



# Q3 – 2023

## GTA Residential Land Market Report

**Lennard:**

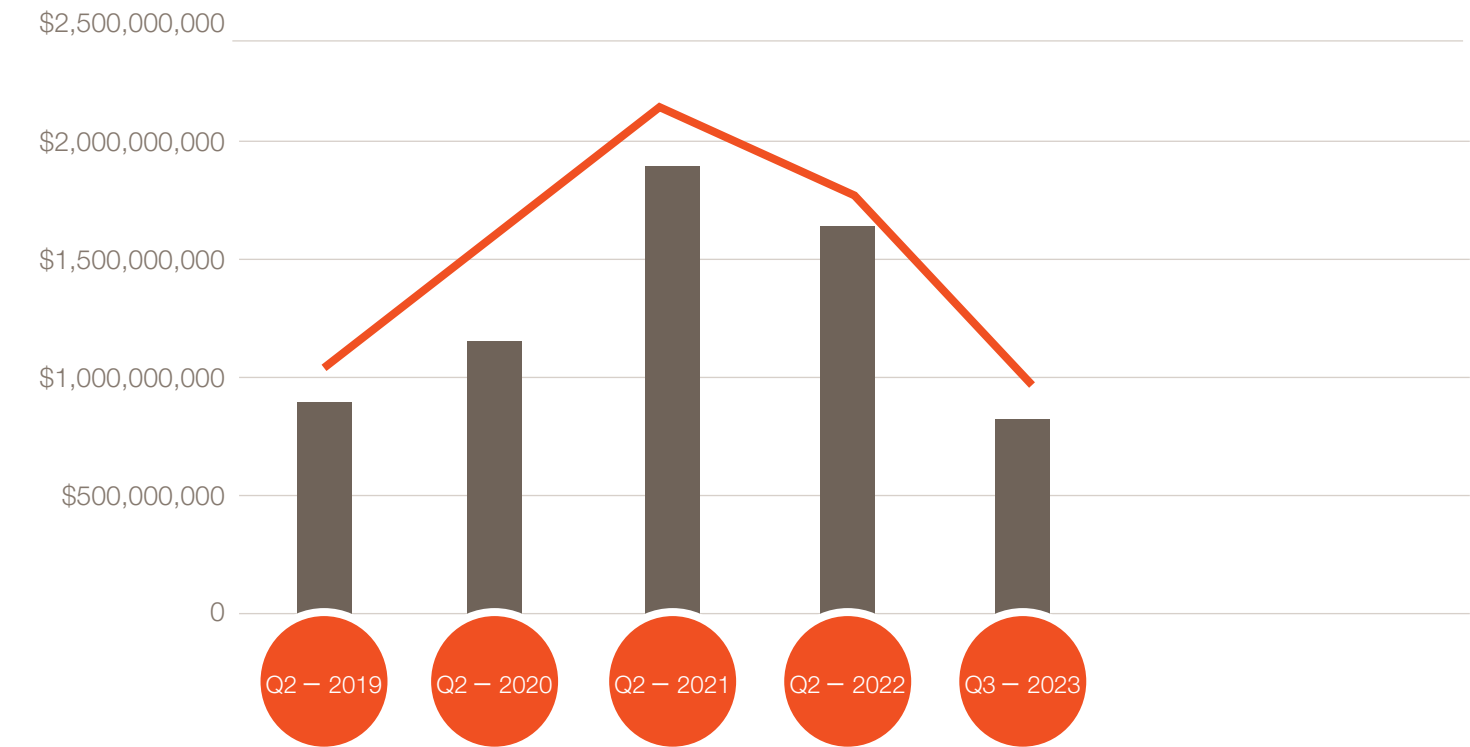
Cole Braithwaite\*, CCIM  
Vice President, Investment Sales  
D. 905.917.2051  
C. 416.567.0410  
[cole@lennard.com](mailto:cole@lennard.com)  
[www.colebraithwaite.com](http://www.colebraithwaite.com)





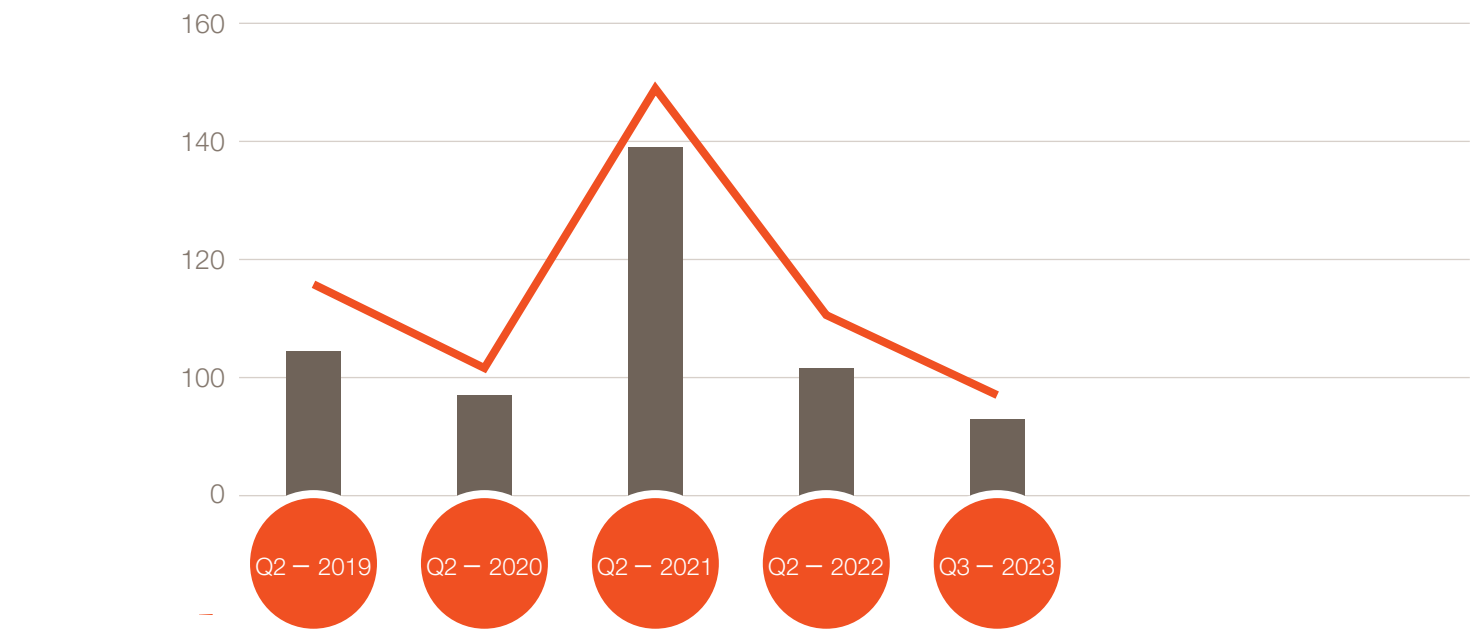
# Q3 – 2023 GTA Residential Land Market Report

## Land Sale Volumes



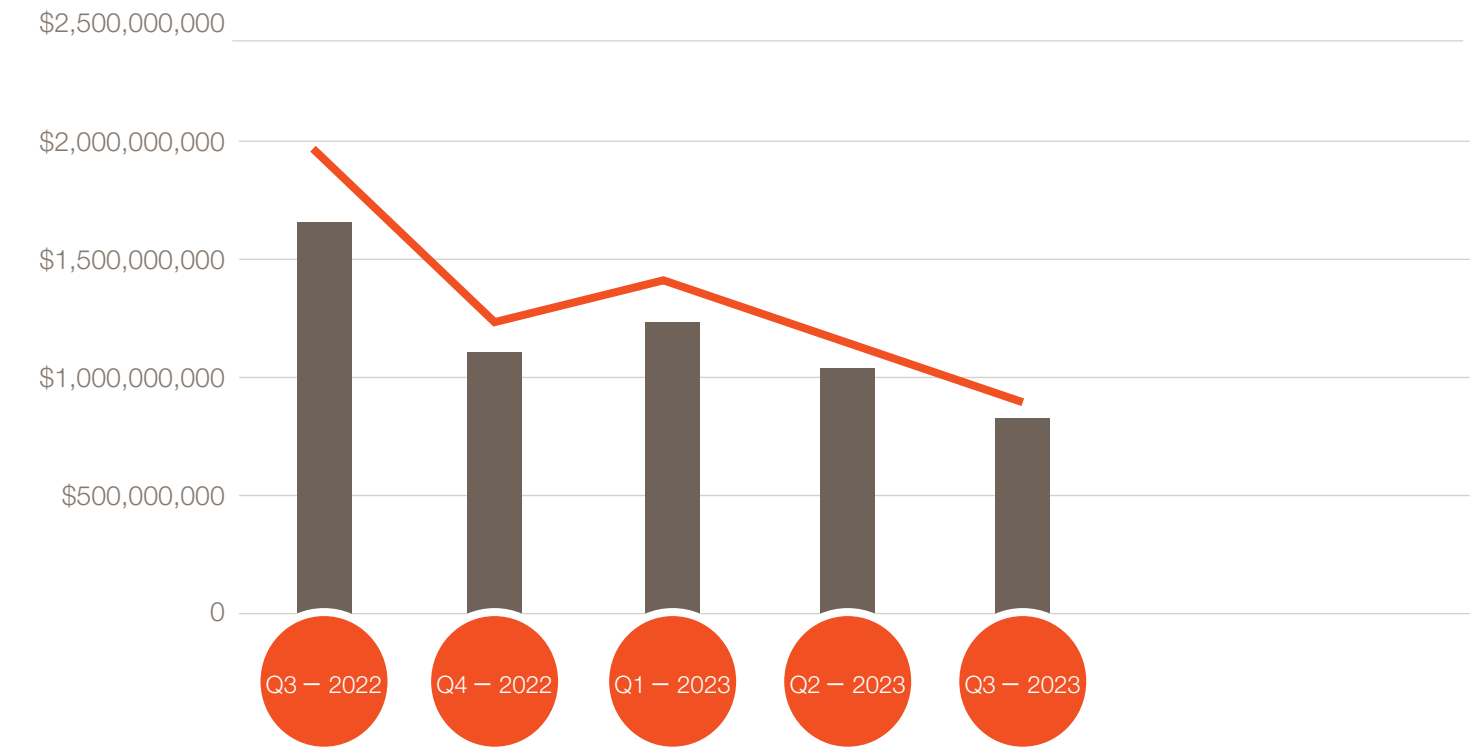
	Q2 - 2019	Q2 - 2020	Q2 - 2021	Q2 - 2022	Q3 - 2023
Sales Volume	\$905,772,572	\$1,068,351,989	\$1,992,573,365	\$1,619,697,388	\$833,563,936
Number of Transactions	105	92	138	103	83

## Land Number of Transactions



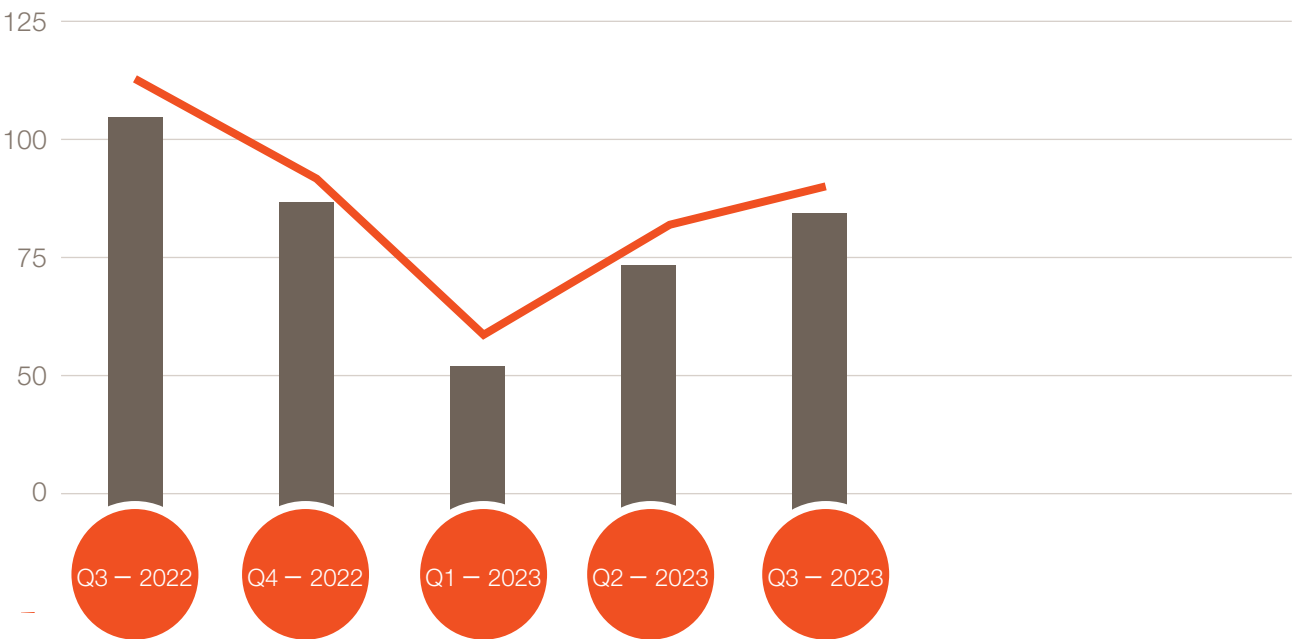
# Q3 – 2023 GTA Residential Land Market Report

## Land Sale Volumes – Quarter over Quarter



	Q3 - 2022	Q4 - 2022	Q1 - 2023	Q2 - 2023	Q3 - 2023
Sales Volume	\$1,619,697,388	\$1,027,086,830	\$1,109,738,939	\$1,041,123,773	\$833,563,936
Number of Transactions	103	85	52	73	83

## Land Number of Transactions – Quarter over Quarter

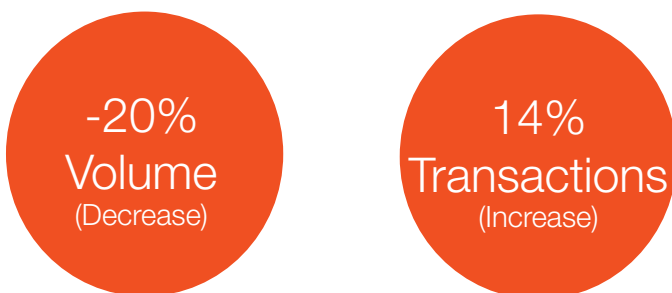


# Q3 – 2023 GTA Residential Land Market Report

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



## Land Sale Volumes – Quarter over Quarter



## Notable Transactions – High Density

Neighbourhood	Lot Size (acres)	GFA	Sold Price	Price Per Buildable	Comments
North York	0.71	N/A	\$50,000,000	N/A	High Rise. No Application Submitted
Yonge & St Clair	0.54	N/A	\$79,000,000	N/A	High Rise. No Application Submitted
Scarborough	0.78	354,143	\$27,100,000	\$77.00	Mid Rise Condo Development. 414 Units
Sherwood Park	0.35	311,712	\$35,000,000	\$112.00	High Rise Condo Development. 419 Units

## Notable Transactions – Medium Density

Neighbourhood	Lot Size (acres)	Sold Price	Price Per Acre	Price Per Unit	Comments
Newtownbrook West	2.12	\$12,759,979	\$6,024,542.00		Medium Density Site. No Application submitted
Whitby	14.08	\$33,500,000	\$2,378,923.00		Medium Density Site. No Application submitted
Humbermede	16.80	\$16,500,000	\$981,968.00		Medium Density Site. No Application submitted
Scarborough	1.00	\$6,850,000	\$6,850,000.00	\$107,031.25	Condo Townhouses. 64 Units. Buildable 82,392 SF

# Lennard:

Cole Braithwaite\*, CCIM  
905.917.2051  
[cole@lennard.com](mailto:cole@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.