Greater Toronto Area Commercial Q4 2020 Statistics

Data as of December 31, 2020

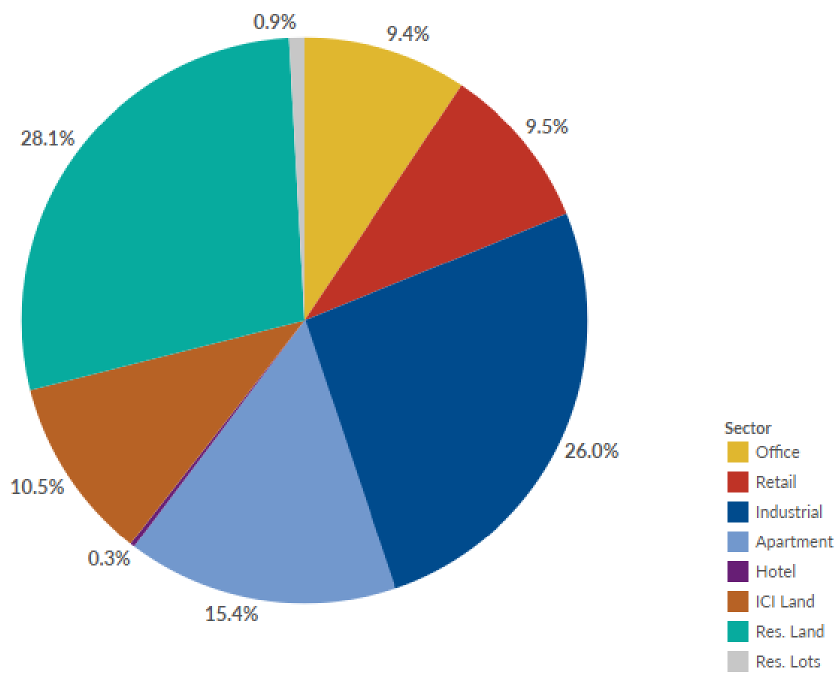
Altus Group

GTA Property Transactions

Transaction volumes in Q4 2020 were down by 22% from the record setting performance seen in Q4 2019. However, the $5.7B recorded in Q4 was a significant increase compared to the rest of 2020.

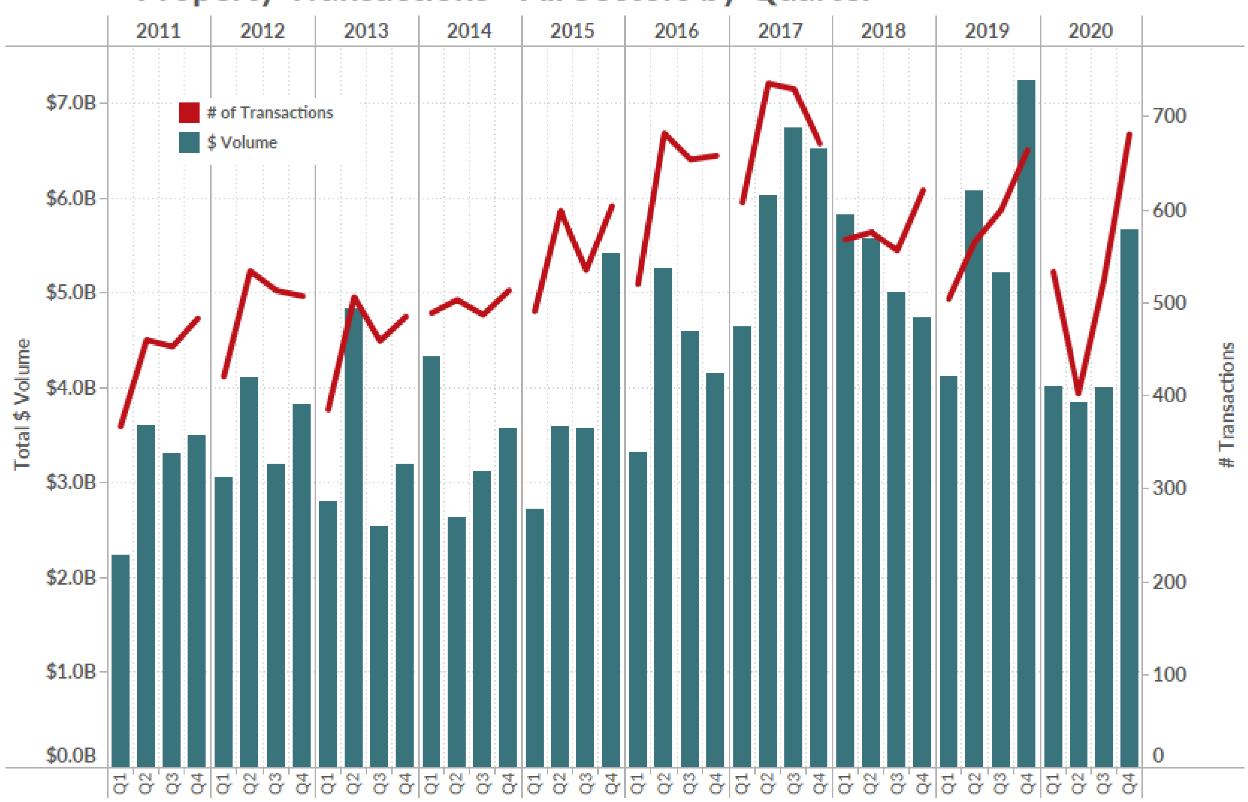
Altus Group

Q4 2020 Property Transactions - Total $ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

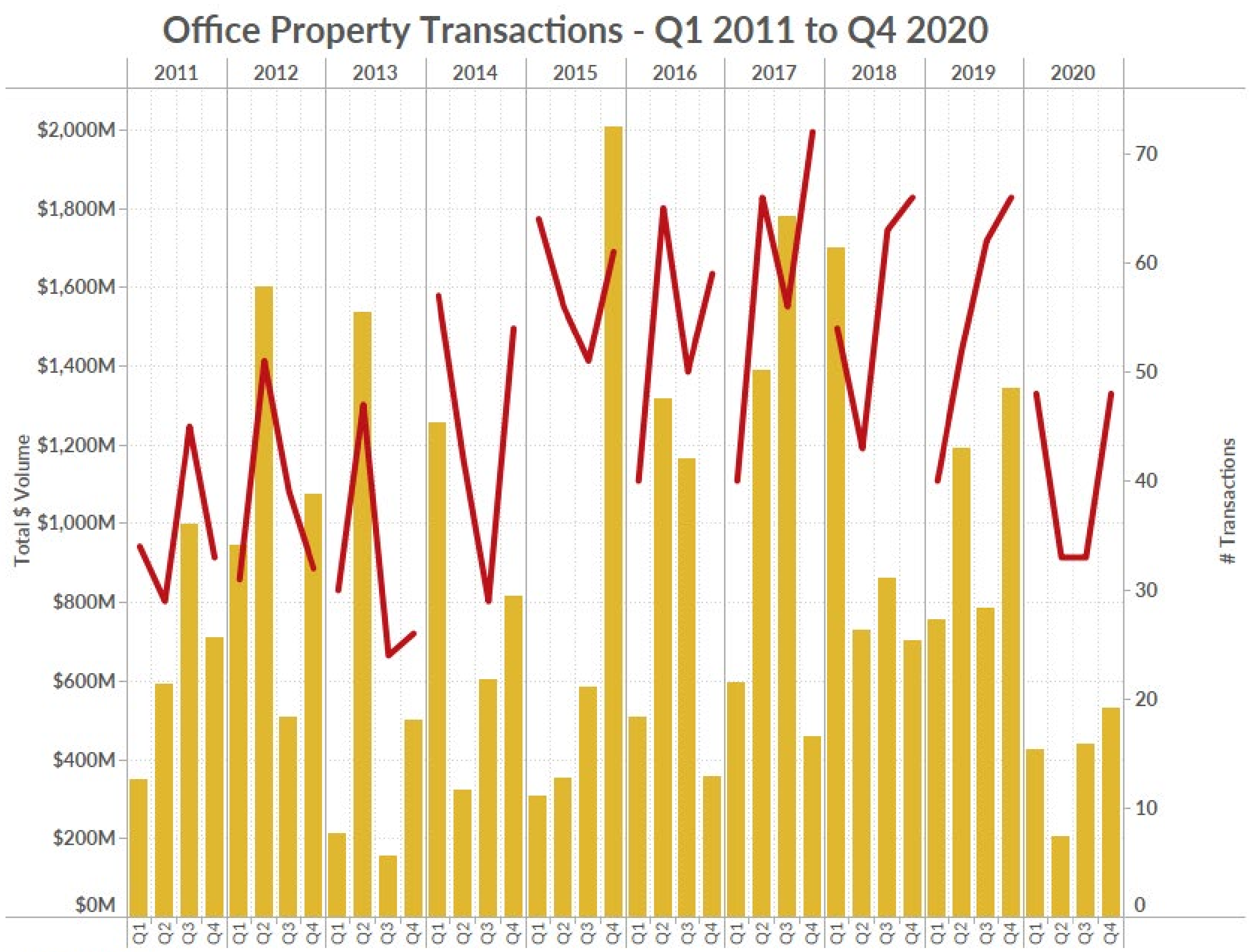
Property Transactions by Quarter and Sector

Compared to the previous quarter, the Office, Retail, Industrial, Apartment, Hotel and Residential Land sectors all saw growth in Q4 2020.

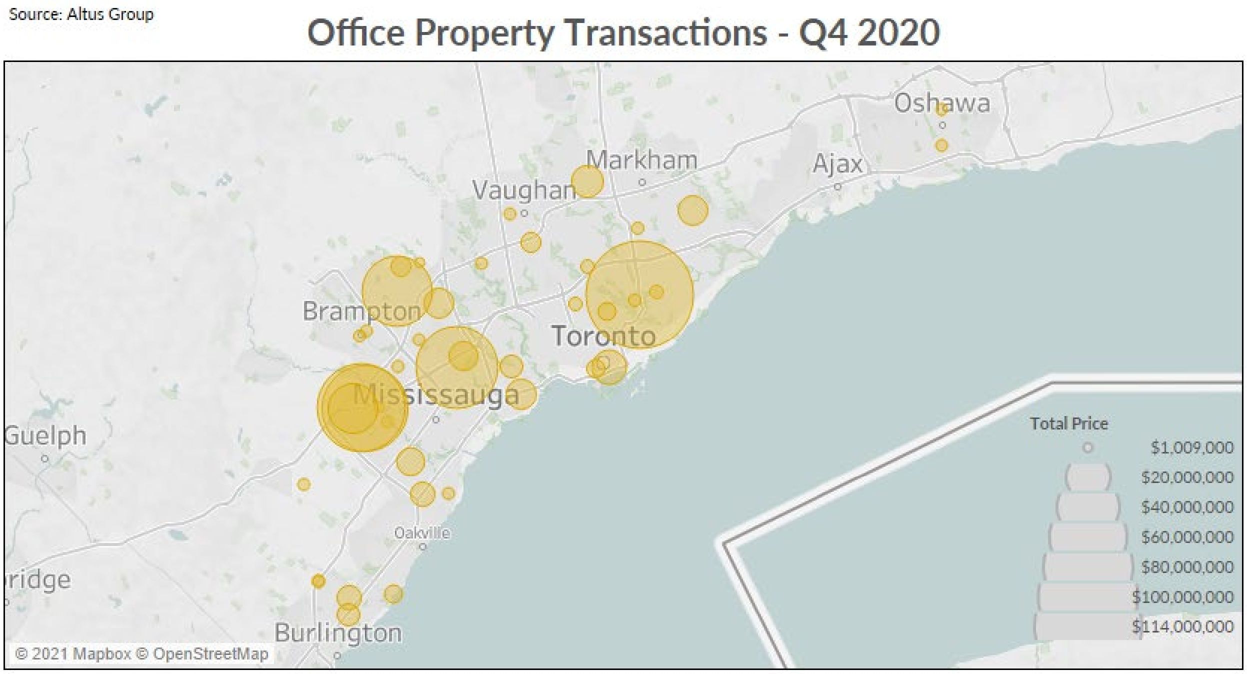
Source: Altus Group

Office Transactions

Struggles in the office market continued in Q4 2020 as work from home initiatives carry on into 2021. Transaction volumes were down 61% compared to Q4 2019.



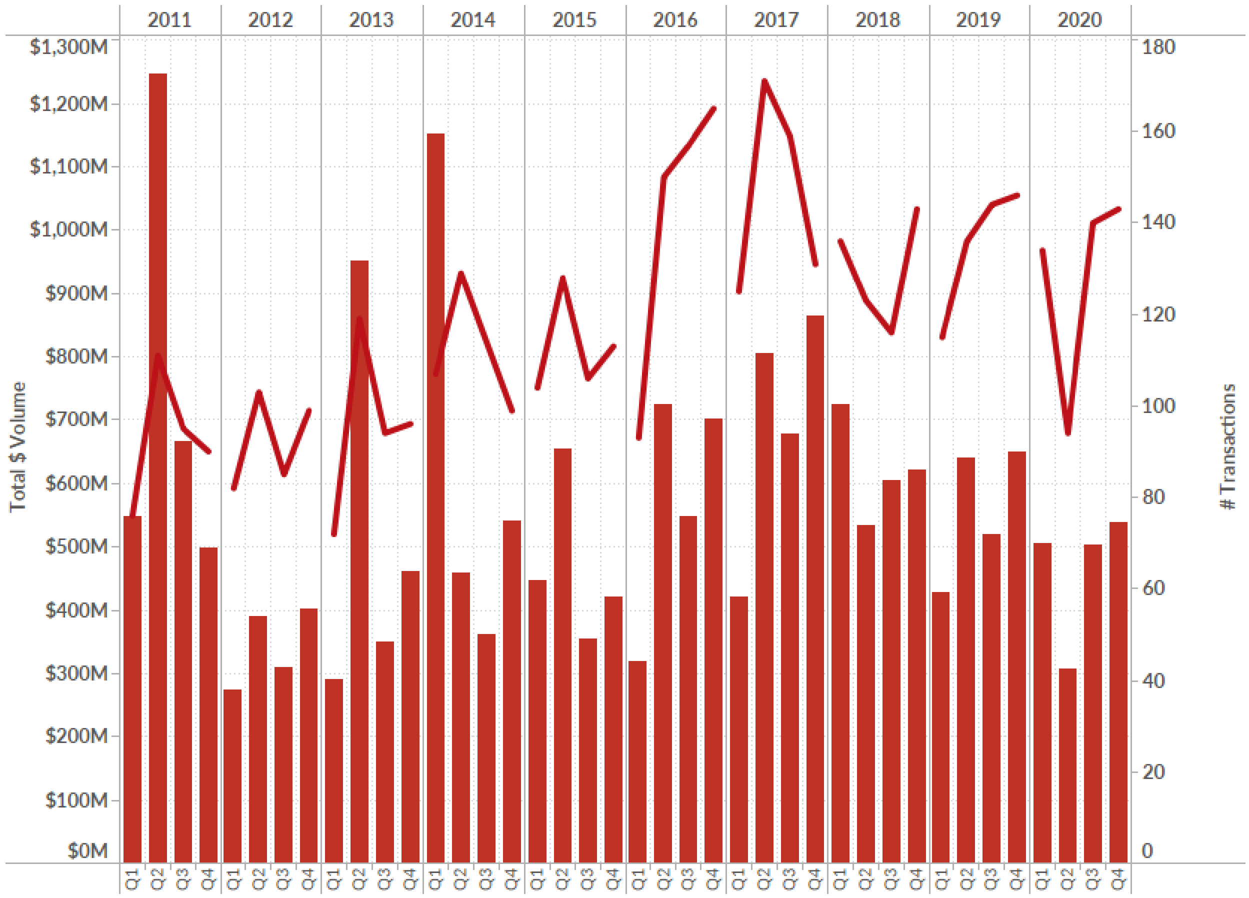
Source: Altus Group



Retail Transactions

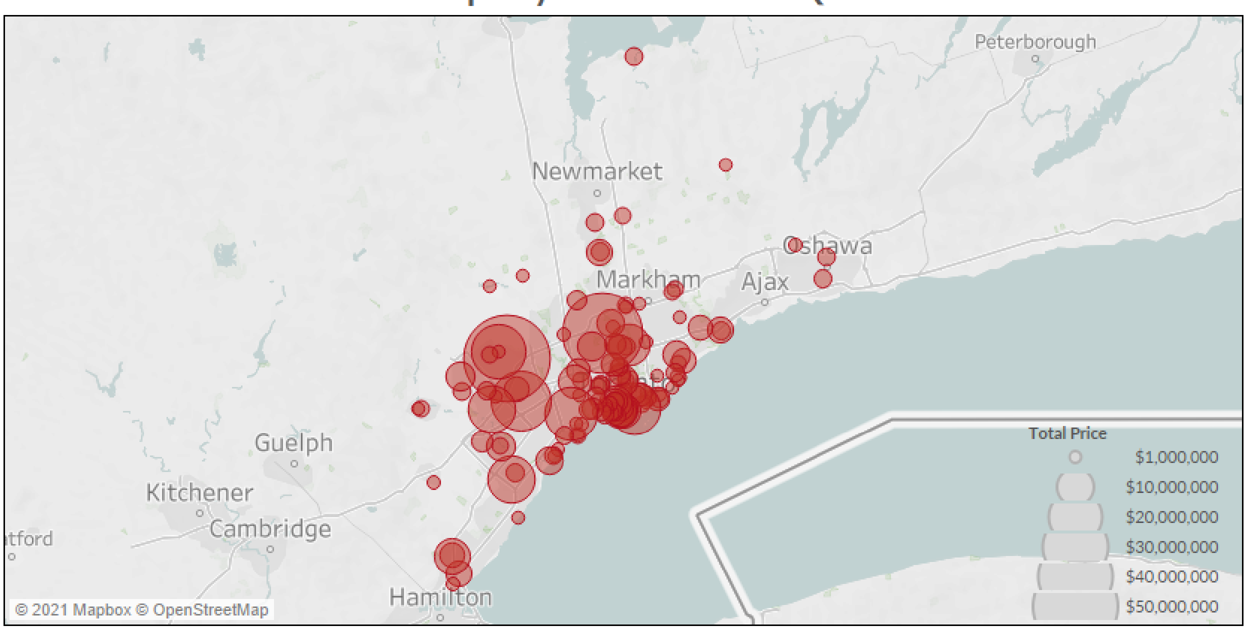
The GTA retail sector also continued to struggle in Q4 2020, as transaction volumes were down 17% year-over-year.

Retail Property Transactions - Q1 2011 to Q4 2020



Source: Altus Group

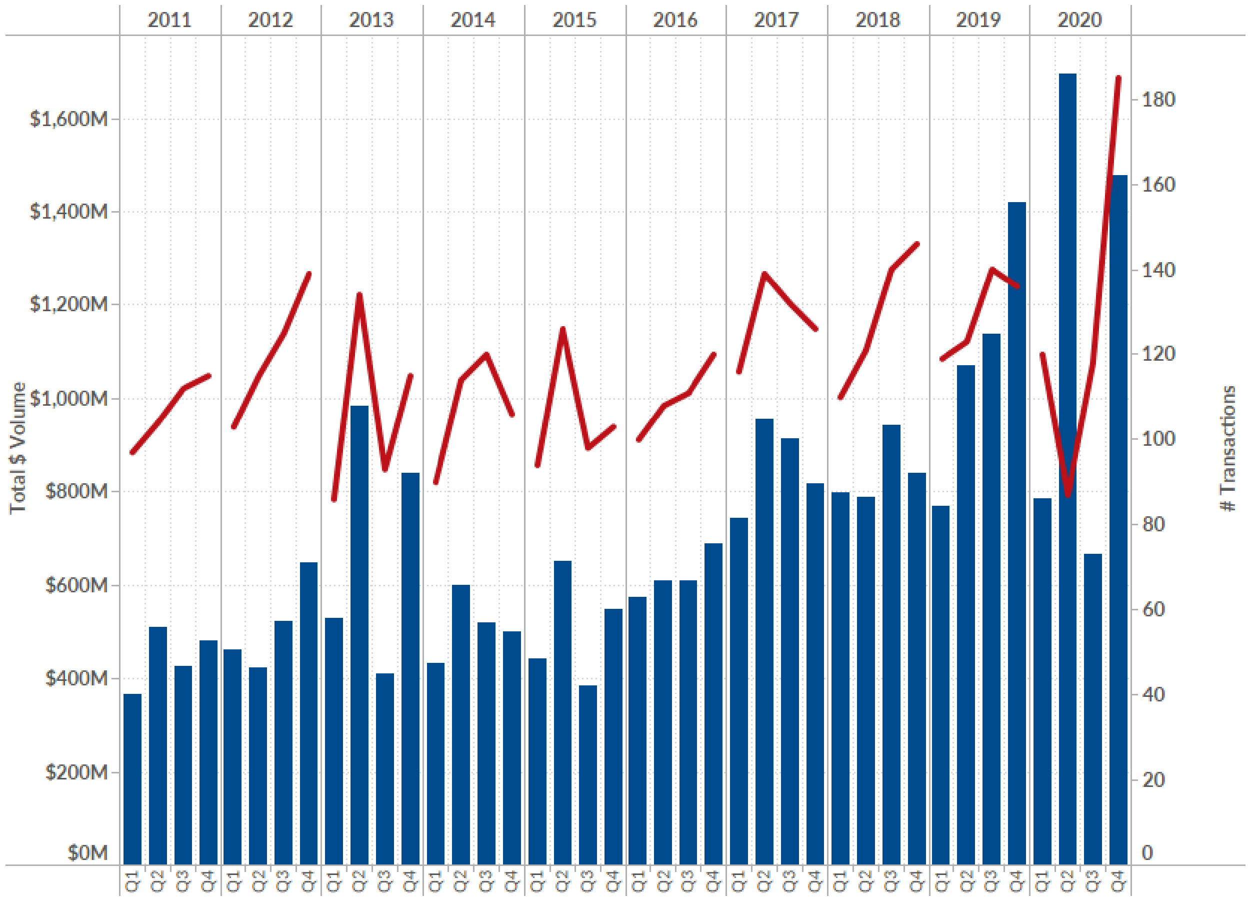
Retail Property Transactions - Q4 2020



Industrial Transactions

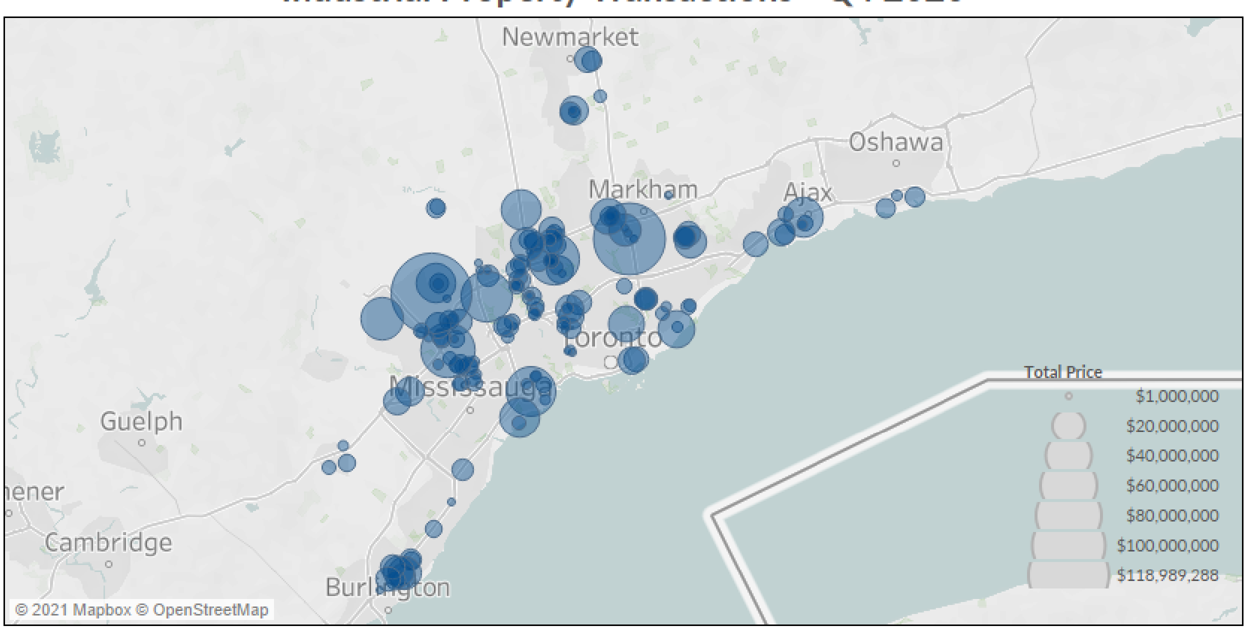
The industrial market maintained its position as top performing sector in Q4 2020, reaching a total transaction volume of $1.5B.

Industrial Property Transactions - Q1 2011 to Q4 2020



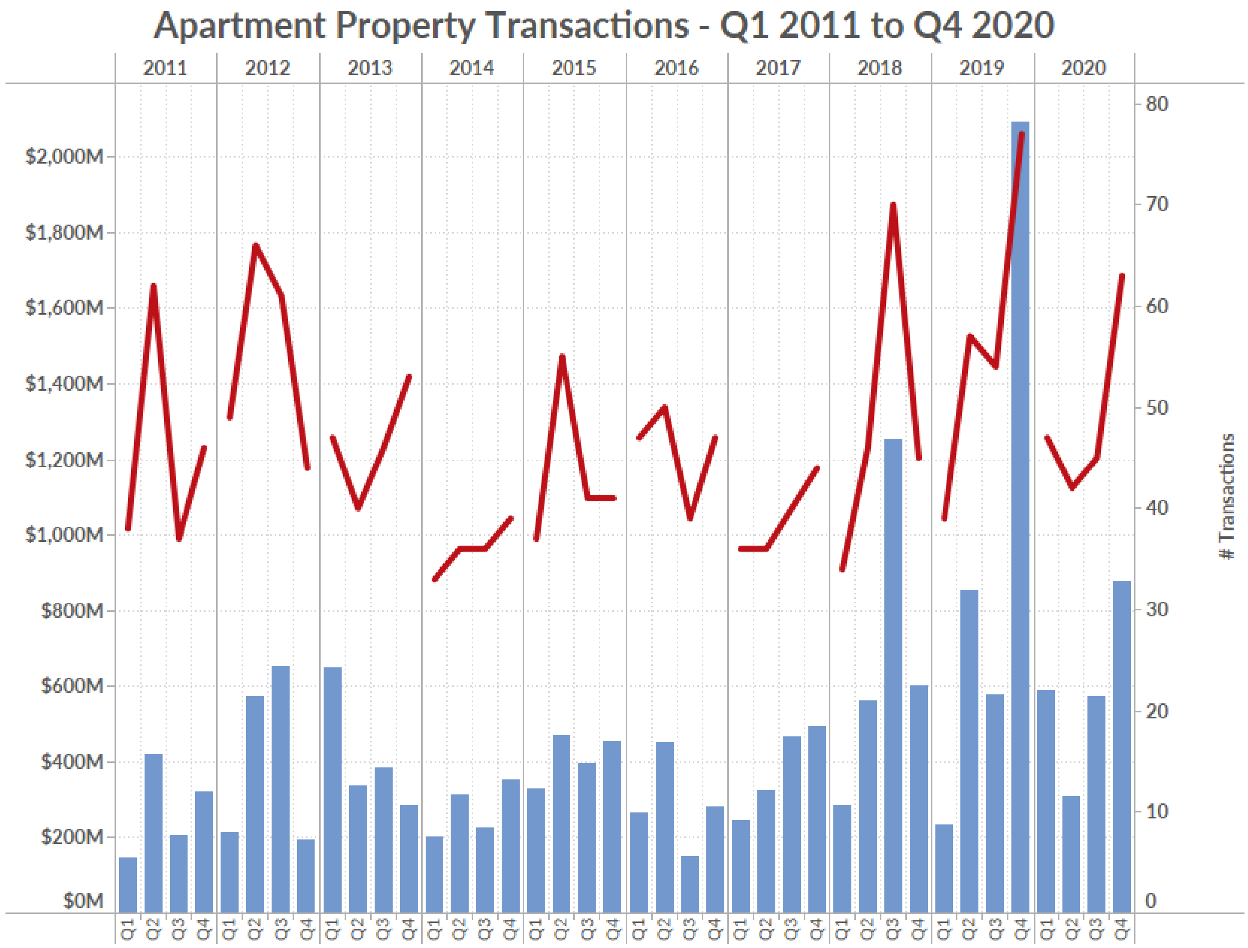
Source: Altus Group

Industrial Property Transactions - Q4 2020

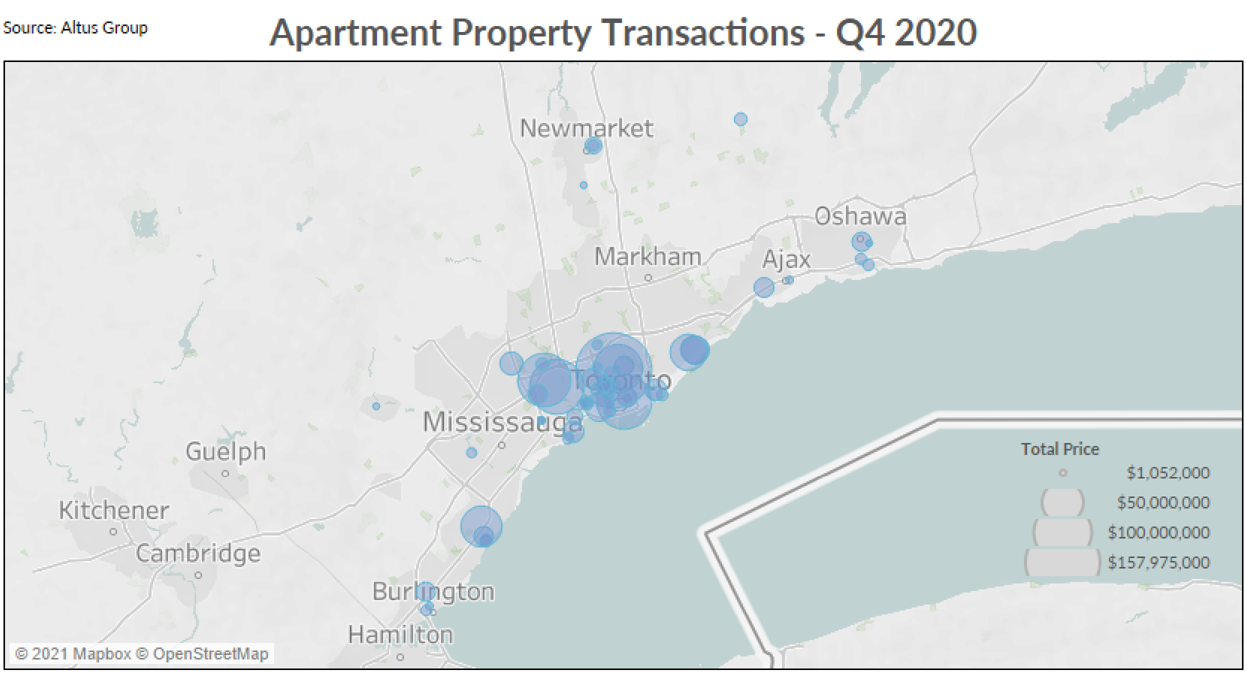


Apartment Transactions

While apartment transaction volumes in Q4 2020 were down 58% year-over-year from its record setting performance in Q4 2019, investments in the multi-family sector have been resilient in 2020.

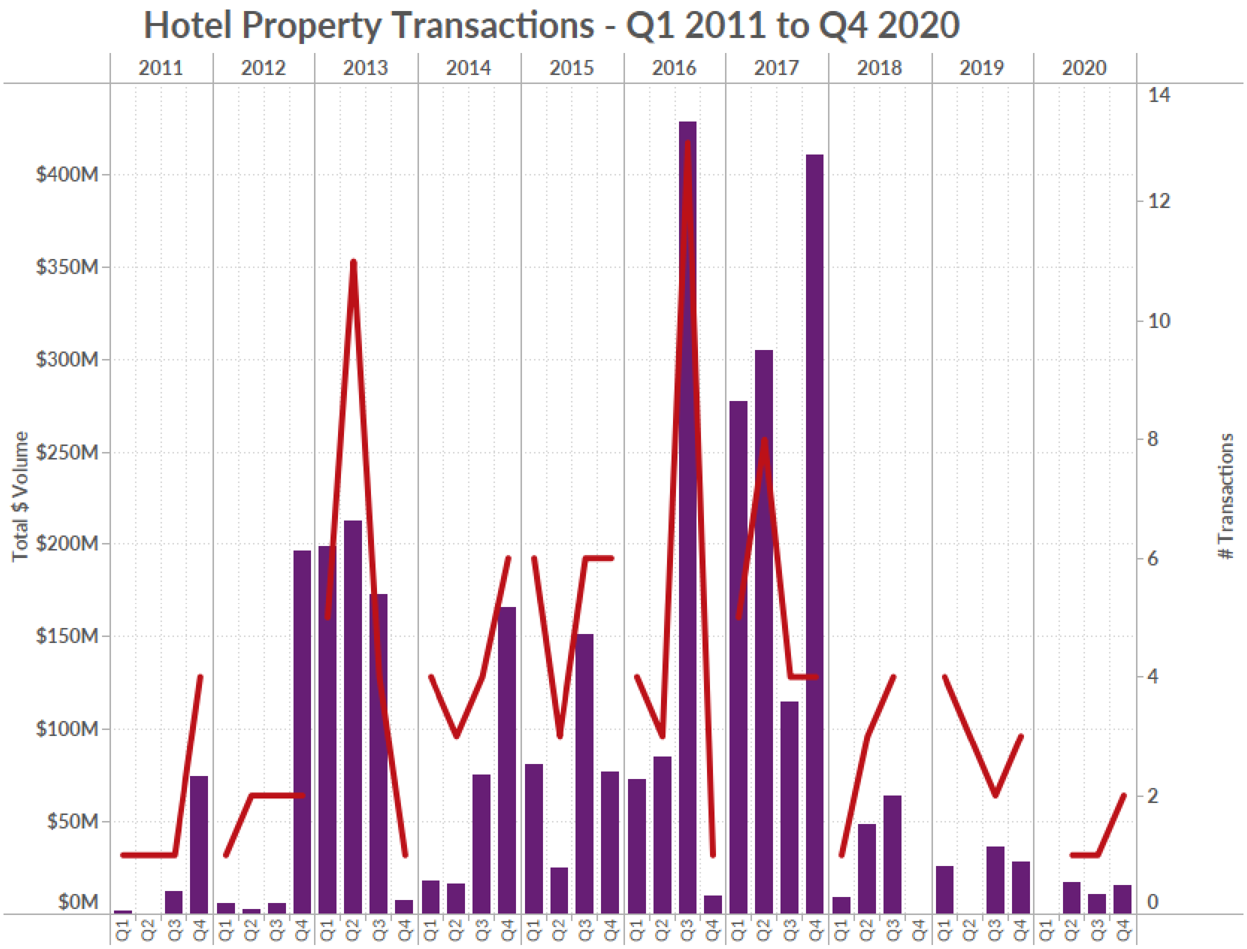


Source: Altus Group

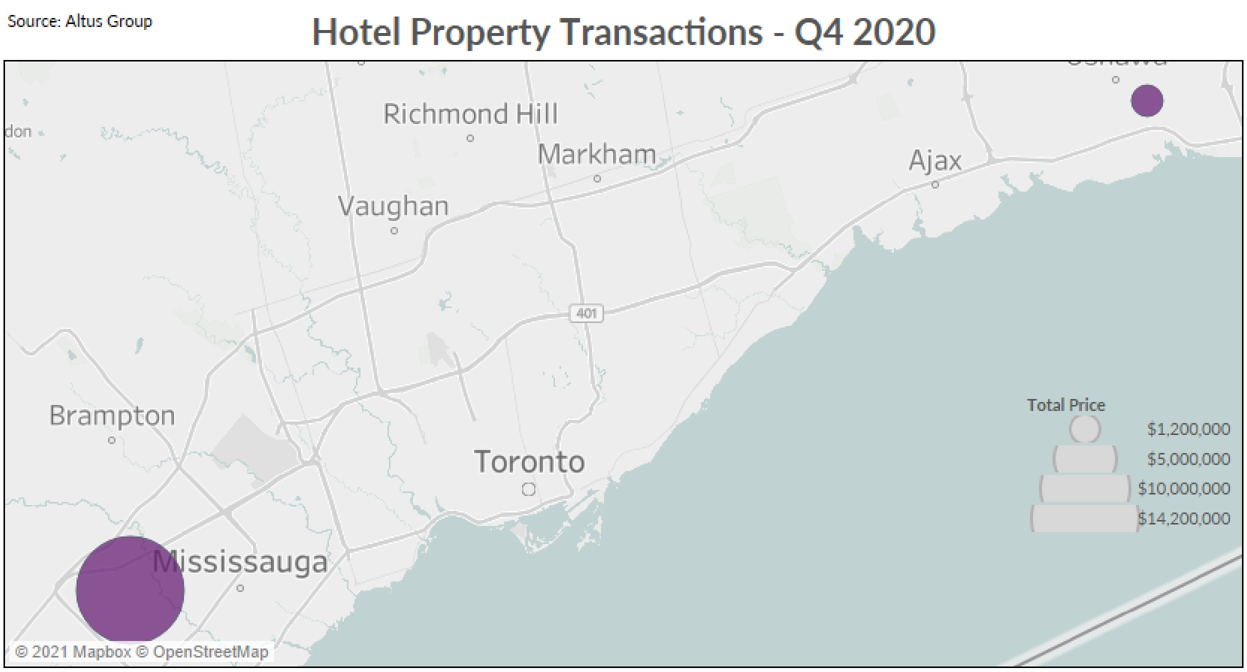


Hotel Transactions

While hotel investments have been inconsistent in the GTA, Q4 2020 did register two transactions worth $15,000,000.



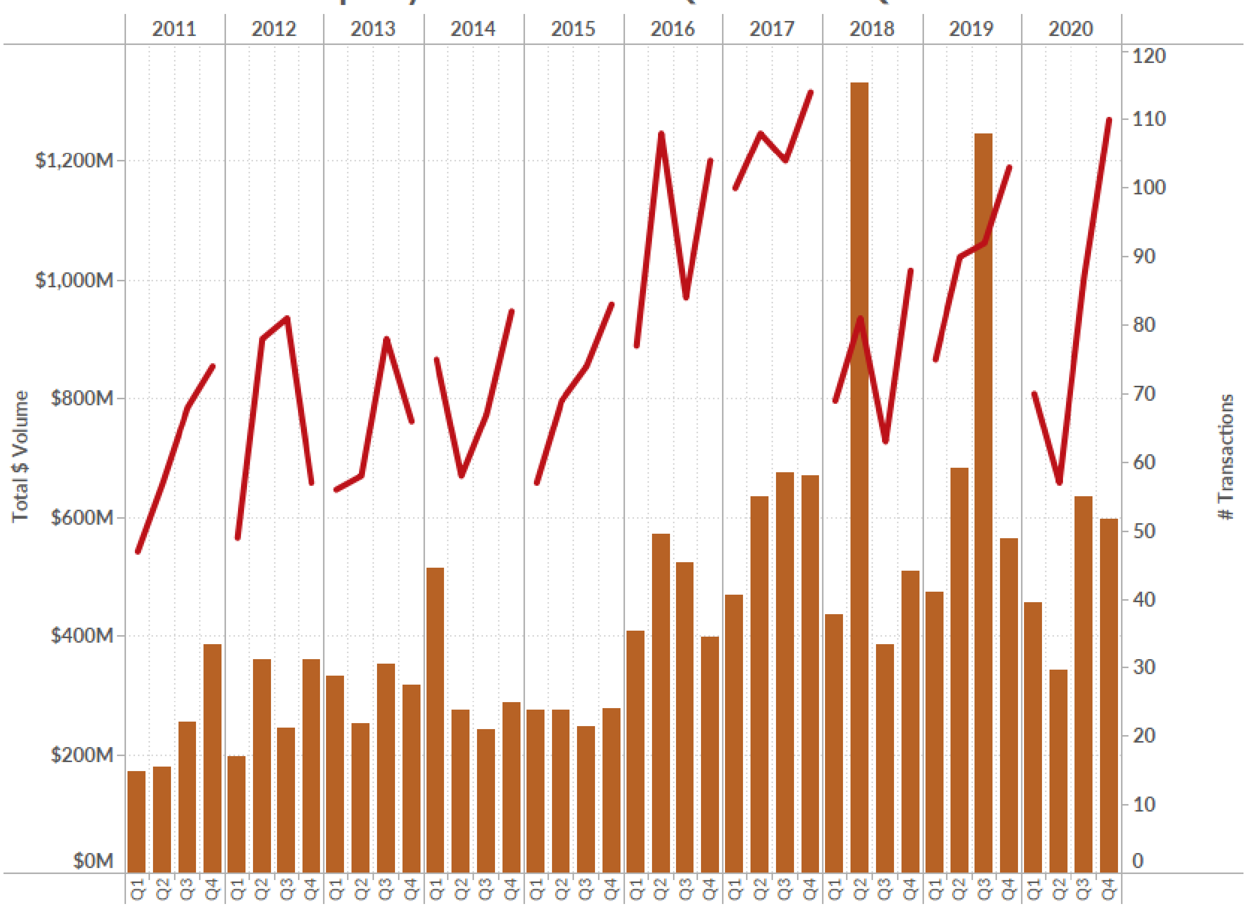
Source: Altus Group



ICI Land Transactions

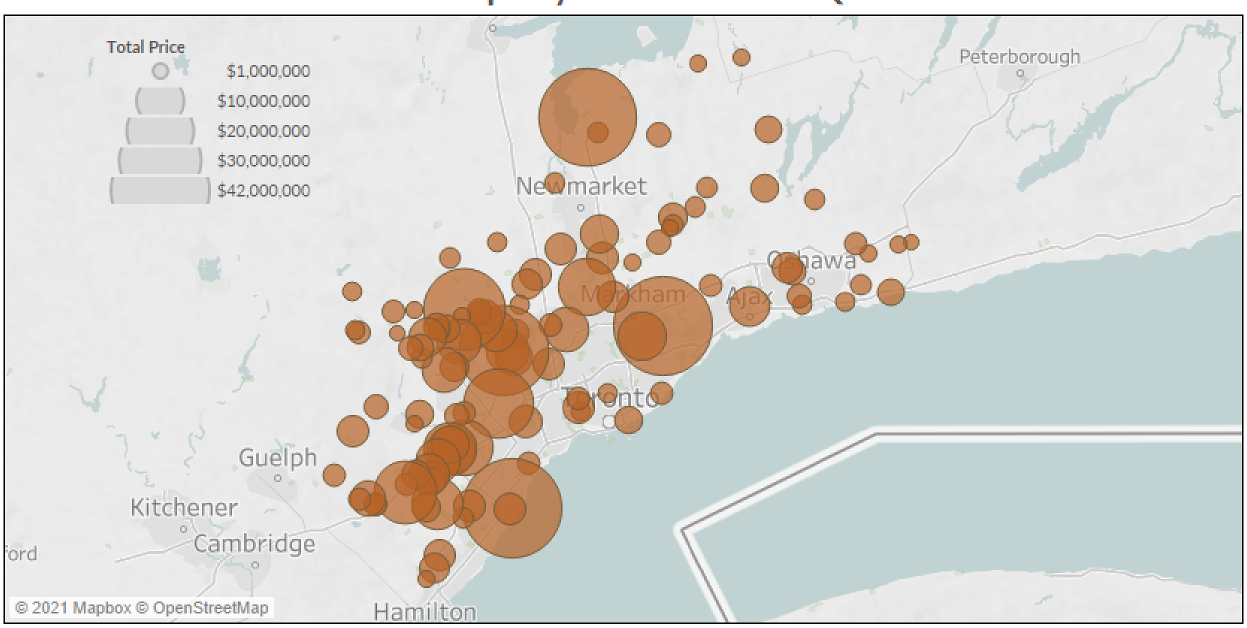
While ICI Land investments have been declining recently, transaction volumes in Q4 2020 were up 6% compared to Q4 2019 as activity picked up.

ICI Land Property Transactions - Q1 2011 to Q4 2020



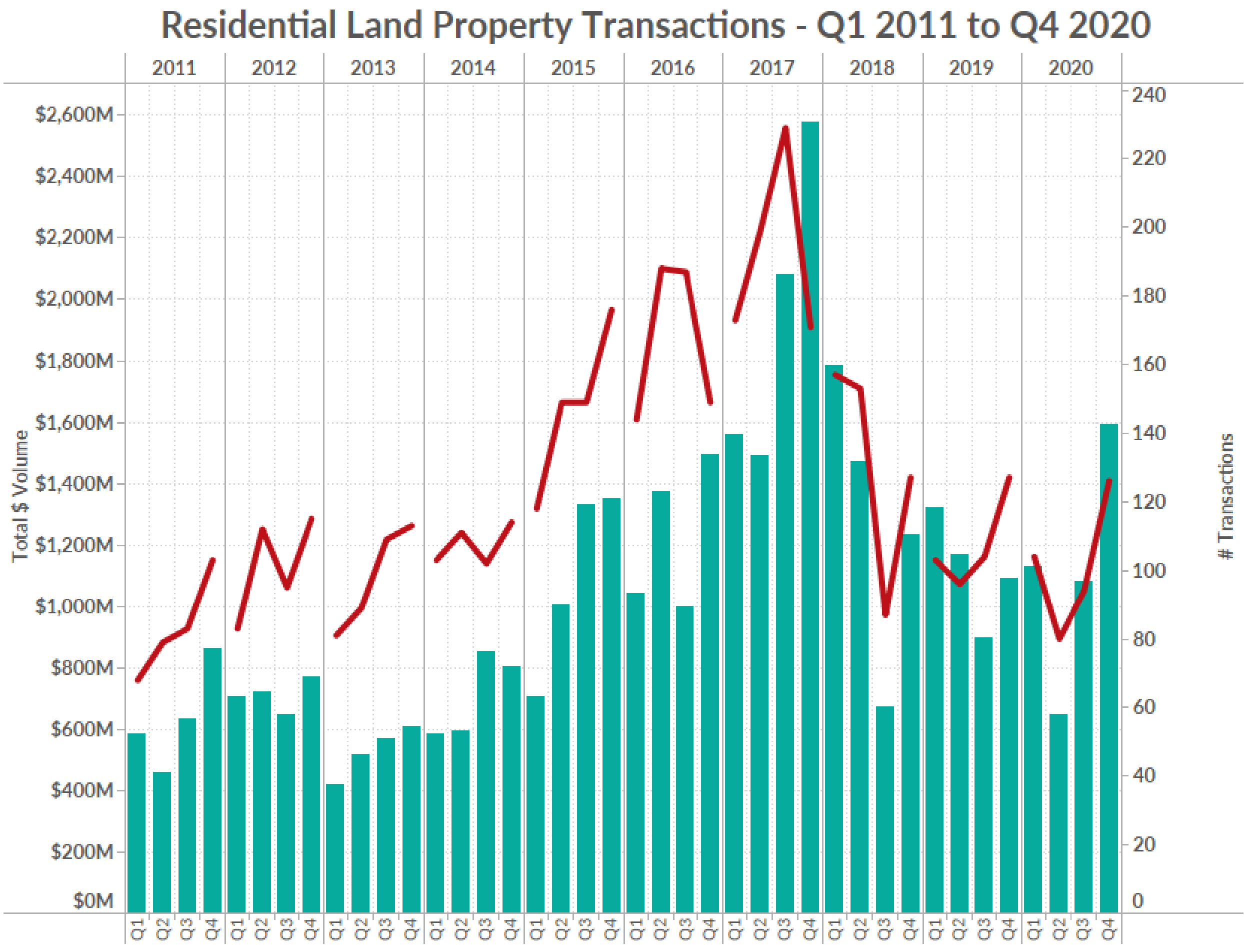
Source: Altus Group

ICI Land Property Transactions - Q4 2020

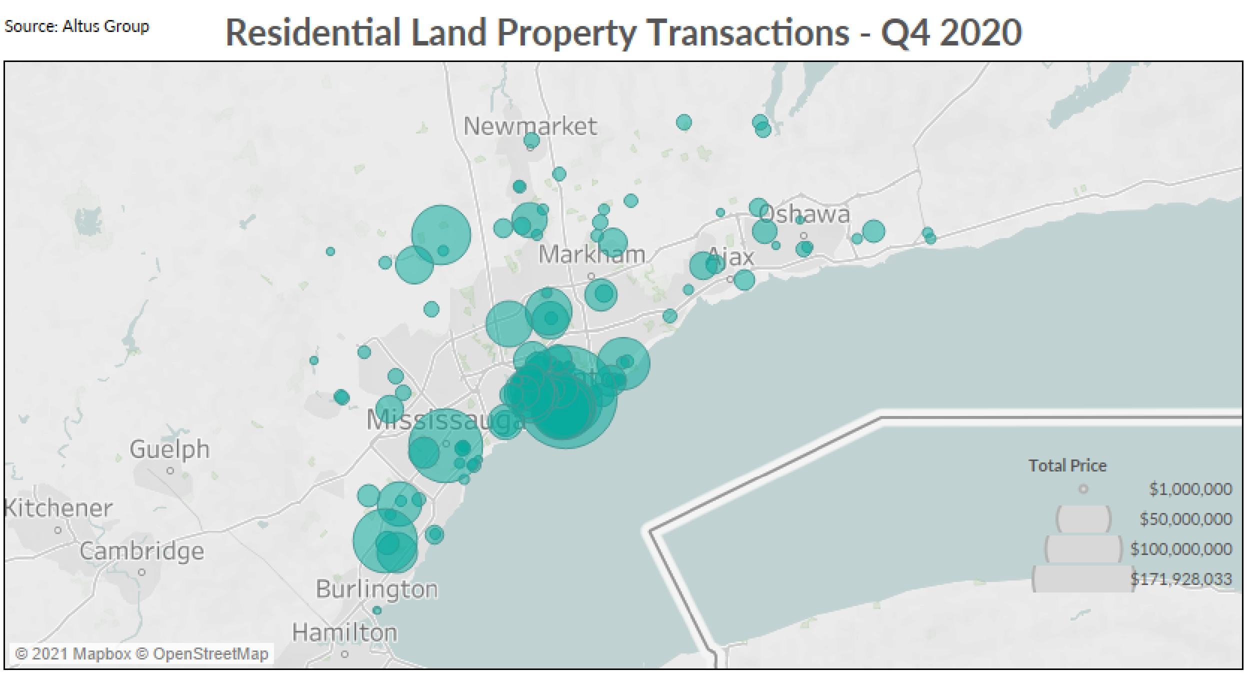


Residential Land Transactions

The residential land sector rebounded in Q4 2020, with transaction volumes up 46% from Q4 2019. The $1.6B recorded represents the highest volume of any quarter since Q1 2018.

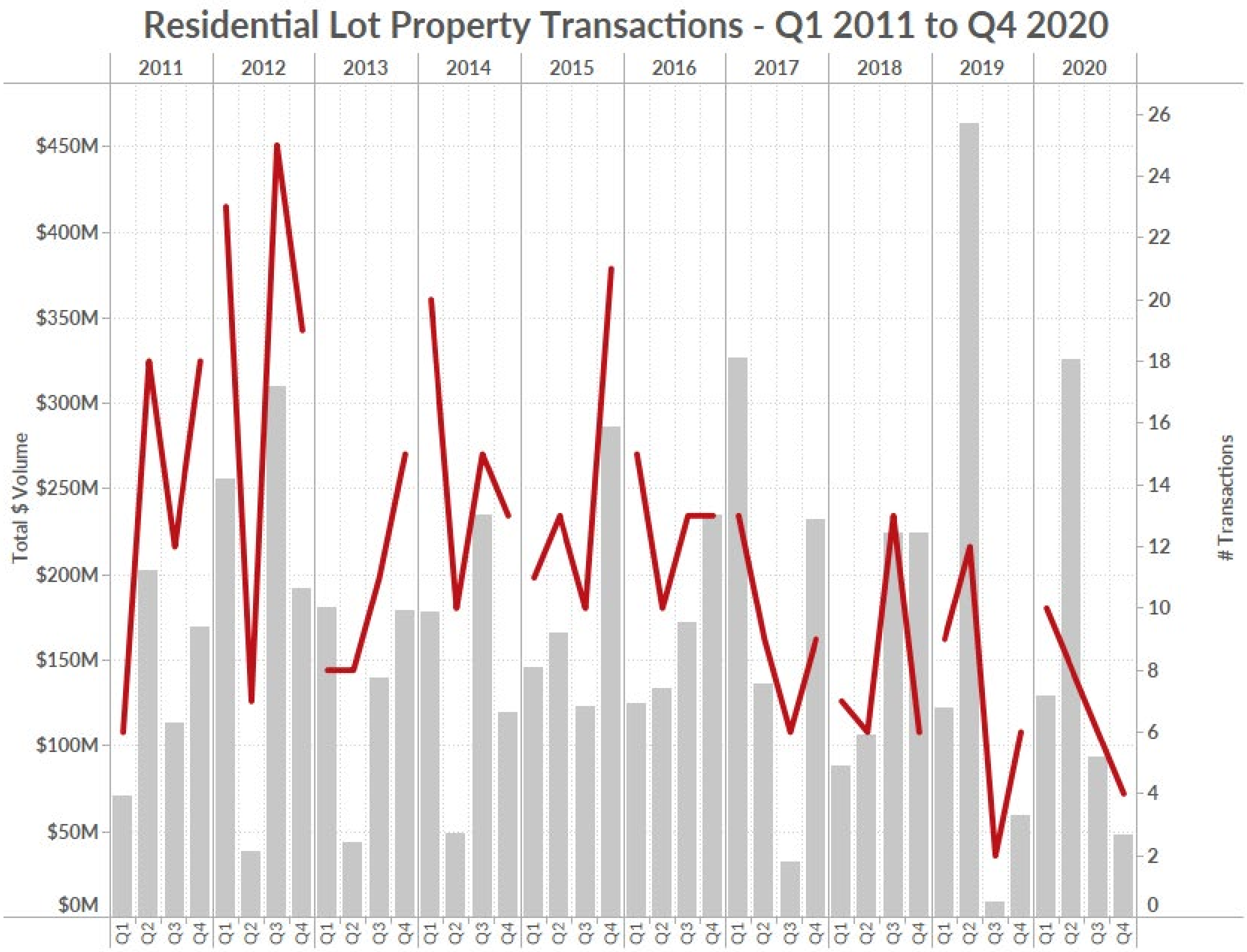


Source: Altus Group



Residential Lots Transactions

Investments in residential lots declined again in Q4 2020 after relatively strong performances earlier in 2020.



Source: Altus Group