

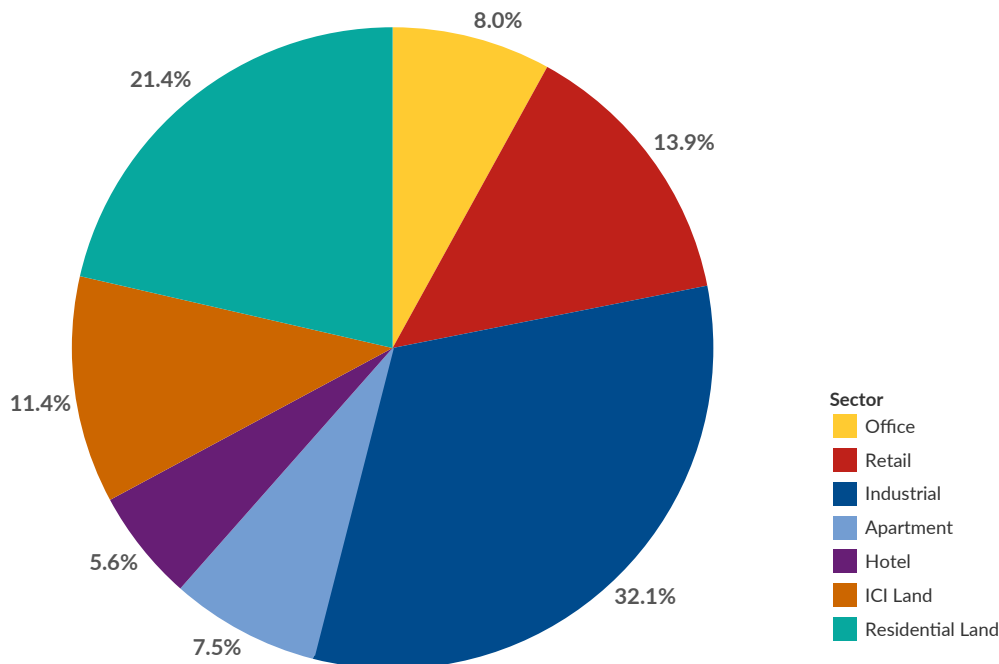
---

# Greater Toronto Area Commercial Q2 2024 Statistics



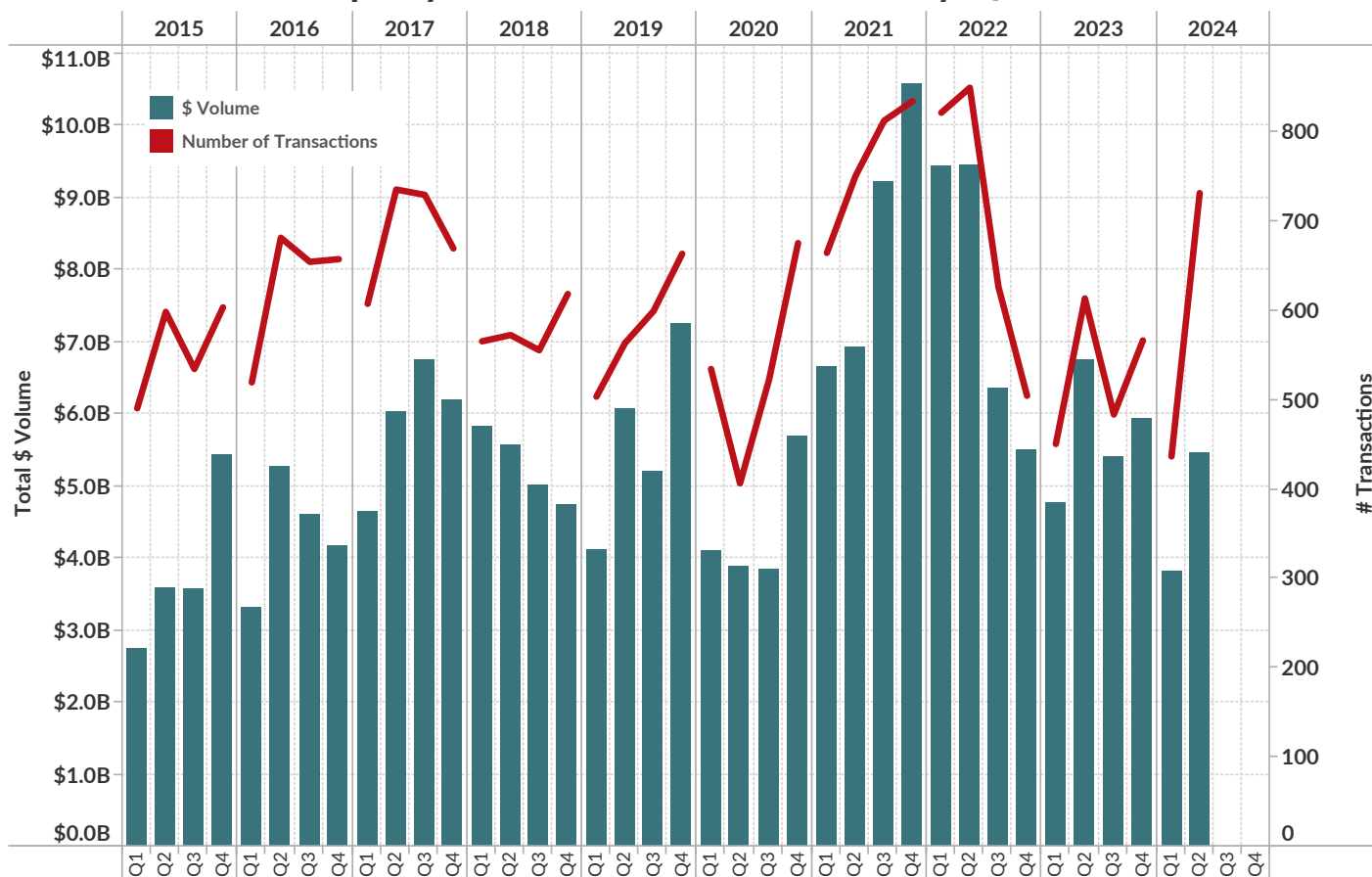
**AltusGroup**

## Q2 2024 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

## Property Transactions - All Sectors by Quarter



Source: Altus Group

## Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

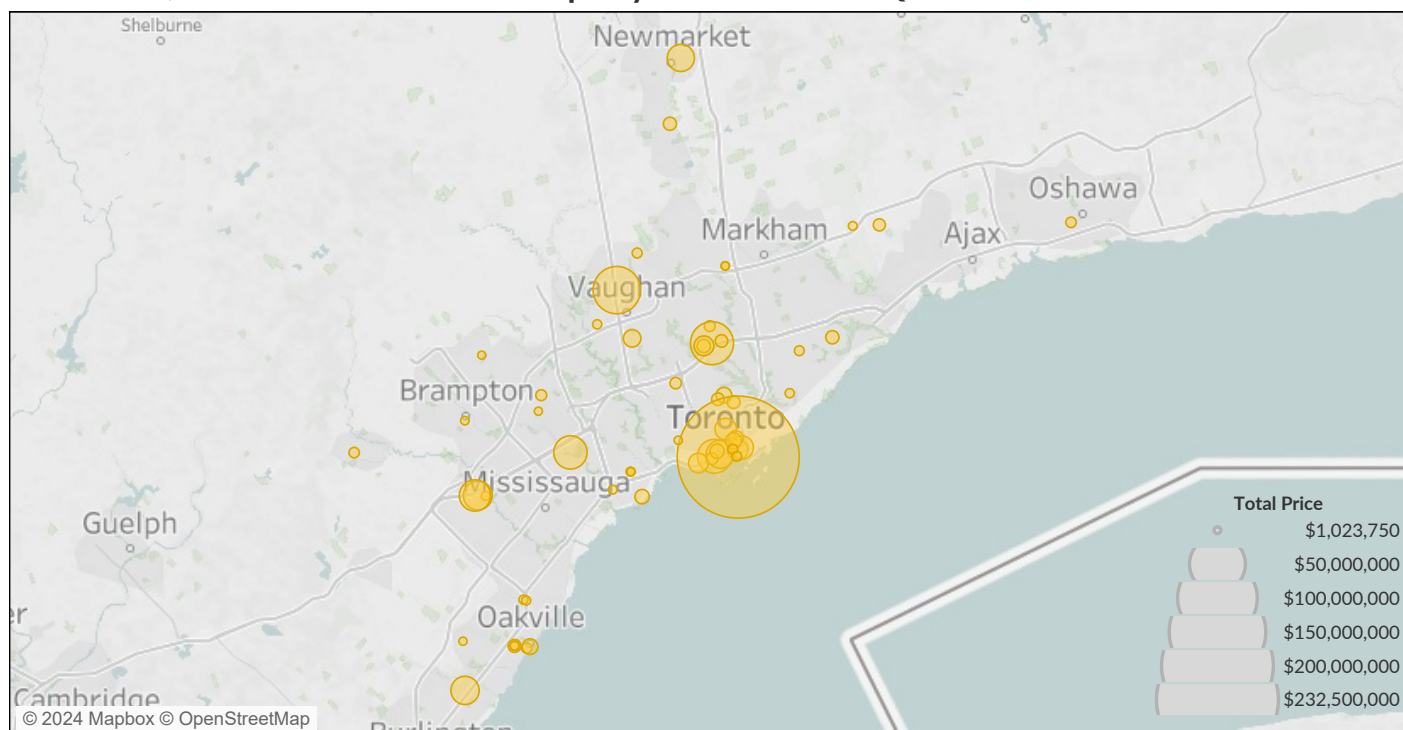
| Region             | Q2 2024<br>\$ Volume | #         | YTD Volume<br>2023 | 2024          | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|-----------|--------------------|---------------|-------------------|--------------------|
| Durham             | \$4.0M               | 2         | \$118M             | \$4M          | -96.6%            | \$326              |
| Halton             | \$28.7M              | 10        | \$137M             | \$36M         | -74.1%            | \$646              |
| Peel               | \$51.9M              | 8         | \$267M             | \$115M        | -57.1%            | \$591              |
| Toronto            | \$379.5M             | 32        | \$337M             | \$509M        | 51.1%             | \$645              |
| York               | \$55.4M              | 8         | \$91M              | \$71M         | -21.8%            | \$505              |
| <b>Grand Total</b> | <b>\$519.6M</b>      | <b>60</b> | <b>\$950M</b>      | <b>\$735M</b> | <b>-22.7%</b>     | <b>\$605</b>       |

### Office - Top 5 Transactions Q2 2024

| First Address            | Region  | Municipality | Total Price | Building Size | Price/SF |
|--------------------------|---------|--------------|-------------|---------------|----------|
| 100 Sheppard Avenue West | Toronto | North York   | \$6.1M      | 9,835         | \$619    |
| 10128 Keele Street       | York    | Vaughan      | \$1.6M      | 2,500         | \$620    |
| 106 Sheppard Avenue West | Toronto | North York   | \$2.7M      | Null          | Null     |
| 106 Stevenson Road South | Durham  | Oshawa       | \$1.7M      | 5,207         | \$326    |
| 107 Finch Avenue East    | Toronto | Old Toronto  | \$1.8M      | Null          | Null     |

Source: Altus Group

### Office Property Transactions - Q2 2024



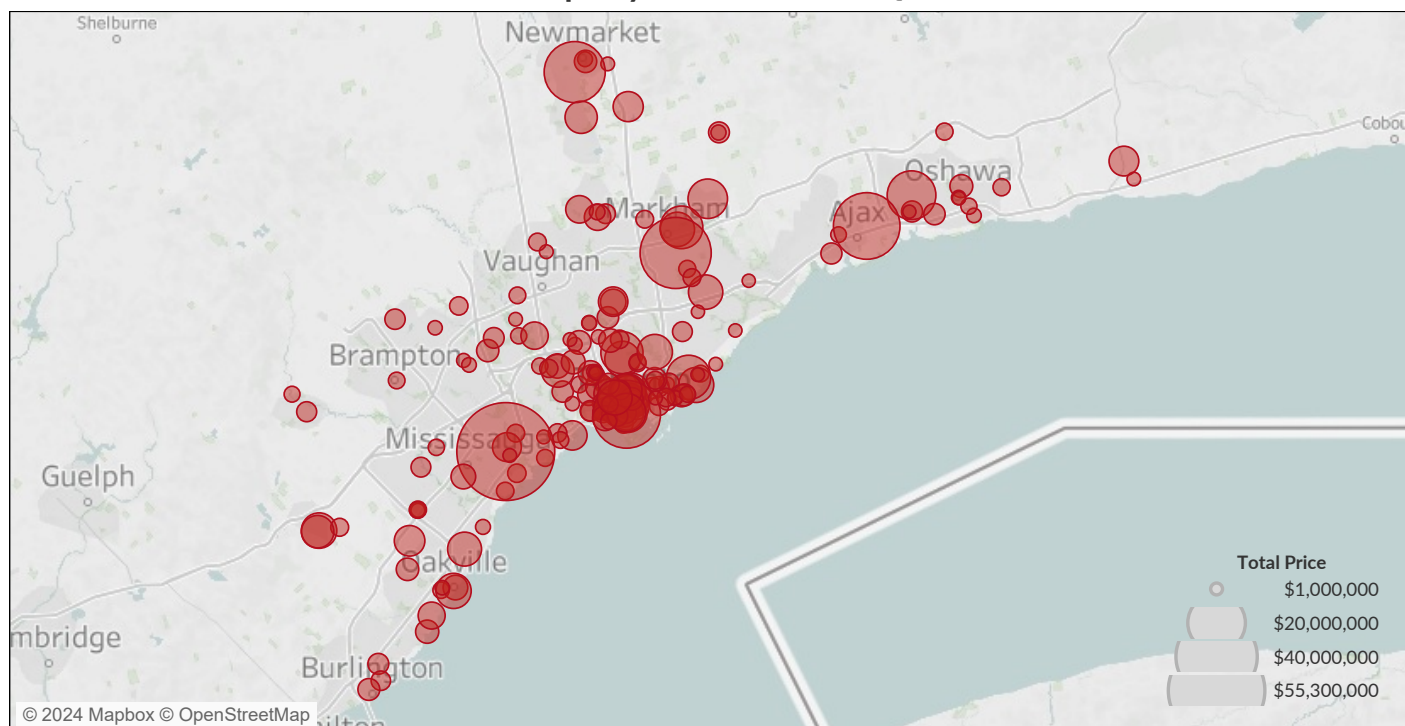
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume<br>2023 | 2024            | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|------------|--------------------|-----------------|-------------------|--------------------|
| Durham             | \$66.9M              | 16         | \$45M              | \$78M           | 73.4%             | \$371              |
| Halton             | \$62.0M              | 17         | \$76M              | \$152M          | 99.9%             | \$564              |
| Peel               | \$89.0M              | 19         | \$440M             | \$199M          | -54.7%            | \$809              |
| Toronto            | \$362.3M             | 116        | \$449M             | \$640M          | 42.5%             | \$740              |
| York               | \$115.5M             | 20         | \$141M             | \$209M          | 48.9%             | \$559              |
| <b>Grand Total</b> | <b>\$695.6M</b>      | <b>188</b> | <b>\$1,151M</b>    | <b>\$1,279M</b> | <b>11.1%</b>      | <b>\$688</b>       |

### Retail - Top 5 Transactions Q2 2024

| First Address              | Region  | Municipality  | Total Price | Building Size | Price/SF |
|----------------------------|---------|---------------|-------------|---------------|----------|
| 1618 Bayview Avenue        | Toronto | Old Toronto   | \$1.7M      | 2,477         | \$676    |
| 1002 St. Clair Avenue West | Toronto | York          | \$4.1M      | 8,986         | \$451    |
| 102 Peter Street           | Toronto | Old Toronto   | \$26.5M     | 39,000        | \$679    |
| 10376 Yonge Street         | York    | Richmond Hill | \$1.4M      | 1,369         | \$1,023  |
| 1051 Bloor Street West     | Toronto | Old Toronto   | \$2.2M      | 3,325         | \$647    |

Source: Altus Group

### Retail Property Transactions - Q2 2024



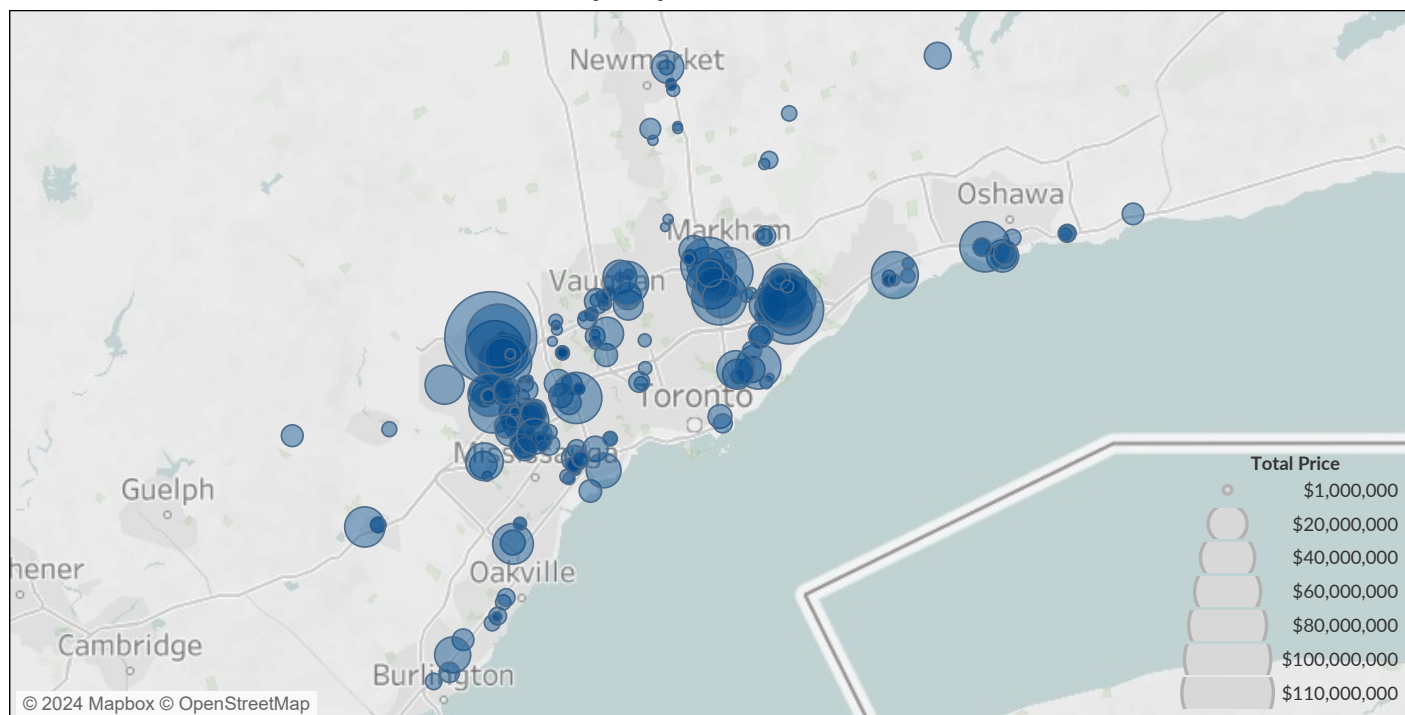
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume      |                 | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|------------|-----------------|-----------------|-------------------|--------------------|
|                    |                      |            | 2023            | 2024            |                   |                    |
| Durham             | \$144.0M             | 22         | \$119M          | \$348M          | 192.7%            | \$324              |
| Halton             | \$113.7M             | 17         | \$553M          | \$159M          | -71.3%            | \$377              |
| Peel               | \$683.6M             | 76         | \$1,211M        | \$1,262M        | 4.2%              | \$444              |
| Toronto            | \$632.4M             | 75         | \$1,419M        | \$748M          | -47.3%            | \$448              |
| York               | \$311.5M             | 48         | \$897M          | \$437M          | -51.3%            | \$501              |
| <b>Grand Total</b> | <b>\$1,885.3M</b>    | <b>238</b> | <b>\$4,199M</b> | <b>\$2,953M</b> | <b>-29.7%</b>     | <b>\$446</b>       |

### Industrial - Top 5 Transactions Q2 2024

| First Address              | Region | Municipality   | Total Price | Building Size | Price/SF |
|----------------------------|--------|----------------|-------------|---------------|----------|
| Durante Way                | Halton | Milton         | \$2.9M      | 8,700         | \$333    |
| 10 Falconer Drive          | Peel   | Mississauga    | \$1.2M      | 2,473         | \$485    |
| 10 Wilkinson Road          | Peel   | Brampton       | \$5.4M      | 10,666        | \$503    |
| 100 Sandiford Drive        | York   | Whitchurch-S.. | \$1.6M      | 3,564         | \$435    |
| 100 West Beaver Creek Road | York   | Richmond Hill  | \$1.7M      | 2,971         | \$583    |

Source: Altus Group

### Industrial Property Transactions - Q2 2024



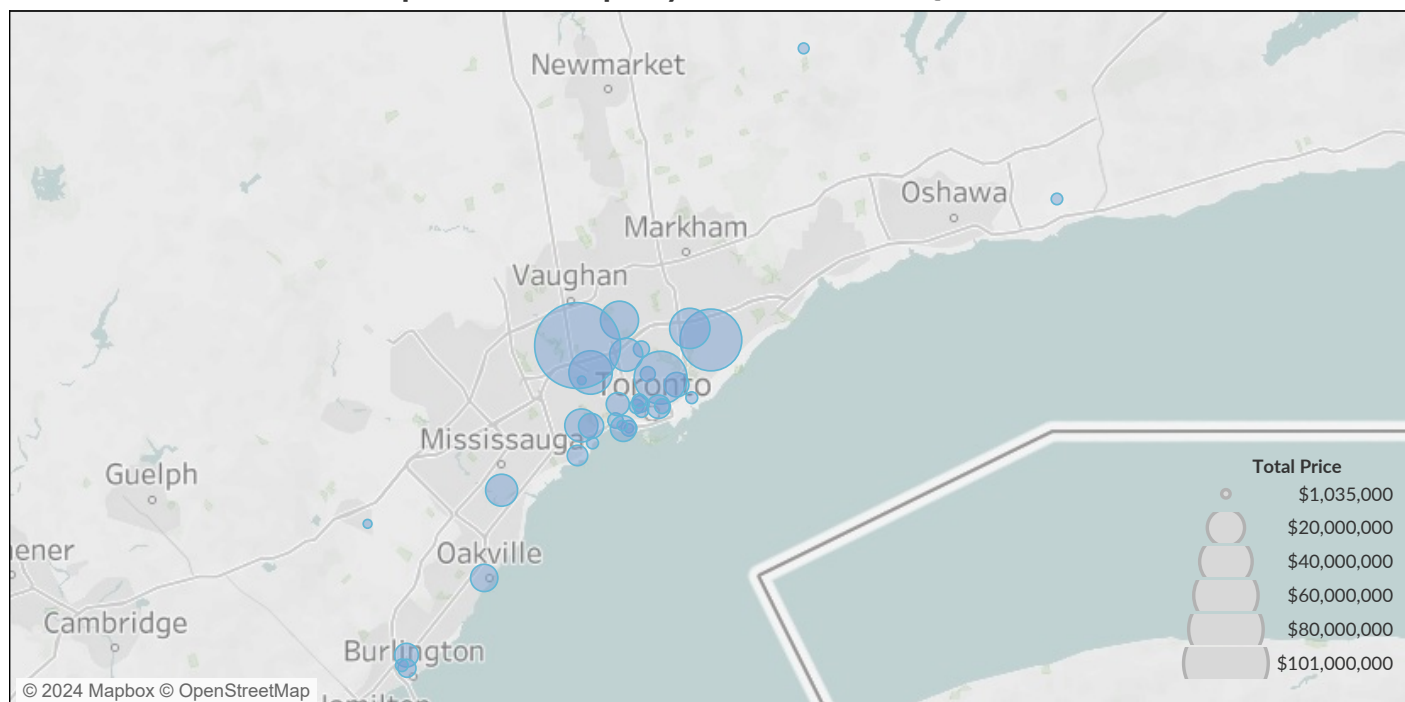
| Region             | Q2 2024<br>\$ Volume | #         | YTD Volume    |               | YoY -<br>% Change | YTD -<br>Avg \$/Unit |
|--------------------|----------------------|-----------|---------------|---------------|-------------------|----------------------|
|                    |                      |           | 2023          | 2024          |                   |                      |
| Durham             | \$3.4M               | 2         | \$12M         | \$27M         | 128.9%            | \$191,204            |
| Halton             | \$25.6M              | 5         | \$5M          | \$26M         | 420.8%            | \$347,843            |
| Peel               | \$14.0M              | 1         | \$295M        | \$25M         | -91.5%            | \$349,464            |
| Toronto            | \$371.5M             | 28        | \$537M        | \$598M        | 11.3%             | \$334,929            |
| York               |                      |           | \$44M         | \$17M         | -61.9%            | \$250,000            |
| <b>Grand Total</b> | <b>\$414.5M</b>      | <b>36</b> | <b>\$893M</b> | <b>\$692M</b> | <b>-22.5%</b>     | <b>\$320,463</b>     |

### Apartment - Top 5 Transactions Q2 2024

| First Address             | Region  | Municipality | Total Price | Number of Units | Price Per Unit |
|---------------------------|---------|--------------|-------------|-----------------|----------------|
| 10 Hill Heights Road      | Toronto | Etobicoke    | \$8.6M      | 34              | \$253,088      |
| 11 Temple Avenue          | Toronto | Old Toronto  | \$1.1M      | 6               | \$187,500      |
| 1111 Forestwood Drive     | Peel    | Mississauga  | \$14.0M     | 48              | \$291,667      |
| 117 Hillsdale Avenue East | Toronto | Old Toronto  | \$3.1M      | 6               | \$508,333      |
| 1236 Birchmount Road      | Toronto | Scarborough  | \$52.3M     | 228             | \$458,672      |

Source: Altus Group

### Apartment Property Transactions - Q2 2024



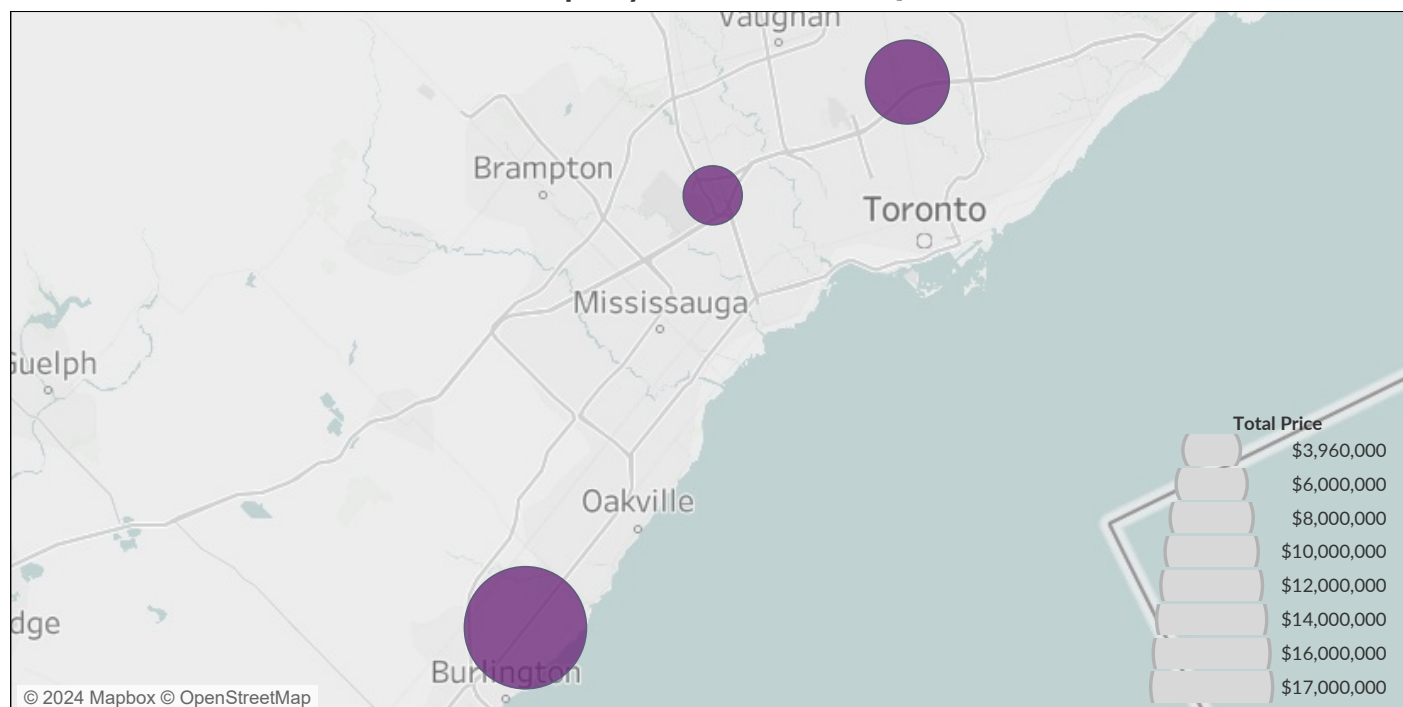
| Region             | Q2 2024<br>\$ Volume | #        | YTD Volume    |               | YoY -<br>% Change | YTD - Avg<br>\$/Room |
|--------------------|----------------------|----------|---------------|---------------|-------------------|----------------------|
|                    |                      |          | 2023          | 2024          |                   |                      |
| <b>Durham</b>      |                      |          |               |               |                   |                      |
| Halton             | \$17.0M              | 1        | \$15M         | \$17M         | 16.4%             | \$139,344            |
| Peel               |                      |          |               | \$80M         |                   | \$201,143            |
| Toronto            | \$12.0M              | 2        | \$136M        | \$422M        | 209.8%            | \$325,792            |
| York               |                      |          | \$13M         |               | -100.0%           |                      |
| <b>Grand Total</b> | <b>\$29.0M</b>       | <b>3</b> | <b>\$163M</b> | <b>\$519M</b> | <b>217.8%</b>     | <b>\$253,168</b>     |

### Hotel - Top 5 Transactions Q2 2024

| First Address           | Region  | Municipality | Total Price | Number of Rooms | Price Per Room |
|-------------------------|---------|--------------|-------------|-----------------|----------------|
| 170 Willowdale Avenue   | Toronto | North York   | \$8.0M      | 13              | \$615,385      |
| 4345 North Service Road | Halton  | Burlington   | \$17.0M     | 122             | \$139,344      |
| 901 Dixon Road          | Toronto | Etobicoke    | \$4.0M      | 424             | \$179,608      |

Source: Altus Group

### Hotel Property Transactions - Q2 2024



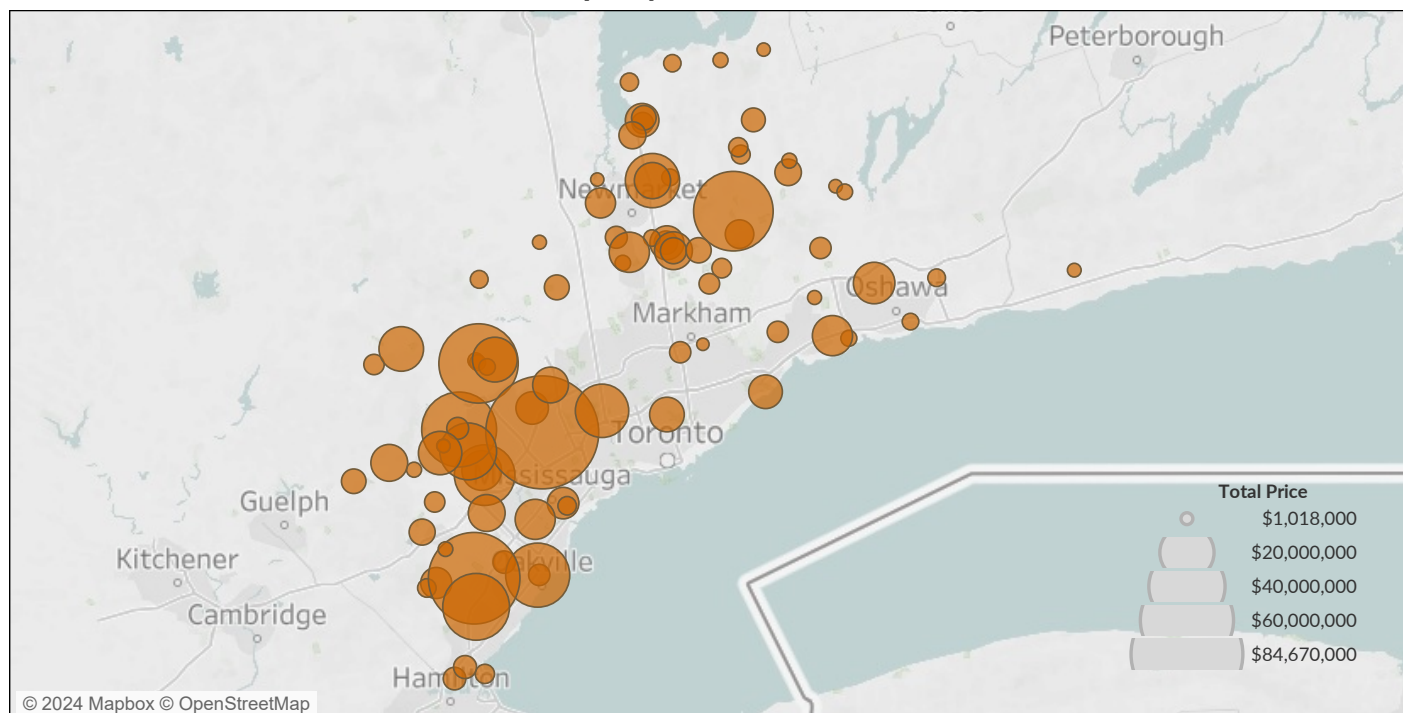
| Region      | Q2 2024<br>\$ Volume | #  | YTD Volume<br>2023 | 2024     | YoY -<br>% Change | YTD -<br>Avg \$/Acre |
|-------------|----------------------|----|--------------------|----------|-------------------|----------------------|
| Durham      | \$102.4M             | 19 | \$272M             | \$196M   | -28.0%            | \$0.7M               |
| Halton      | \$181.4M             | 18 | \$259M             | \$201M   | -22.6%            | \$1.0M               |
| Peel        | \$289.4M             | 21 | \$486M             | \$357M   | -26.5%            | \$1.6M               |
| Toronto     | \$34.4M              | 3  | \$147M             | \$56M    | -61.9%            | \$3.2M               |
| York        | \$132.4M             | 28 | \$620M             | \$242M   | -61.0%            | \$1.0M               |
| Grand Total | \$739.8M             | 89 | \$1,784M           | \$1,052M | -41.1%            | \$1.1M               |

### ICI Land - Top 5 Transactions Q2 2024

| First Address           | Region | Municipality | Total Price | Lot Area | Price Per Acre |
|-------------------------|--------|--------------|-------------|----------|----------------|
| Null                    | Peel   | Brampton     | \$24.4M     | 16.1     | \$1,517,273    |
| Boyers Road             | York   | Georgina     | \$2.2M      | 50.1     | \$43,935       |
| Burnhamthorpe Road West | Halton | Oakville     | \$3.3M      | 1.9      | \$1,719,646    |
| Charleston Sideroad     | Peel   | Caledon      | \$2.8M      | 89.6     | \$30,689       |
| Mount Hope Road         | Peel   | Caledon      | \$2.1M      | 46.0     | \$45,646       |

Source: Altus Group

### ICI Land Property Transactions - Q2 2024



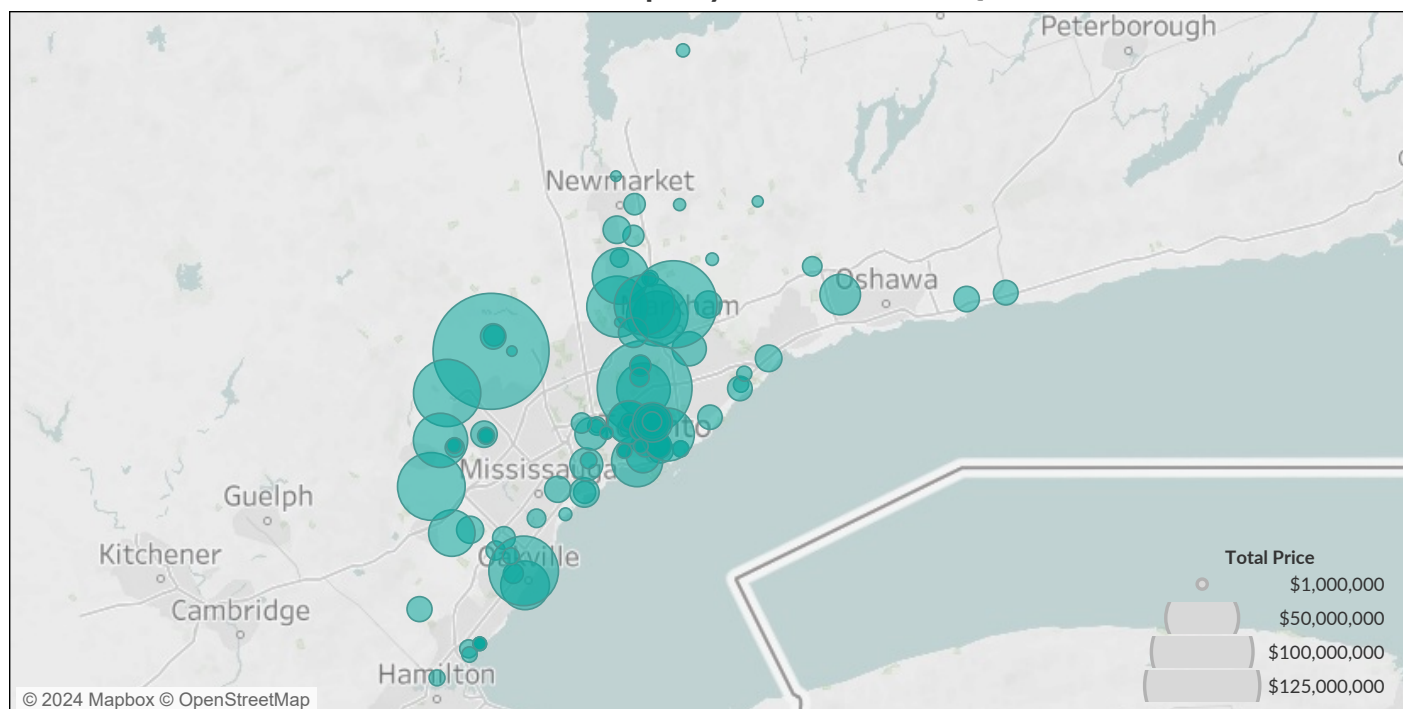
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume<br>2023 | 2024            | YoY -<br>% Change | YTD -<br>Avg \$/Acre |
|--------------------|----------------------|------------|--------------------|-----------------|-------------------|----------------------|
| Durham             | \$38.0M              | 6          | \$362M             | \$72M           | -80.0%            | \$1.3M               |
| Halton             | \$172.0M             | 18         | \$166M             | \$207M          | 25.2%             | \$1.0M               |
| Peel               | \$235.8M             | 16         | \$311M             | \$465M          | 49.7%             | \$1.2M               |
| Toronto            | \$425.7M             | 57         | \$1,077M           | \$625M          | -42.0%            |                      |
| York               | \$303.0M             | 21         | \$447M             | \$674M          | 50.9%             | \$4.1M               |
| <b>Grand Total</b> | <b>\$1,174.6M</b>    | <b>118</b> | <b>\$2,362M</b>    | <b>\$2,044M</b> | <b>-13.4%</b>     | <b>\$2.2M</b>        |

### Residential Land - Top 5 Transactions Q2 2024

| First Address   | Region | Municipality     | Total Price | Lot Area | Price Per Acre |
|-----------------|--------|------------------|-------------|----------|----------------|
| Anchorage Trail | York   | East Gwillimbury | \$1.0M      | 0.2      | Null           |
| Arnold Circle   | Peel   | Brampton         | \$1.5M      | 0.2      | Null           |
| Bathurst Street | York   | Richmond Hill    | \$34.6M     | Null     | Null           |
| Blue Pond Drive | Peel   | Brampton         | \$2.3M      | 0.3      | Null           |
| Healey Road     | Peel   | Caledon          | \$4.0M      | 11.1     | \$361,729      |

Source: Altus Group

### Residential Land Property Transactions - Q2 2024





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

[altusgroup.com](https://altusgroup.com)

#### DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.