



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of December 2020



Mississauga City Centre Submarket Report - December 2020



Mississauga City Centre		GTA
Active Projects	12	355
Total Units	7,004	92,467
Total Sales	6,420	77,167
Rem. Inv.	565	10,653
Avg. \$/SF	\$923	\$1,159
Avg. SF	777	982
Avg. \$	\$716,789	\$1,137,470
Current Month Sales (incl. active & sold out)	15	857

Development Applications

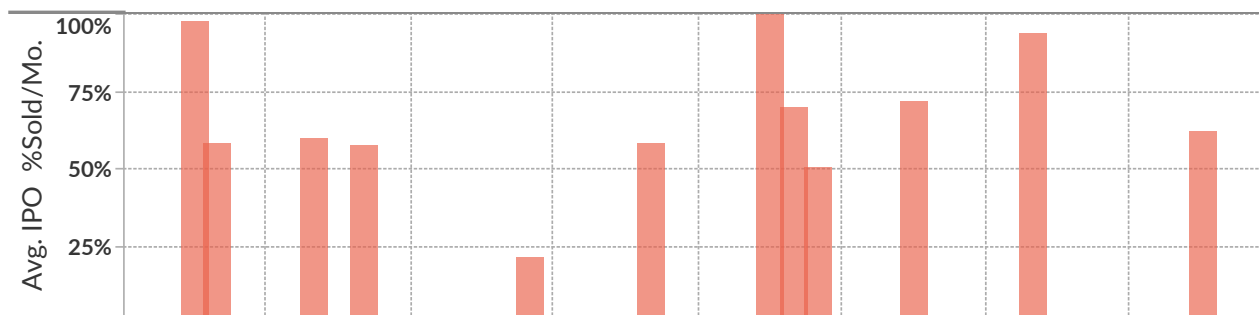
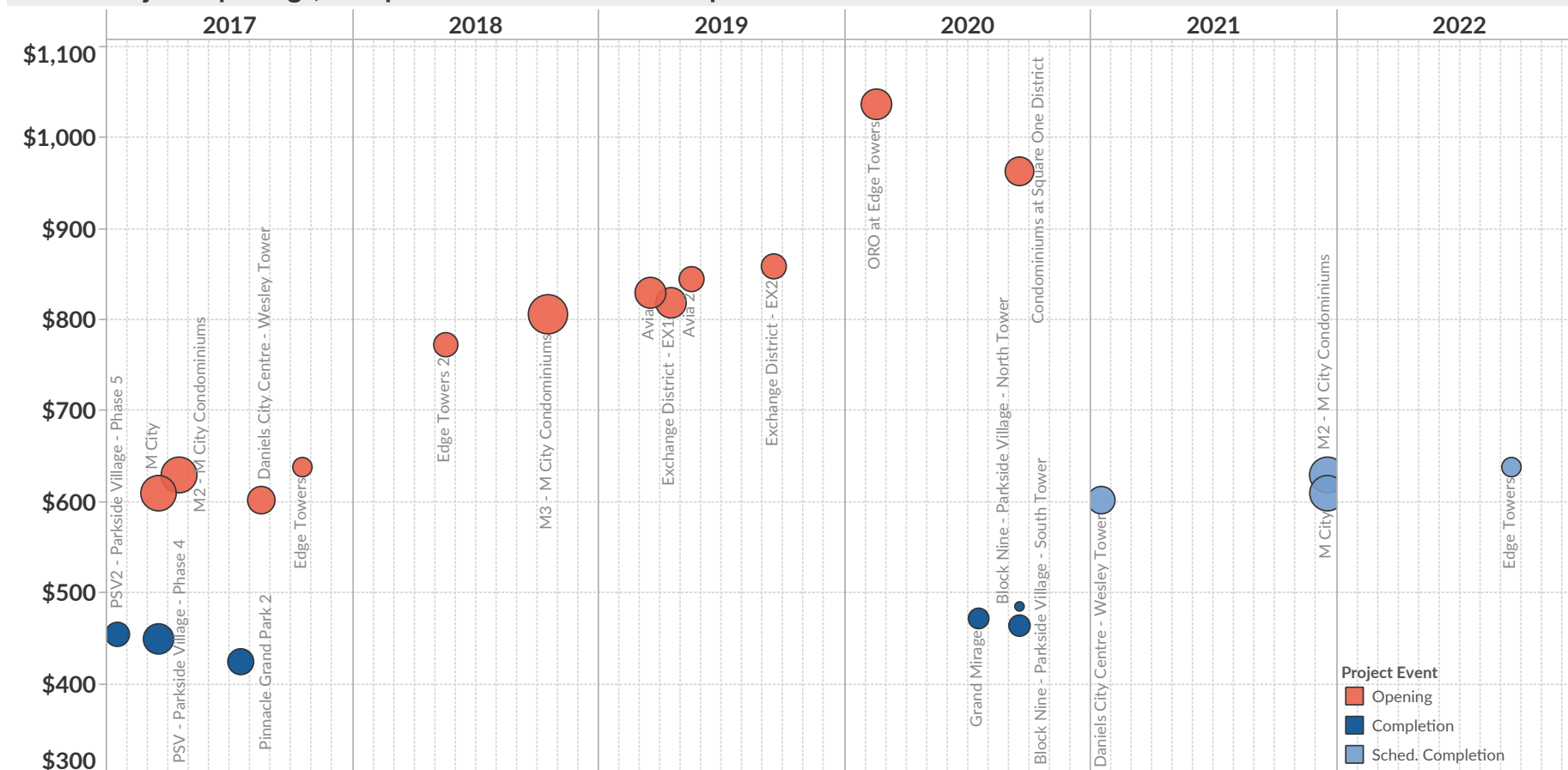
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	482
Total Units		266,905
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.8

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

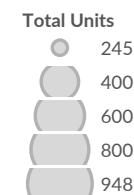


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Recent Project Openings, Completions & Scheduled Completions



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.



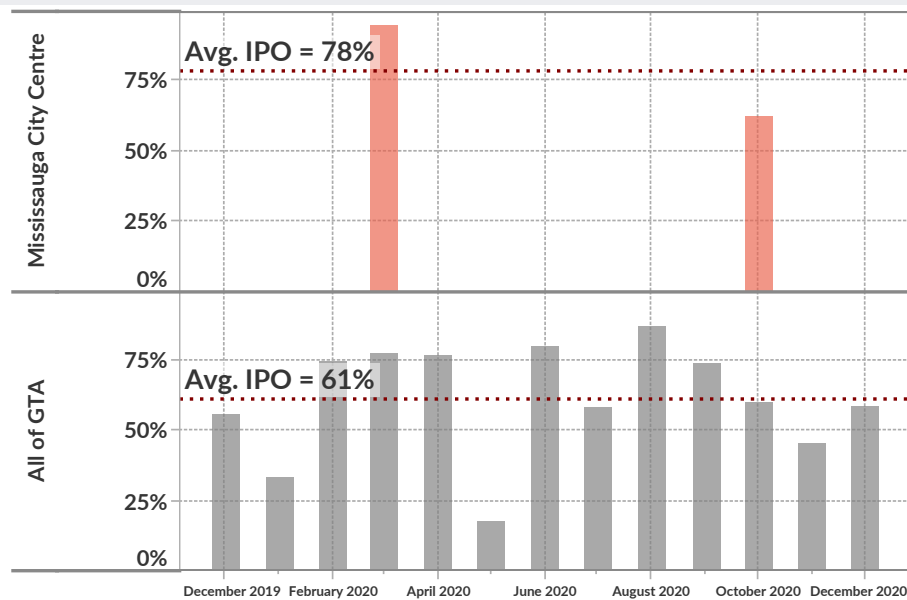
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Project Data by Unit Type

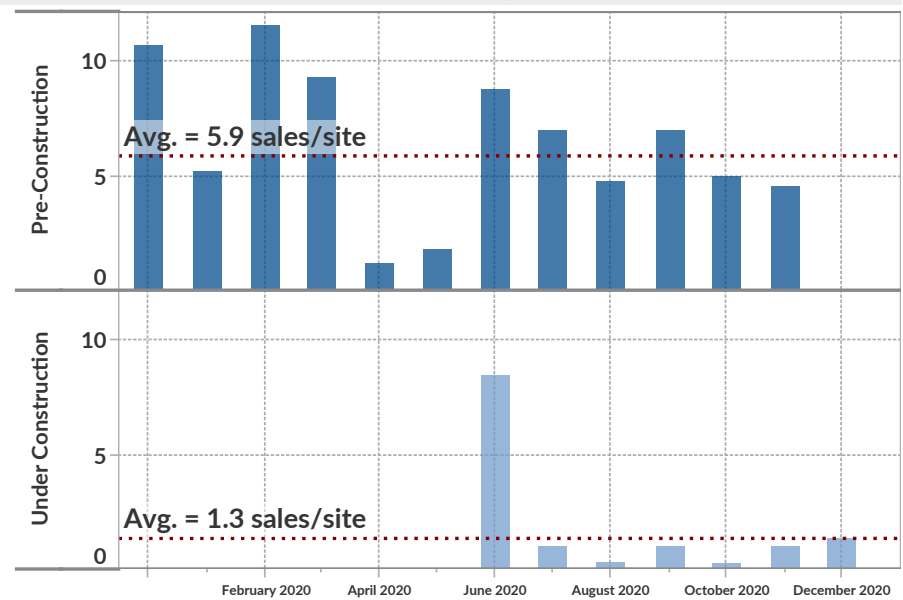
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	109	1	89	20
1 Bedroom	1,639	0	1,595	44
1 Bedroom + Den	1,761	0	1,625	136
2 Bedroom	2,770	10	2,560	210
2 Bedroom + Den	582	4	471	111
3 Bedroom & Up	110	0	66	44
Penthouse	14	0	14	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,008	413	464	\$418,900	\$464,900
\$1,024	460	560	\$477,900	\$580,900
\$1,038	555	740	\$412,900	\$771,400
\$942	645	1,155	\$426,900	\$1,164,400
\$864	806	1,468	\$513,900	\$1,392,900
\$747	961	1,849	\$594,900	\$1,900,000

IPO Launch Performance (first 2 months)

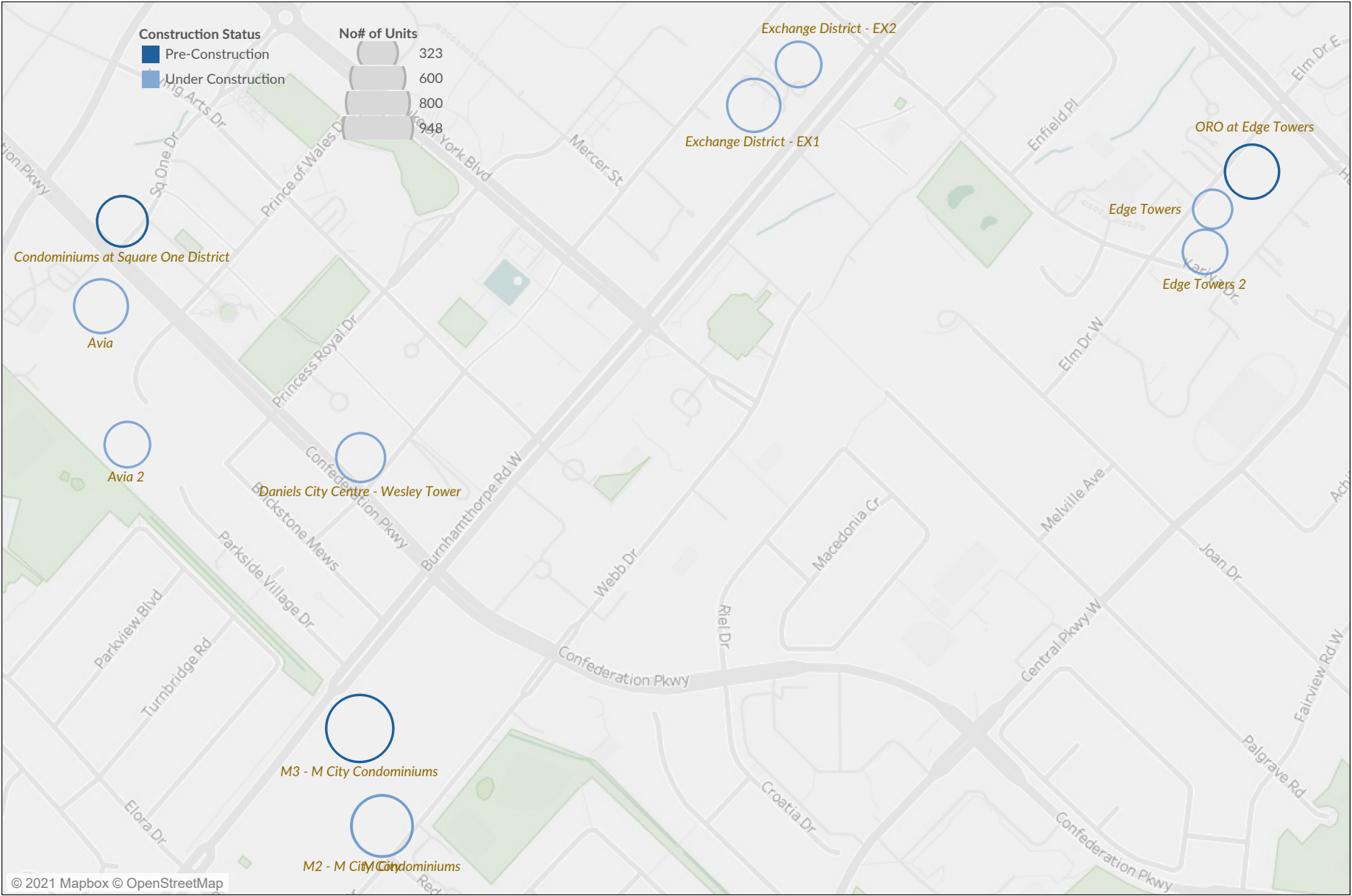


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - December 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	4	92	39	436	\$845	\$924
Avia - Amacon Developments	Apartment	September 2023	1	23	7	610	\$830	\$876
Condominiums at Square One District - Daniels Corporation a..	Apartment	June 2024	0	342	197	539	\$963	\$959
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	September 2022	1	2	14	323	\$639	\$1,014
Exchange District - EX1 - Camrost Felcorp	Apartment	December 2023	2	36	7	595	\$819	\$1,060
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	2	52	22	437	\$859	\$1,155
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	December 2023	5	101	34	948	\$806	\$993
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	0	458	140	617	\$1,037	\$1,074

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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	• 27	• 17	• 5,500	• 4,277	• 641	• \$1,985	• 1,226	• \$2,433,040	• 9,636
Central Waterfront	• 6	• 9	• 4,721	• 3,773	• 832	• \$1,515	• 1,064	• \$1,611,998	• 19,434
Don Mills - York Mills	• 22	• 12	• 3,683	• 3,196	• 265	• \$1,000	• 1,029	• \$1,028,709	• 14,212
Downtown Core	• 1	• 6	• 3,714	• 3,145	• 198	• \$1,906	• 866	• \$1,651,052	• 19,624
Downtown East	• 25	• 21	• 7,499	• 6,546	• 675	• \$1,253	• 809	• \$1,013,562	• 17,043
Downtown West	• 7	• 28	• 9,675	• 8,445	• 888	• \$1,454	• 943	• \$1,372,204	• 21,009
Etobicoke Waterfront	• 0	• 1	• 602	• 454	• 39	• \$1,325	• 847	• \$1,121,541	• 8,726
Highway7 - Yonge	• 2	• 5	• 1,399	• 1,311	• 80	• \$721	• 1,180	• \$851,508	•
Mississauga City Centre	• 15	• 12	• 7,004	• 6,420	• 565	• \$923	• 777	• \$716,789	•
North Toronto	• 3	• 13	• 3,679	• 3,064	• 516	• \$1,277	• 818	• \$1,043,907	• 13,863
North Yonge Corridor	• 0	• 6	• 1,715	• 1,486	• 84	• \$1,158	• 826	• \$956,825	• 8,776
North York East	• 0	• 2	• 528	• 519	• 8	• \$942	• 978	• \$921,150	• 1,367
North York West	• 22	• 10	• 1,258	• 954	• 258	• \$1,236	• 1,487	• \$1,836,869	• 13,842
Not Applicable	• 640	• 158	• 30,673	• 24,769	• 4,116	• \$815	• 971	• \$791,049	• 94,291
Scarborough City Centre									• 2,245
Sheppard Corridor	• 23	• 13	• 3,443	• 3,039	• 400	• \$1,125	• 944	• \$1,062,398	• 7,811
Thornhill	• 37	• 6	• 1,720	• 1,403	• 307	• \$1,071	• 1,101	• \$1,179,450	•
Toronto East	• 4	• 12	• 1,535	• 1,117	• 201	• \$1,103	• 834	• \$919,532	• 3,374
Toronto West	• 10	• 17	• 3,458	• 2,738	• 430	• \$1,165	• 961	• \$1,119,814	• 12,688
Yonge - St. Clair	• 13	• 7	• 661	• 511	• 150	• \$1,765	• 1,460	• \$2,577,465	• 3,576

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