



Q2 – 2023

GTA Residential Land Market Report

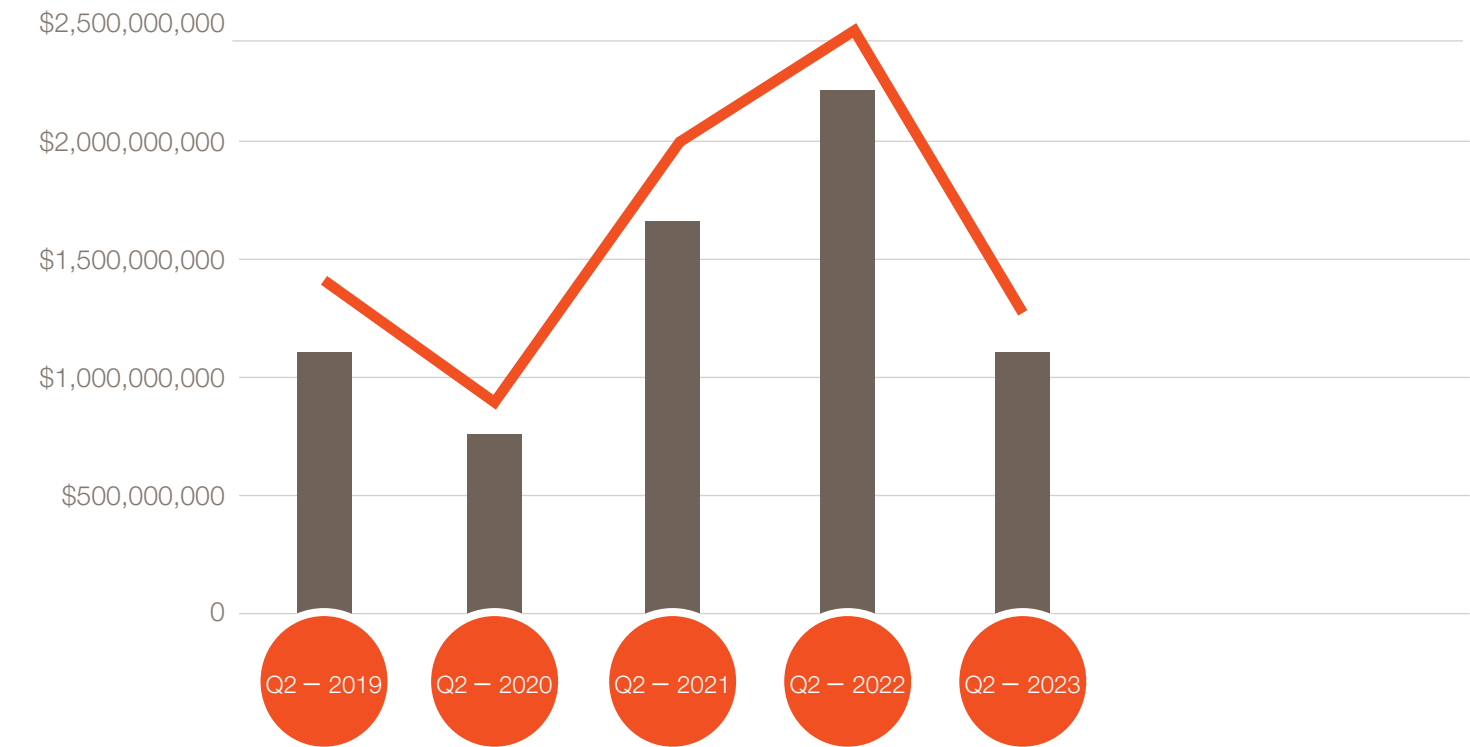
Lennard:

Cole Braithwaite*, CCIM
Vice President, Investment Sales
D. 905.917.2051
C. 416.567.0410
cole@lennard.com
www.colebraithwaite.com



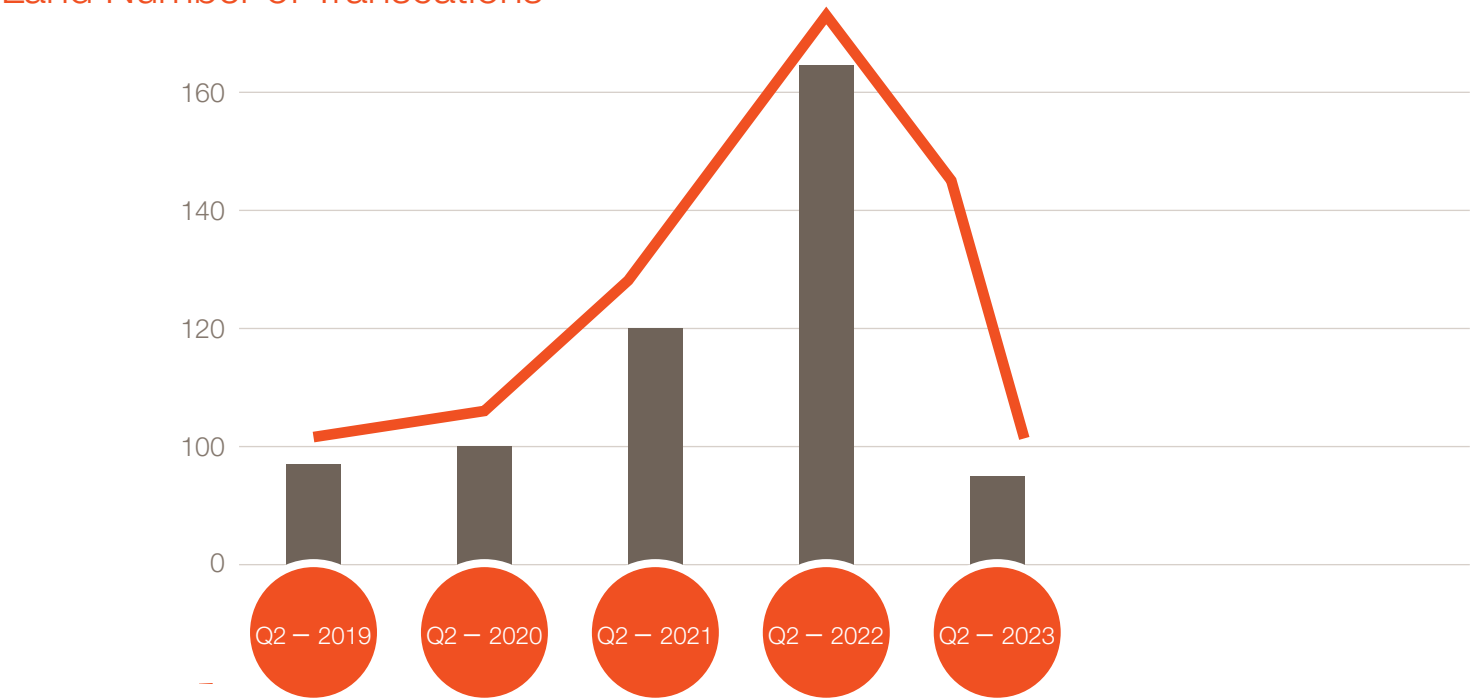
Q2 – 2023 GTA Residential Land Market Report

Land Sale Volumes



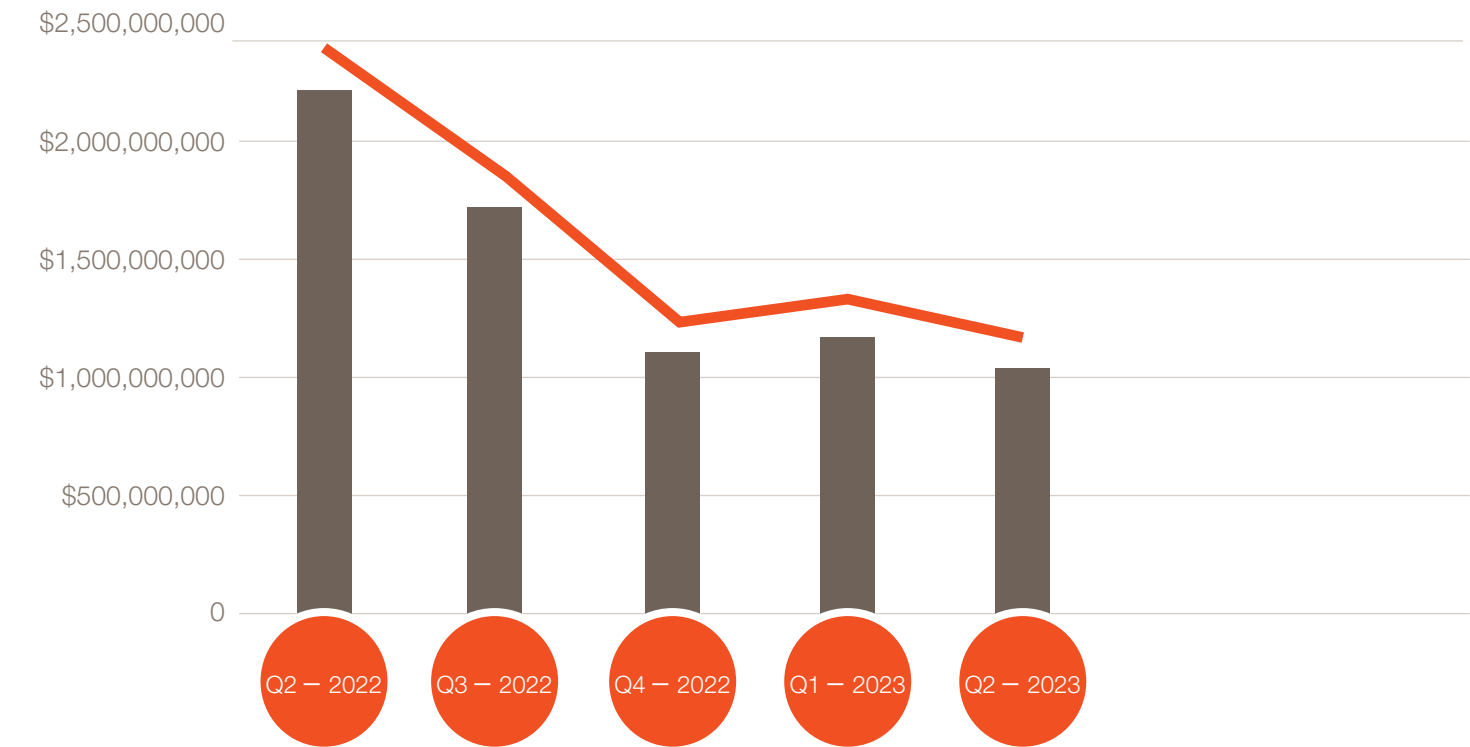
	Q2 - 2019	Q2 - 2020	Q2 - 2021	Q2 - 2022	Q2 - 2023
Sales Volume	\$1,169,312,615	\$662,735,681	\$1,783,773,817	\$2,294,825,272	\$1,041,123,773
Number of Transactions	96	82	120	166	73

Land Number of Transactions



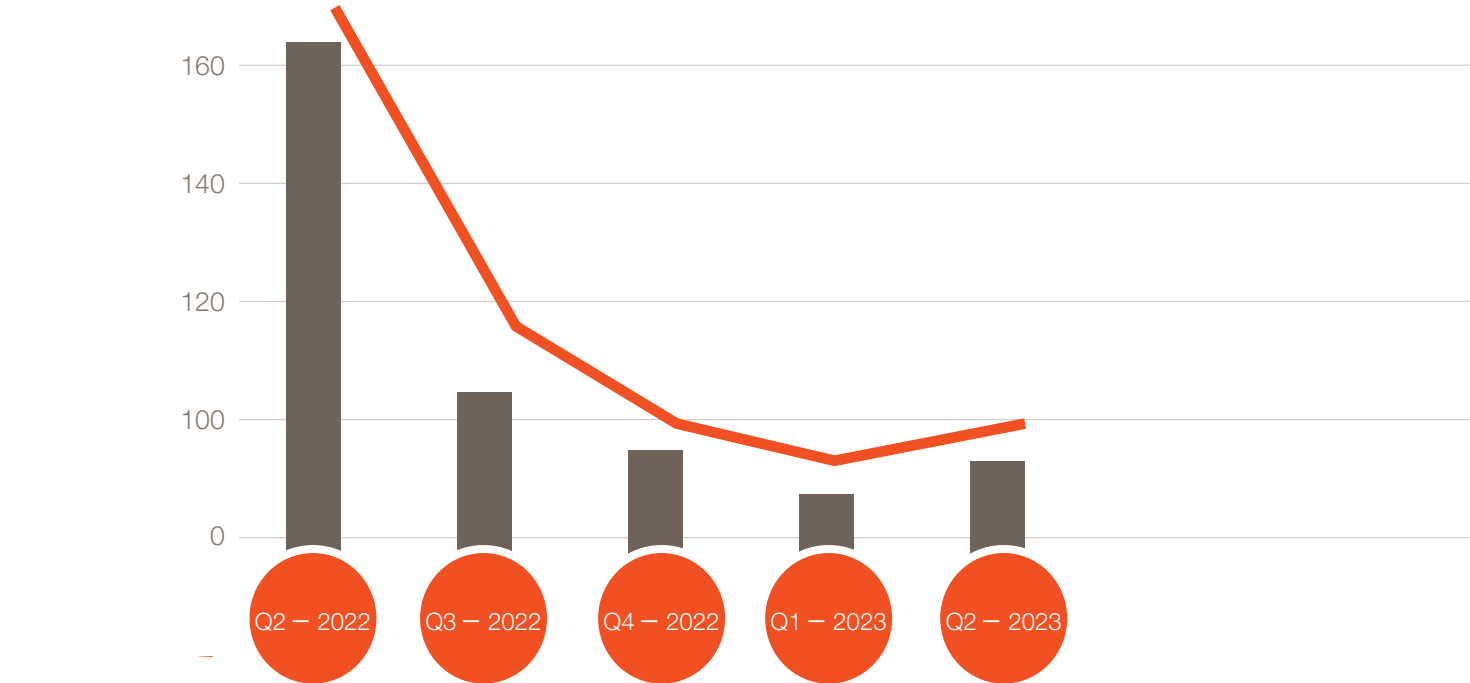
Q2 – 2023 GTA Residential Land Market Report

Land Sale Volumes – Quarter over Quarter



	Q2 - 2022	Q3 - 2022	Q4 - 2022	Q1 - 2023	Q2 - 2023
Sales Volume	\$2,294,825,272	\$1,619,697,388	\$1,027,086,830	\$1,109,738,939	\$1,041,123,773
Number of Transactions	166	103	85	52	73

Land Number of Transactions – Quarter over Quarter



Q2 – 2023 GTA Residential Land Market Report

Year over Year % Change 2023 – Land Sale Volumes

-55%
Volume
(Decrease)

-56%
Transactions
(Decrease)

Year over Year % Change 2023 Land Sale Volumes – Quarter over Quarter

-6%
Volume
(Decrease)

40%
Transactions
(Increase)

Notable Transactions – High Denisty

Neighbourhood	Lot Size (acres)	GFA	Sold Price	Price Per Buildable	Comments
North York	0.55	N/A	\$24,000,000	N/A	No Application Submitted
Midtown Toronto	0.73	396,639	\$70,100,000	\$176.74	48 Storey , 614 Unit Condo Building
Oakville	0.95	292,249	\$18,000,000	\$61.59	26 & 12 Storey Mixed Use building
Scarborough	0.44	N/A	\$10,000,000	N/A	No Application Submitted
Downtown Toronto	0.57	330,542	\$9,500,000	\$57.00	39 Storey , 456 Unit Condo Building

Notable Transactions – Medium Denisty

Neighbourhood	Lot Size (acres)	Proposed Units	Sold Price	Price Per Acre	Price Per Unit	Comments
Brampton	3.88	83	\$8,000,000	\$2,061,855.67	\$96,385.54	72 Back to Back Townhomes, 11 Freehold townhomes
Mississauga	6.42	126	\$19,500,000	\$3,037,383.18	\$154,761.90	Siteplan approved 126 Street Townhomes.
Caledon	2.069	45	\$7,900,000	\$3,818,269.70	\$175,555.56	45 Back to Back Stacked Town Homes