
Greater Toronto Area Residential Land

Commercial Q3 2021 Statistics

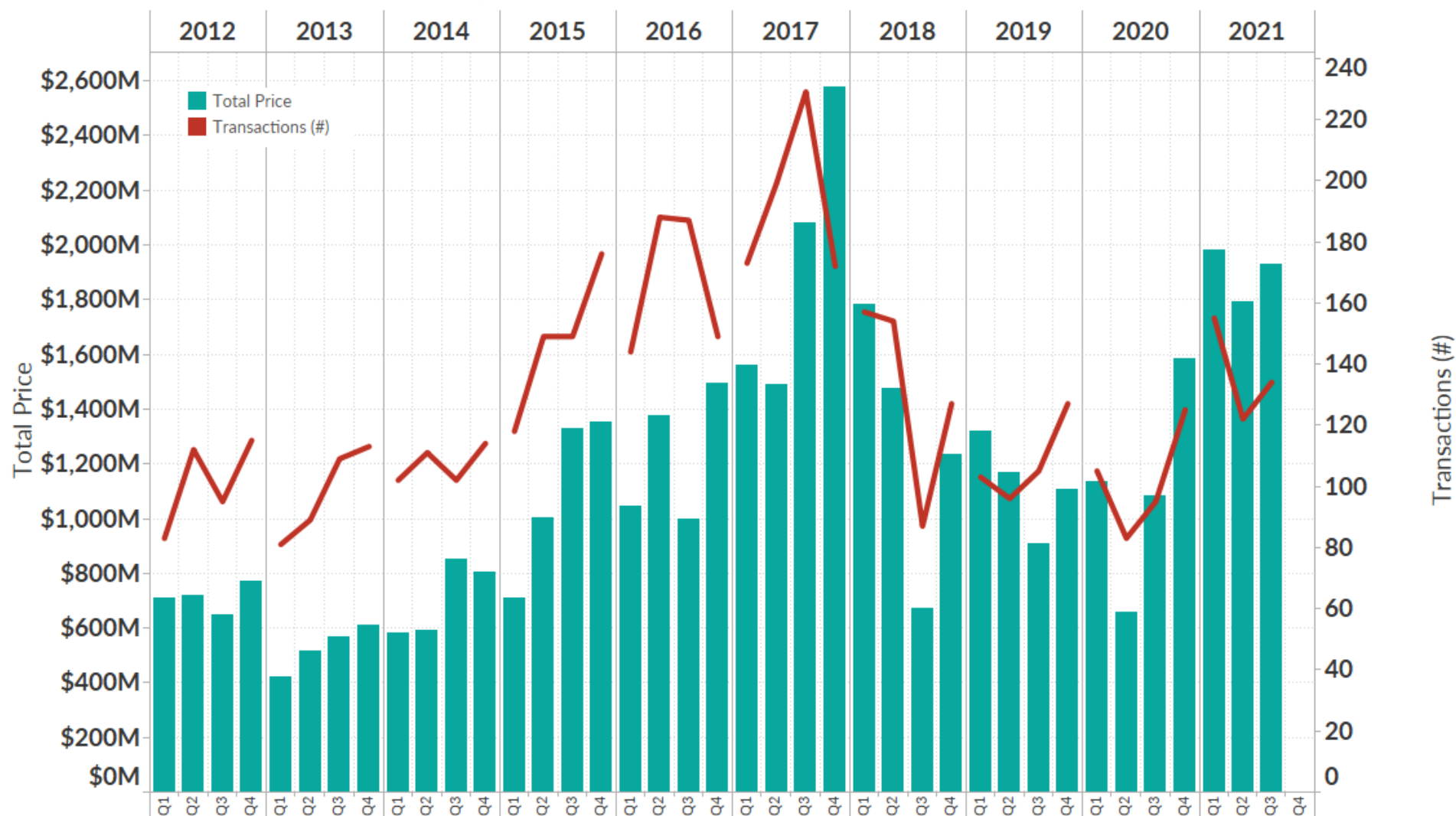


Residential Transactions

Q3 2021 saw 134 residential land transactions worth \$1.9B, down -14% from Q1 2021 and up +41% from the same quarter last year.

Residential Land Transactions

Greater Toronto Area - 2012 to Q3 2021



Q3 2021 Residential Land Transaction Timeline

Old Toronto is the most active market with 25 residential land transactions, followed by Brampton and Clarington both with 9 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q3 2021



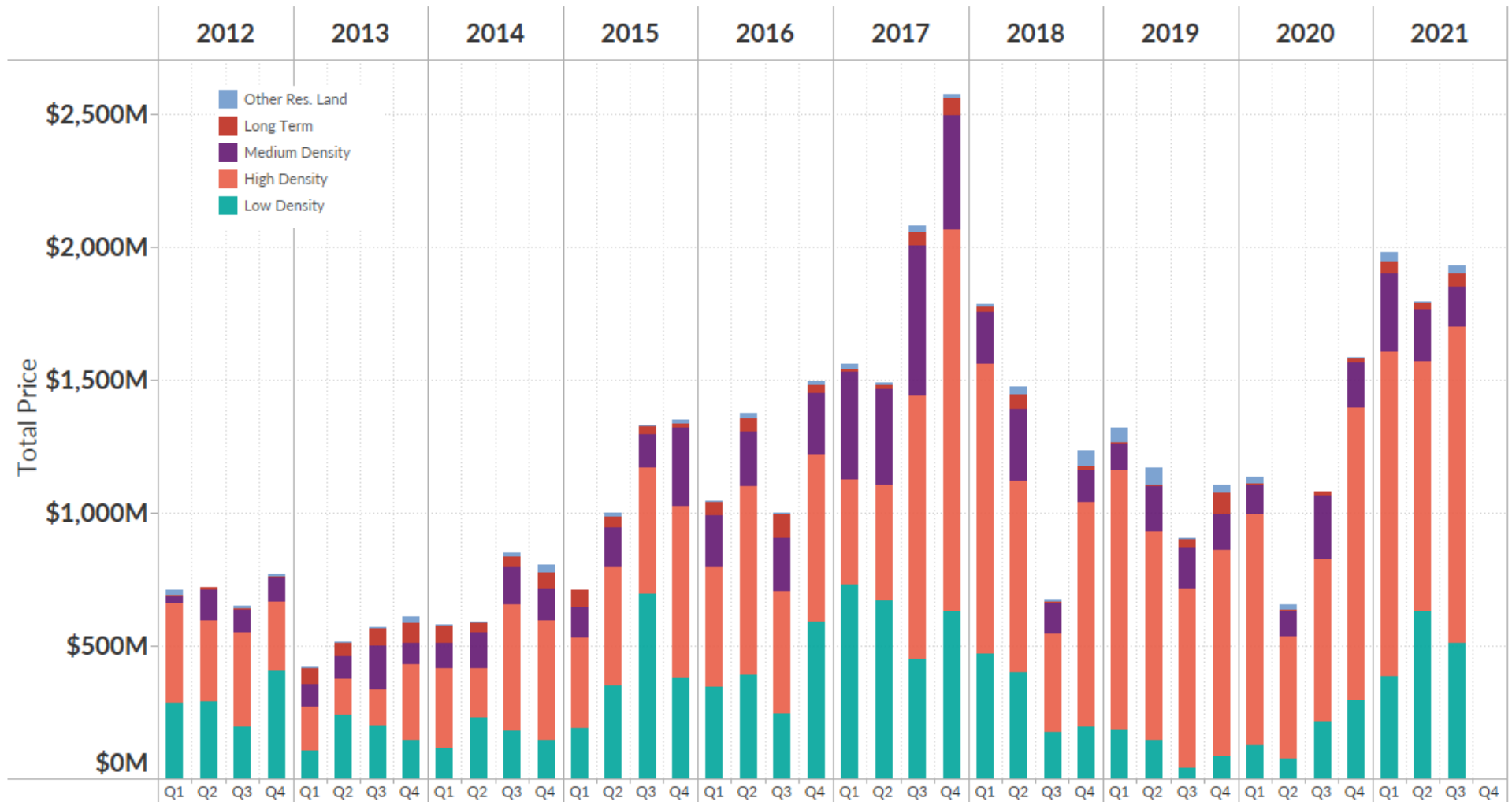
Transactions by Land Use

\$1.9B in Q3 2021 comprised of \$510M Low Density deals, \$1.2B High Density deals, \$151M Medium Density deals, \$50M Long Term deals and \$31M in deals classified as Other land uses.



Quarterly Residential Land Transaction Dollar Volume by Land Use

Greater Toronto Area - 2012 to Q3 2021



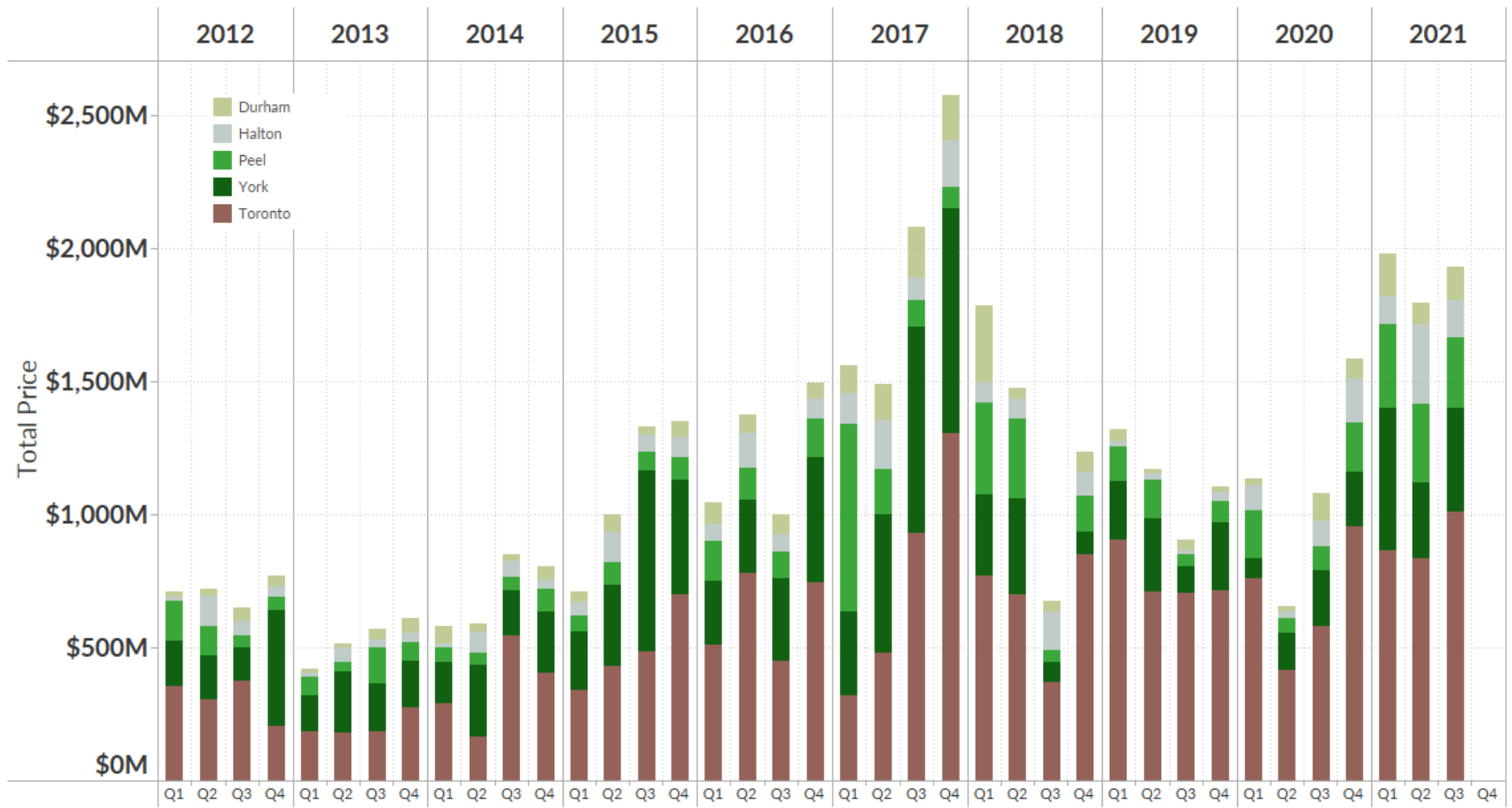
Transactions by Region

\$1.9B in Q3 2021 residential land deals broken down by Region as \$1B in Toronto, \$390M in York Region, \$266M in Peel, \$141M in Halton and \$124M in Durham.



Quarterly Residential Land Transaction Dollar Volume by Region

Greater Toronto Area - 2012 to Q3 2021

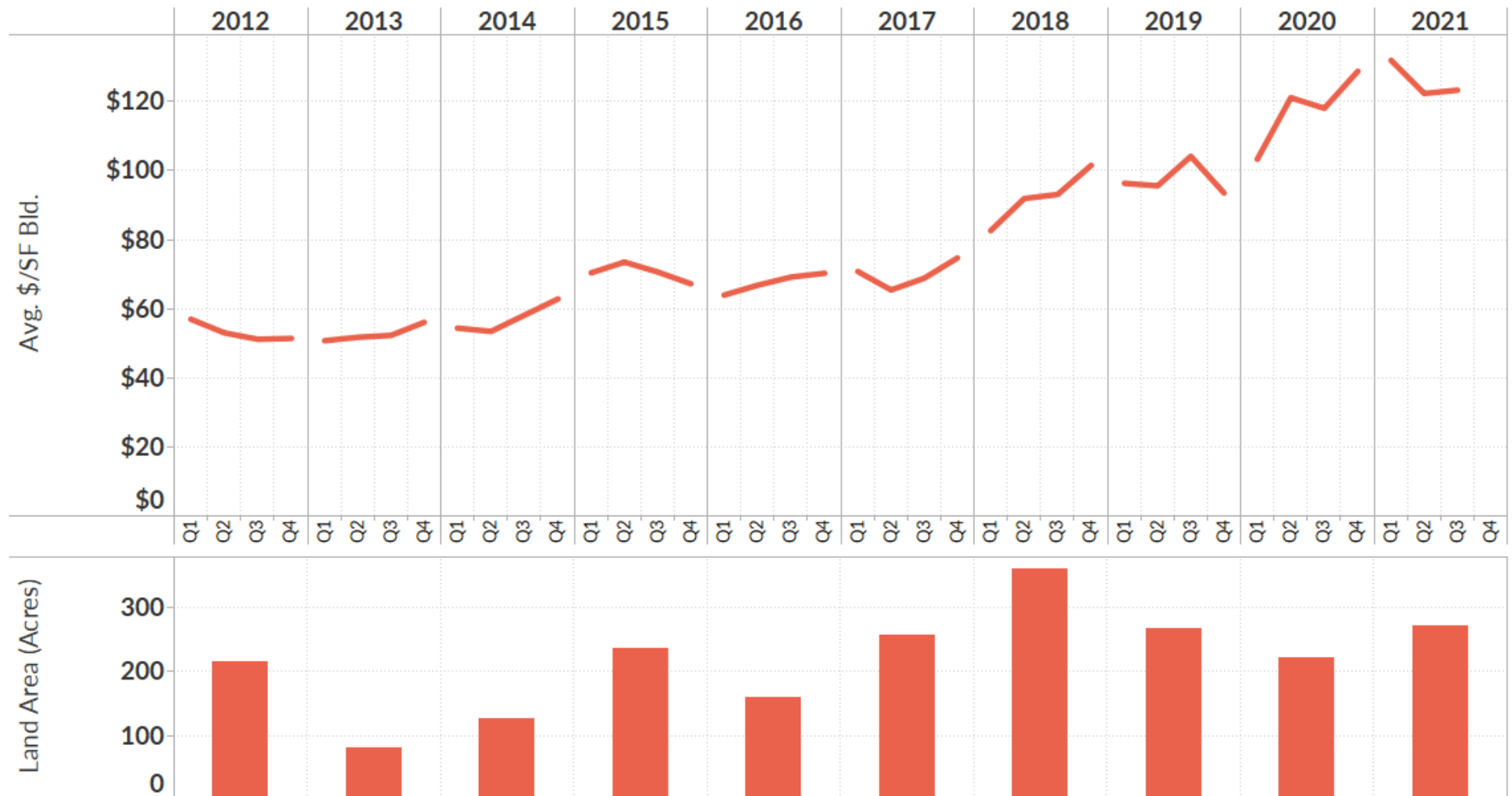


Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q3 2021 is \$123/sf bld. That's upabout 0.8% from the previous quarter.

High Density Residential Land Transactions - Price (\$/SF Bld.) & Area (Ac.)

Greater Toronto Area - Trailing 12 Month Average 2012 to Q3 2021



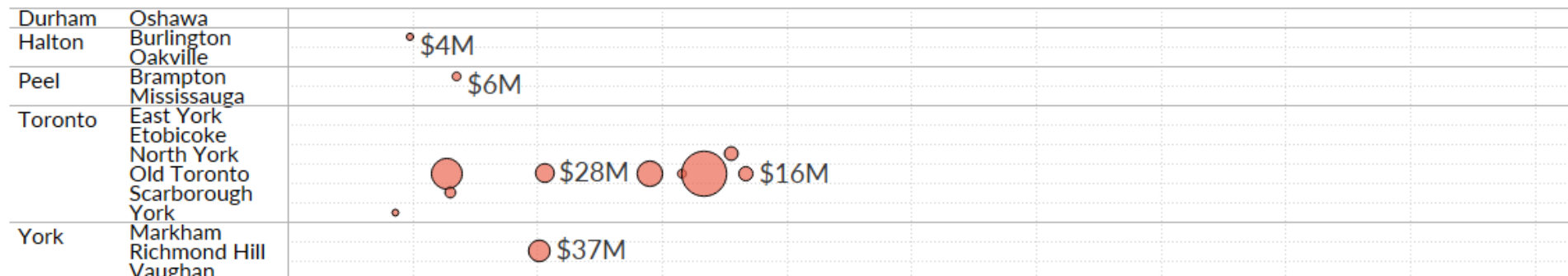
Municipal Comparison – High Density \$/SF Bld.

Q3 2021 residential land transactions appear to be lower in price per square foot buildable to the previous four quarters.

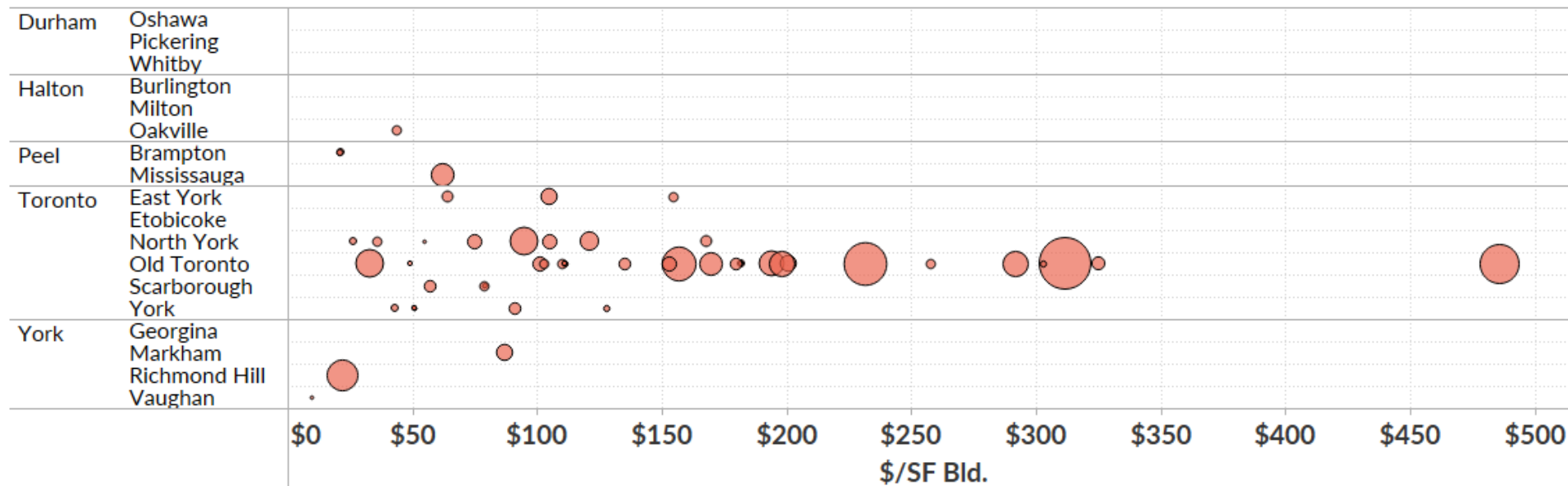
High Density Res. Land Transactions by Municipality & Price (\$/SF Bld.)

Greater Toronto Area - Q3 2021 & Previous 4 Qtrs.

Q3 2021



Previous 4 Quarters

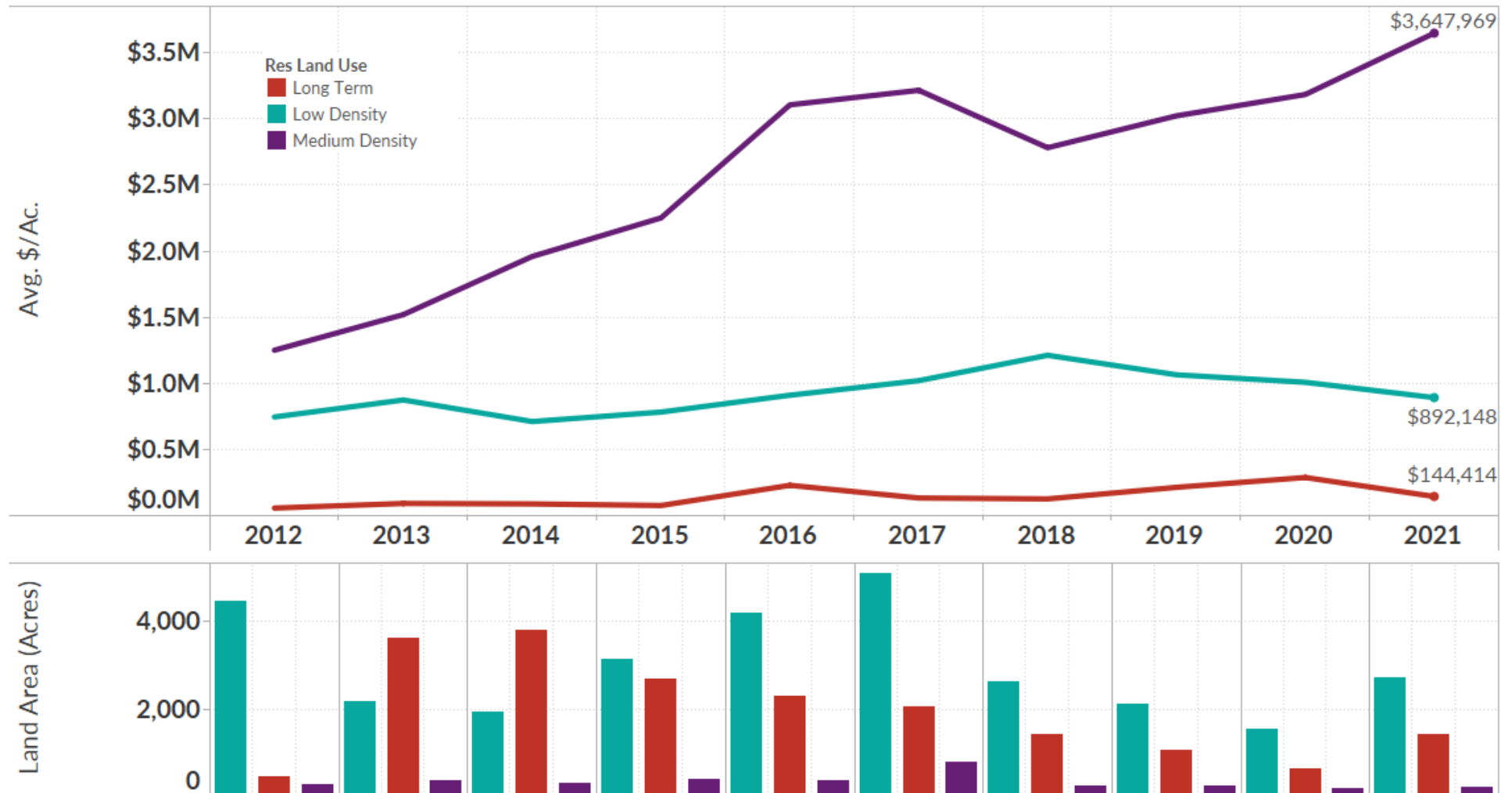


Price & Area Trends – Low Density/Medium Density/Long Term

The Q3 2021 average pricing at \$3.6M/acre for Medium Density deals, \$892,000/acre for Low Density deals and \$144,000/acre for Long Term land deals.

Residential Land Transactions - Price (\$/Ac.) & Area (Ac.) by Land Use

Greater Toronto Area - 2012 to Q3 2021



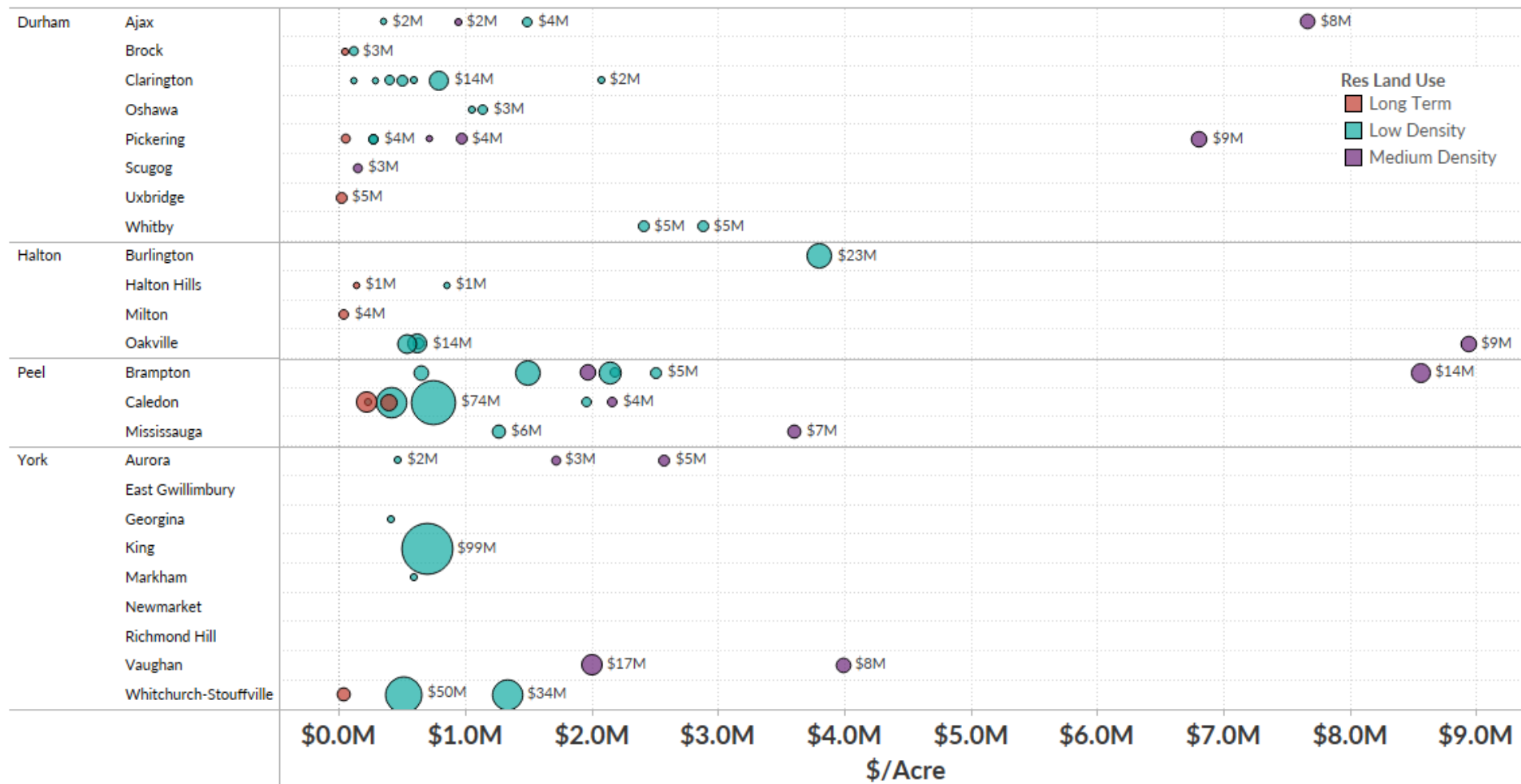
Municipal Comparison – Current Quarter

Notable deals this quarter included a \$17M Medium Density transaction for about \$2M/acre in Vaughan and a \$99M Low Density deal in King for about \$0.7M/acre.

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

Greater Toronto Area - Q3 2021

Q3 2021



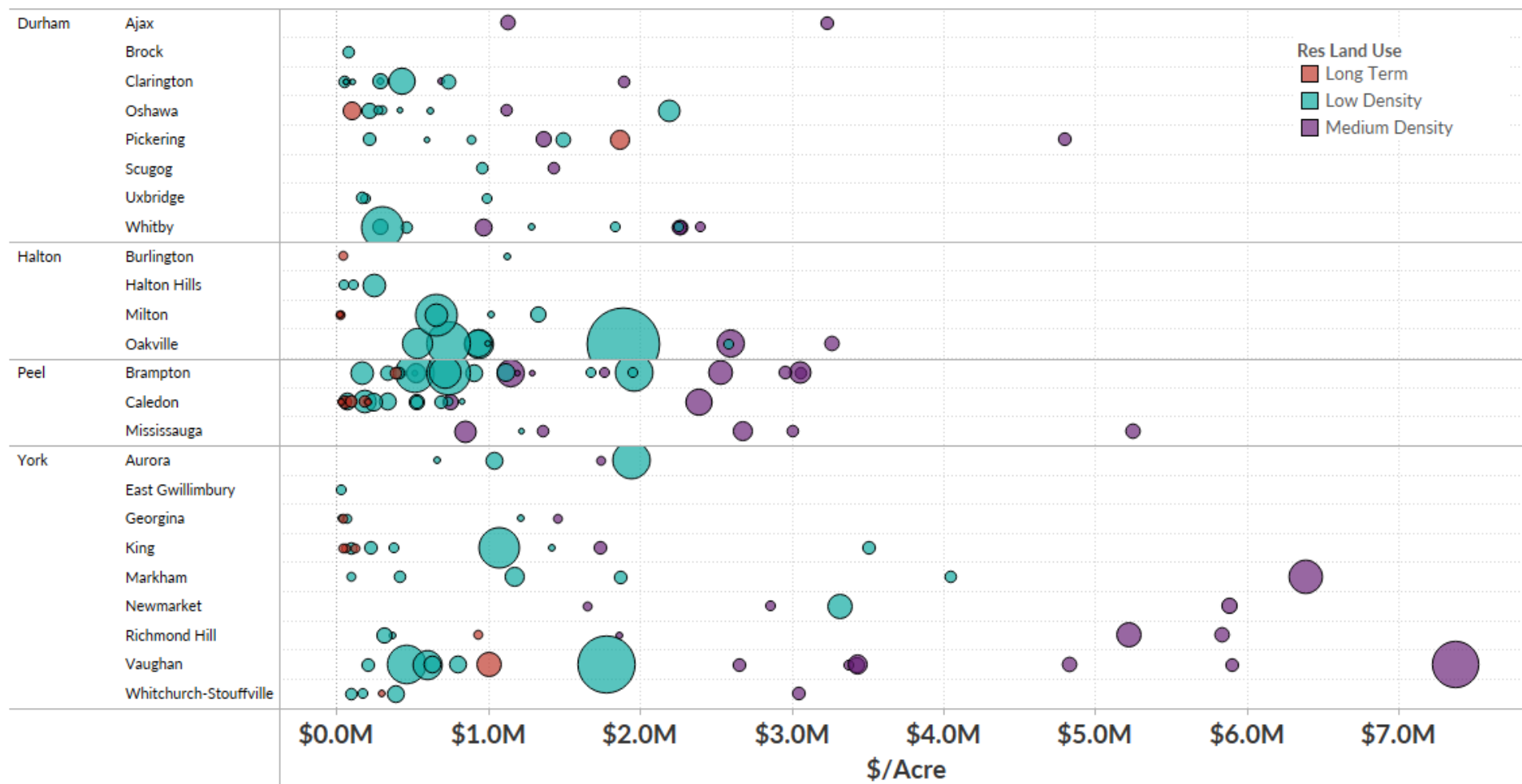
Municipal Comparison – Previous 4 Quarter

The previous 4 quarters included a \$22M Long Term Transaction in Vaughan worth about \$1M/acre, and a \$74M Medium Density transaction in Vaughan for about \$7.4M/acre.

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

Greater Toronto Area - Q3 2020 to Q2 2021

Previous 4 Quarters

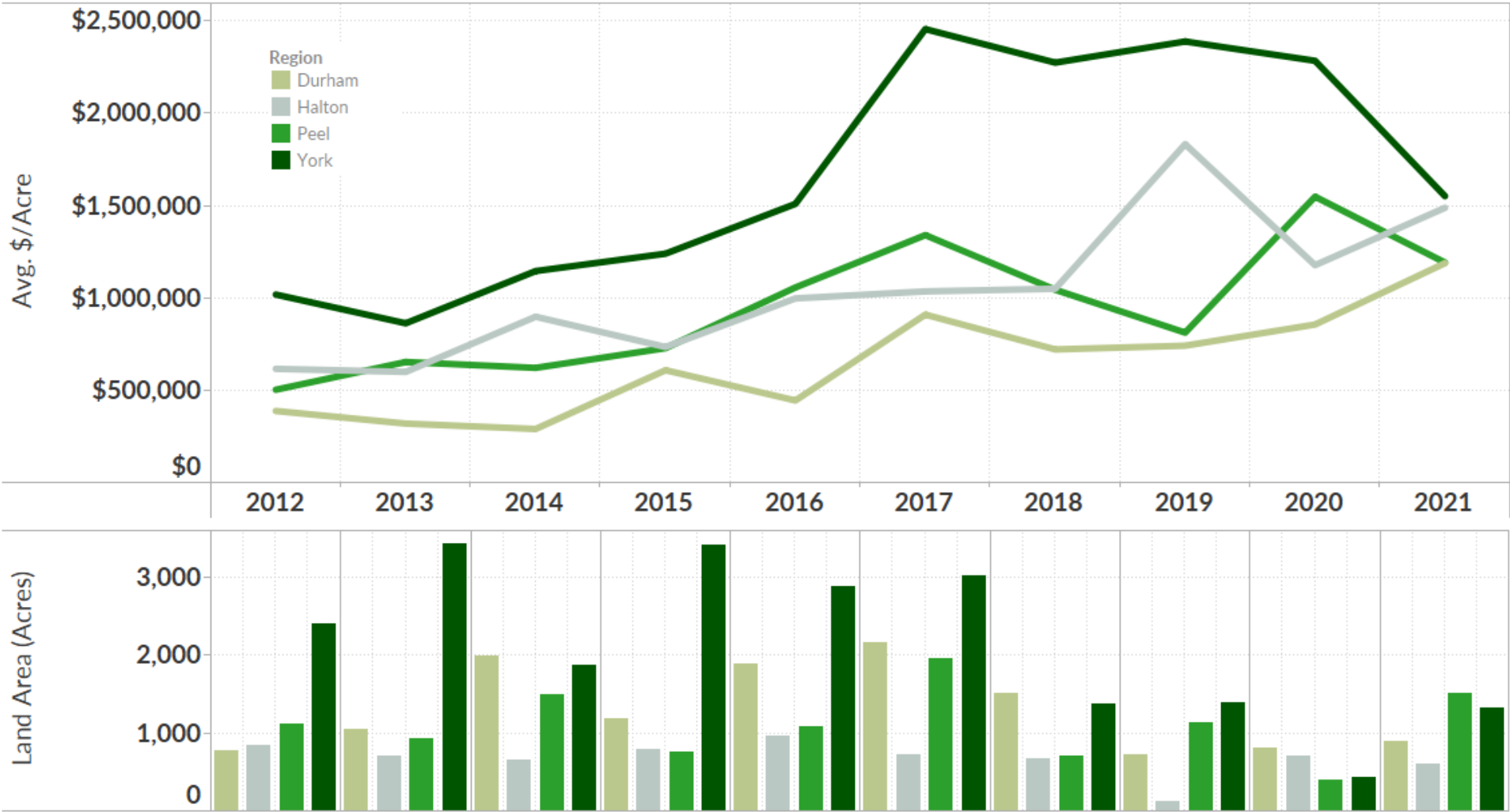


Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, 2021 average price for Low Density, Medium Density and Long Term land transactions range from \$1.2M/acre in Durham, \$1.5M/acre in Halton, \$1.2M/acre in Peel & \$1.6M/acre in York.



Low/Medium Density & Long Term Res. Land by Region & Price (\$/Ac.)
905 Regions - 2012 to Q3 2021

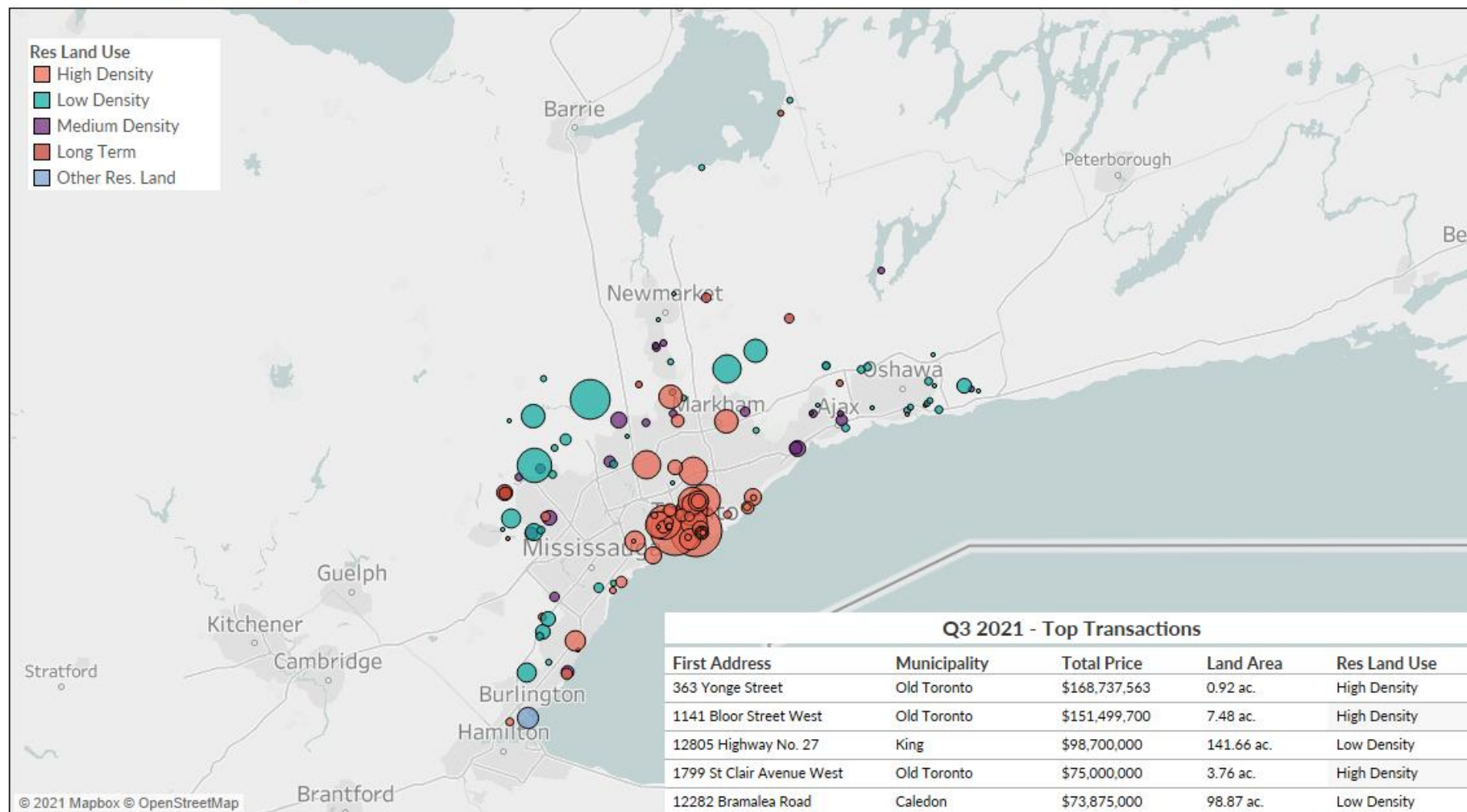


Geographic Distribution

The map illustrates the geographic distribution of all residential land transactions in Q3 2021 with the top 5 transactions by Total Price included in the table.

Residential Land Transactions by Land Use

Greater Toronto Area - Q3 2021



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