Greater Toronto Area Commercial Q2 2020 Statistics

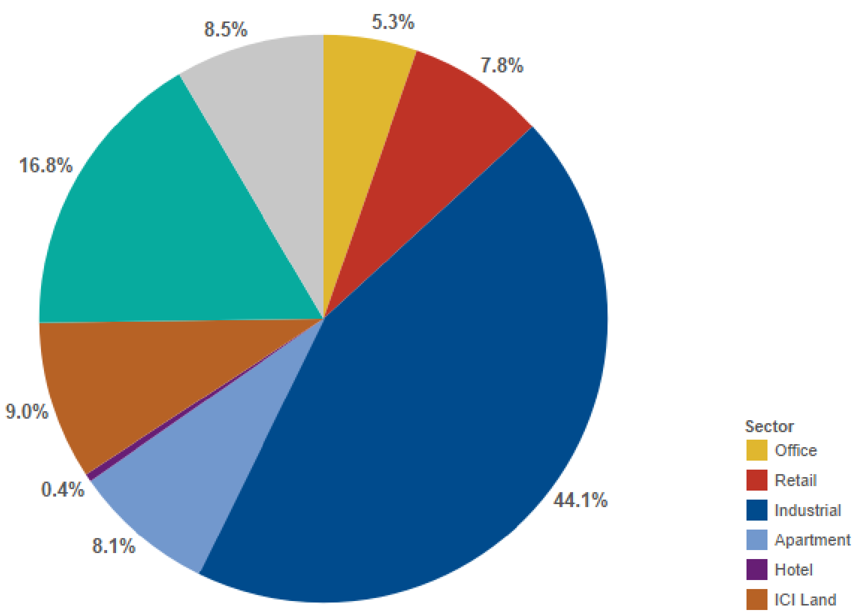
Data as of June 30, 2020

Altus Group

GTA Property Transactions

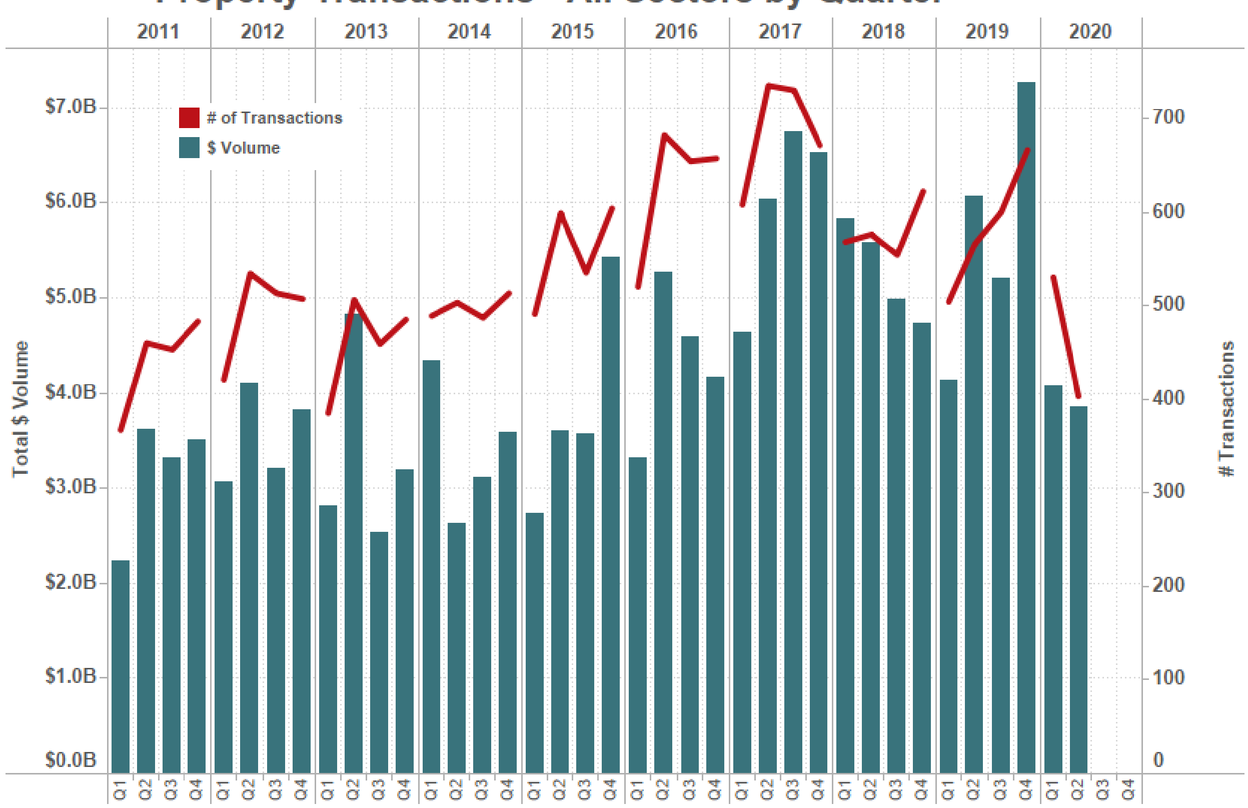
Transaction volumes were down -47% in Q2 2020 compared with the same quarter last year as the COVID-19 pandemic and government imposed measures took their toll on the GTA investment market.

Q2 2020 Property Transactions - Total $ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

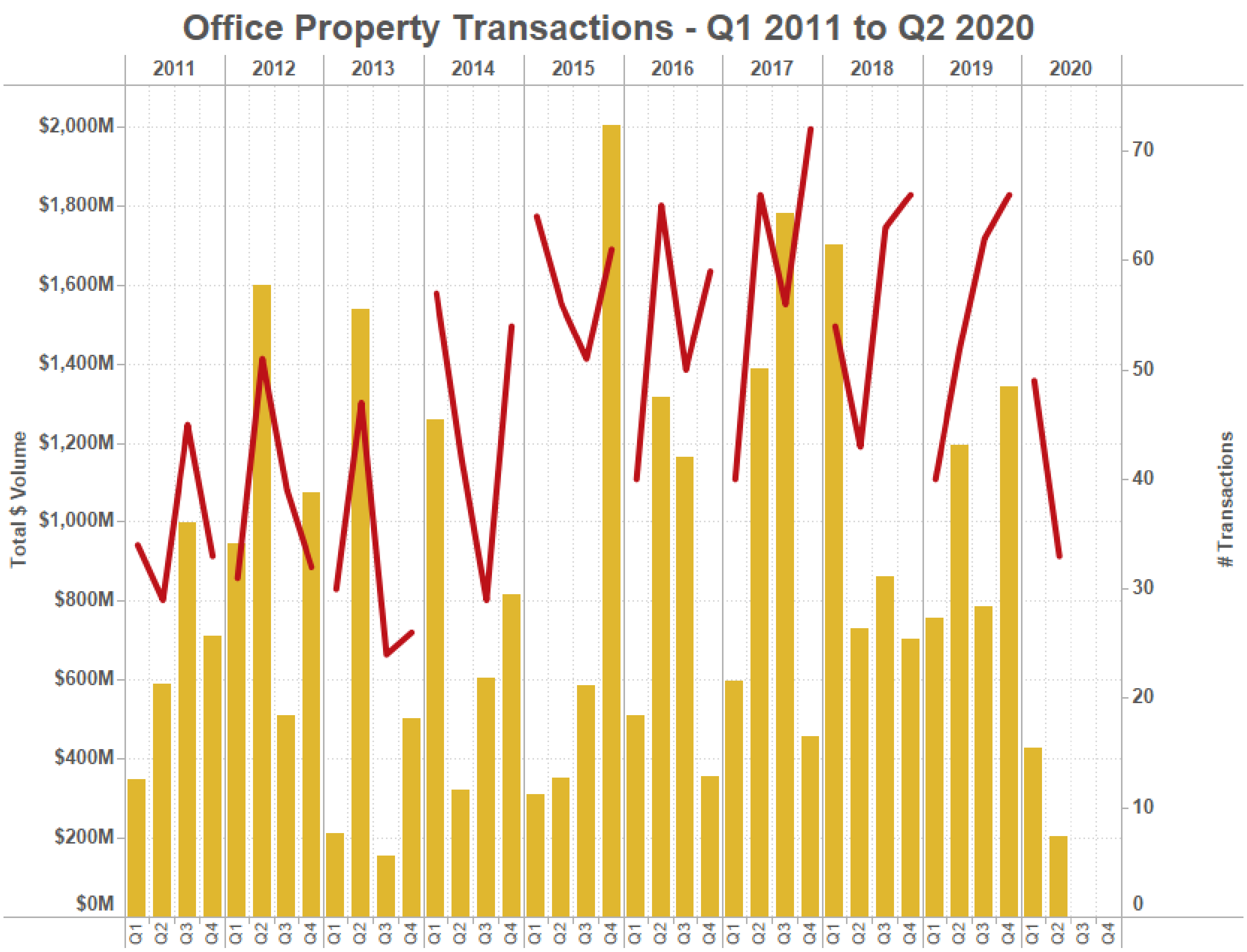
Property Transactions by Quarter and Sector

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.

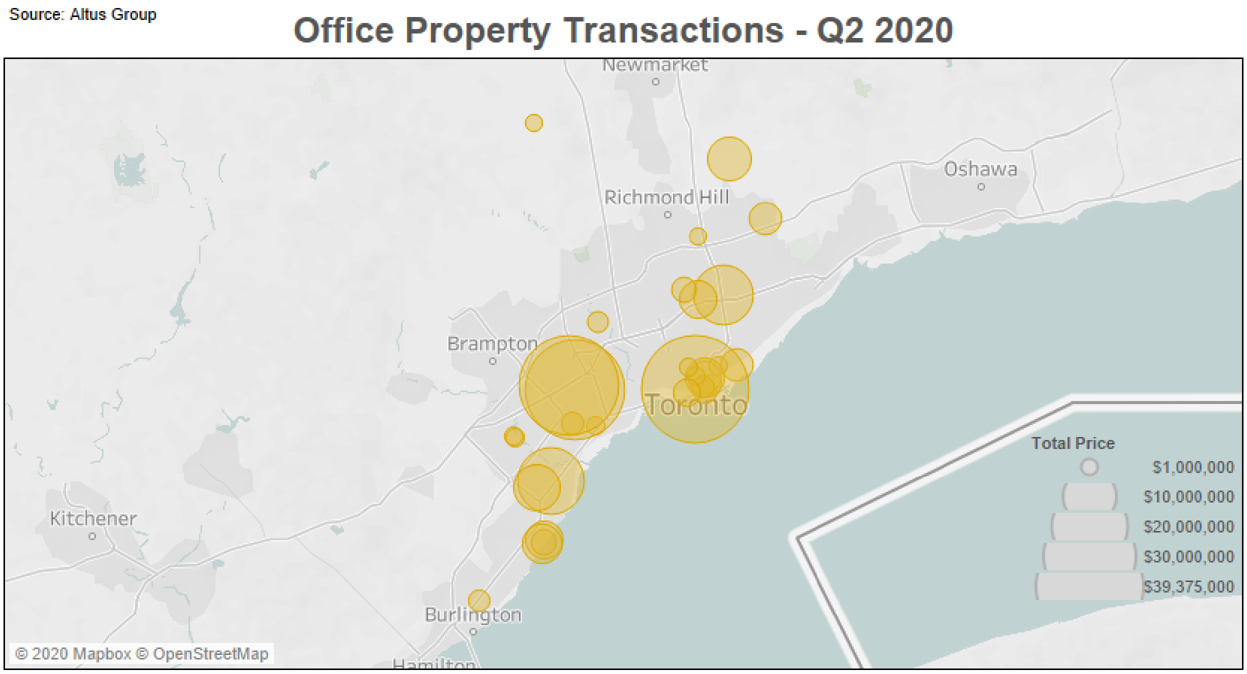
Source: Altus Group

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.

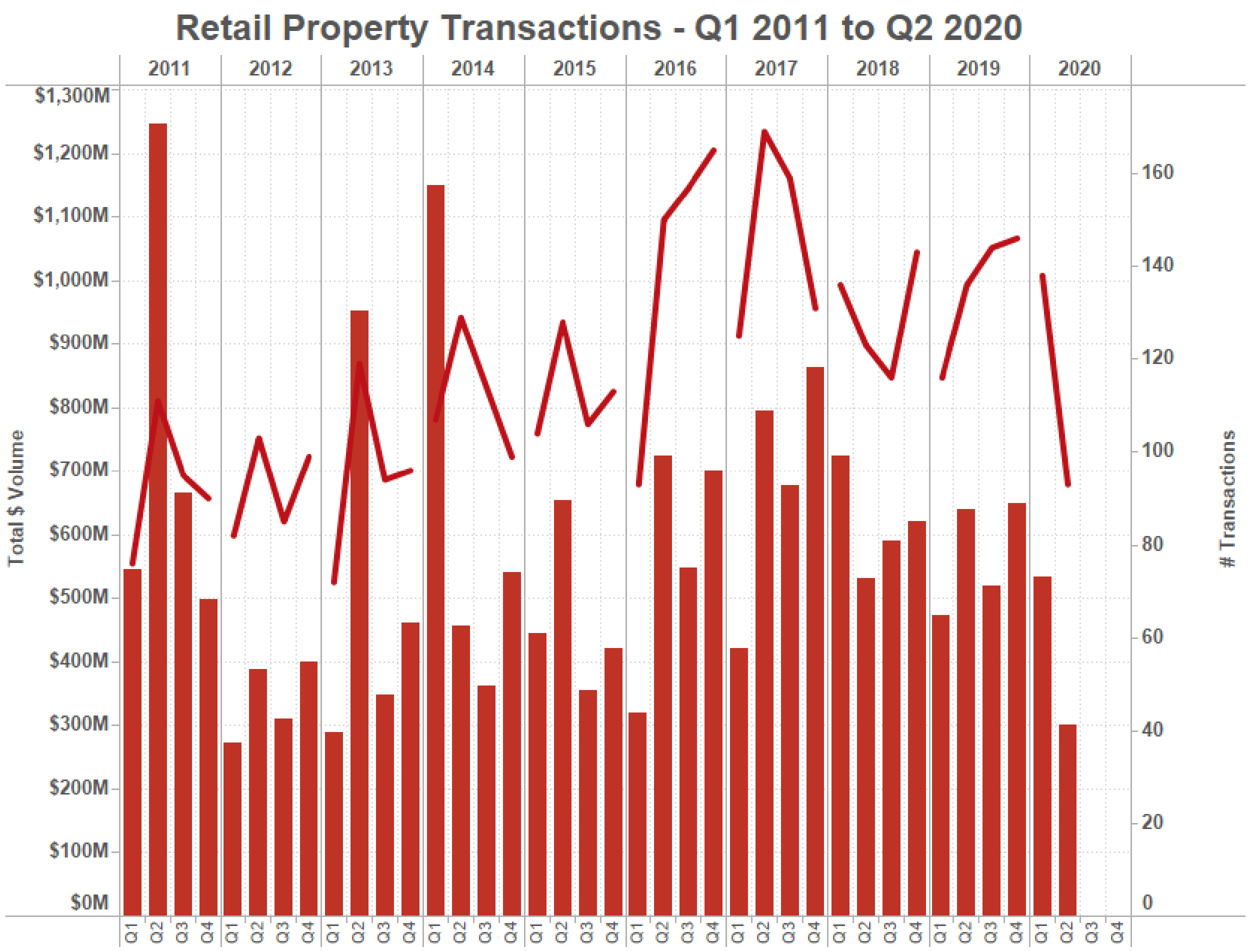


Source: Altus Group

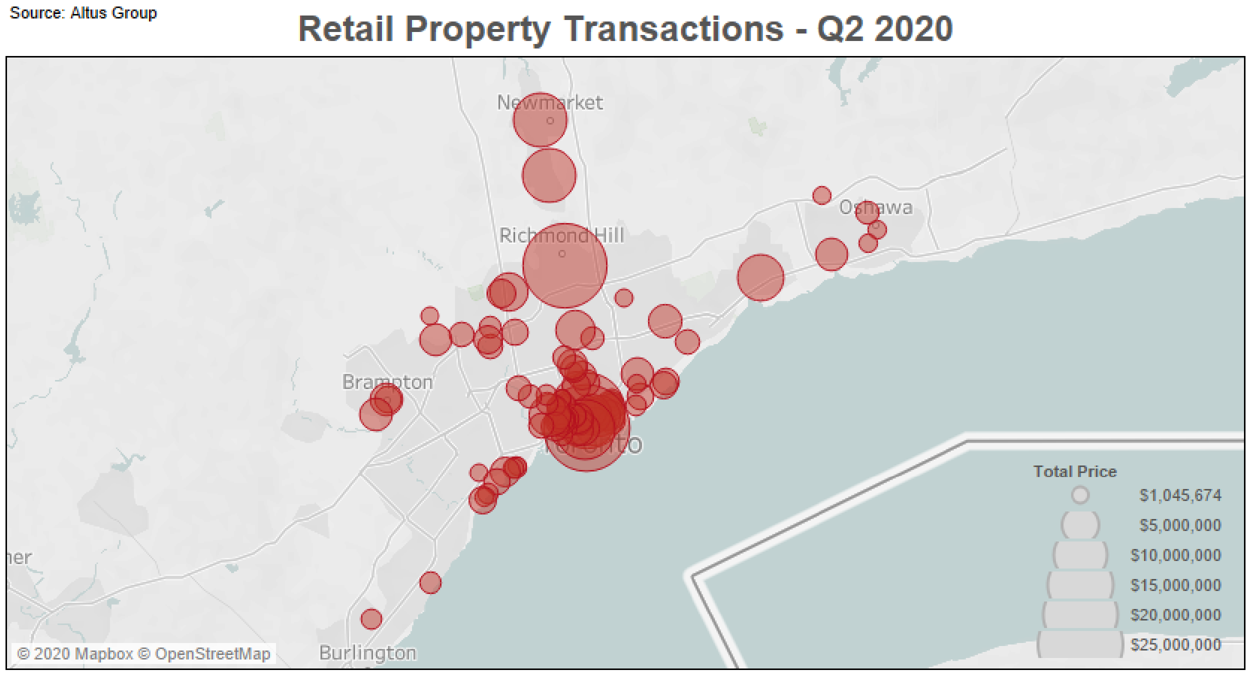


Retail Transactions

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.

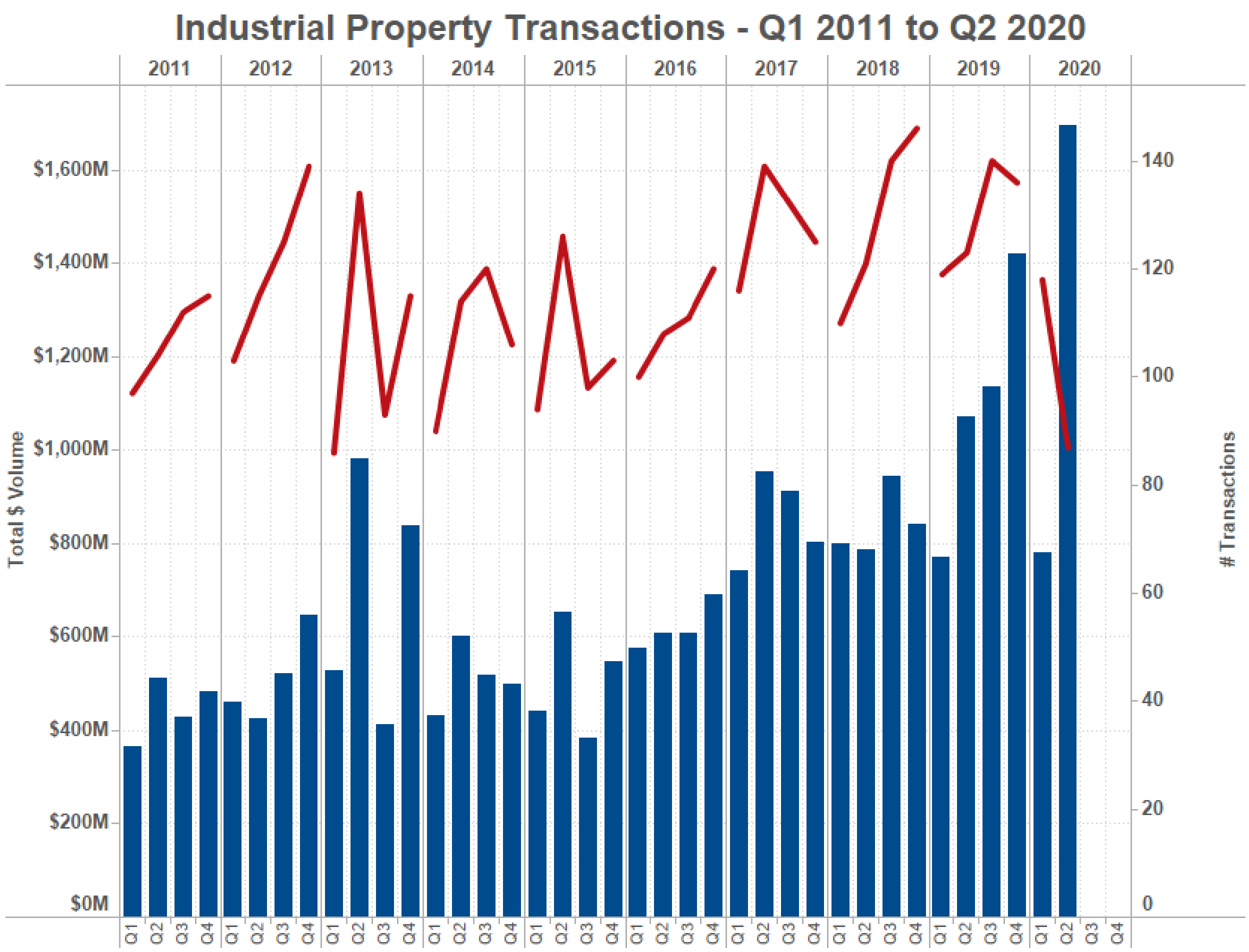


Source: Altus Group

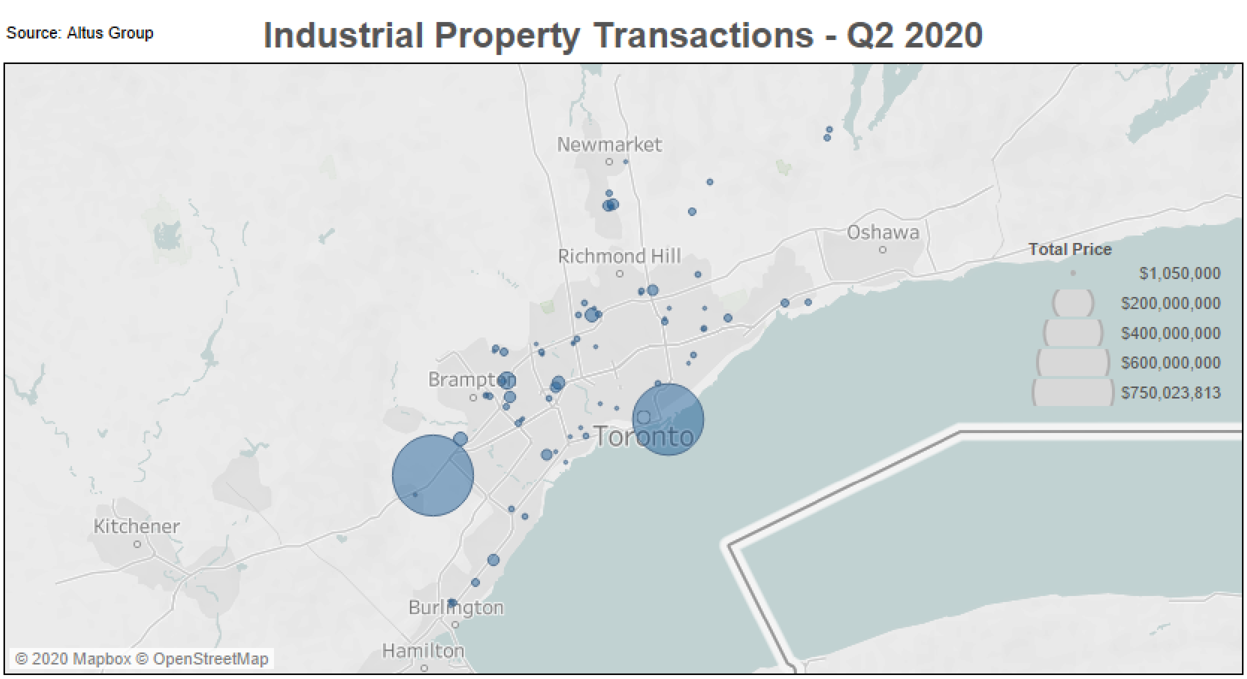


Industrial Transactions

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



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.

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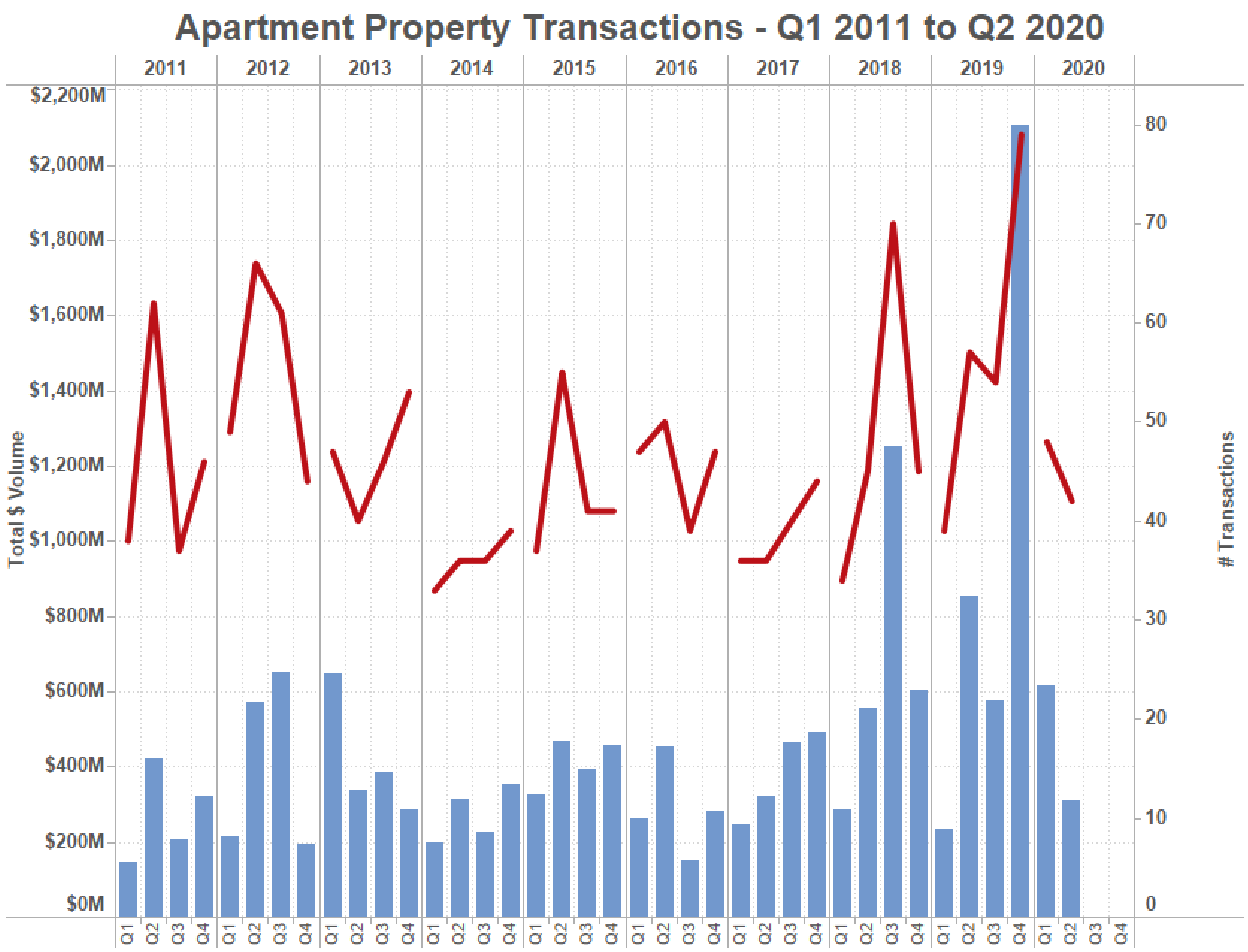
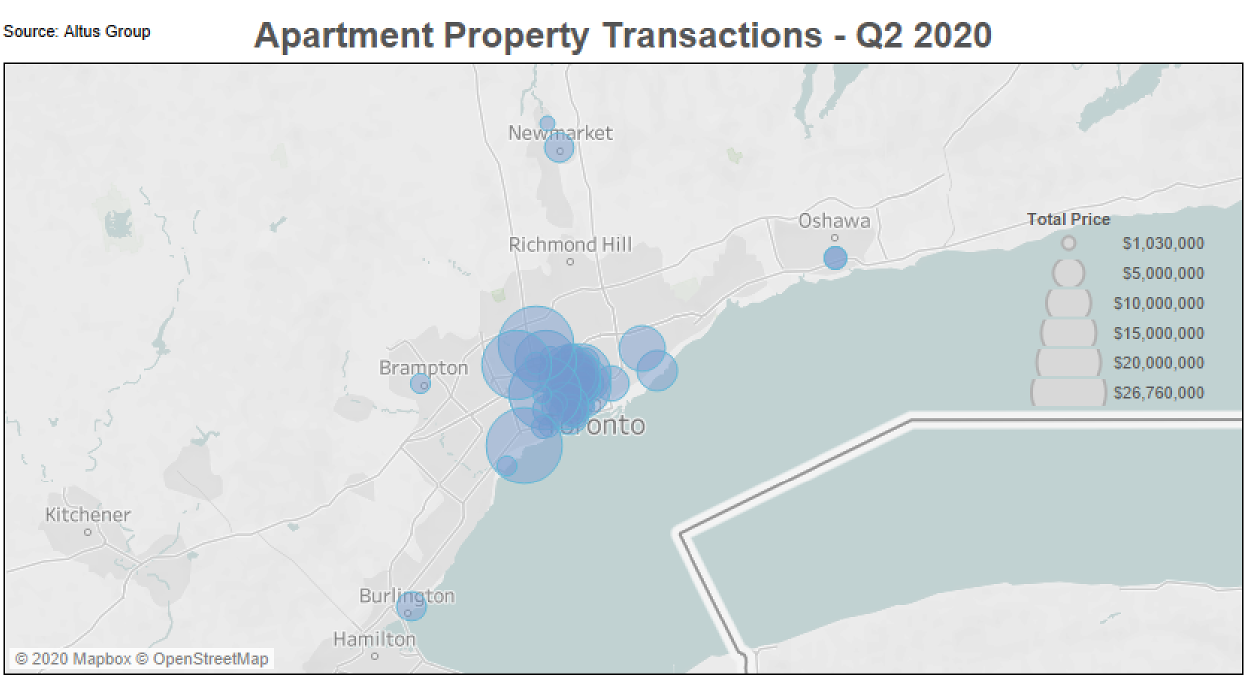
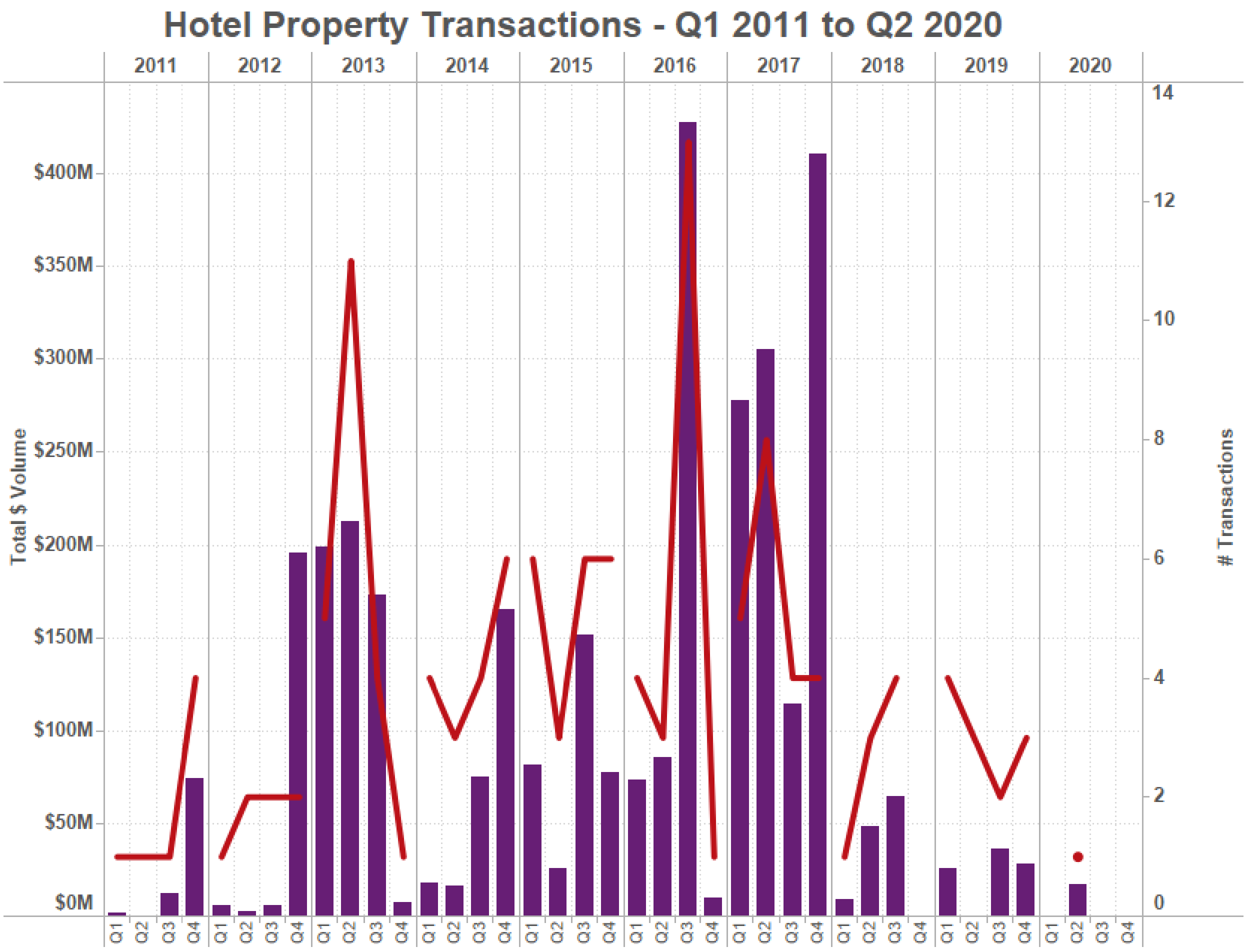


Source: Altus Group

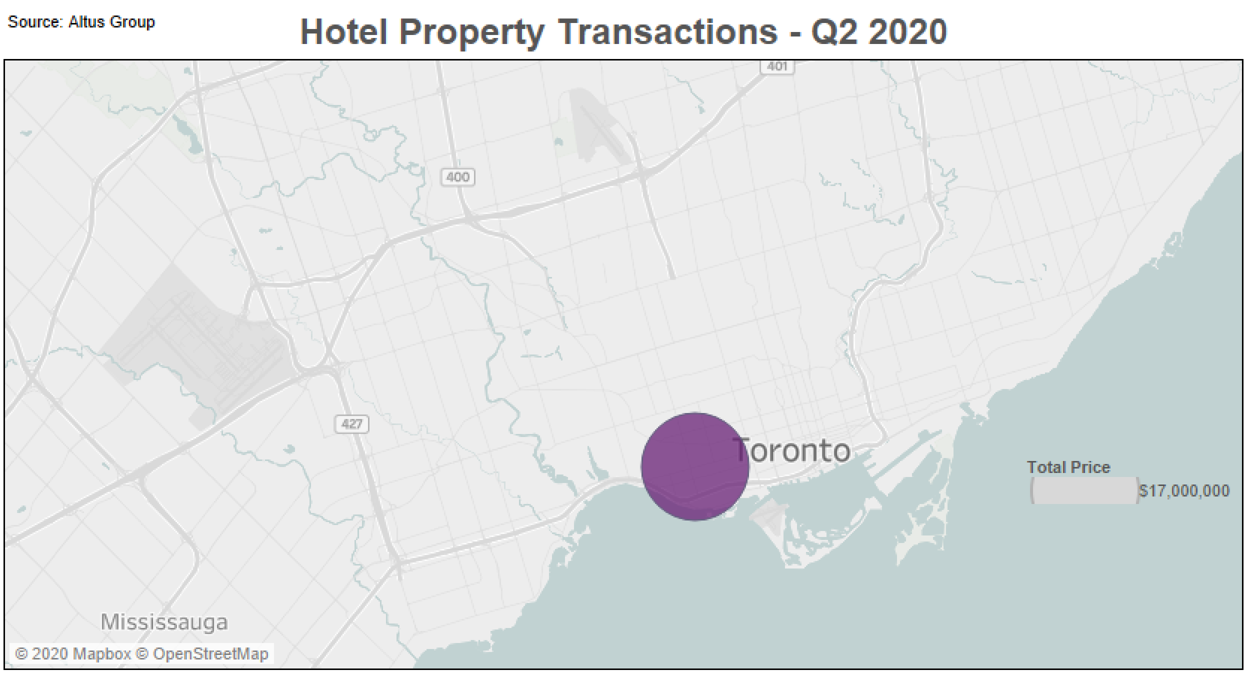


Hotel Transactions

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

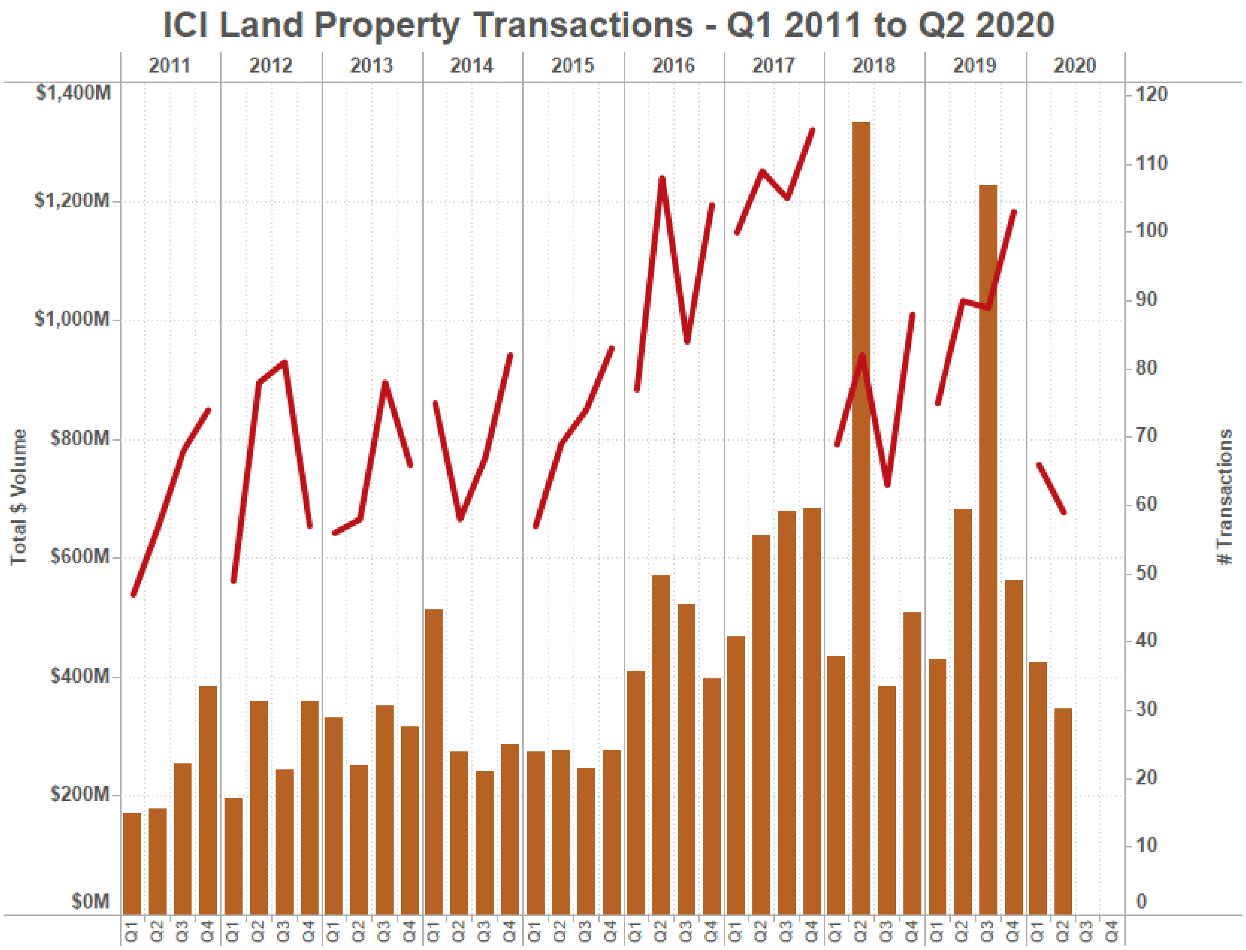


Source: Altus Group

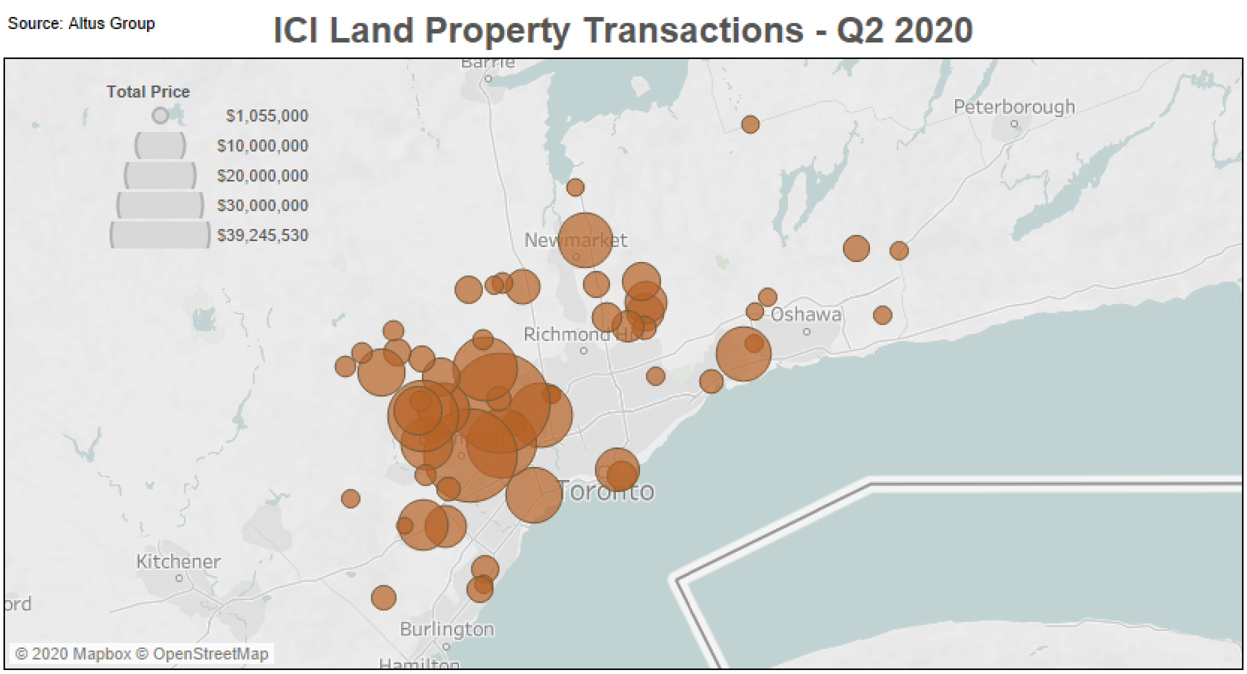


ICI Land Transactions

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.

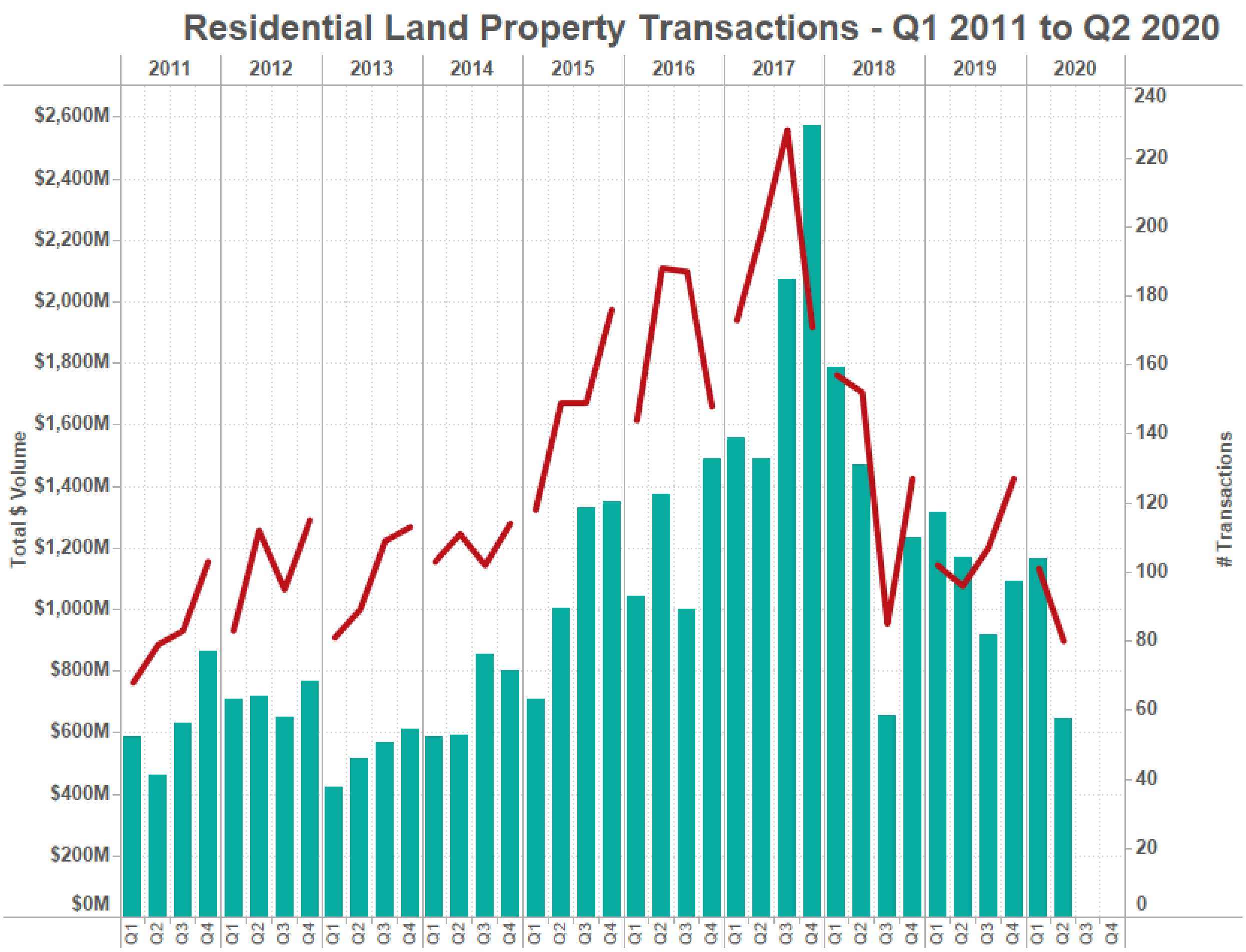


Source: Altus Group

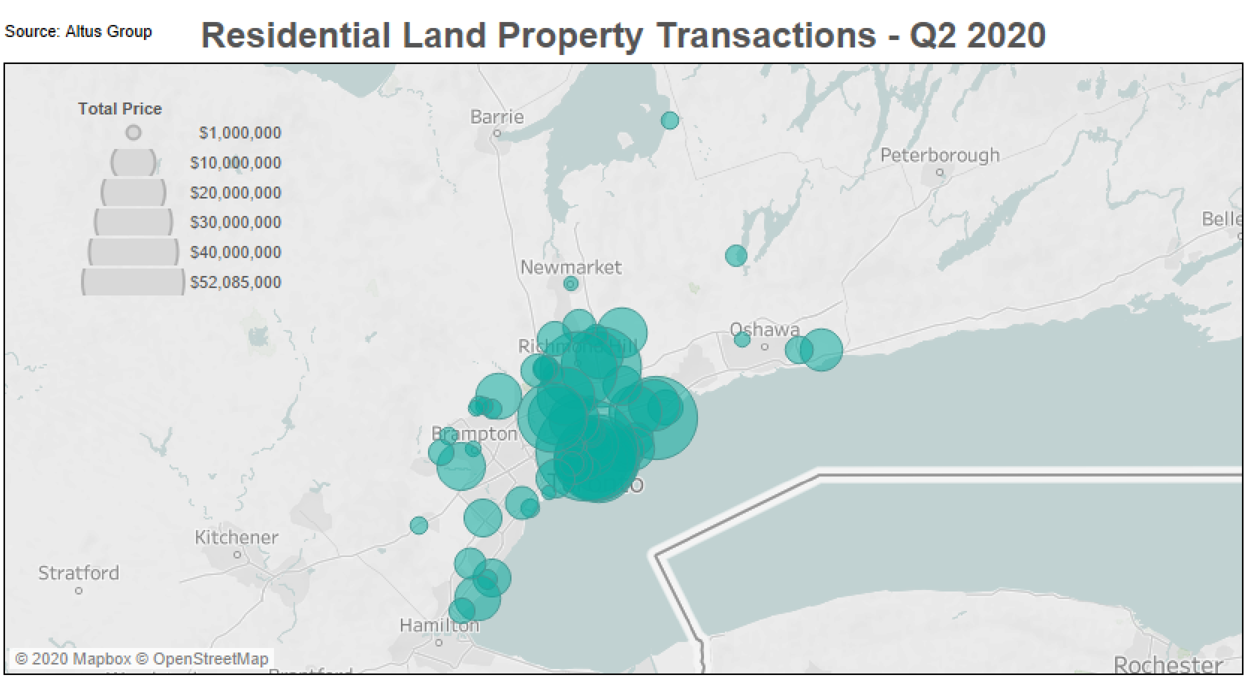


Residential Land Transactions

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



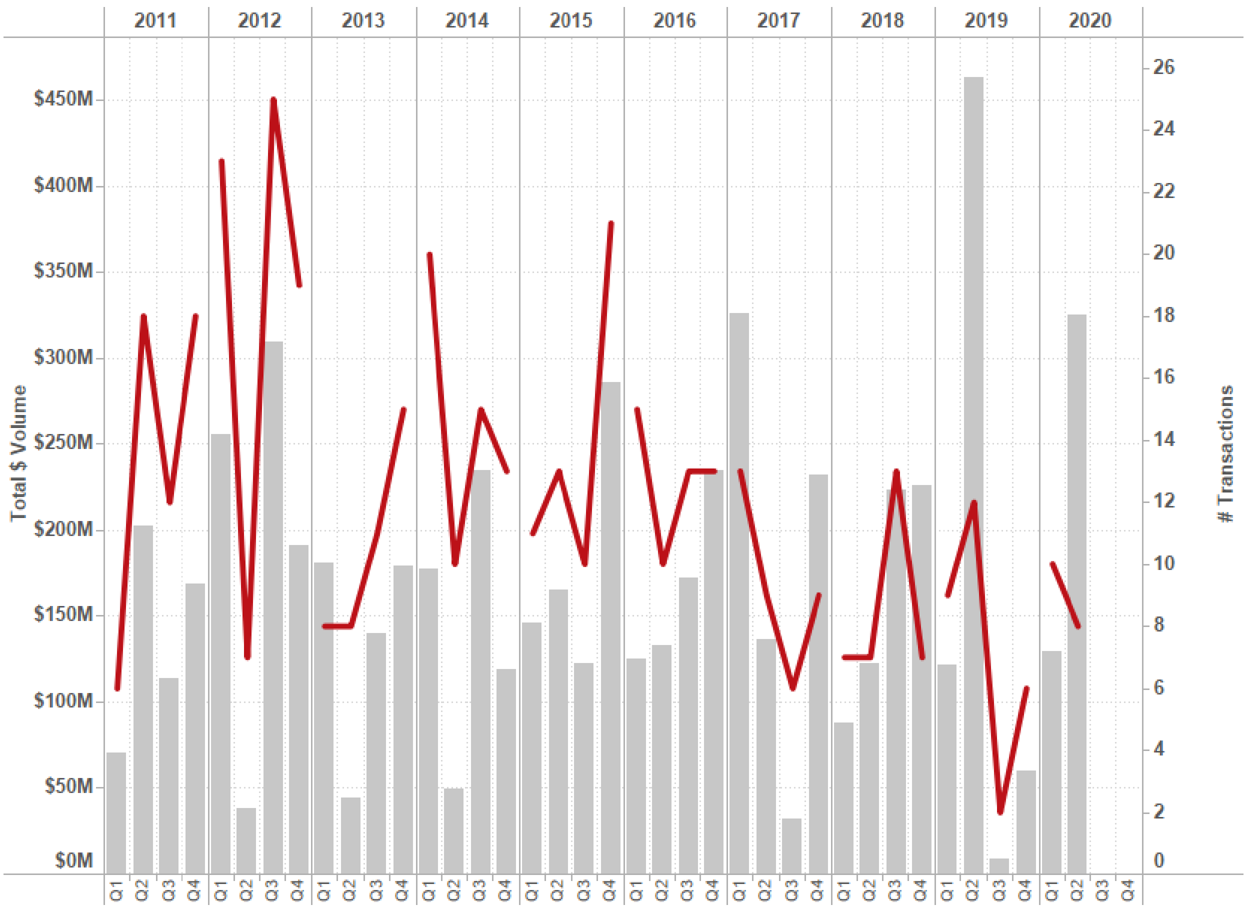
Source: Altus Group



Residential 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.

Residential Lot Property Transactions - Q1 2011 to Q2 2020



Source: Altus Group

Residential Lot Property Transactions - Q2 2020