



Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of May 2021



Mississauga City Centre Submarket Report - May 2021



Mississauga City Centre			GTA	
Active Projects	11		338	
Total Units	7,076		92,166	
Total Sales	6,272		77,131	
Rem. Inv.	500		10,836	
Avg. \$/SF	\$933		\$1,201	
Avg. Project \$/SF	\$916		\$1,088	
Avg. SF	830		984	
Avg. \$	\$774,230		\$1,181,327	
Current Month Sales (incl. active & sold out)		73	2,396	

Development Applications

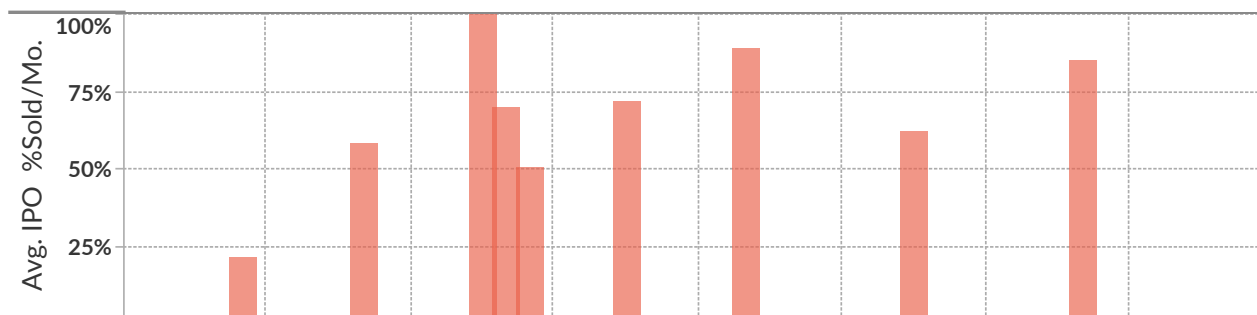
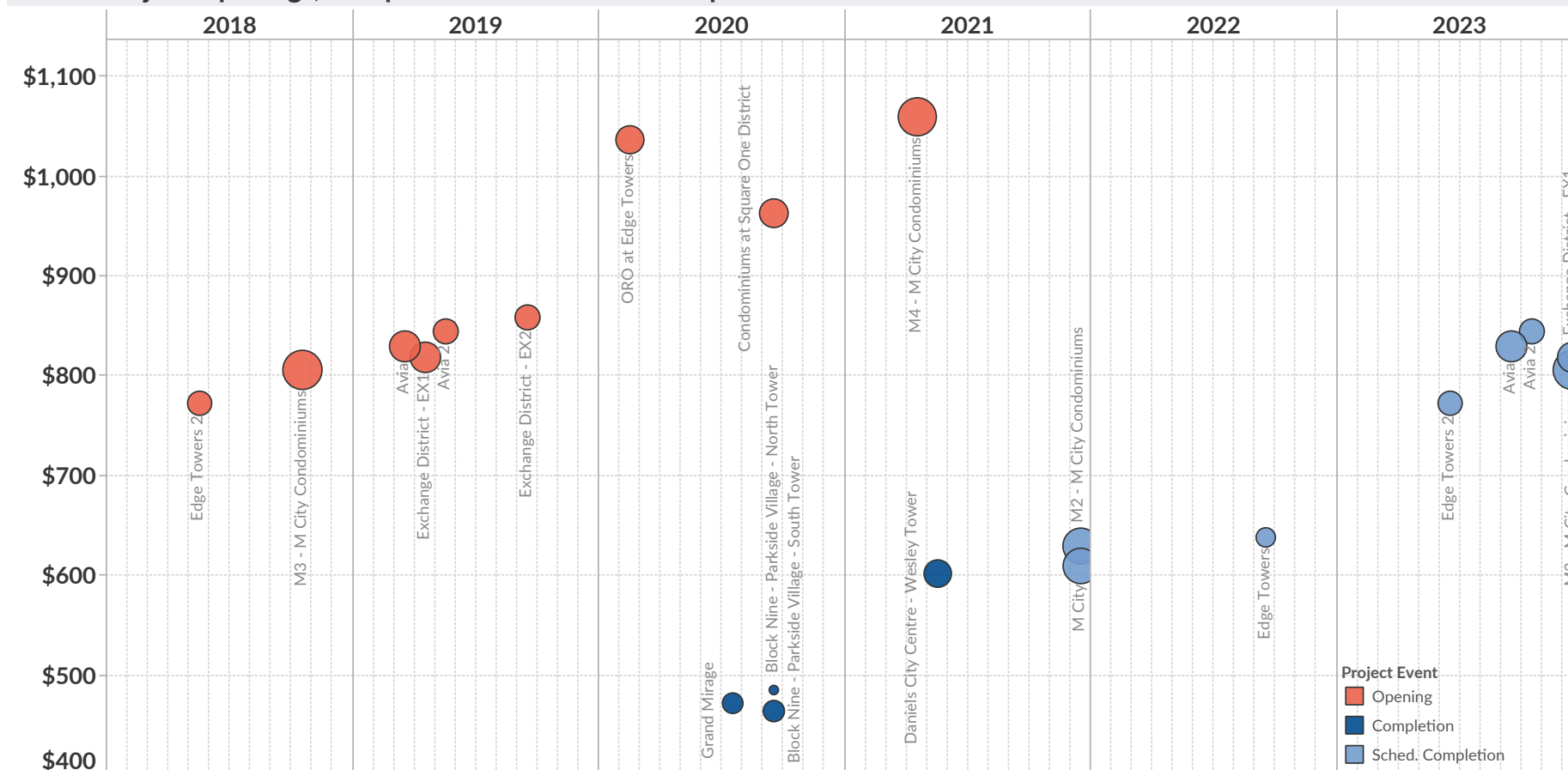
Mississauga City Centre		City of Toronto	
Number of Dev. Apps.	0	484	
Total Units		494,318	
Min. Floor Space Index		0.1	
Max. Floor Space Index		61.7	
Avg. Floor Space Index		6.8	

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

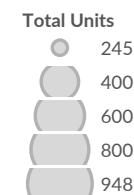


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Recent Project Openings, Completions & Scheduled Completions



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.



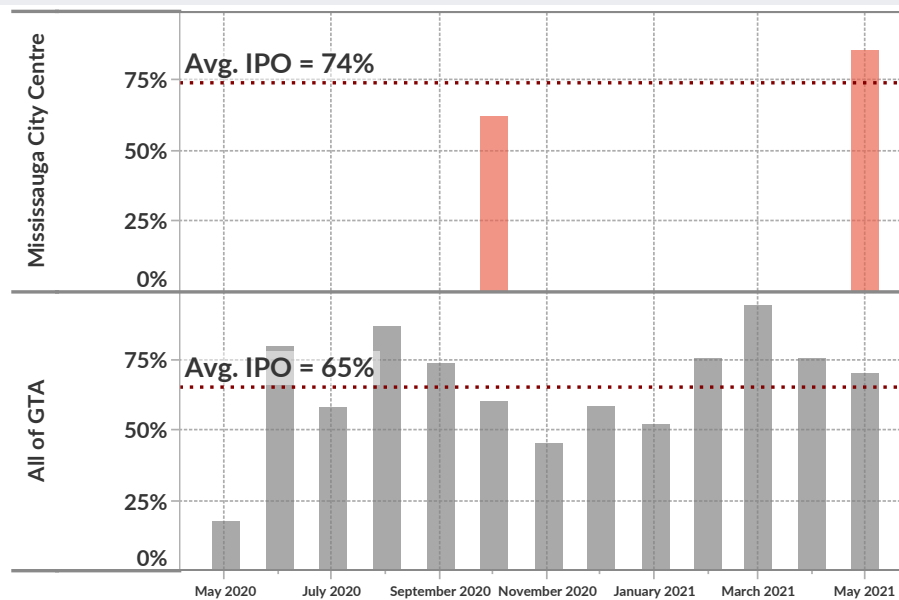
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Project Data by Unit Type

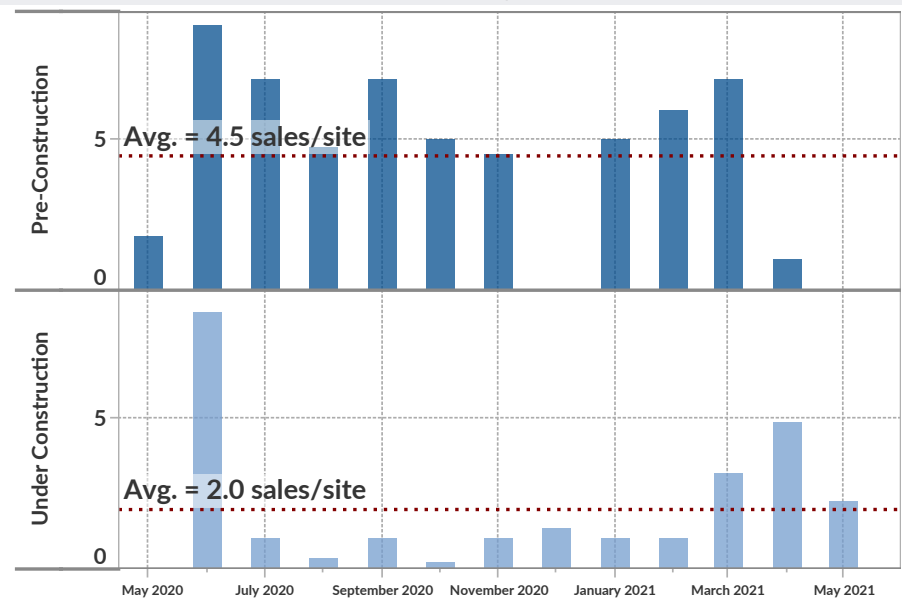
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	112	0	104	8
1 Bedroom	1,619	15	1,598	21
1 Bedroom + Den	1,871	38	1,782	89
2 Bedroom	2,439	7	2,253	186
2 Bedroom + Den	577	6	443	134
3 Bedroom & Up	140	1	78	62
Penthouse	14	0	14	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$983	435	482	\$436,900	\$464,900
\$1,079	420	492	\$459,400	\$559,900
\$1,057	555	740	\$412,900	\$790,900
\$951	655	1,155	\$426,900	\$996,900
\$898	704	1,468	\$513,900	\$1,392,900
\$833	935	1,849	\$594,900	\$1,900,000

IPO Launch Performance (first 2 months)

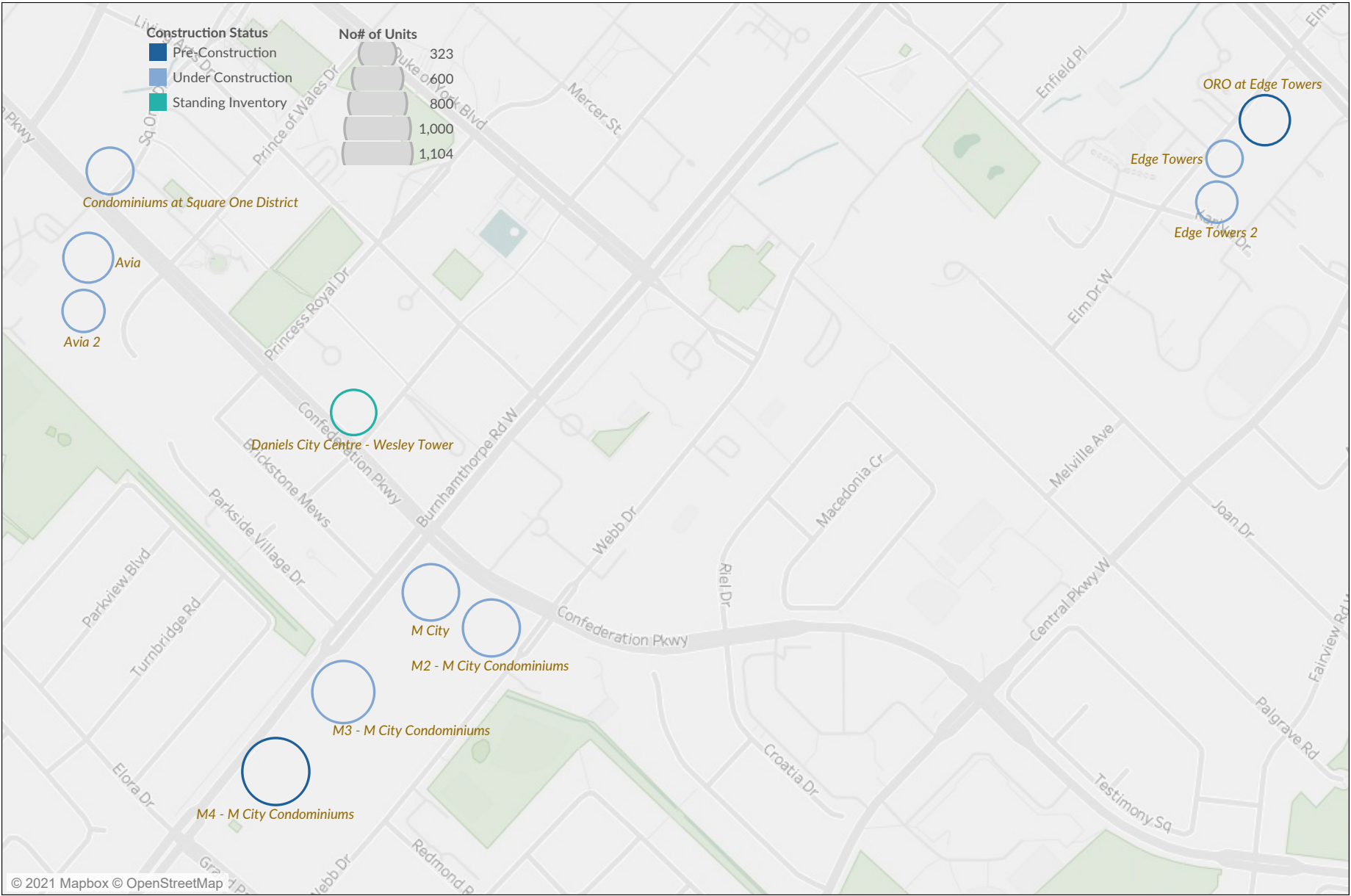


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - May 2021

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	Project Avg. \$/SF
Avia 2 - Amacon Developments	Apartment	October 2023	0	1	38	436	\$845	\$924
Avia - Amacon Developments	Apartment	September 2023	0	0	7	610	\$830	\$877
Condominiums at Square One District - Daniels Corporation a..	Apartment	June 2024	4	62	135	539	\$963	\$958
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	May 2021	0	0	10	503	\$602	\$743
Edge Towers 2 - Solmar Development Corp.	Apartment	June 2023	1	1	14	418	\$773	\$1,051
Edge Towers - Solmar Development Corp.	Apartment	September 2022	1	2	12	323	\$639	\$1,013
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	December 2021	0	0	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	0	26	8	948	\$806	\$957
M4 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	January 2027	61	764	133	1,104	\$1,060	\$1,066
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	0	11	63	617	\$1,037	\$1,169

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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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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