



Highlights from MCAP's Fall 2017 Data Release: GGH Residential Land Value Market Report

Presentation by:

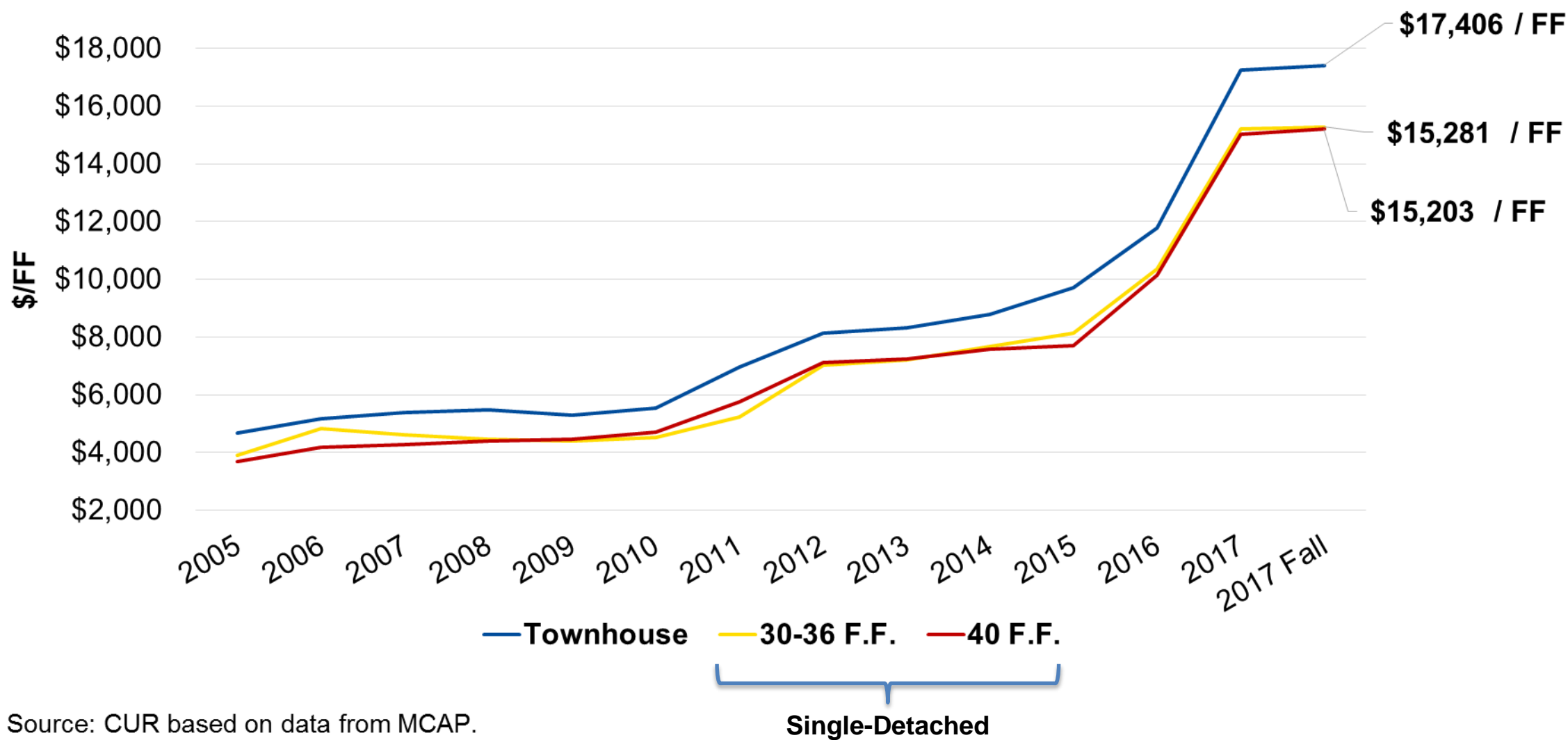
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To:

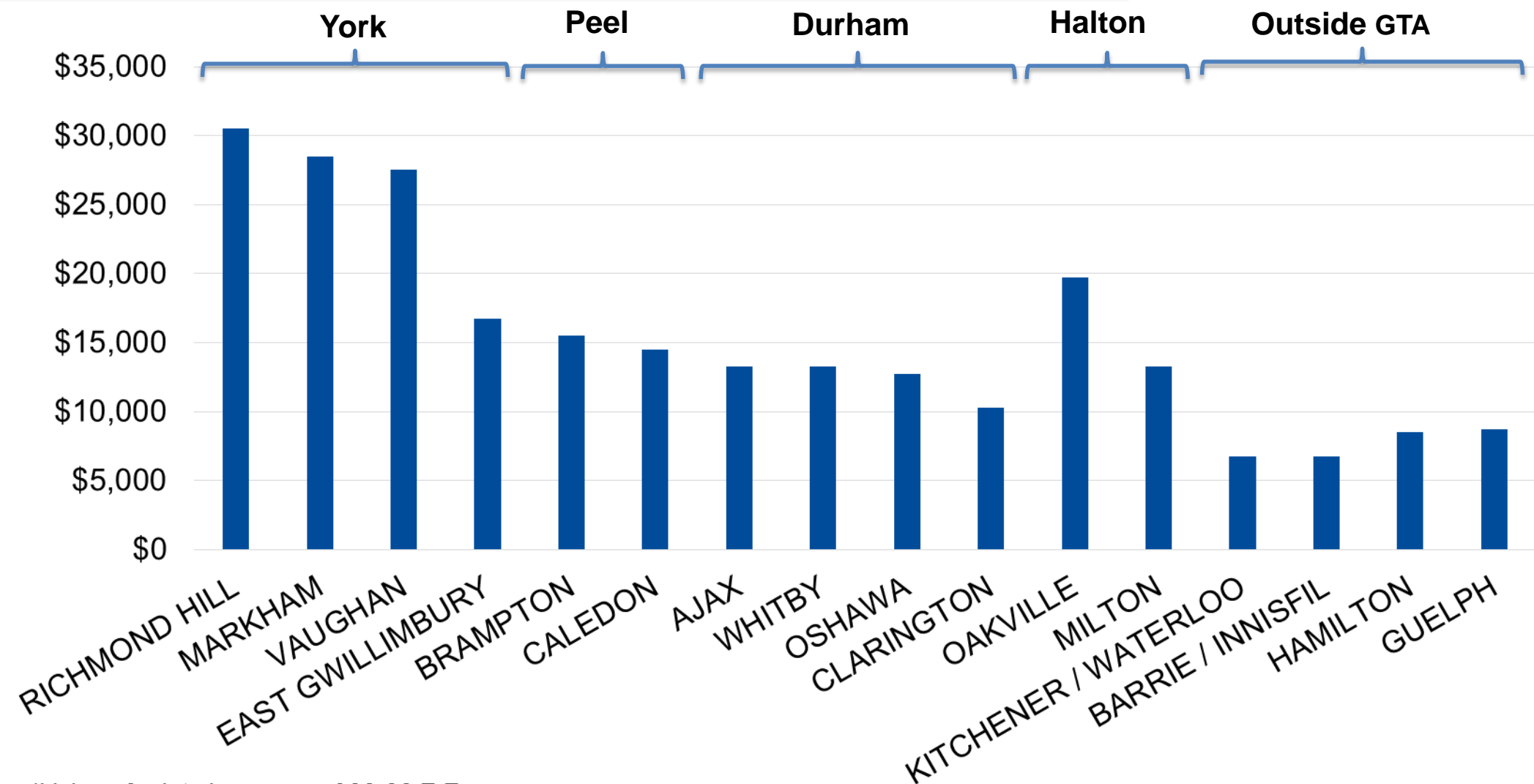
CUR Seminar:
What is Happening in Markets for Residential Land in the Greater Golden Horseshoe?
Thursday, December 7th, 2017

- **Residual Land Value Analysis**
 - Sales Price – (Costs + Profit) = Land Value
 - Servicing, Development Costs, Construction Costs, etc.
- **Single Detached and Townhouse Lot Value Estimates:**
 - Values based per front foot
 - Covers the GTHA (13 municipalities) + Kitchener/Waterloo, Barrie/Innisfil & Guelph
- **High-Rise Condominium Site Value Estimates:**
 - Values based per buildable sq. ft.
 - For 8 sub-markets in Toronto (City) + 2 in York Region

GTA Average Serviced Lot Value per Front Foot

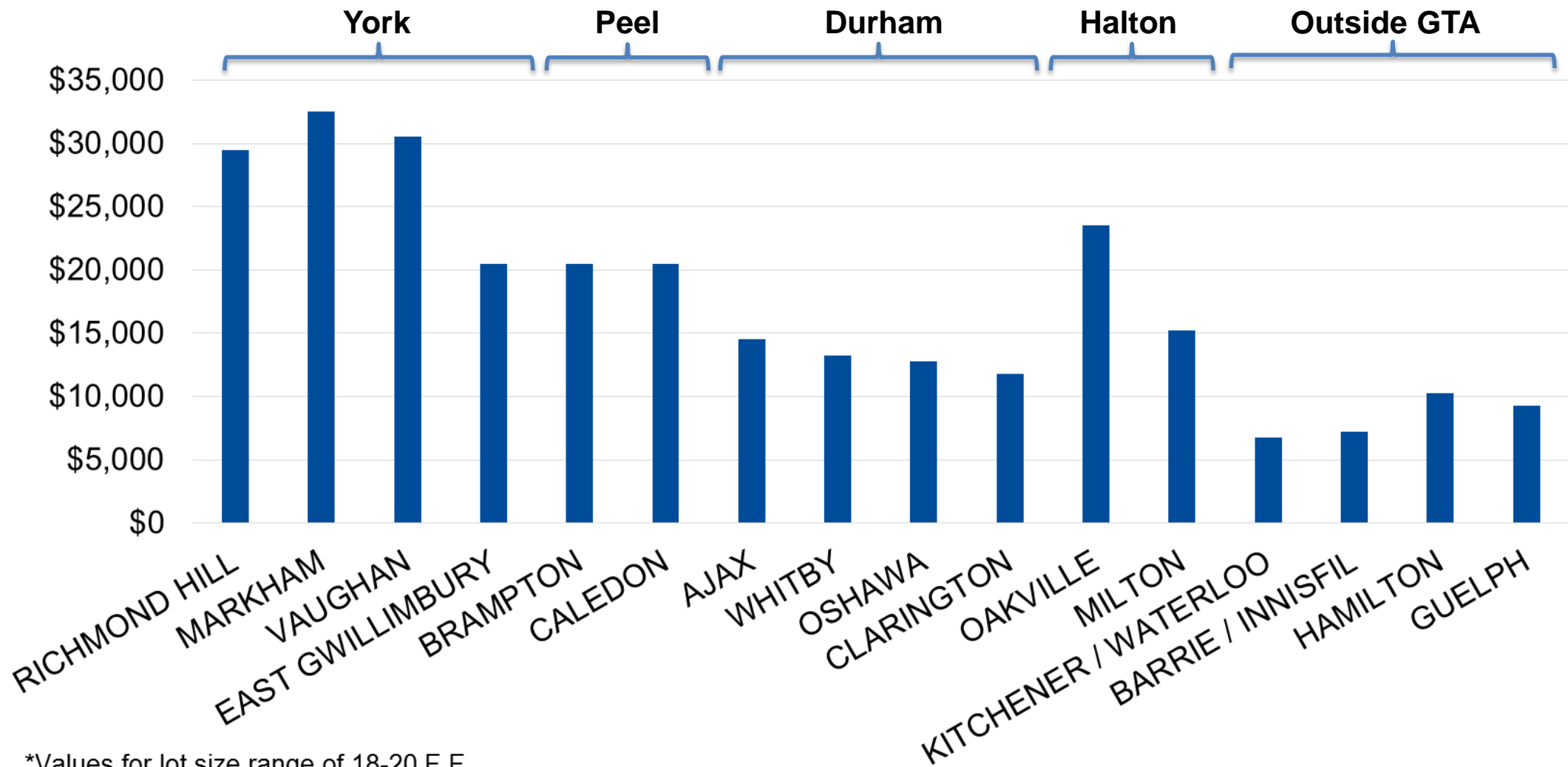


GGH Average Serviced Lot Values per Front Foot – Single-Detached Homes



*Values for lot size range of 30-36 F.F.
Source: CUR based on data from MCAP.

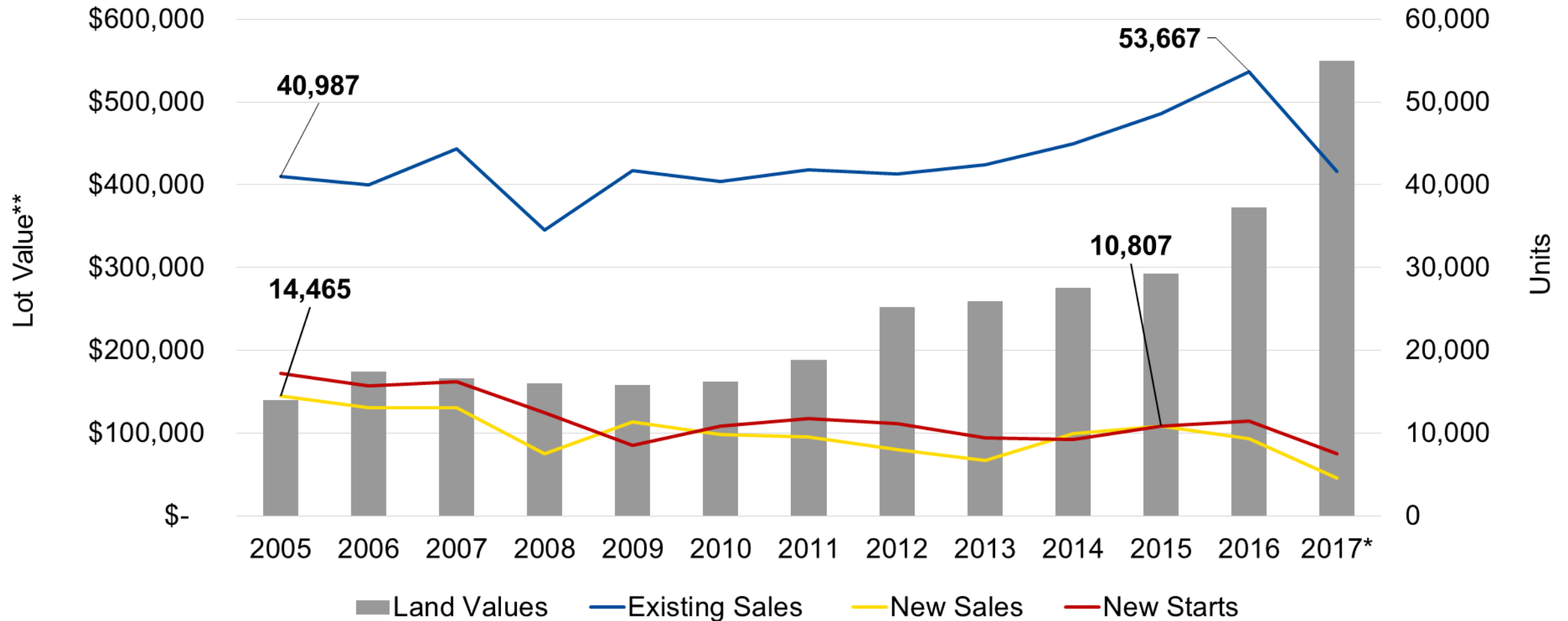
GGH Average Serviced Lot Values per Front Foot – Townhouses



*Values for lot size range of 18-20 F.F.

Source: CUR based on data from MCAP

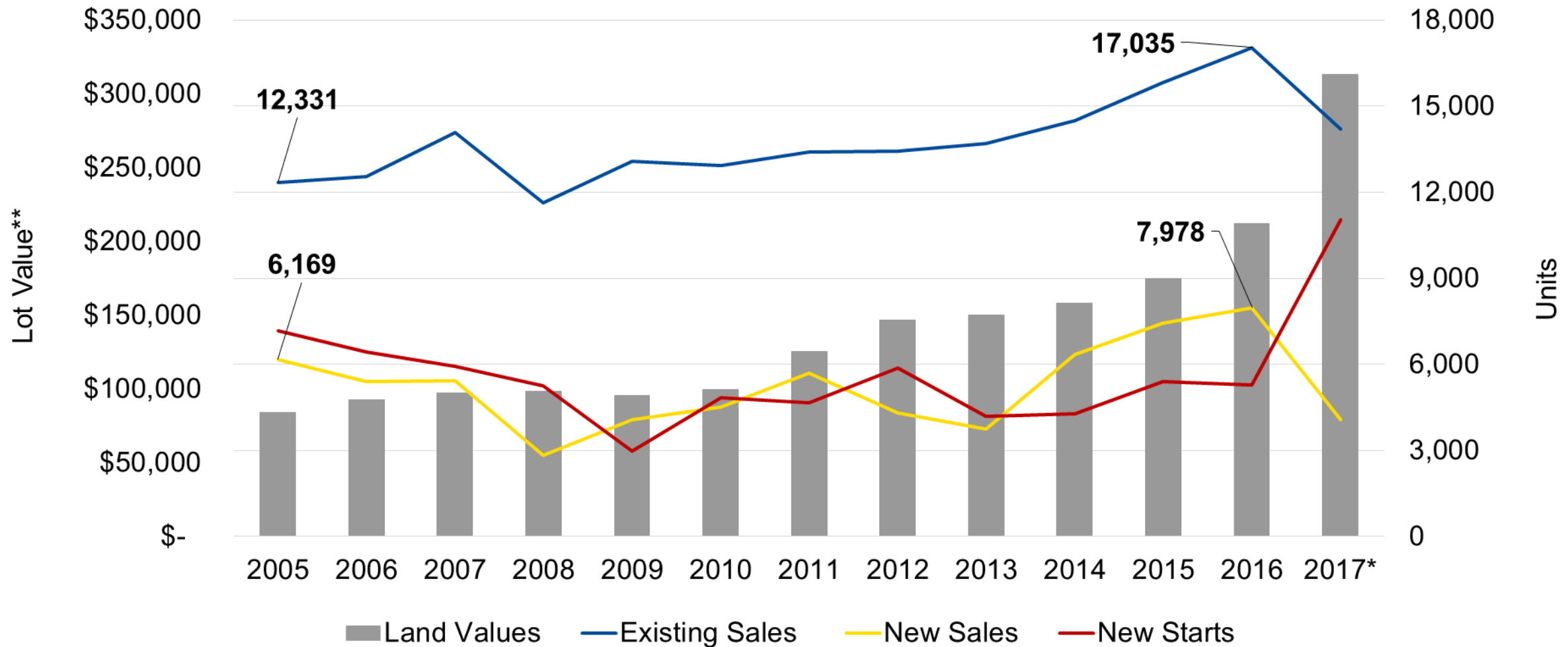
Lot Values, Starts, New Sales, and MLS Sales – Single-Detached Homes



*2017 is equal to a CUR estimate **Assumed 36 F.F. lot sizes.

Source: CUR based on data from MCAP, CMHC, TREB and Atlas Group.

Lot Values, Starts, New Sales, and MLS Sales – Townhouses



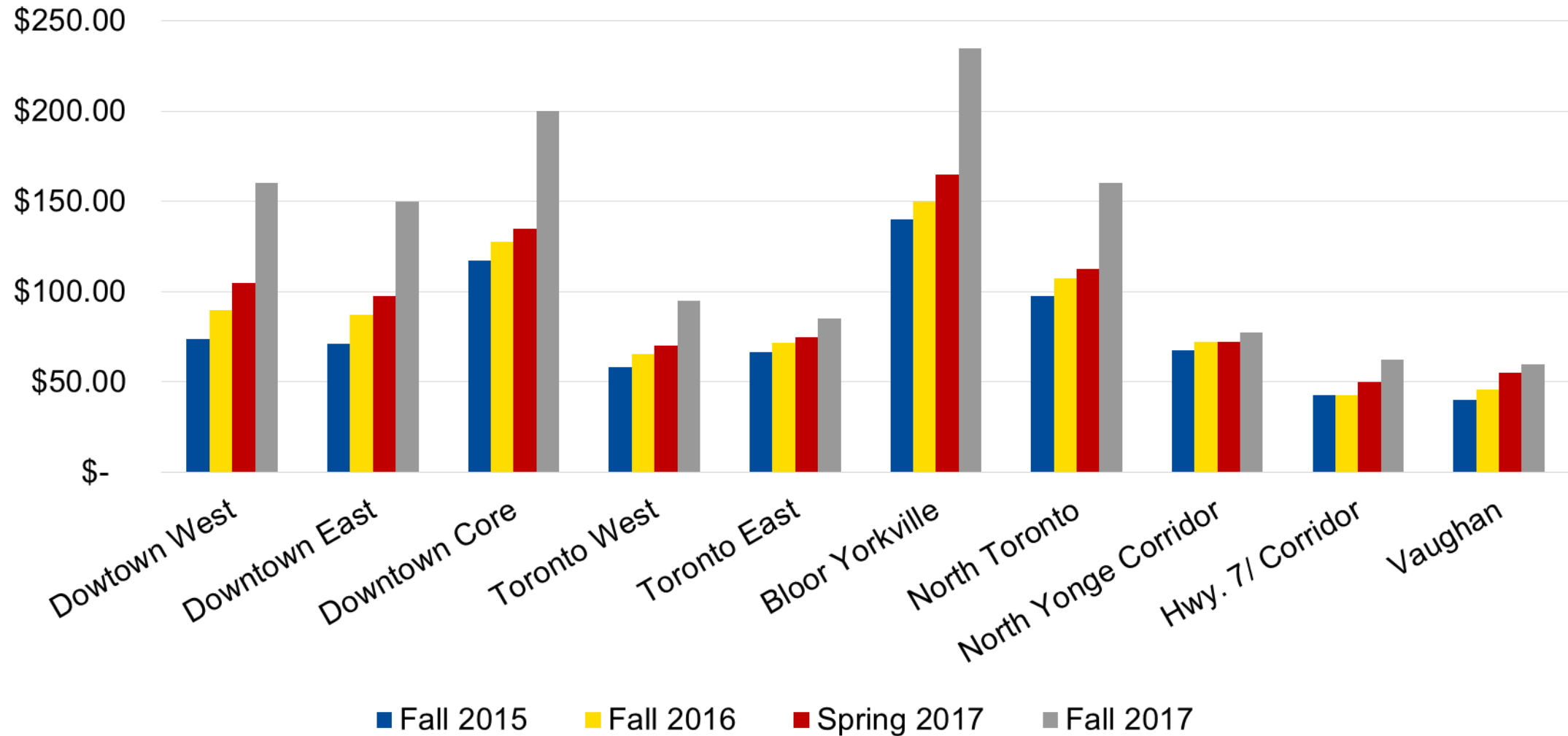
*2017 is equal to a CUR estimate ** Assumed 18 F.F. lot sizes.

Source: CUR based on data from MCAP, CMHC, TREB, and Atlas Group.

Average Market Value per Buildable Square Foot – High-Rise Condominium

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Source: CUR based on data from MCAP.

Contact

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