



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of May 2020



Mississauga City Centre Submarket Report - May 2020



Mississauga City Centre		GTA
Active Projects	11	361
Total Units	6,441	95,019
Total Sales	5,854	80,914
Rem. Inv.	363	9,526
Avg. \$/SF	\$828	\$1,079
Avg. SF	890	985
Avg. \$	\$736,777	\$1,062,758
Current Month Sales (incl. active & sold out)	7	428

Development Applications

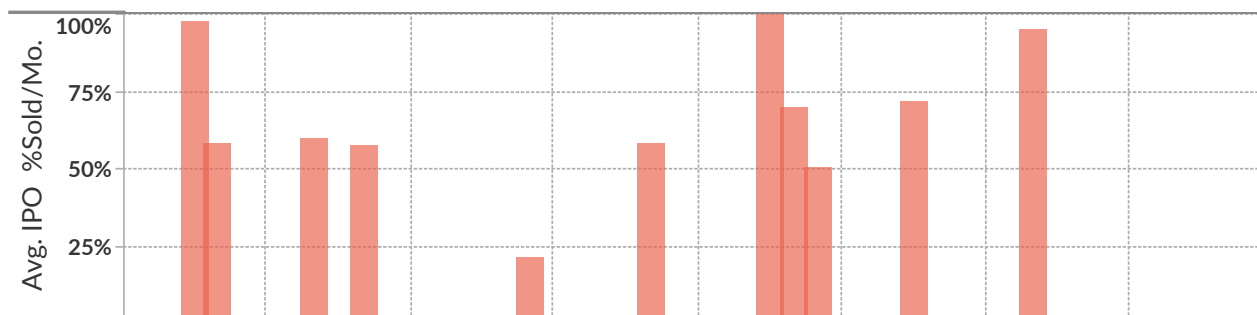
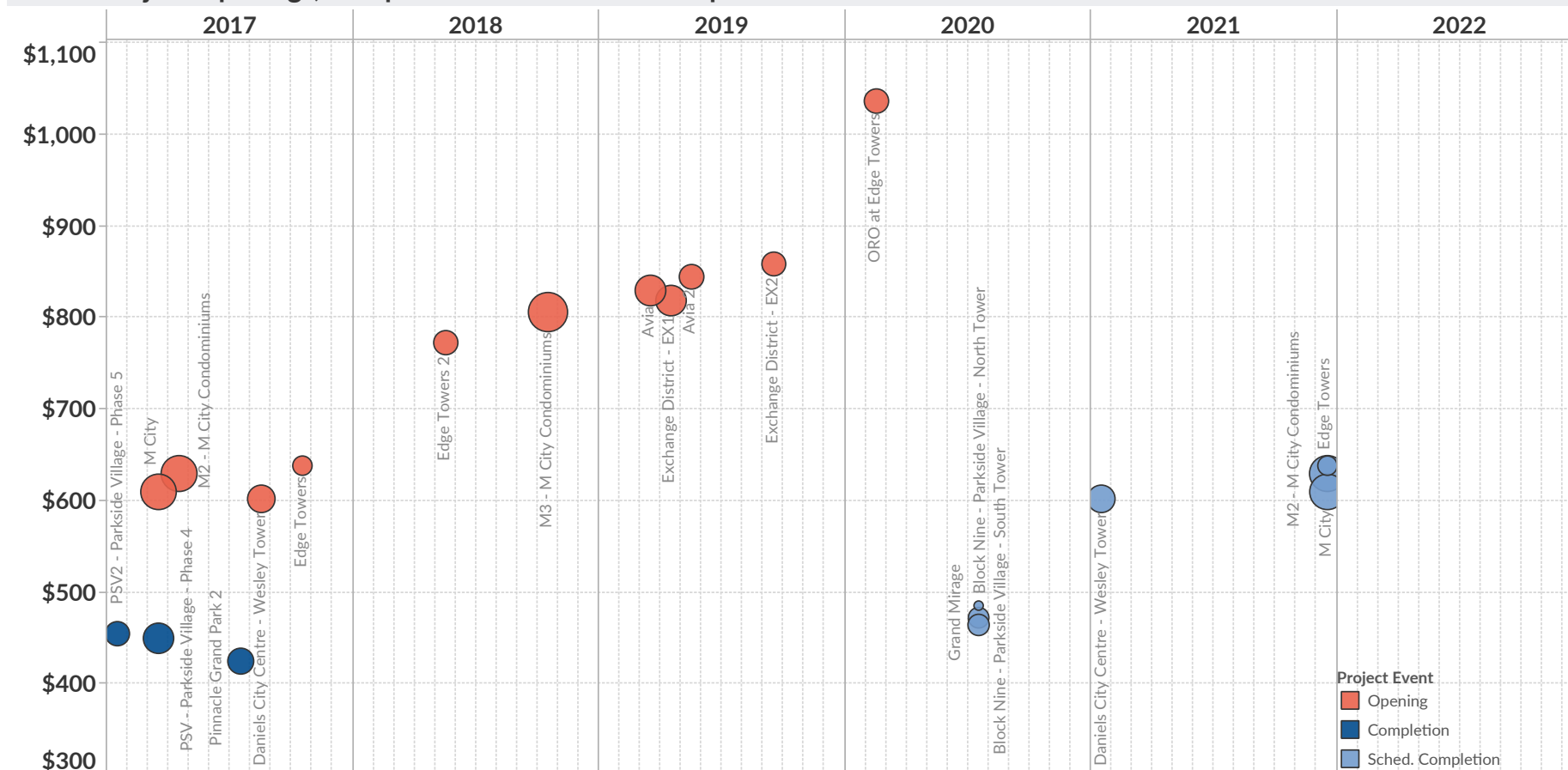
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	390
Total Units		221,166
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.6

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

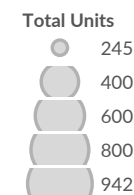


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Recent Project Openings, Completions & Scheduled Completions



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.



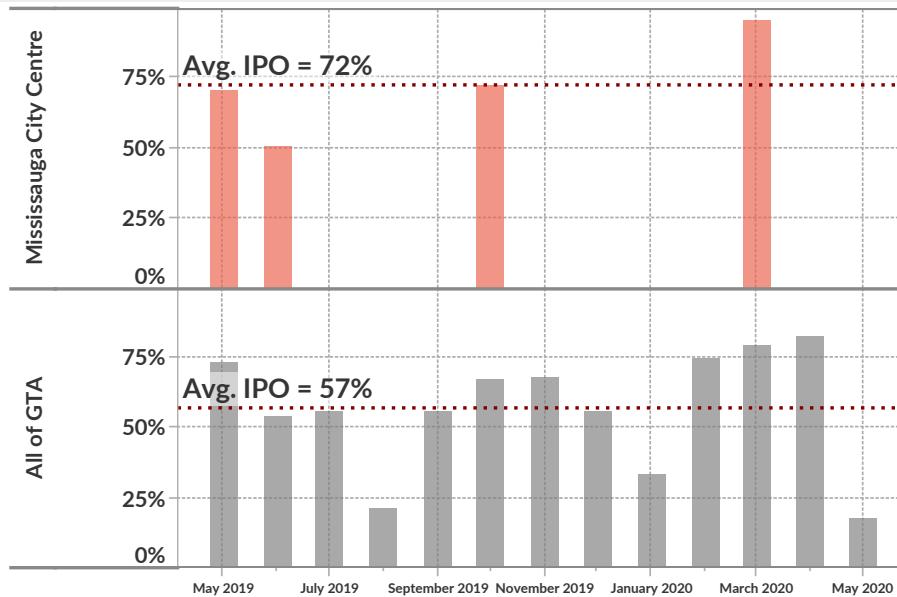
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Project Data by Unit Type

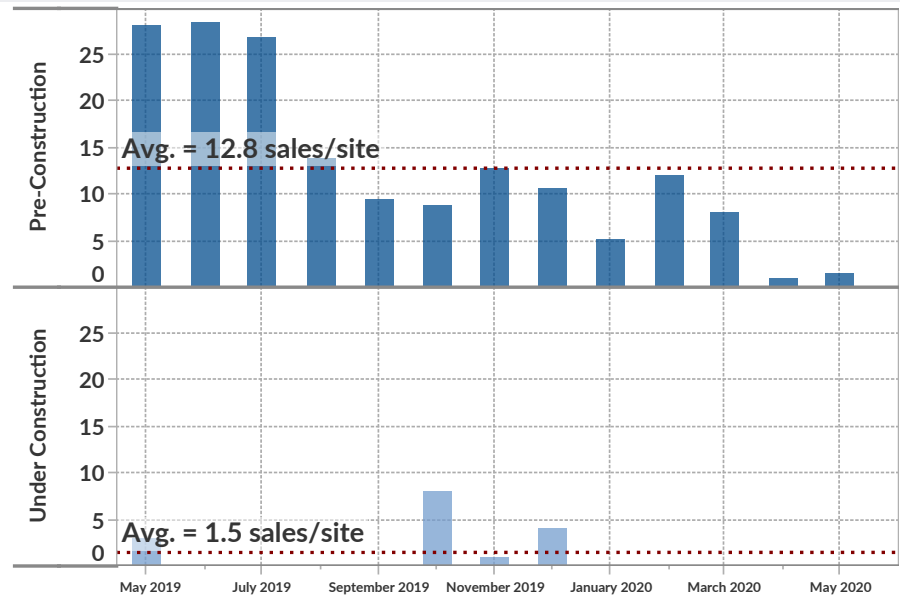
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	104	0	79	25
1 Bedroom	1,458	0	1,449	9
1 Bedroom + Den	1,528	4	1,498	30
2 Bedroom	2,452	3	2,305	147
2 Bedroom + Den	542	0	452	90
3 Bedroom & Up	110	0	57	53
Penthouse	14	0	14	0
Other	9	0	0	9

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
\$933	555	740	\$412,900	\$762,900
\$893	649	1,155	\$426,900	\$1,129,400
\$802	764	1,486	\$513,900	\$1,392,900
\$718	961	1,423	\$594,900	\$1,423,900
\$704	1,183	1,551	\$909,600	\$1,016,100

IPO Launch Performance (first 2 months)

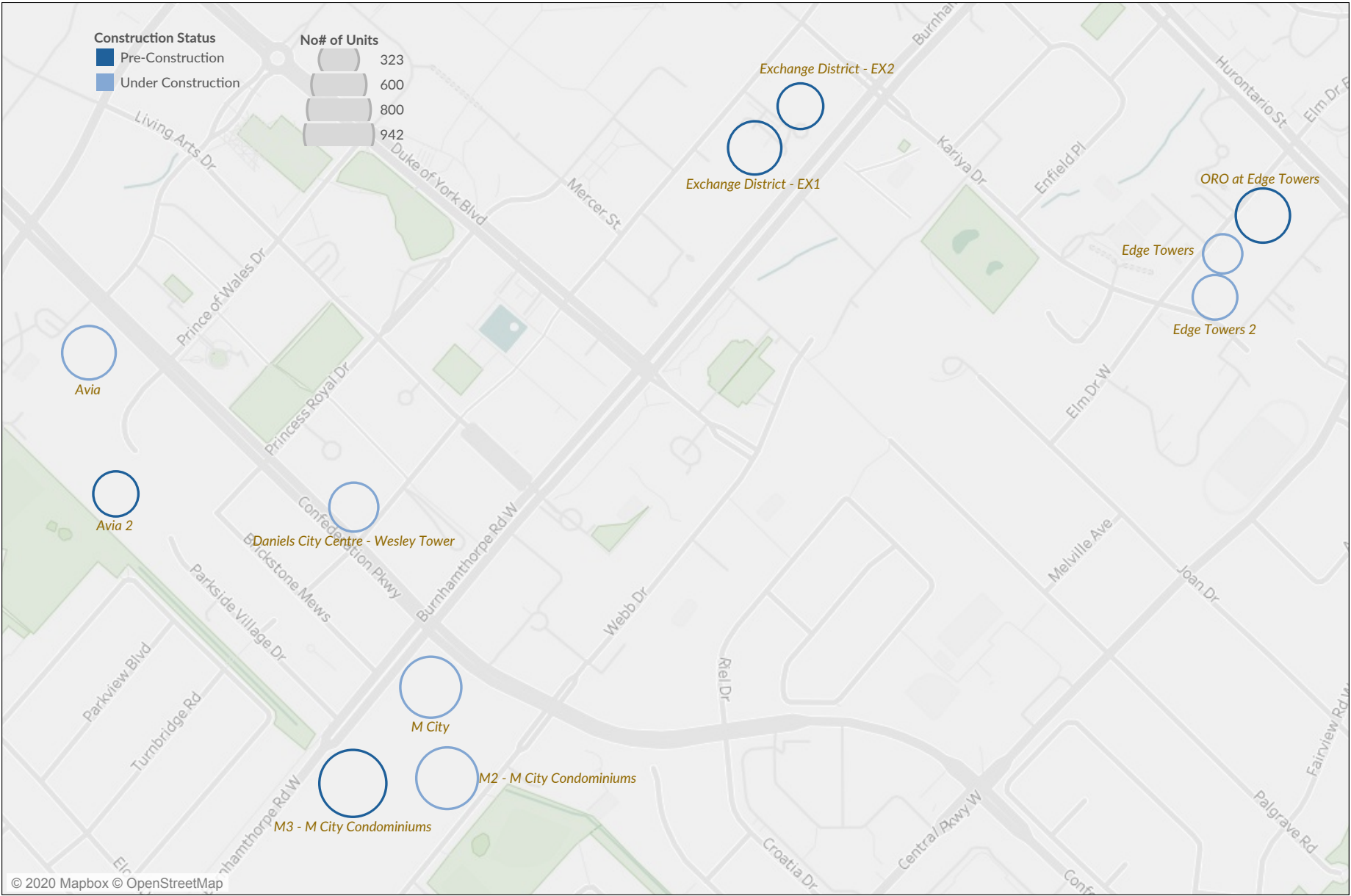


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - May 2020

Current Active Projects



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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	43	79	427	\$845	\$845
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	\$1,099
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	6	410	11	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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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