



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of April 2020



Mississauga City Centre Submarket Report - April 2020



Mississauga City Centre		GTA
Active Projects	11	358
Total Units	6,441	94,800
Total Sales	5,840	80,443
Rem. Inv.	377	9,931
Avg. \$/SF	\$830	\$1,080
Avg. SF	882	979
Avg. \$	\$731,642	\$1,057,613
Current Month Sales (incl. active & sold out)	5	470

Development Applications

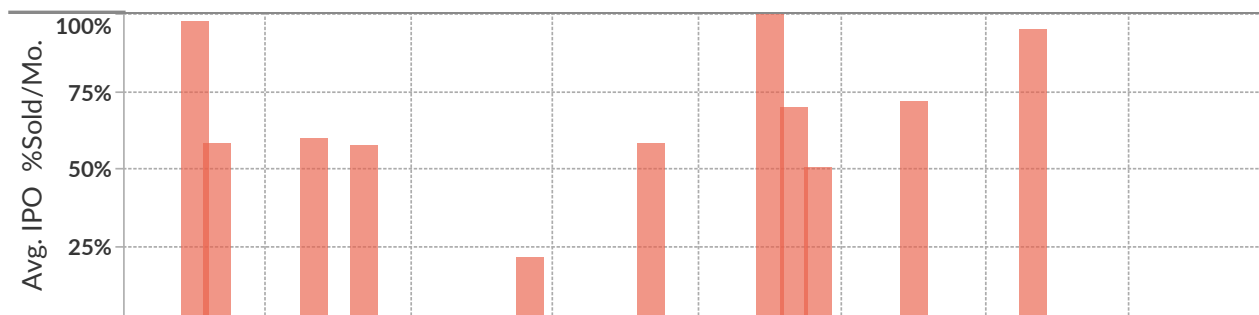
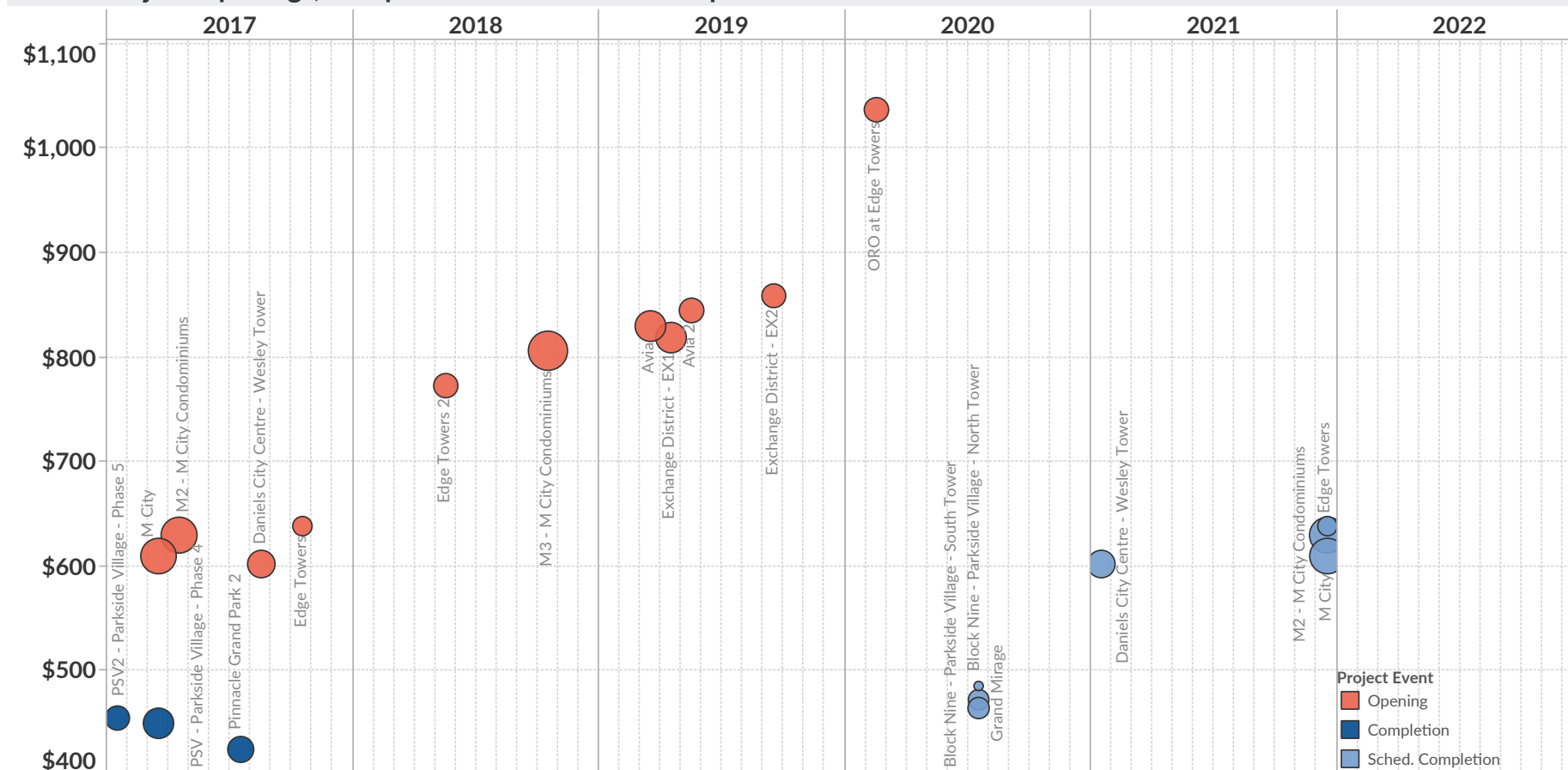
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	383
Total Units		214,454
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.5

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

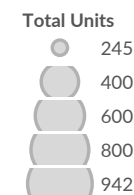


Mississauga City Centre Submarket Report - April 2020

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.



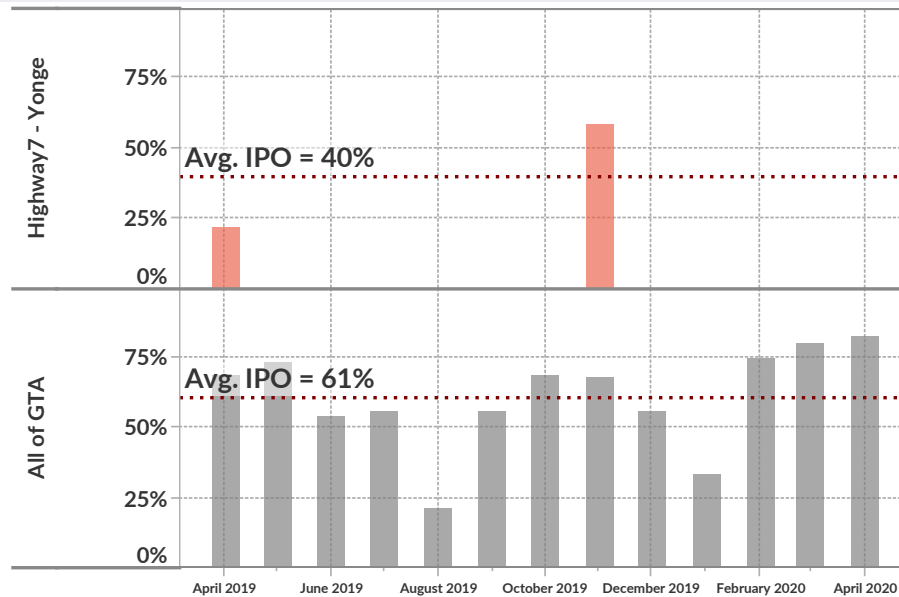
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Project Data by Unit Type

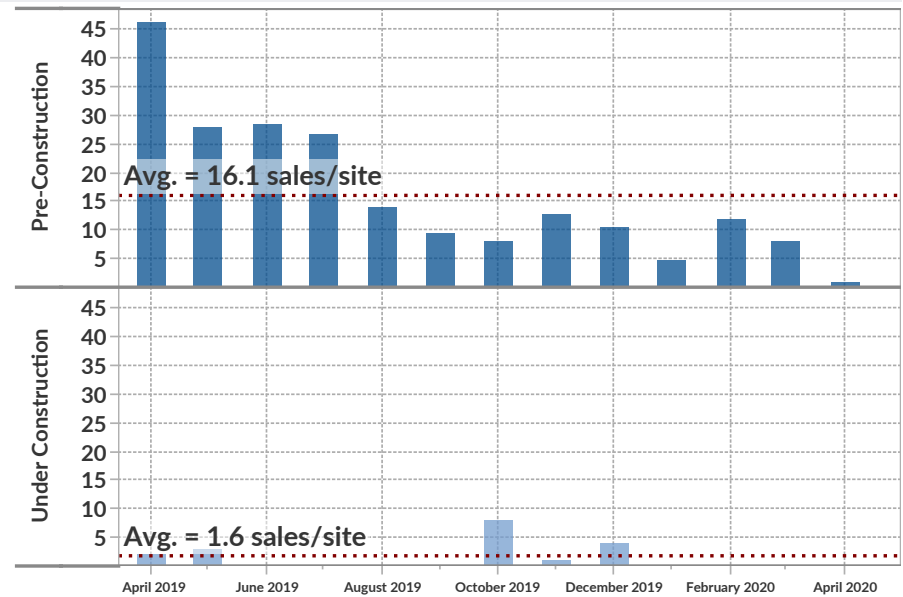
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	104	0	79	25
1 Bedroom	1,458	0	1,449	9
1 Bedroom + Den	1,528	0	1,490	38
2 Bedroom	2,452	4	2,306	146
2 Bedroom + Den	542	1	452	90
3 Bedroom & Up	110	0	57	53
Penthouse	14	0	7	7
Other	9	0	0	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$774	423	453	\$333,900	\$343,900
\$1,091	460	492	\$485,900	\$559,900
\$954	555	740	\$412,900	\$762,900
\$888	649	1,155	\$426,900	\$1,069,900
\$802	764	1,486	\$513,900	\$1,392,900
\$718	961	1,423	\$594,900	\$1,423,900
\$883	614	928	\$566,400	\$794,900
\$704	1,183	1,551	\$909,600	\$1,016,100

IPO Launch Performance (first 2 months)

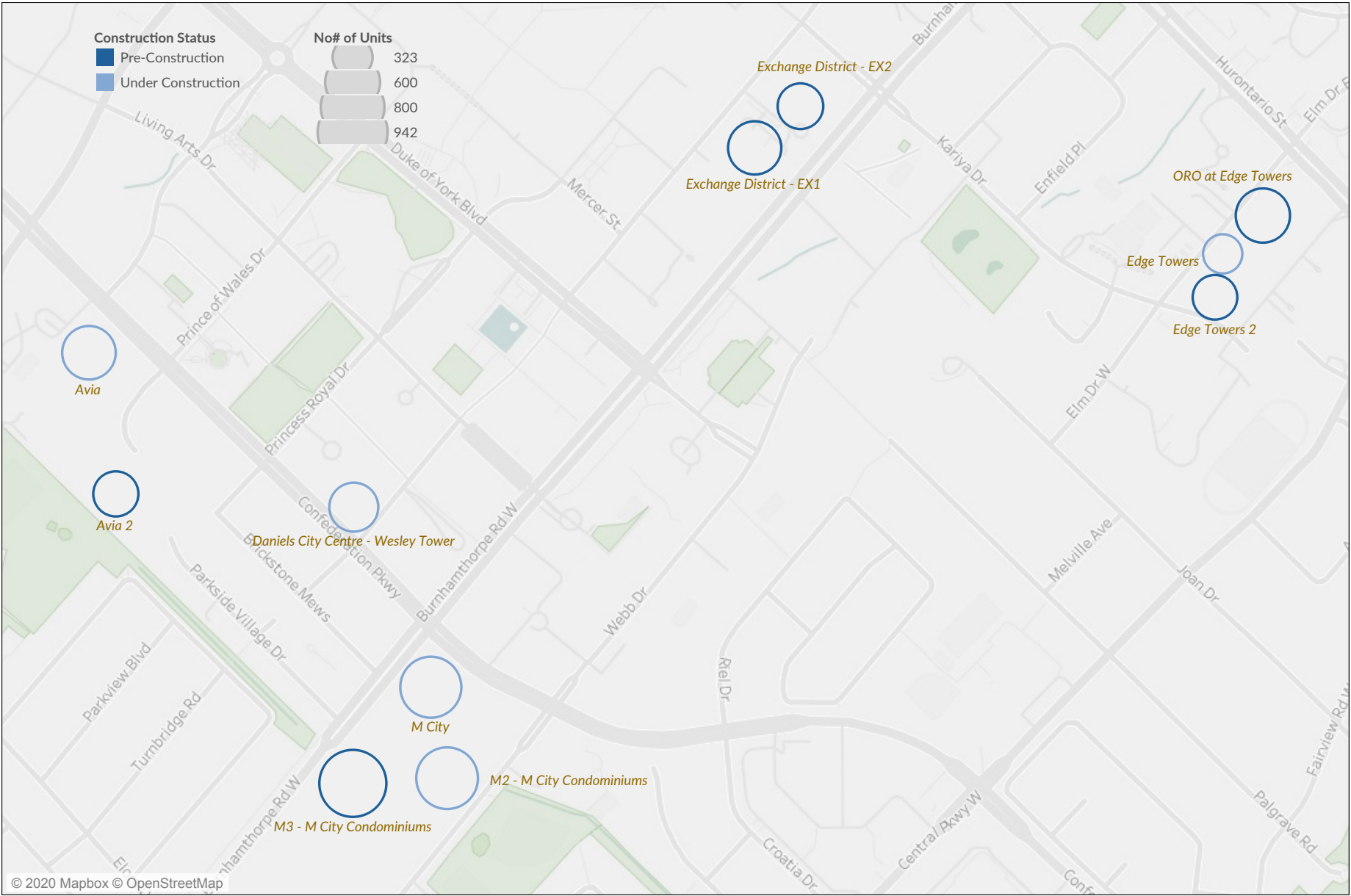


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - April 2020

Current Active Projects



Mississauga City Centre Submarket Report - April 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	1	39	87	427	\$845	\$859
Avia - Amacon Developments	Apartment	September 2023	0	0	13	601	\$830	\$853
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	January 2021	0	0	10	503	\$602	\$743
Edge Towers 2 - Solmar Development Corp.	Apartment	June 2023	0	6	15	418	\$773	\$1,004
Edge Towers - Solmar Development Corp.	Apartment	December 2021	0	1	15	323	\$639	\$1,012
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	0	27	16	595	\$819	\$1,036
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	0	26	20	437	\$859	\$1,072
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	December 2021	0	1	30	781	\$610	\$662
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	December 2021	0	0	50	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2023	0	26	104	942	\$806	\$898
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	4	404	17	617	\$1,037	\$1,092

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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	• 4	• 16	• 6,218	• 5,414	• 178	• \$2,457	• 1,844	• \$4,531,312	• 8,278
Central Waterfront	• 8	• 13	• 6,642	• 5,786	• 842	• \$1,444	• 992	• \$1,432,421	• 17,952
Don Mills - York Mills	• 0	• 11	• 3,306	• 2,914	• 257	• \$935	• 1,196	• \$1,119,192	• 11,337
Downtown Core	• 11	• 8	• 4,525	• 4,087	• 254	• \$1,625	• 735	• \$1,194,228	• 18,490
Downtown East	• 19	• 19	• 6,444	• 5,623	• 623	• \$1,235	• 832	• \$1,027,745	• 14,710
Downtown West	• 64	• 32	• 11,055	• 9,560	• 1,012	• \$1,440	• 893	• \$1,286,361	• 18,622
Etobicoke Waterfront	• 2	• 3	• 1,632	• 1,468	• 71	• \$1,229	• 758	• \$931,751	• 8,726
Highway7 - Yonge	• 4	• 7	• 1,742	• 1,422	• 320	• \$705	• 1,088	• \$766,886	•
Mississauga City Centre	• 5	• 11	• 6,441	• 5,840	• 377	• \$830	• 882	• \$731,642	•
North Toronto	• 24	• 11	• 3,150	• 2,526	• 446	• \$1,247	• 822	• \$1,024,840	• 7,829
North Yonge Corridor	• 2	• 6	• 1,721	• 1,402	• 100	• \$1,163	• 776	• \$902,142	• 7,142
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 2,056
North York West	• 8	• 9	• 1,375	• 1,136	• 217	• \$926	• 1,197	• \$1,108,770	• 9,016
Not Applicable	• 222	• 159	• 29,938	• 24,319	• 3,789	• \$788	• 975	• \$768,755	• 70,188
Scarborough City Centre									• 2,245
Sheppard Corridor	• 6	• 14	• 4,020	• 3,474	• 462	• \$1,101	• 919	• \$1,011,983	• 7,370
Thornhill	• 68	• 5	• 1,443	• 1,136	• 307	• \$1,078	• 1,194	• \$1,286,375	•
Toronto East	• 16	• 11	• 1,279	• 1,085	• 144	• \$1,007	• 925	• \$931,160	• 3,051
Toronto West	• 7	• 14	• 2,613	• 2,105	• 424	• \$1,125	• 942	• \$1,059,985	• 11,001
Yonge - St. Clair	• 0	• 7	• 728	• 627	• 100	• \$1,488	• 1,629	• \$2,424,006	• 2,403

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