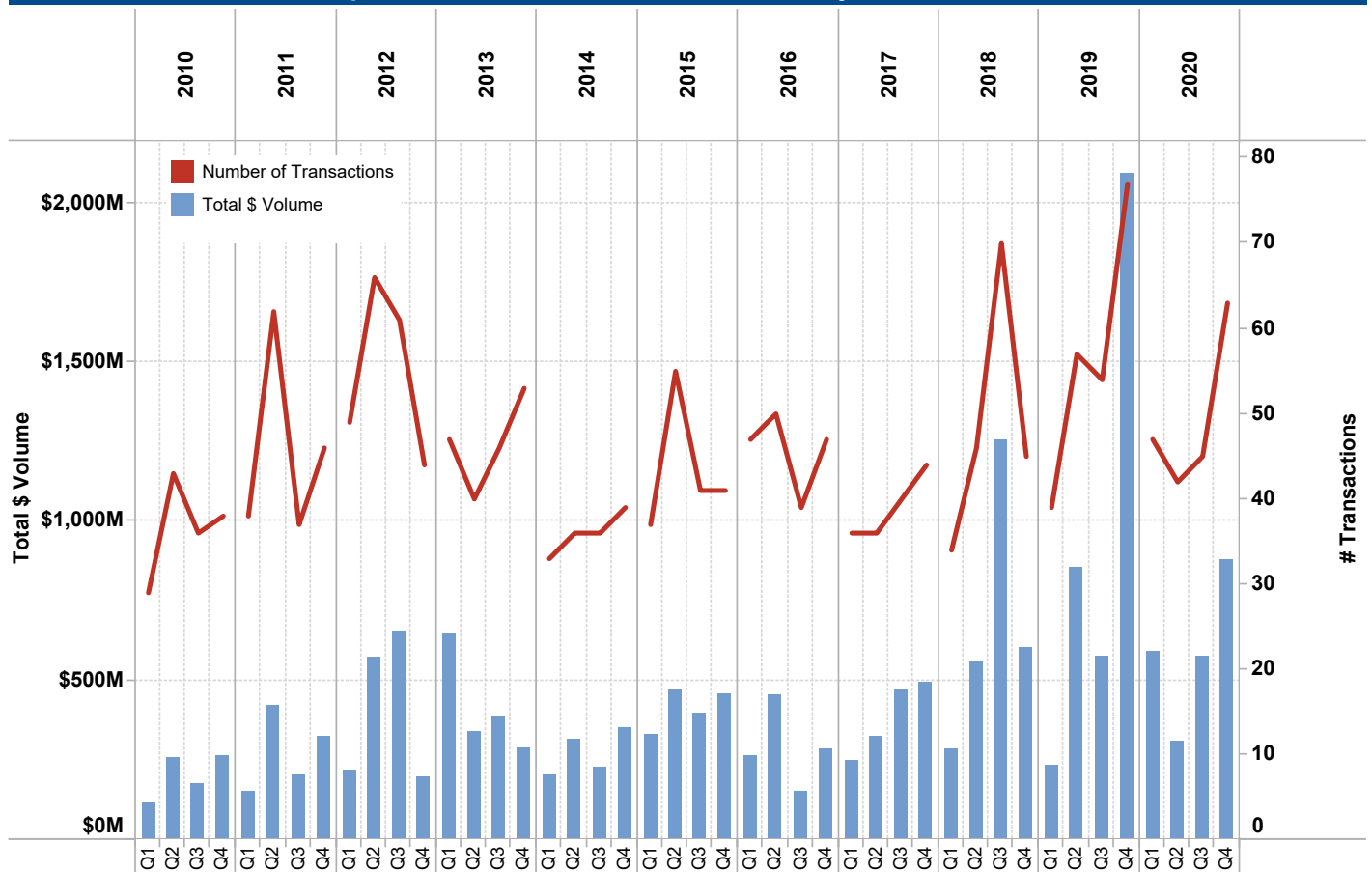

Greater Toronto Area Apartment Commercial Q4 2020 Statistics

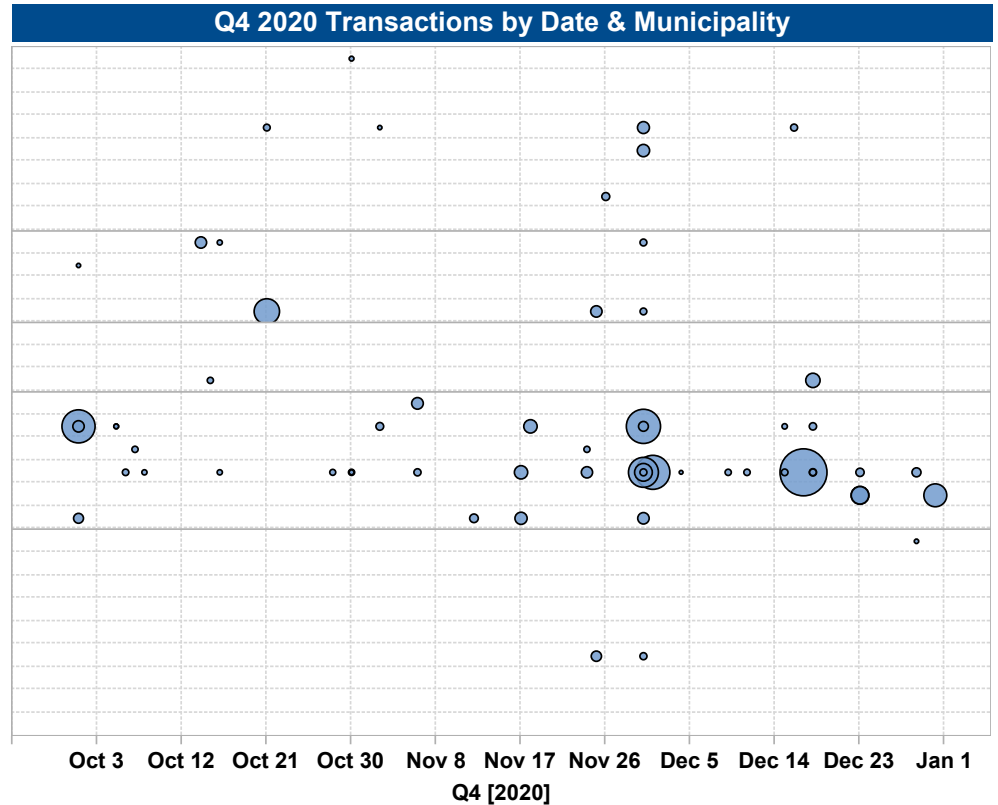
Data as of December 31, 2020



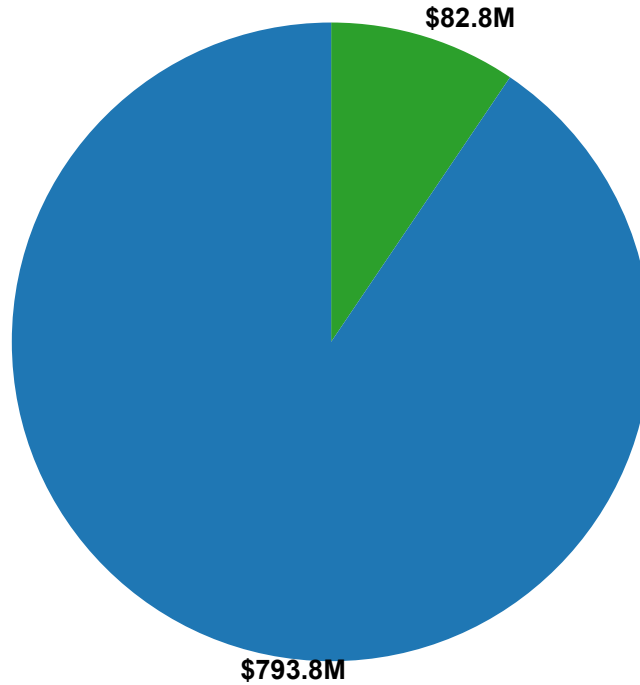
Apartment - Total Price & Transactions by Year & Quarter



Apartment		
Durham	Ajax	\$1.7M
	Brock	
	Clarington	
	Oshawa	\$18.3M
	Pickering	\$10.9M
	Scugog	
	Uxbridge	\$4.5M
	Whitby	
Halton	Burlington	\$14.6M
	Halton Hills	\$1.3M
	Milton	
	Oakville	\$62.0M
Peel	Brampton	
	Caledon	
	Mississauga	\$17.5M
Toronto	East York	\$9.7M
	Etobicoke	\$206.3M
	North York	\$5.5M
	Old Toronto	\$397.7M
	Scarborough	\$82.0M
	York	\$32.3M
York	Aurora	\$1.4M
	East Gwillimbury	
	Georgina	
	King	
	Markham	
	Newmarket	\$11.1M
	Richmond Hill	
	Vaughan	
	Whitchurch-Stouffville	



Apartment - Q4 2020 Purchaser Profile by Total \$ Volume

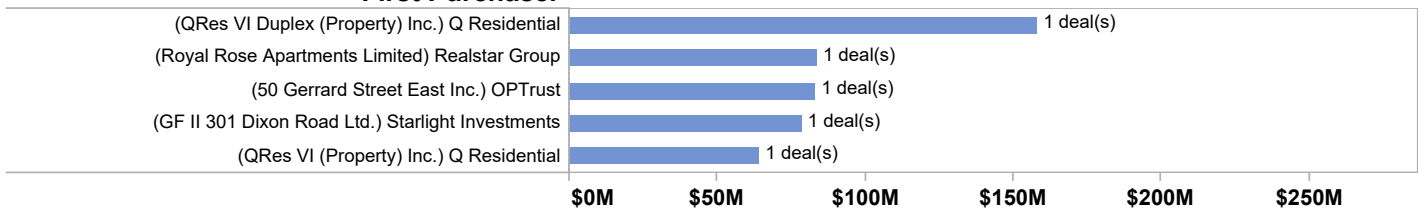


First Purchaser Profile

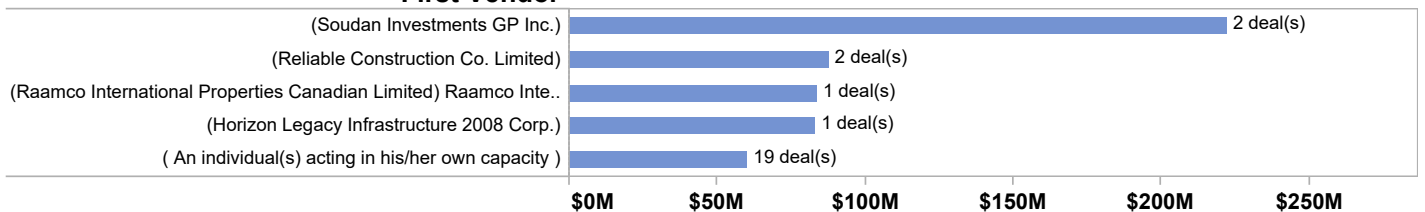
- Institution
- Private Investor - Canadian

Apartment - Q4 2020 Top Purchasers, Vendors, Lenders

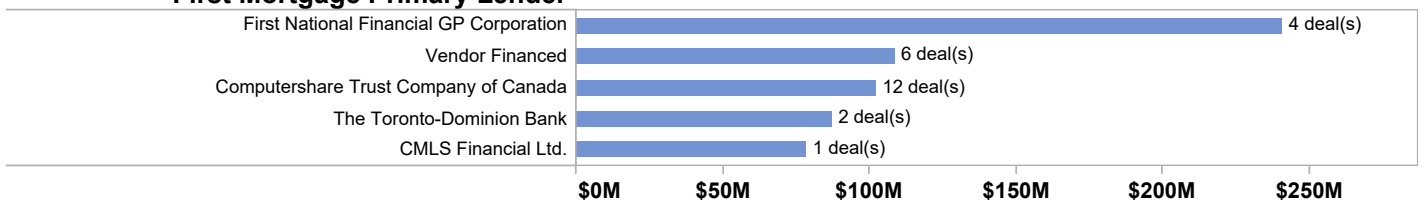
First Purchaser



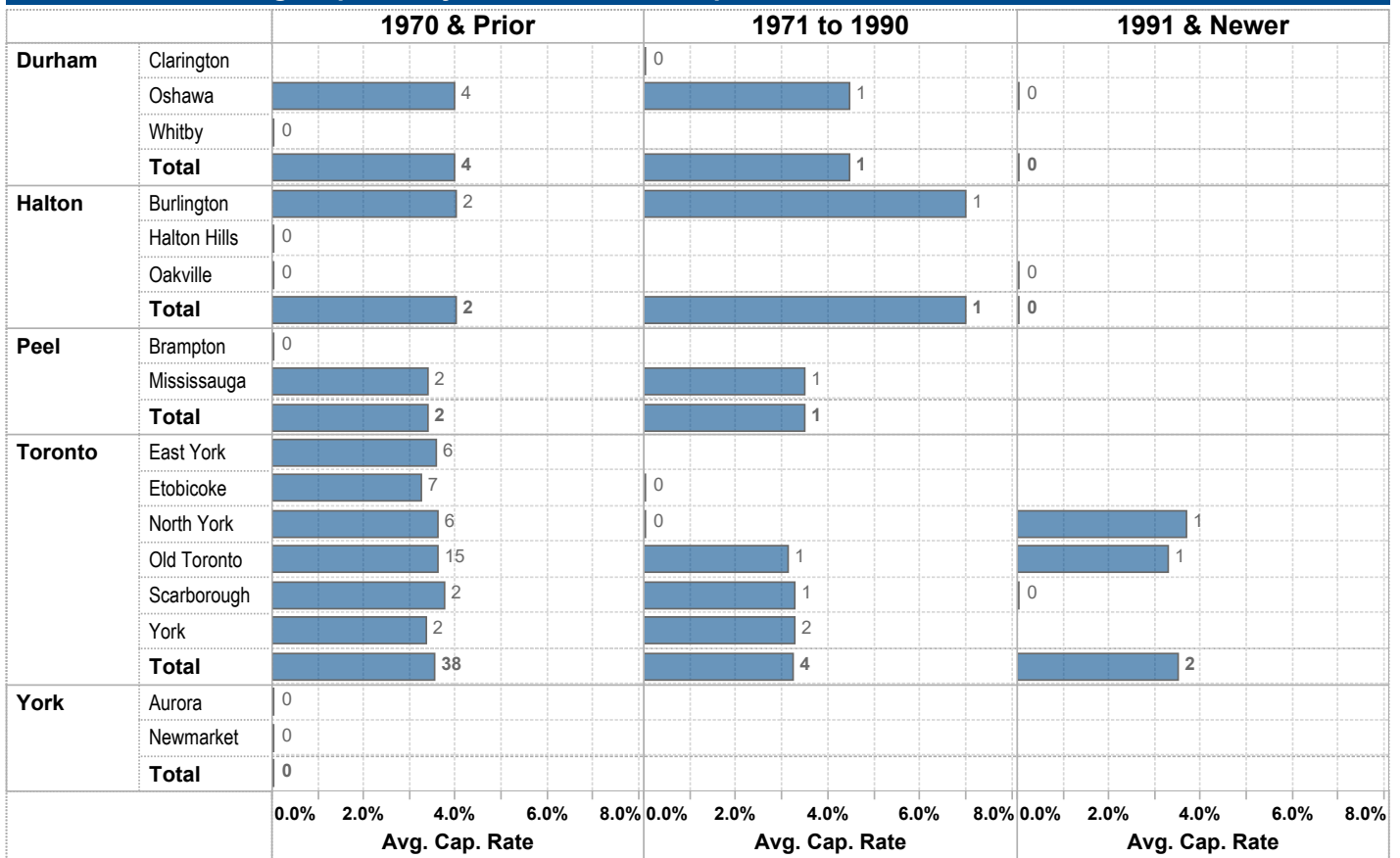
First Vendor



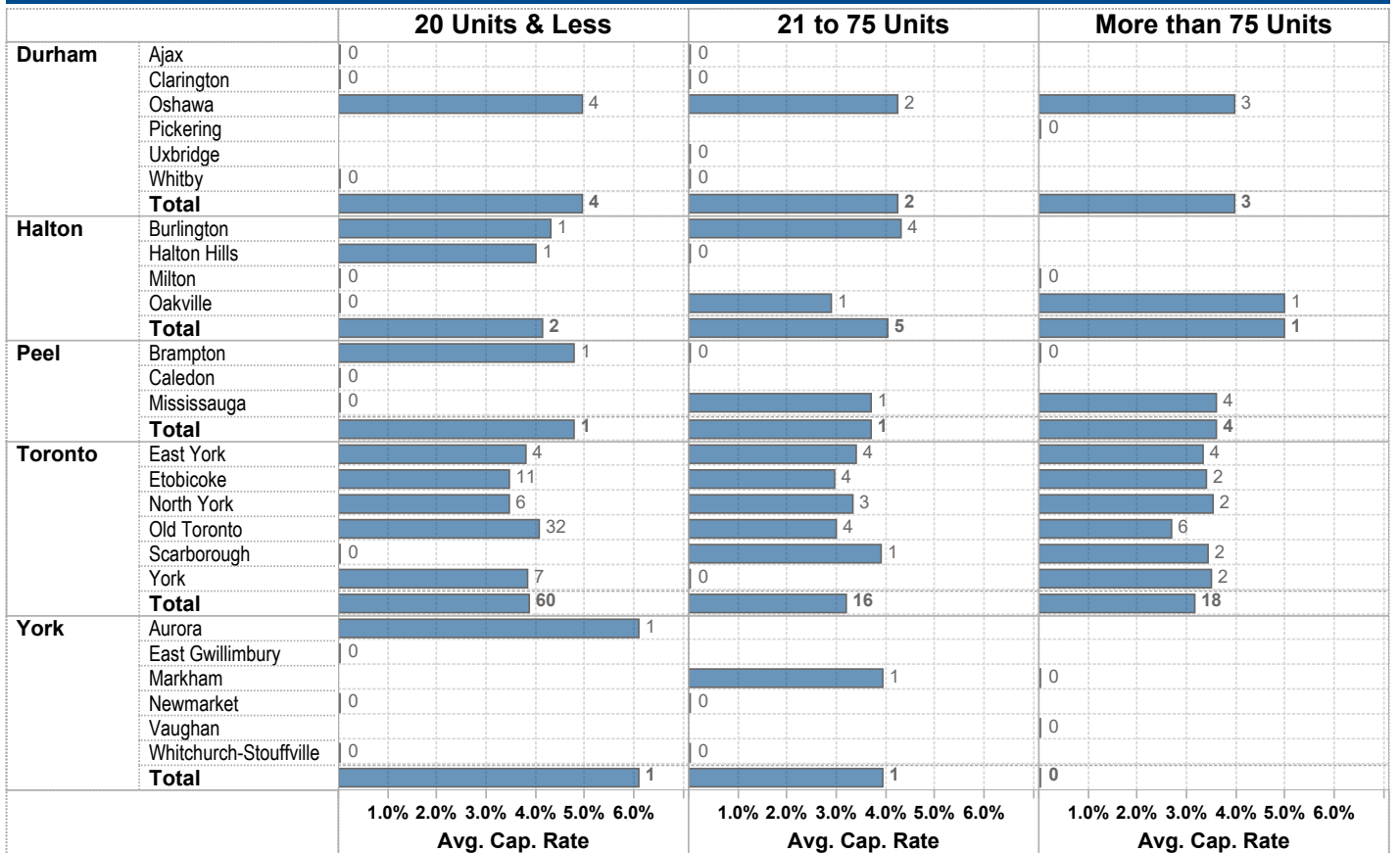
First Mortgage Primary Lender



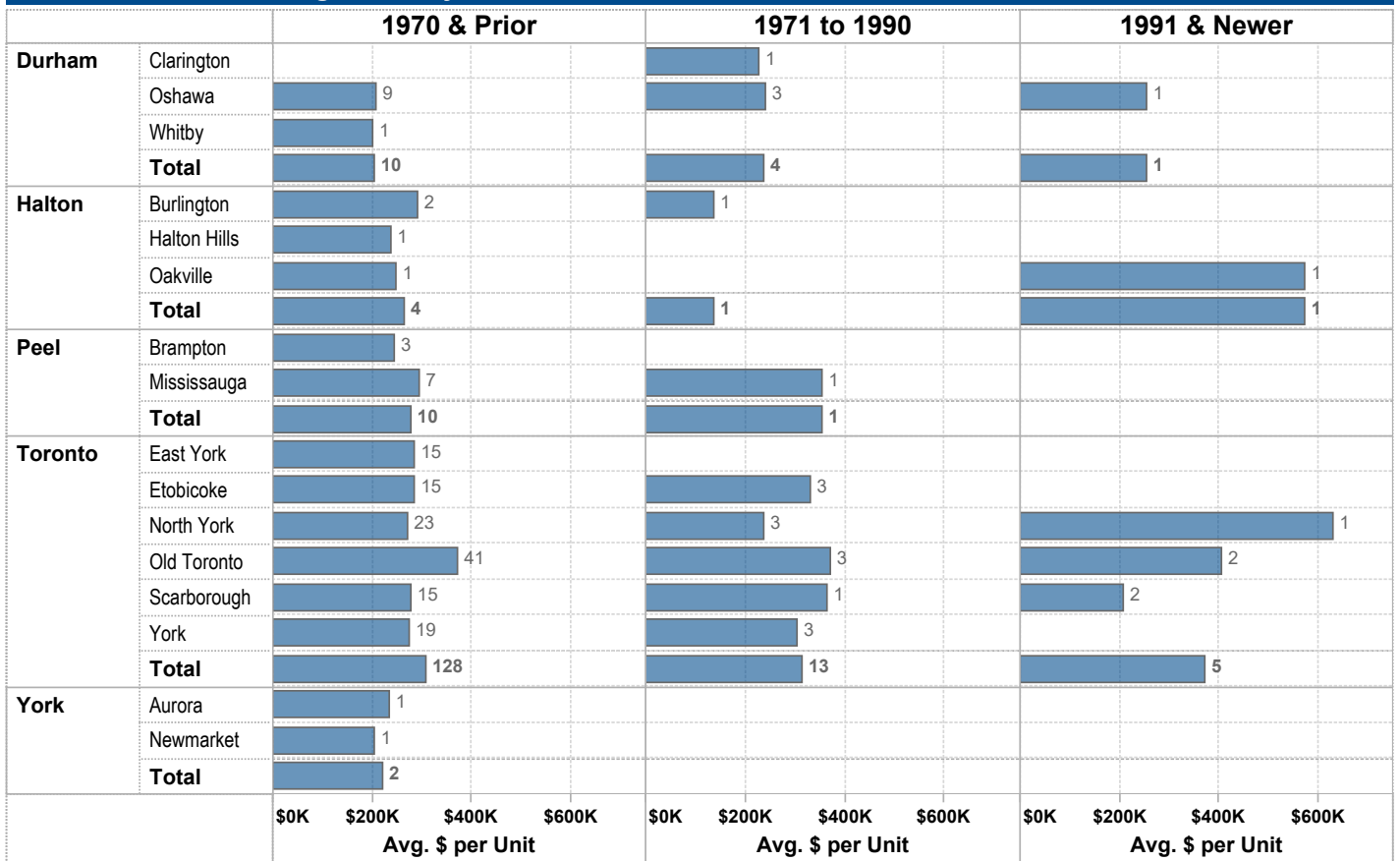
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



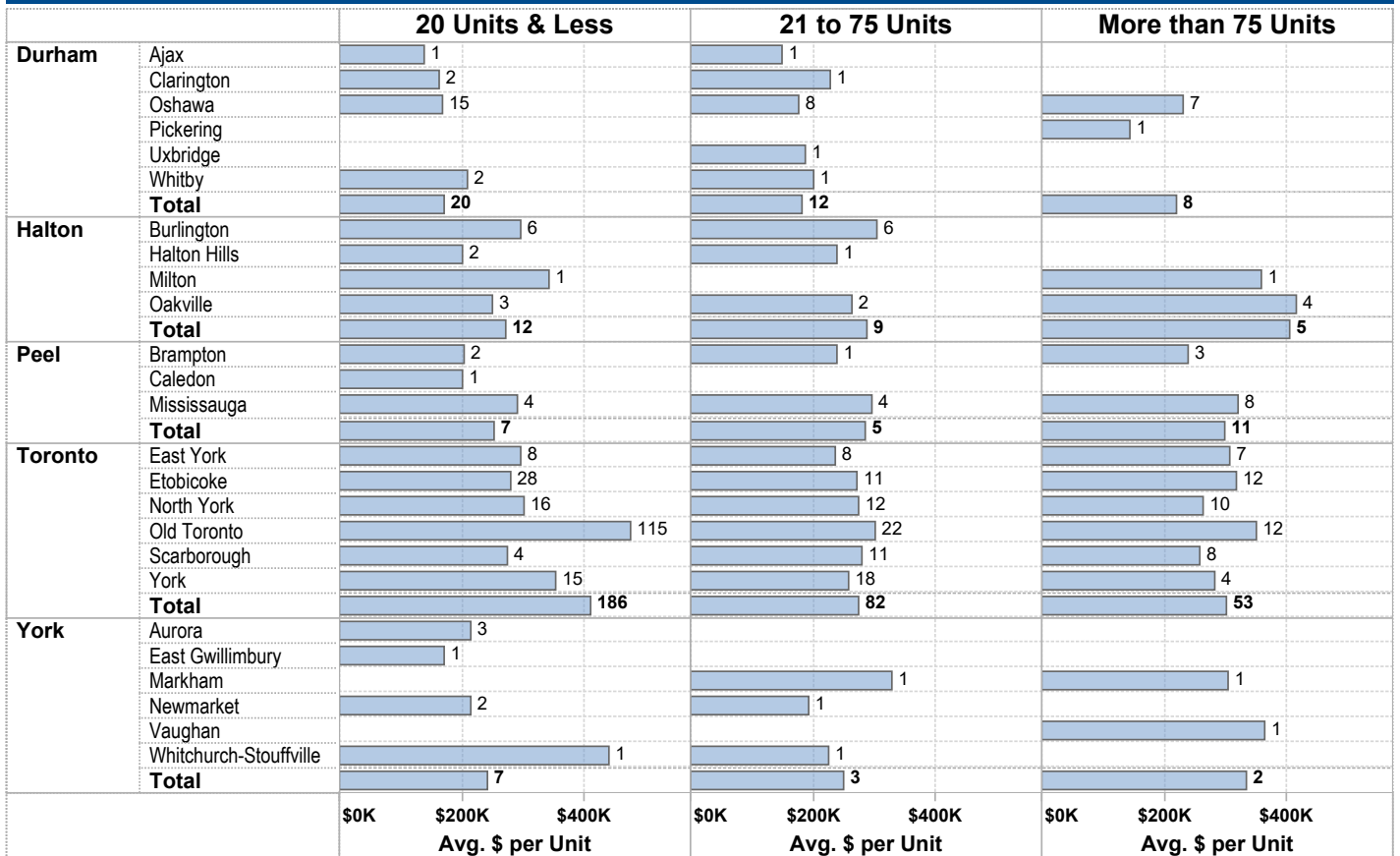
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



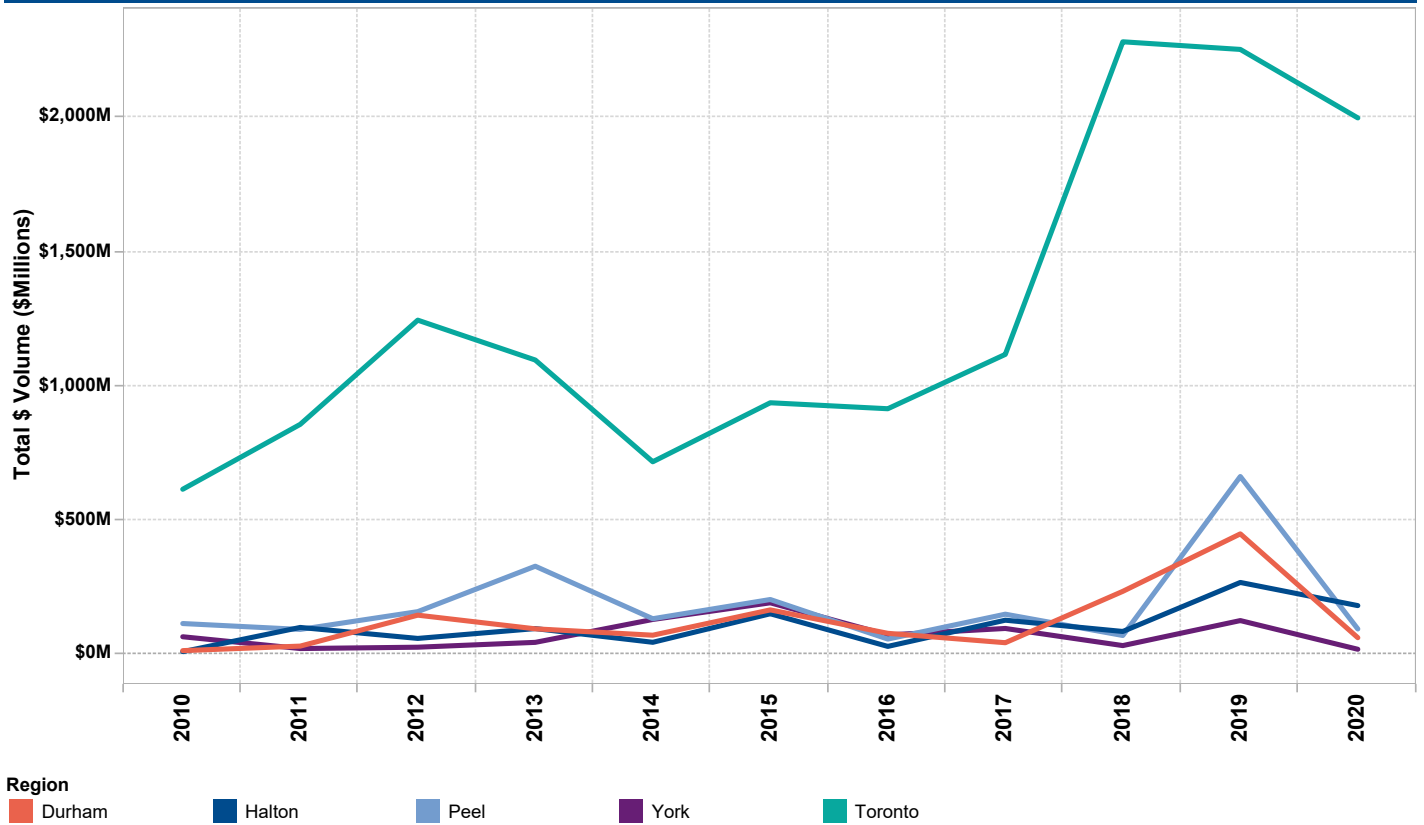
Avg. \$/Unit by Const. Year with \$/Unit Deal Count - Last 24 Months



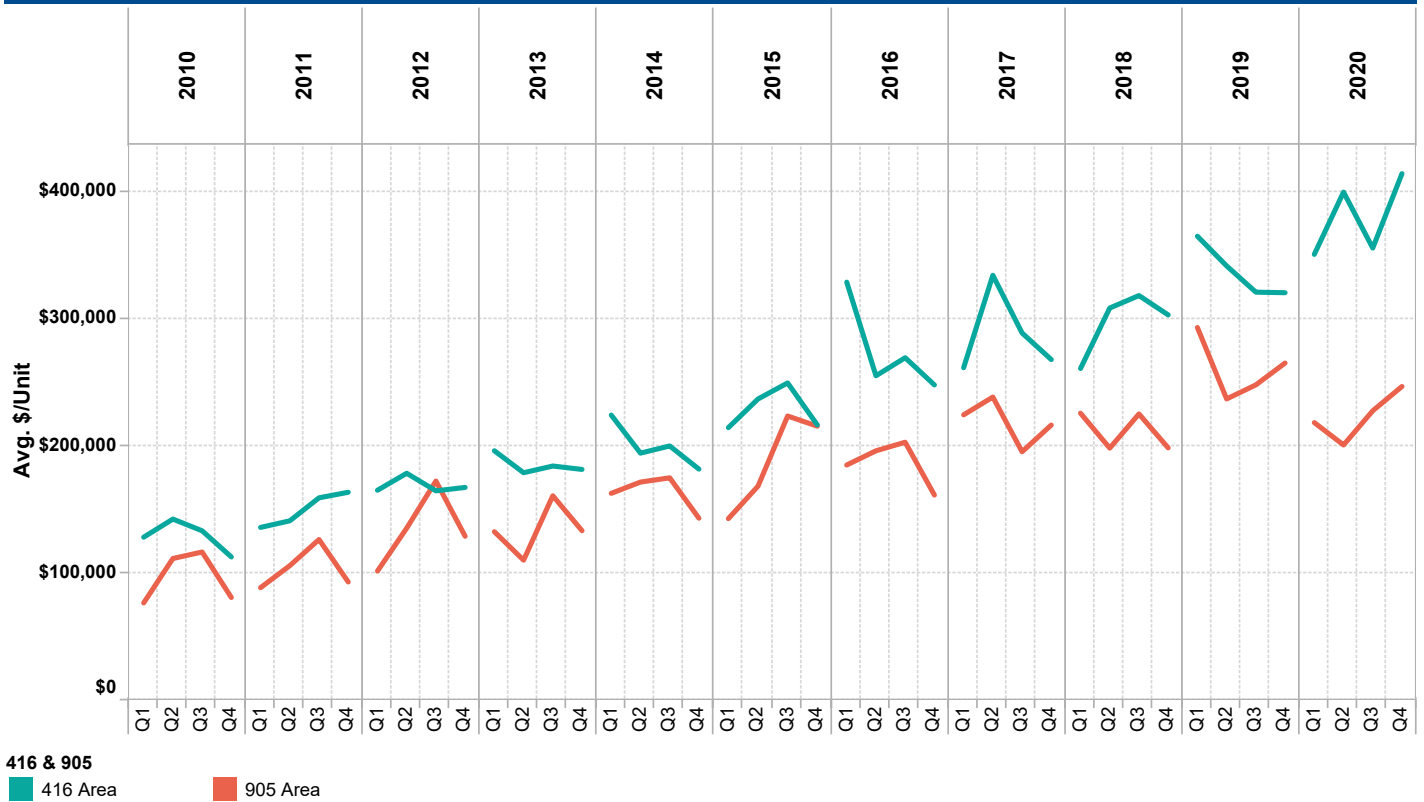
Avg. \$/Unit by Bldg. Size with \$/Unit Deal Count - Last 24 Months



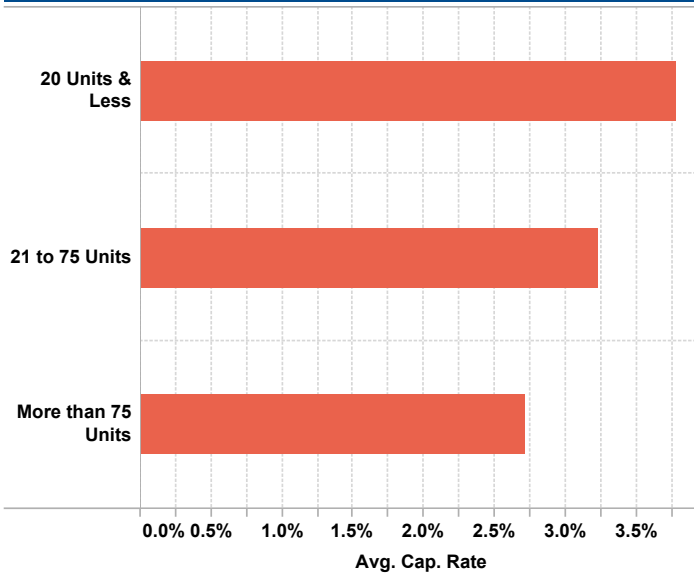
Apartment - Total Dollar Volume by Region



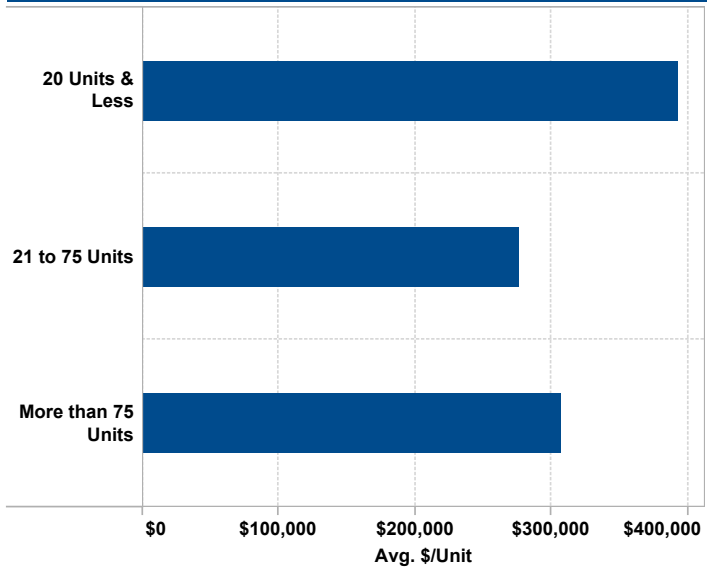
Apartment - Avg. \$/Unit by Area



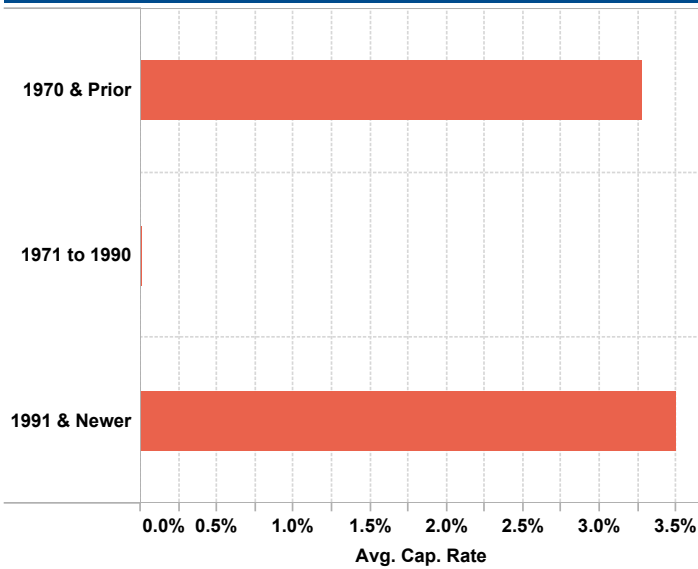
Apartment - Avg. Cap Rate by Bldg. Size (last 12 mos.)



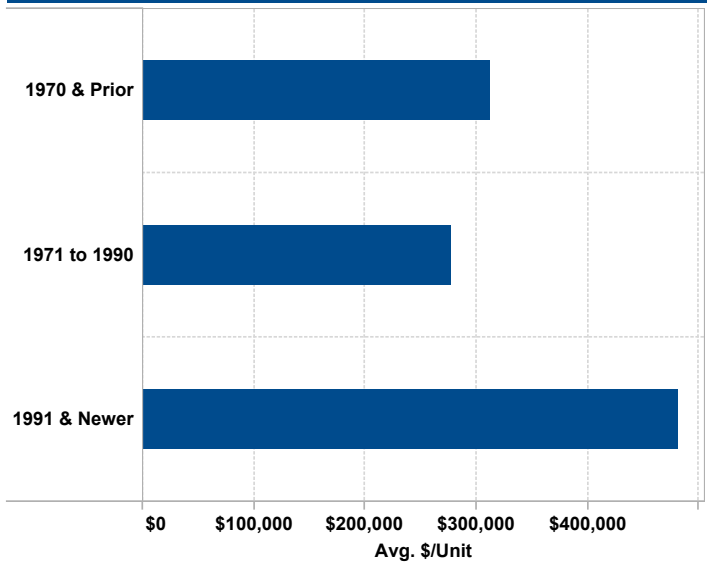
Apartment - Avg. \$/Unit by Bldg. Size (last 12 mos.)



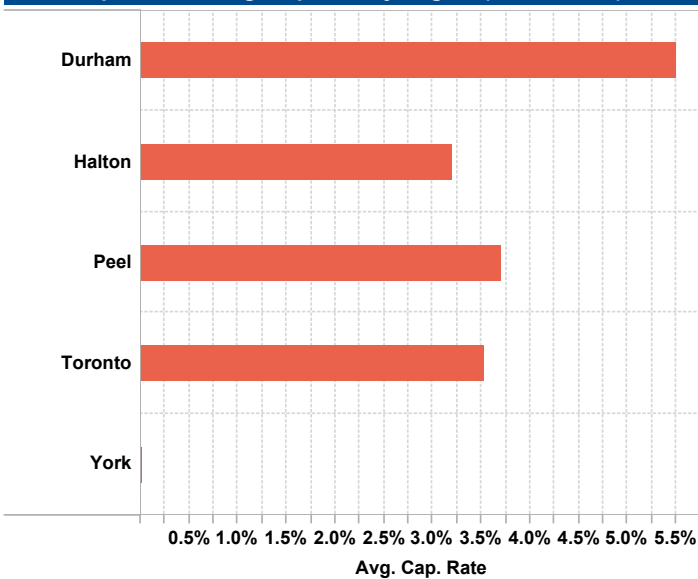
Apartment - Avg. Cap Rate by Const. Year (last 12 mos.)



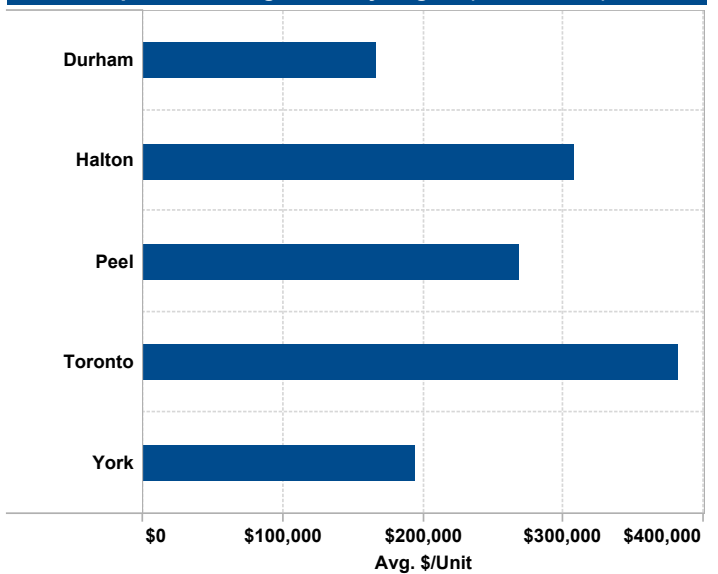
Apartment - Avg. \$/Unit by Const. Year (last 12 mos.)

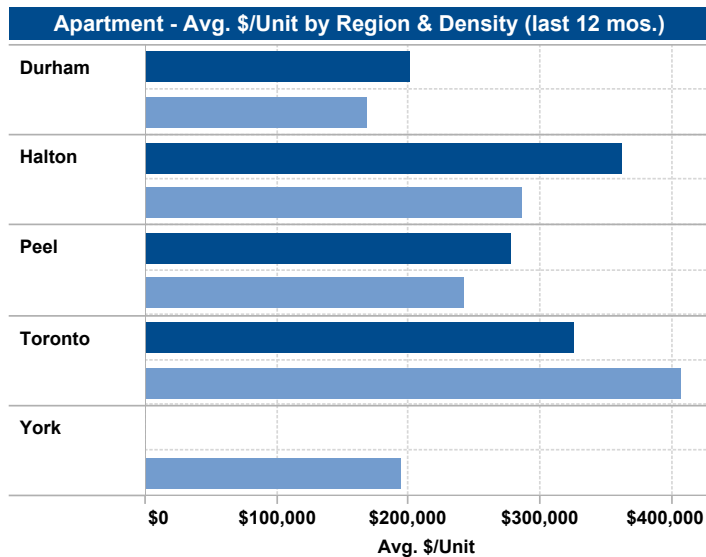


Apartment - Avg. Cap Rate by Region (last 12 mos.)



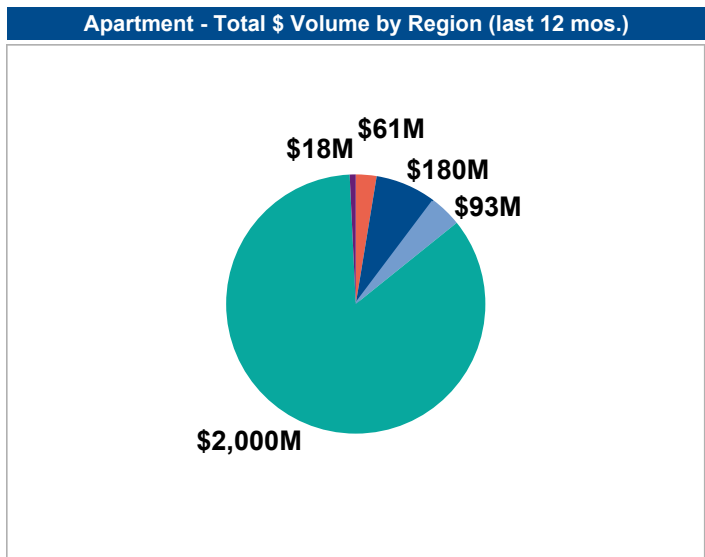
Apartment - Avg. \$/Unit by Region (last 12 mos.)





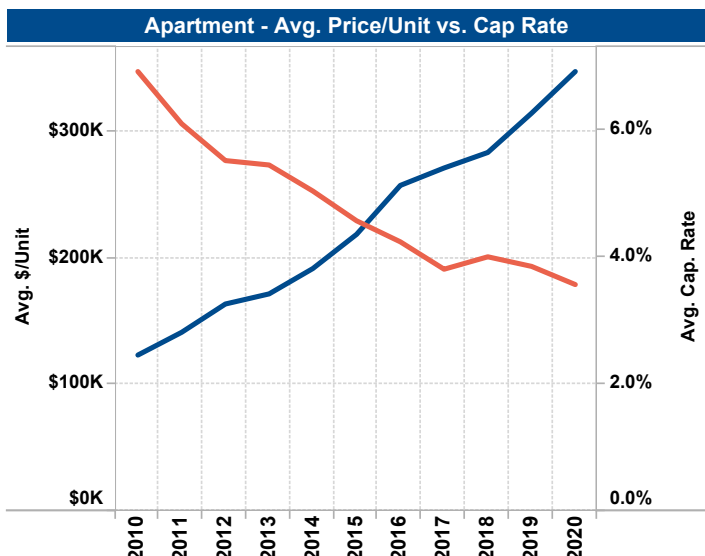
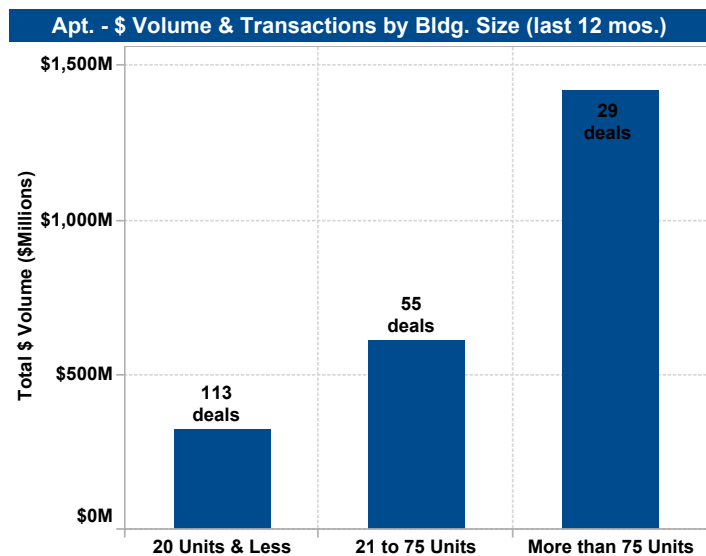
Subtype

- High Rise Apt.
- Low Rise Apt.



Region

- Durham
- Halton
- Peel
- Toronto
- York



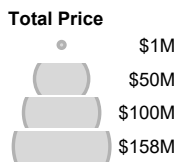
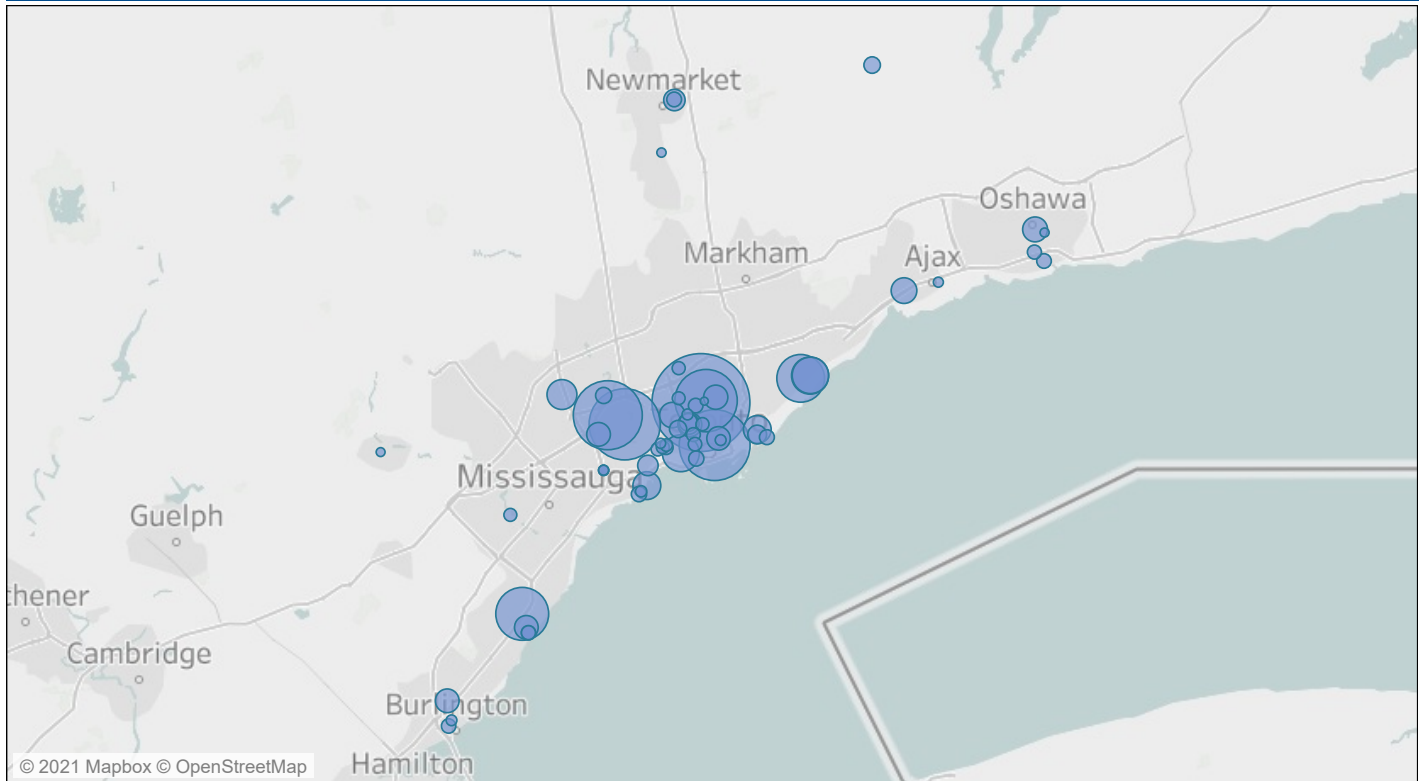
Measure Names

- Avg. \$ per Unit
- Avg. Cap. Rate

Apartment - Top Transactions Q4 2020

First Address	Municipality	Number of Units	Total Price	Price Per Unit	% Transferred	Sale Type
500 Duplex Avenue	Old Toronto	330	\$157,975,000	\$478,712	100%	Market
165 La Rose Avenue	Etobicoke	211	\$83,600,000	\$396,209	100%	Market
50 Gerrard Street East	Old Toronto	188	\$82,800,000	\$440,426	100%	Market
301 Dixon Road	Etobicoke	225	\$78,500,000	\$348,887	100%	Market
141 Erskine Avenue	Old Toronto	161	\$64,080,000	\$398,012	100%	Market

Apartment - Q4 2020 Transactions



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