Greater Toronto Area Residential Land

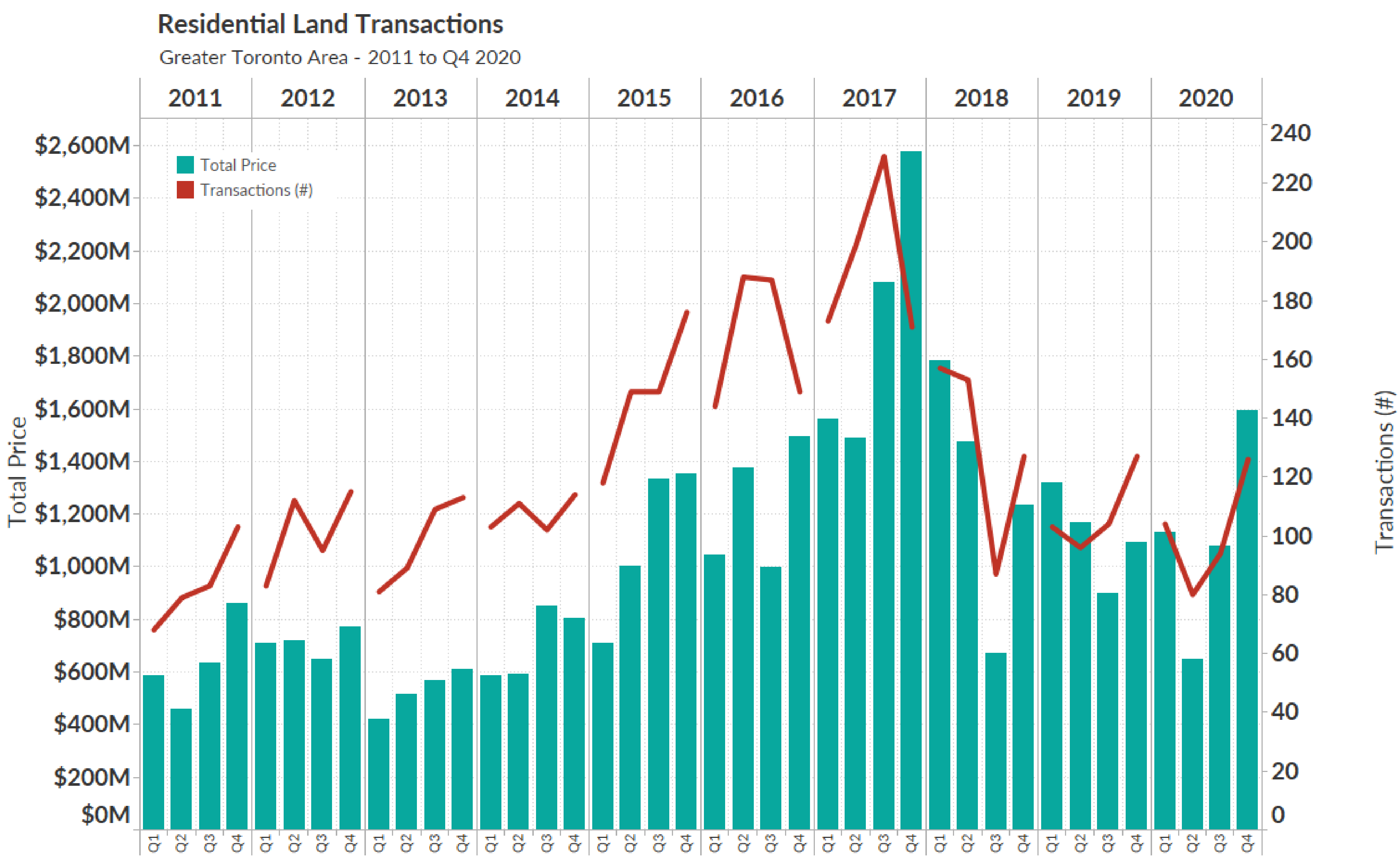
Commercial Q4 2020 Statistics

Data as of December 31, 2020

Altus Group

Residential Transactions

Q4 2020 saw 126 residential land transactions worth $1.6B, up +48% from Q3 2020 and up +56% from the same quarter last year.



Q4 2020 Residential Land Transaction Timeline

Old Toronto is the most active market with 28 residential land transactions, followed by Mississauga with 11 residential land transactions.

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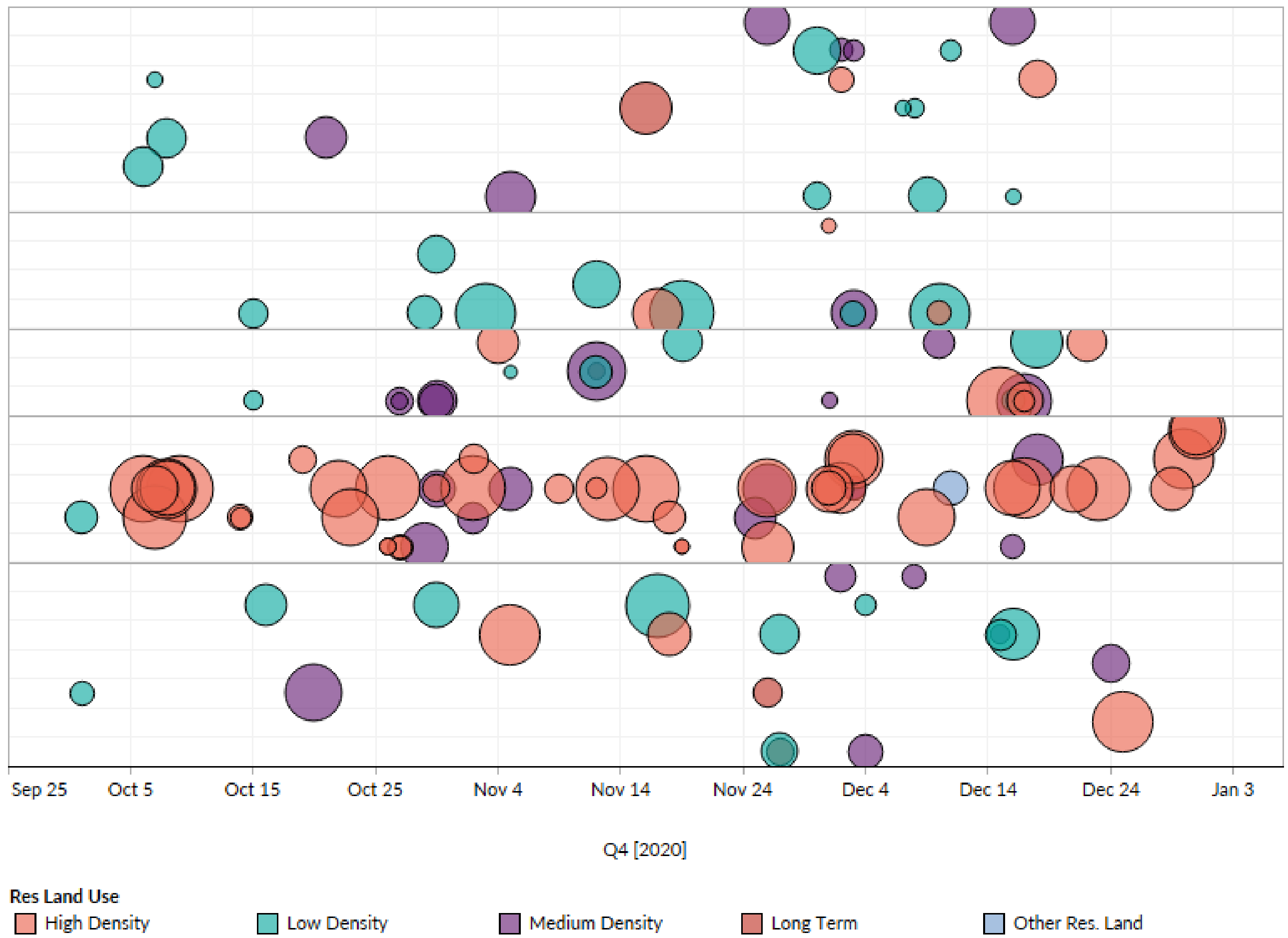
Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q4 2020

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$13M	8	2
	Clarington	$13M	36	4
	Oshawa	$7M	4	3
	Pickering	$15M	9	3
	Scugog	$8M	7	2
	Uxbridge	$4M	23	1
	Whitby	$17M	14	4
Halton	Burlington	$1M	0	1
	Halton Hills	$7M	107	2
	Milton	$8M	6	1
	Oakville	$146M	210	9
Peel	Brampton	$27M	6	5
	Caledon	$29M	68	4
	Mississauga	$125M	28	11
Toronto	Etobicoke	$31M	18	2
	North York	$71M	4	6
	Old Toronto	$737M	24	28
	Scarborough	$94M	43	9
	York	$32M	3	9
York	Aurora	$5M	3	2
	King	$68M	100	4
	Markham	$62M	49	6
	Newmarket	$4M	1	1
	Richmond Hill	$25M	12	3
	Vaughan	$35M	4	1
	Whitchurch-S..	$9M	28	3



Transactions by Land Use

$1.6B in Q4 2020 comprised of $294M Low Density deals, $1.1B High Density deals, $171M Medium Density deals, $18M Long Term deals and $3M in deals classified as Other land uses.

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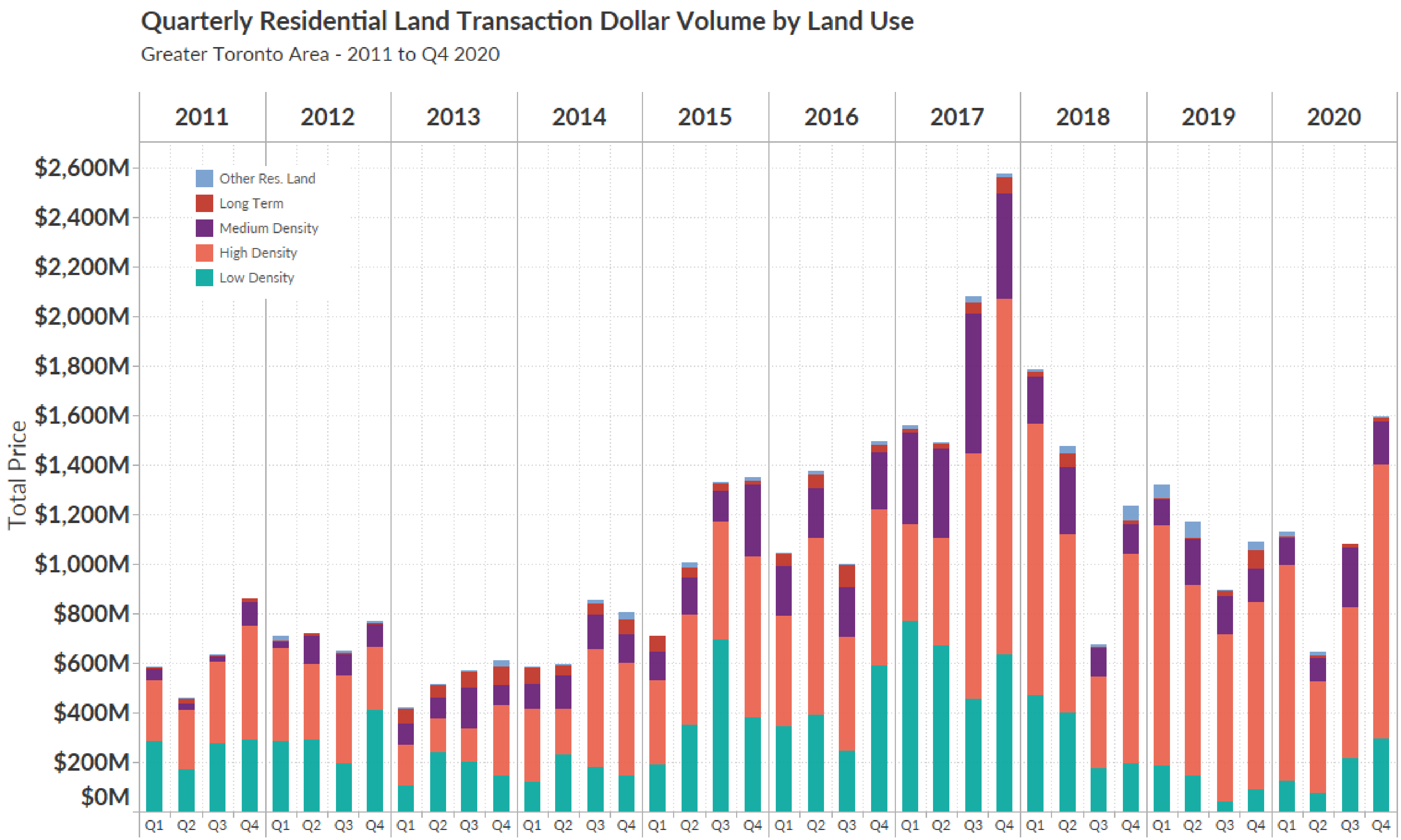
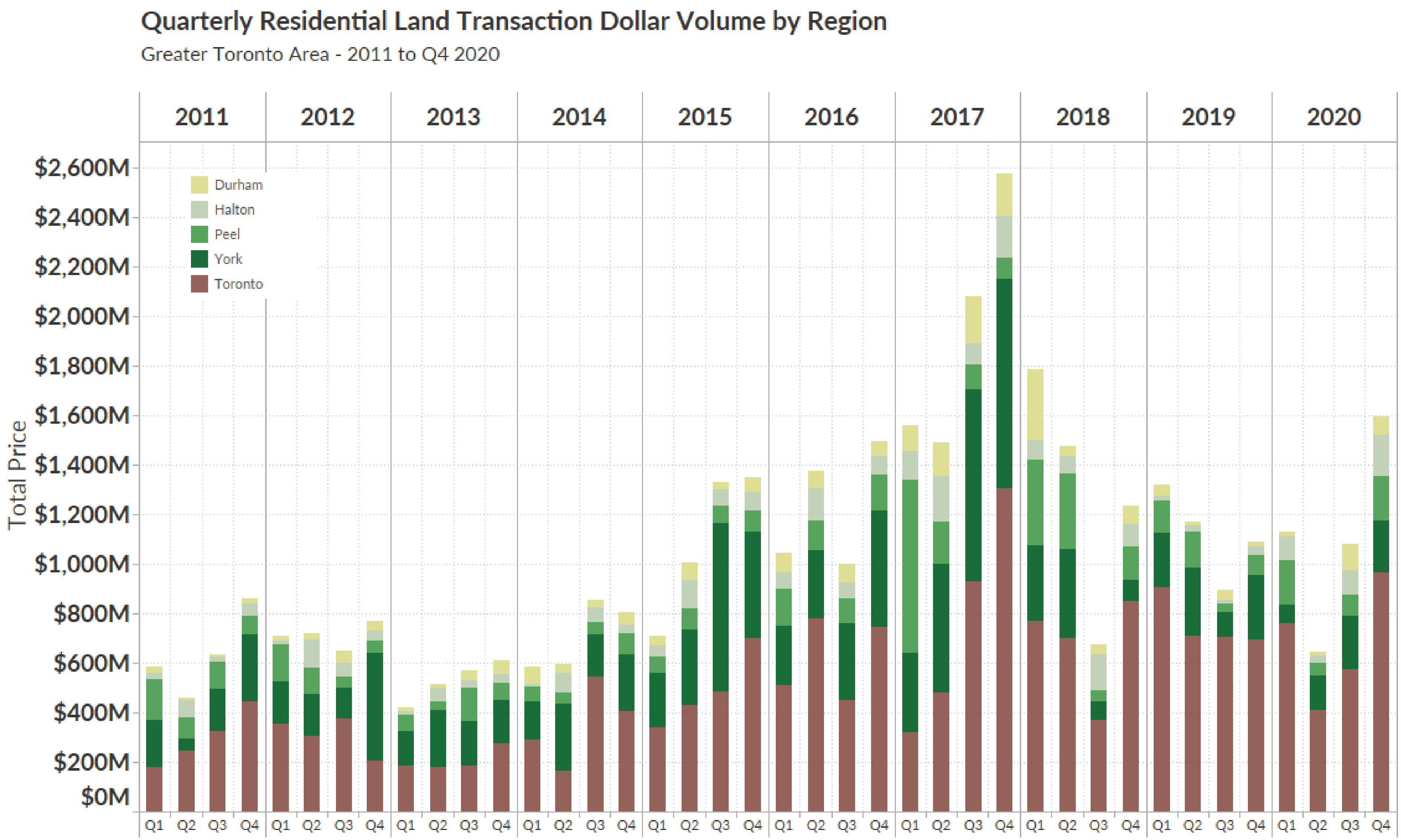


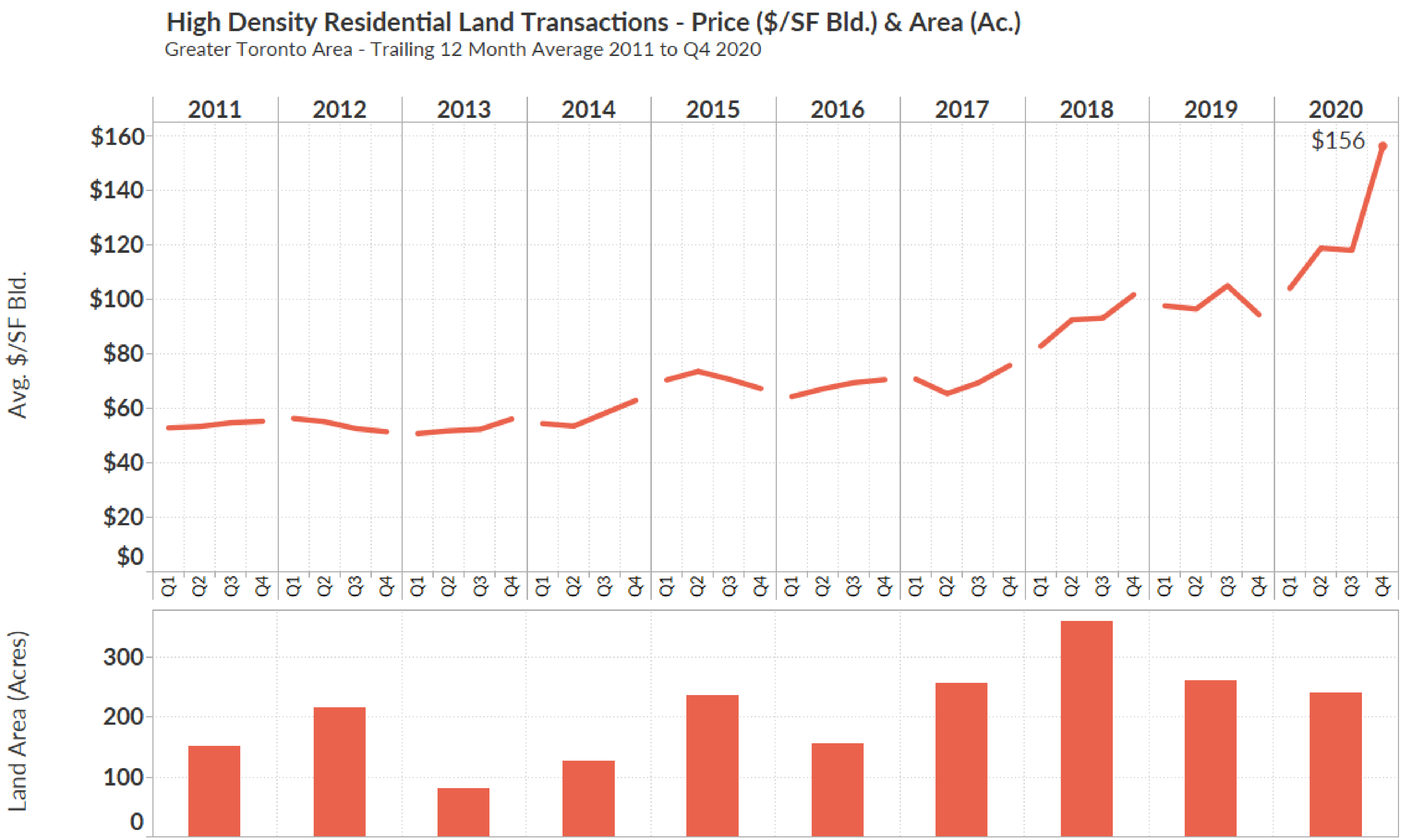
Transactions by Region

$1.6B in Q4 2020 residential land deals broken down by Region as $966M in Toronto, $207M in York Region, $181M in Peel, $163M in Halton and $77M in Durham.



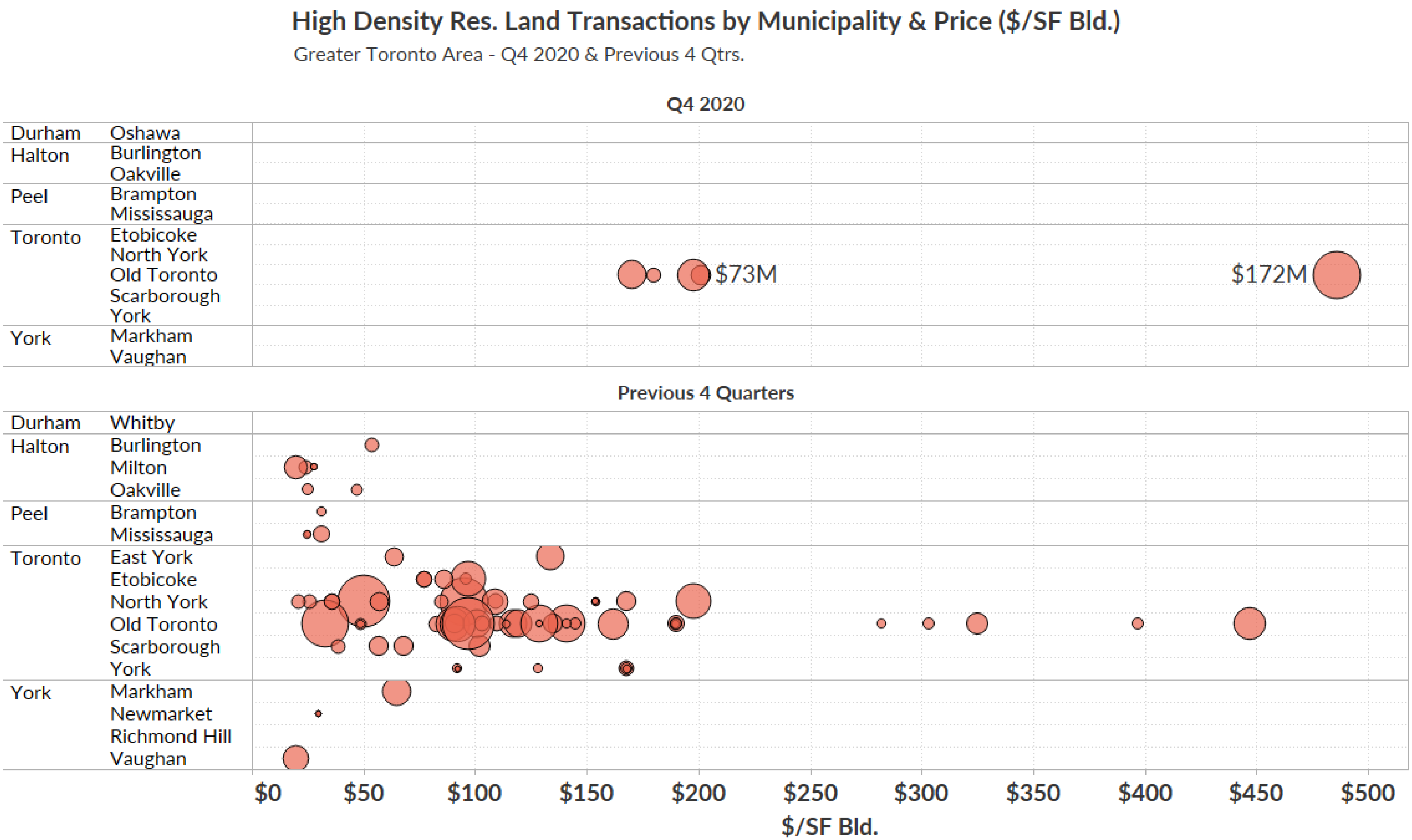
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q4 2020 is $156/sf bld. That's up about +32% from the previous quarter.



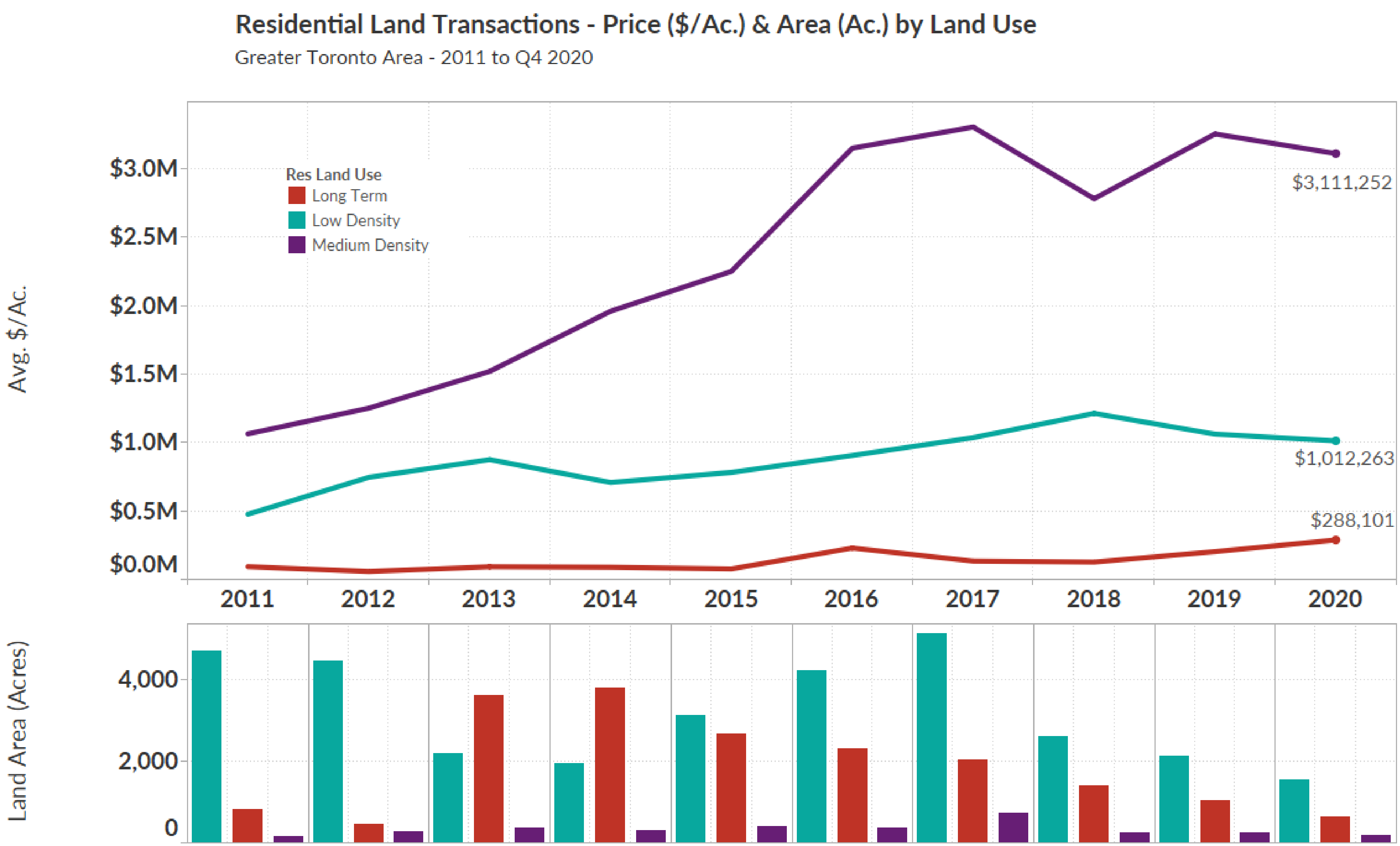
Municipal Comparison – High Density $/SF Bld.

Q4 2020 residential land transactions appear to be higher in price per square foot buildable to the previous four quarters.



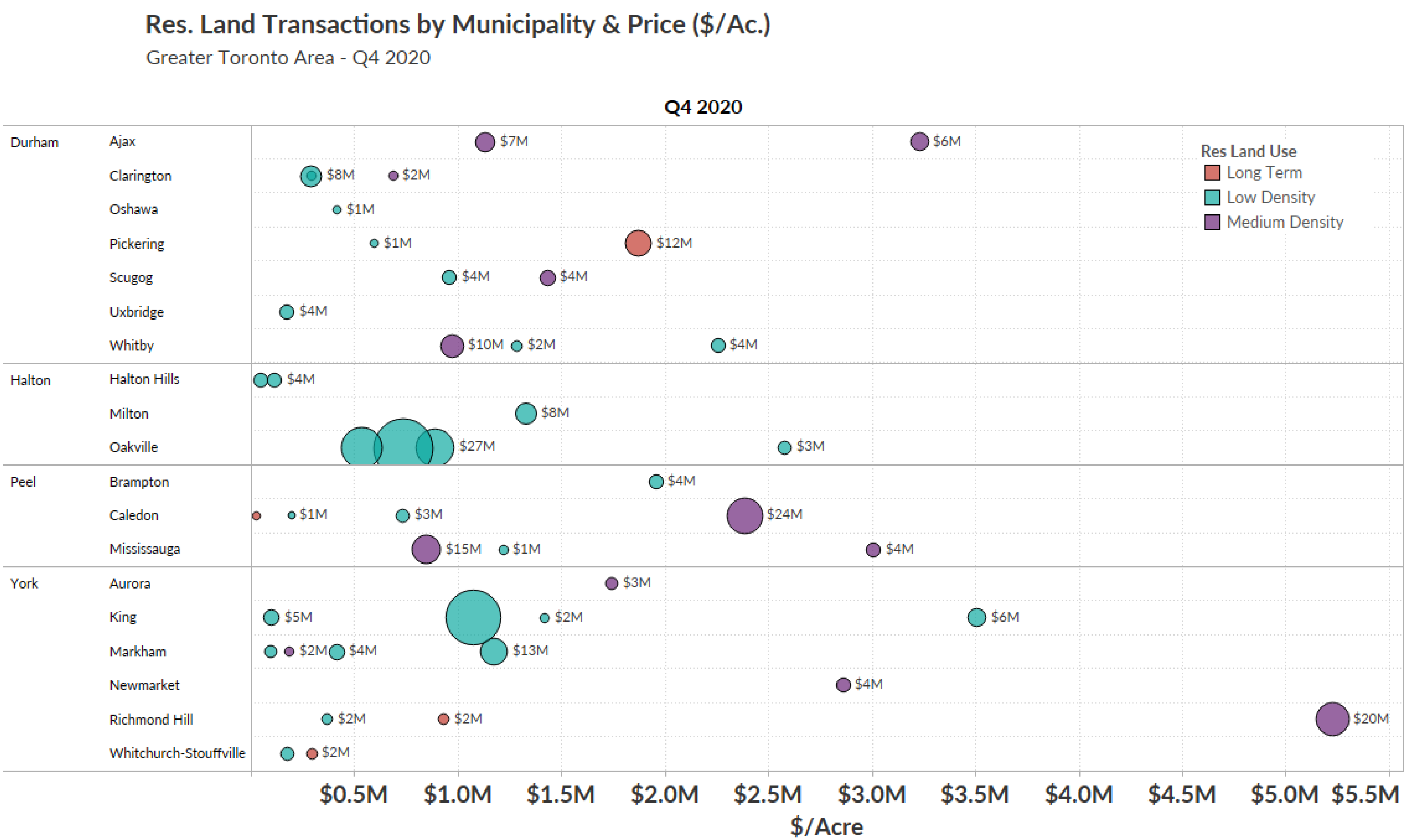
Price & Area Trends – Low Density/Medium Density/Long Term

The Q4 2020 average pricing at $3.1M/acre for Medium Density deals, $1.0M/acre for Low Density deals and $288,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

Notable deals this quarter included a $24M Medium Density transaction for about $2.4M/acre in Caledon and a $56M Low Density deal in King for about $1.1M/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 $32M Medium Density transaction in Markham for about $8.0M/acre.

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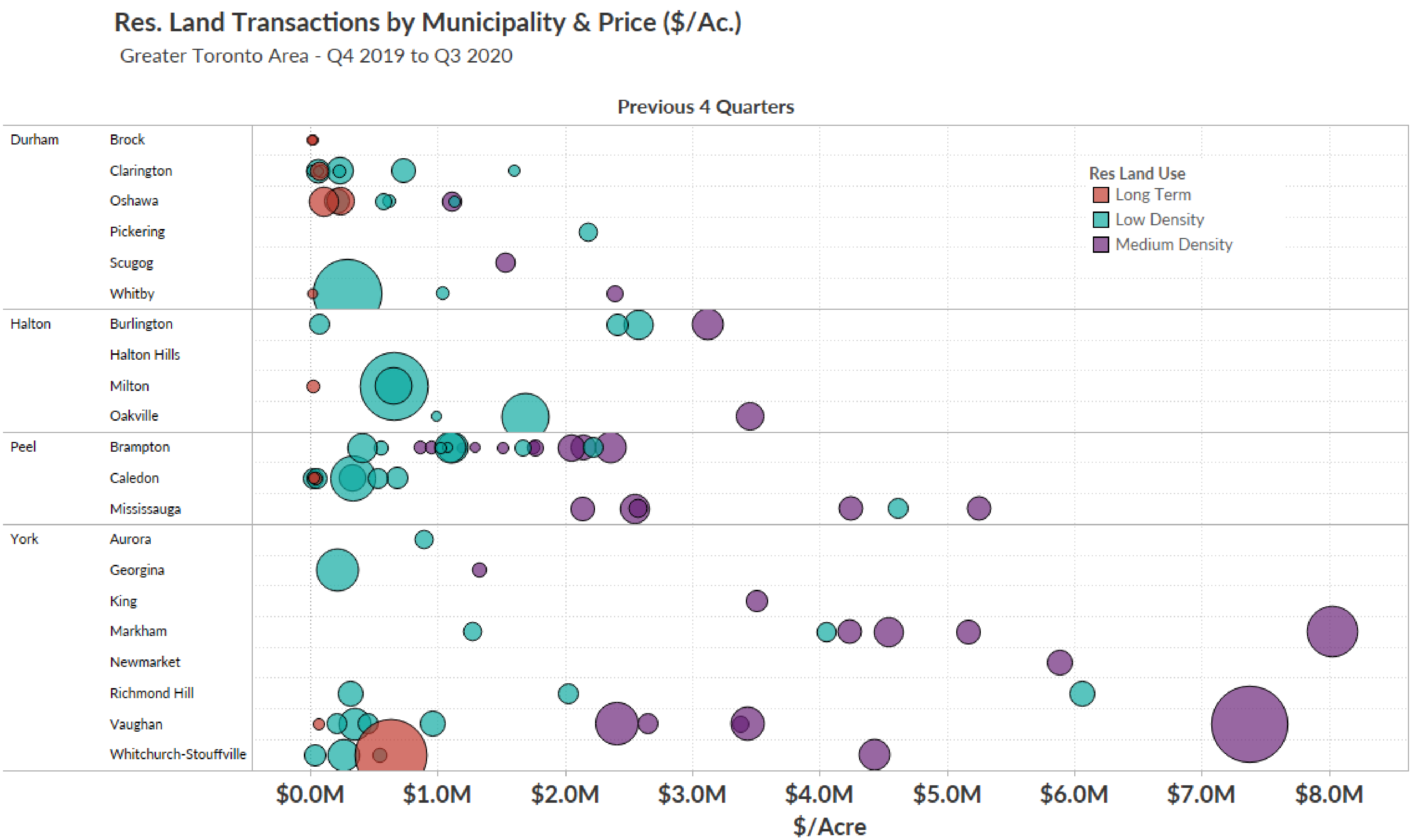
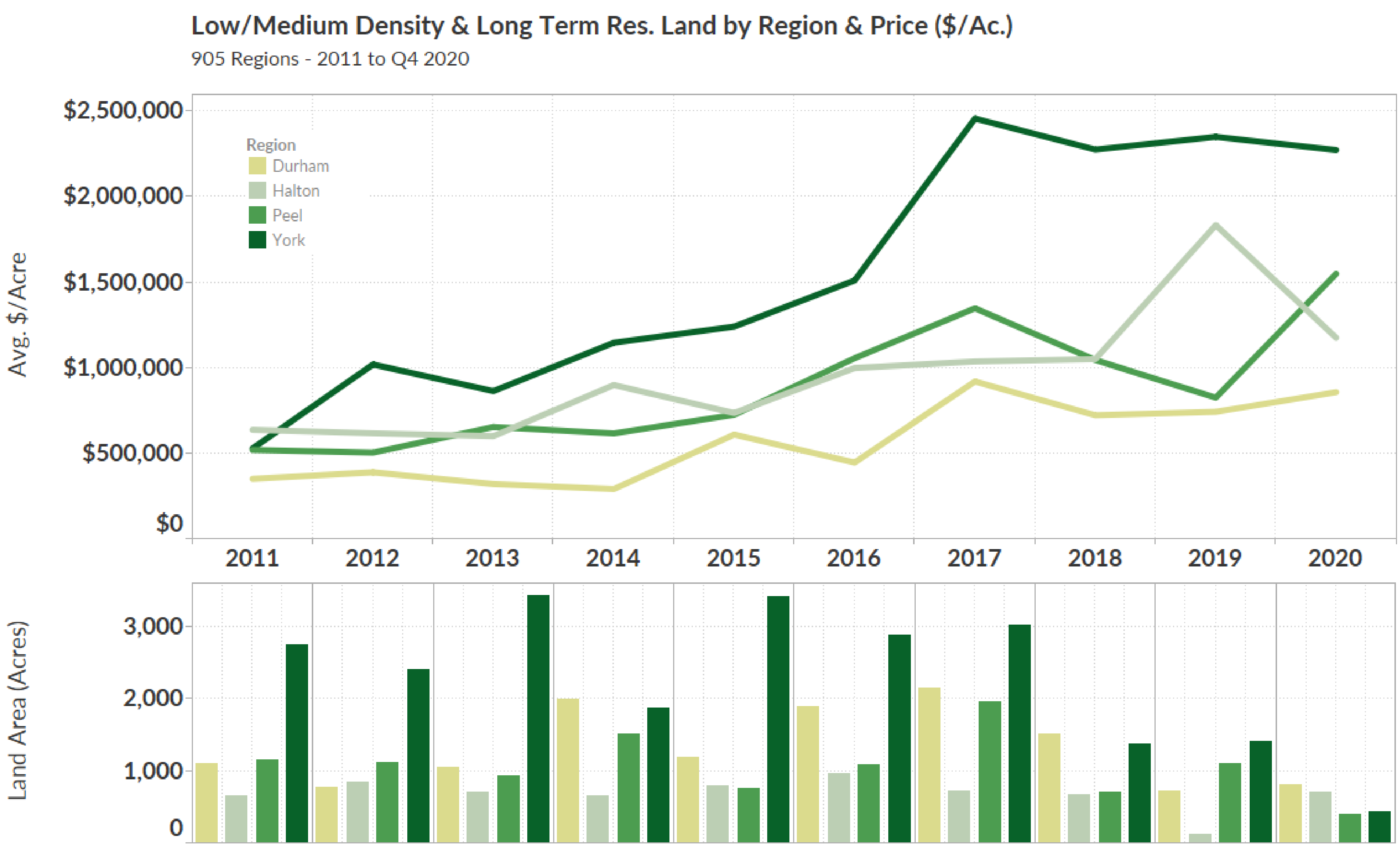


Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, 43 2020 average price for Low Density, Medium Density and Long Term land transactions range from $855,000/acre in Durham, $1.2M/acre in Halton, $1.5M/acre in Peel & $2.3M/acre in York.

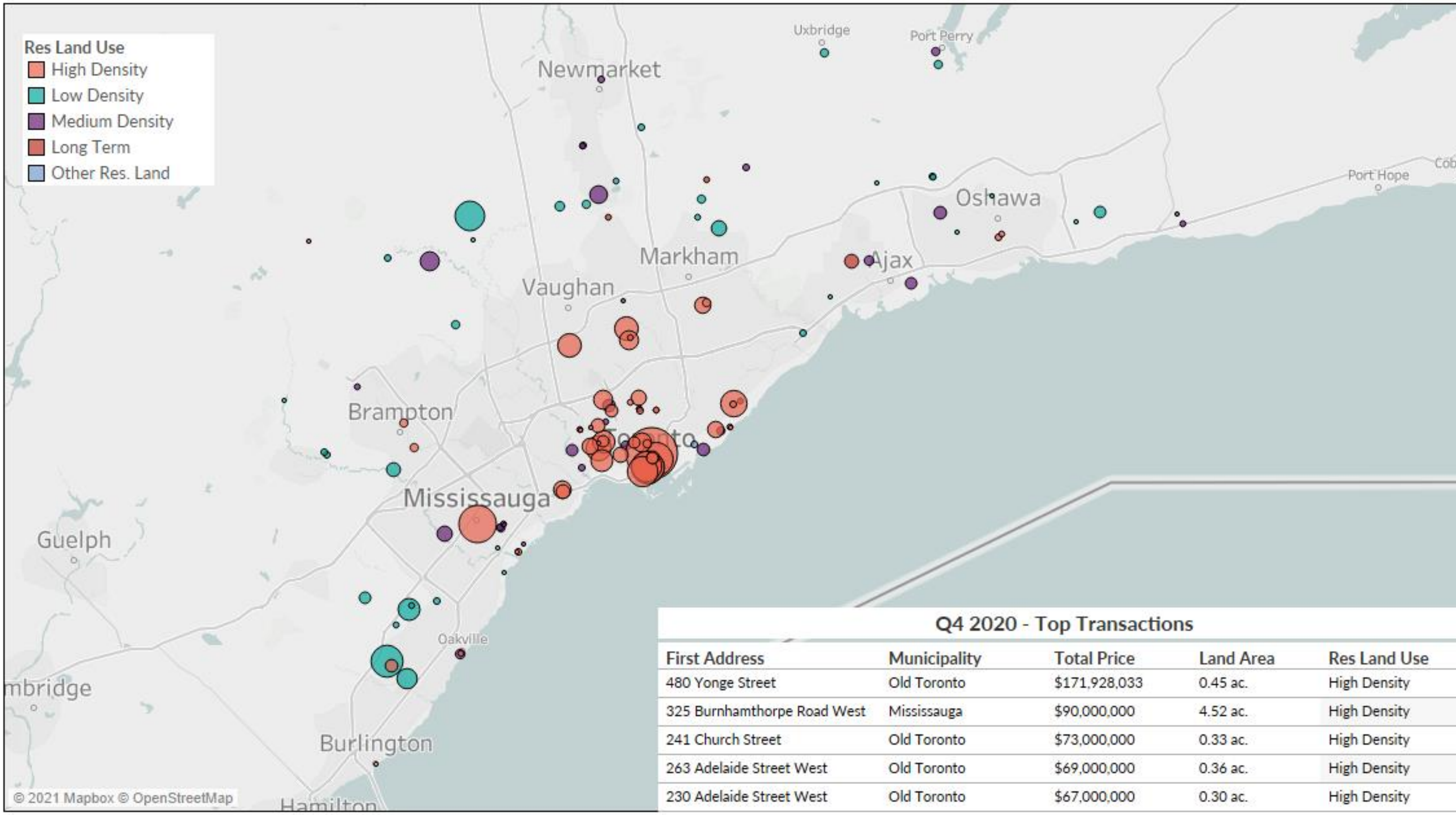


Geographic Distribution

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 - Q4 2020



Q4 2020 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
480 Yonge Street	Old Toronto	$171,928,033	0.45 ac.	High Density
325 Burnhamthorpe Road West	Mississauga	$90,000,000	4.52 ac.	High Density
241 Church Street	Old Toronto	$73,000,000	0.33 ac.	High Density
263 Adelaide Street West	Old Toronto	$69,000,000	0.36 ac.	High Density
230 Adelaide Street West	Old Toronto	$67,000,000	0.30 ac.	High Density