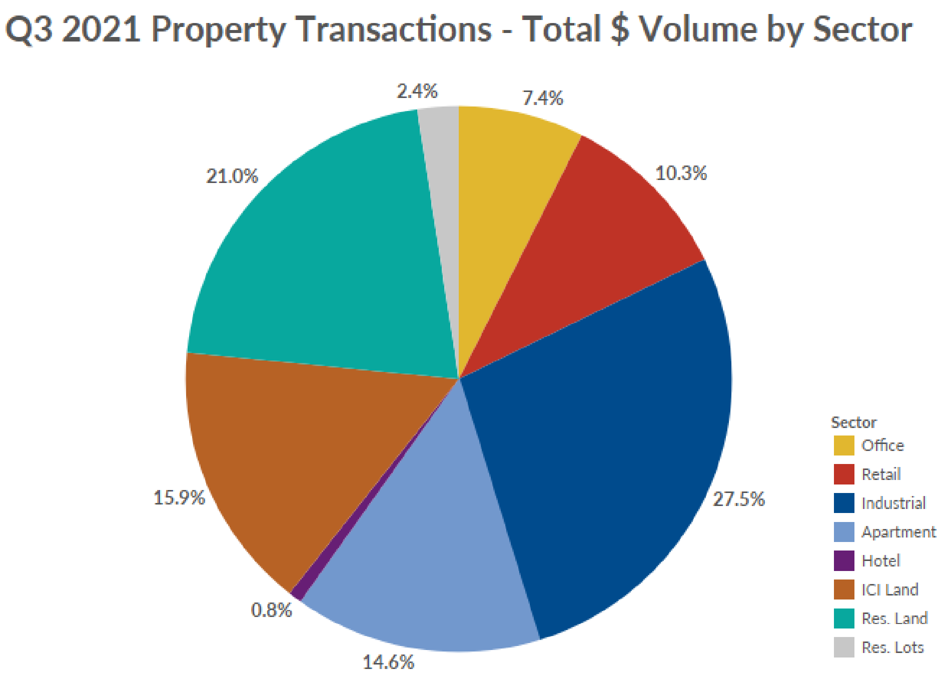
Greater Toronto Area Commercial Q3 2021 Statistics

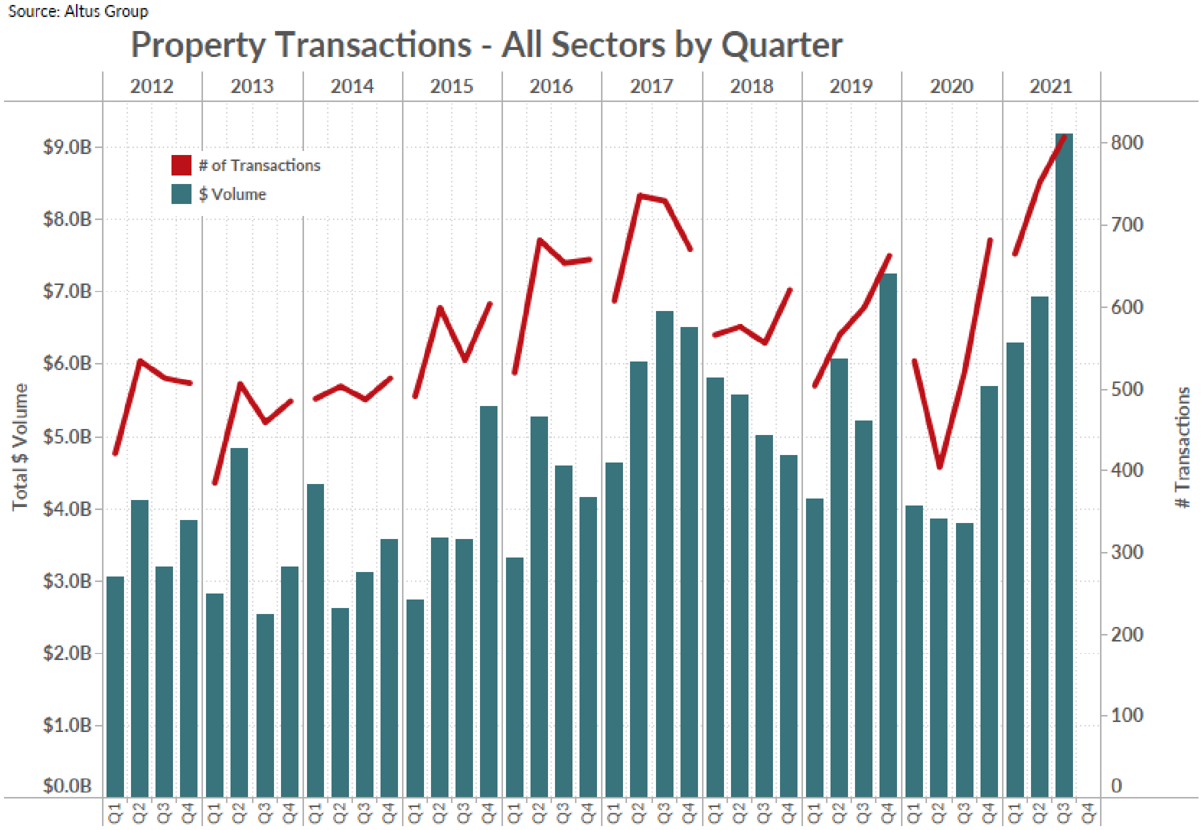
Altus Group

GTA Property Transactions

Transaction volumes in the GTA recorded 808 sales in Q3, which were 54% higher than the largely pre-pandemic total from Q3 2020. Total activity was at $9.2B.



Source: Altus Group



Source: Altus Group

Property Transactions by Quarter and Sector

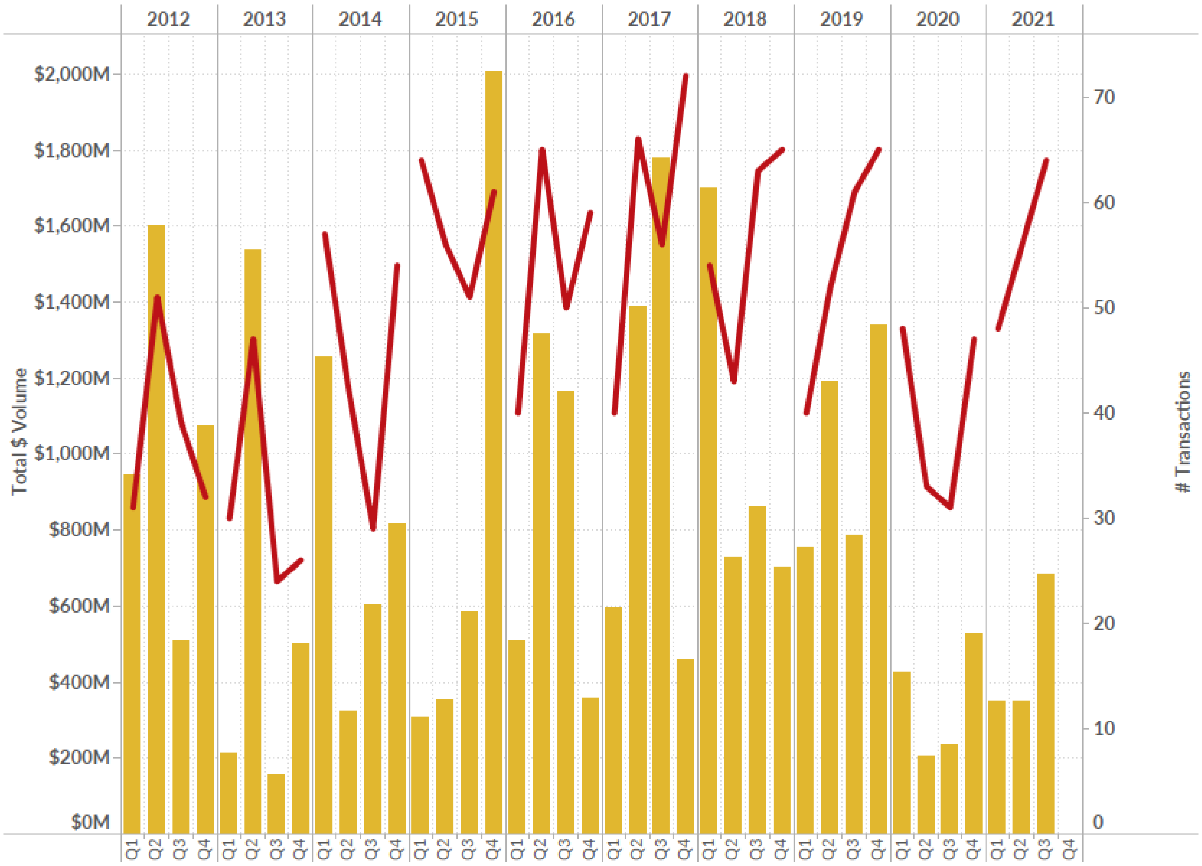
Compared to the previous quarter, the Office, Retail. Industrial, Apartment, Residential Land, and Residential Lots sectors all saw growth in Q3 2021.

Source: Altus Group

Office Transactions

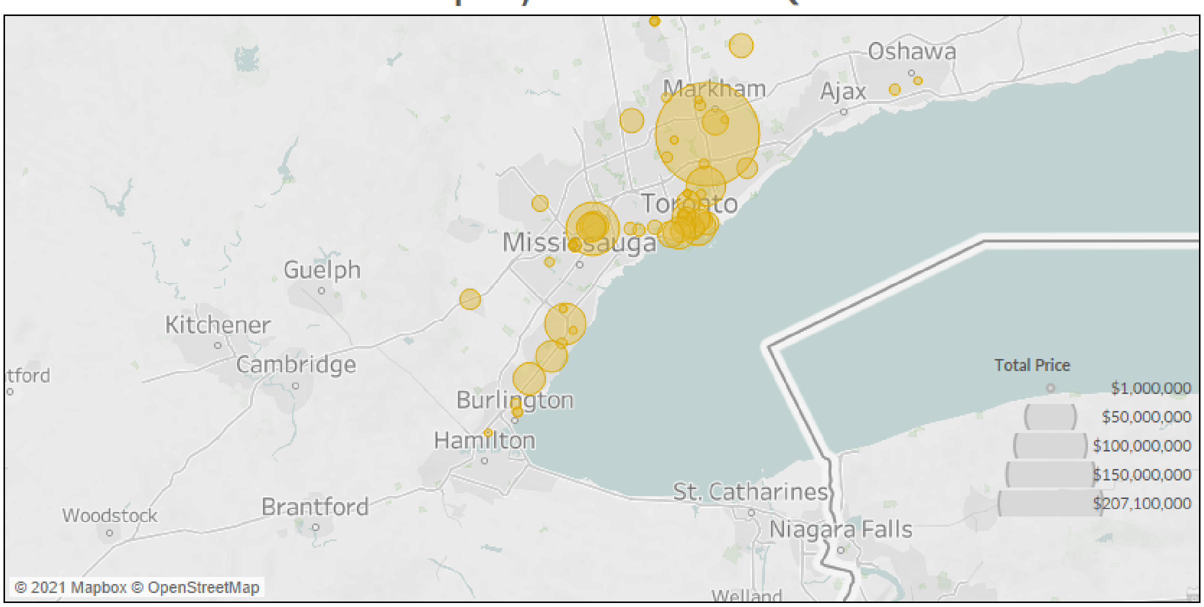
The GTA recorded 64 office transaction volumes in Q3 2021, up 103% from Q3 2020. Total activity was at $681M.

Office Property Transactions - Q1 2012 to Q3 2021



Source: Altus Group

Office Property Transactions - Q3 2021



Retail Transactions

Retail investments in the GTA increased in Q3 2021 to $950M, which represents a 88% increase over Q3 2020 and the highest total in any quarter since Q4 2017.

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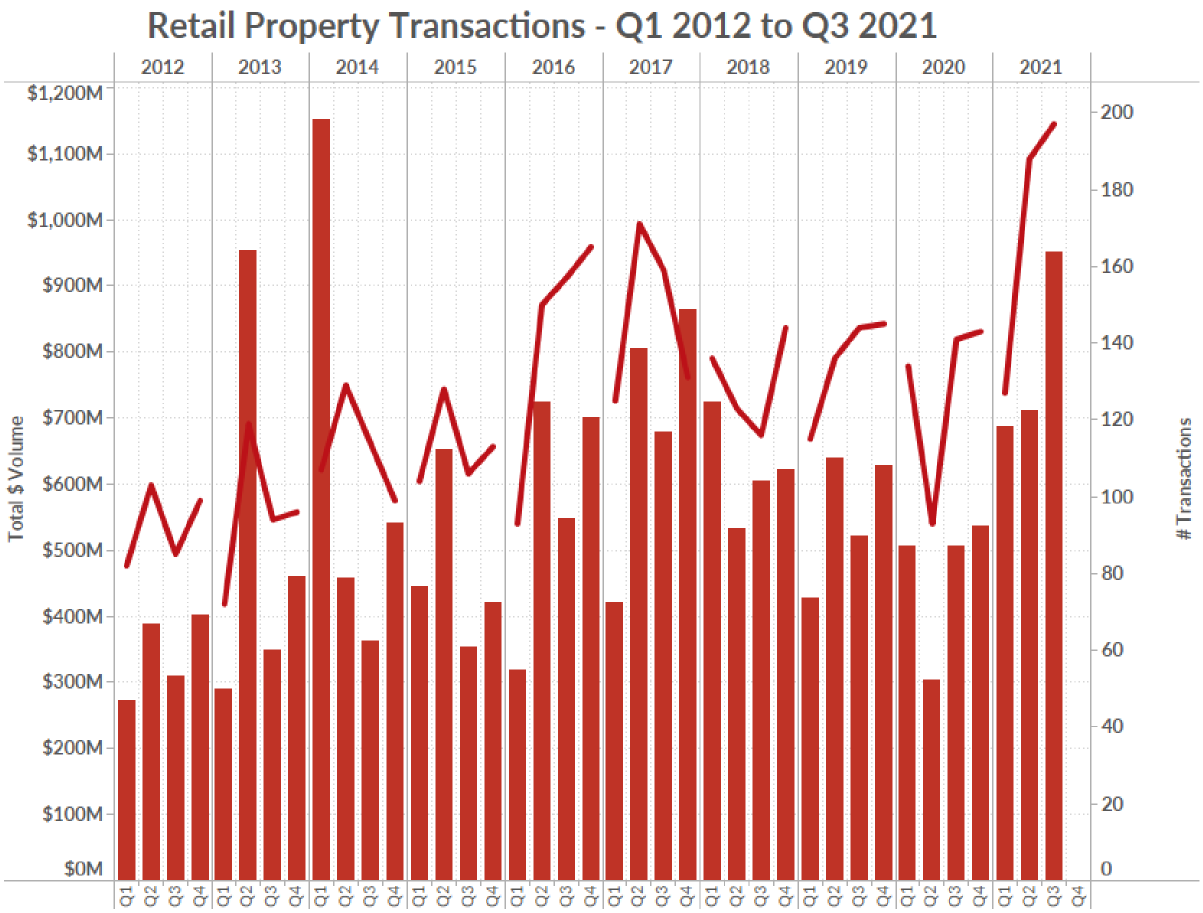
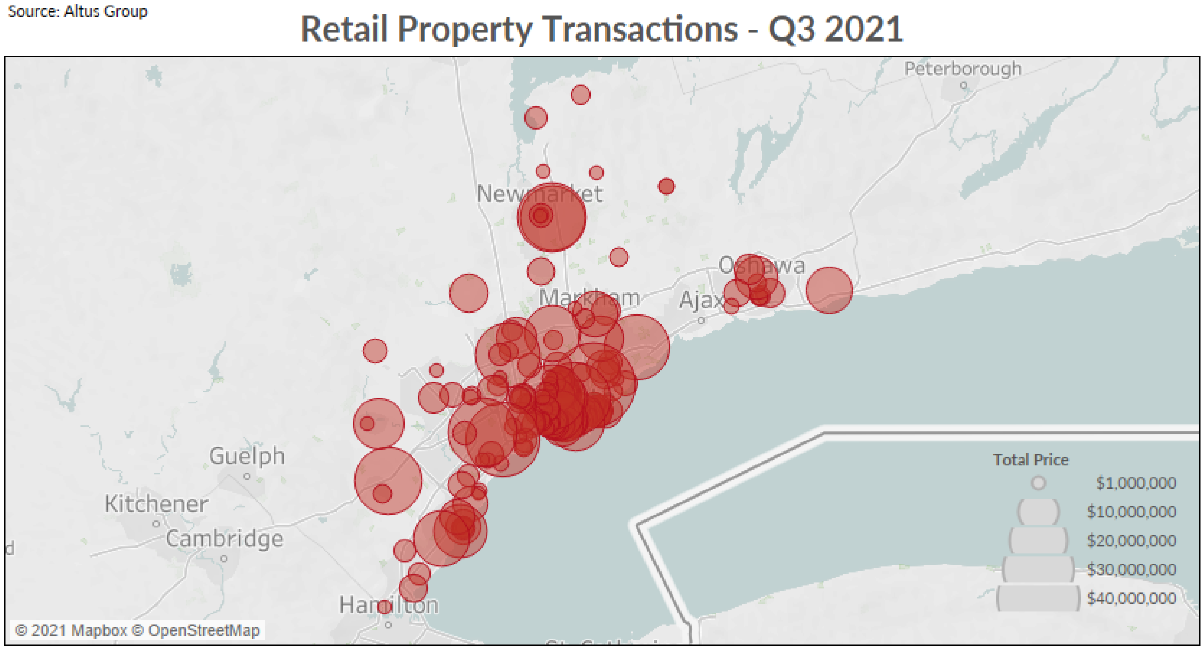
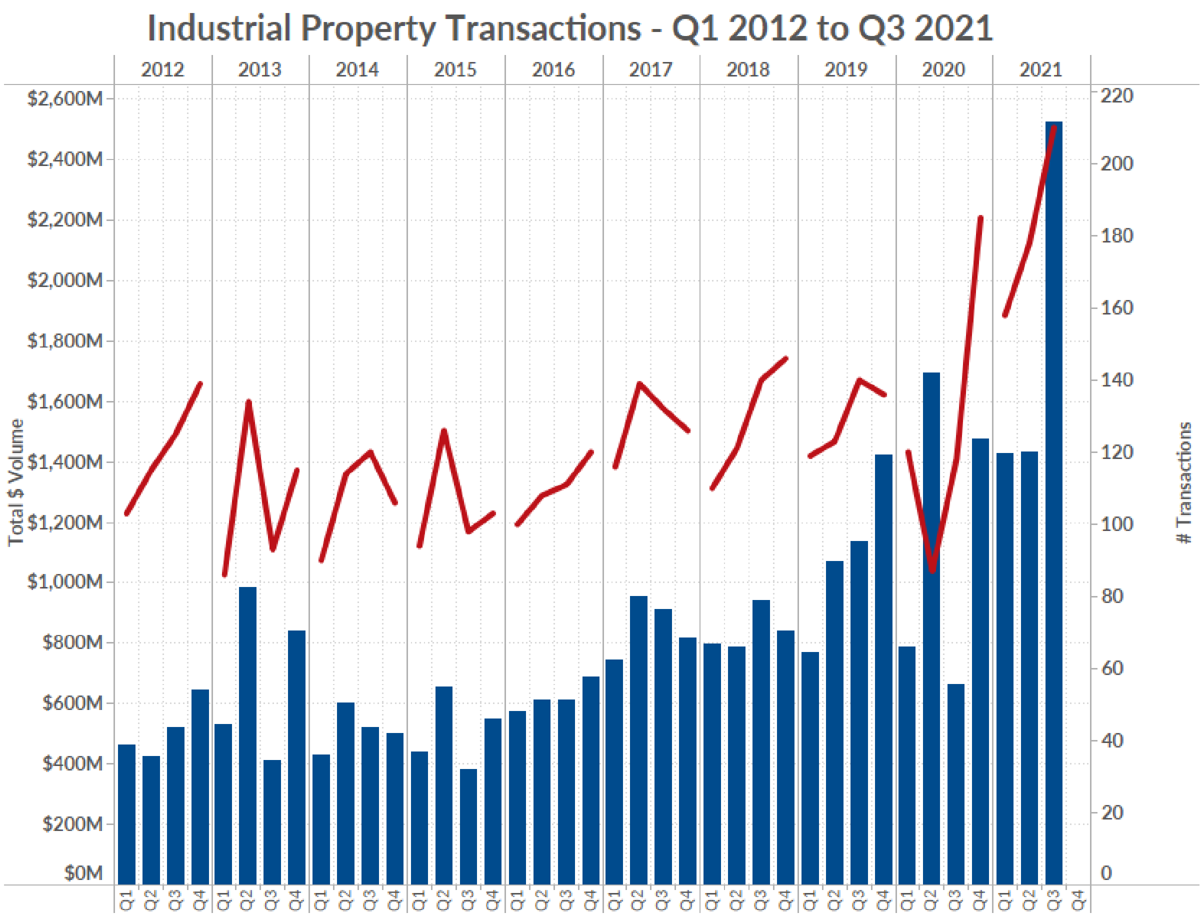


Source: Altus Group

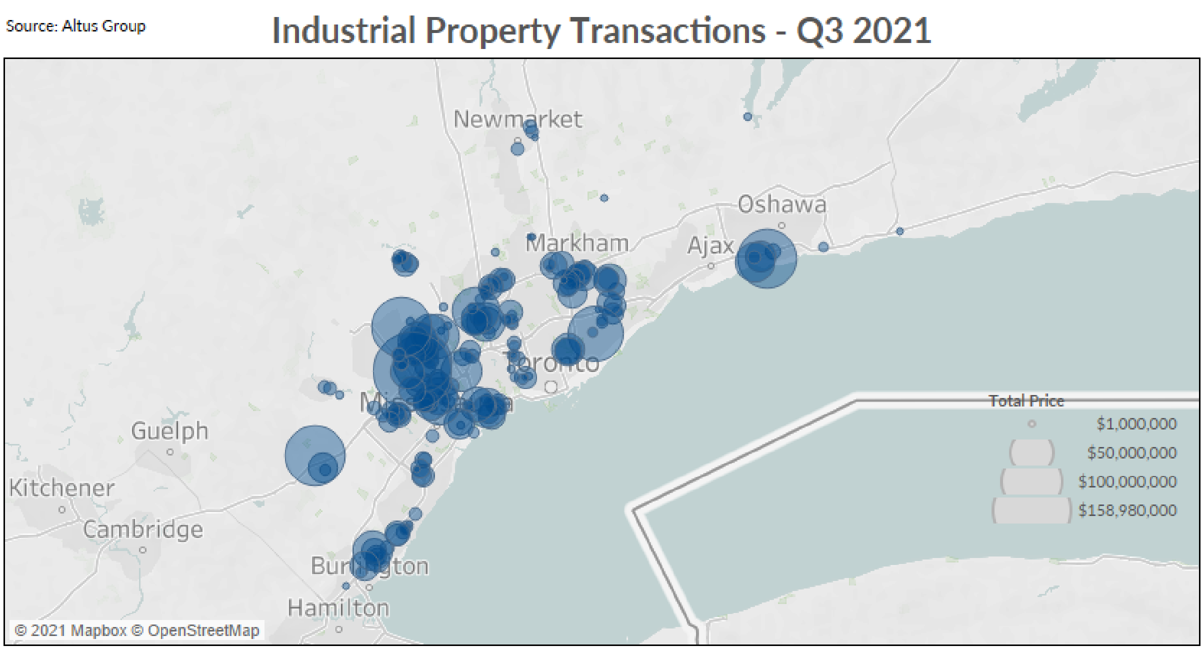


Industrial Transactions

The industrial sector was once again attractive to investors in Q3 2021, with total volumes reaching $2.5B, higher than last quarter.



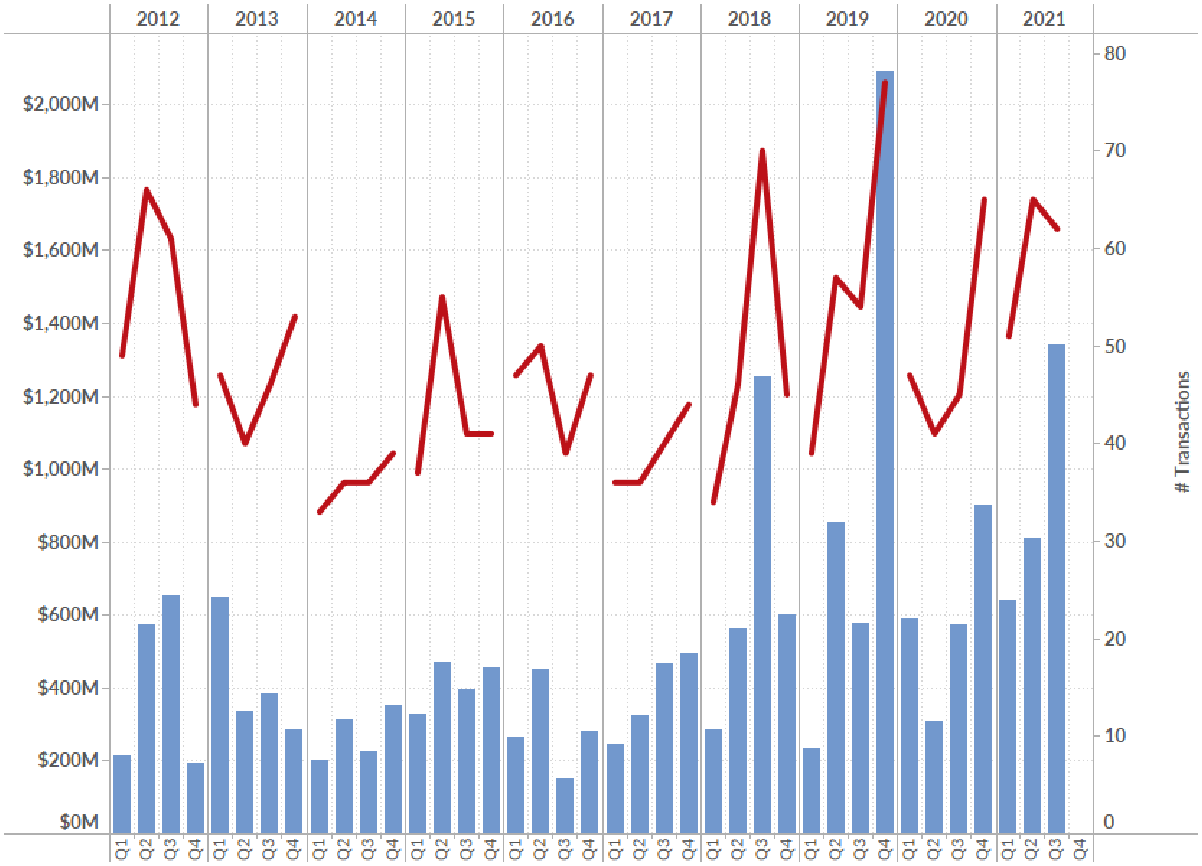
Source: Altus Group



Apartment Transactions

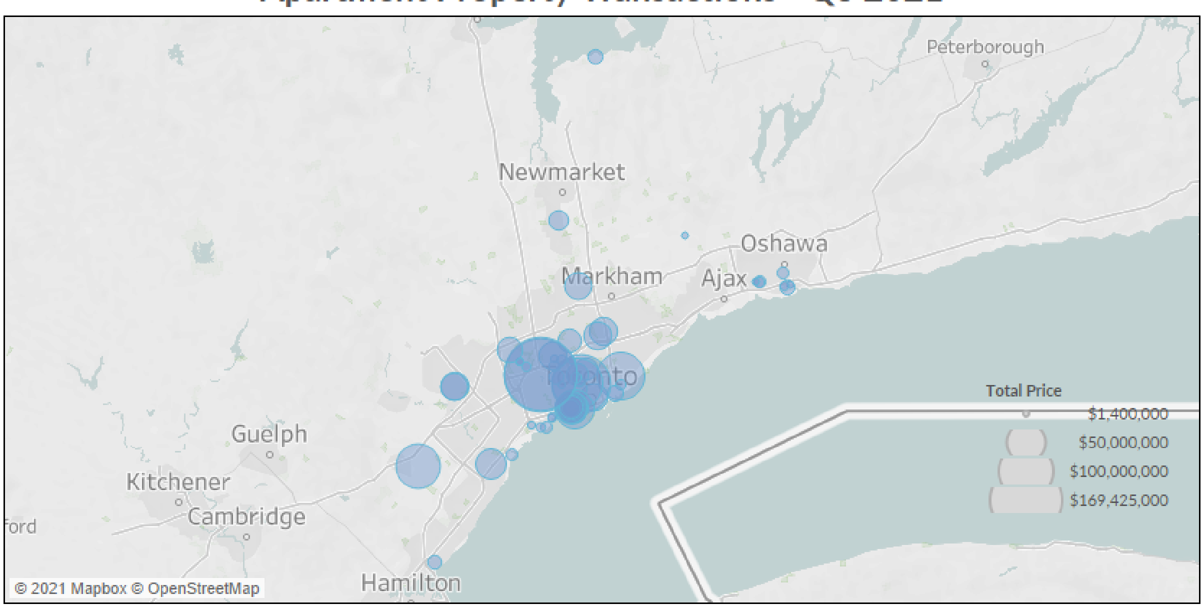
Apartment activity in the GTA in Q3 2021 was up 65% from the previous quarter as multi-family properties continue to be in demand.

Apartment Property Transactions - Q1 2012 to Q3 2021



Source: Altus Group

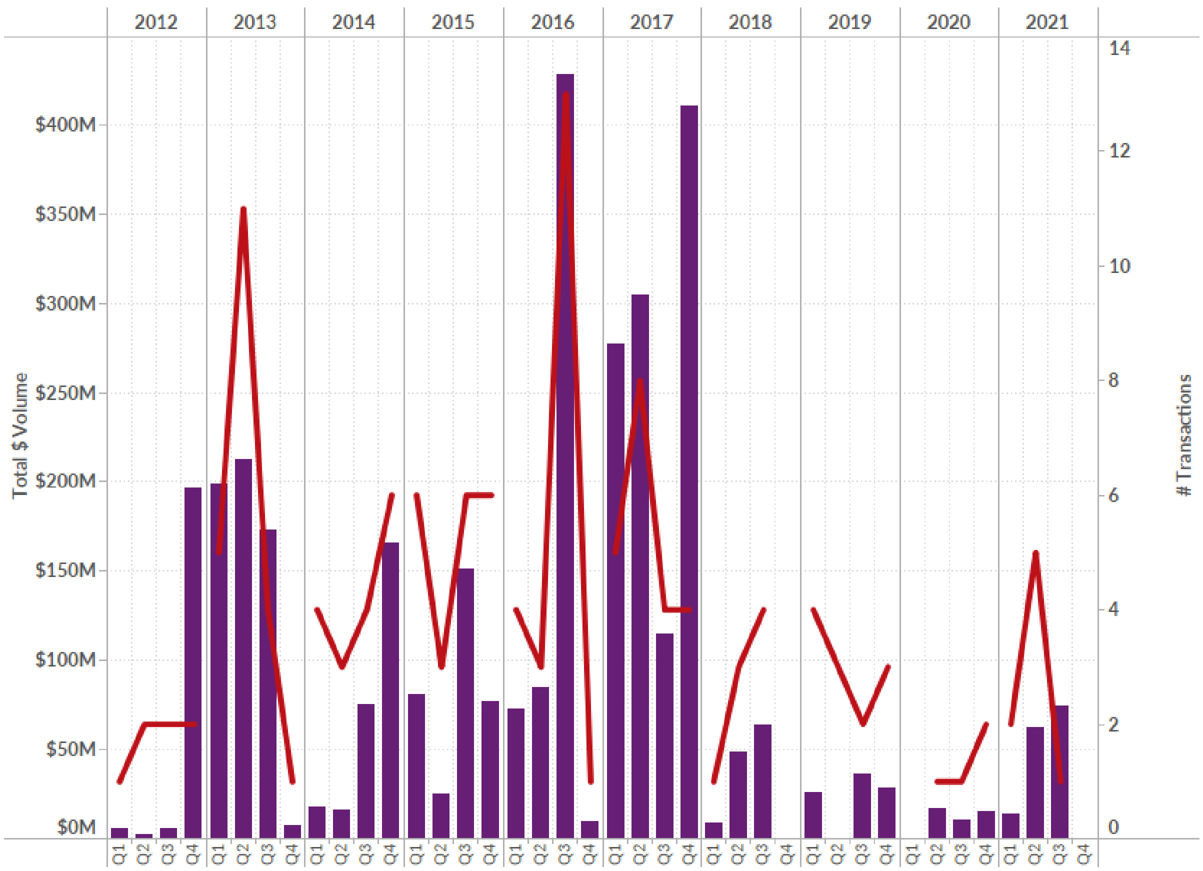
Apartment Property Transactions - Q3 2021



Hotel Transactions

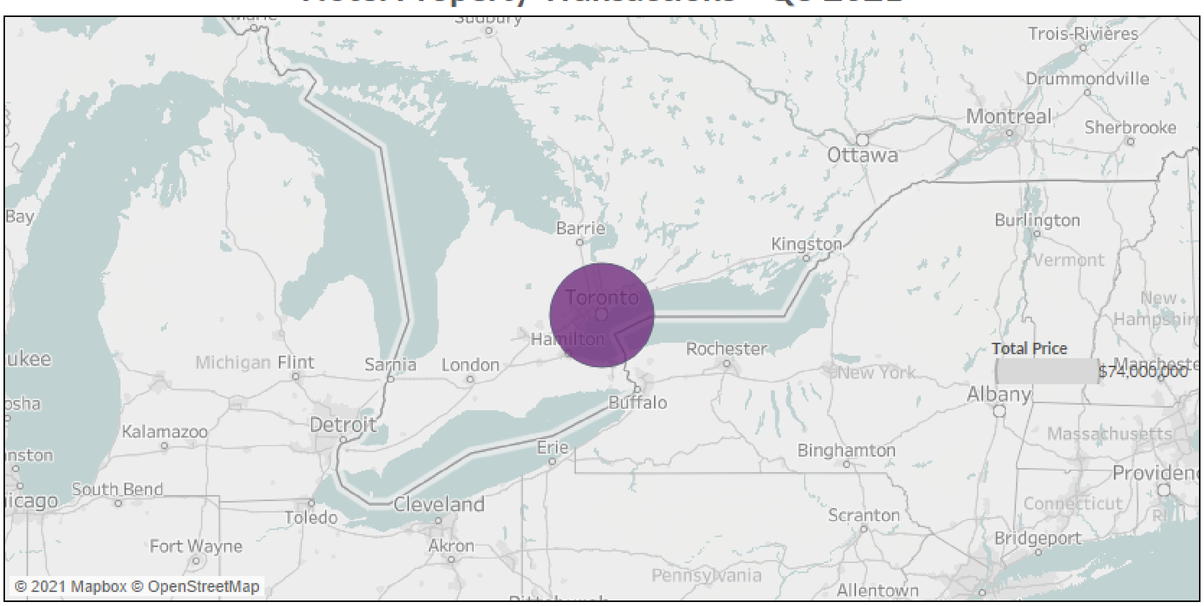
Hotel investments have been inconsistent in the GTA; Q3 2021 registered only one transaction worth $74M.

Hotel Property Transactions - Q1 2012 to Q3 2021



Source: Altus Group

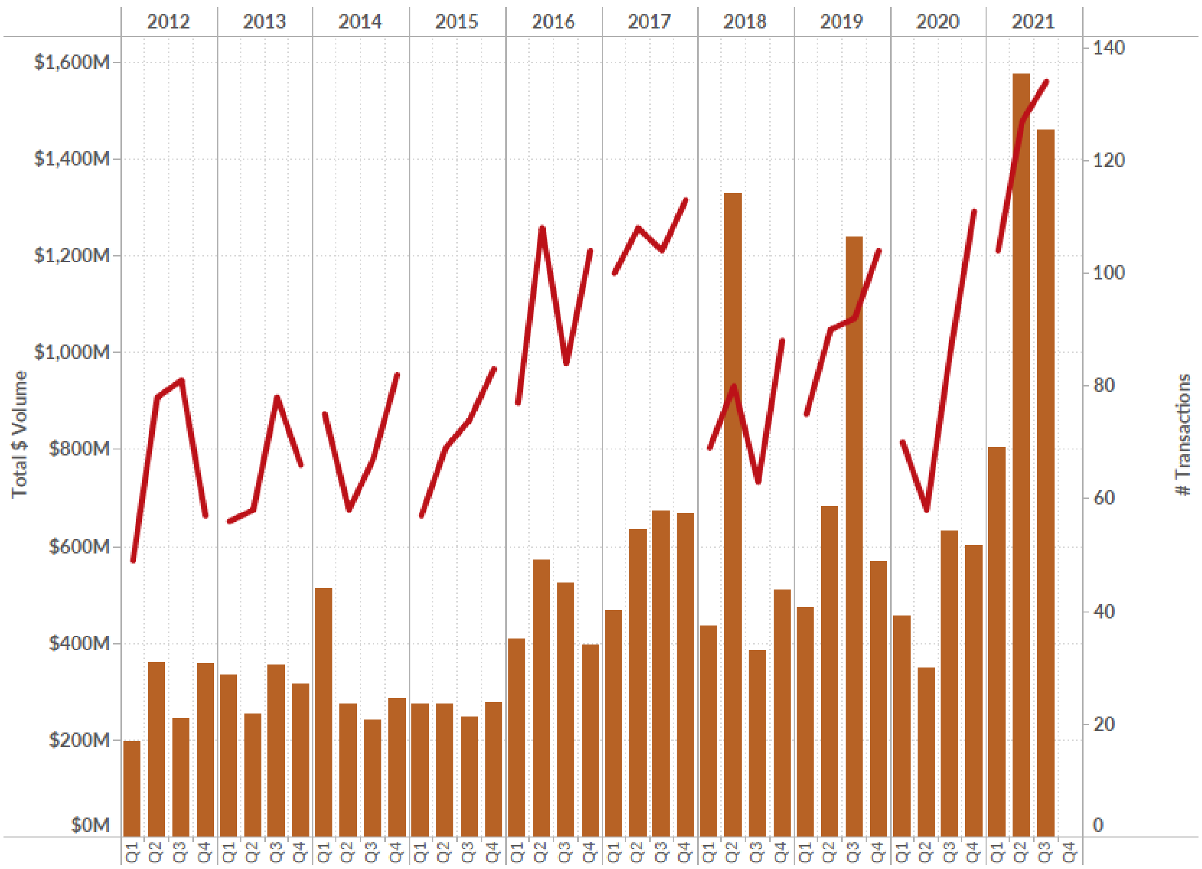
Hotel Property Transactions - Q3 2021



ICI Land Transactions

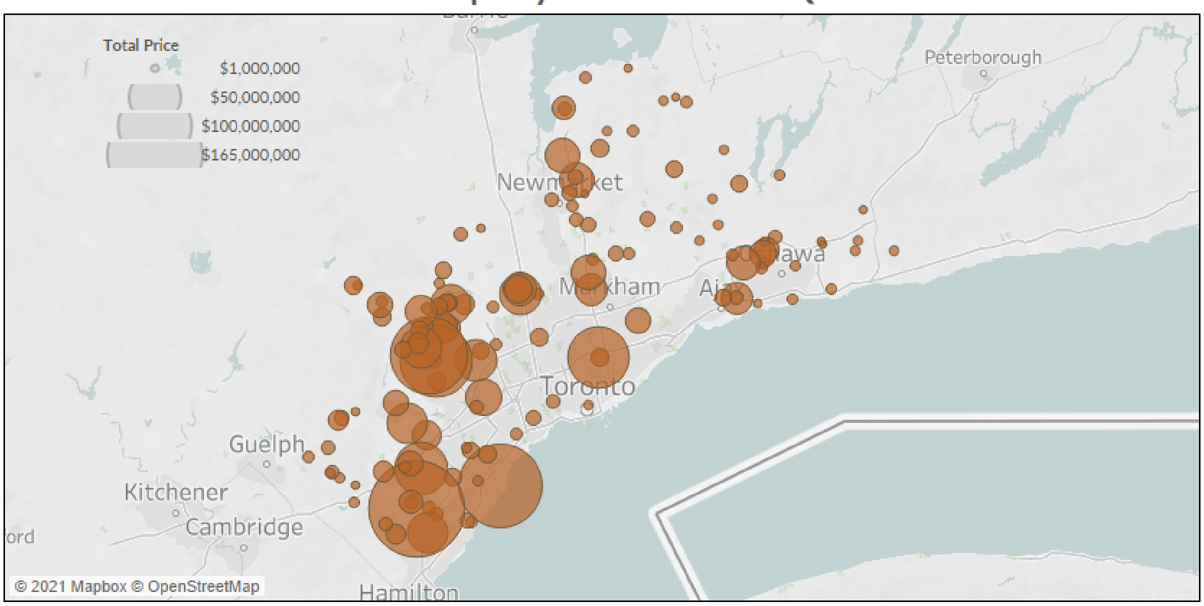
Activity in the ICI Land sector dropped in the third quarter of 2021. Overall investment was at $1.5B, up 131% from Q3 2020.

ICI Land Property Transactions - Q1 2012 to Q3 2021



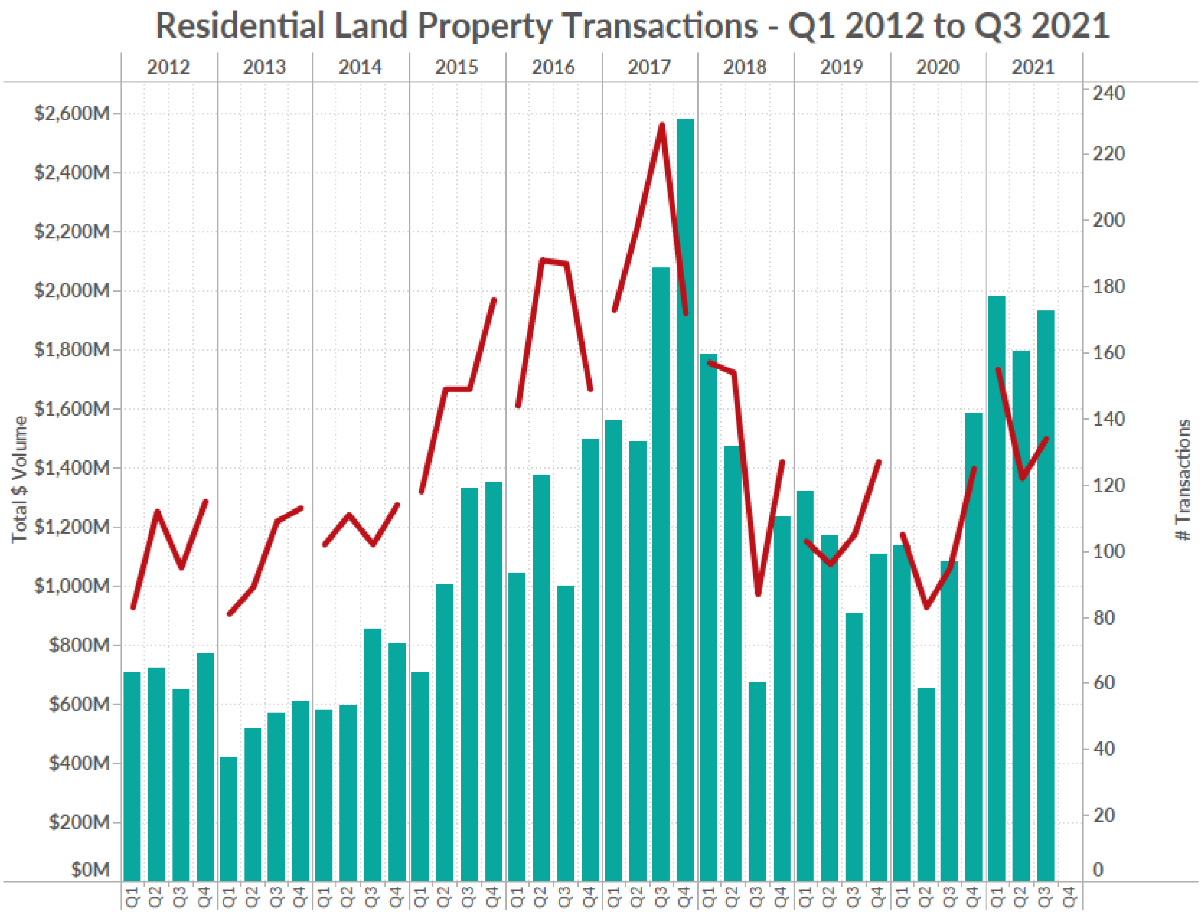
Source: Altus Group

ICI Land Property Transactions - Q3 2021

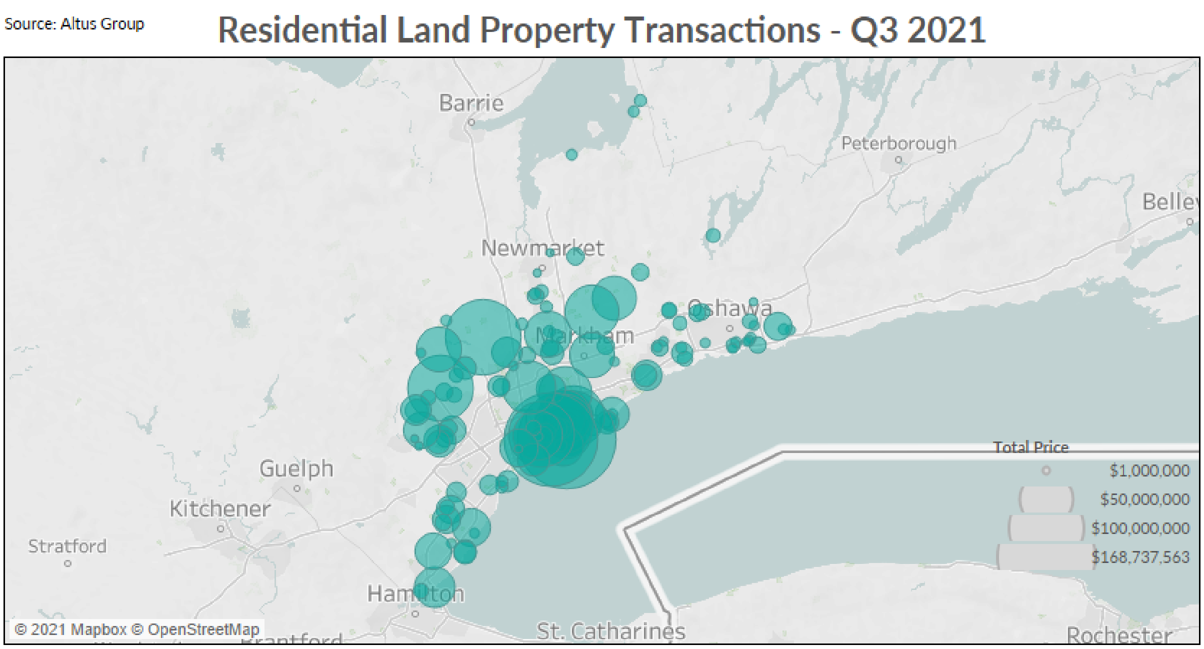


Residential Land Transactions

Investments in the residential land sector surged to $2B in Q3 2021, with 134 transactions.



Source: Altus Group



Residential Lots Transactions

Investments in residential lots surged in Q3 2021 to $222M, up 139% from Q3 2020.

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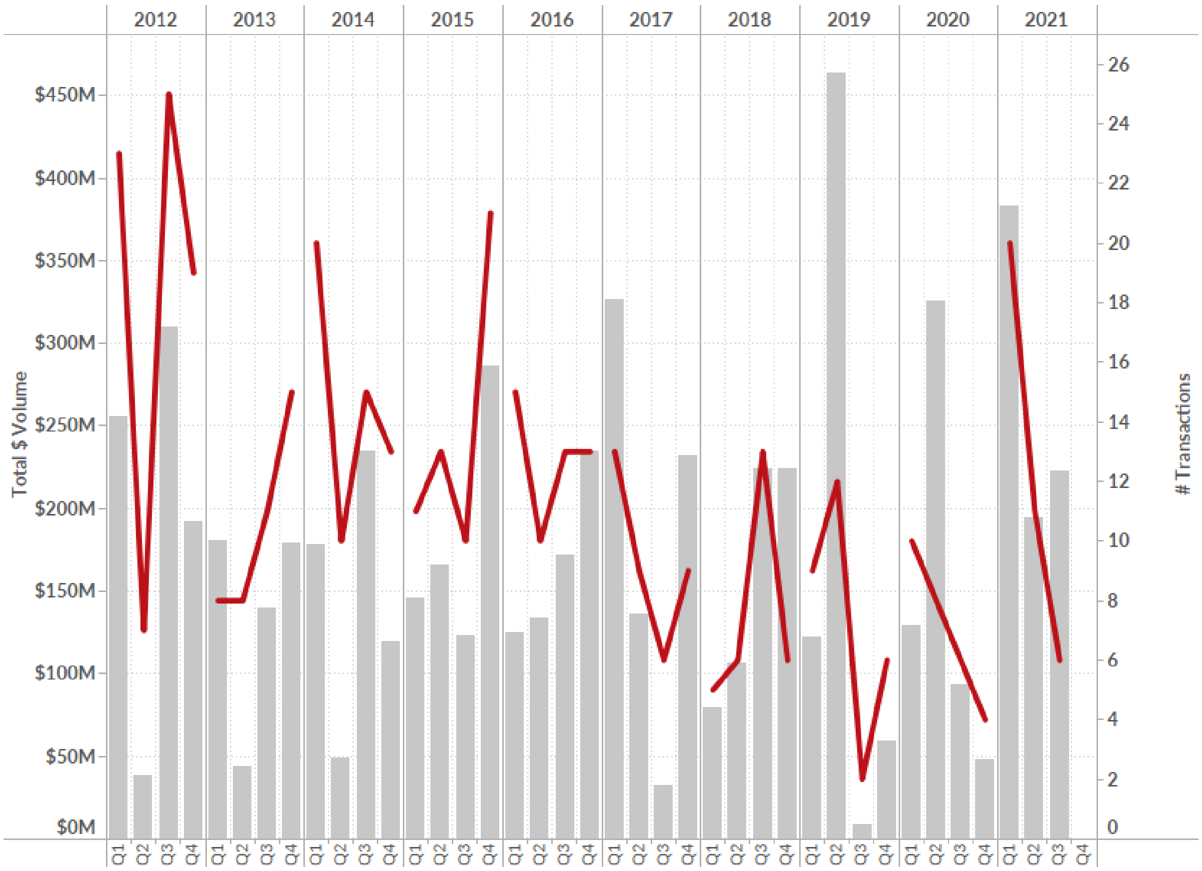
Residential Lot Property Transactions - Q1 2012 to Q3 2021



Source: Altus Group

Residential Lot Property Transactions - Q3 2021