

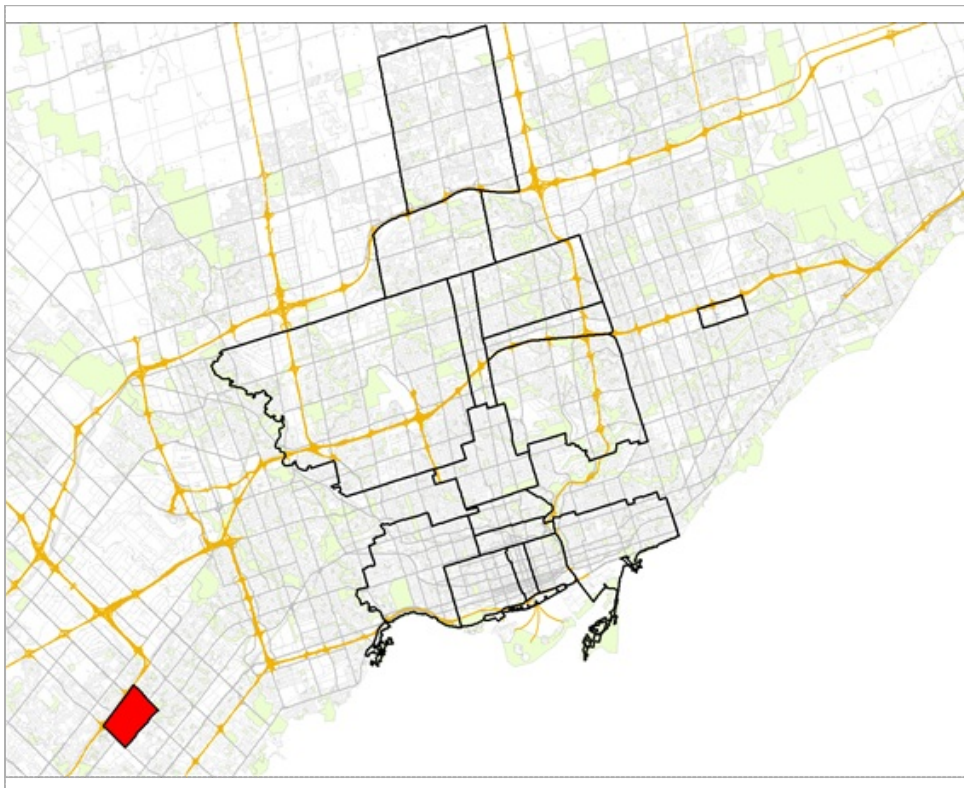


## Greater Toronto Area | Mississauga City Centre New Homes High Rise Submarket Report

Data as of August 2024

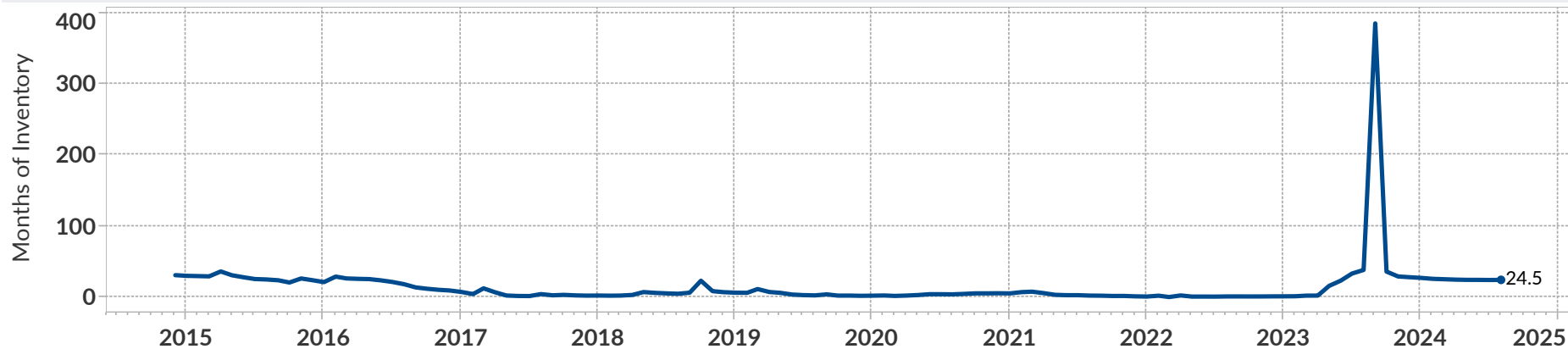


# Mississauga City Centre Submarket Report - August 2024



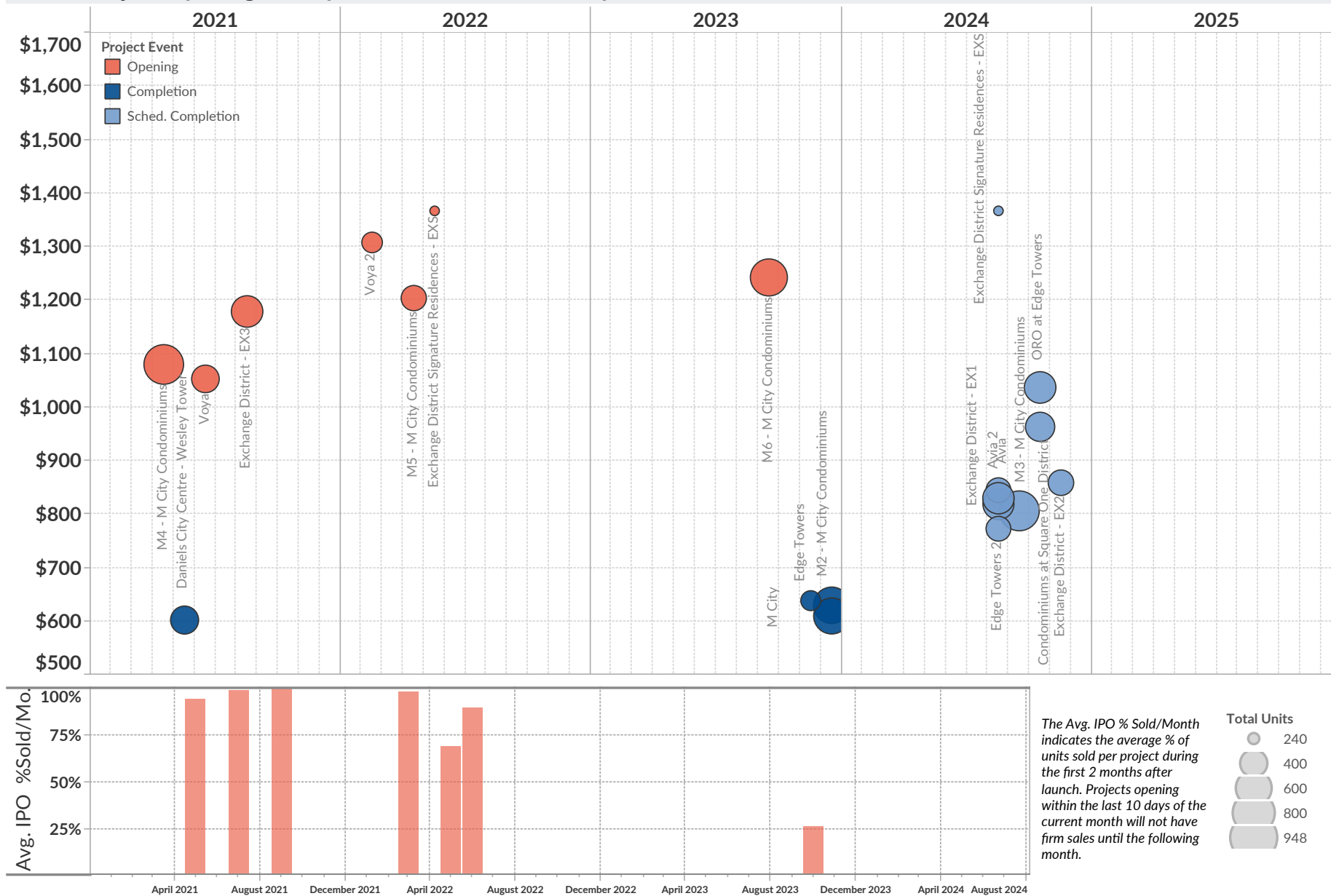
| Mississauga City Centre     |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 9     | 345         |
| No. of Units                | 4,892 | 89,028      |
| Total Sales                 | 4,267 | 71,795      |
| Act Inv                     | 625   | 17,233      |
| Avg. \$/sf                  |       | \$1,408     |
| Avg. Project \$/SF          |       | \$1,314     |
| Avg. SF                     |       | 781         |
| Avg. \$                     |       | \$1,099,571 |
| Current Month Sales         |       | 235         |

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



# Mississauga City Centre Submarket Report - August 2024

## Recent Project Openings, Completions & Scheduled Completions



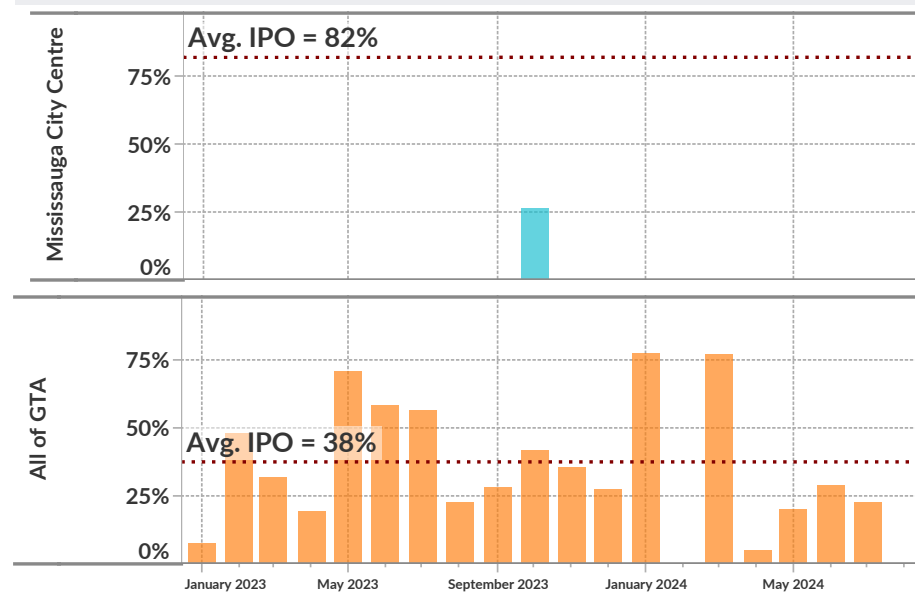
# Mississauga City Centre Submarket Report - August 2024

## Project Data by Unit Type

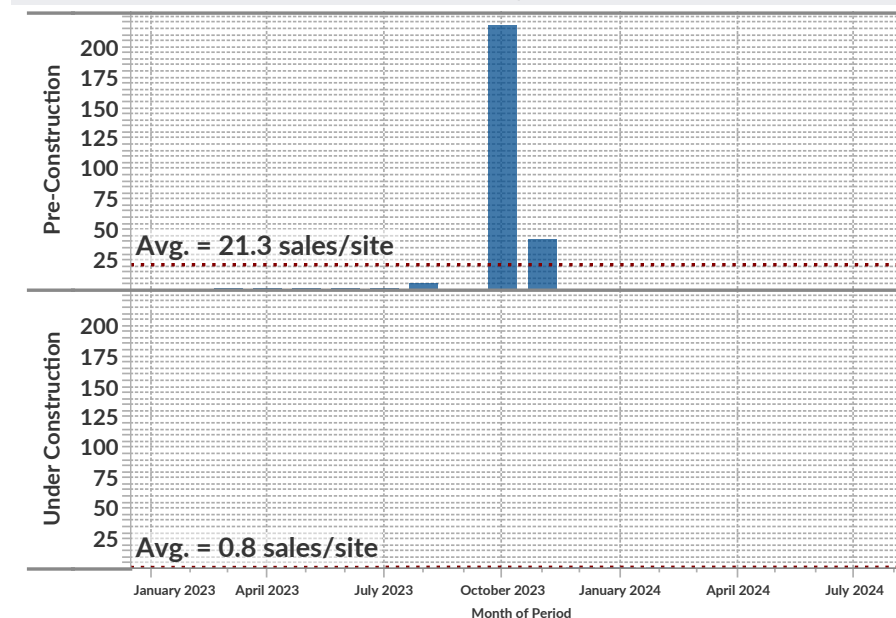
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 133          | 0                   | 109         | 24      |
| 1 Bedroom       | 1,121        | 0                   | 1,070       | 51      |
| 1 Bedroom + Den | 1,492        | 1                   | 1,319       | 173     |
| 2 Bedroom       | 1,685        | 0                   | 1,486       | 199     |
| 2 Bedroom + Den | 344          | 1                   | 199         | 145     |
| 3 Bedroom & Up  | 99           | 0                   | 69          | 30      |
| Penthouse       | 18           | 0                   | 15          | 3       |
| Other           |              |                     |             |         |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,456    | 271             | 367              | \$440,900        | \$487,900         |
| \$1,266    | 418             | 603              | \$539,900        | \$866,400         |
| \$1,261    | 462             | 809              | \$614,900        | \$1,051,900       |
| \$1,245    | 639             | 888              | \$789,900        | \$1,307,400       |
| \$1,209    | 628             | 929              | \$824,900        | \$1,035,900       |
| \$1,128    | 821             | 1,011            | \$975,900        | \$1,059,900       |
| \$1,011    | 1,849           | 1,849            | \$1,840,000      | \$1,900,000       |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

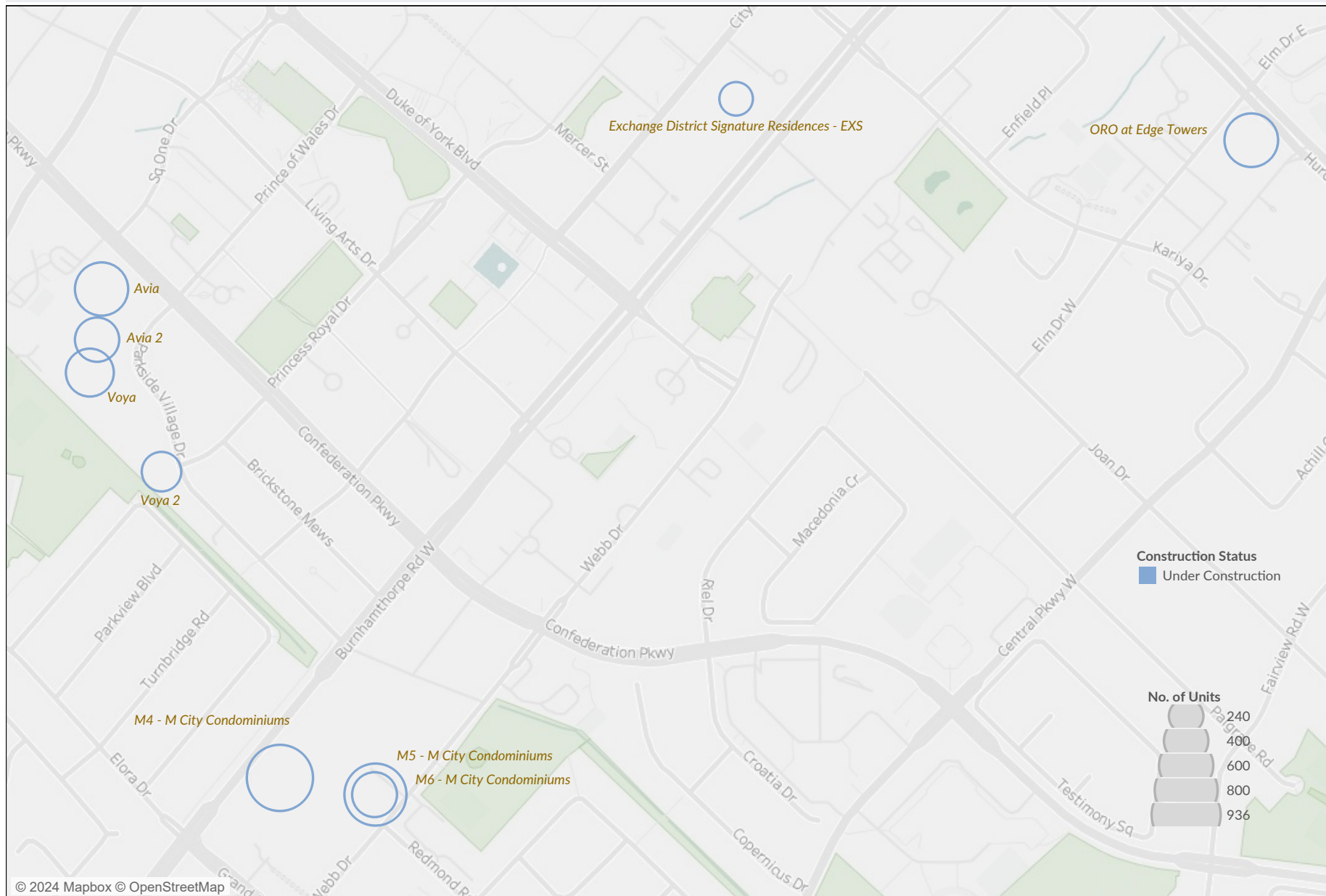


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - August 2024

## Current Active Projects



## Mississauga City Centre Submarket Report - August 2024

### Current Active Project List

| Site Name                                                      | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Act Inv | No. of Units | Min. Original \$/SF | Avg. Current Price Per Sq Foot |
|----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| Avia 2 - Amacon Developments                                   | Apartment    | October 2024            | 0                   | 0   | 0       | 419          | \$845               | \$1,126                        |
| Avia - Amacon Developments                                     | Apartment    | September 2024          | 0                   | 0   | 0       | 606          | \$830               | \$1,067                        |
| Exchange District Signature Residences - EXS - Camrost Felco.. | Apartment    | November 2024           | 0                   | 0   | 19      | 240          | \$1,367             | \$1,518                        |
| M4 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2027            | 0                   | 0   | 0       | 936          | \$1,080             | \$1,261                        |
| M5 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2026            | 0                   | 0   | 61      | 430          | \$1,204             | \$1,169                        |
| M6 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2029            | 2                   | 37  | 518     | 822          | \$1,243             | \$1,230                        |
| ORO at Edge Towers - Solmar Development Corp.                  | Apartment    | October 2024            | 0                   | 0   | 27      | 614          | \$1,037             | \$1,237                        |
| Voya 2 - Amacon Developments                                   | Apartment    | February 2026           | 0                   | 0   | 0       | 334          | \$1,308             | \$1,372                        |
| Voya - Amacon Developments                                     | Apartment    | February 2026           | 0                   | 0   | 0       | 491          | \$1,053             | \$1,161                        |

# Mississauga City Centre Submarket Report - August 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 5                   | 16                          |
| Central Waterfront      | 1                   | 6                           |
| Don Mills - York Mills  | 11                  | 8                           |
| Downtown Core           | 1                   | 6                           |
| Downtown East           | 7                   | 19                          |
| Downtown West           | 10                  | 25                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 11                  | 5                           |
| Mississauga City Centre | 2                   | 9                           |
| North Toronto           | 2                   | 15                          |
| North Yonge Corridor    | 4                   | 9                           |
| North York East         |                     |                             |
| North York West         | 5                   | 9                           |
| Not Applicable          | 114                 | 174                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 1                   | 9                           |
| Thornhill               | 1                   | 2                           |
| Toronto East            | 1                   | 6                           |
| Toronto West            | 10                  | 19                          |
| Yonge - St. Clair       | 49                  | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 3,546       | 550     | \$2,416    | 1,095   | \$2,644,459 |
| 2,777       | 857     | \$1,687    | 884     | \$1,491,025 |
| 1,794       | 285     | \$1,214    | 783     | \$950,543   |
| 3,670       | 451     | \$1,869    | 784     | \$1,465,270 |
| 5,547       | 1,521   | \$1,440    | 692     | \$995,929   |
| 7,558       | 1,254   | \$1,839    | 932     | \$1,713,783 |
| 552         | 13      | \$1,640    | 854     | \$1,400,746 |
| 1,063       | 219     | \$1,064    | 800     | \$851,267   |
| 4,267       | 625     | \$1,234    | 660     | \$814,210   |
| 2,560       | 304     | \$1,584    | 956     | \$1,514,735 |
| 2,697       | 792     | \$1,635    | 671     | \$1,097,839 |
|             |         |            |         |             |
| 1,084       | 433     | \$1,368    | 830     | \$1,134,772 |
| 27,162      | 8,625   | \$1,168    | 741     | \$865,477   |
|             |         |            |         |             |
| 1,870       | 455     | \$1,429    | 813     | \$1,161,522 |
| 414         | 25      | \$1,361    | 1,683   | \$2,289,400 |
| 899         | 173     | \$1,264    | 659     | \$833,197   |
| 3,240       | 484     | \$1,225    | 925     | \$1,133,216 |
| 1,095       | 167     | \$2,119    | 979     | \$2,075,126 |



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