



Q2 – 2024

GTA Residential Land Market Report

Lennard:

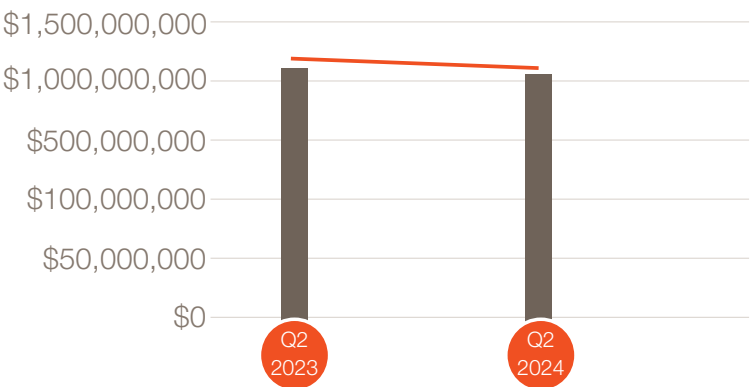
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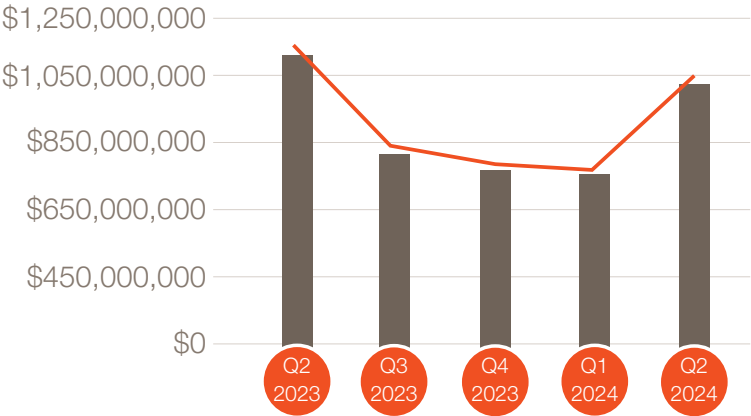
Q2 – 2024 GTA Residential Land Market Report

Land Sales Volume



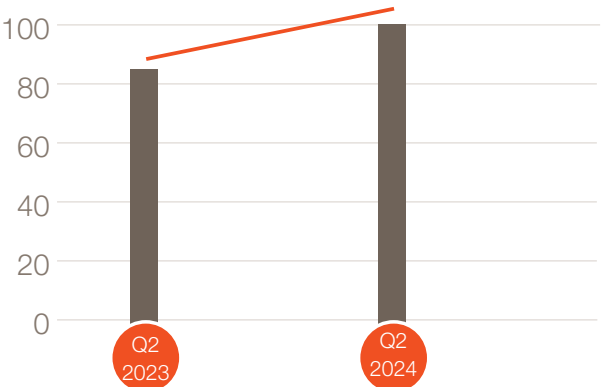
	Sales Volume	# of Transactions	Change % Sales Volume	Change % Transactions
Q2 - 2024	\$1,040,057,598	100	-3%	19%
Q2 - 2023	\$1,072,858,504	84	-	-

Sales Volume – Quarter over Quarter

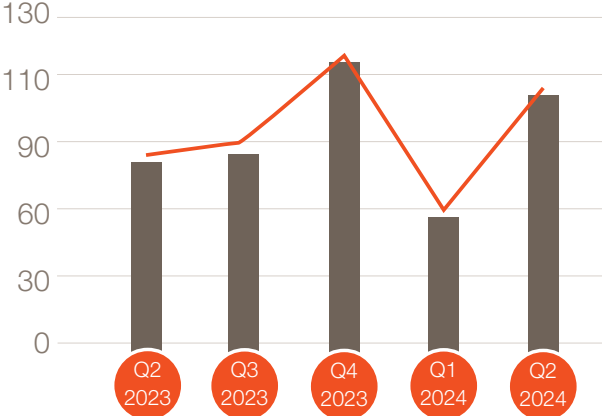


	Sales Volume	# of Transactions	Change % Sales Volume	Change % Transactions
Q2 - 2024	\$1,040,057,598	100	38%	72%
Q1 - 2024	\$752,582,134	58	-6%	-48%
Q4 - 2023	\$802,244,219	112	-5%	32%
Q3 - 2023	\$845,313,936	85	-21%	1%
Q2 - 2023	\$1,072,858,504	84	-	-

Number of Transactions



Number of Transactions



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Notable Transactions – High Density

Neighbourhood	Lot Size (acres)	GFA	Sold Price	Price Per Buildable	Comments
North York	0.68	387,822	\$26,500,000	\$68.00	40 Storey Condo Building proposed 536 units.
Scarborough	0.54	119,909	\$5,600,000	\$46.70	Approved Affordable Housing Apartment. 165 Units.
North York	2.96		\$83,500,000		

Notable Transactions – Medium Density

Neighbourhood	Lot Size (acres)	Proposed Units	Sold Price	Price Per Acre	Price Per Unit	Comments
Pickering	1.42		\$6,550,000	\$4,609,430		Receivership Sale. Townhomes. Applications not finalized.
Mississauga	1.27	34	\$6,275,000	\$4,940,945	\$184,559.00	Receivership Sale. Approved stack & back to back townhomes.
Richmond Hill	3.88	178	\$29,514,923	\$7,616,754	\$165,814.17	Receivership Sale. Proposed 178 Stacked townhomes.

Distress Sales

Q2 - 2023	Q2 - 2024	Change %
3	7	133%

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Get An Asset Optimization Analysis, which will show you ways to maximize the value of your property.

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