Greater Golden Horseshoe Commercial Q1 2021 Statistics

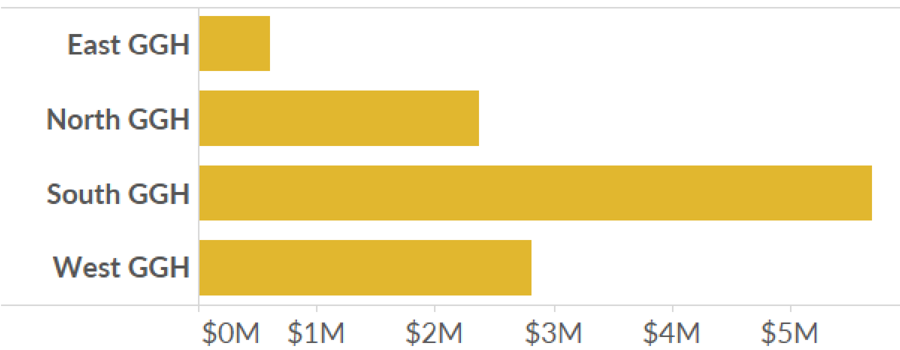
Altus Group

Office Transactions - $500K to $1M

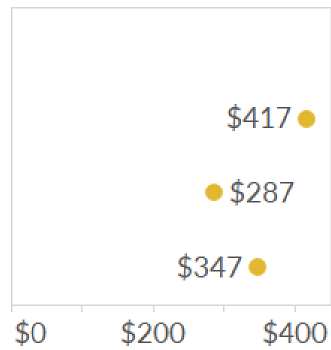
Office transactions in the $500K to $1M category in Q1 2021 were about even with Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$0.61M	1	$0.63M	1	-3.2%
North GGH	$2.38M	3	$4.17M	6	-42.9%
South GGH	$5.70M	9	$3.28M	5	73.9%
West GGH	$2.81M	4	$3.27M	4	-13.9%
Grand Total	$11.50M	17	$11.34M	16	1.4%

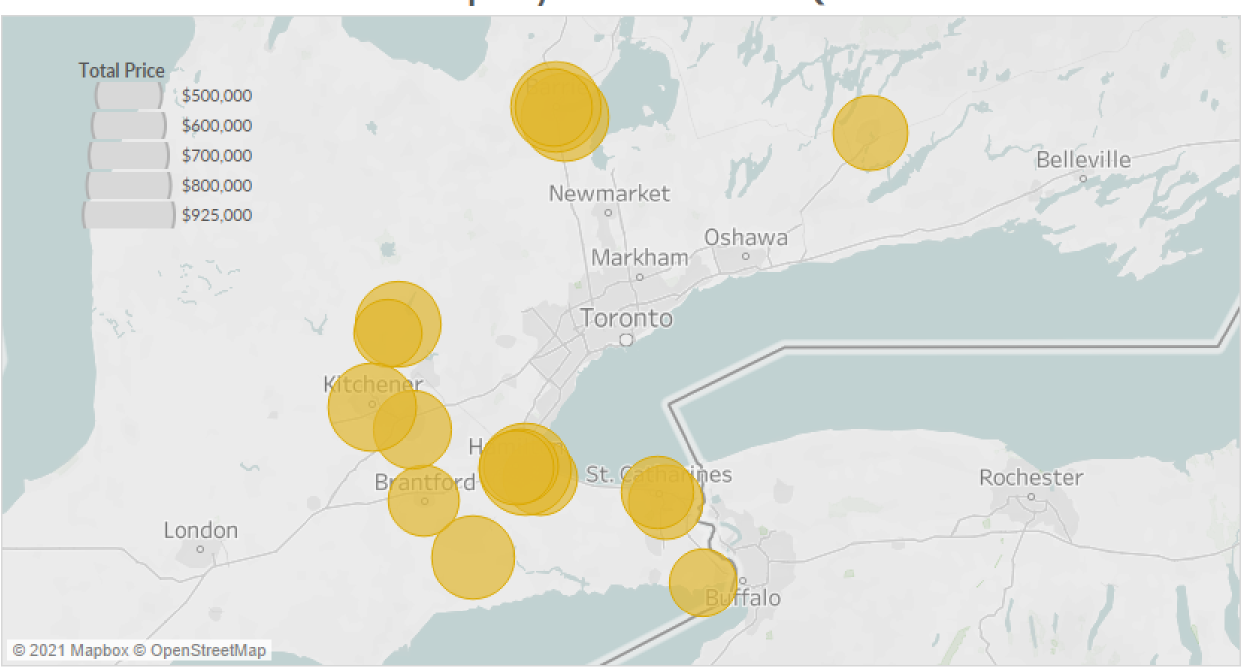
YTD - Office Total $ Volume



YTD - Avg $/SF



Office Property Transactions - Q1 2021

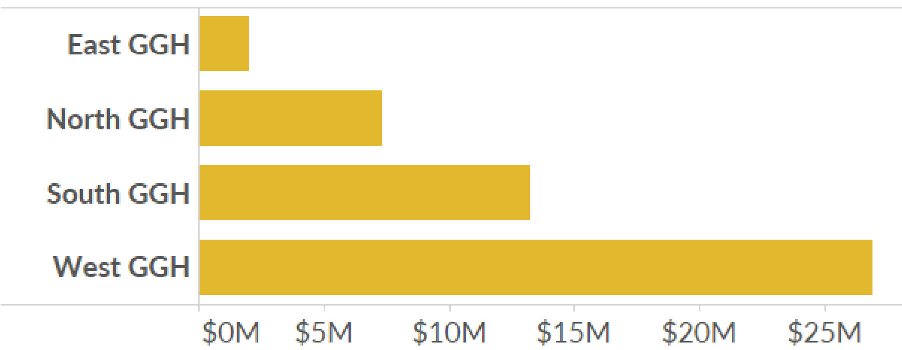


Office Transactions - $1M+

The office sector recorded transactions worth $50M in the $1M+ category in Q1 2021, which was up 77% from a quiet Q1 2020.

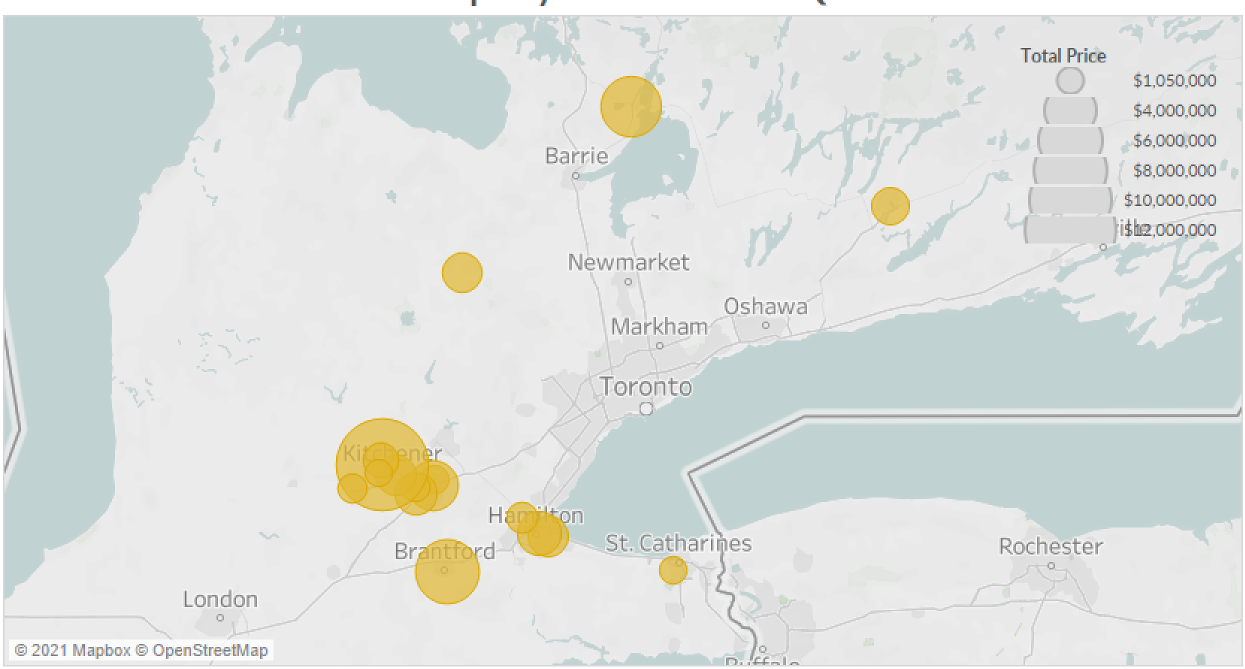
	Q1 2021 $ Vol	#	Q1 2020 $ Vol	#	% Change $ Vol YoY
East GGH	$2.00M	1			
North GGH	$7.33M	2	$1.03M	1	614.6%
South GGH	$13.26M	5	$4.87M	3	171.9%
West GGH	$26.92M	9	$22.05M	5	22.1%
Grand Total	$49.51M	17	$27.95M	9	77.1%

YTD - Office Total $ Volume



YTD - Avg $/SF

Office Property Transactions - Q1 2021

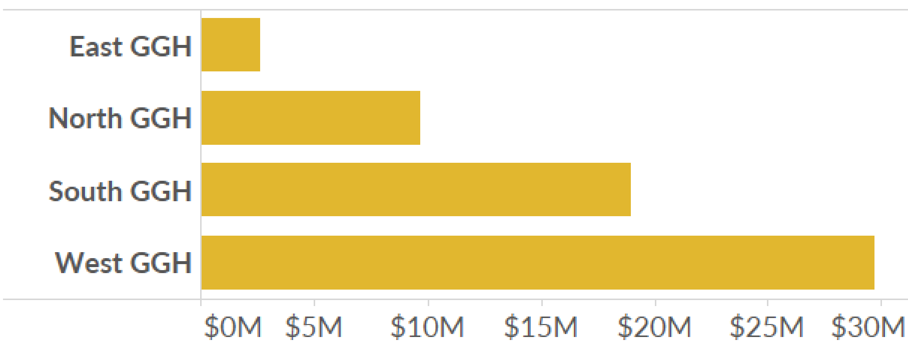


Office Transactions – All Sales

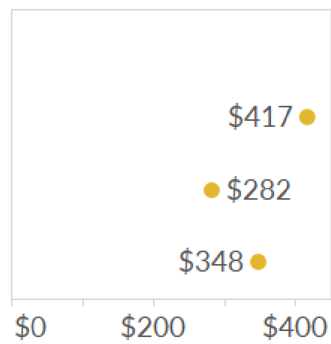
The office sector in all price thresholds had a strong start to 2021, with transaction volumes up 55% over the first quarter of 2020.

	Q1 2021 $ Vol	#	Q1 2020 $ Vol	#	% Change $ Vol YoY
East GGH	$2.61M	2	$0.63M	1	316.8%
North GGH	$9.71M	5	$5.19M	7	86.9%
South GGH	$18.96M	14	$8.15M	8	132.5%
West GGH	$29.74M	13	$25.32M	9	17.5%
Grand Total	$61.01M	34	$39.29M	25	55.3%

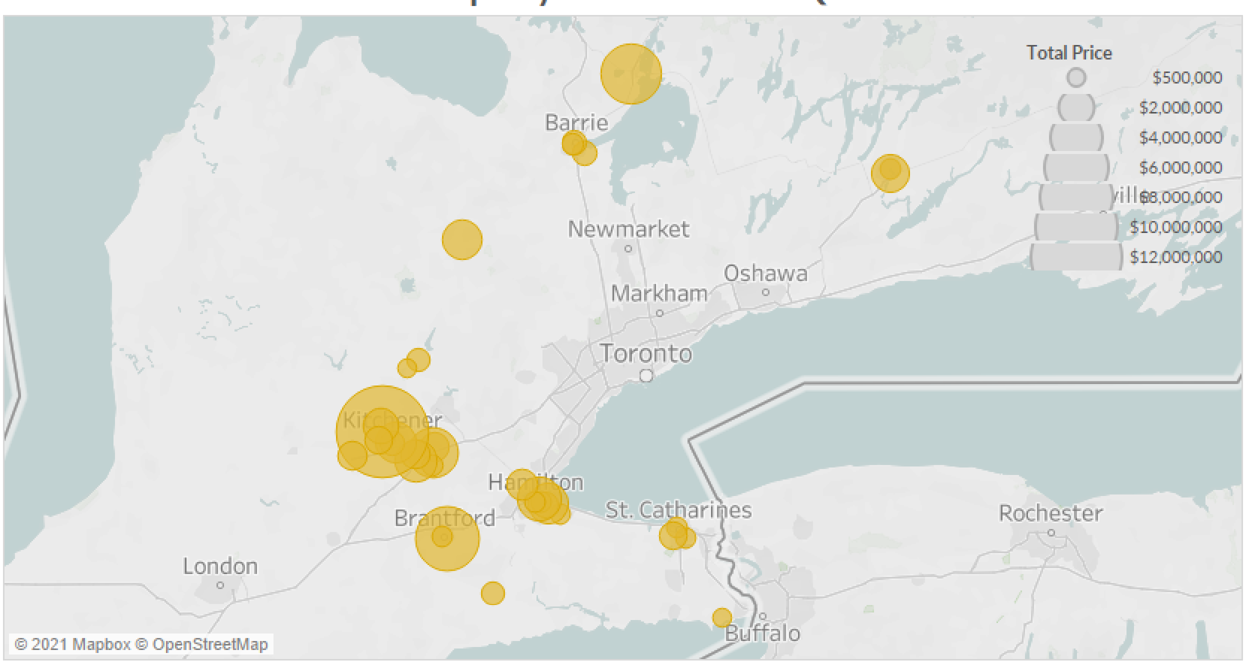
YTD - Office Total $ Volume



YTD - Avg $/SF



Office Property Transactions - Q1 2021



Retail Transactions - $500K to $1M

Retail transactions in the $500K to $1M category saw a substantial pickup in Q1 2021, up 116% from Q1 2020.

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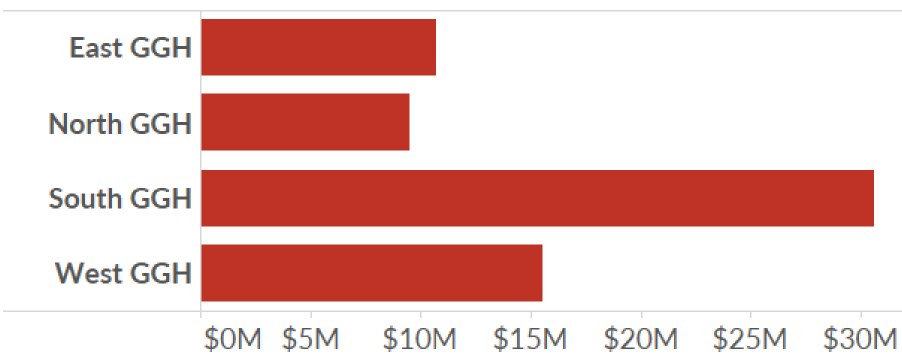
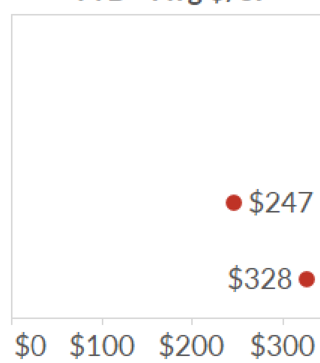
	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$10.70M	16	$3.24M	5	230.9%
North GGH	$9.50M	14	$5.28M	7	80.0%
South GGH	$30.65M	46	$16.13M	21	90.0%
West GGH	$15.56M	21	$6.18M	9	151.7%
Grand Total	$66.42M	97	$30.82M	42	115.5%

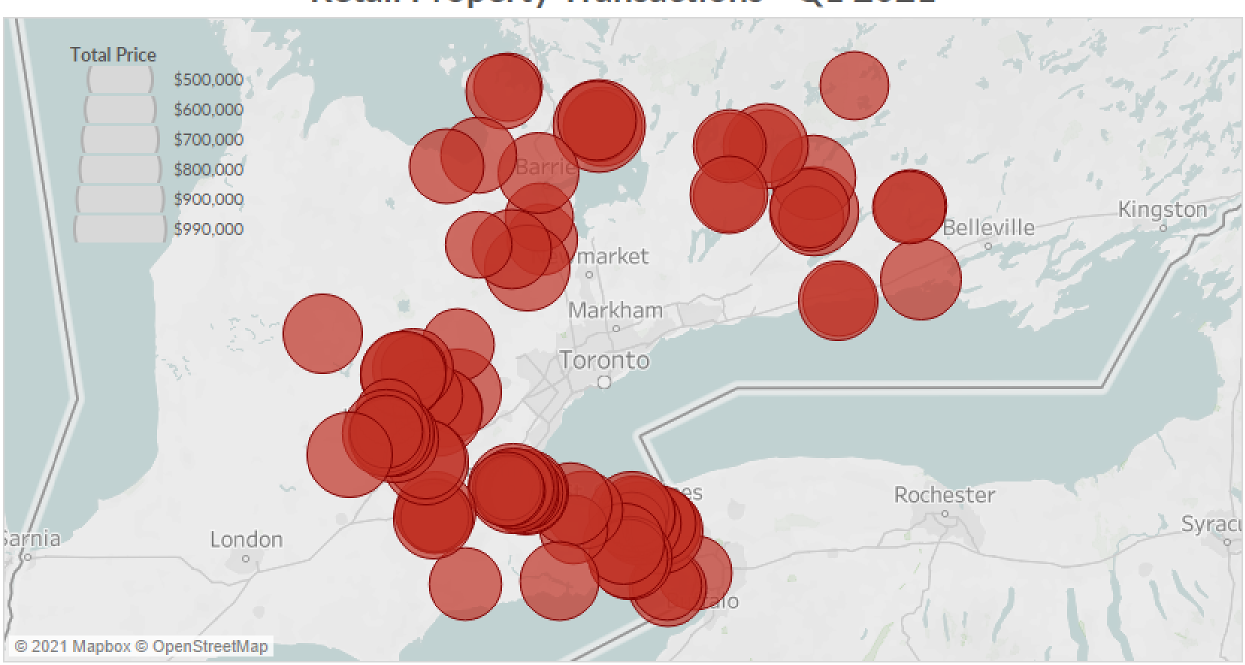
YTD - Retail Total $ Volume



YTD - Avg $/SF



Retail Property Transactions - Q1 2021

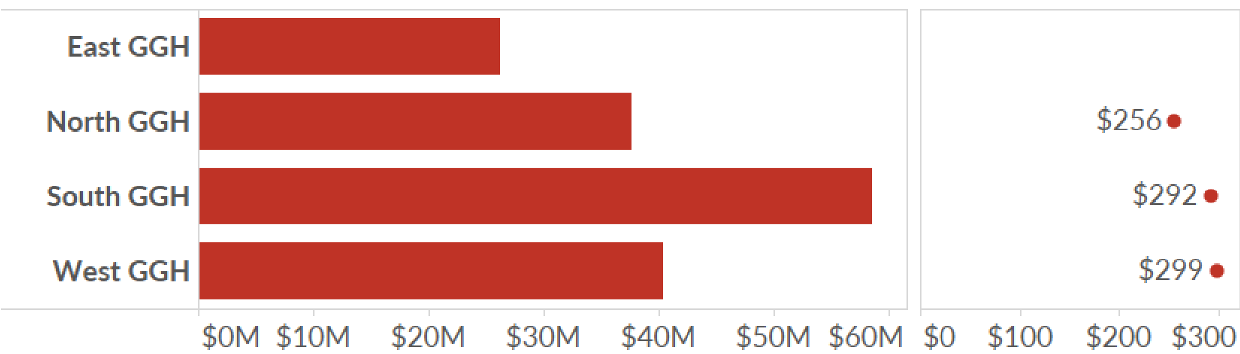


Retail Transactions - $1M+

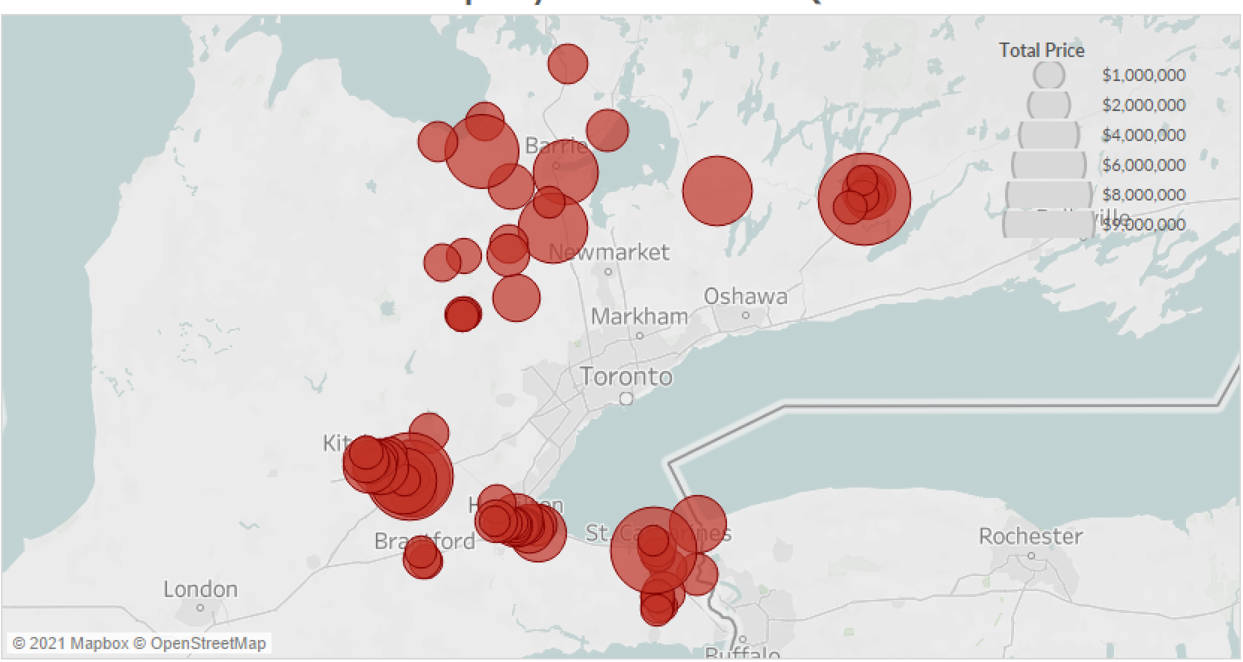
The retail sector recorded transactions worth $163M in the $1M+ category in Q1 2021 which was up 44% from Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$26.24M	10	$7.82M	3	235.6%
North GGH	$37.69M	17	$17.63M	7	113.8%
South GGH	$58.69M	34	$58.63M	26	0.1%
West GGH	$40.42M	15	$29.31M	14	37.9%
Grand Total	$163.04M	76	$113.39M	50	43.8%

YTD - Retail Total $ Volume   YTD - Avg $/SF



Retail Property Transactions - Q1 2021

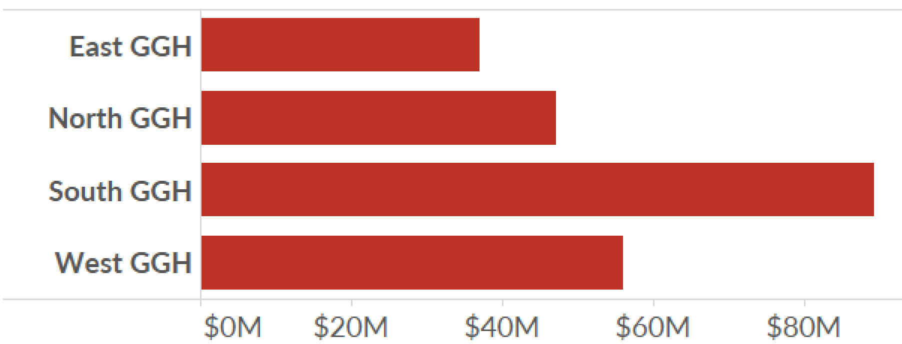


Retail Transactions – All Sales

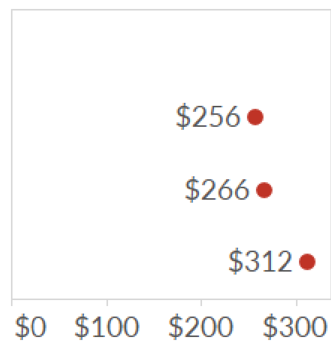
The retail sector in all price thresholds had a good first quarter of 2021, with transaction volumes up 59% over Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$36.95M	26	$11.06M	8	234.2%
North GGH	$47.19M	31	$22.91M	14	106.0%
South GGH	$89.34M	80	$74.76M	47	19.5%
West GGH	$55.98M	36	$35.49M	23	57.7%
Grand Total	$229.45M	173	$144.21M	92	59.1%

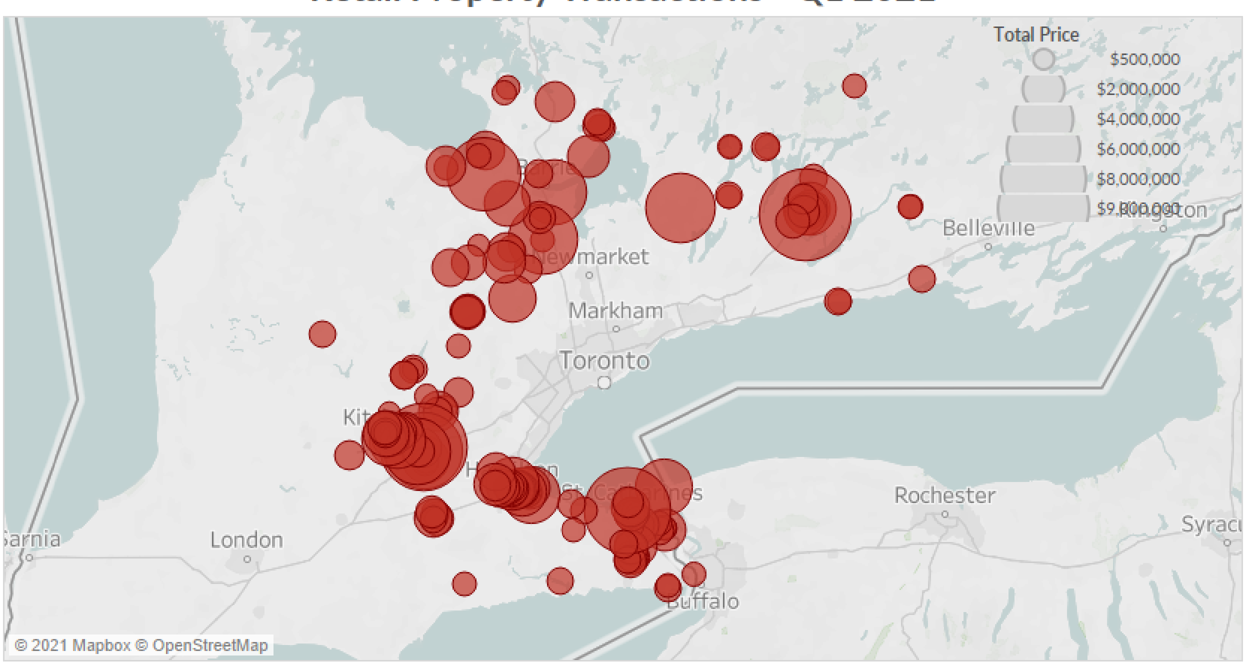
YTD - Retail Total $ Volume



YTD - Avg $/SF



Retail Property Transactions - Q1 2021

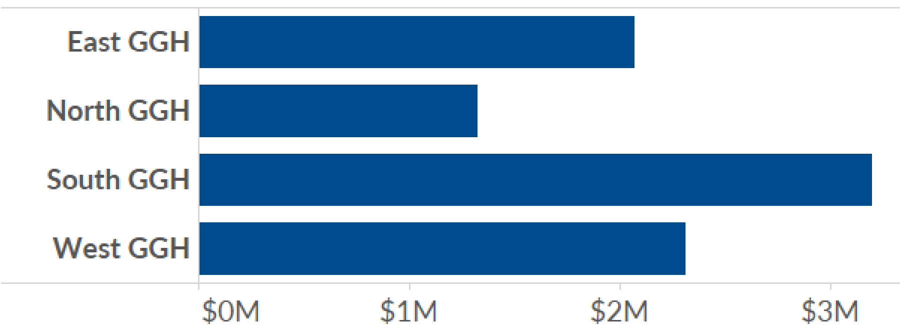


Industrial Transactions - $500K to $1M

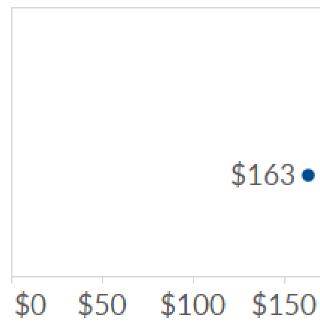
Industrial transactions in the $500K to $1M category took a slight step back in Q1 2021, with volumes down 7% from Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$2.08M	3	$0.85M	1	144.1%
North GGH	$1.32M	2	$1.44M	2	-7.7%
South GGH	$3.20M	5	$3.58M	5	-10.6%
West GGH	$2.31M	3	$3.68M	5	-37.0%
Grand Total	$8.92M	13	$9.54M	13	-6.5%

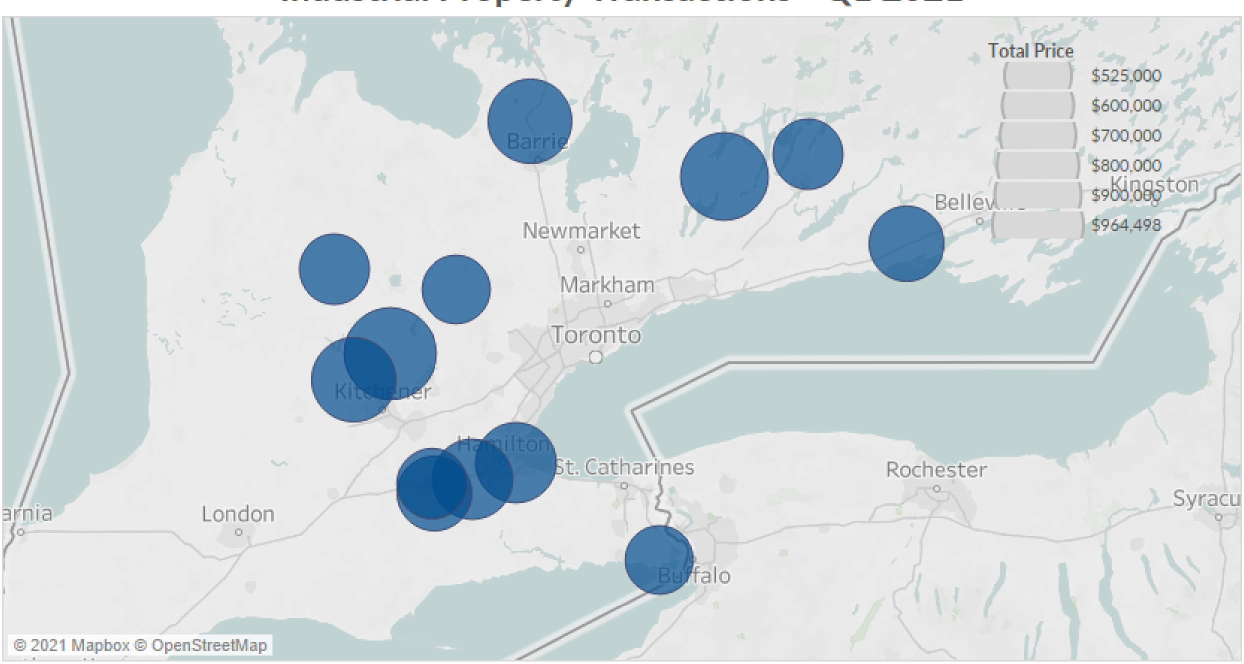
YTD - Industrial Total $ Volume



YTD - Avg $/SF



Industrial Property Transactions - Q1 2021

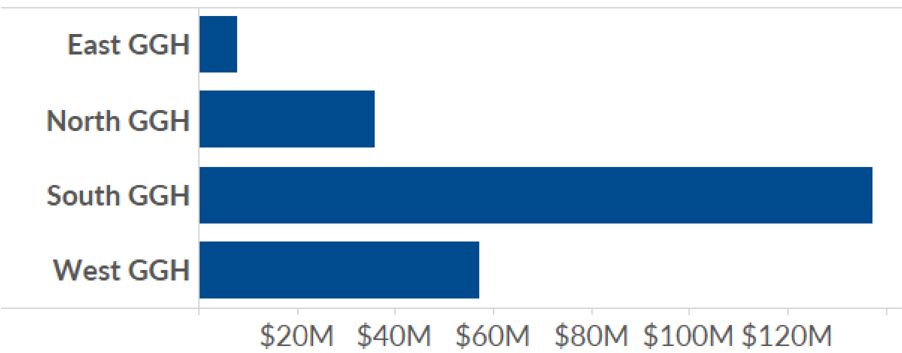


Industrial Transactions - $1M+

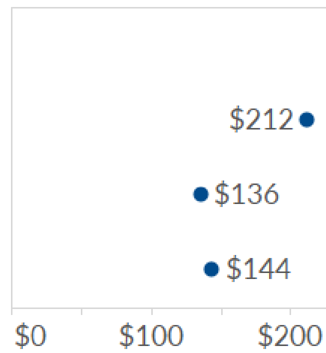
The industrial sector recorded transactions worth $238M in the $1M+ category in Q1 2021, which was down from $297M in Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$7.82M	2	$6.20M	2	26.1%
North GGH	$35.84M	7	$9.45M	5	279.2%
South GGH	$137.51M	23	$79.82M	18	72.3%
West GGH	$57.16M	15	$201.06M	27	-71.6%
Grand Total	$238.32M	47	$296.53M	52	-19.6%

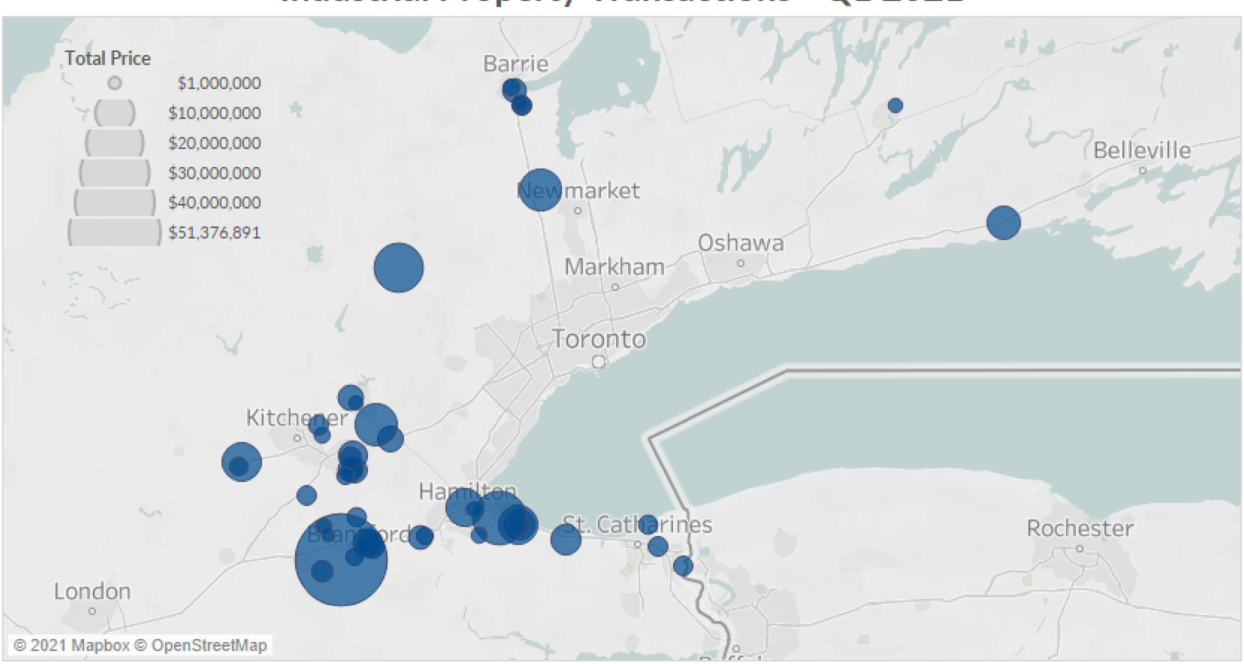
YTD - Industrial Total $ Volume



YTD - Avg $/SF



Industrial Property Transactions - Q1 2021

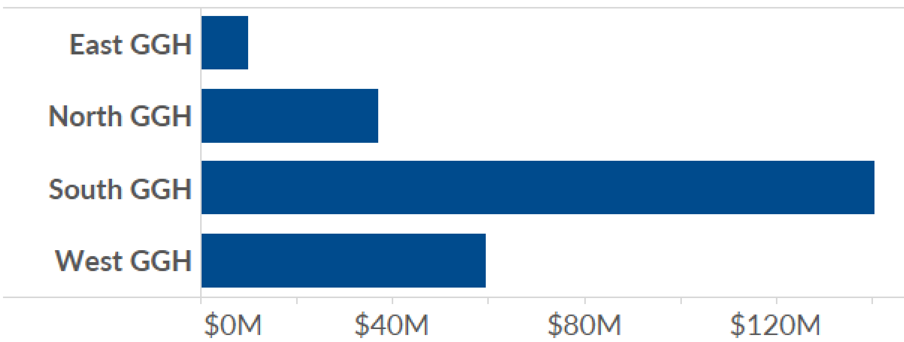


Industrial Transactions – All Sales

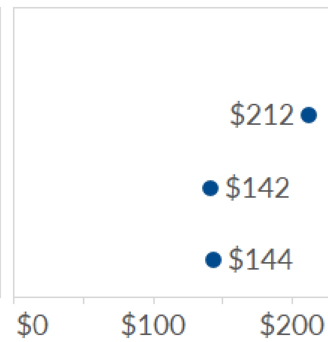
The industrial sector in all price thresholds declined from in Q1 2021 from a very busy Q1 2020, with transaction volumes down 19% year-over-year.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$9.90M	5	$7.05M	3	40.4%
North GGH	$37.16M	9	$10.89M	7	241.4%
South GGH	$140.71M	28	$83.41M	23	68.7%
West GGH	$59.47M	18	$204.73M	32	-71.0%
Grand Total	$247.24M	60	$306.07M	65	-19.2%

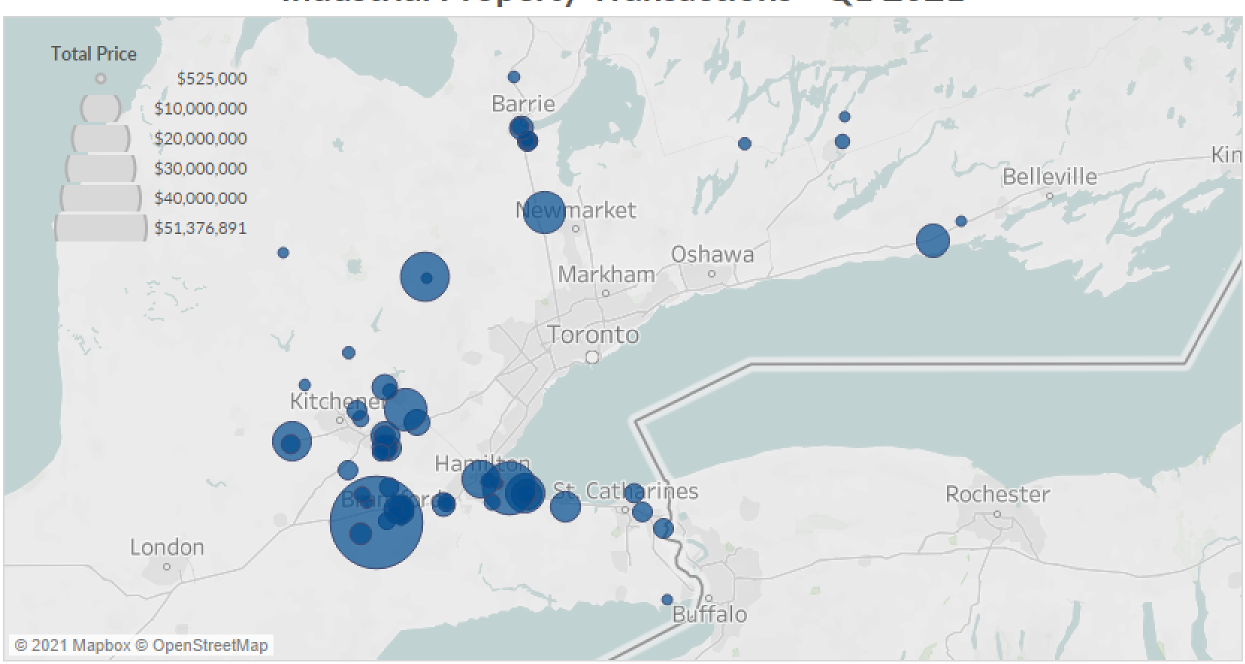
YTD - Industrial Total $ Volume



YTD - Avg $/SF



Industrial Property Transactions - Q1 2021

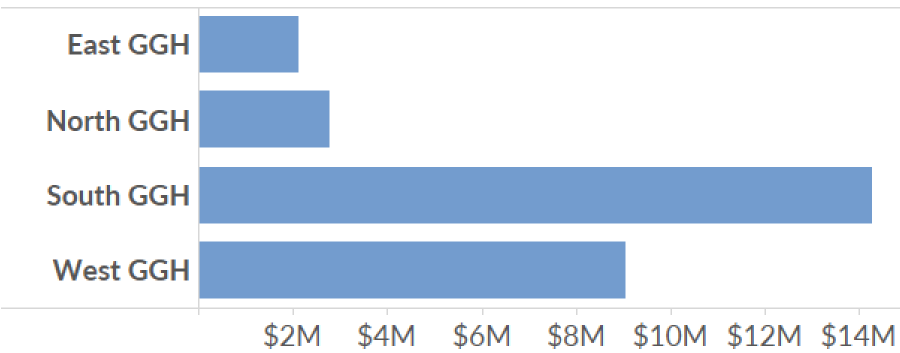


Apartment Transactions - $500K to $1M

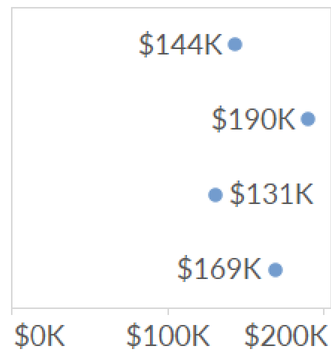
Apartment transactions in the $500K to $1M category saw a pickup in activity in Q1 2021, up 28% from Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$2.12M	3	$2.10M	3	0.84%
North GGH	$2.79M	4			
South GGH	$14.29M	20	$11.29M	15	26.51%
West GGH	$9.04M	11	$8.62M	11	4.96%
Grand Total	$28.24M	38	$22.01M	29	28.31%

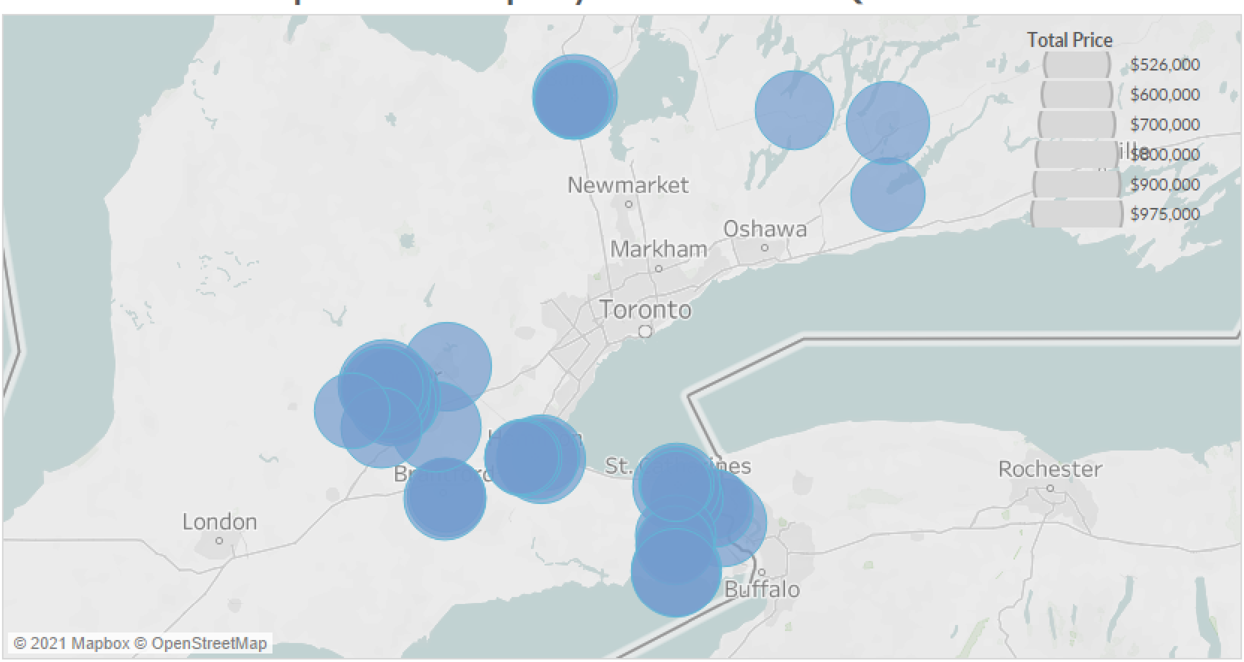
YTD - Apartment Total $ Volume



YTD - Avg $/Unit



Apartment Property Transactions - Q1 2021

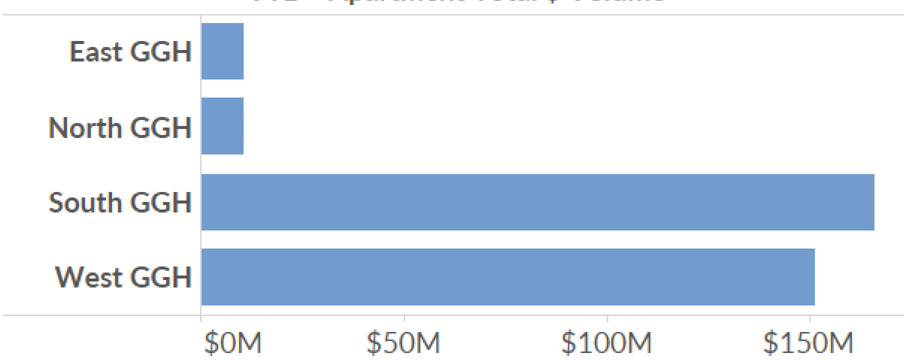


Apartment Transactions - $1M+

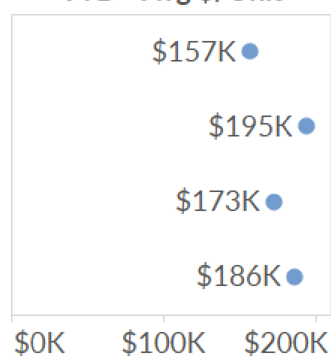
The apartment sector recorded transactions worth $338M in the $1M+ category in Q1 2021, which was almost double the volumes recorded in Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$10.66M	4			
North GGH	$10.82M	3	$1.11M	1	874.4%
South GGH	$166.19M	33	$38.51M	11	331.6%
West GGH	$151.16M	16	$79.41M	21	90.3%
Grand Total	$338.82M	56	$119.03M	33	184.7%

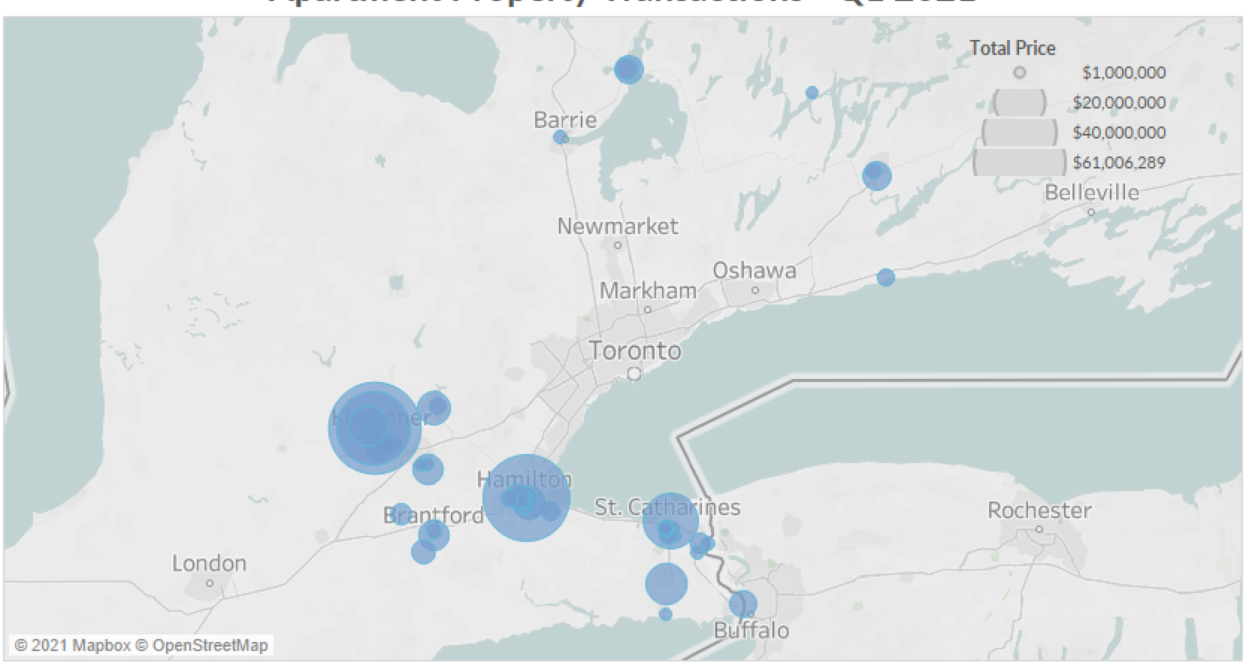
YTD - Apartment Total $ Volume



YTD - Avg $/Unit



Apartment Property Transactions - Q1 2021



Apartment Transactions – All Sales

The apartment sector in all price thresholds had a big start to 2021, with transaction volumes up 160% compared with the first quarter of 2020.

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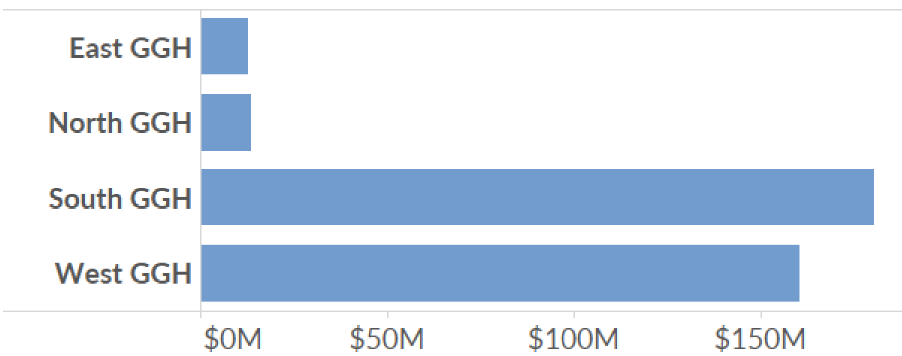
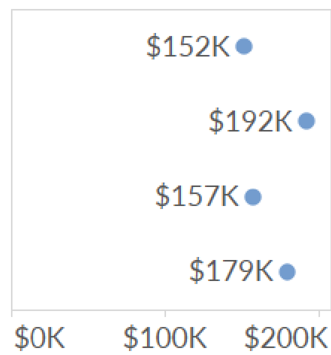
	Q1 2021 $ Vol	#	Q1 2020 $ Vol	#	% Change $ Vol YoY
East GGH	$12.78M	7	$2.10M	3	508%
North GGH	$13.61M	7	$1.11M	1	1,126%
South GGH	$180.48M	53	$49.80M	26	262%
West GGH	$160.20M	27	$88.03M	32	82%
Grand Total	$367.07M	94	$141.04M	62	160%

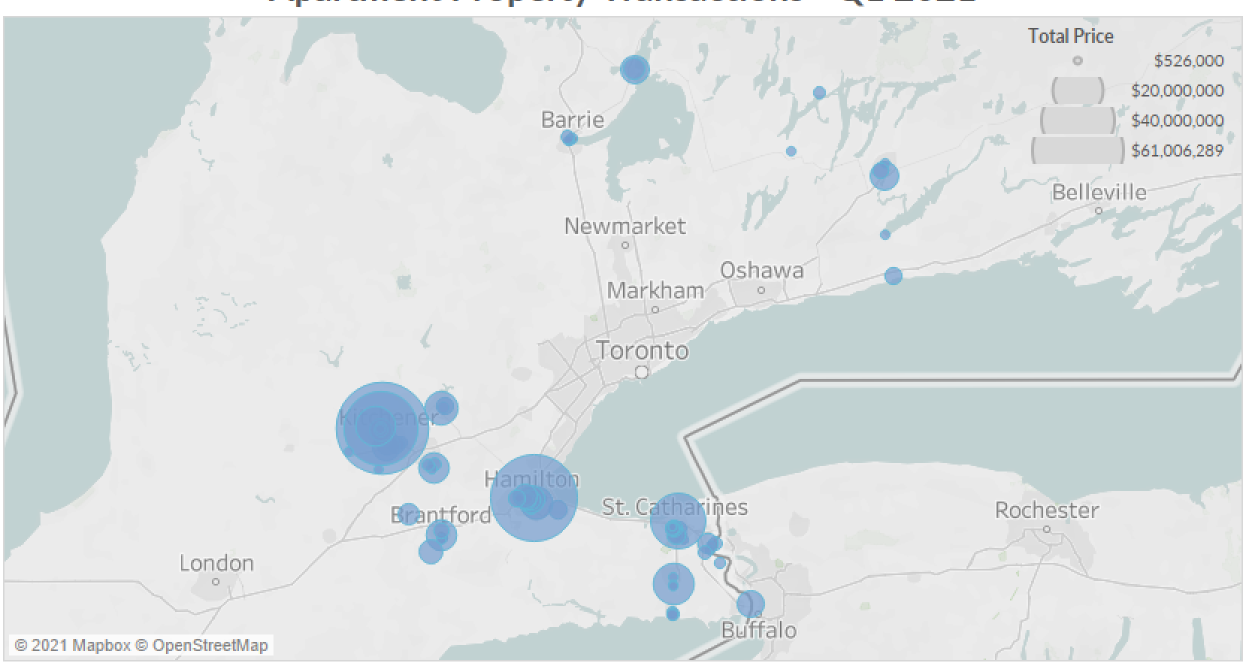
YTD - Apartment Total $ Volume



YTD - Avg $/Unit



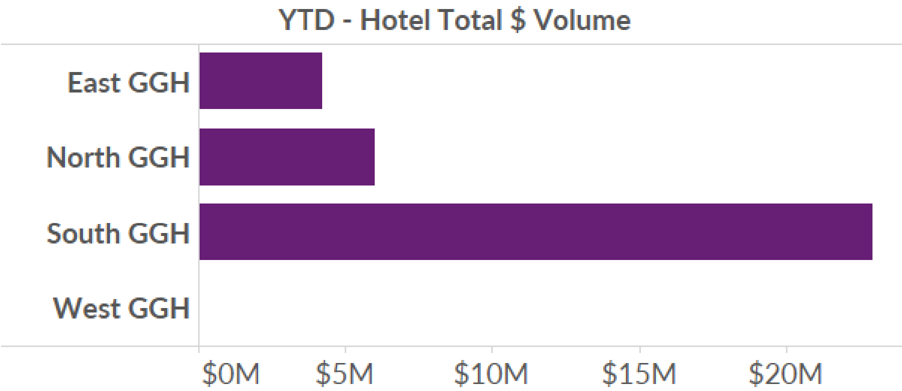
Apartment Property Transactions - Q1 2021

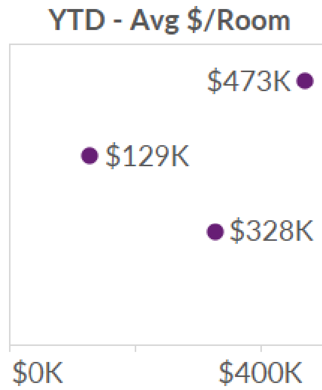


Hotel Transactions – All Sales

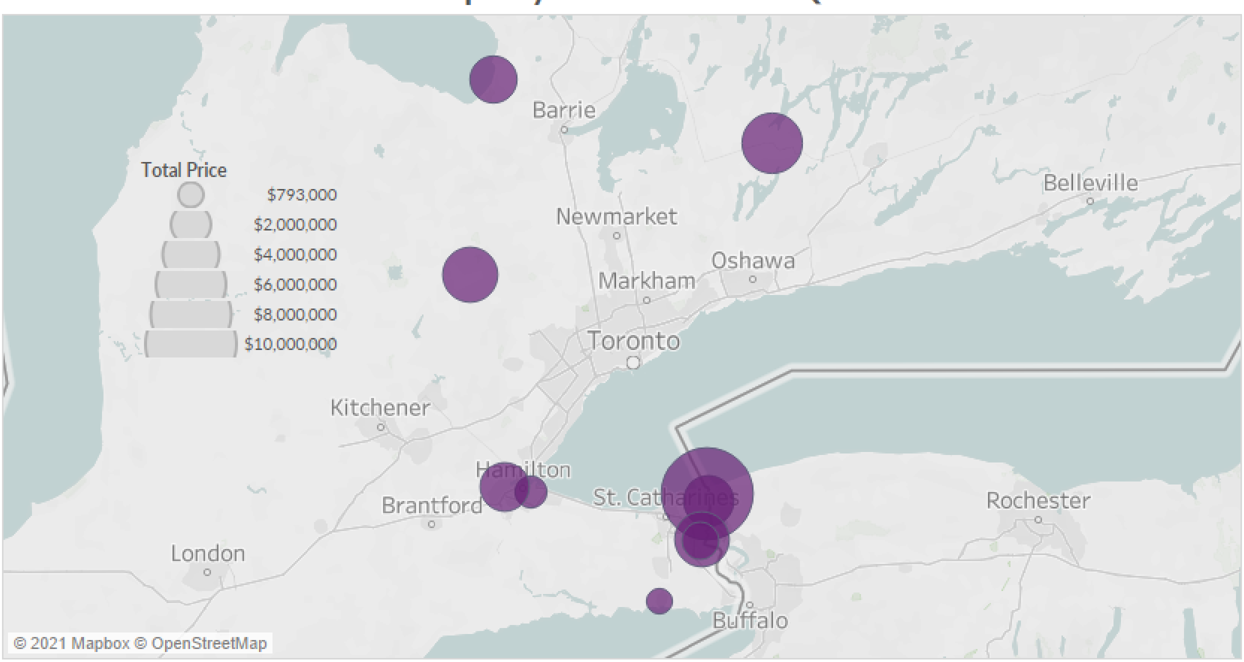
The hotel sector in all price thresholds had a quiet start to 2021, with transaction volumes down 33% compared with the first quarter of 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$4.25M	1	$2.34M	2	81.7%
North GGH	$6.00M	2	$3.73M	2	61.1%
South GGH	$22.98M	7	$43.23M	4	-46.8%
West GGH					
Grand Total	$33.24M	10	$49.29M	8	-32.6%





Hotel Property Transactions - Q1 2021

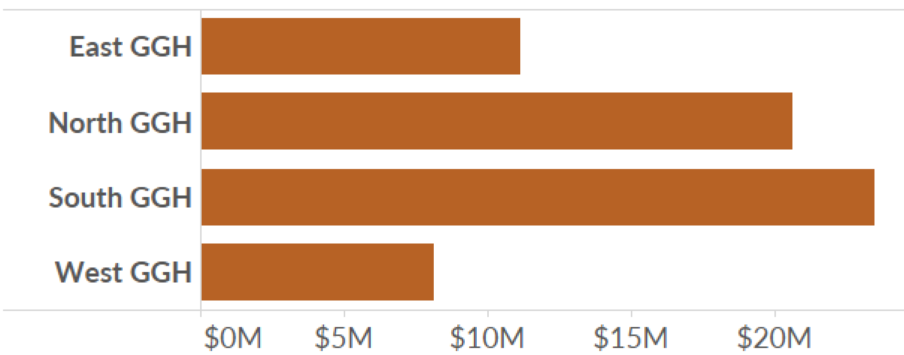


ICI Land Transactions - $500K to $1M

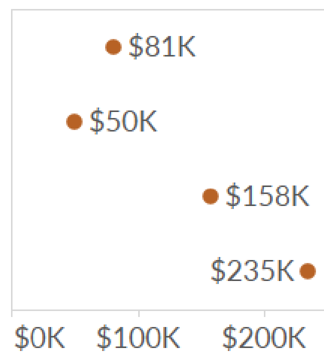
ICI land transactions in the $500K to $1M category saw a pickup in activity in Q1 2021, up 39% from Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$11.13M	15	$6.08M	9	82.90%
North GGH	$20.64M	28	$11.11M	15	85.77%
South GGH	$23.50M	34	$23.45M	32	0.25%
West GGH	$8.14M	11	$5.03M	7	61.72%
Grand Total	$63.41M	88	$45.67M	63	38.84%

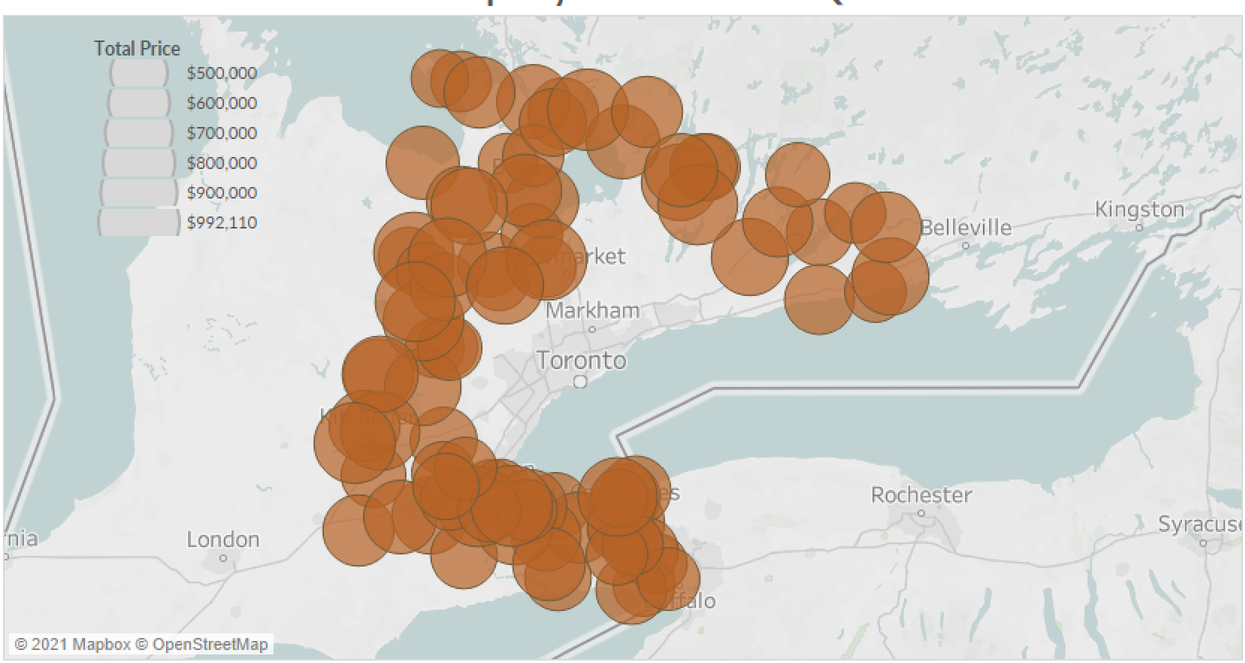
YTD - ICI Land Total $ Volume



YTD - Avg $/Acre



ICI Land Property Transactions - Q1 2021

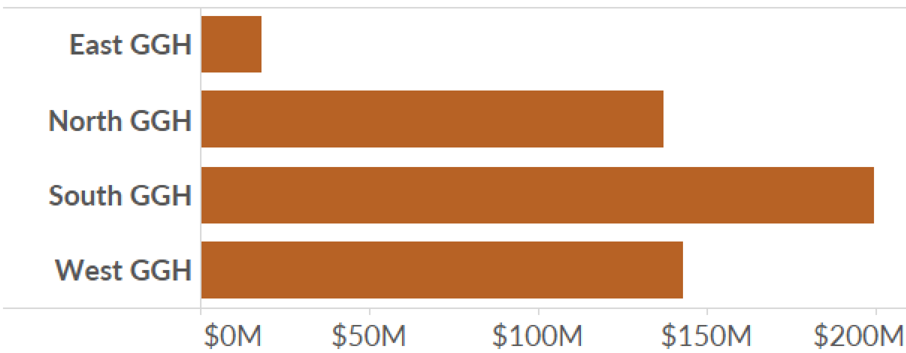


ICI Land Transactions - $1M+

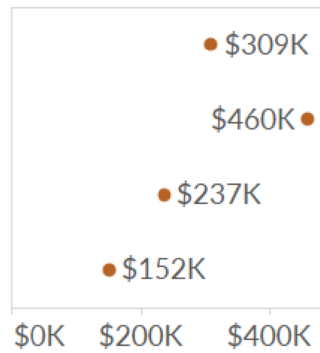
The ICI land sector recorded transactions worth $498M in the $1M+ category in Q1 2021, which was up from $231M in Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$18.11M	7	$16.70M	9	8.4%
North GGH	$137.13M	46	$50.73M	23	170.3%
South GGH	$199.92M	59	$138.88M	42	44.0%
West GGH	$142.83M	48	$25.16M	15	467.8%
Grand Total	$498.00M	160	$231.47M	89	115.1%

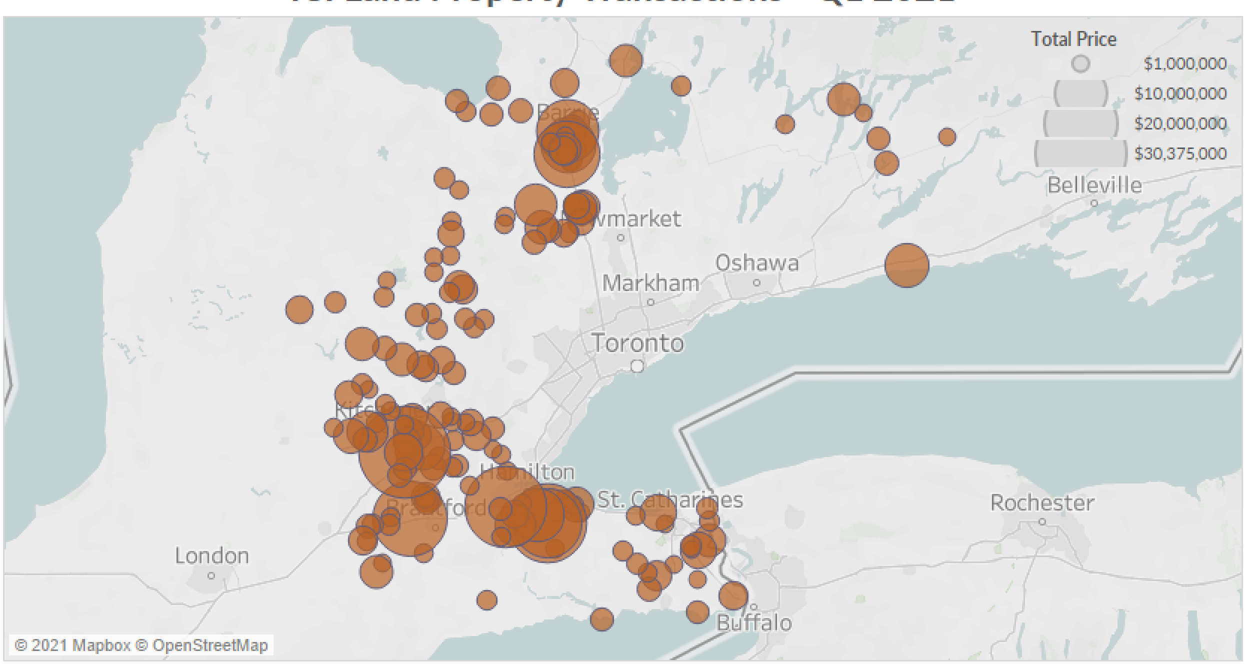
YTD - ICI Land Total $ Volume



YTD - Avg $/Acre



ICI Land Property Transactions - Q1 2021

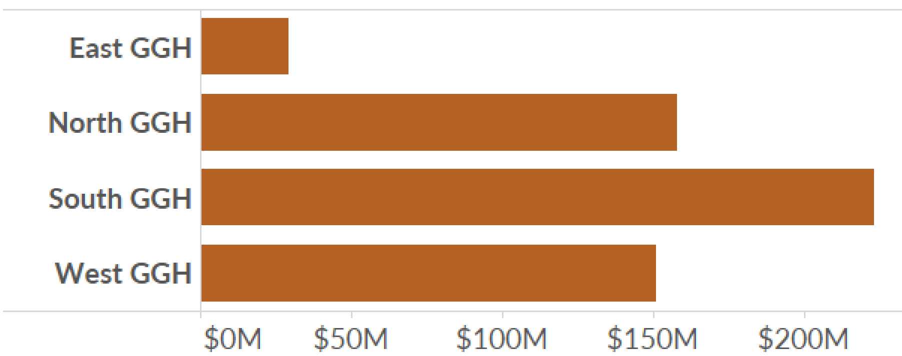


ICI Land Transactions – All Sales

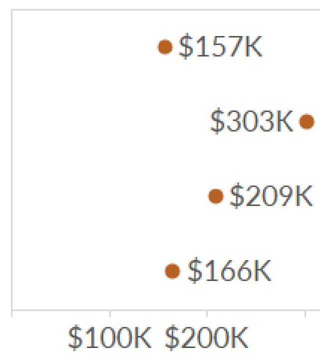
The ICI land sector in all price thresholds had a strong showing in the first quarter of 2021, with transaction volumes up 103% over the first quarter of 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$29.24M	22	$22.79M	18	28.3%
North GGH	$157.78M	74	$61.84M	38	155.1%
South GGH	$223.43M	93	$162.33M	74	37.6%
West GGH	$150.97M	59	$30.19M	22	400.1%
Grand Total	$561.41M	248	$277.14M	152	102.6%

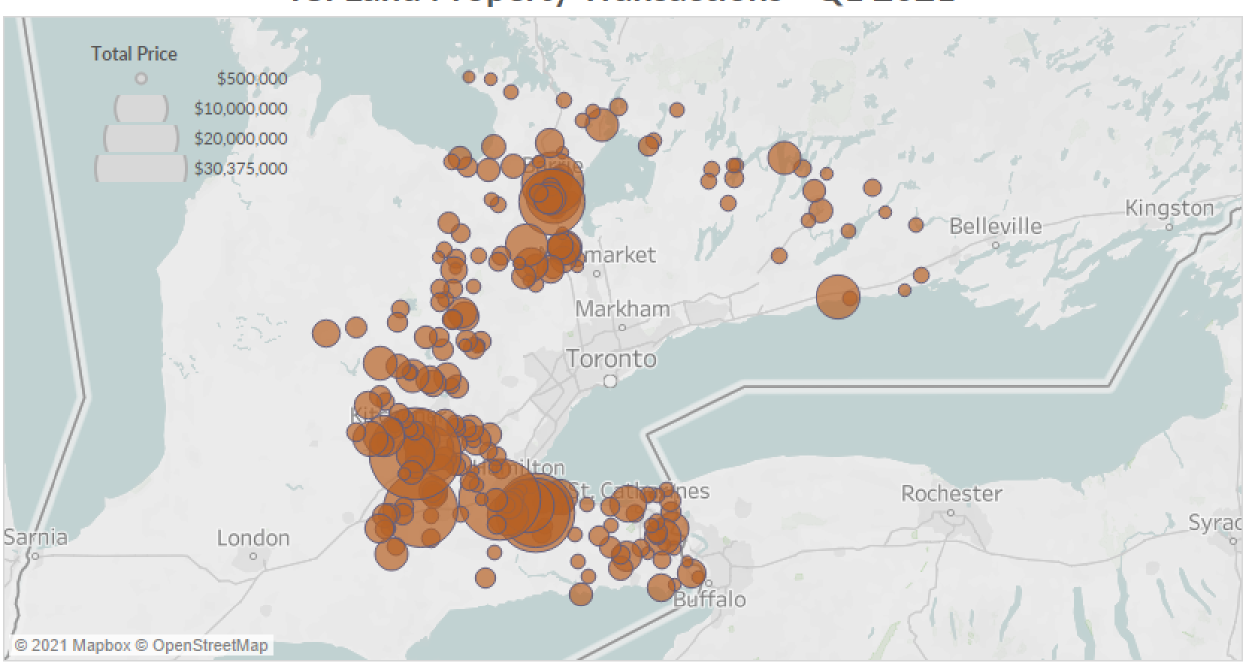
YTD - ICI Land Total $ Volume



YTD - Avg $/Acre



ICI Land Property Transactions - Q1 2021

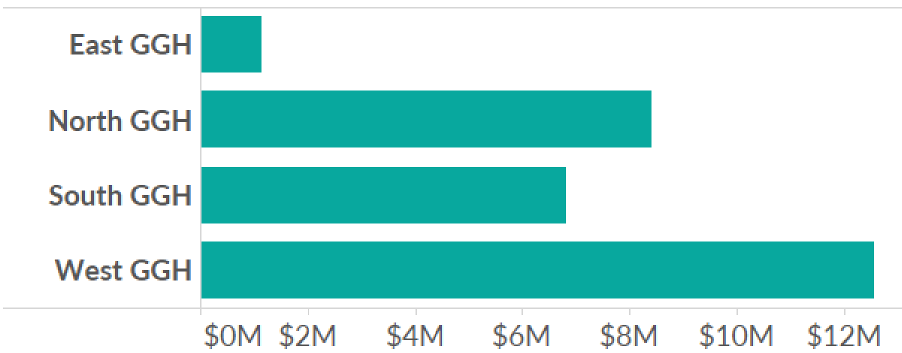


Residential Land Transactions - $500K to $1M

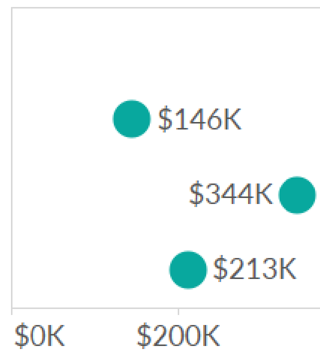
Residential land transactions in the $500K to $1M category saw a spike in Q1 2021, up 192% from Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$1.15M	2	$2.05M	3	-43.9%
North GGH	$8.41M	12			
South GGH	$6.82M	9	$2.50M	4	172.7%
West GGH	$12.57M	17	$5.35M	7	135.0%
Grand Total	$28.95M	40	$9.90M	14	192.4%

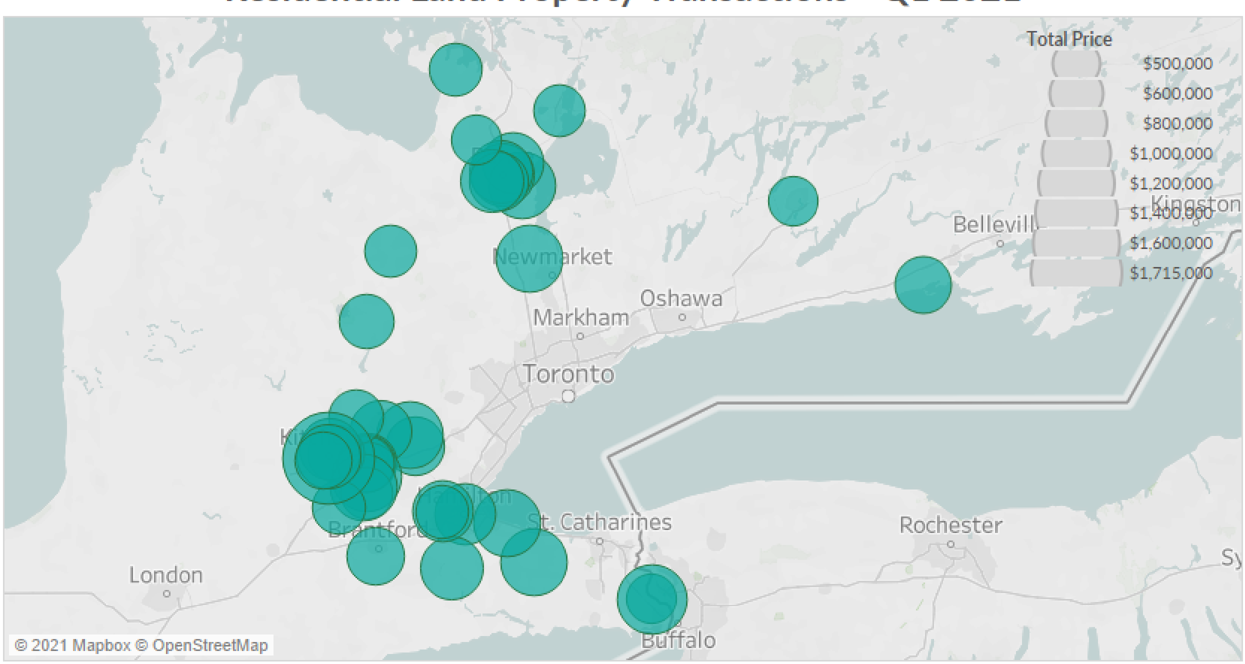
YTD - Residential Land Total $ Volume



YTD - Avg $/Acre



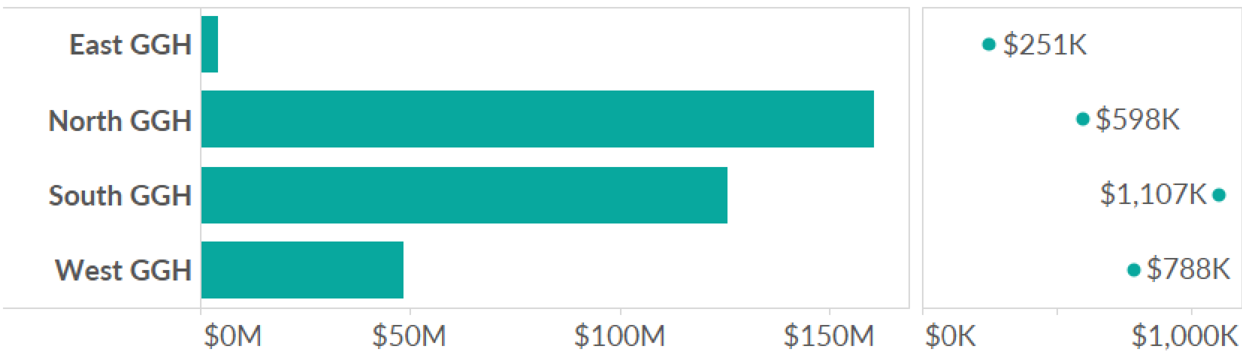
Residential Land Property Transactions - Q1 2021



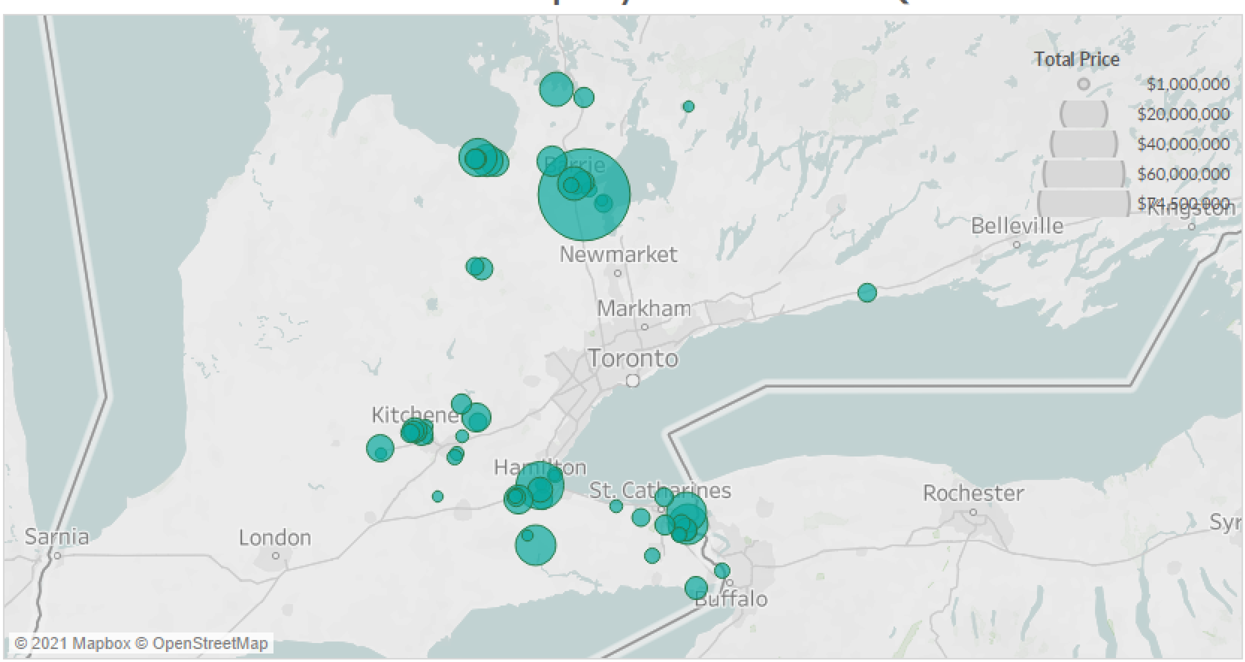
Residential Land Transactions - $1M+

The residential land sector recorded transactions worth $339M in the $1M+ category in Q1 2021, which was up from $105M in Q1 2020.

	Q1 2021 $ Vol	Q1 2021 #	Q1 2020 $ Vol	Q1 2020 #	% Change $ Vol YoY
East GGH	$4.10M	2	$5.00M	2	-18%
North GGH	$160.70M	19	$9.92M	4	1,521%
South GGH	$125.75M	29	$42.97M	12	193%
West GGH	$48.32M	16	$47.22M	12	2%
Grand Total	$338.87M	66	$105.10M	30	222%



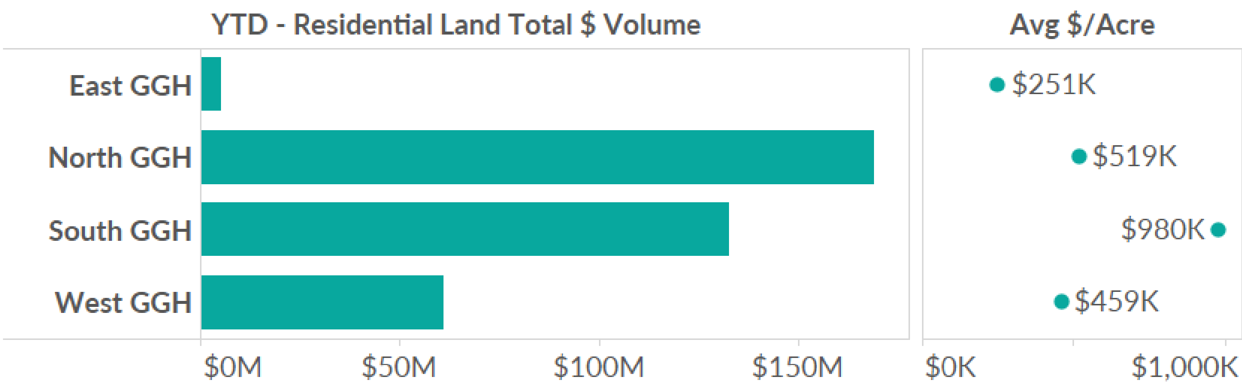
Residential Land Property Transactions - Q1 2021



Residential Land Transactions – All Sales

The residential land sector in all price thresholds saw a massive increase in sales in the first quarter of 2021 as demand for new residential development land has been increasing of late, transaction volumes were up 220% over Q1 2020.

	Q1 2021 $ Vol	#	Q4 2019 $ Vol	#	% Change $ Vol YoY
East GGH	$5.25M	4	$7.05M	5	-26%
North GGH	$169.11M	31	$9.92M	4	1,606%
South GGH	$132.57M	38	$45.47M	16	192%
West GGH	$60.89M	33	$52.57M	19	16%
Grand Total	$367.82M	106	$115.00M	44	220%



Residential Land Property Transactions - Q4 2020