Greater Toronto Area Residential Land

Commercial Q2 2022 Statistics

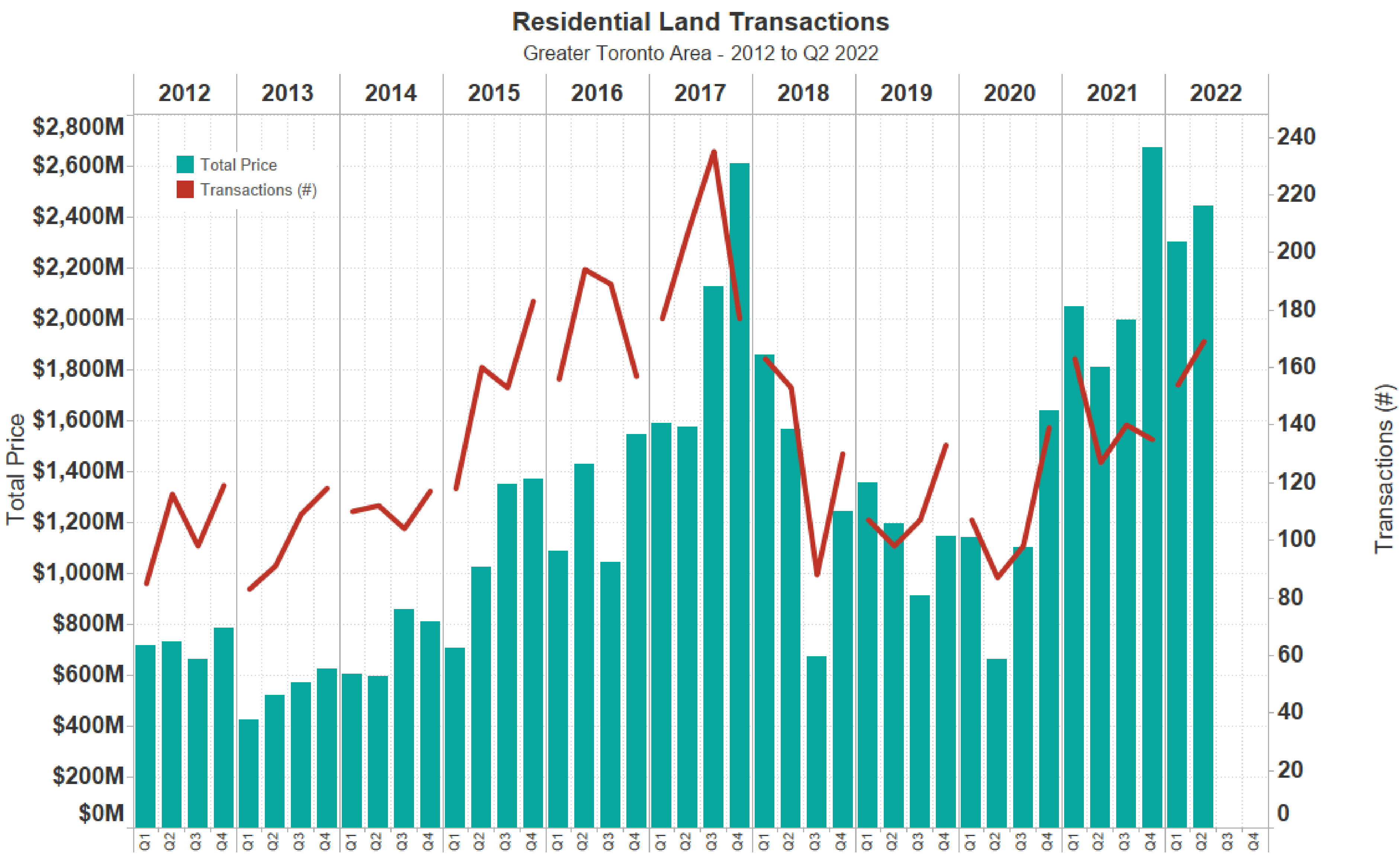
Data as of June 30, 2022

AltusGroup

Residential Transactions

Q2 2022 saw 169 residential land transactions worth $2.4B, up 6% from Q1 2022 and up 35% from the same quarter last year.

AltusGroup



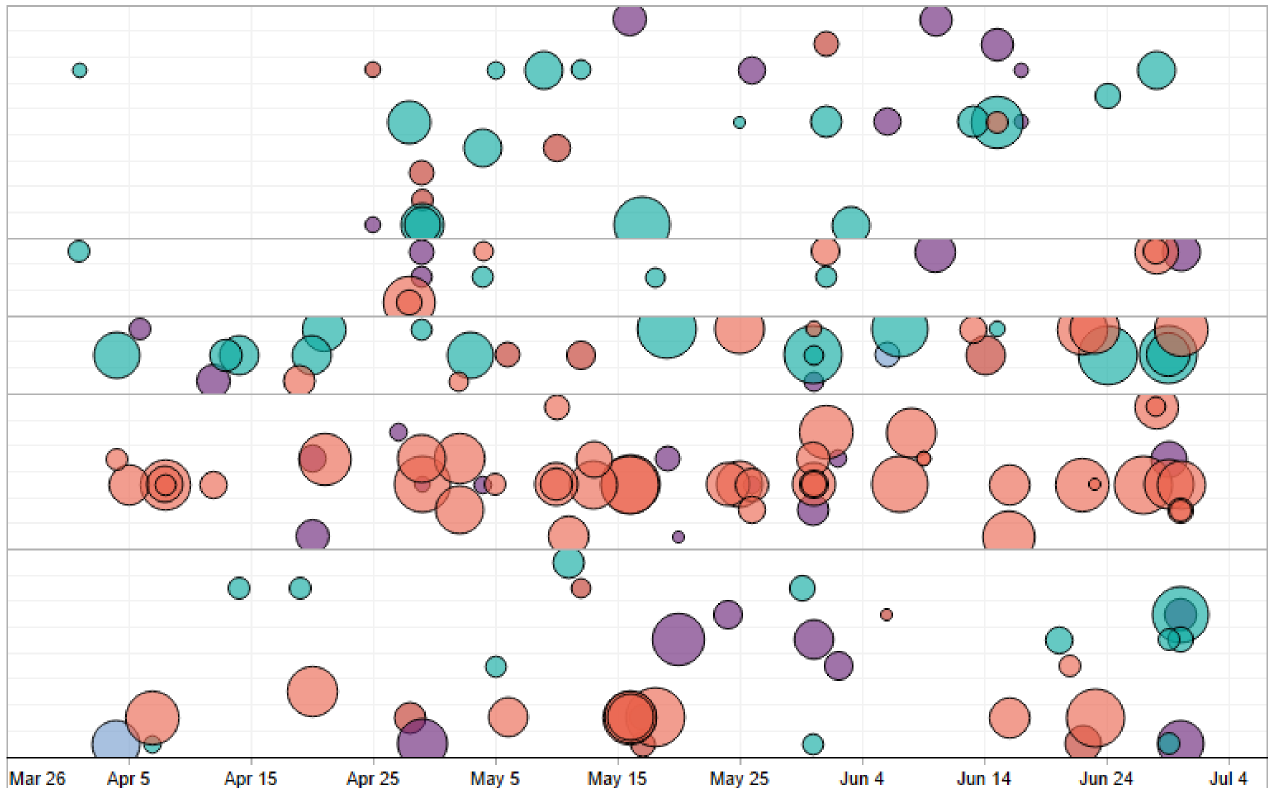
Q2 2022 Residential Land Transaction Timeline

Old Toronto is the most active market with 29 residential land transactions, followed by Caledon with 14 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

Greater Toronto Area - Q2 2022

		Total Price	Land Area (ac.)	Deals
Durham	Ajax	$11M	3	2
	Brock	$9M	100	2
	Clarington	$30M	52	8
	Mississauga	$3M	2	1
	Oshawa	$62M	179	8
	Pickering	$12M	41	2
	Scugog	$3M	31	1
	Uxbridge	$3M	85	1
	Whitby	$91M	43	5
Halton	Burlington	$49M	15	8
	Halton Hills	$9M	5	4
	Oakville	$31M	5	2
Peel	Brampton	$261M	161	12
	Caledon	$324M	567	14
	Mississauga	$16M	3	4
Toronto	East York	$20M	1	3
	Etobicoke	$61M	8	3
	North York	$111M	7	12
	Old Toronto	$582M	9	29
	Scarborough	$33M	4	5
	York	$51M	1	4
York	East Gwillimb..	$5M	5	1
	Georgina	$11M	153	4
	King	$71M	128	4
	Markham	$49M	18	5
	Newmarket	$9M	2	3
	Richmond Hill	$24M	3	1
	Vaughan	$365M	37	10
	Whitchurch-S..	$70M	114	8



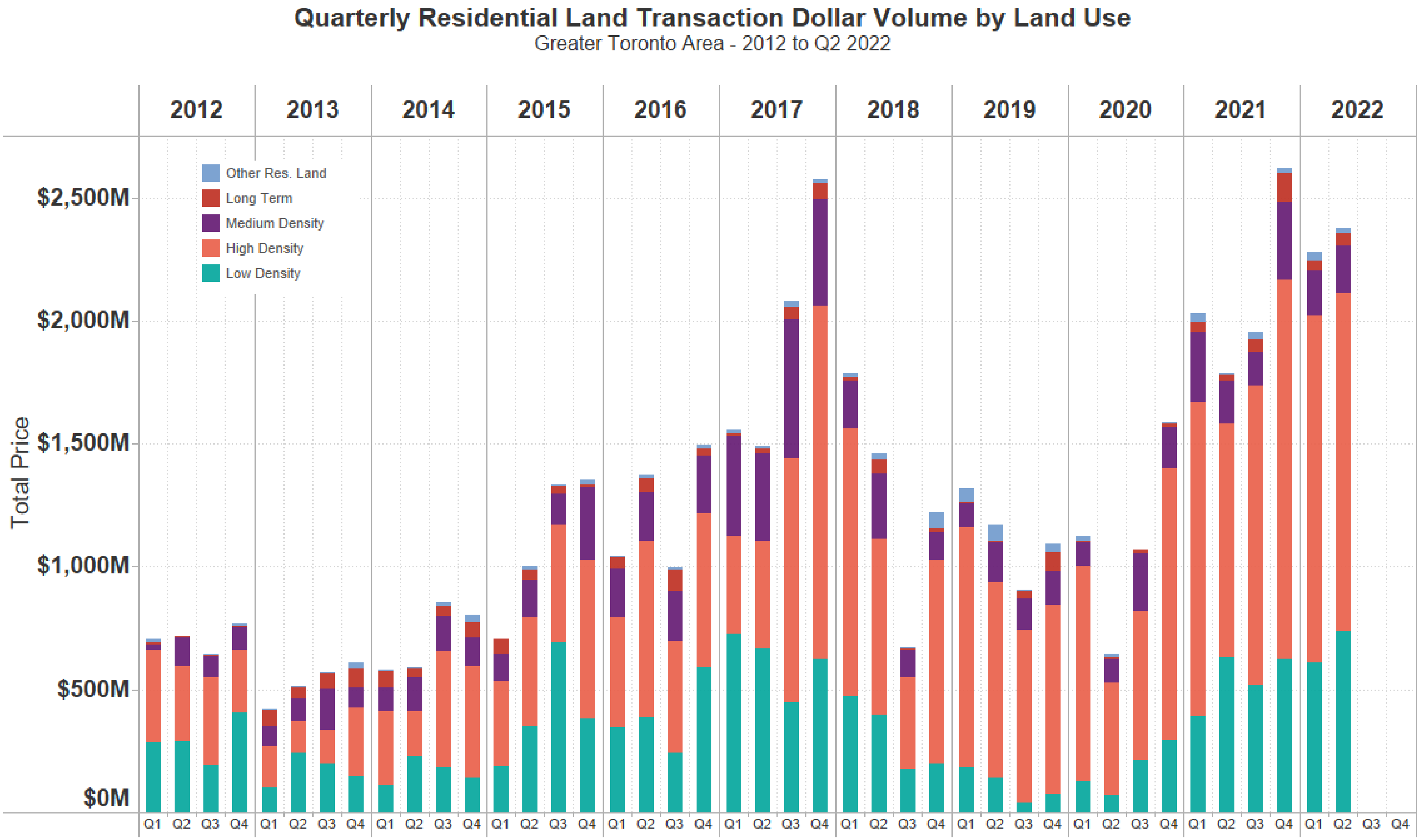
Res Land Use

High Density | Low Density | Medium Density | Long Term | Other Res. Land

Transactions by Land Use

$2.4B in Q2 2022 comprised of $738M Low Density deals, $1.4B High Density deals, $190M Medium Density deals, $50M Long Term deals and $21M in deals classified as Other land uses.

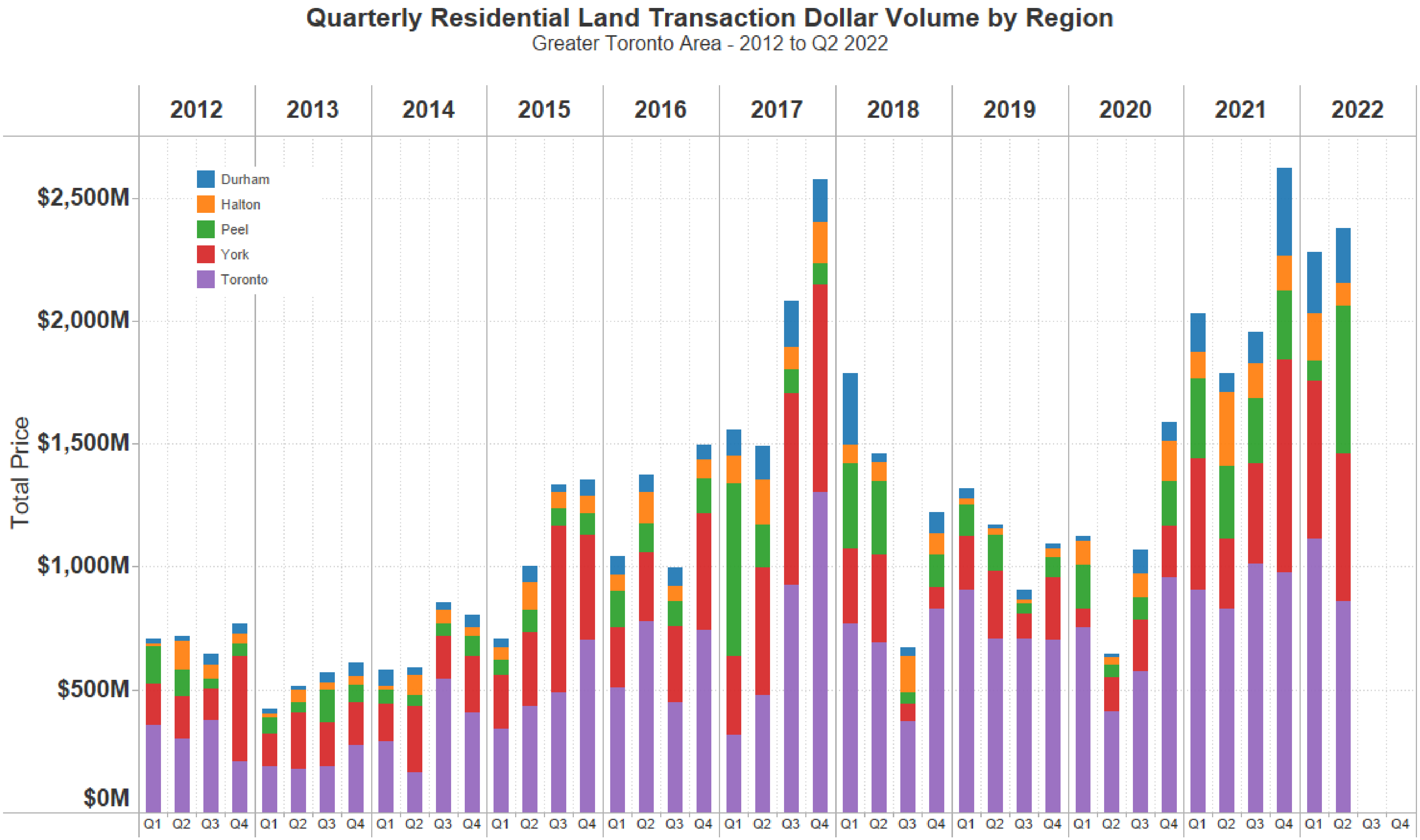
AltusGroup



Transactions by Region

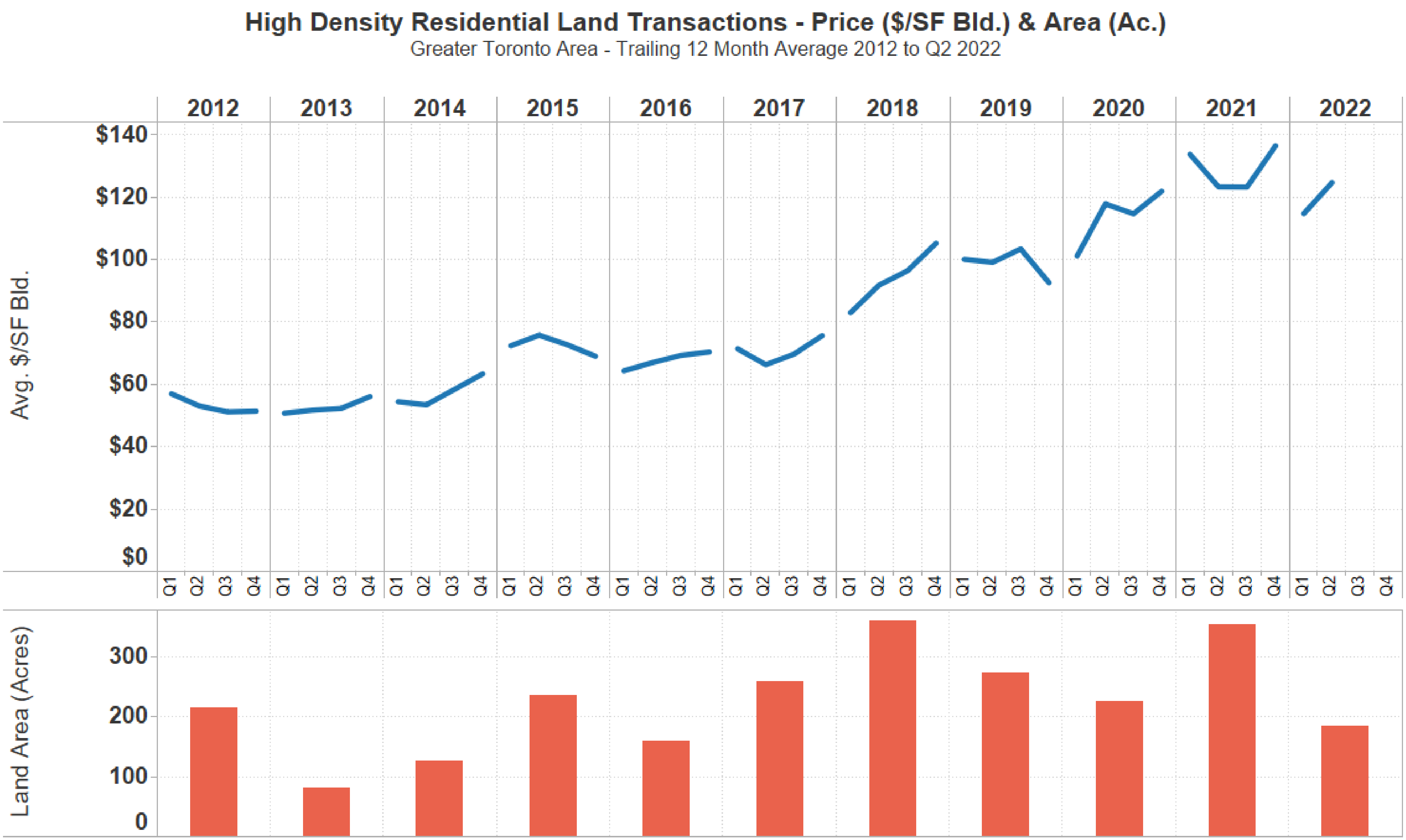
$2.4B in Q2 2022 residential land deals broken down by Region as $858M in Toronto, $604M in York Region, $600M in Peel, $89M in Halton and $224M in Durham.

AltusGroup



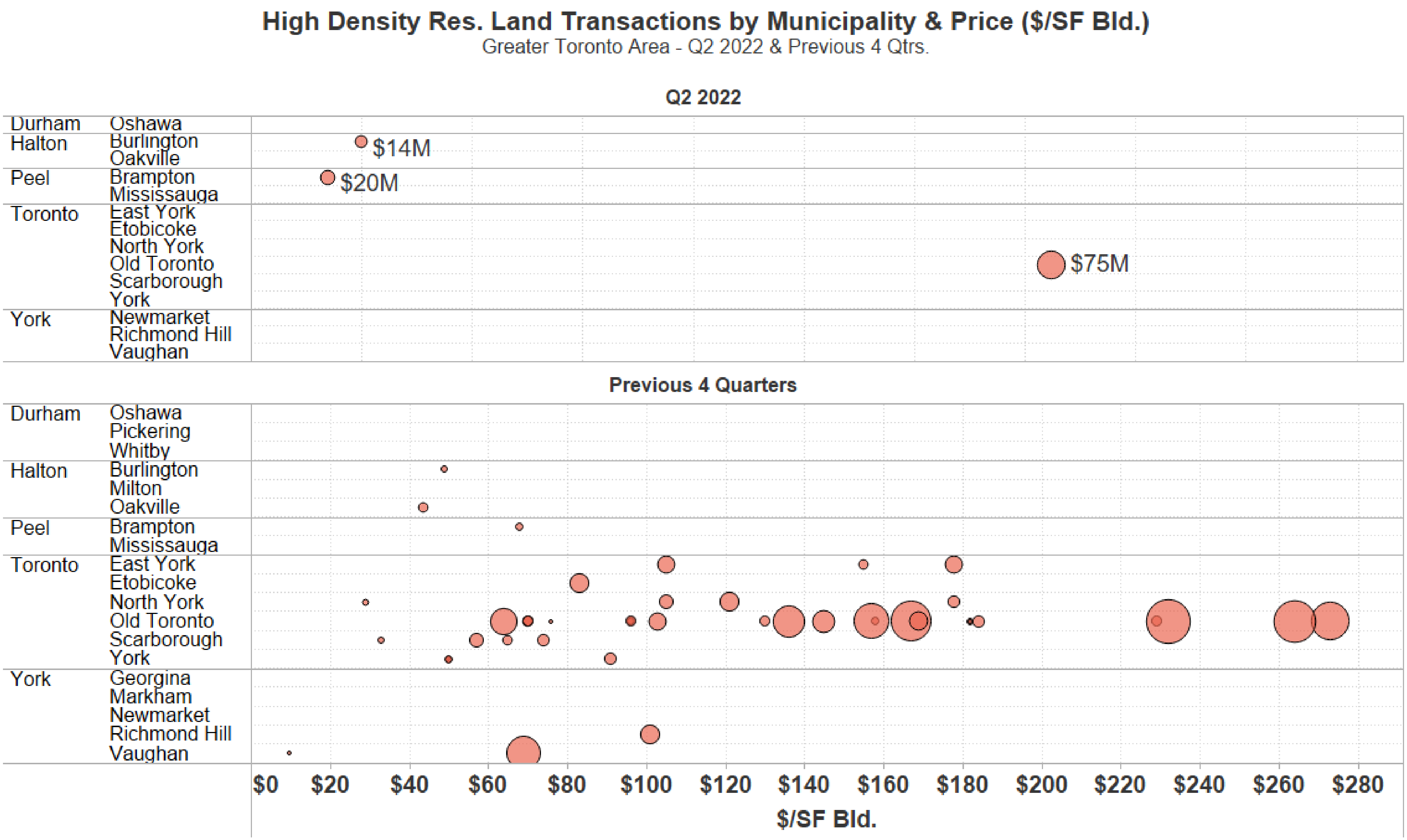
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q2 2022 was $125/sf bld. That's up about 9% from the previous quarter.



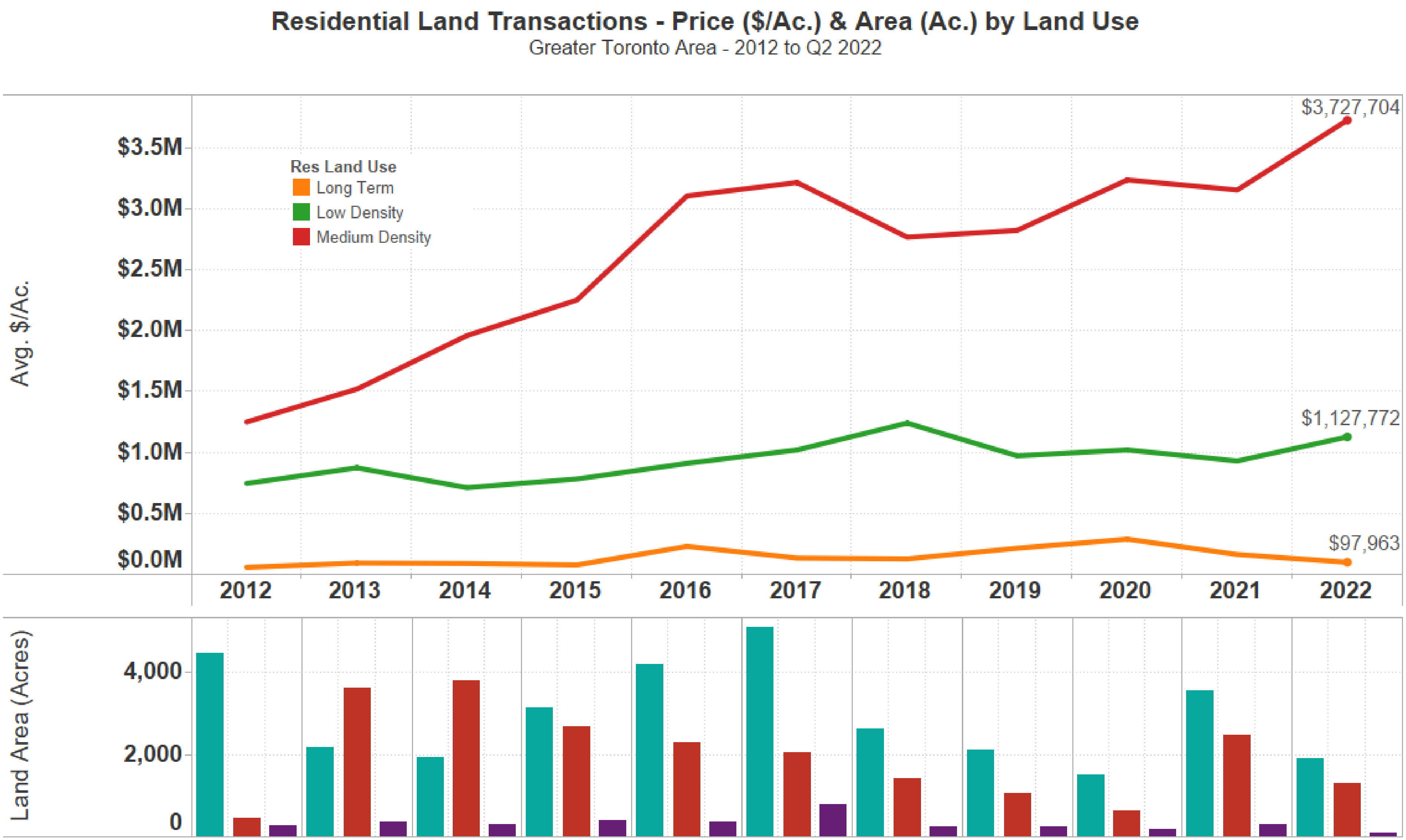
Municipal Comparison – High Density $/SF Bld.

Q2 2022 residential land transactions appear to have a less expensive price per buildable square foot compared to the previous four quarters.



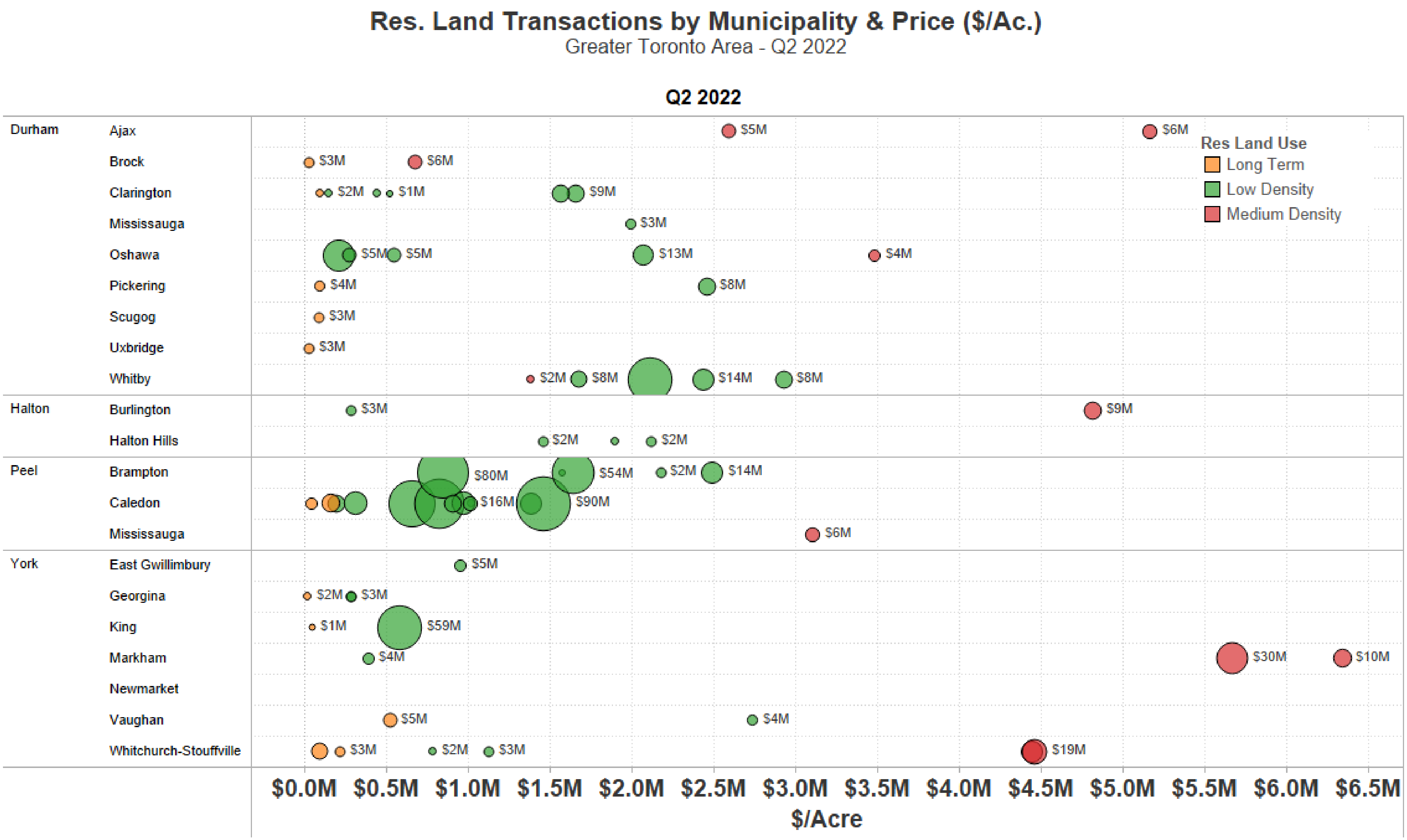
Price & Area Trends – Low Density/Medium Density/Long Term

The Q2 2022 average pricing was at $3.7M/acre for Medium Density deals, $1.1M/acre for Low Density deals and $98,000/acre for Long Term land deals.



Municipal Comparison – Current Quarter

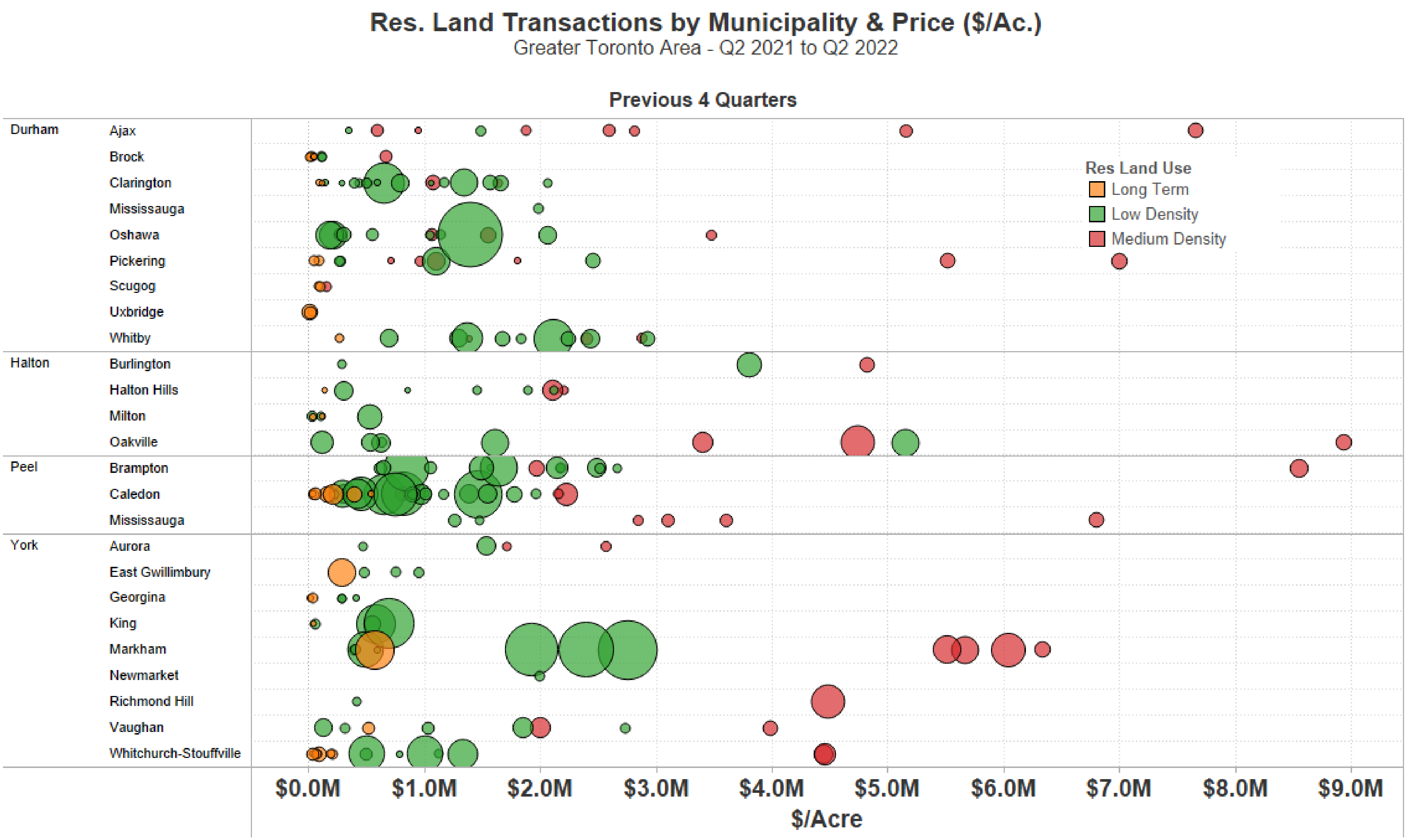
Notable deals this quarter included a $30M Medium Density transaction for about $5.7M/acre in Markham and a $59M Low Density deal in Aurora for about $2.1M/acre.



Municipal Comparison – Previous 4 Quarter

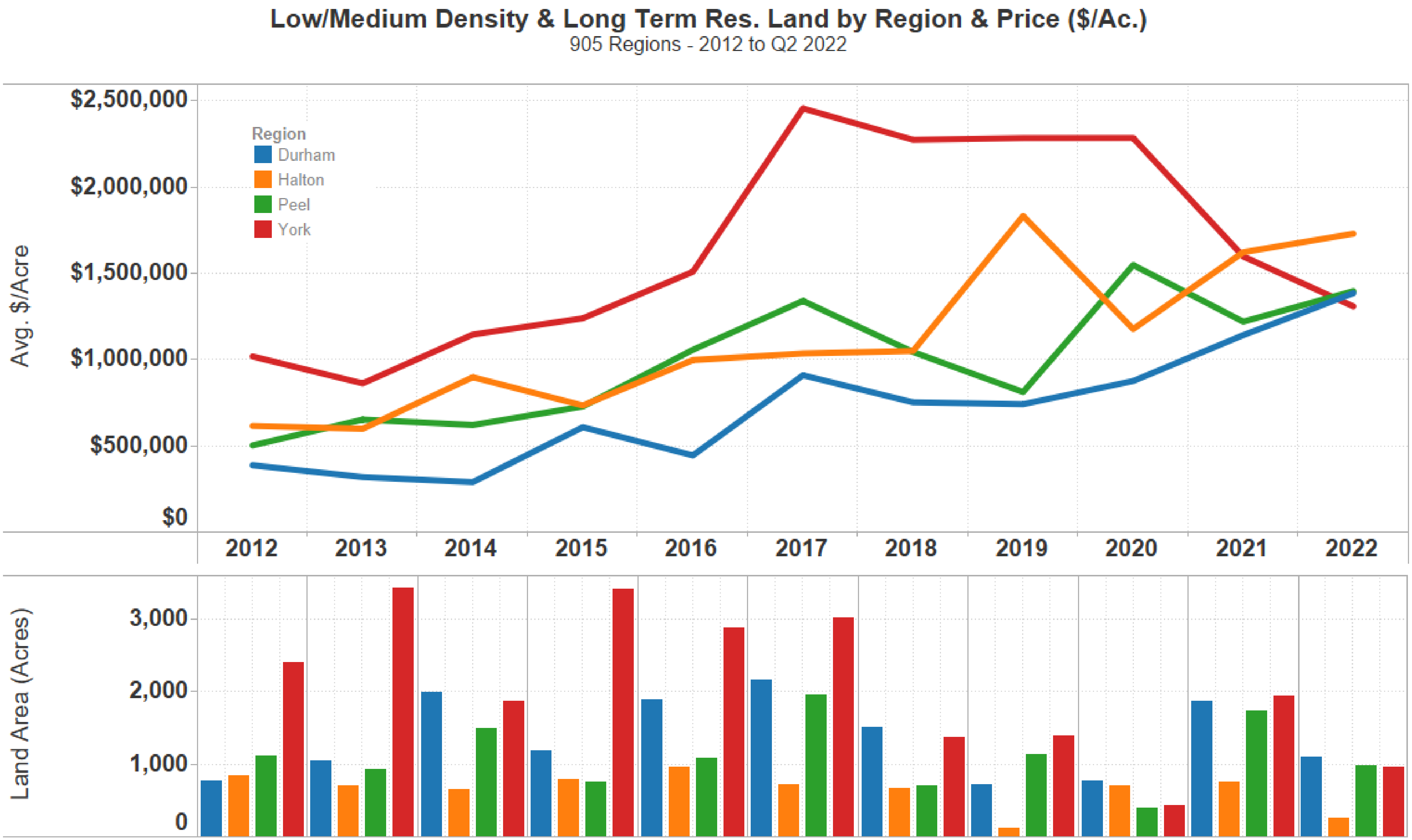
The previous 4 quarters included a $138M Medium Density Transaction in Vaughan worth about $2.8M/acre, and a $47M Low Density transaction in King for about $6.0M/acre.

AltusGroup



Regional Comparison – Low Density/Medium Density/Long Term

In the 905 area, Q2 2022 average price for Low Density, Medium Density and Long Term land transactions range from $1.4M/acre in Durham, $1.7M/acre in Halton, $1.4M/acre in Peel & $1.3M/acre in York.

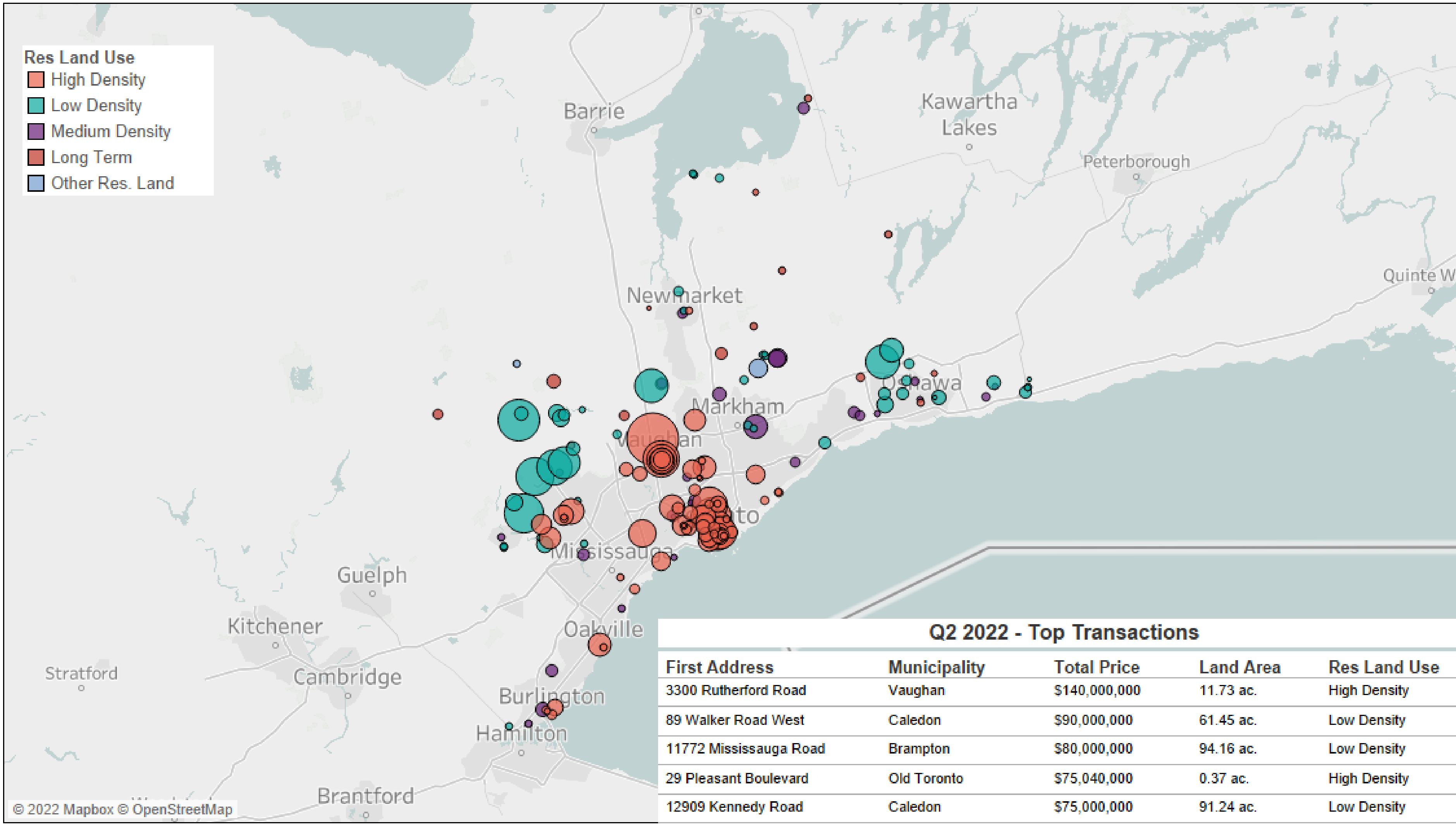


Geographic Distribution

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 - Q2 2022



Q2 2022 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
3300 Rutherford Road	Vaughan	$140,000,000	11.73 ac.	High Density
89 Walker Road West	Caledon	$90,000,000	61.45 ac.	Low Density
11772 Mississauga Road	Brampton	$80,000,000	94.16 ac.	Low Density
29 Pleasant Boulevard	Old Toronto	$75,040,000	0.37 ac.	High Density
12909 Kennedy Road	Caledon	$75,000,000	91.24 ac.	Low Density