Greater Golden Horseshoe Commercial Q4 2020 Statistics

Data as of December 31, 2020

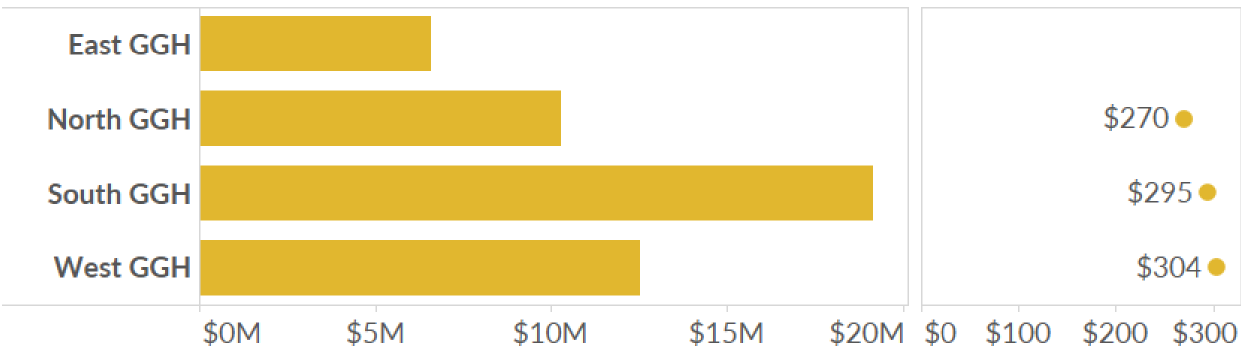
Altus Group

Office Transactions - $500K to $1M

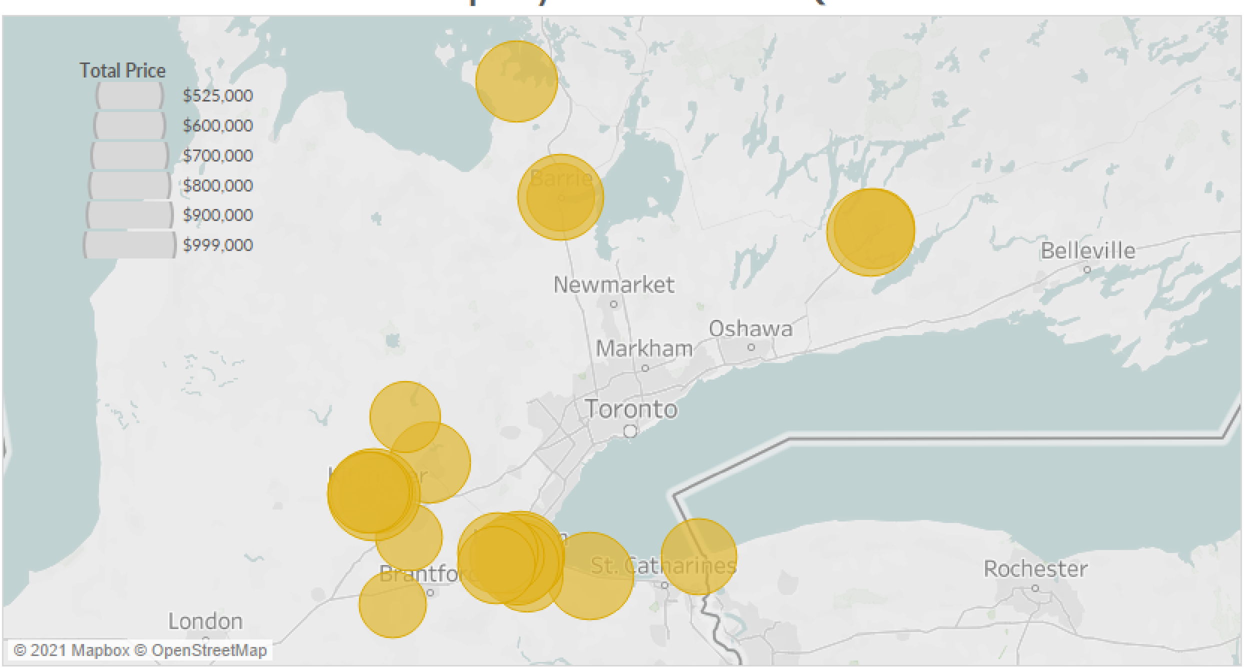
Office transactions in the $500K to $1M category saw a pickup in Q4 2020, up 95% from Q4 2019.

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$1.66M	2	$1.37M	2	21.2%
North GGH	$2.19M	3	$0.90M	1	142.8%
South GGH	$8.10M	11	$4.23M	6	91.5%
West GGH	$5.12M	7	$2.24M	3	128.6%
Grand Total	$17.06M	23	$8.73M	12	95.3%

YTD - Office Total $ Volume | YTD - Avg $/SF



Office Property Transactions - Q4 2020

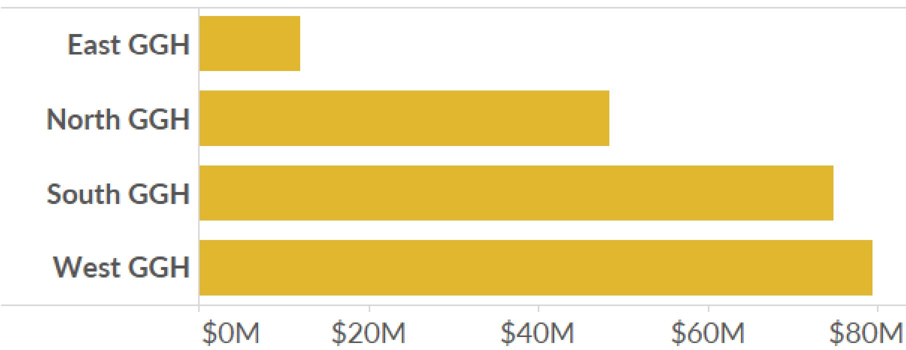


Office Transactions - $1M+

The office sector recorded transactions worth $65M in the $1M+ category in Q4 2020, which was up substantially from a quiet Q4 2019.

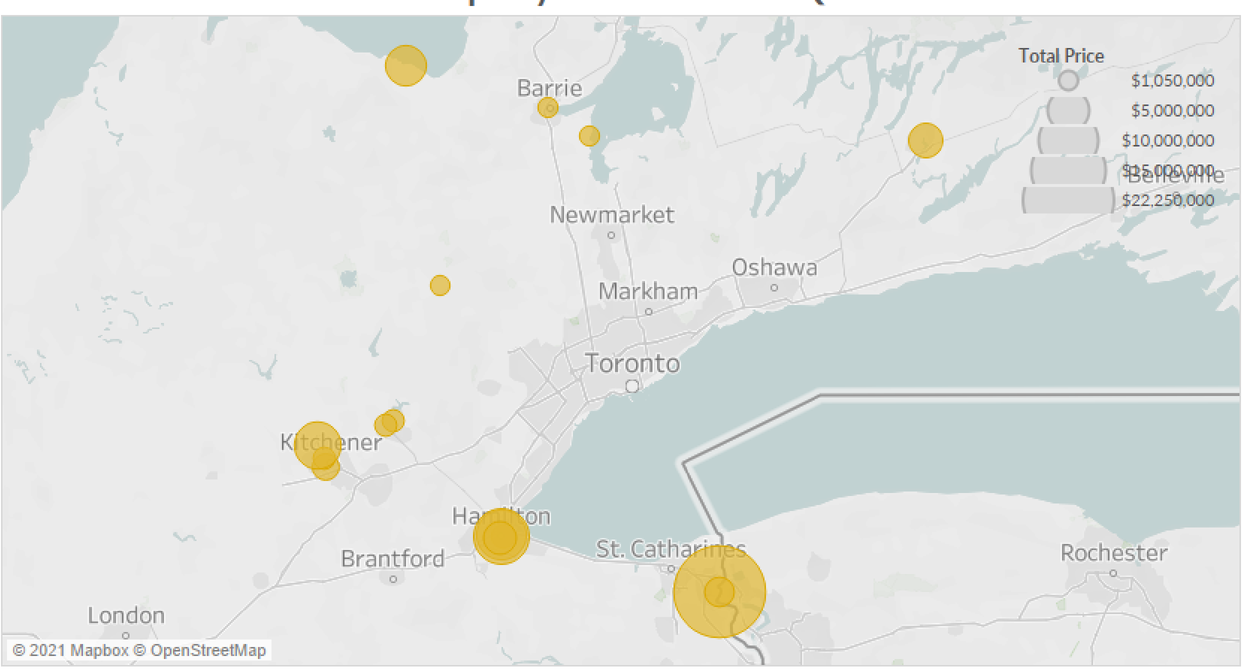
	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$3.10M	1	$4.25M	2	-27.1%
North GGH	$7.56M	4	$3.81M	3	98.4%
South GGH	$43.25M	6	$6.15M	4	603.3%
West GGH	$11.38M	5	$3.18M	1	258.3%
Grand Total	$65.29M	16	$17.39M	10	275.5%

YTD - Office Total $ Volume



YTD - Avg $/SF

Office Property Transactions - Q4 2020

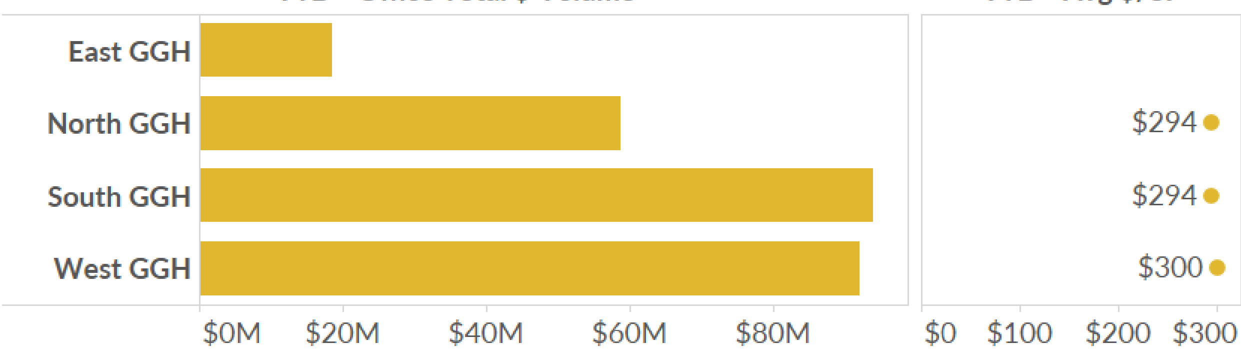


Office Transactions – All Sales

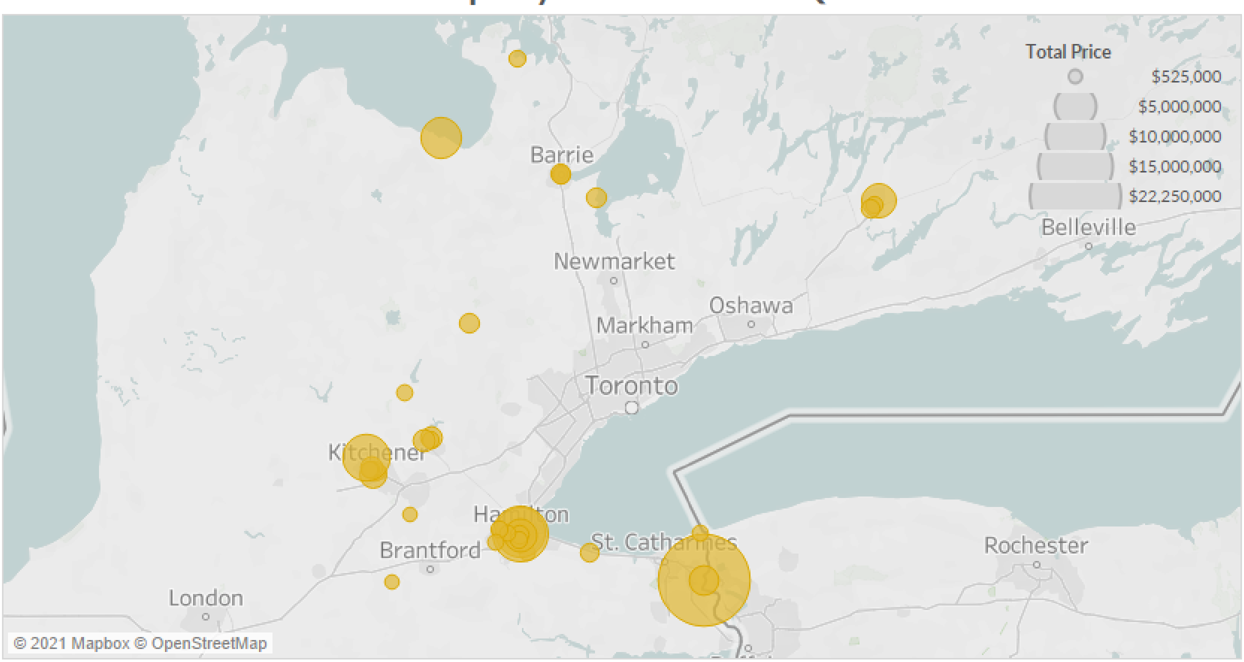
The office sector in all price thresholds had a strong finish to 2020, with transaction volumes up 215% over the fourth quarter of 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$4.76M	3	$5.62M	4	-15.3%
North GGH	$9.75M	7	$4.71M	4	106.9%
South GGH	$51.35M	17	$10.38M	10	394.8%
West GGH	$16.50M	12	$5.42M	4	204.6%
Grand Total	$82.35M	39	$26.12M	22	215.3%

YTD - Office Total $ Volume | YTD - Avg $/SF



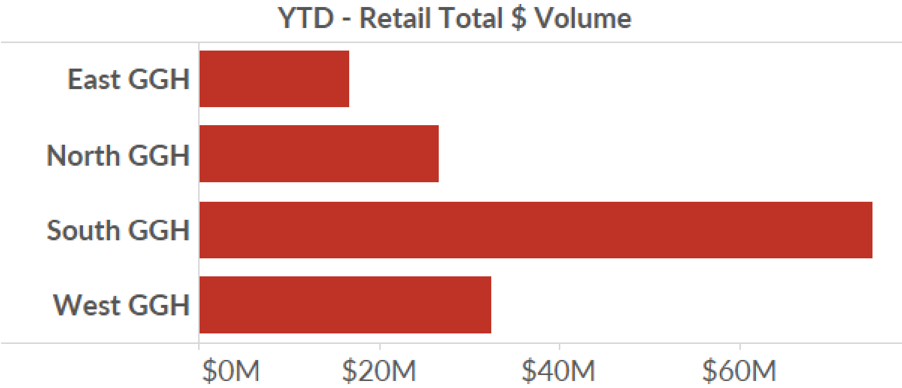
Office Property Transactions - Q4 2020

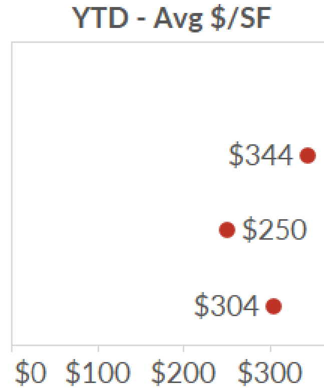


Retail Transactions - $500K to $1M

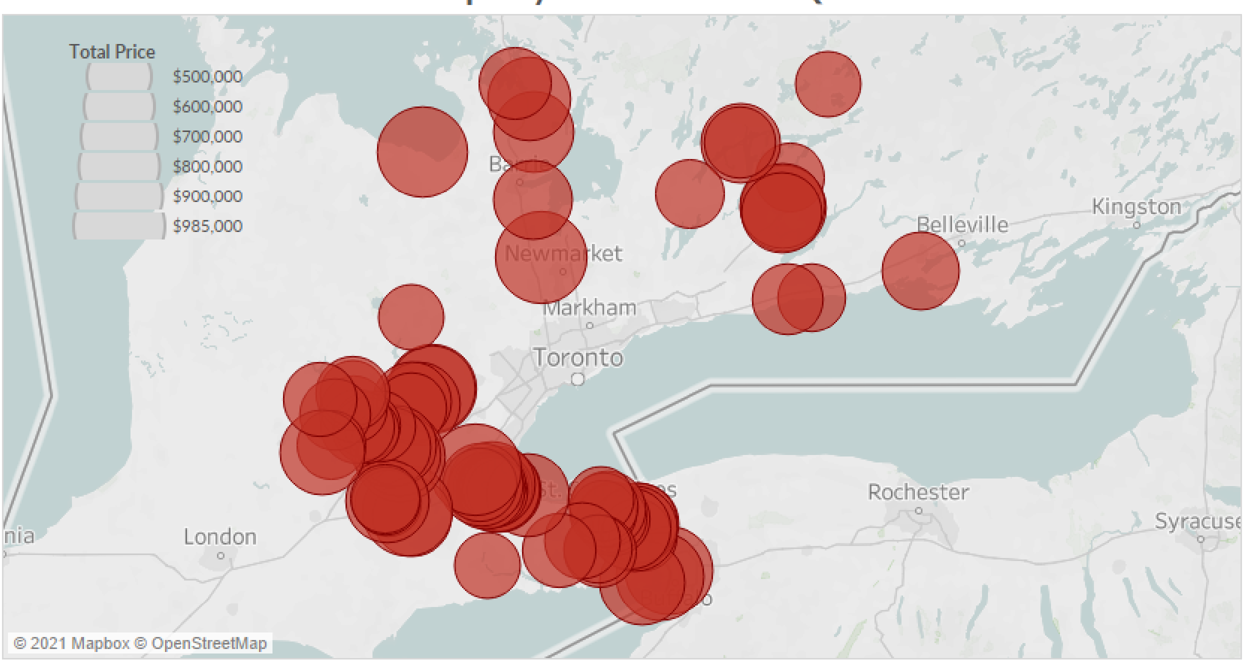
Retail transactions in the $500K to $1M category saw a slight pickup in Q4 2020, up 17% from Q4 2019.

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$7.19M	11	$6.01M	8	19.64%
North GGH	$5.27M	7	$8.41M	12	-37.38%
South GGH	$28.35M	42	$23.34M	32	21.46%
West GGH	$13.61M	20	$8.76M	13	55.36%
Grand Total	$54.41M	80	$46.52M	65	16.97%





Retail Property Transactions - Q4 2020

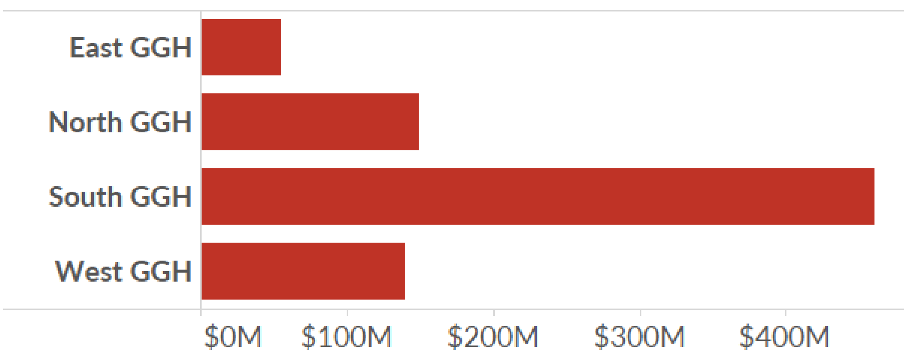


Retail Transactions - $1M+

The retail sector recorded transactions worth $342M in the $1M+ category in Q4 2020, which was up from $323M in Q4 2019.

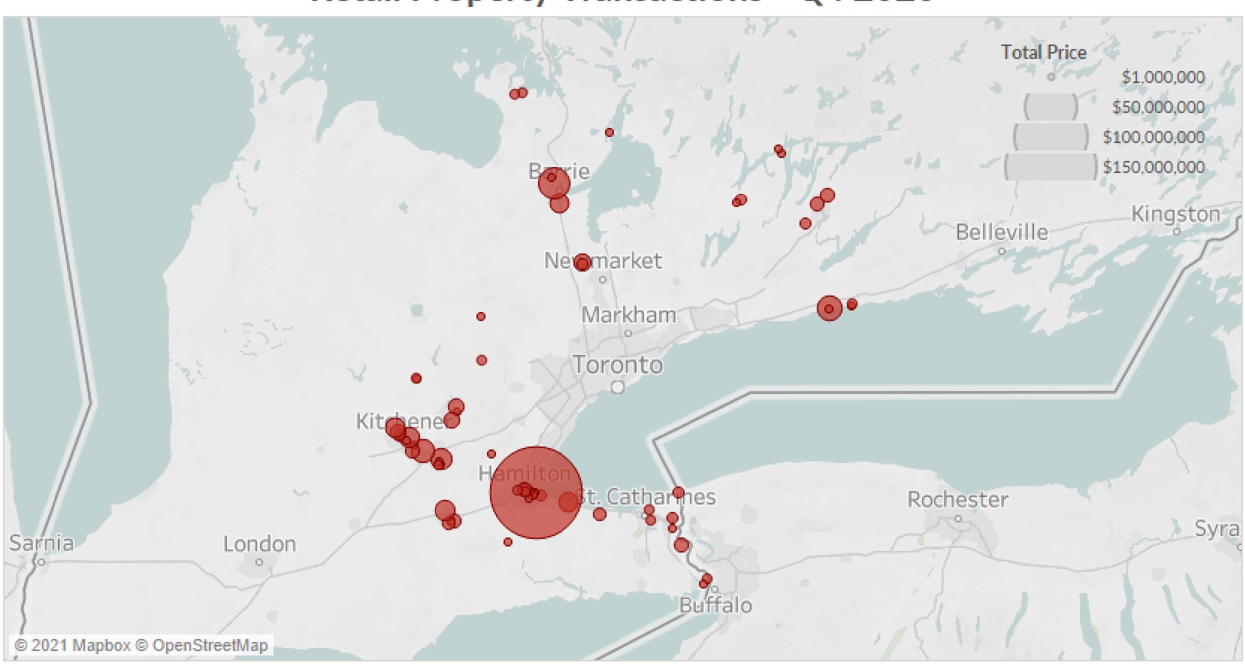
	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$29.47M	11	$45.85M	9	-35.7%
North GGH	$38.26M	9	$69.60M	18	-45.0%
South GGH	$211.14M	27	$120.71M	27	74.9%
West GGH	$63.70M	19	$86.56M	14	-26.4%
Grand Total	$342.57M	66	$322.72M	68	6.1%

YTD - Retail Total $ Volume



YTD - Avg $/SF

Retail Property Transactions - Q4 2020

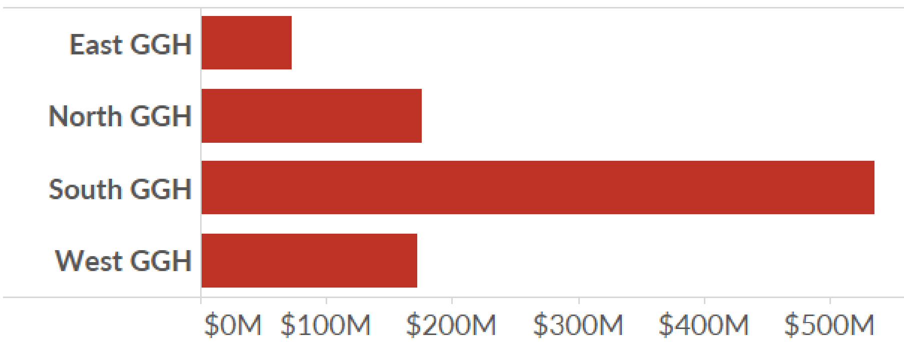


Retail Transactions – All Sales

The retail sector in all price thresholds had a good finish to 2020, with transaction volumes up 8% over the fourth quarter of 2019.

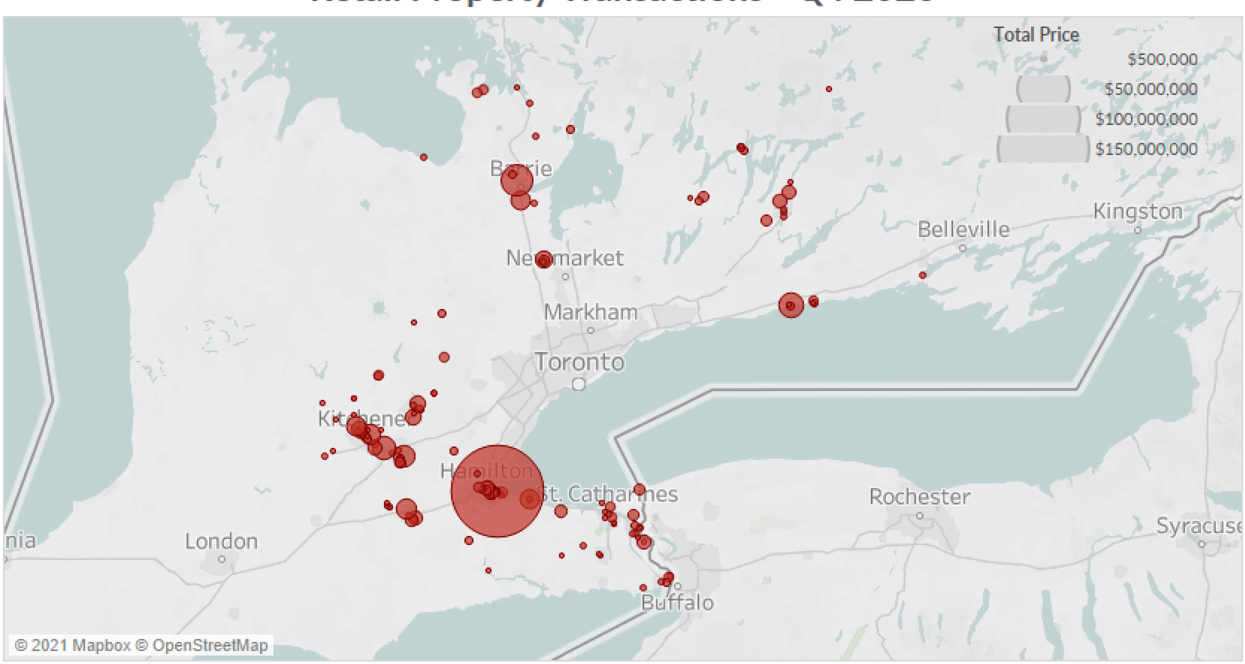
	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$36.66M	22	$51.86M	17	-29.3%
North GGH	$43.53M	16	$78.01M	30	-44.2%
South GGH	$239.49M	69	$144.05M	59	66.3%
West GGH	$77.31M	39	$95.32M	27	-18.9%
Grand Total	$396.98M	146	$369.24M	133	7.5%

YTD - Retail Total $ Volume



YTD - Avg $/SF

Retail Property Transactions - Q4 2020

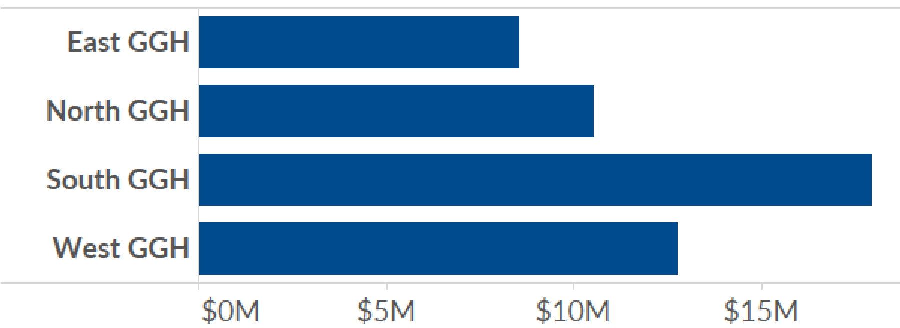


Industrial Transactions - $500K to $1M

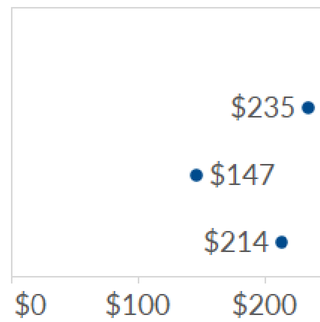
Industrial transactions in the $500K to $1M category saw a pickup in Q4 2020, up 34% from Q4 2019.

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$3.79M	5	$0.77M	1	391.6%
North GGH	$3.56M	5	$2.62M	3	35.7%
South GGH	$6.35M	9	$9.15M	13	-30.6%
West GGH	$3.14M	4			
Grand Total	$16.82M	23	$12.54M	17	34.1%

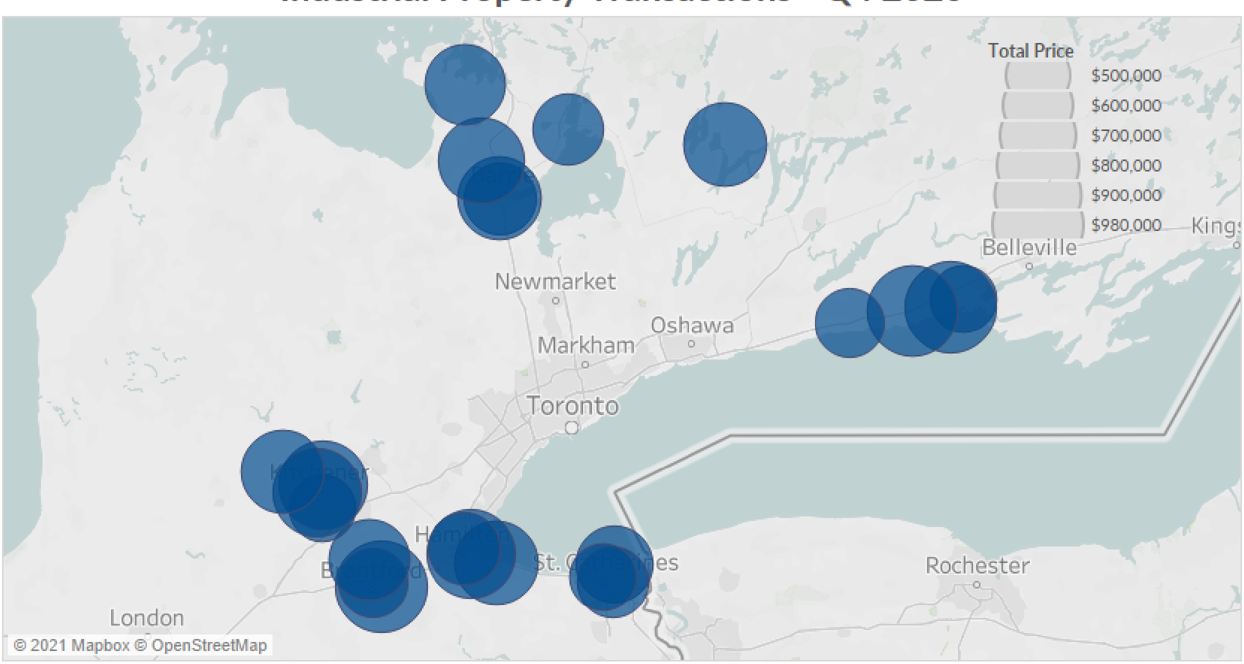
YTD - Industrial Total $ Volume



YTD - Avg $/SF



Industrial Property Transactions - Q4 2020

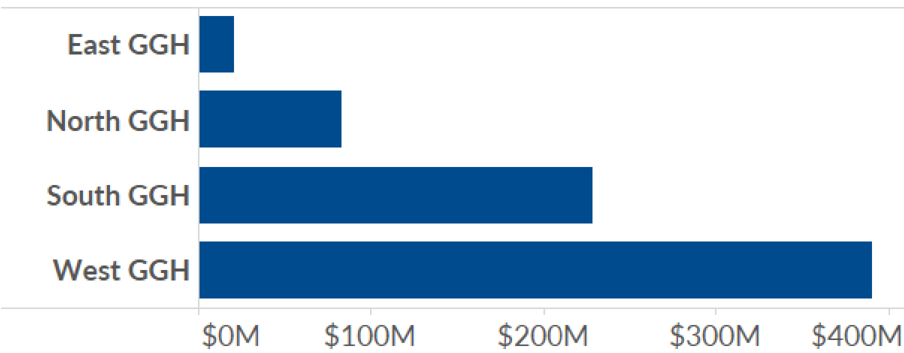


Industrial Transactions - $1M+

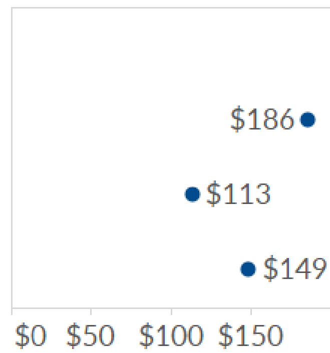
The industrial sector recorded transactions worth $217M in the $1M+ category in Q4 2020, which was down from $245M in Q4 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$11.33M	5	$3.00M	2	277.5%
North GGH	$30.06M	12	$21.48M	7	39.9%
South GGH	$83.35M	23	$82.13M	20	1.5%
West GGH	$92.22M	31	$137.89M	28	-33.1%
Grand Total	$216.95M	71	$244.50M	57	-11.3%

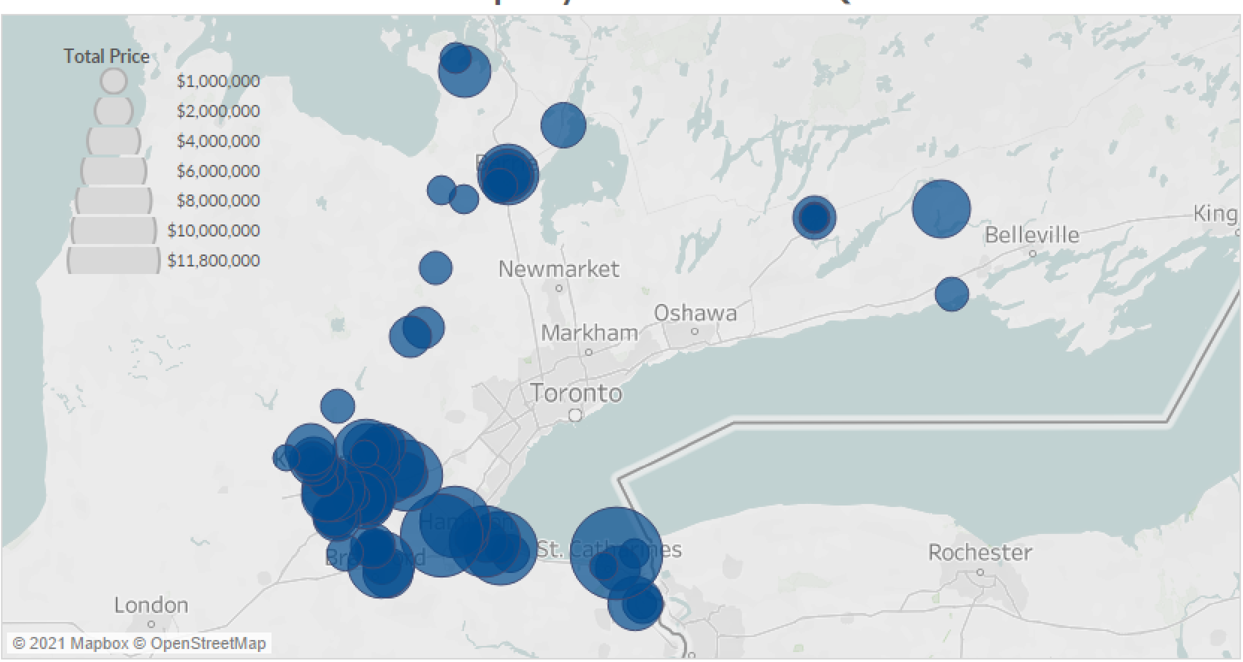
YTD - Industrial Total $ Volume



YTD - Avg $/SF



Industrial Property Transactions - Q4 2020



Industrial Transactions – All Sales

The industrial sector in all price thresholds had a steady finish to 2020, with transaction volumes down 9% compared with the fourth quarter of 2019.

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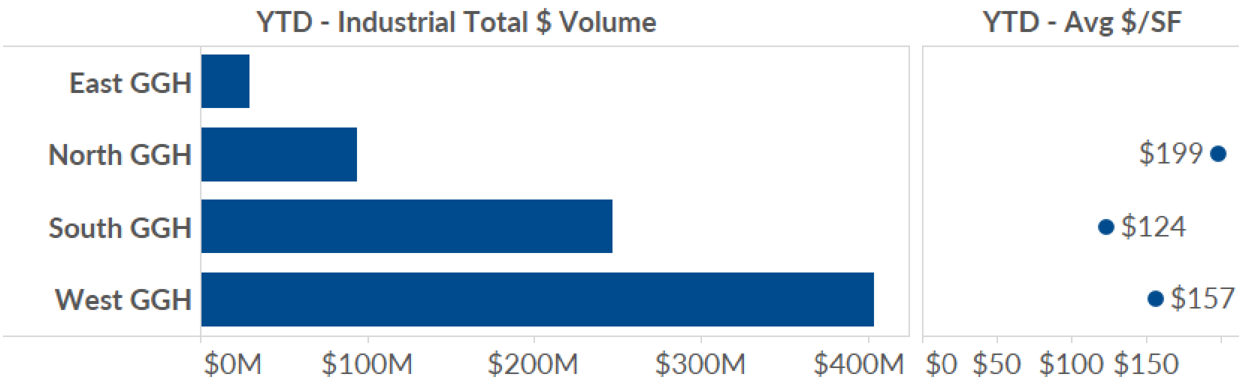
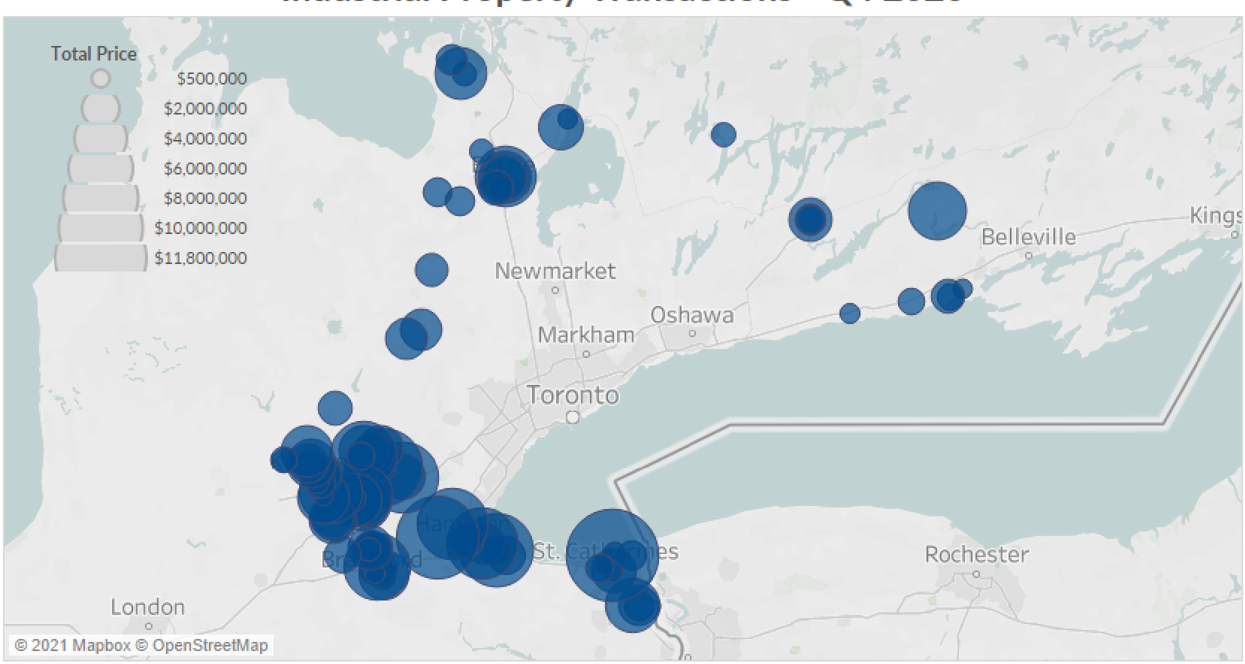
	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$15.11M	10	$3.77M	3	300.8%
North GGH	$33.61M	17	$24.10M	10	39.5%
South GGH	$89.70M	32	$91.28M	33	-1.7%
West GGH	$95.35M	35	$137.89M	28	-30.8%
Grand Total	$233.77M	94	$257.04M	74	-9.1%



Industrial Property Transactions - Q4 2020

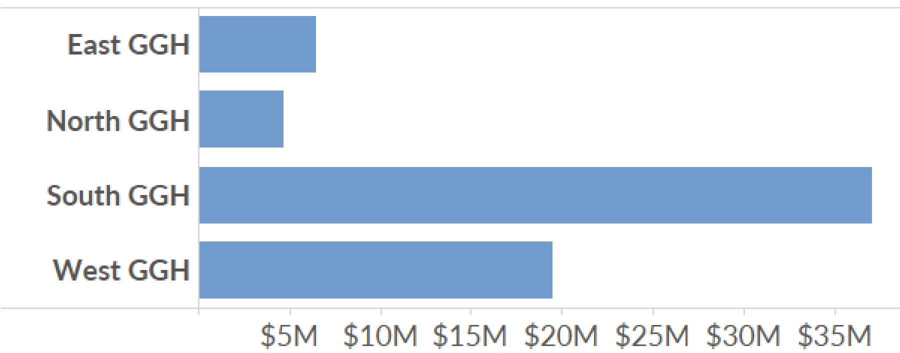


Apartment Transactions - $500K to $1M

Apartment transactions in the $500K to $1M category saw a pickup in Q4 2020, up 120% from Q4 2019.

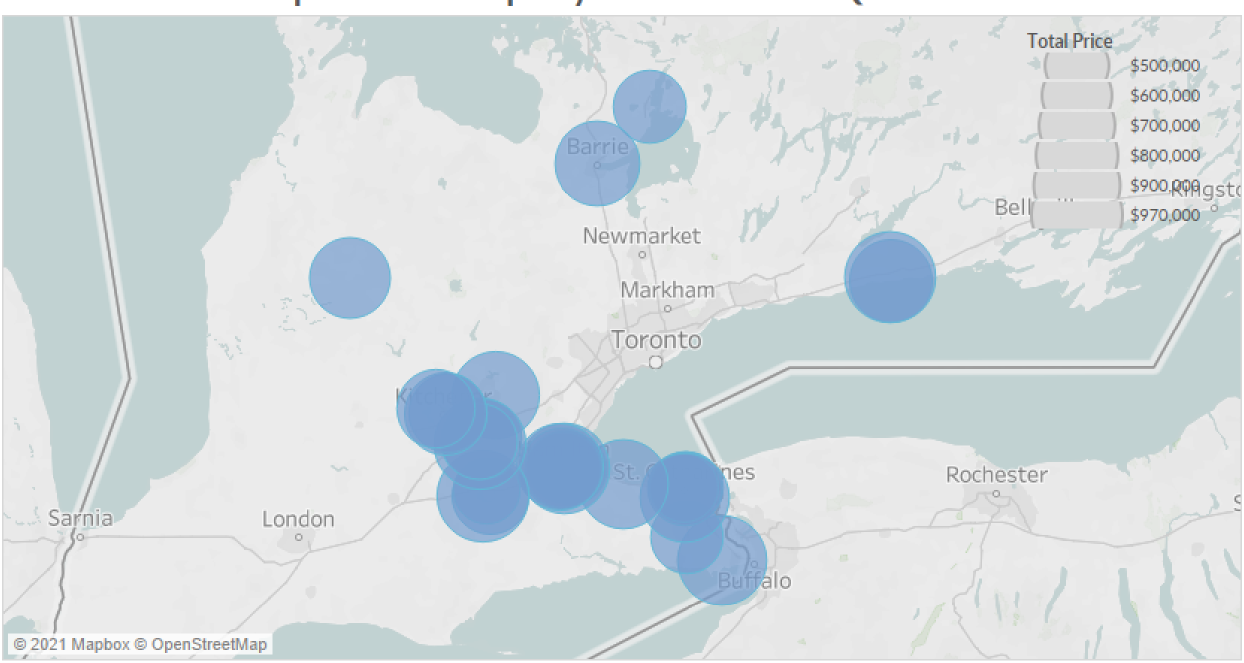
	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$1.72M	2			
North GGH	$1.41M	2	$3.62M	5	-60.9%
South GGH	$11.59M	16	$3.61M	5	221.1%
West GGH	$6.14M	8	$2.27M	3	170.1%
Grand Total	$20.86M	28	$9.50M	13	119.5%

YTD - Apartment Total $ Volume



YTD - Avg $/Unit

Apartment Property Transactions - Q4 2020



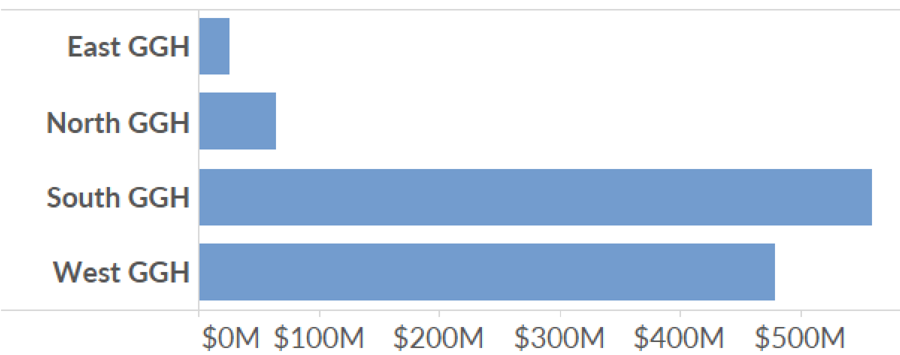
Apartment Transactions - $1M+

The apartment sector recorded transactions worth $176M in the $1M+ category in Q4 2020, which was down from $667M in Q4 2019.

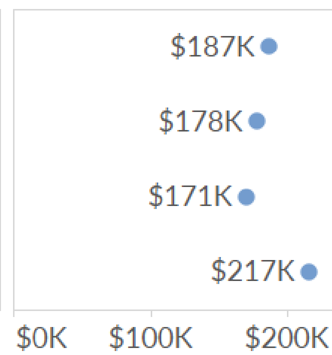
AltusGroup

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$9.38M	4	$57.00M	9	-83.5%
North GGH	$32.02M	7	$9.26M	3	245.7%
South GGH	$96.92M	26	$136.98M	14	-29.2%
West GGH	$37.79M	12	$464.05M	27	-91.9%
Grand Total	$176.11M	49	$667.29M	53	-73.6%

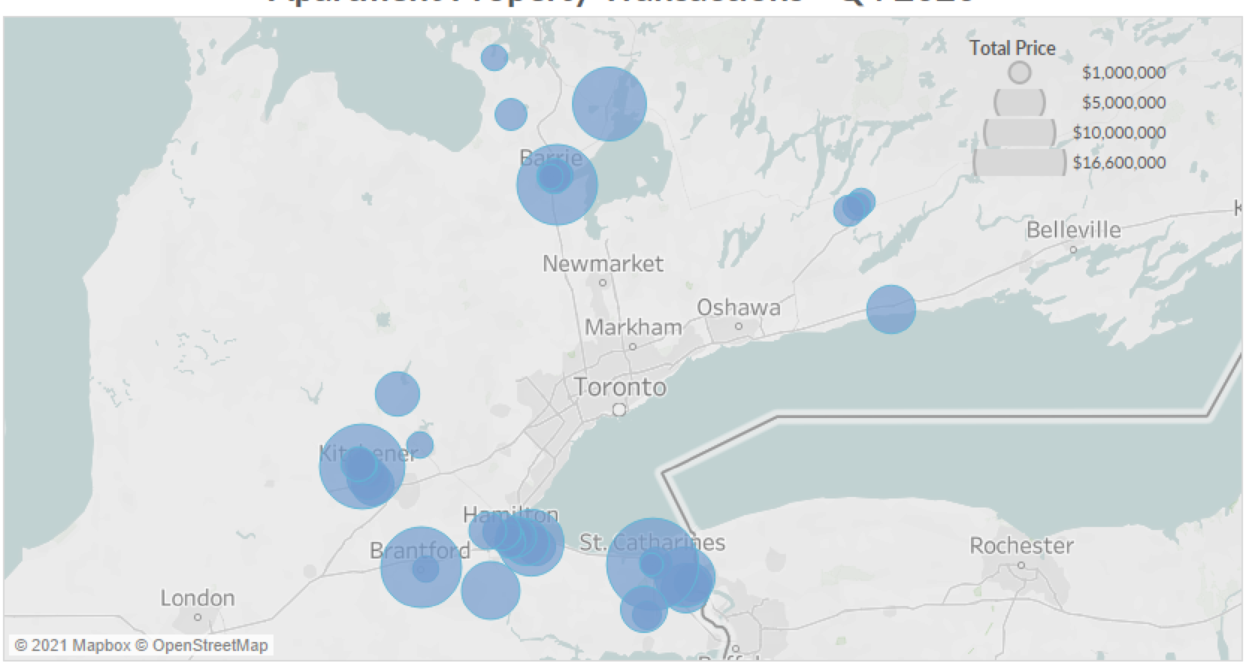
YTD - Apartment Total $ Volume



YTD - Avg $/Unit



Apartment Property Transactions - Q4 2020



Apartment Transactions – All Sales

The apartment sector in all price thresholds had a quiet finish to 2020, with transaction volumes down 71% compared with the fourth quarter of 2019.

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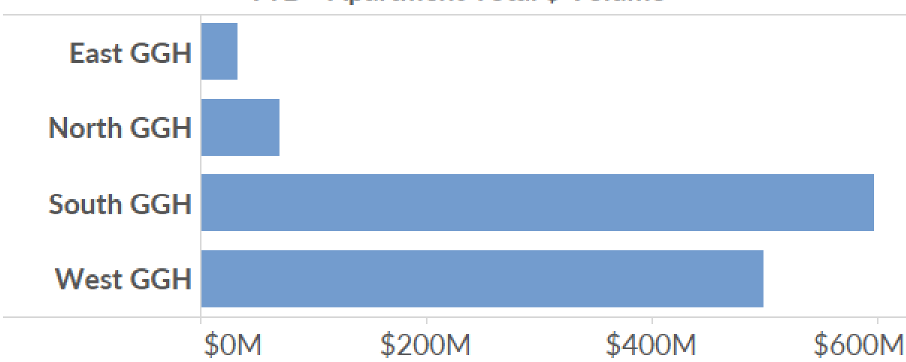
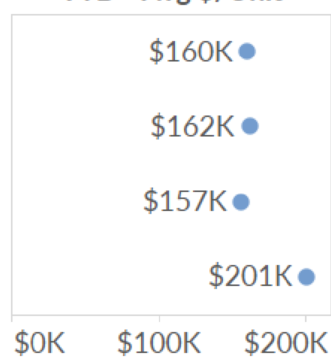
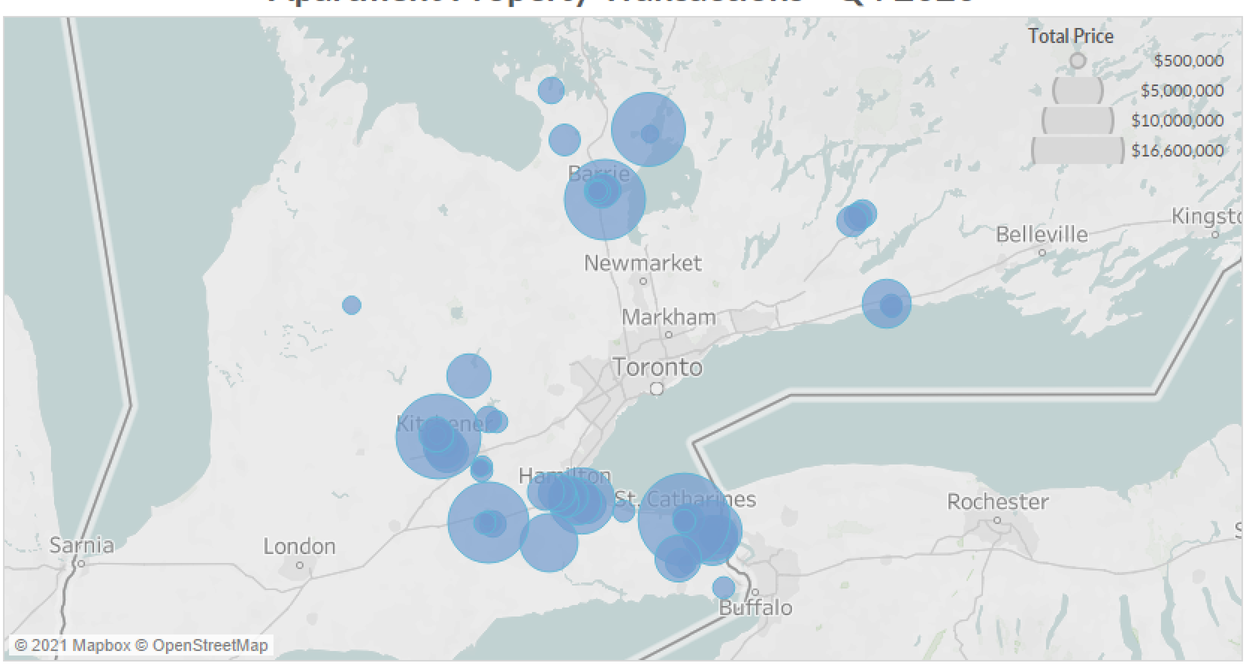
	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$11.10M	6	$57.00M	9	-80.5%
North GGH	$33.43M	9	$12.88M	8	159.6%
South GGH	$108.51M	42	$140.59M	19	-22.8%
West GGH	$43.94M	20	$466.32M	30	-90.6%
Grand Total	$196.97M	77	$676.79M	66	-70.9%





Apartment Property Transactions - Q4 2020

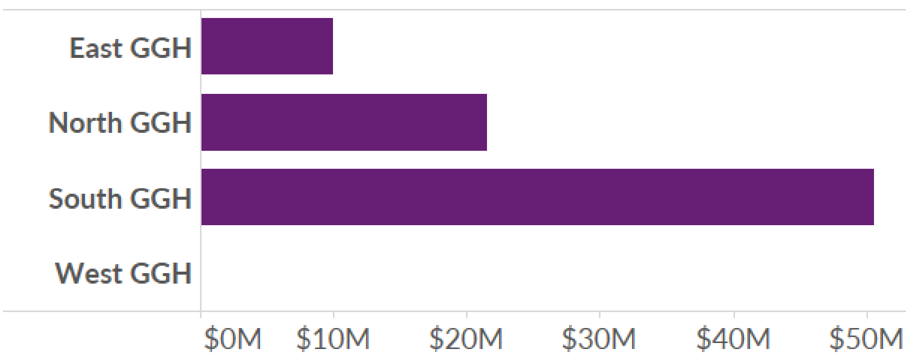


Hotel Transactions – All Sales

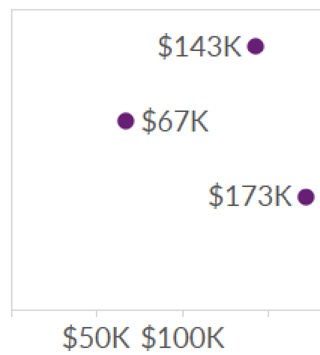
The hotel sector in all price thresholds had a quiet finish to 2020, with transaction volumes down 34% compared with the fourth quarter of 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$6.35M	4	$1.08M	1	490.7%
North GGH	$15.50M	1	$9.85M	3	57.4%
South GGH	$3.00M	1	$26.04M	4	-88.5%
West GGH			$0.68M	1	-100.0%
Grand Total	$24.85M	6	$37.64M	9	-34.0%

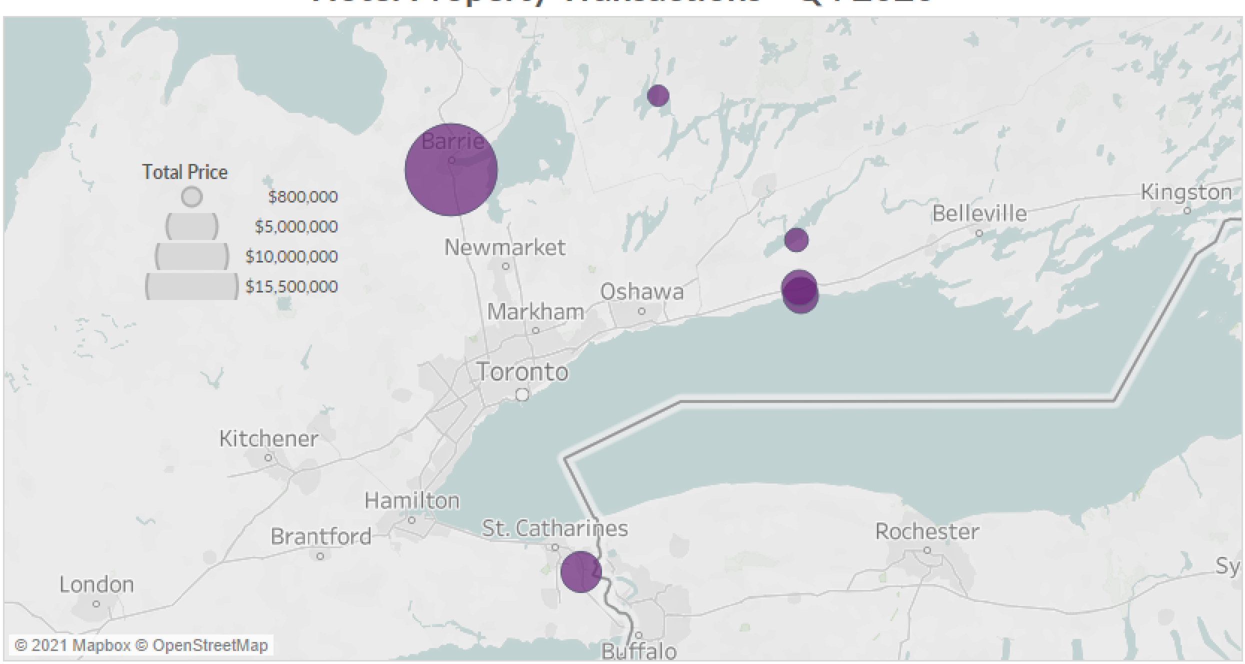
YTD - Hotel Total $ Volume



YTD - Avg $/Room



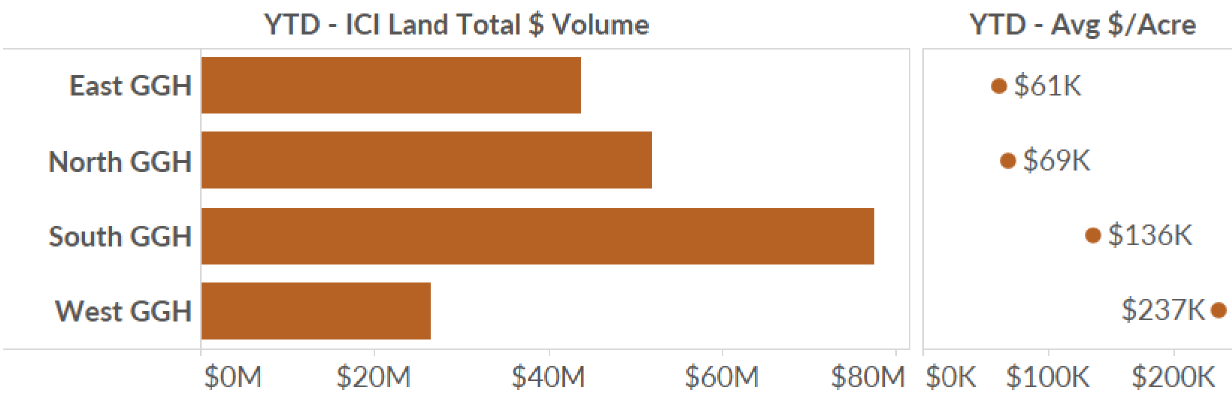
Hotel Property Transactions - Q4 2020

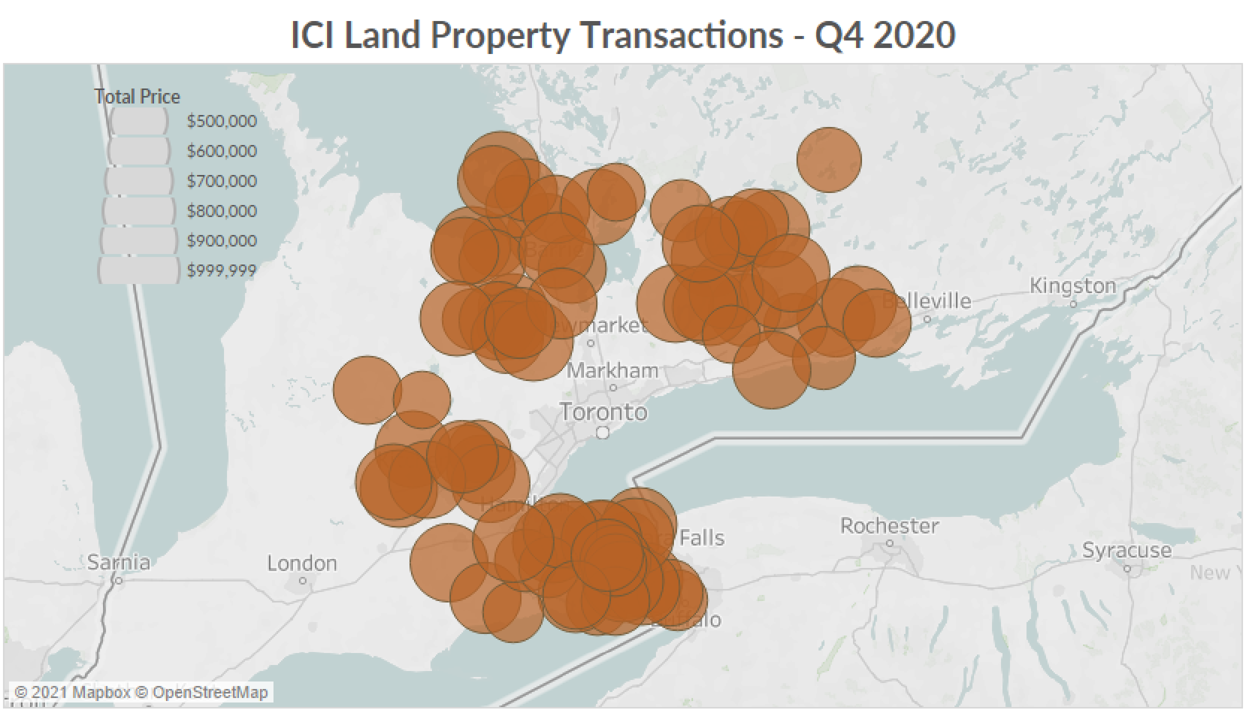


ICI Land Transactions - $500K to $1M

ICI land transactions in the $500K to $1M category saw a pickup in Q4 2020, up 38% from Q4 2019.

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$17.30M	22	$8.07M	12	114.4%
North GGH	$17.09M	23	$11.89M	15	43.7%
South GGH	$21.69M	28	$19.14M	24	13.3%
West GGH	$7.34M	10	$6.84M	8	7.3%
Grand Total	$63.42M	83	$45.94M	59	38.0%



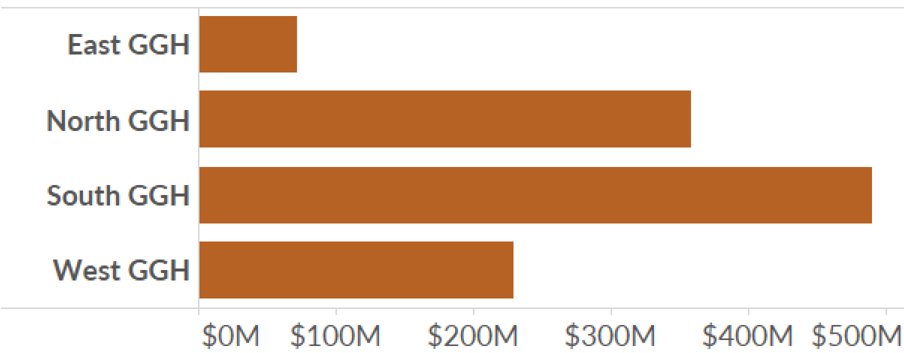


ICI Land Transactions - $1M+

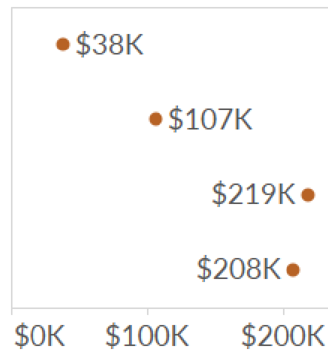
The ICI land sector recorded transactions worth $443M in the $1M+ category in Q4 2020, which was up from $274M in Q4 2019.

	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$26.08M	16	$7.30M	5	257.2%
North GGH	$131.56M	39	$65.76M	29	100.1%
South GGH	$202.89M	66	$94.13M	36	115.5%
West GGH	$82.91M	33	$107.09M	29	-22.6%
Grand Total	$443.44M	154	$274.27M	99	61.7%

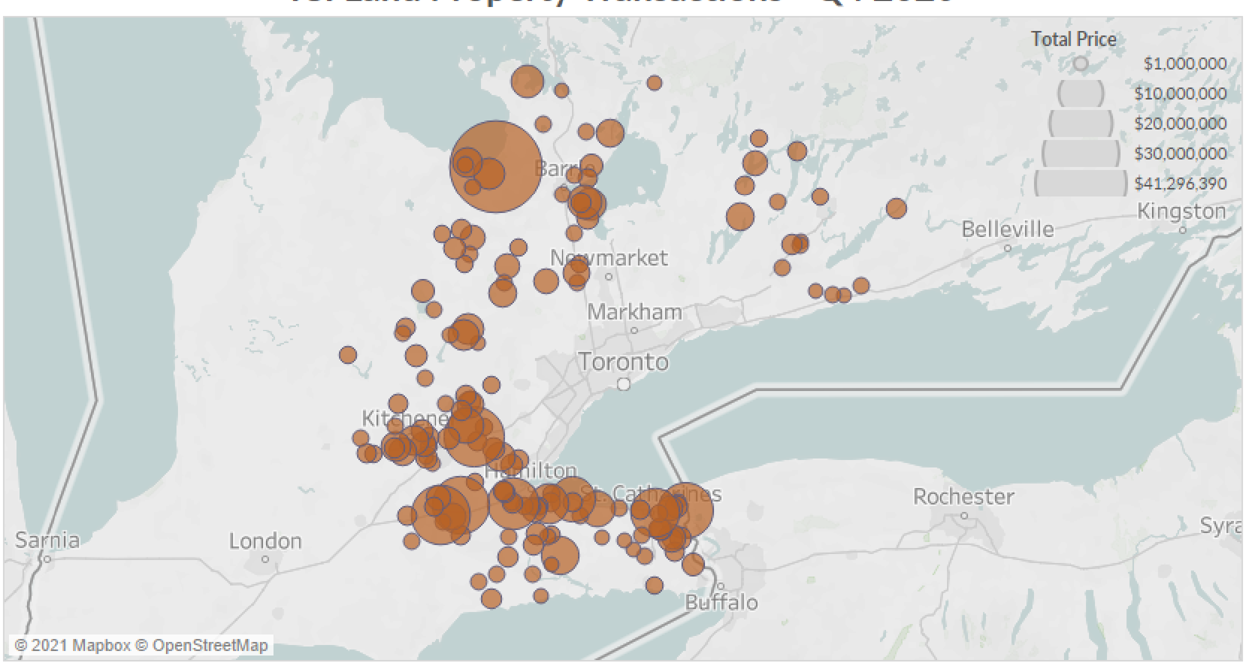
YTD - ICI Land Total $ Volume



YTD - Avg $/Acre



ICI Land Property Transactions - Q4 2020



ICI Land Transactions – All Sales

The ICI land sector in all price thresholds had a strong finish to 2020, with transaction volumes up 58% over the fourth quarter of 2019.

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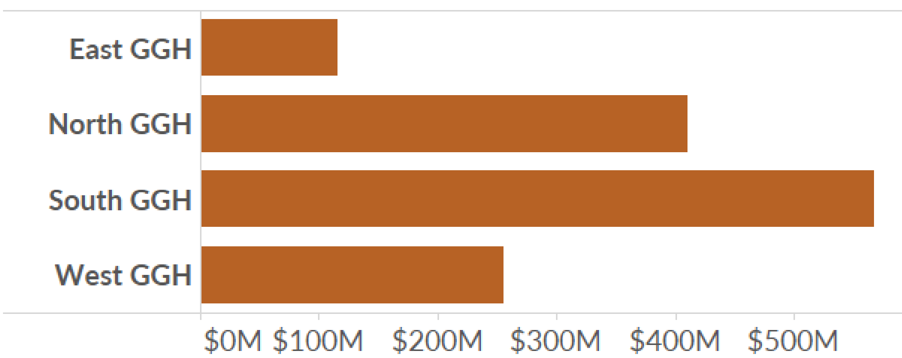
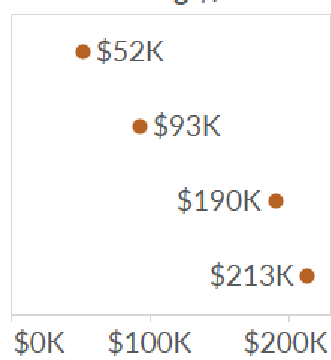
	Q4 2020 $ Vol	Q4 2020 #	Q4 2019 $ Vol	Q4 2019 #	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$43.38M	38	$15.37M	17	182.3%
North GGH	$148.65M	62	$77.65M	44	91.4%
South GGH	$224.59M	94	$113.27M	60	98.3%
West GGH	$90.25M	43	$113.93M	37	-20.8%
Grand Total	$506.87M	237	$320.22M	158	58.3%

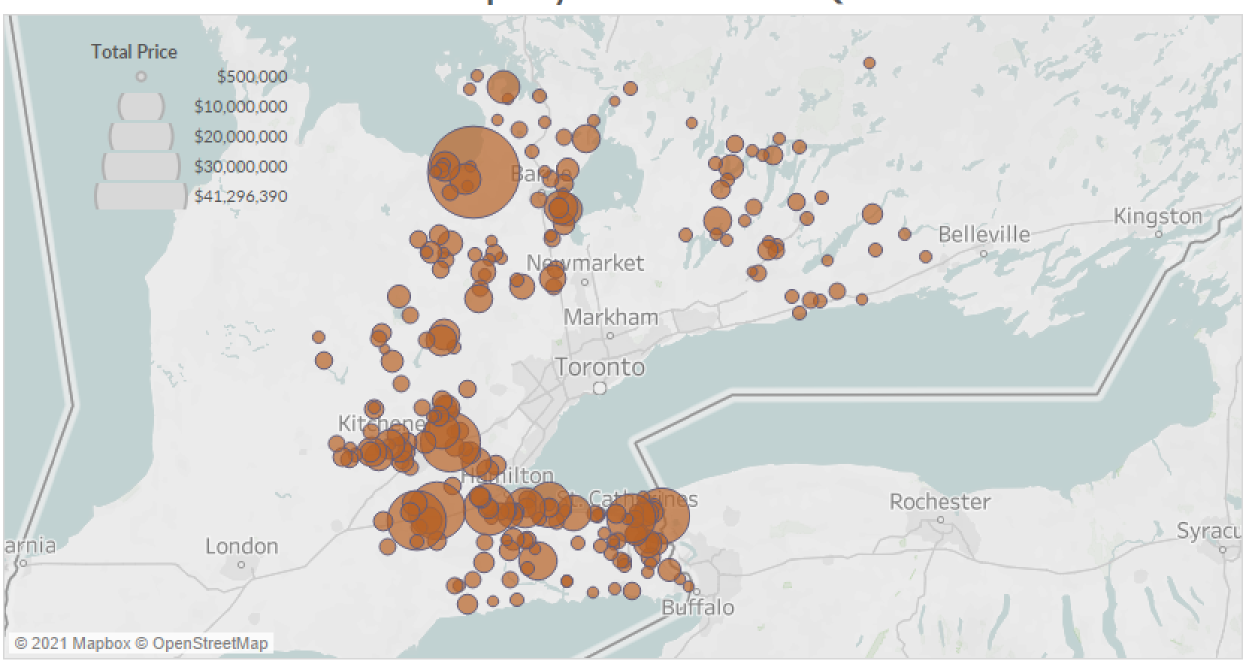
YTD - ICI Land Total $ Volume



YTD - Avg $/Acre



ICI Land Property Transactions - Q4 2020

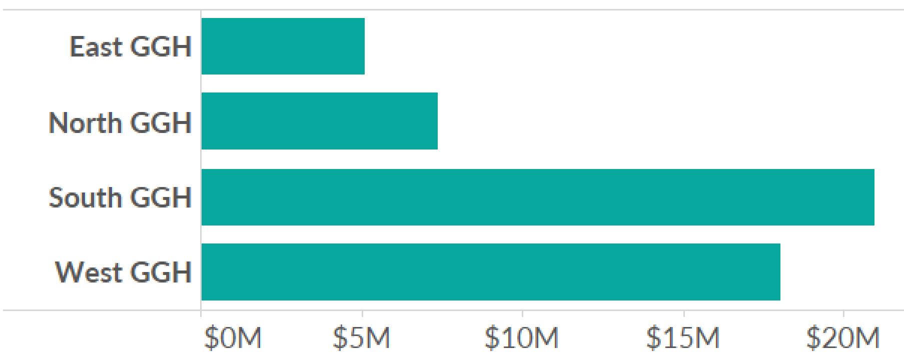


Residential Land Transactions - $500K to $1M

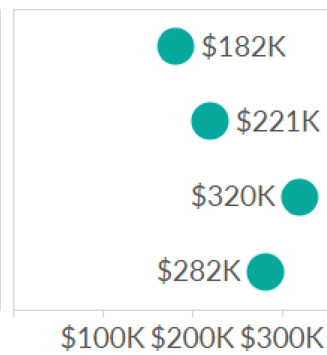
Residential land transactions in the $500K to $1M category saw a pickup in Q4 2020, up 58% from Q4 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$0.70M	1	$4.08M	6	-82.9%
North GGH	$3.37M	5	$2.59M	4	29.8%
South GGH	$6.22M	8	$1.35M	2	361.1%
West GGH	$3.52M	5	$0.73M	1	385.7%
Grand Total	$13.81M	19	$8.75M	13	57.9%

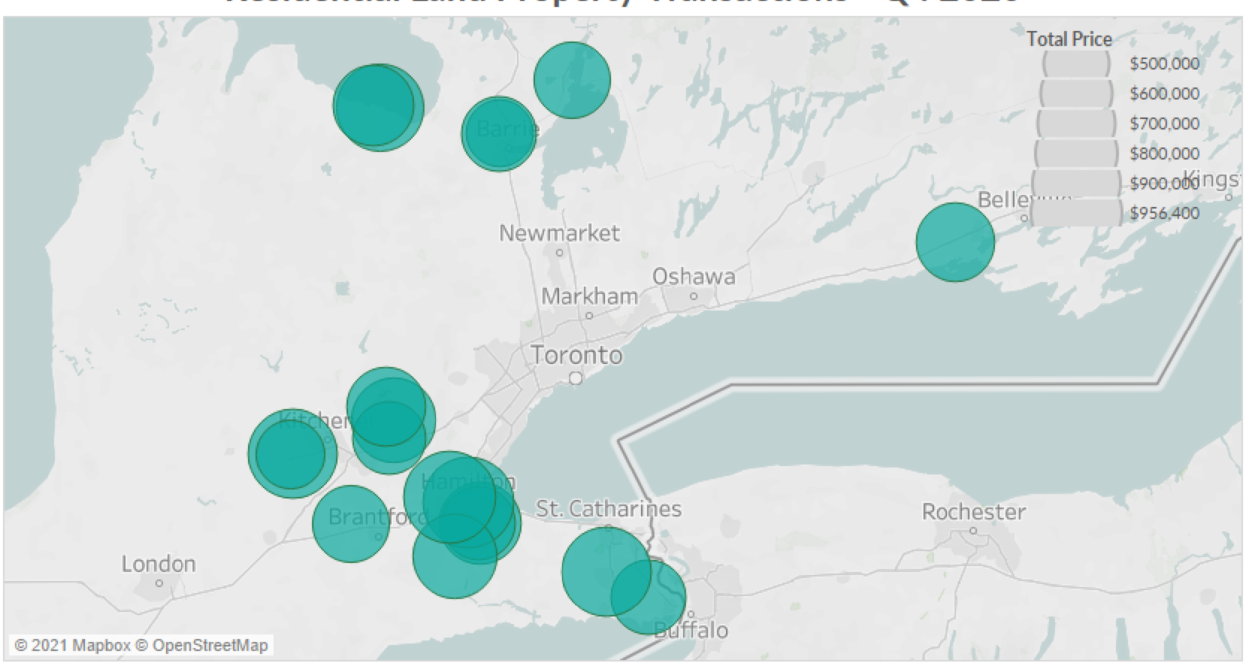
YTD - Residential Land Total $ Volume



YTD - Avg $/Acre



Residential Land Property Transactions - Q4 2020

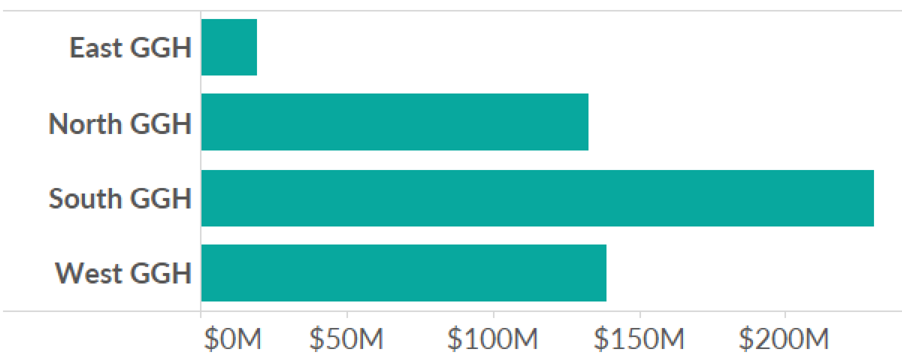


Residential Land Transactions - $1M+

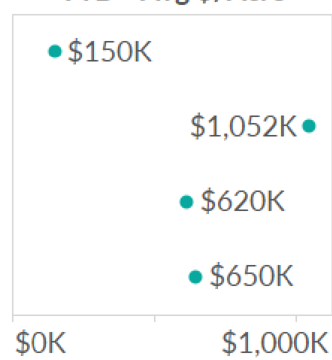
The residential land sector recorded transactions worth $208M in the $1M+ category in Q4 2020, which was up from $119M in Q4 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$13.20M	3	$12.54M	4	5.3%
North GGH	$25.99M	7	$47.01M	13	-44.7%
South GGH	$133.66M	21	$32.99M	11	305.1%
West GGH	$35.42M	11	$26.47M	9	33.8%
Grand Total	$208.27M	42	$119.01M	37	75.0%

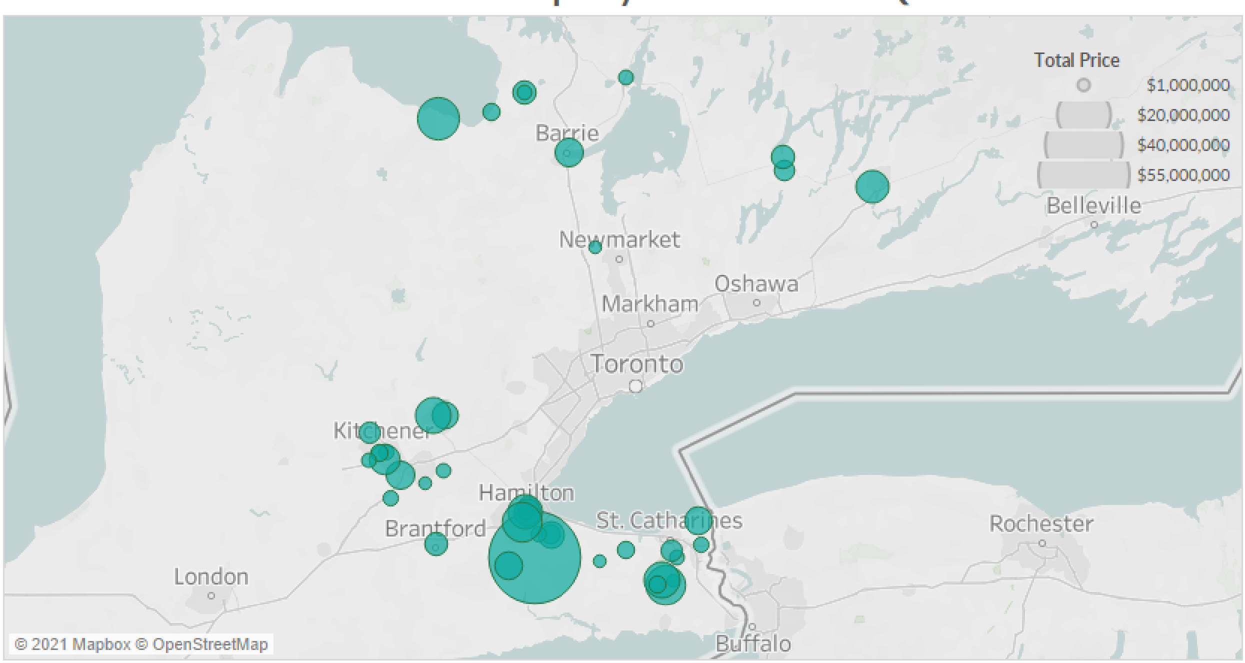
YTD - Residential Land Total $ Volume



YTD - Avg $/Acre



Residential Land Property Transactions - Q4 2020

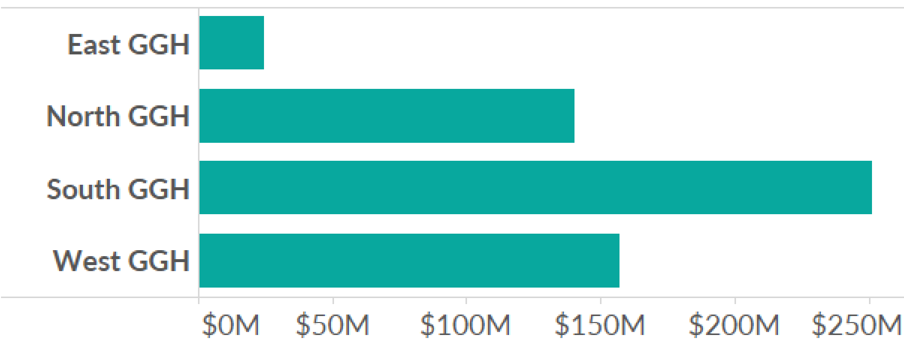


Residential Land Transactions – All Sales

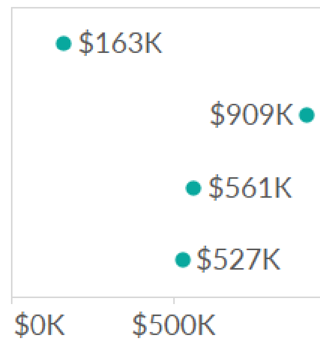
The residential land sector in all price thresholds had a strong finish to 2020, with transaction volumes up 74% over the fourth quarter of 2019.

	Q4 2020 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol Q4 '20 vs Q4 '19
East GGH	$13.90M	4	$16.61M	10	-16.4%
North GGH	$29.36M	12	$49.60M	17	-40.8%
South GGH	$139.88M	29	$34.34M	13	307.3%
West GGH	$38.94M	16	$27.20M	10	43.2%
Grand Total	$222.08M	61	$127.76M	50	73.8%

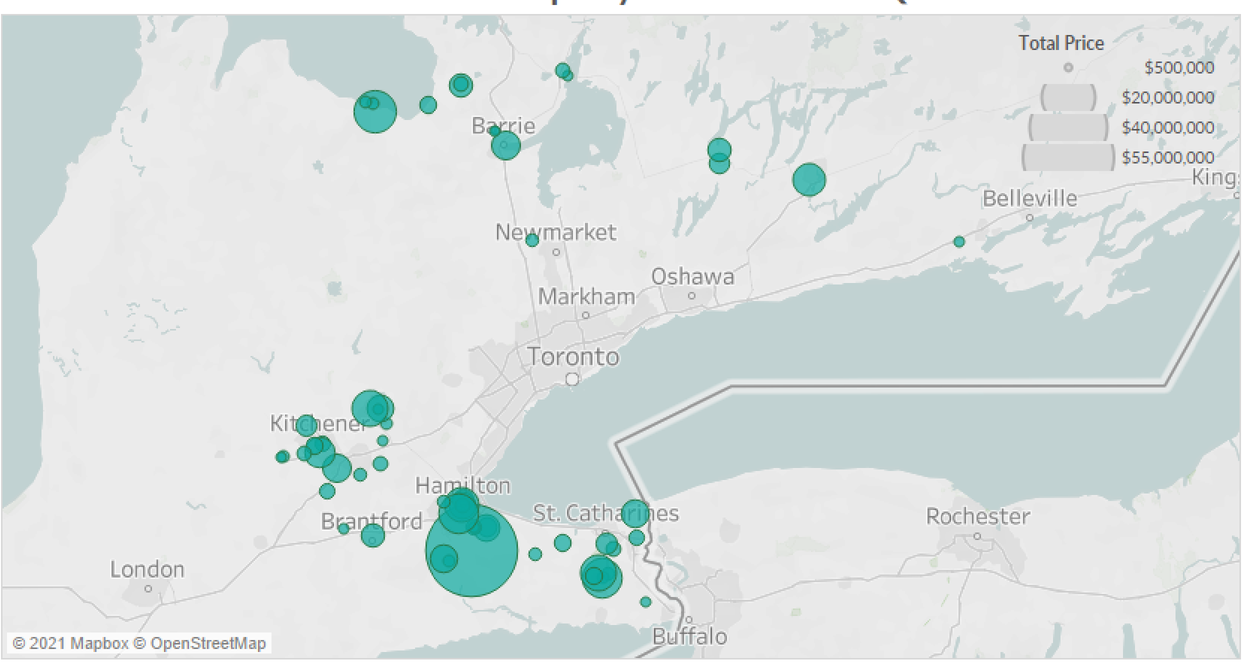
YTD - Residential Land Total $ Volume



Avg $/Acre



Residential Land Property Transactions - Q4 2020



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