
Greater Toronto Area Commercial Q2 2020 Statistics

Data as of June 30, 2020

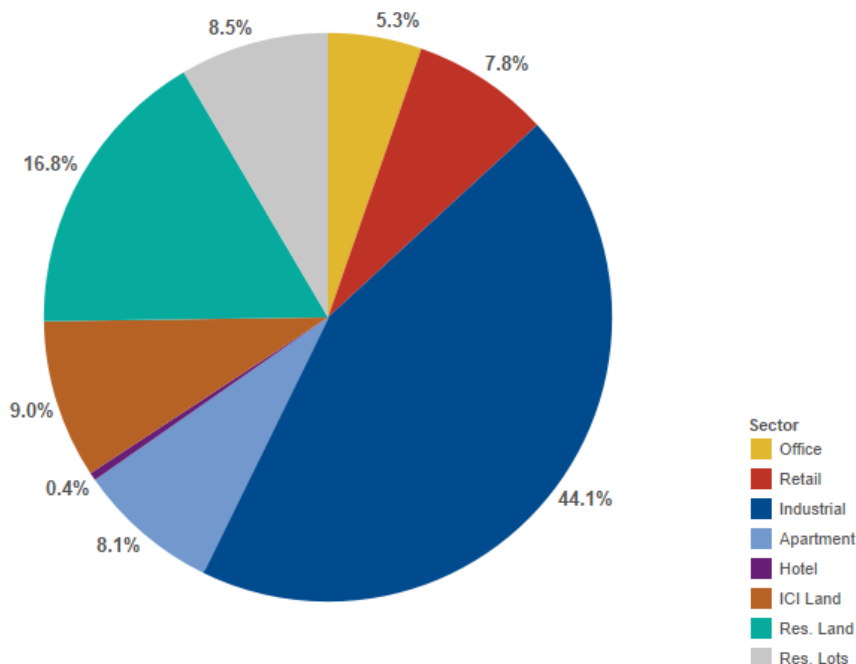


GTA Property Transactions

Transaction volumes were down -47% in Q2 2020 compared with the same quarter last year as the COVID-19 pandemic and government imposed measures took their toll on the GTA investment market.

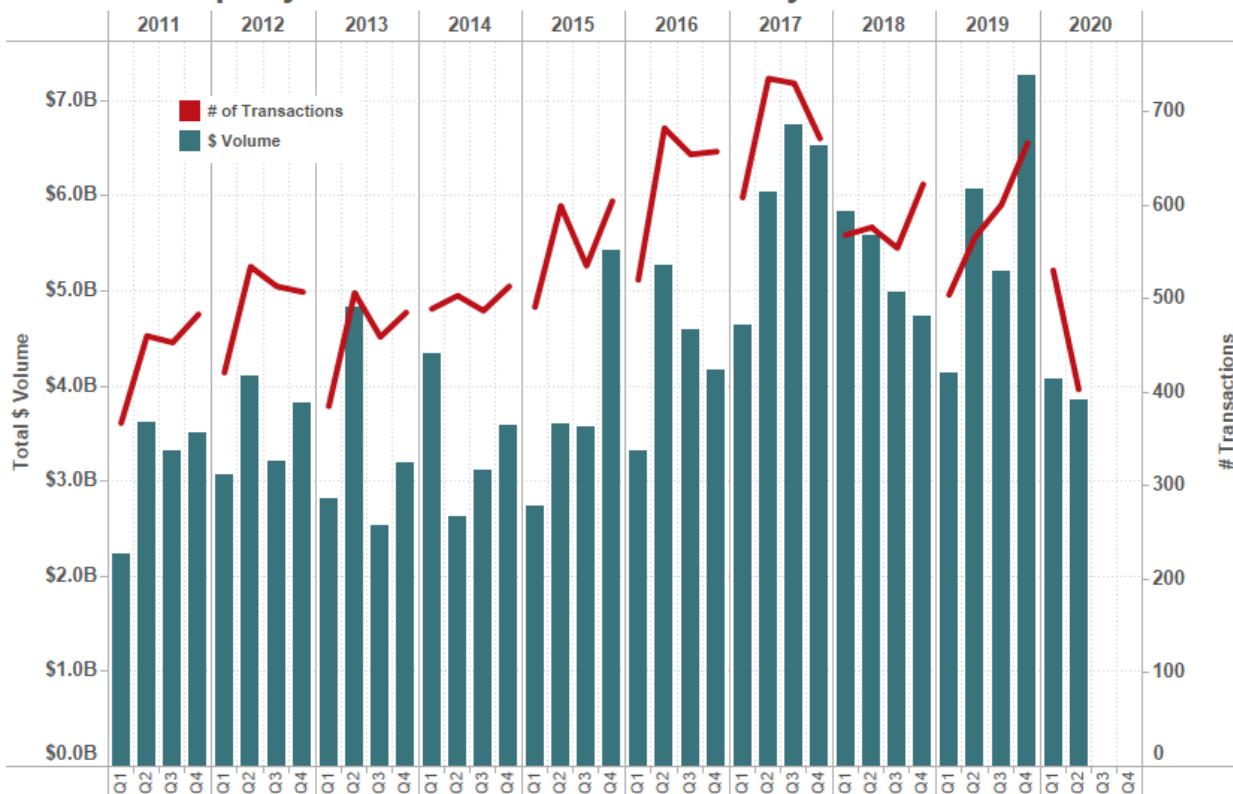


Q2 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions by Quarter and Sector

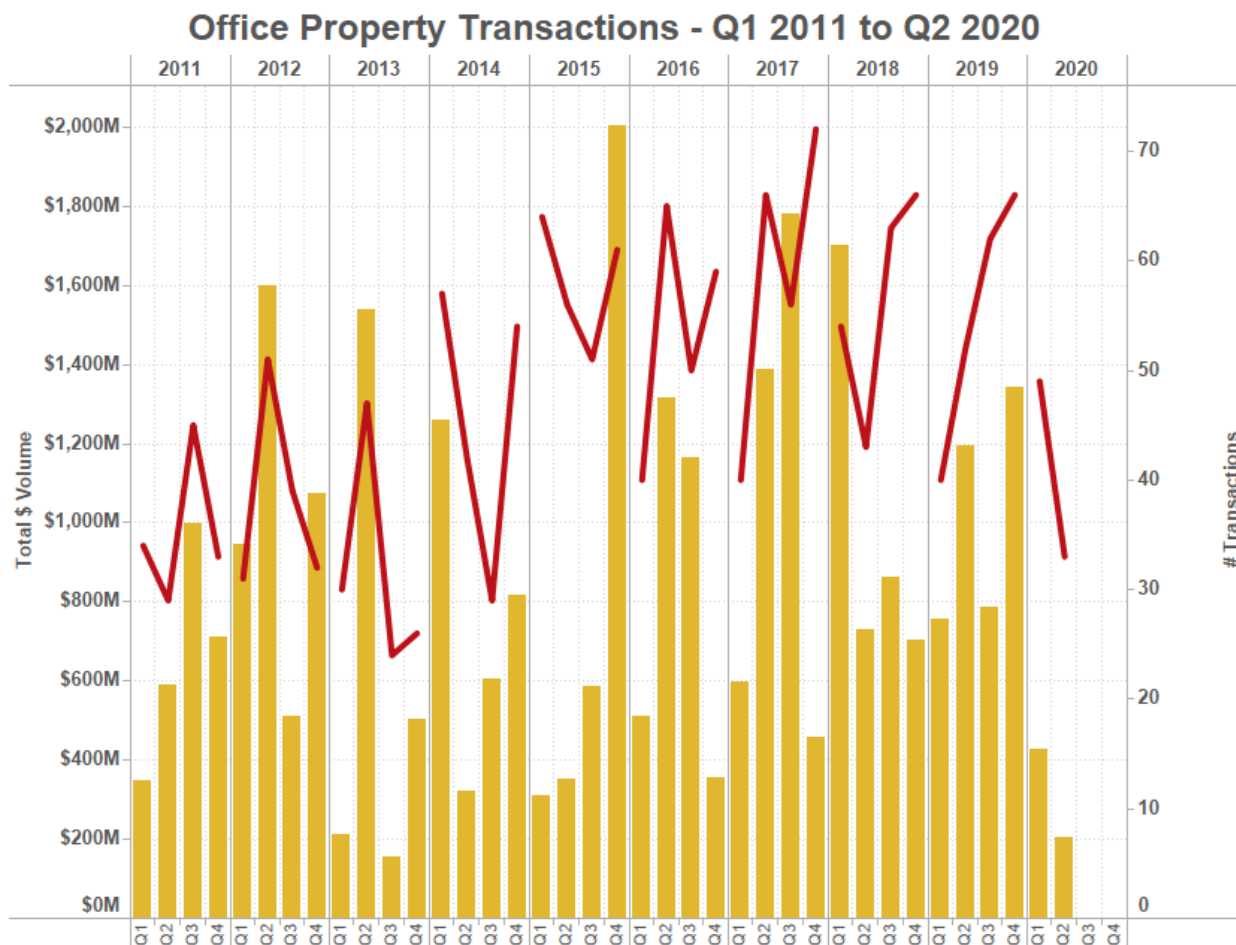
While most of the sectors saw decreased activity due to economic uncertainty, the Industrial and Residential Lots sectors saw substantial growth in Q2 2020 from the previous quarter.



Source: Altus Group

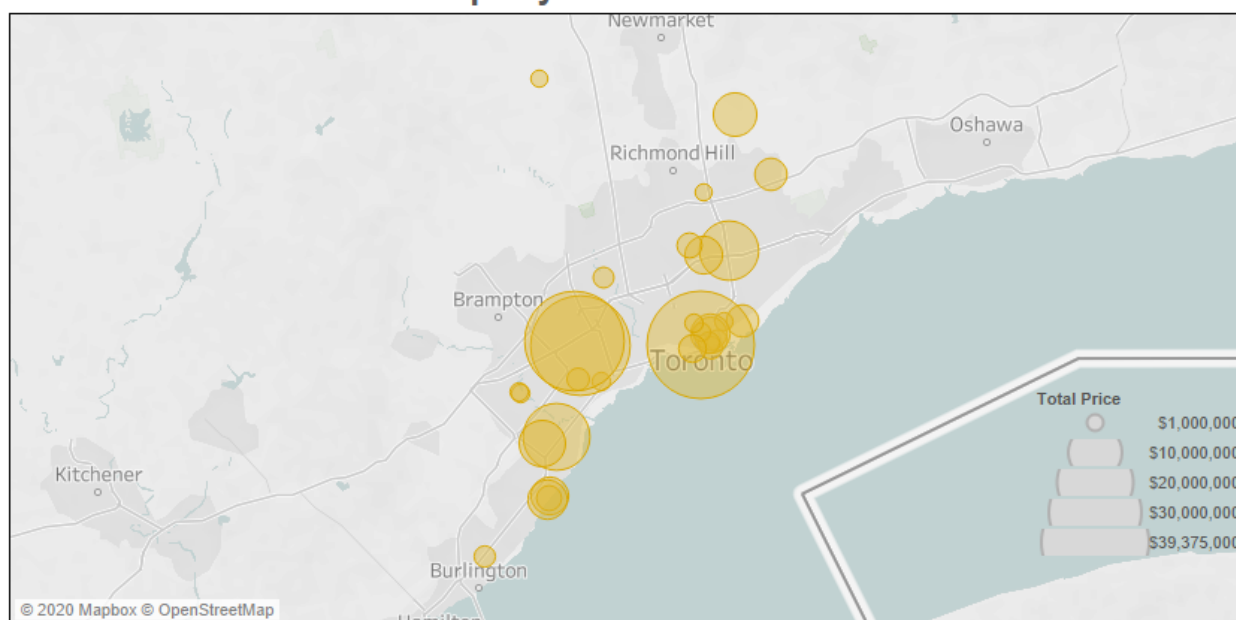
Office Transactions

Office volumes tumbled in the second quarter to their lowest level since Q3 2013 as the availability of sublease space has begun to grow in the region.



Source: Altus Group

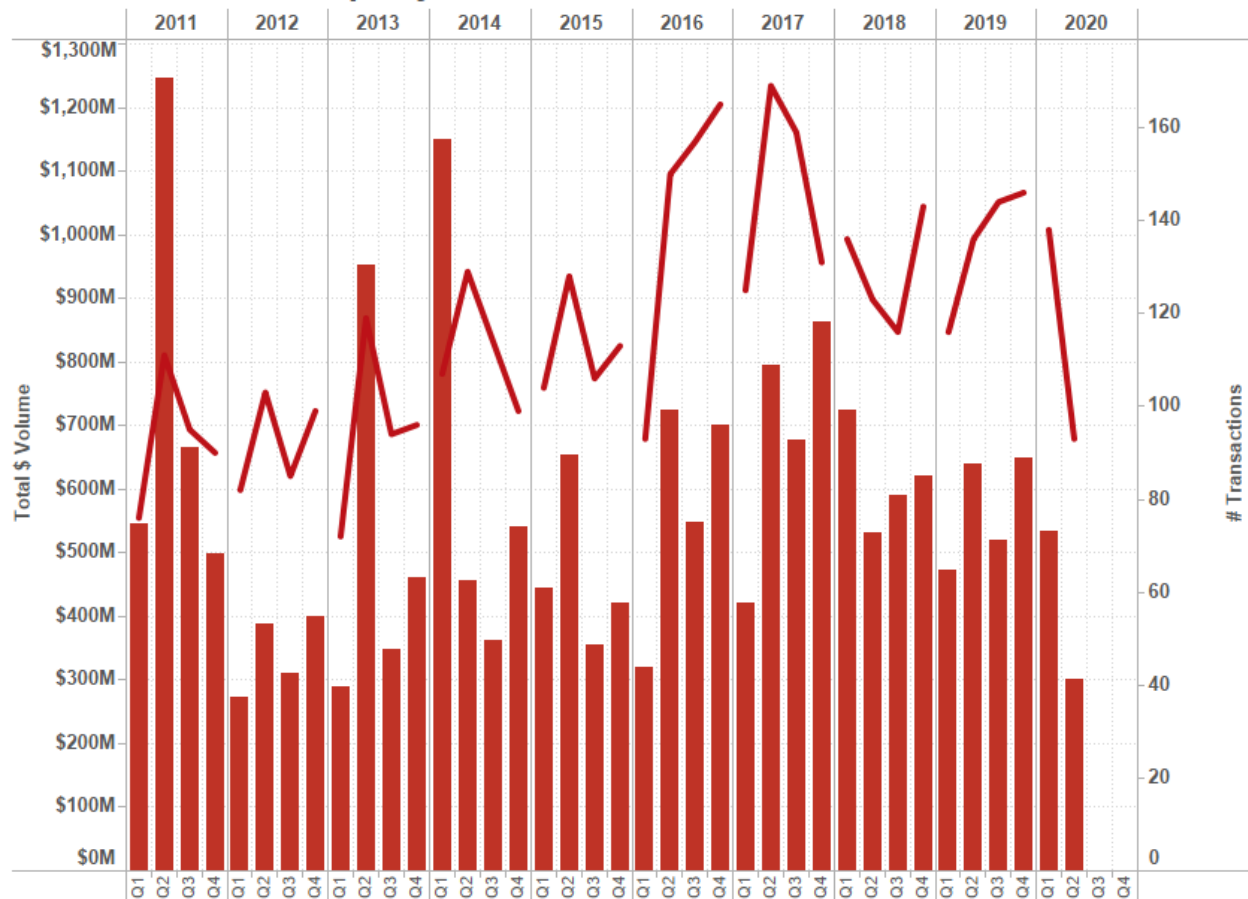
Office Property Transactions - Q2 2020



Retail Transactions

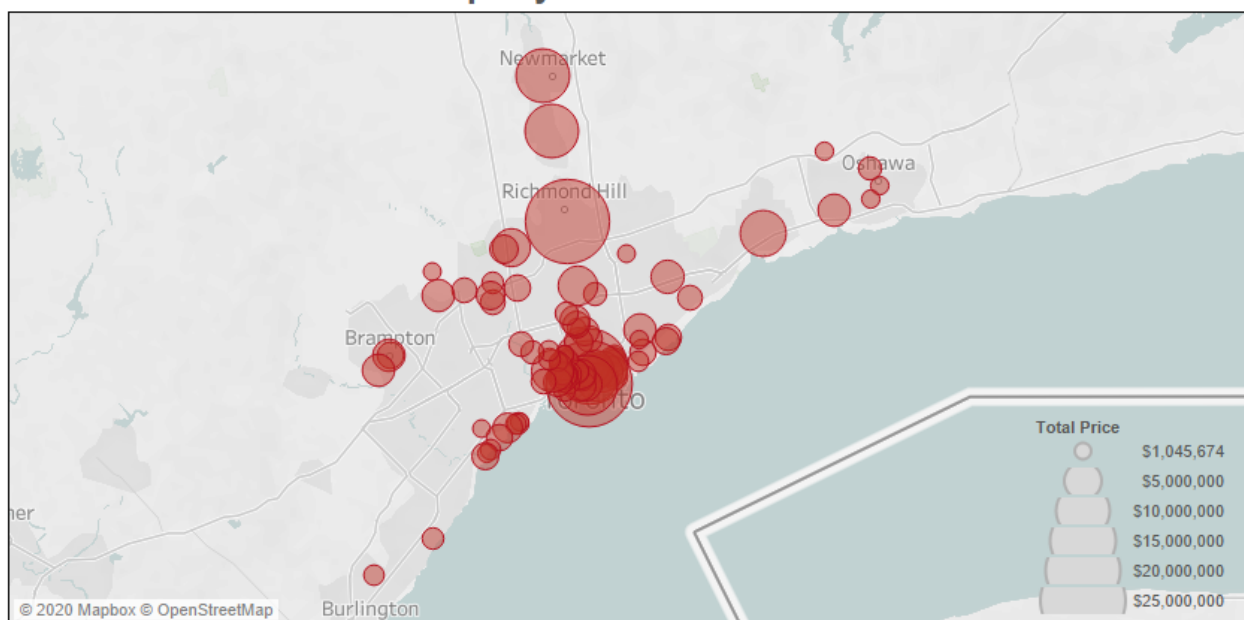
Investment in retail assets in Q2 2020 was down more than -50% from the second quarter of 2019 while most stores and businesses had to close during April and May.

Retail Property Transactions - Q1 2011 to Q2 2020



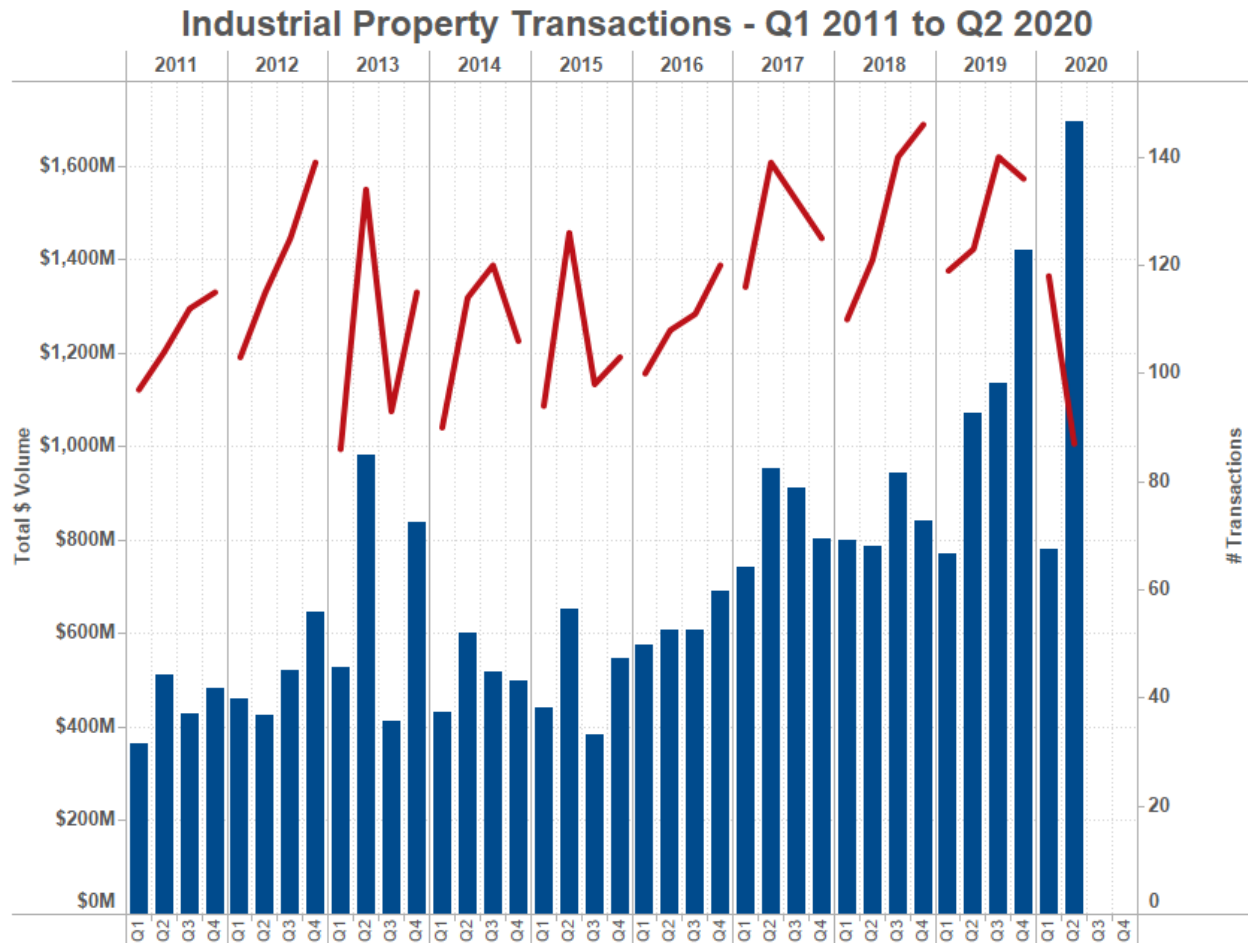
Source: Altus Group

Retail Property Transactions - Q2 2020



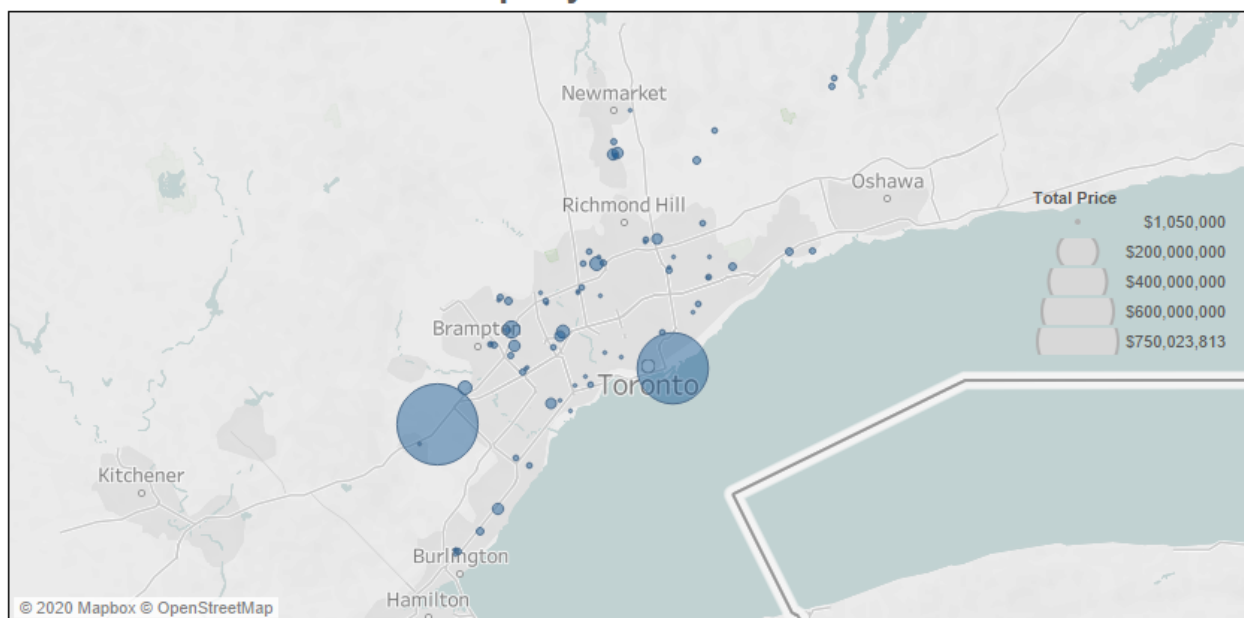
Industrial Transactions

The industrial market surged in Q2 2020 to a record high volume on the back of two large transactions, both of which were government purchased.



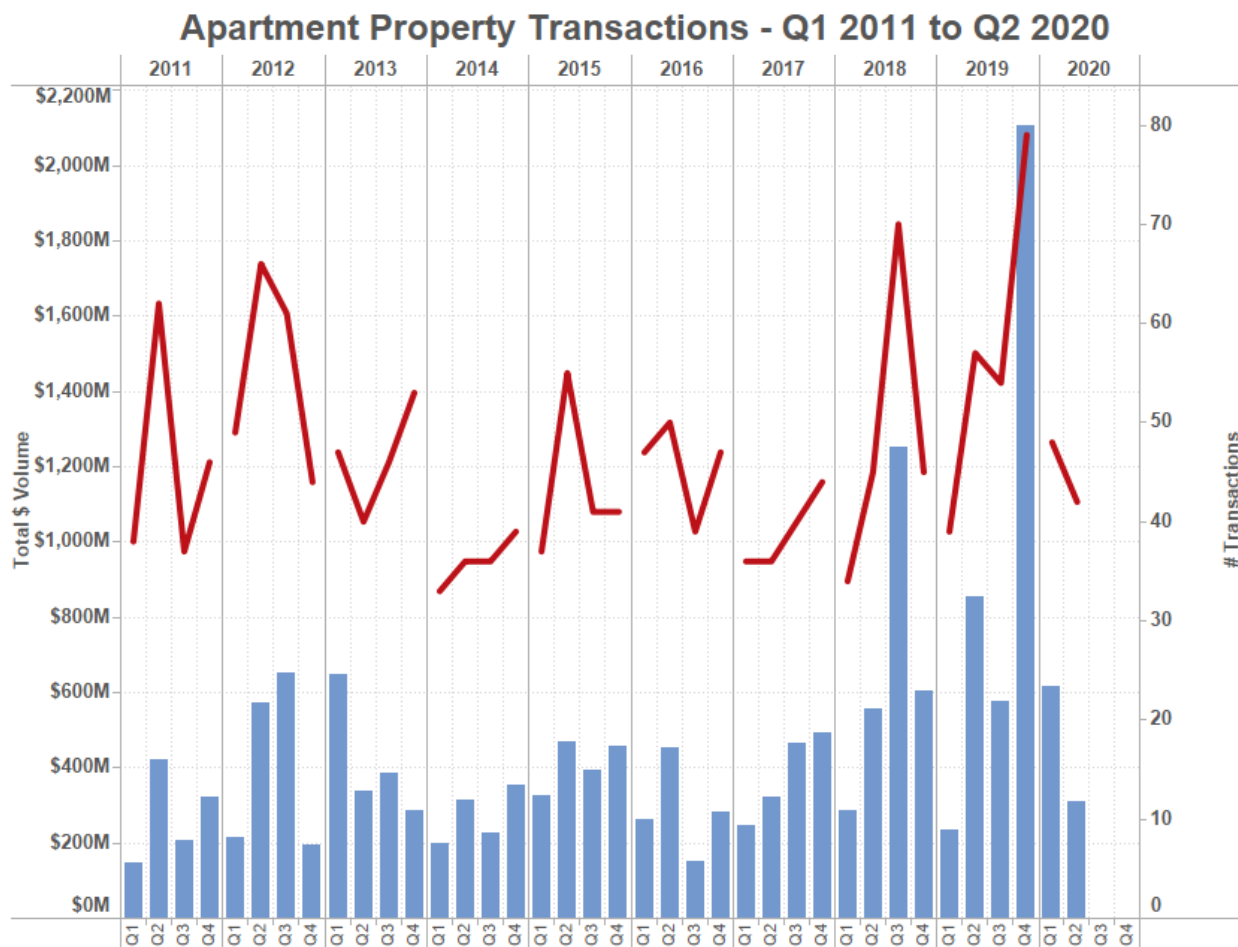
Source: Altus Group

Industrial Property Transactions - Q2 2020



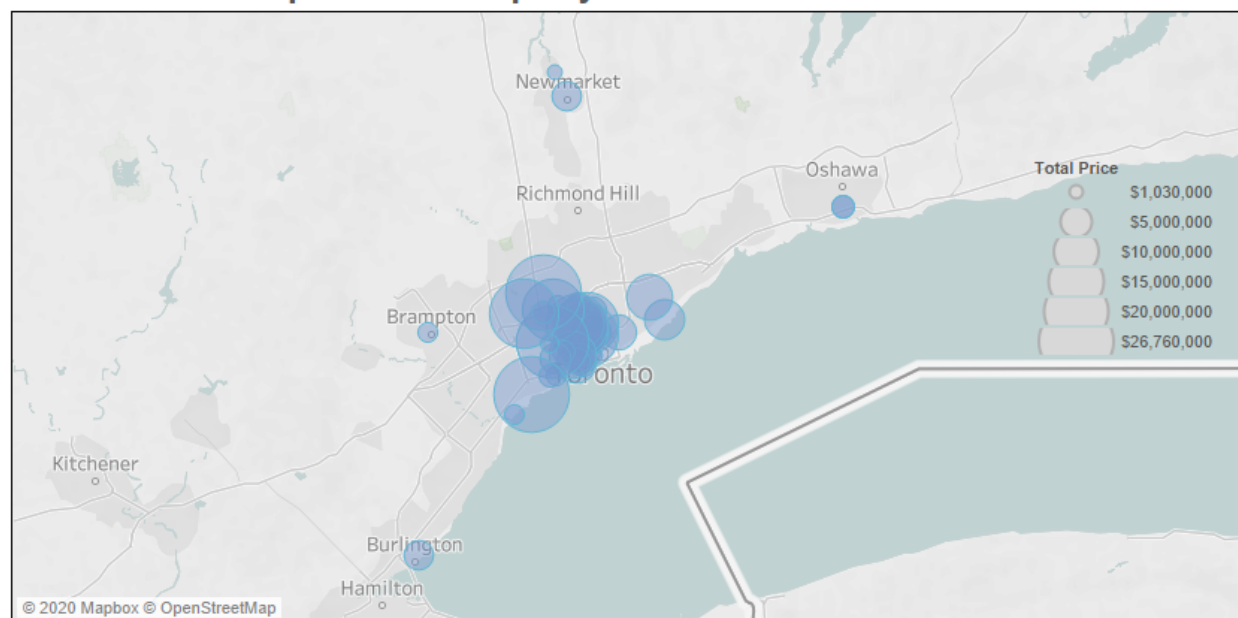
Apartment Transactions

The apartment market saw consecutive quarter-over-quarter decline after setting a record high in Q4 2019, however, demand for multi-family investments remains relatively strong.



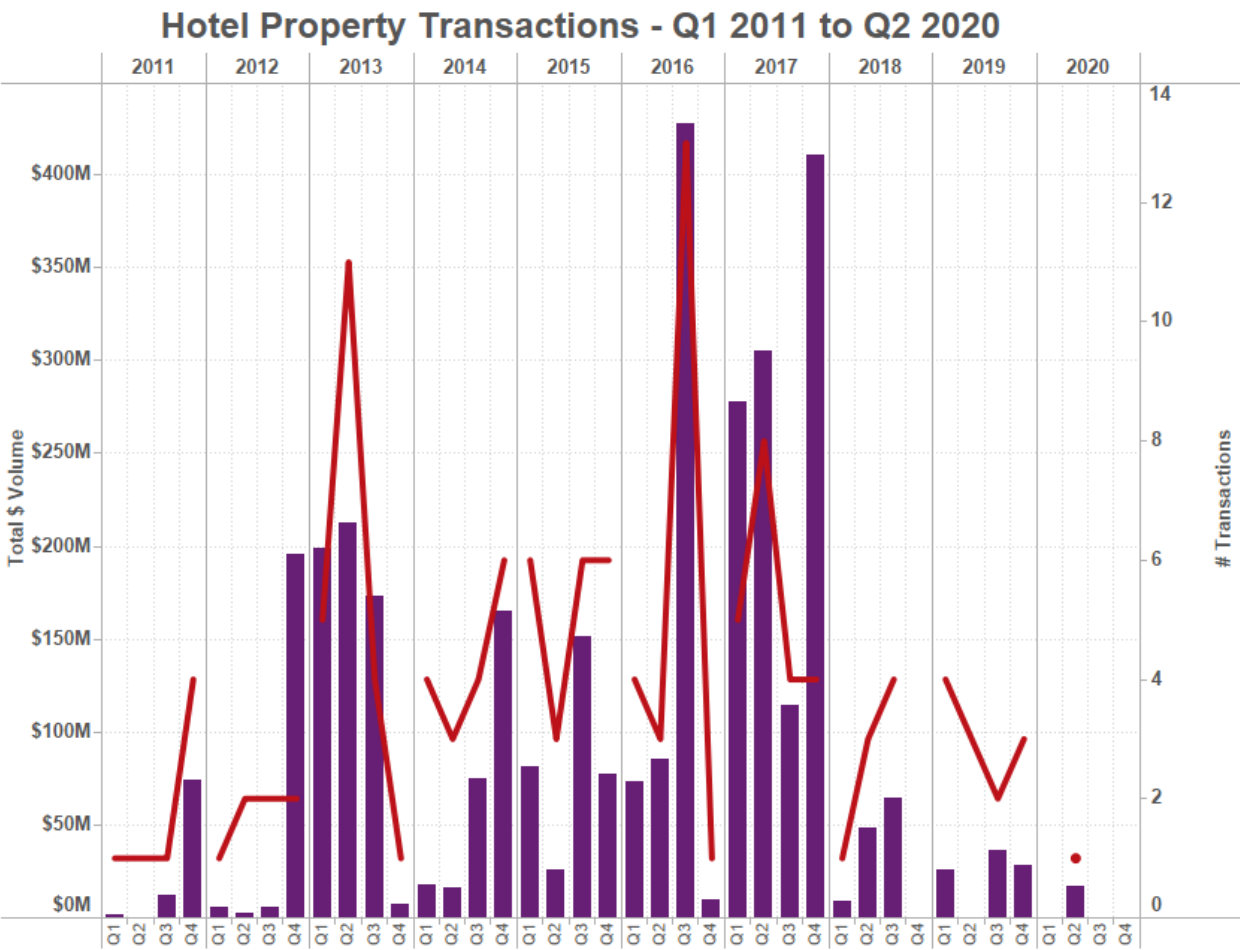
Source: Altus Group

Apartment Property Transactions - Q2 2020



Hotel Transactions

Hotel investments have been inconsistent over the last two years, though Q2 2020 did register one transaction worth \$17,000,000/



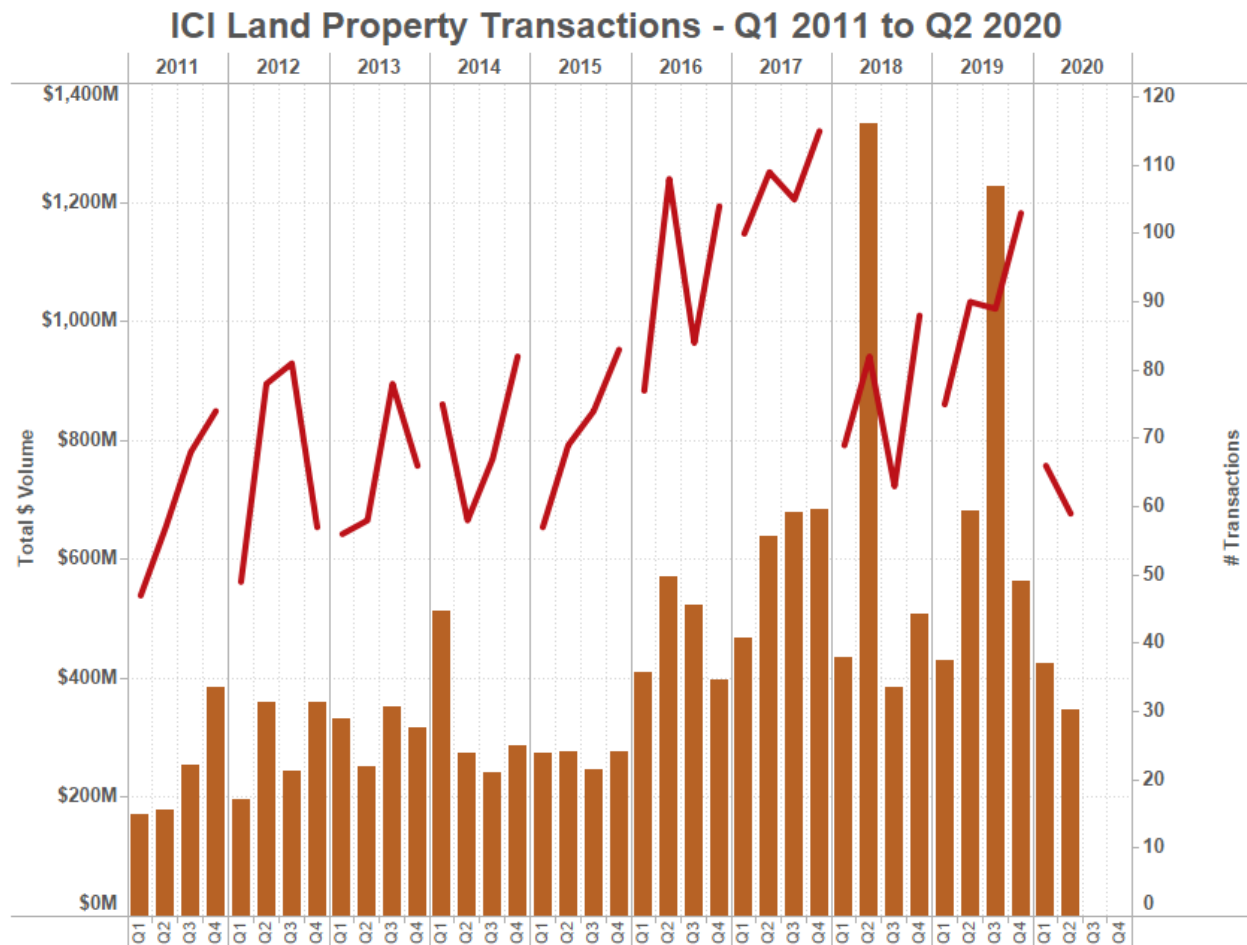
Source: Altus Group

Hotel Property Transactions - Q2 2020



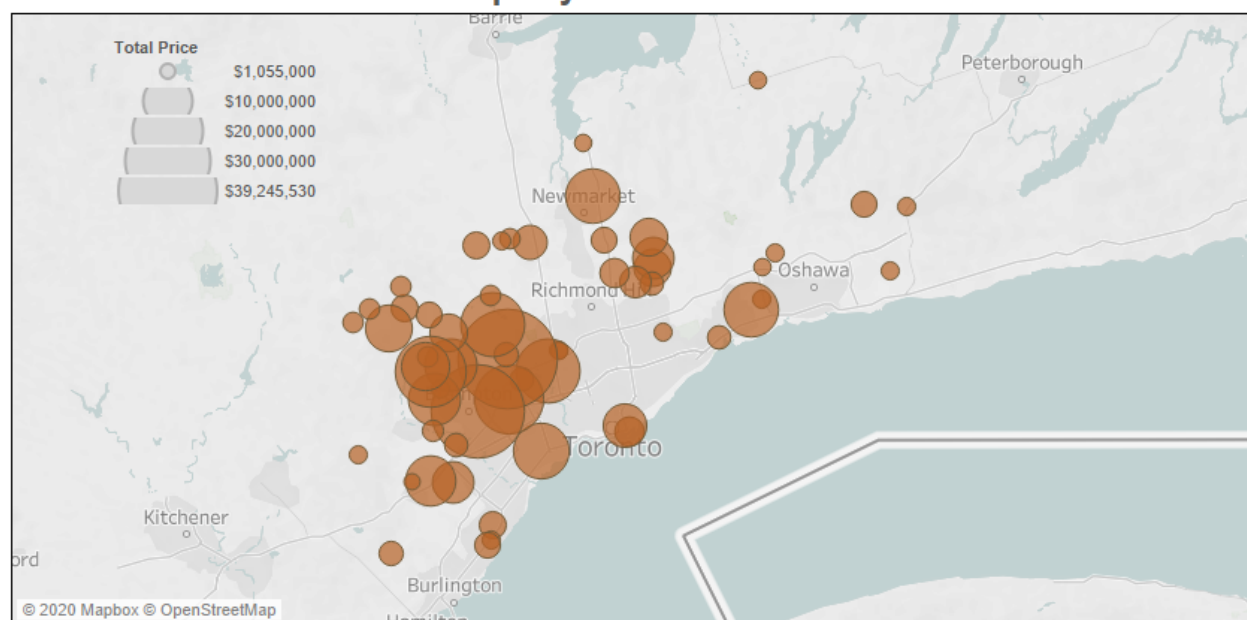
ICI Land Transactions

The ICI Land sector has seen four consecutive quarters of decline in investment volumes as investors have been holding back more than in previous years.



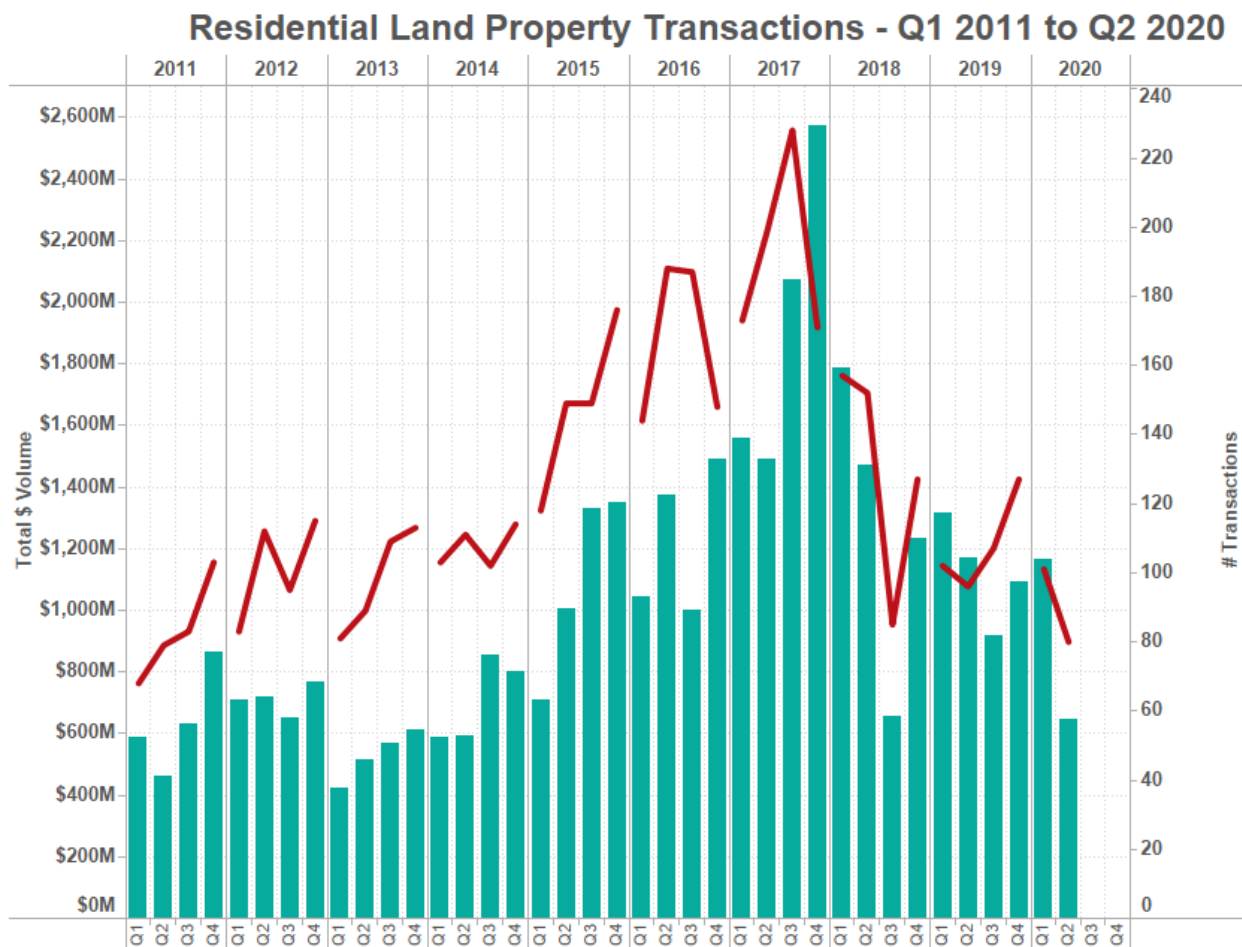
Source: Altus Group

ICI Land Property Transactions - Q2 2020



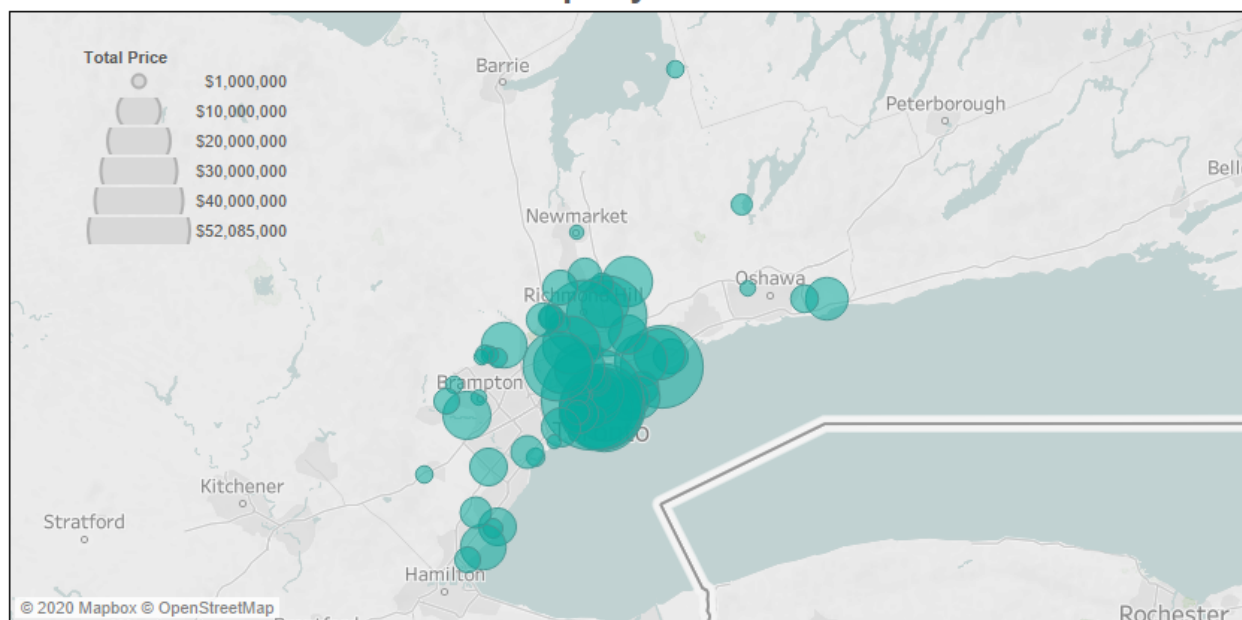
Residential Land Transactions

Investments in residential land declined substantially in Q2 2020 as the COVID-19 situation has created uncertainty around demand in the residential market.



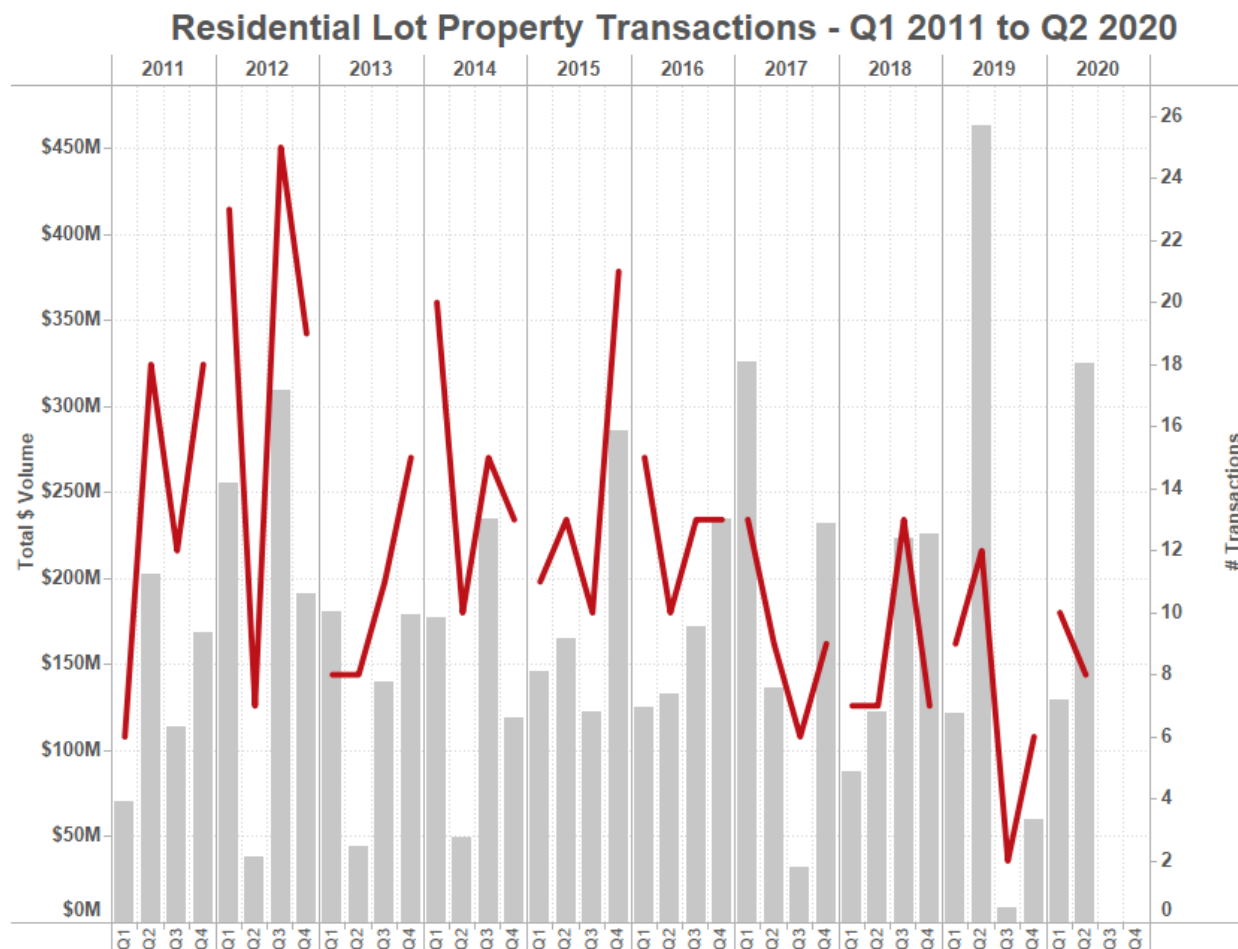
Source: Altus Group

Residential Land Property Transactions - Q2 2020



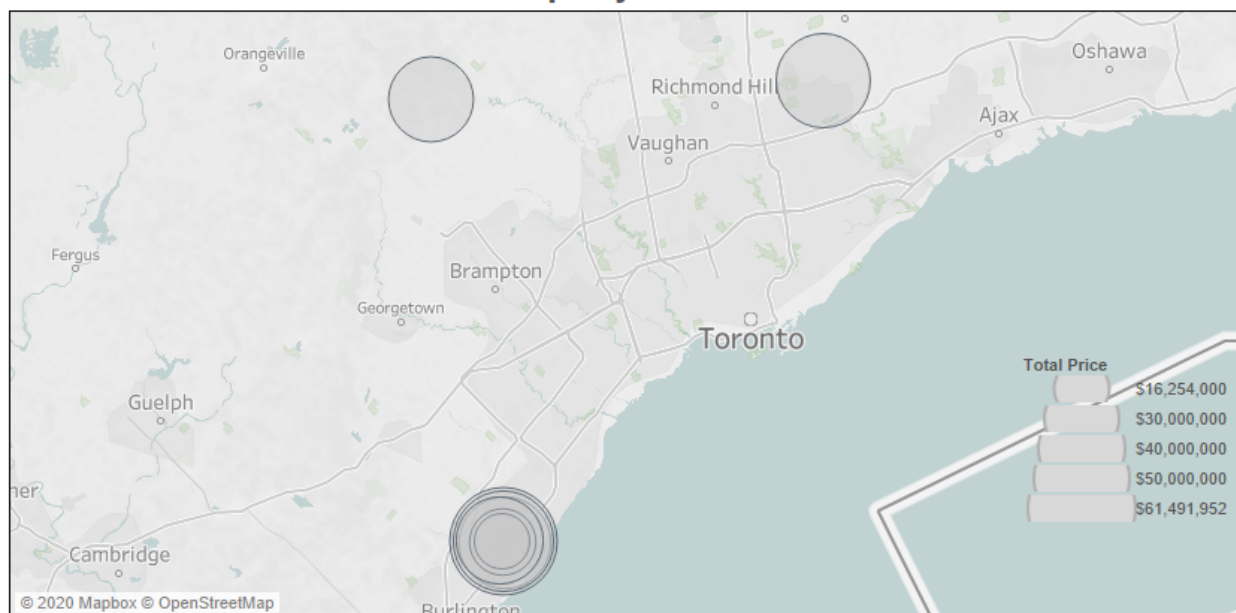
Residential Lots Transactions

Q2 2020 saw a notable increase in residential lots investments, the bulk of which were centred around a prominent new community in Oakville.



Source: Altus Group

Residential Lot Property Transactions - Q2 2020



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