Greater Toronto Area Residential Land

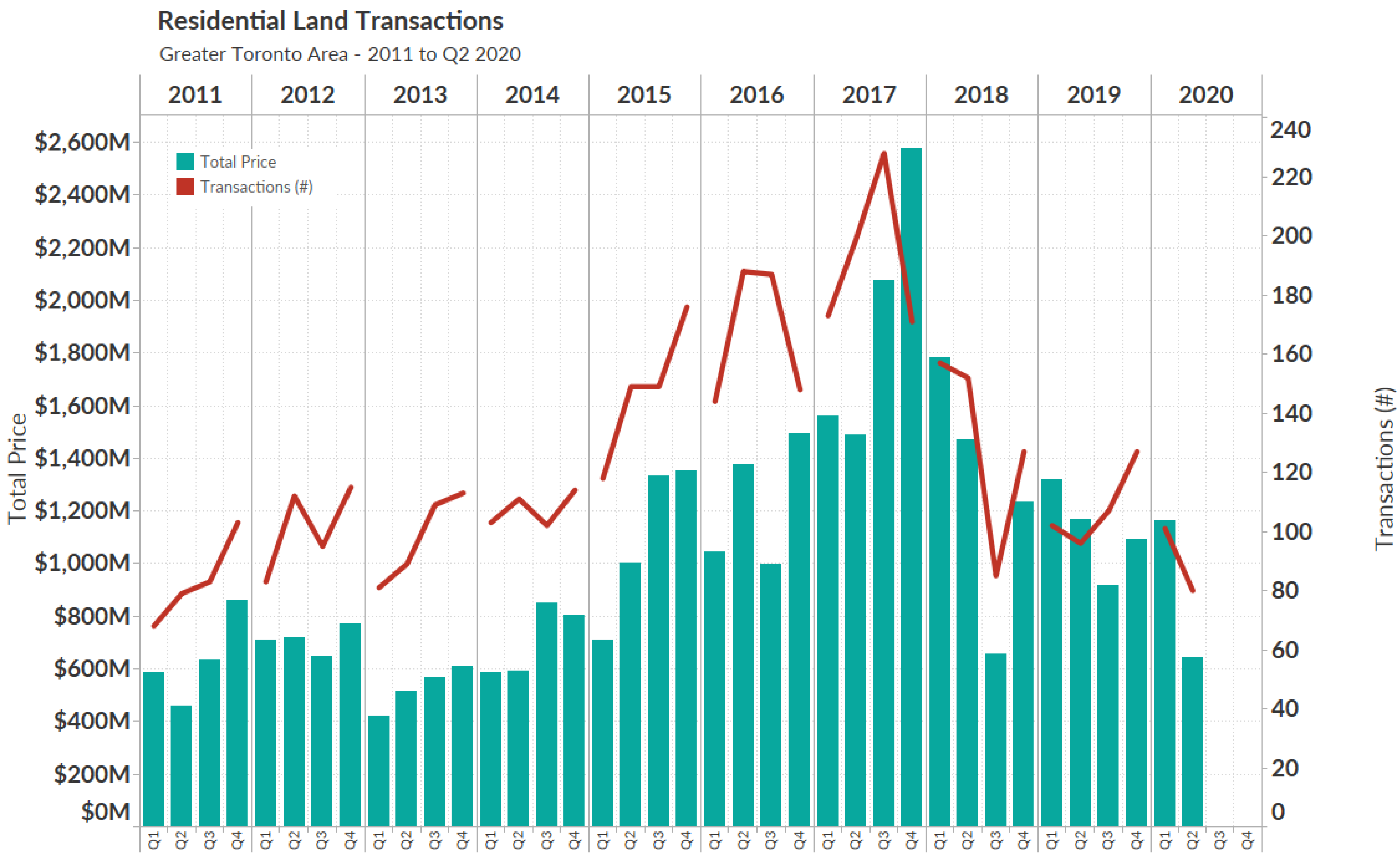
Commercial Q2 2020 Statistics

Data as of June 30, 2020

Altus Group

Residential Transactions

Q2 2020 saw 80 residential land transactions worth $644M, down -45% from Q1 2020 and down -45% from the same quarter last year.



Q2 2020 Residential Land Transaction Timeline

Old Toronto is the most active market with 26 residential land transactions, followed by Brampton with 9 residential land transactions.

AltusGroup

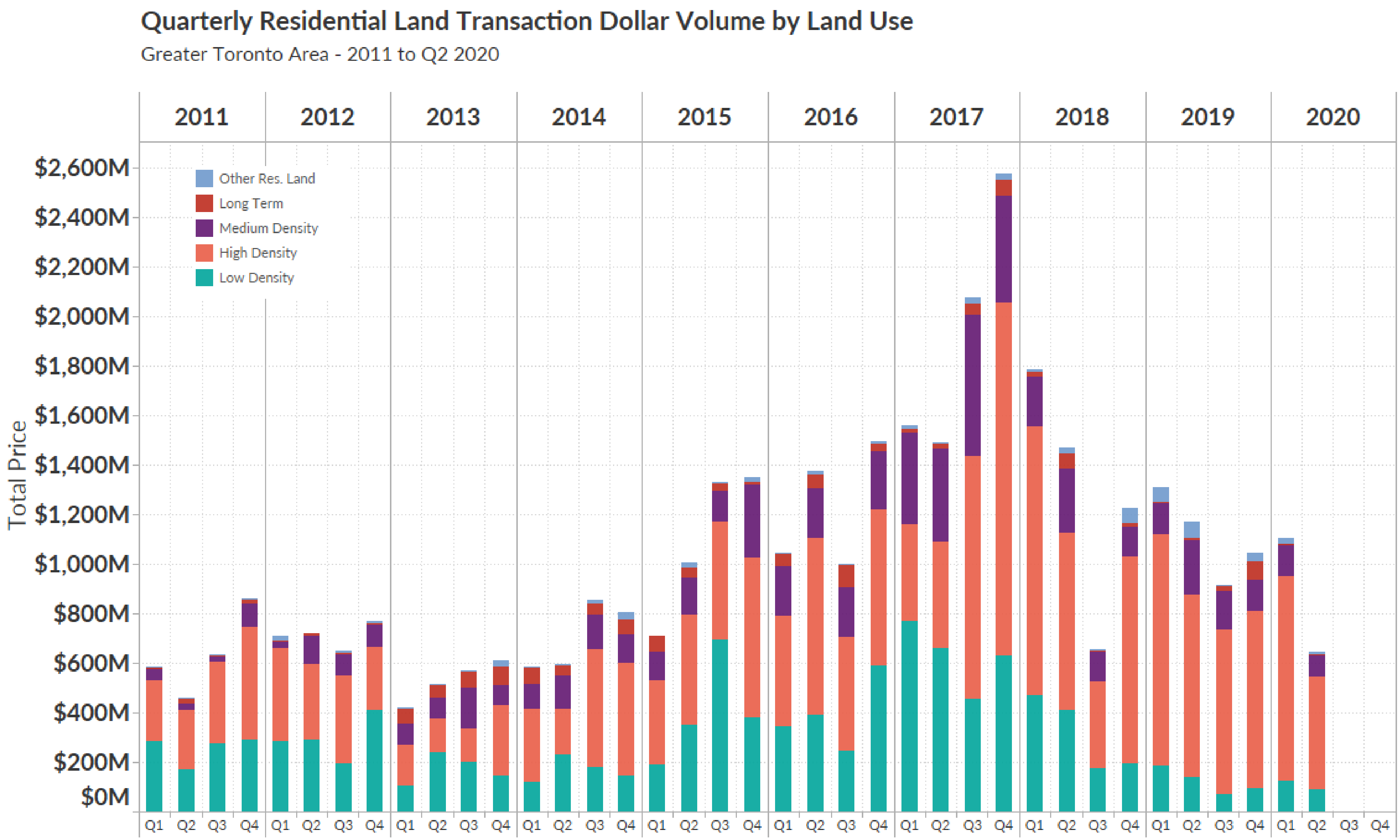
Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q2 2020

		Total Price	Land Area (ac.)	Deals
Durham	Brock	$2M	78	1
	Clarington	$13M	91	2
	Scugog	$2M	3	1
	Whitby	$1M	63	1
Halton	Burlington	$14M	4	2
	Milton	$1M	1	1
	Oakville	$14M	2	3
Peel	Brampton	$35M	69	9
	Mississauga	$14M	5	3
Toronto	Etobicoke	$9M	1	2
	North York	$57M	16	6
	Old Toronto	$257M	7	26
	Scarborough	$81M	12	6
	York	$6M	0	3
York	King	$6M	2	1
	Markham	$51M	8	3
	Newmarket	$1M	0	1
	Richmond Hill	$35M	5	2
	Vaughan	$30M	18	5
	Whitchurch-S..	$15M	52	2

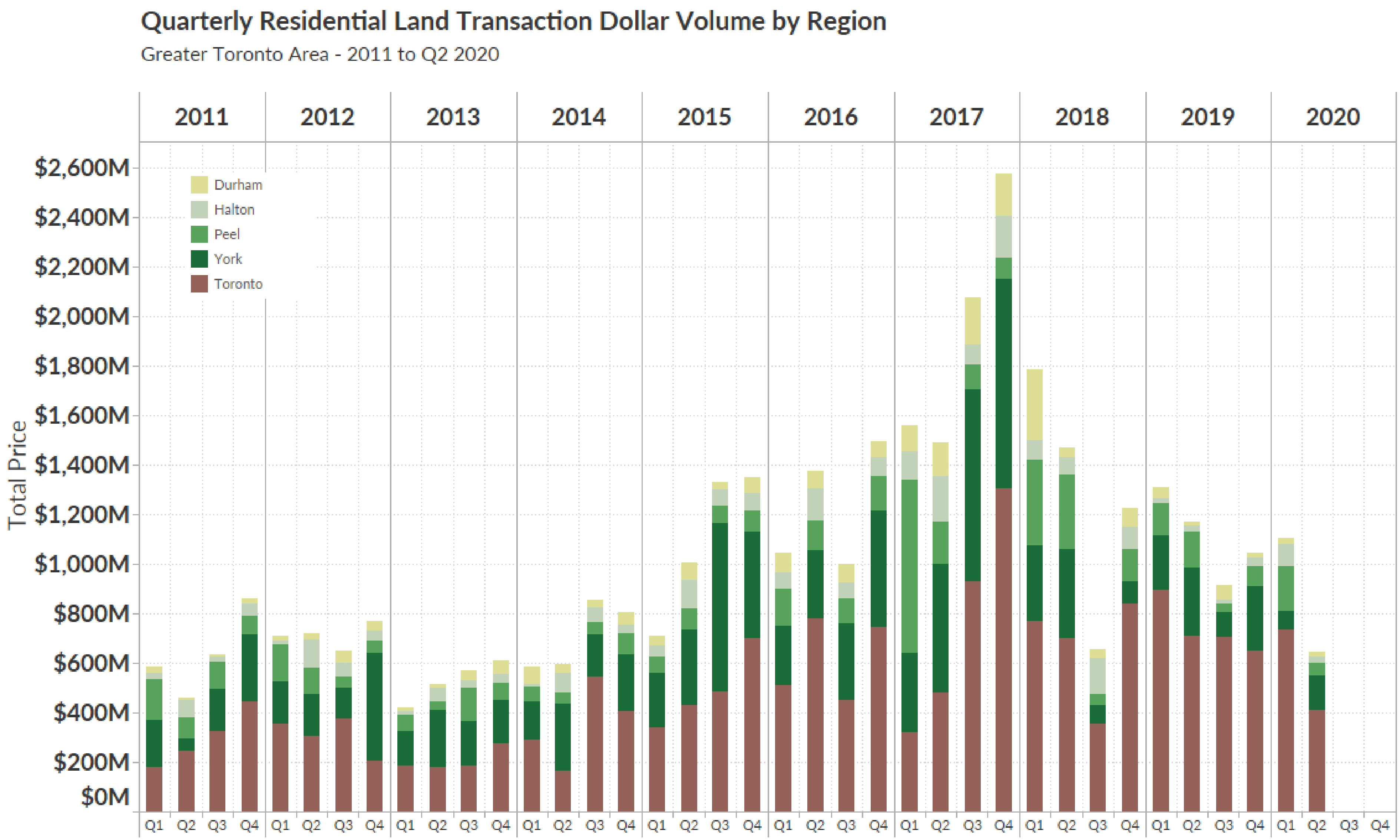
Transactions by Land Use

$644M in Q2 2020 comprised of $92M Low Density deals, $452M High Density deals, $90M Medium Density deals, $1M Long Term deals and $10M in deals classified as Other land uses.



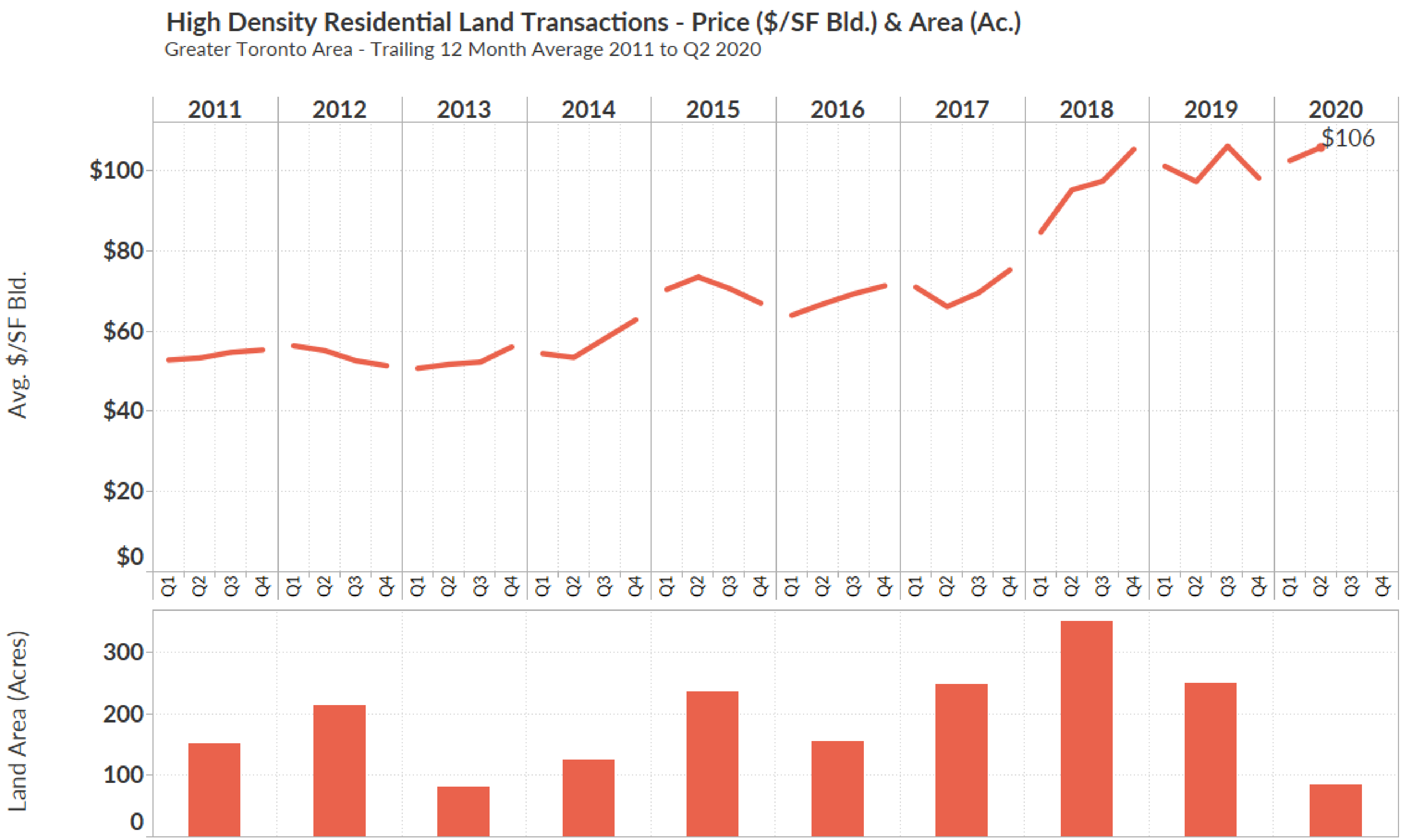
Transactions by Region

$644M in Q2 2020 residential land deals broken down by Region as $410M in Toronto, $139M in York Region, $49M in Peel, $29M in Halton and $18M in Durham.



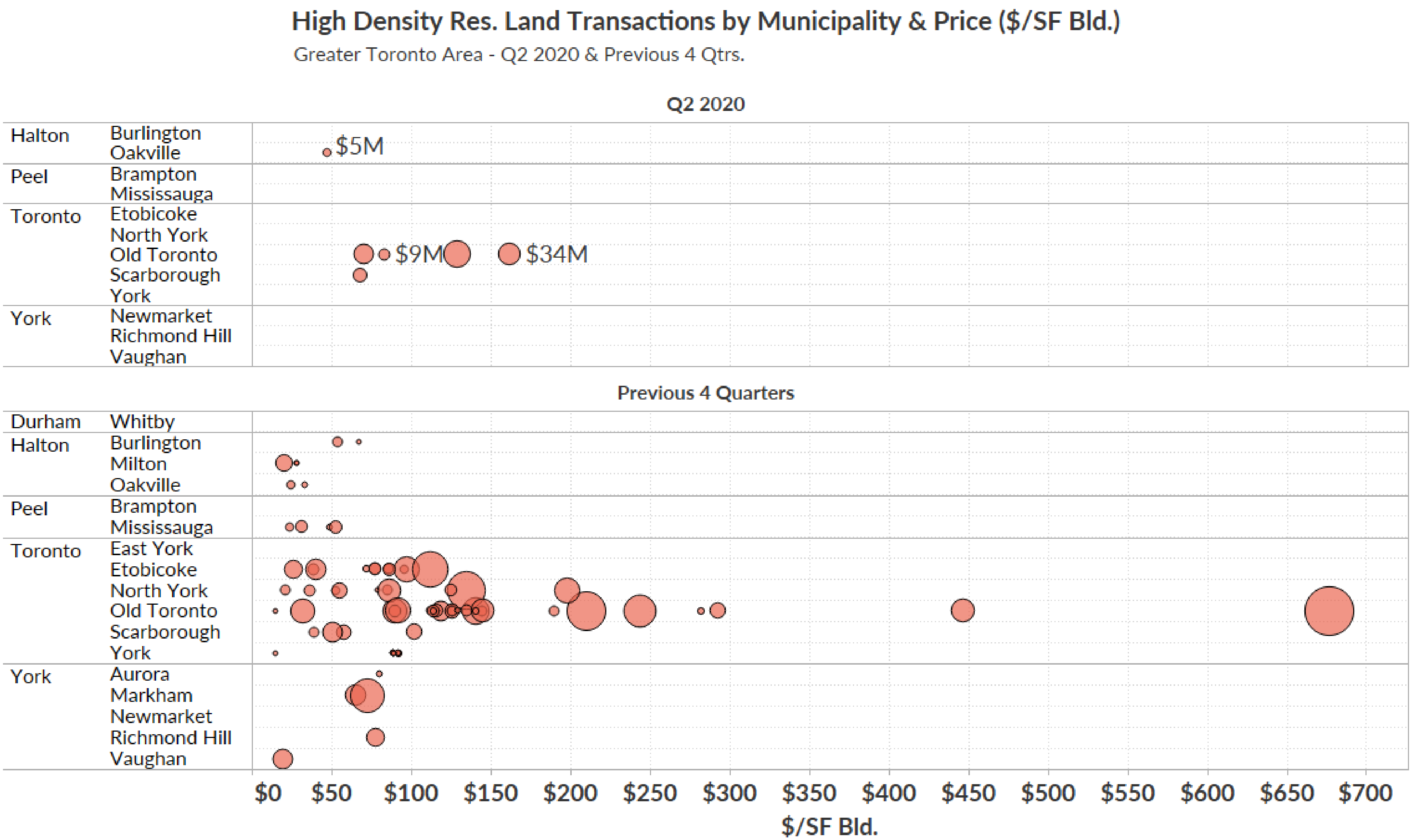
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q2 2020 is $106/sf bld. That's up about +3% from the previous quarter.



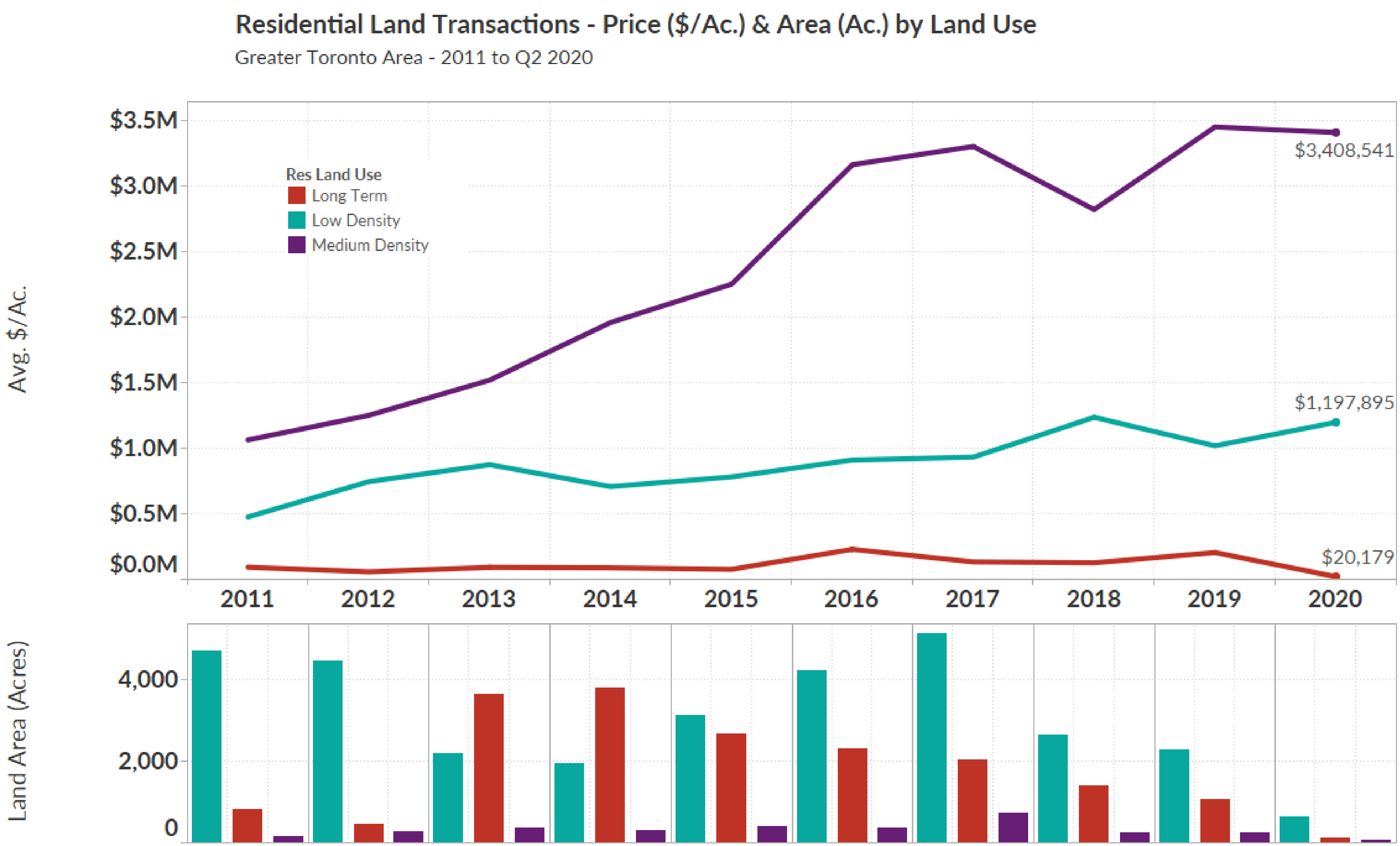
Municipal Comparison – High Density $/SF Bld.

Q2 2020 residential land transactions appear to be similar in price per square foot buildable to the previous four quarters.



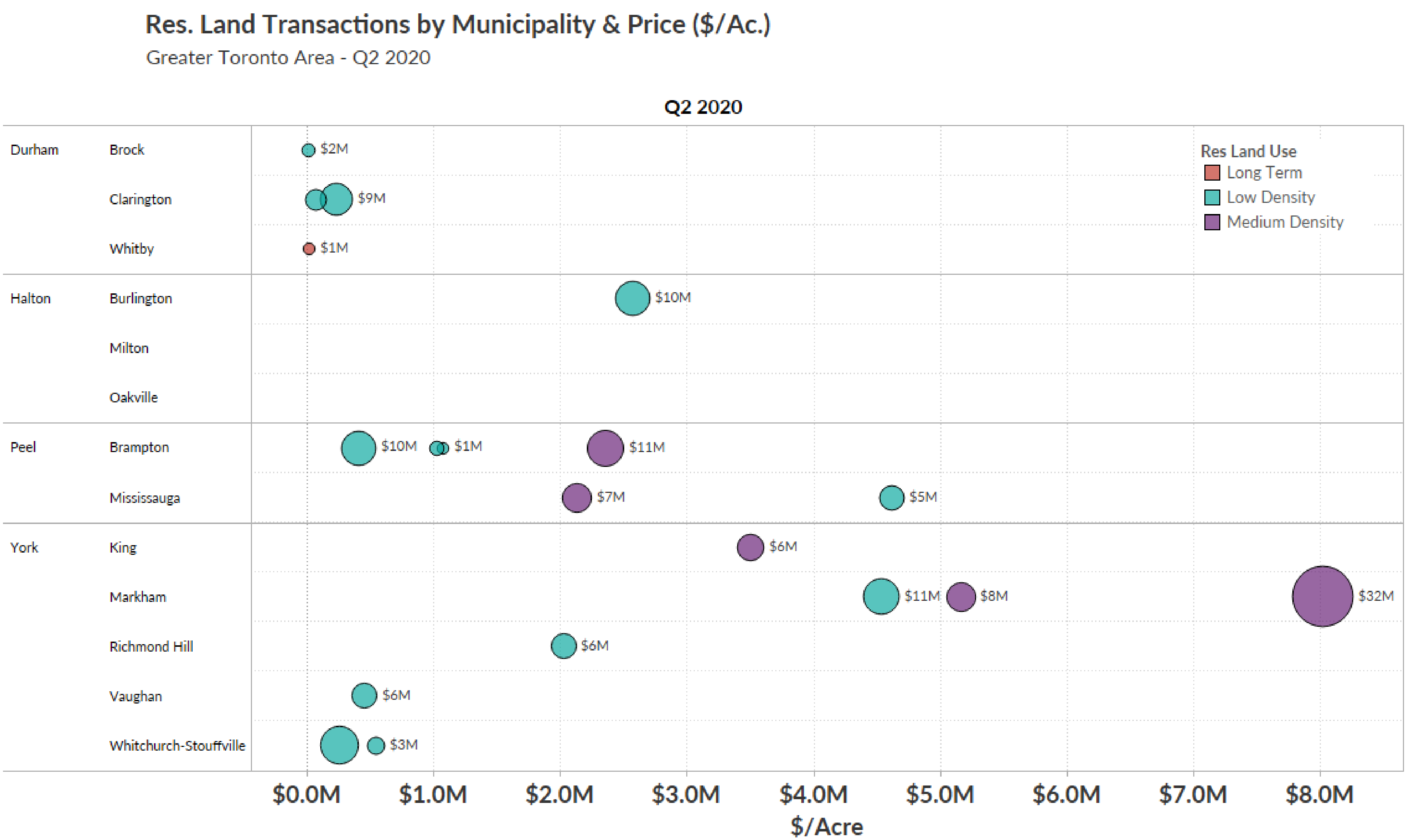
Price & Area Trends – Low Density/Medium Density/Long Term

The Q2 2020 average pricing at $3.4M/acre for Medium Density deals, $1.2M/acre for Low Density deals and $20,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $32M Medium Density transaction for about $8.0M/acre in Markham and a $10M Low Density deal in Burlington for about $2.6M/acre.

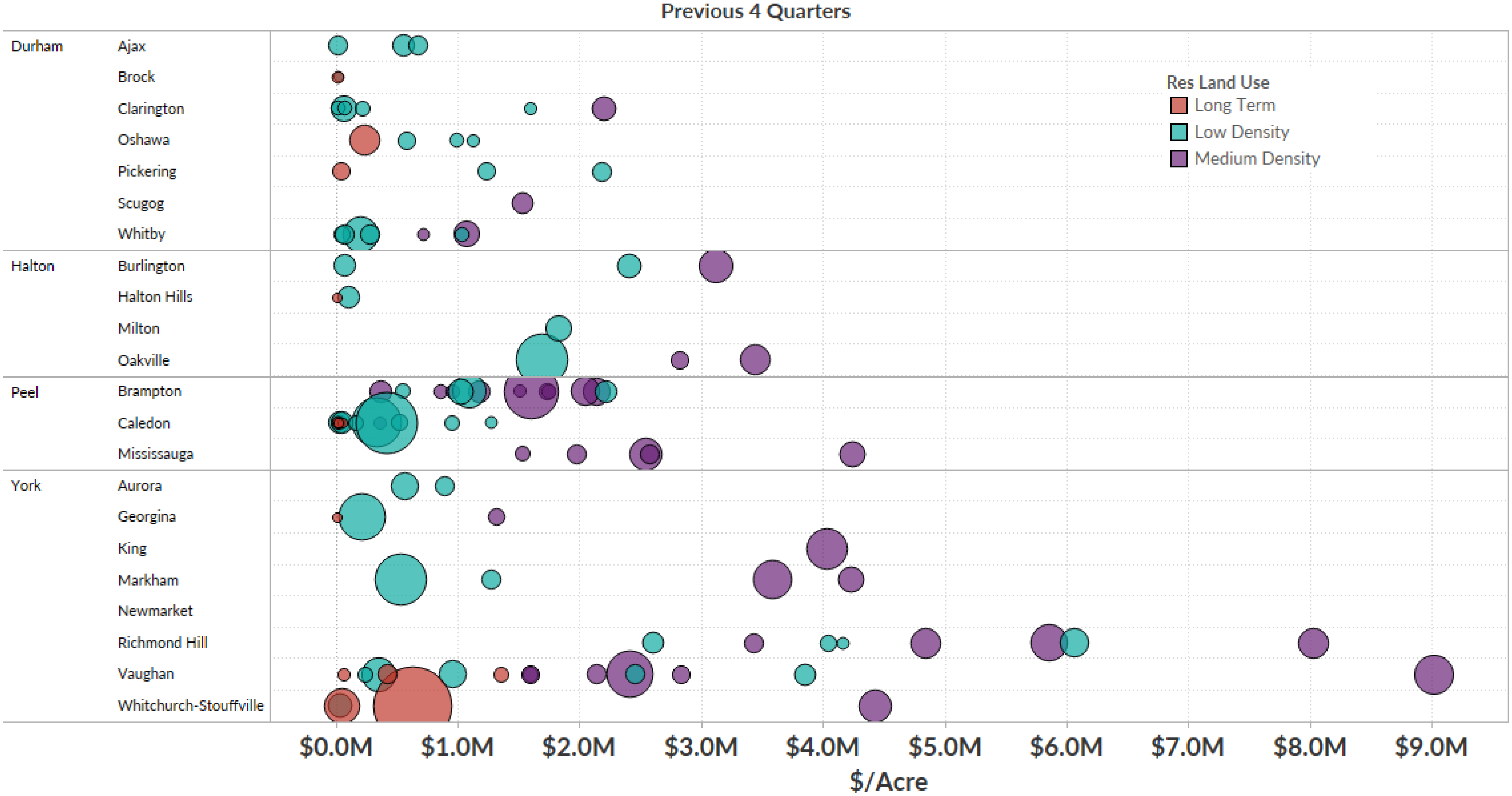


Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a $65M Long Term Transaction in Whitchurch-Stouffville worth about $600,000/acre, and a $16M Medium Density transaction in Vaughan for about $9.0M/acre.

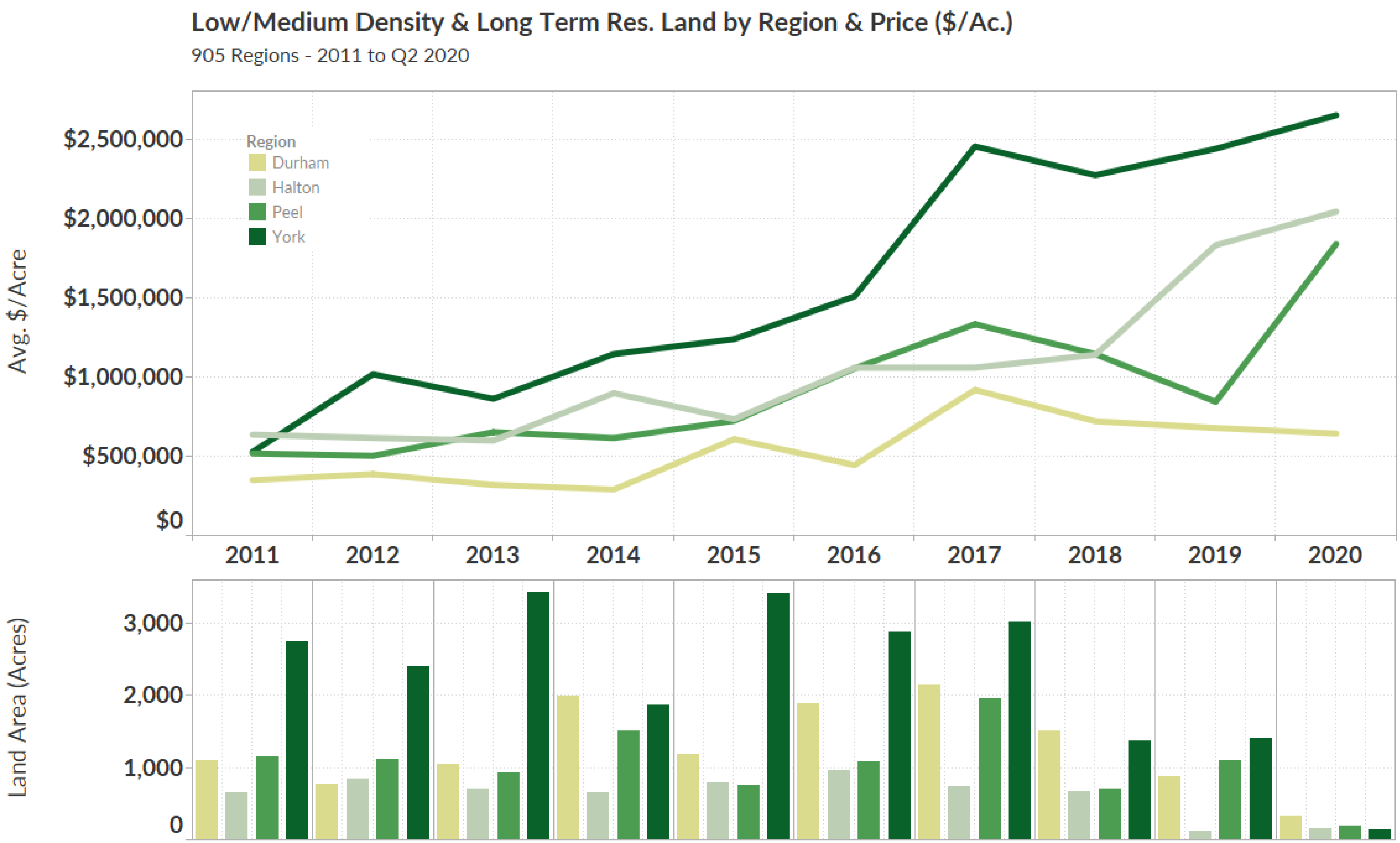
Res. Land Transactions by Municipality & Price ($/Ac.)

Greater Toronto Area - Q2 2019 to Q1 2020



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q2 2020 average price for Low Density, Medium Density and Long Term land transactions range from $643,000/acre in Durham, $2.0M/acre in Halton, $1.8M/acre in Peel & $2.7M/acre in York.

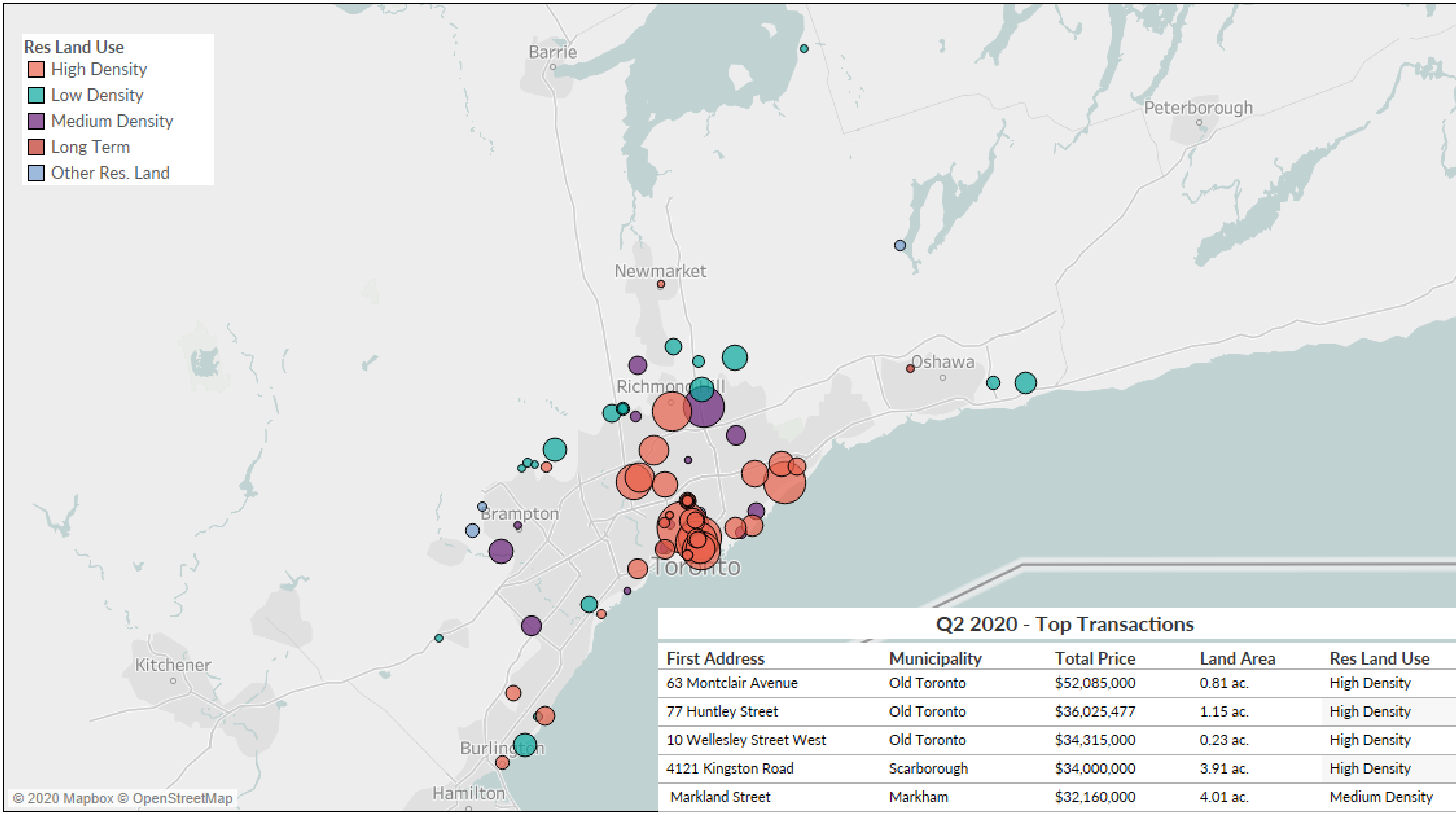


Geographic Distribution

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 - Q2 2020



Q2 2020 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
63 Montclair Avenue	Old Toronto	$52,085,000	0.81 ac.	High Density
77 Huntley Street	Old Toronto	$36,025,477	1.15 ac.	High Density
10 Wellesley Street West	Old Toronto	$34,315,000	0.23 ac.	High Density
4121 Kingston Road	Scarborough	$34,000,000	3.91 ac.	High Density
Markland Street	Markham	$32,160,000	4.01 ac.	Medium Density