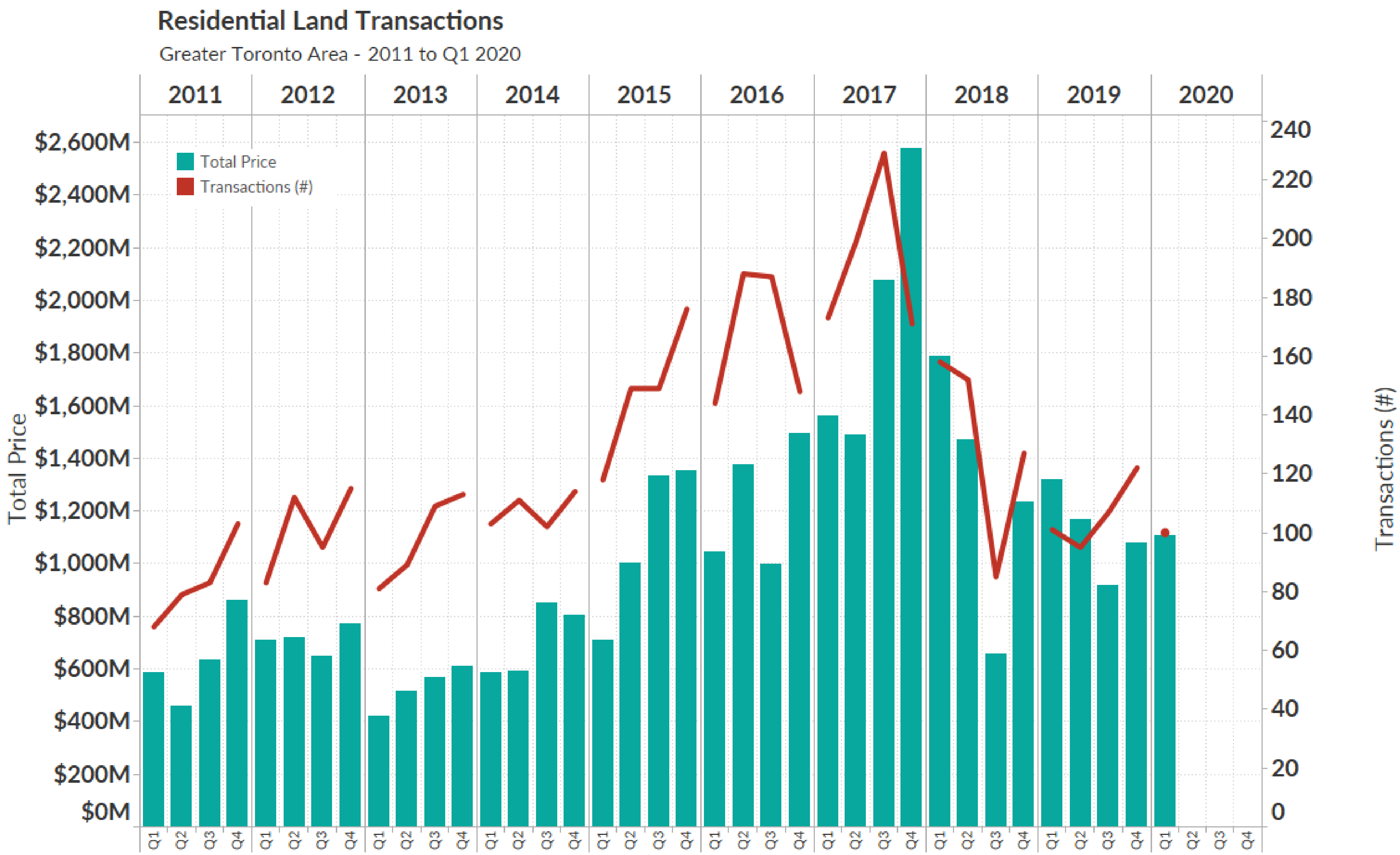


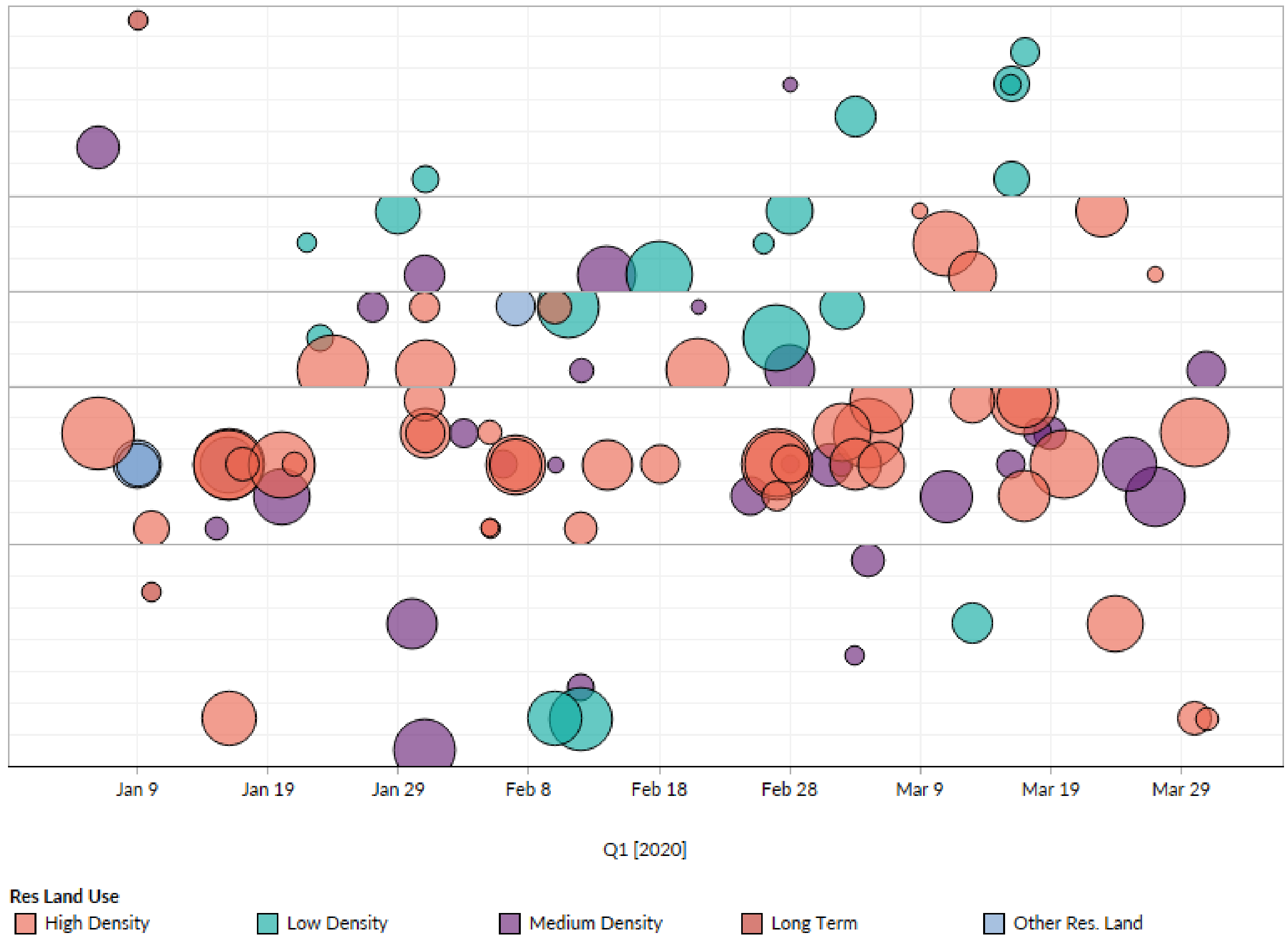
Q1 2020 Residential Land Transaction Timeline

Old Toronto is the most active market with 25 residential land transactions, followed by North York with 10 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

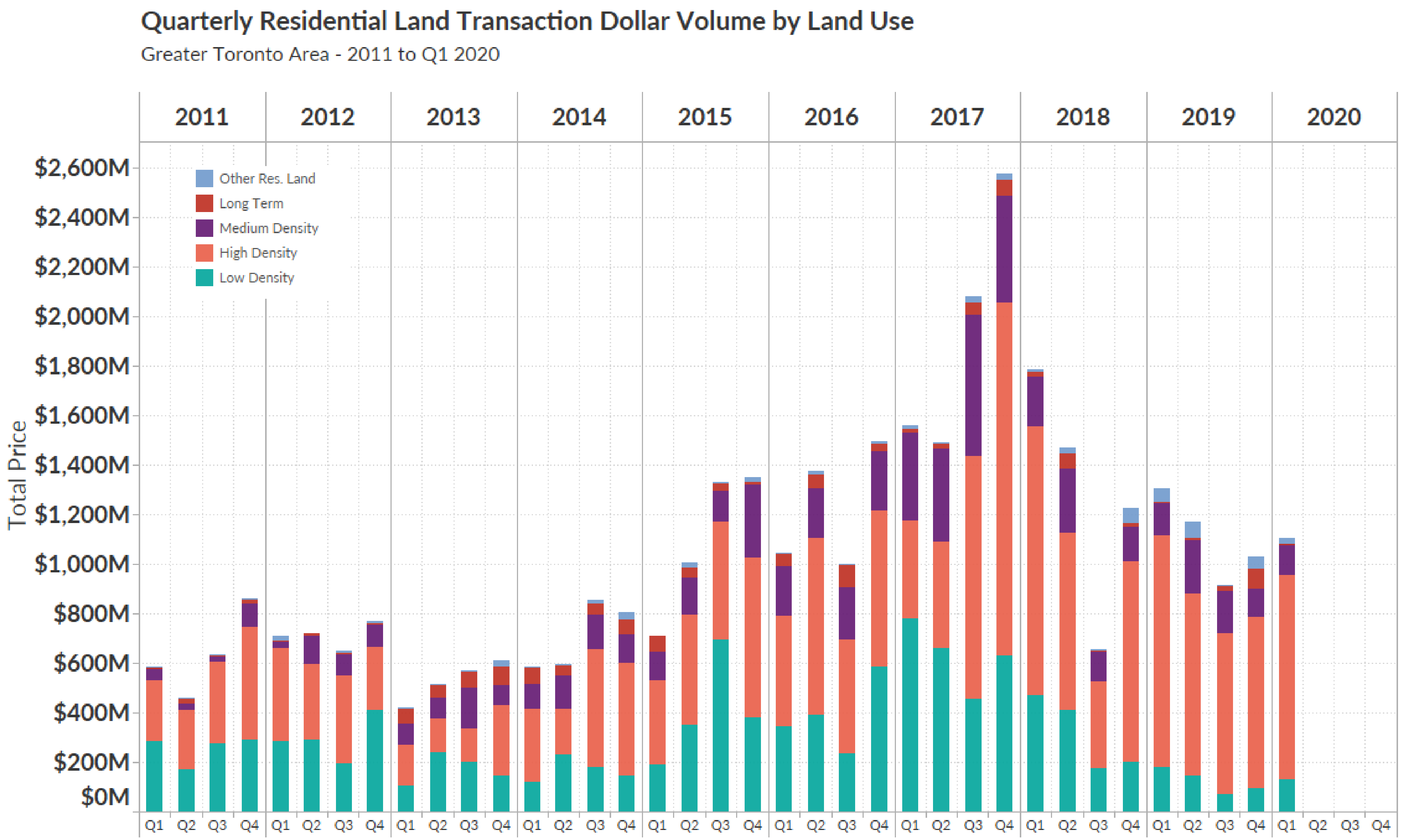
Greater Toronto Area - Q1 2020

		Total Price	Land Area (ac.)	Deals
Durham	Brock	$2M	70	1
	Clarington	$2M	10	1
	Oshawa	$6M	8	3
	Pickering	$4M	2	1
	Scugog	$5M	3	1
	Whitby	$5M	2	2
Halton	Burlington	$19M	136	4
	Milton	$23M	6	3
	Oakville	$50M	21	5
Peel	Brampton	$30M	19	7
	Caledon	$27M	123	2
	Mississauga	$124M	10	6
Toronto	Etobicoke	$62M	4	5
	North York	$231M	12	10
	Old Toronto	$391M	9	25
	Scarborough	$41M	13	6
	York	$11M	0	5
York	Georgina	$3M	2	1
	King	$2M	0	1
	Markham	$20M	5	3
	Newmarket	$2M		1
	Richmond Hill	$2M	0	1
	Vaughan	$33M	47	5
	Whitchurch-S..	$12M	3	1



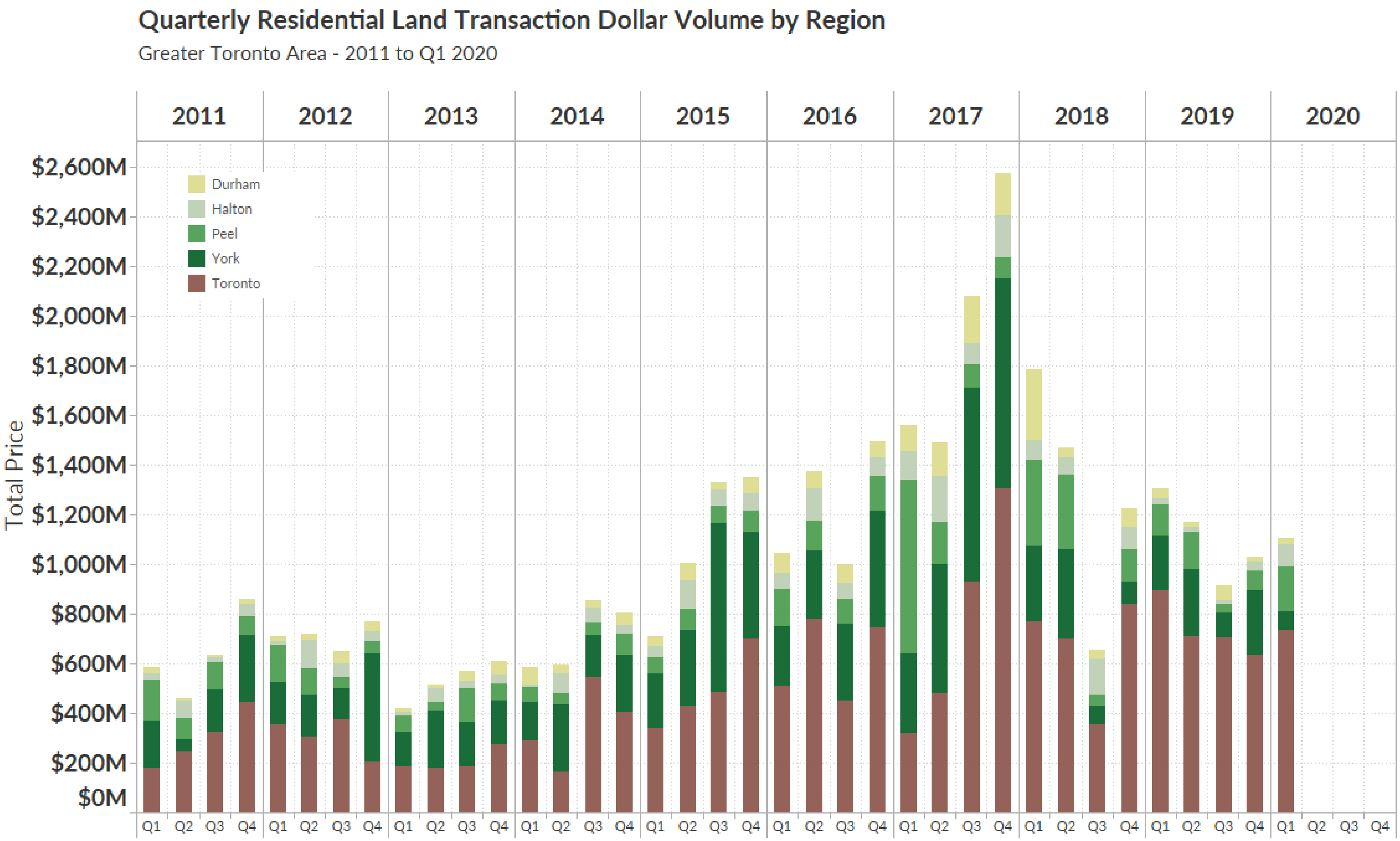
Transactions by Land Use

$1.1B in Q1 2020 comprised of $128M Low Density deals, $828M High Density deals, $122M Medium Density deals, $3M Long Term deals and $24M in deals classified as Other land uses.



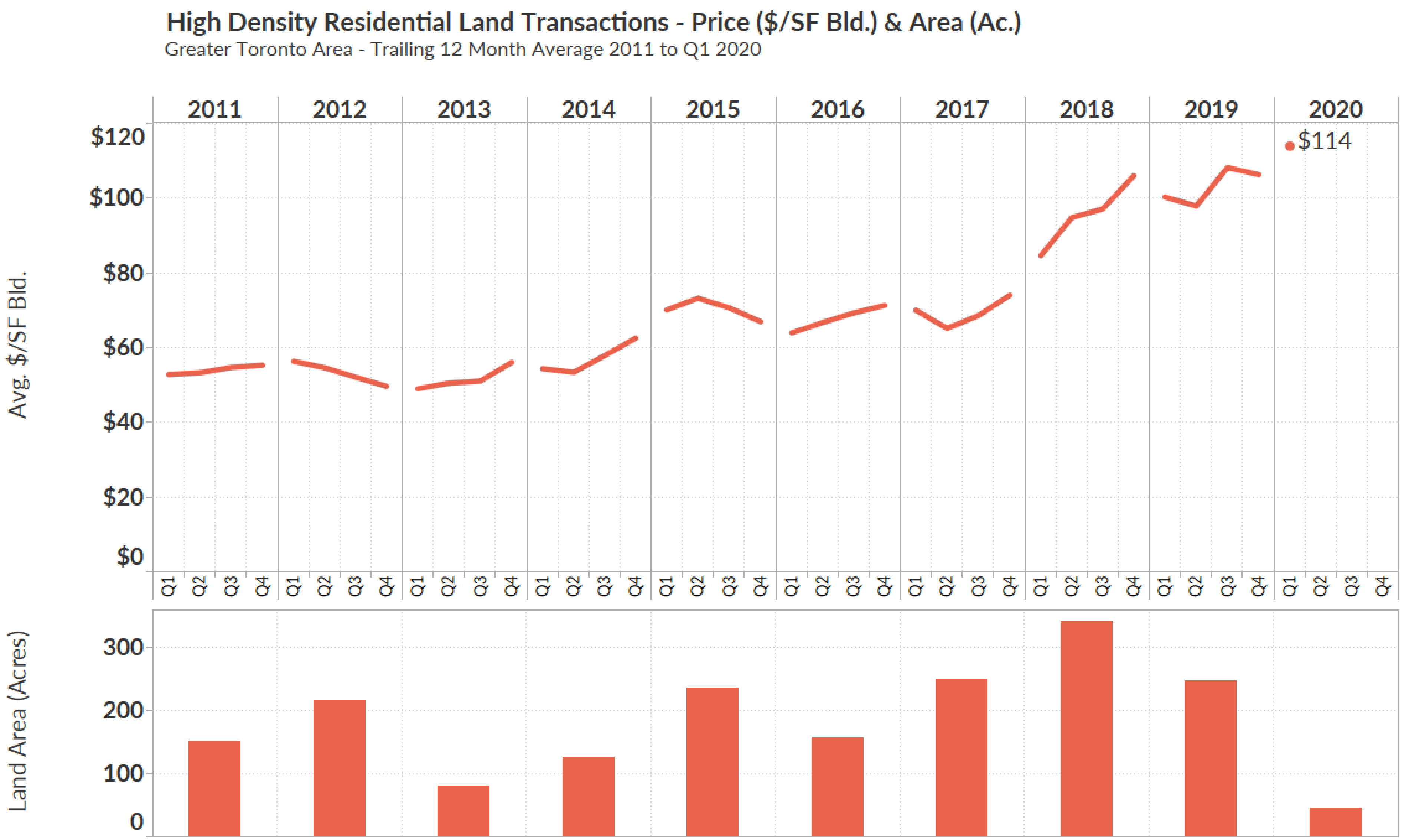
Transactions by Region

$1.1B in Q1 2020 residential land deals broken down by Region as $735M in Toronto, $73M in York Region, $181M in Peel, $92M in Halton and $24M in Durham.



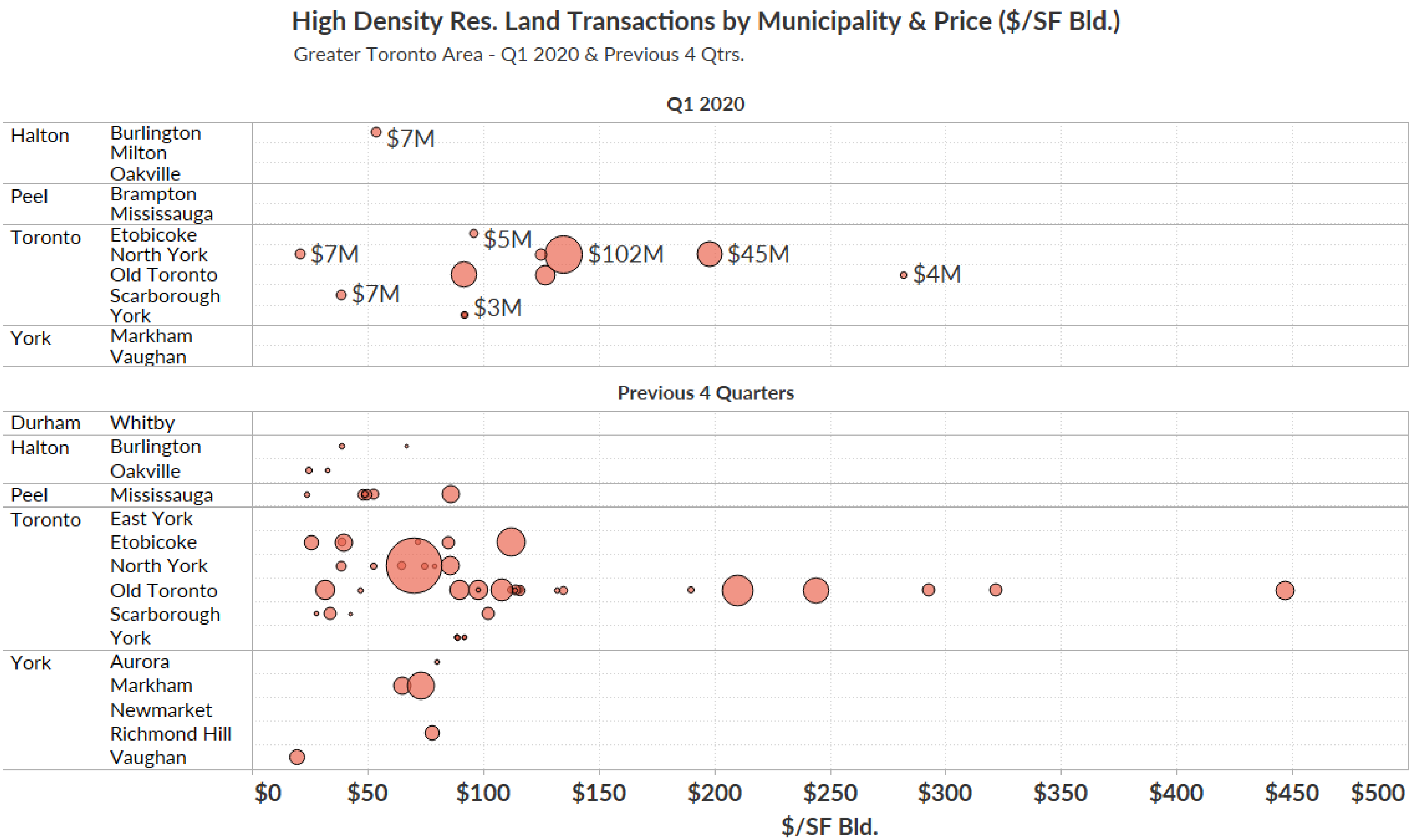
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q1 2020 is $114/sf bld. That's up about +8% from the previous quarter.



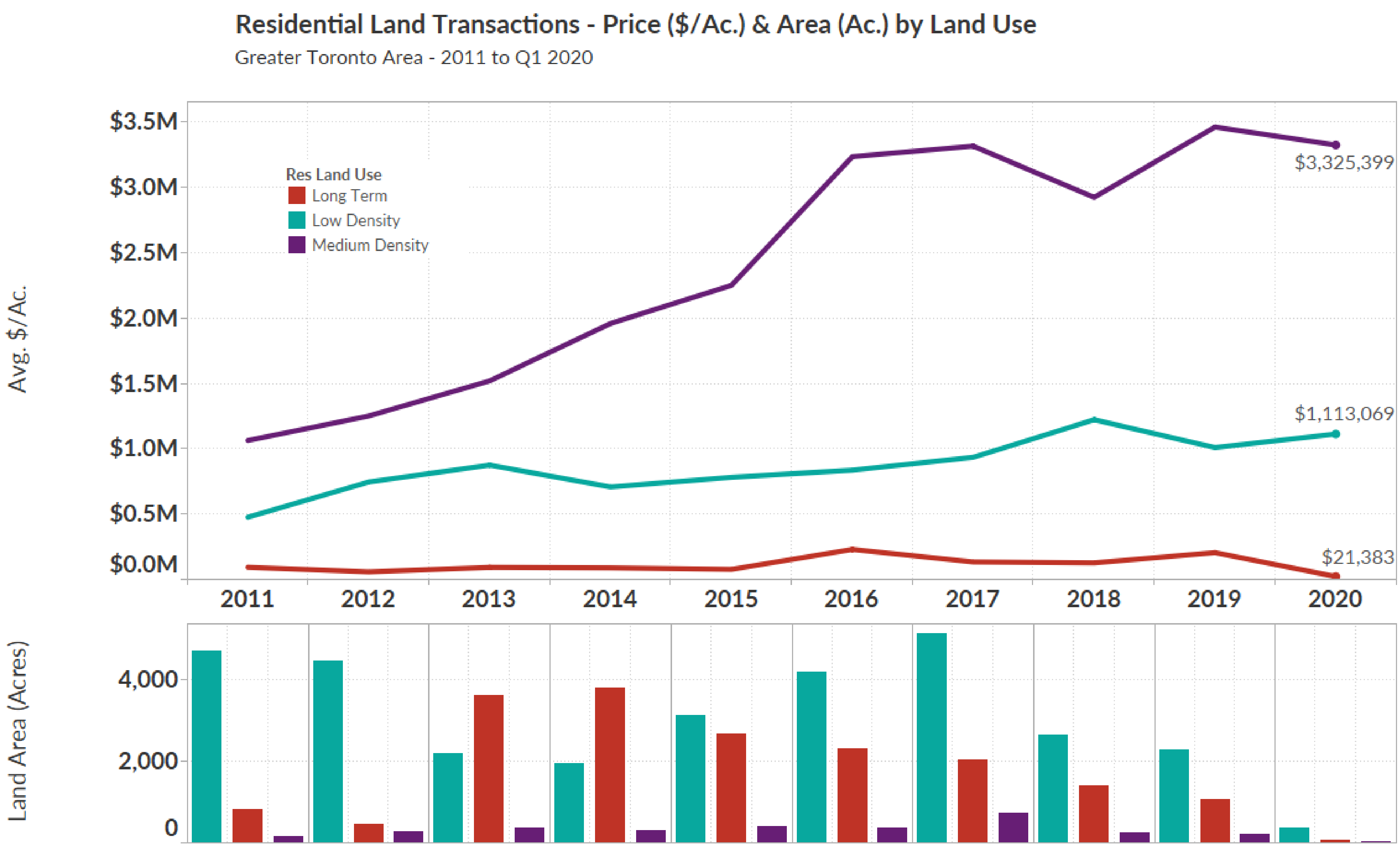
Municipal Comparison – High Density $/SF Bld.

Q1 2020 residential land transactions appear to be similar in price per square foot buildable to the previous four quarters.



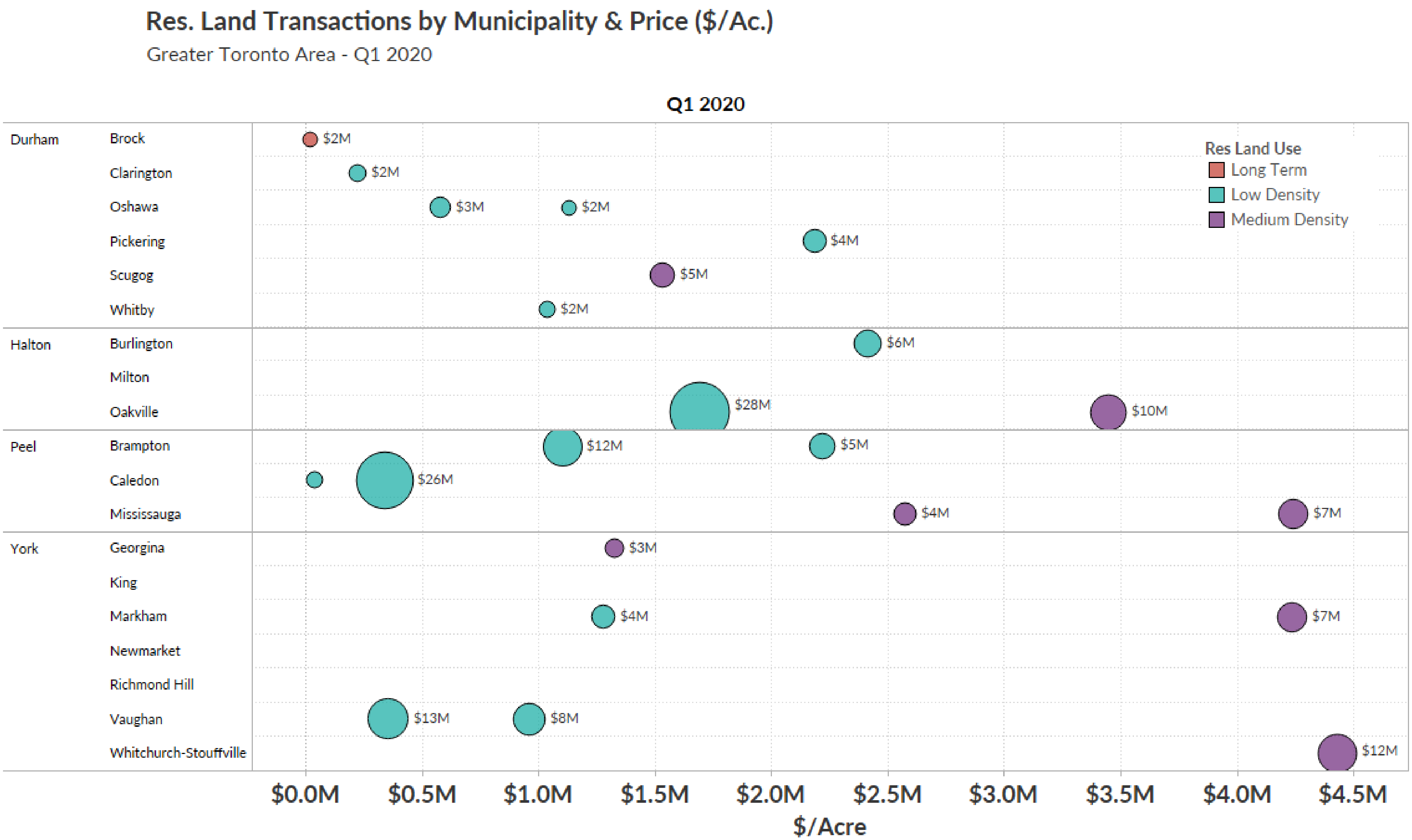
Price & Area Trends – Low Density/Medium Density/Long Term

The Q1 2020 average pricing at $3.3M/acre for Medium Density deals, $1.1M/acre for Low Density deals and $21,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $28M Low Density transaction for about $1.7M/acre in Oakville and a $12M Medium Density deal in Whitchurch-Stouffville for about $4.4M/acre.



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.

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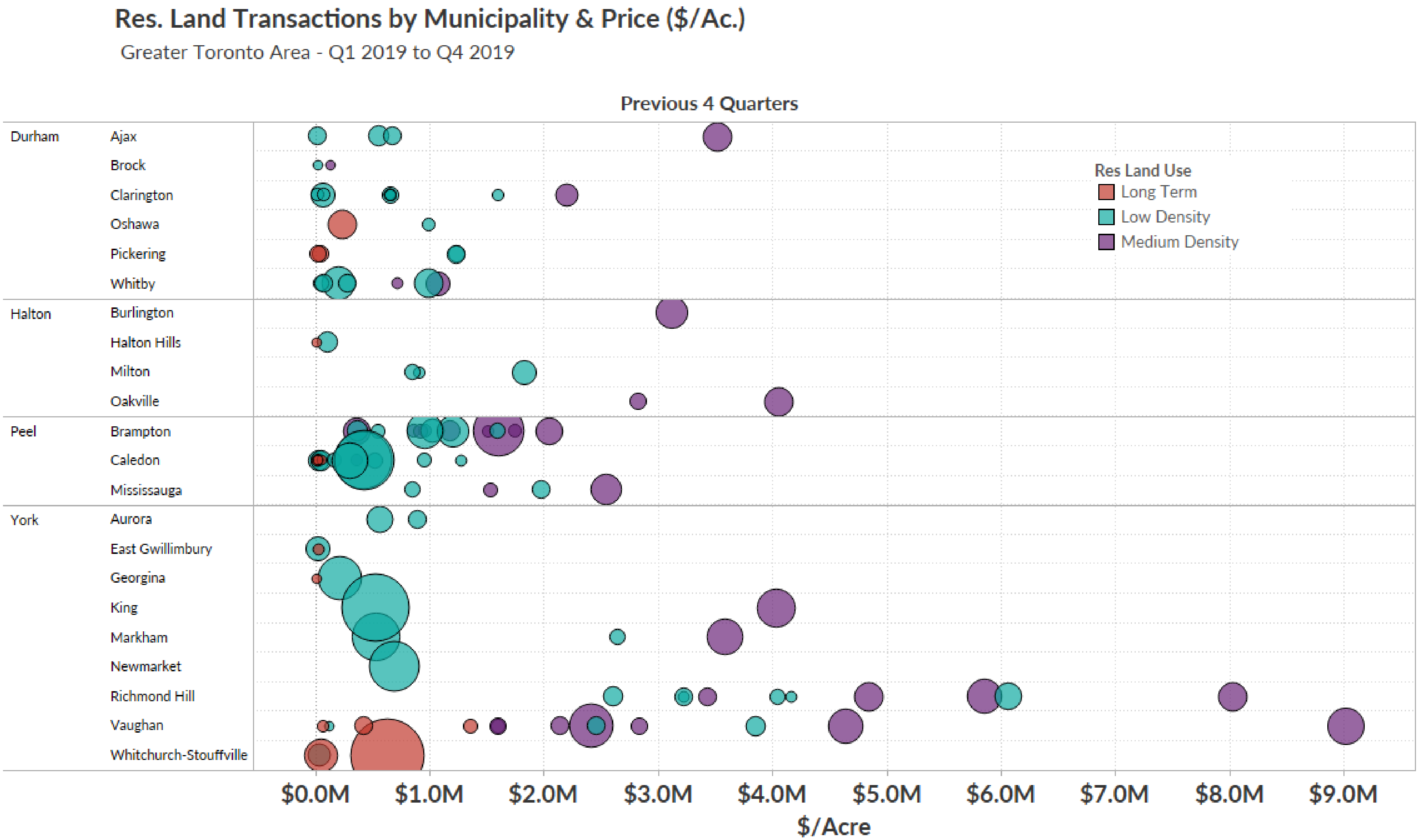
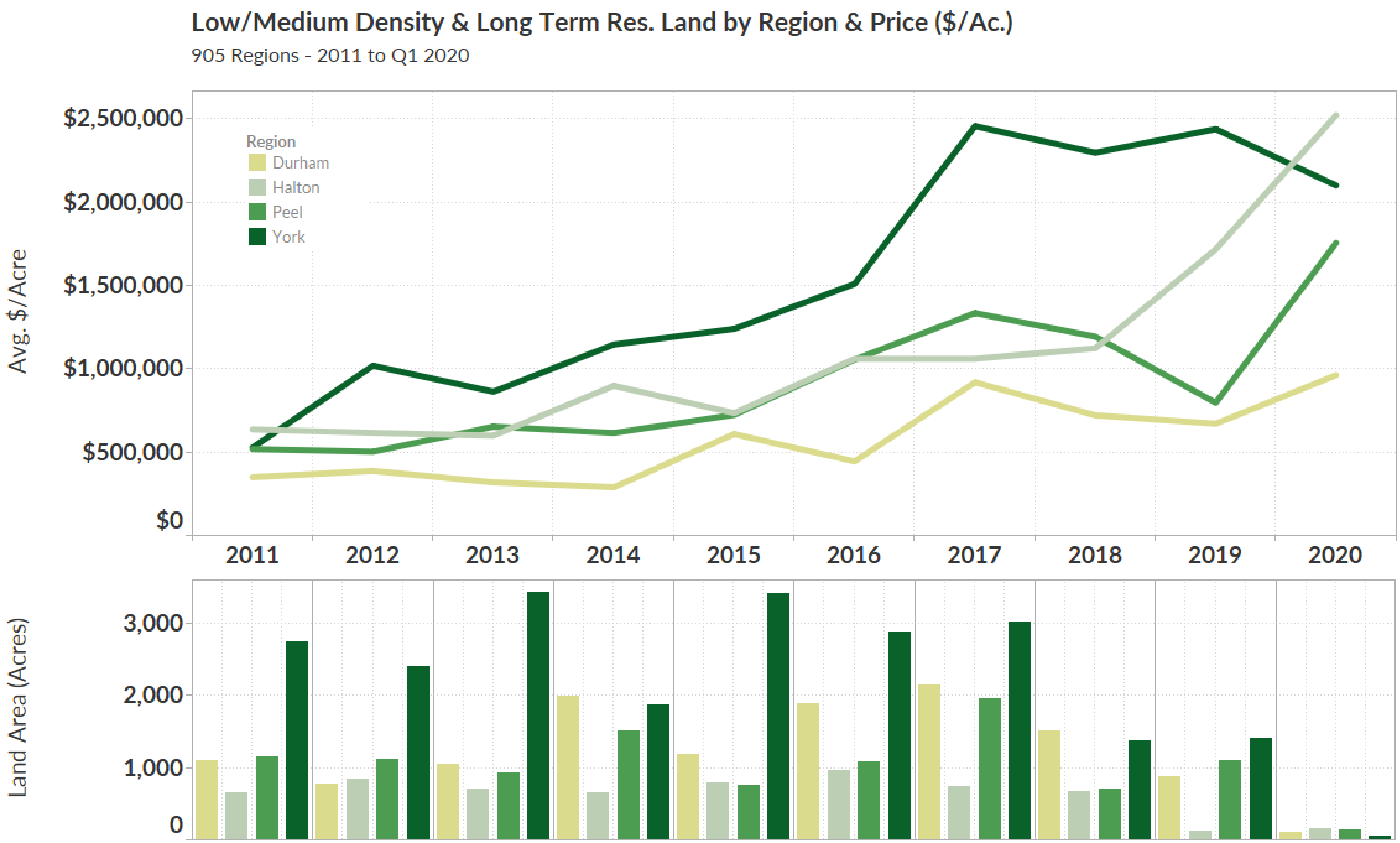


Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q1 2020 average price for Low Density, Medium Density and Long Term land transactions range from $961,000/acre in Durham, $2.5M/acre in Halton, $1.8M/acre in Peel & $2.1M/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.

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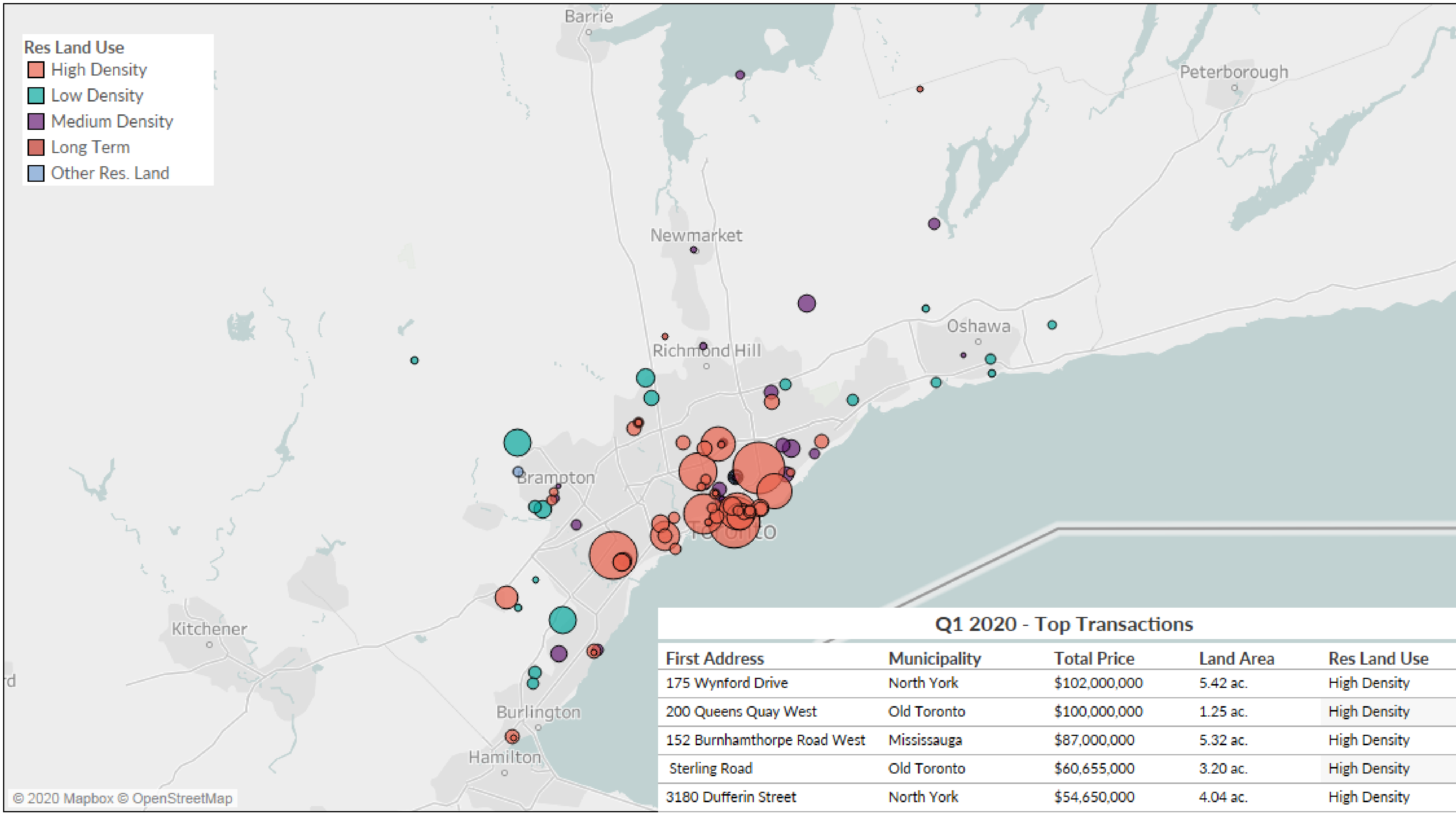
Residential Land Transactions by Land Use

Greater Toronto Area - Q1 2020



Q1 2020 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
175 Wynford Drive	North York	$102,000,000	5.42 ac.	High Density
200 Queens Quay West	Old Toronto	$100,000,000	1.25 ac.	High Density
152 Burnhamthorpe Road West	Mississauga	$87,000,000	5.32 ac.	High Density
Sterling Road	Old Toronto	$60,655,000	3.20 ac.	High Density
3180 Dufferin Street	North York	$54,650,000	4.04 ac.	High Density