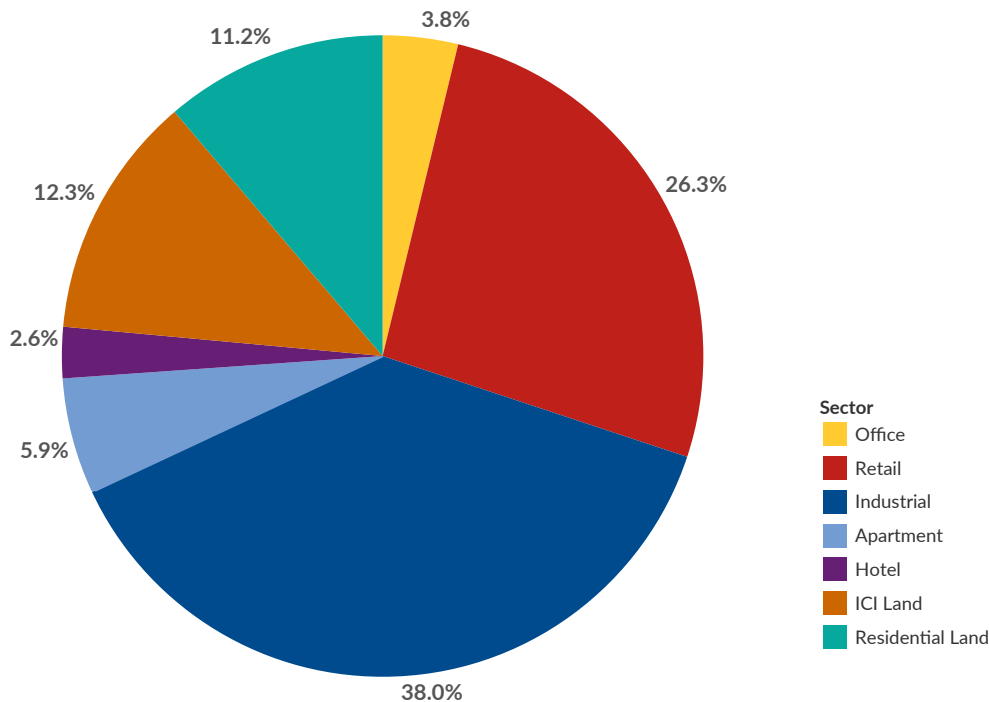

Greater Toronto Area Commercial Q1 2025 Statistics



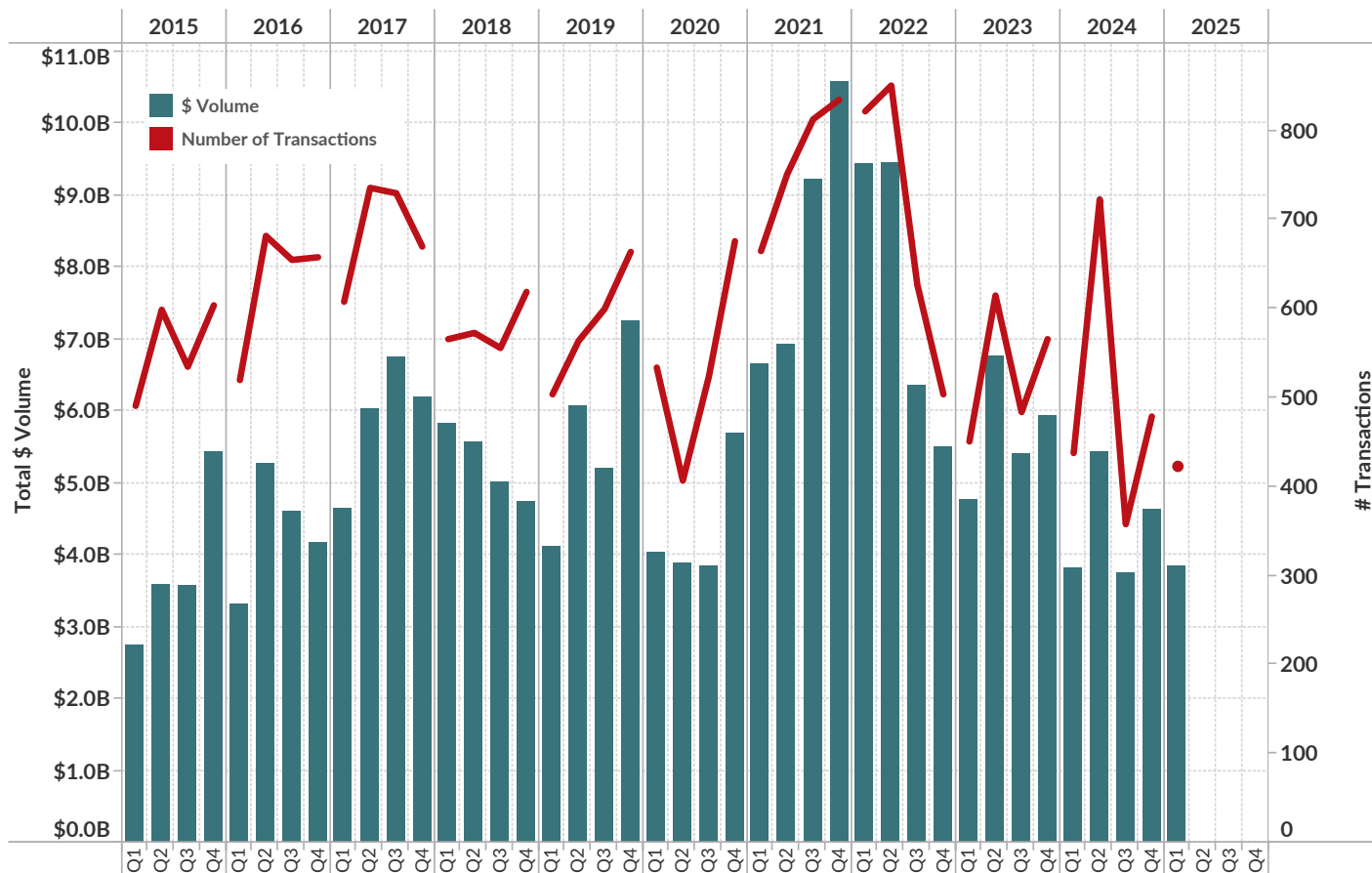
AltusGroup

Q1 2025 YTD Property Transactions - Total \$ Volume by Sector



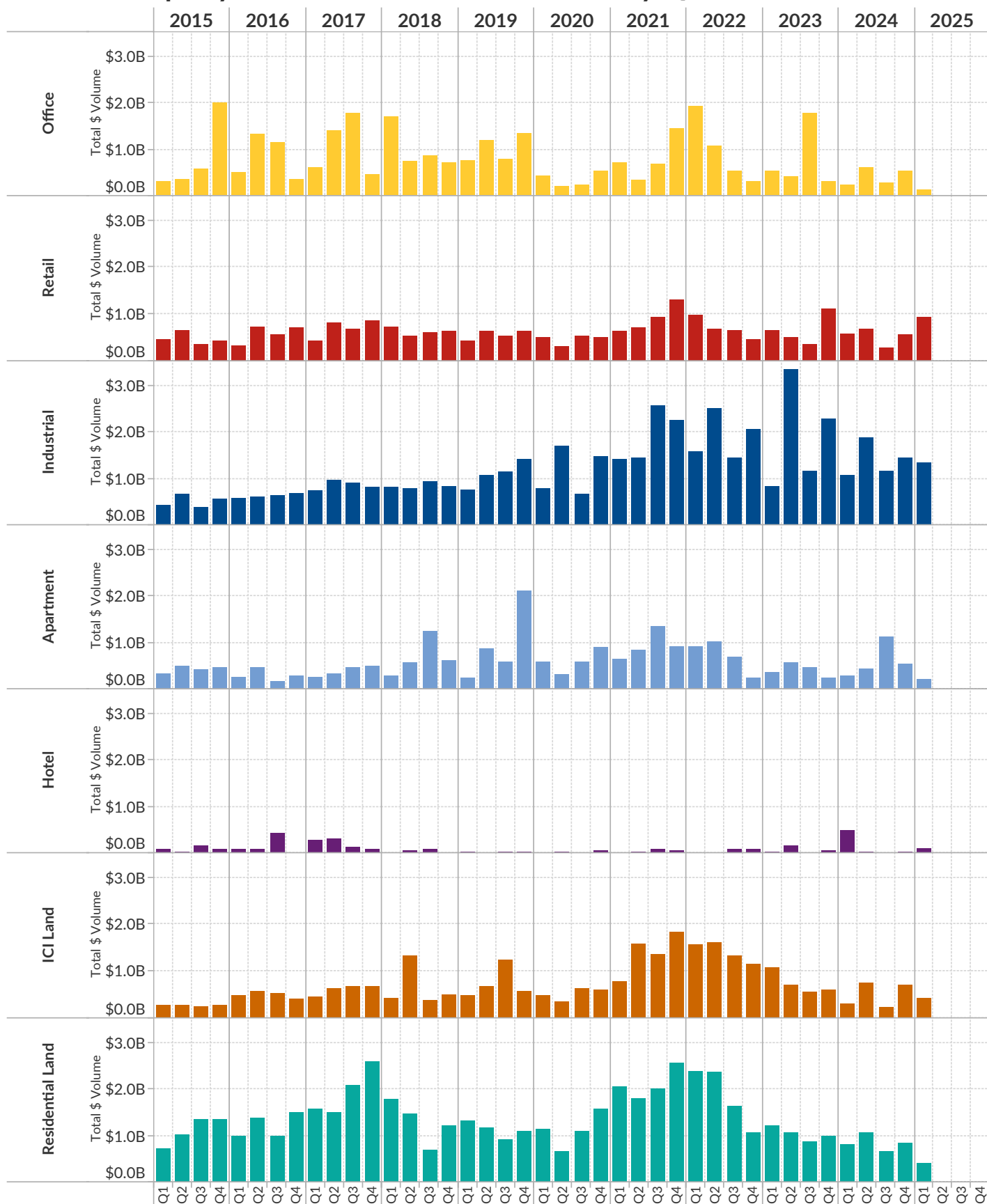
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

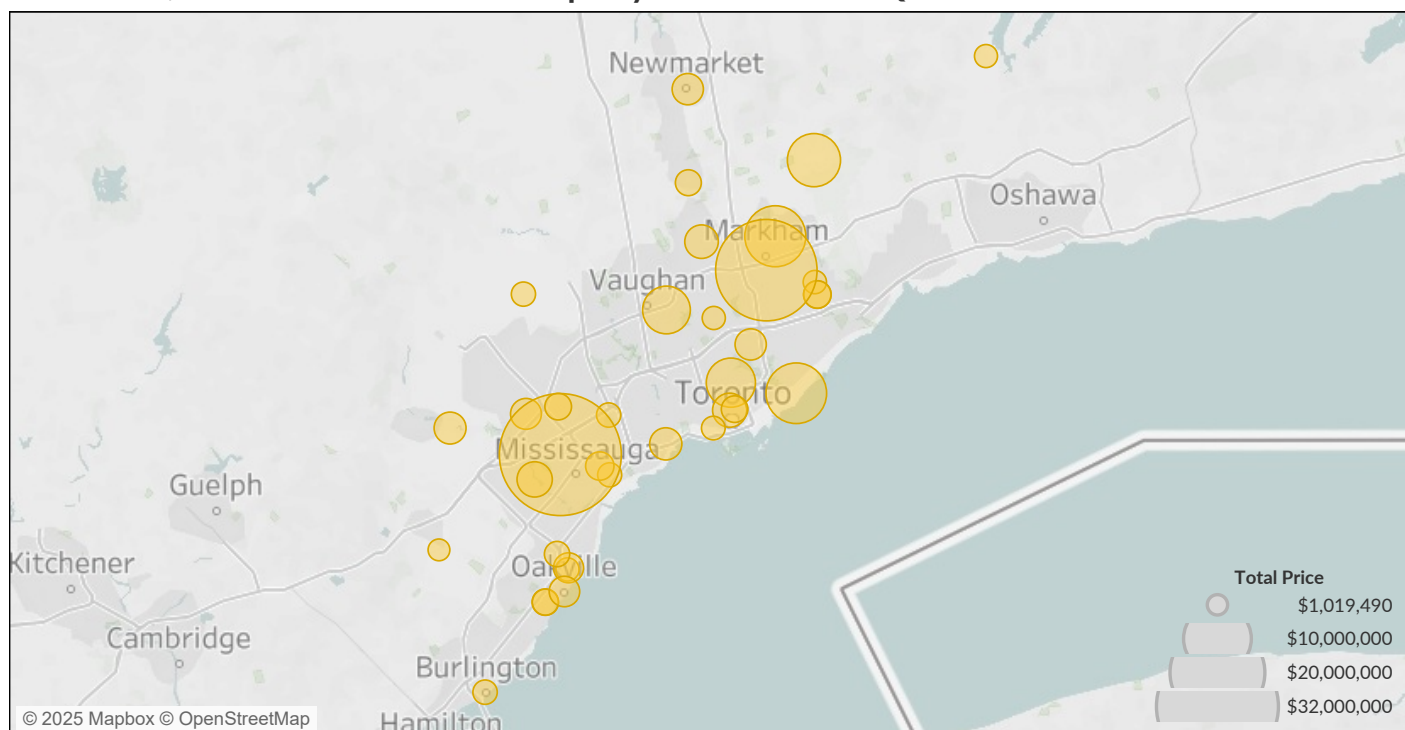
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$1.1M	1		\$1M		
Halton	\$13.9M	9	\$7M	\$14M	101.5%	\$630
Peel	\$43.8M	8	\$63M	\$44M	-30.3%	\$485
Toronto	\$28.2M	11	\$131M	\$28M	-78.5%	\$681
York	\$47.1M	7	\$16M	\$47M	195.4%	\$631
Grand Total	\$134.1M	36	\$217M	\$134M	-38.1%	\$612

Office - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
5600 Cancross Court	Peel	Mississauga	\$32.0M	99,780	\$321
3760 Fourteenth Avenue	York	Markham	\$22.1M	127,904	\$173
9249 Kennedy Road	York	Markham	\$8.0M	11,855	\$675
2560 Gerrard Street East	Toronto	Scarborough	\$7.9M	18,000	\$439
6212 Main Street	York	Whitchurch-Stouffville	\$6.1M	27,296	\$223

Source: Altus Group

Office Property Transactions - Q1 2025



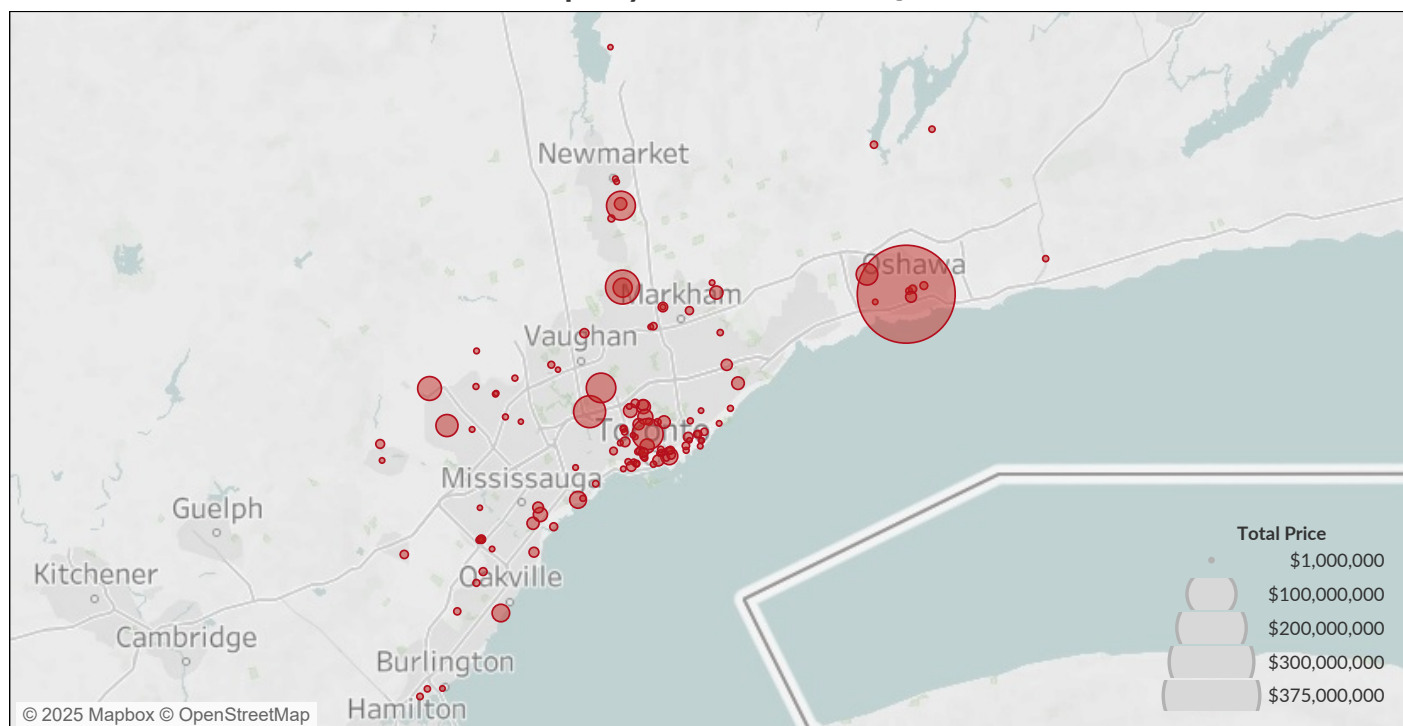
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$410.3M	10	\$11M	\$410M	3547.2%	\$378
Halton	\$29.2M	10	\$95M	\$29M	-69.3%	\$584
Peel	\$85.8M	22	\$110M	\$86M	-22.4%	\$1,035
Toronto	\$282.4M	64	\$278M	\$282M	1.7%	\$646
York	\$127.2M	18	\$94M	\$127M	35.5%	\$608
Grand Total	\$934.9M	124	\$588M	\$935M	58.9%	\$693

Retail - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
11240 Yonge Street	York	Richmond Hill	\$45.1M	65,779	\$686
2200 Jane Street	Toronto	North York	\$40.0M	170,000	\$235
1560 Yonge Street	Toronto	Old Toronto	\$37.6M	65,895	\$570
3715 Keele Street	Toronto	North York	\$34.0M	84,346	\$403
15610 Bayview Avenue	York	Aurora	\$32.5M	67,300	\$483

Source: Altus Group

Retail Property Transactions - Q1 2025



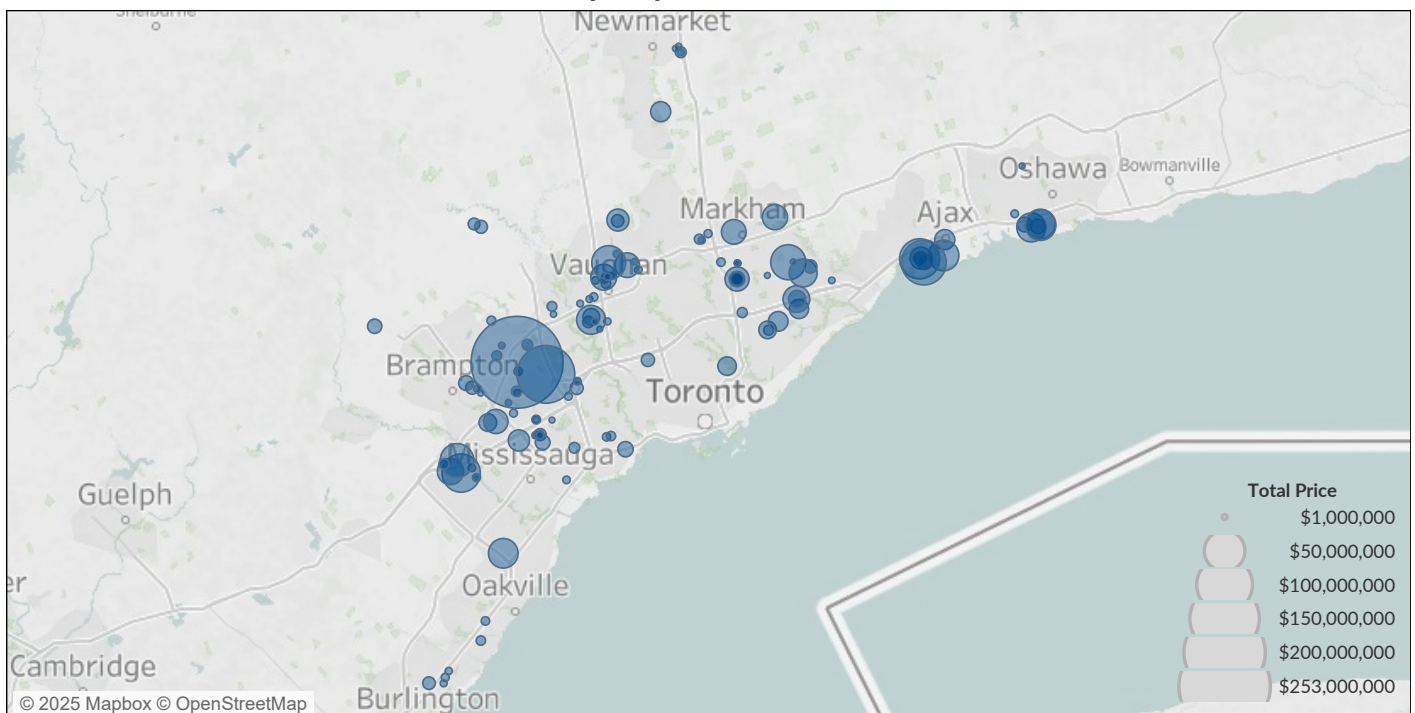
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$274.4M	16	\$204M	\$274M	34.7%	\$238
Halton	\$40.7M	7	\$45M	\$41M	-9.7%	\$365
Peel	\$580.8M	43	\$578M	\$581M	0.4%	\$466
Toronto	\$268.6M	36	\$115M	\$269M	133.1%	\$446
York	\$184.3M	34	\$126M	\$184M	46.5%	\$496
Grand Total	\$1,348.7M	136	\$1,068M	\$1,349M	26.3%	\$443

Industrial - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
6435 Northwest Drive	Peel	Mississauga	\$100.0M	395,781	\$253
1865 Clements Road	Durham	Pickering	\$60.1M	181,850	\$330
925 Brock Road	Durham	Pickering	\$48.3M	332,580	\$145
2250 Argentia Road	Peel	Mississauga	\$44.0M	162,043	\$272
71 Maybrook Drive	Toronto	Scarborough	\$36.8M	136,340	\$270

Source: Altus Group

Industrial Property Transactions - Q1 2025



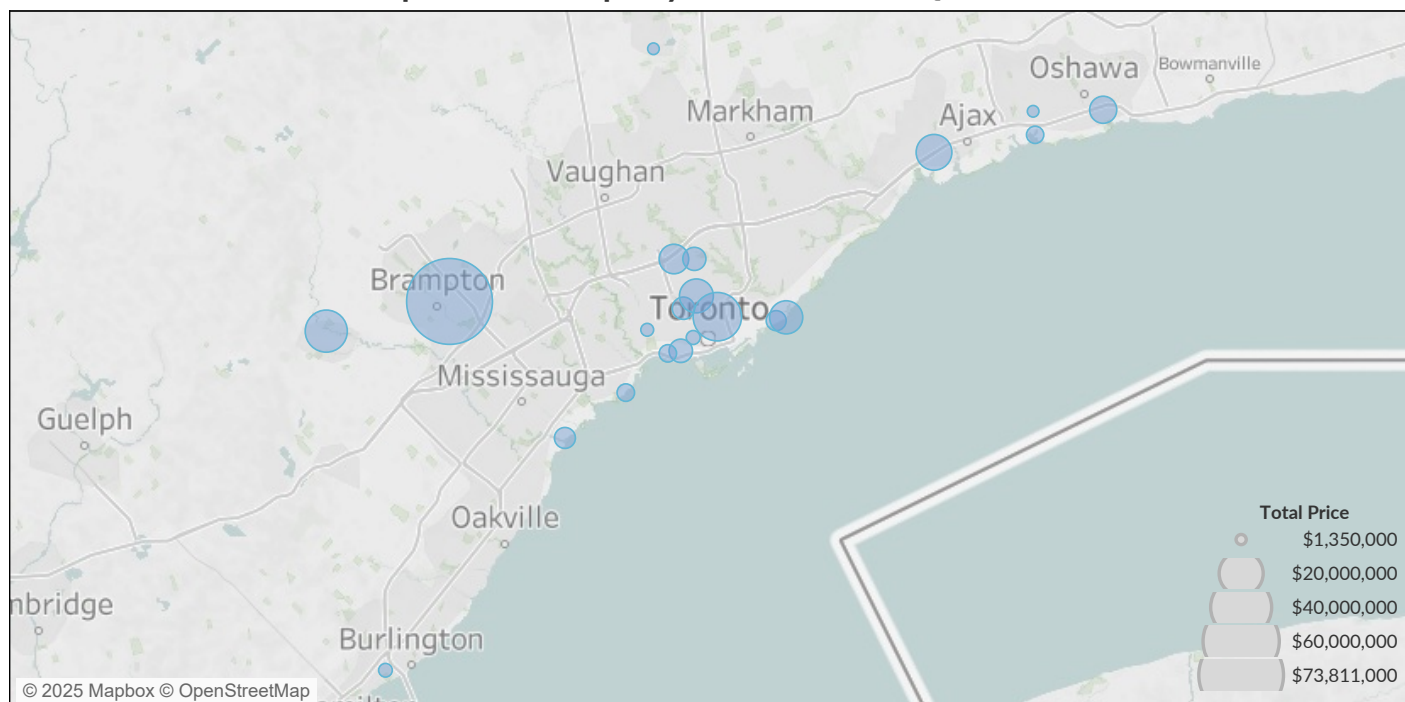
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Durham	\$24.5M	4	\$23M	\$25M	5.2%	\$254,010
Halton	\$19.6M	2		\$20M		\$260,020
Peel	\$78.2M	2	\$11M	\$78M	611.0%	\$217,957
Toronto	\$84.3M	12	\$227M	\$84M	-62.8%	\$391,740
York	\$1.4M	1	\$17M	\$1M	-91.9%	\$337,500
Grand Total	\$207.9M	21	\$278M	\$208M	-25.1%	\$333,827

Apartment - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
75 Orenda Court	Peel	Brampton	\$73.8M	242	\$305,004
83 Elm Avenue	Toronto	Old Toronto	\$23.5M	61	\$385,246
115 John Street	Halton	Halton Hills	\$17.8M	62	\$286,290
1645 Pickering Parkway	Durham	Pickering	\$12.8M	76	\$168,421
111 Oriole Parkway	Toronto	Old Toronto	\$11.5M	29	\$396,552

Source: Altus Group

Apartment Property Transactions - Q1 2025



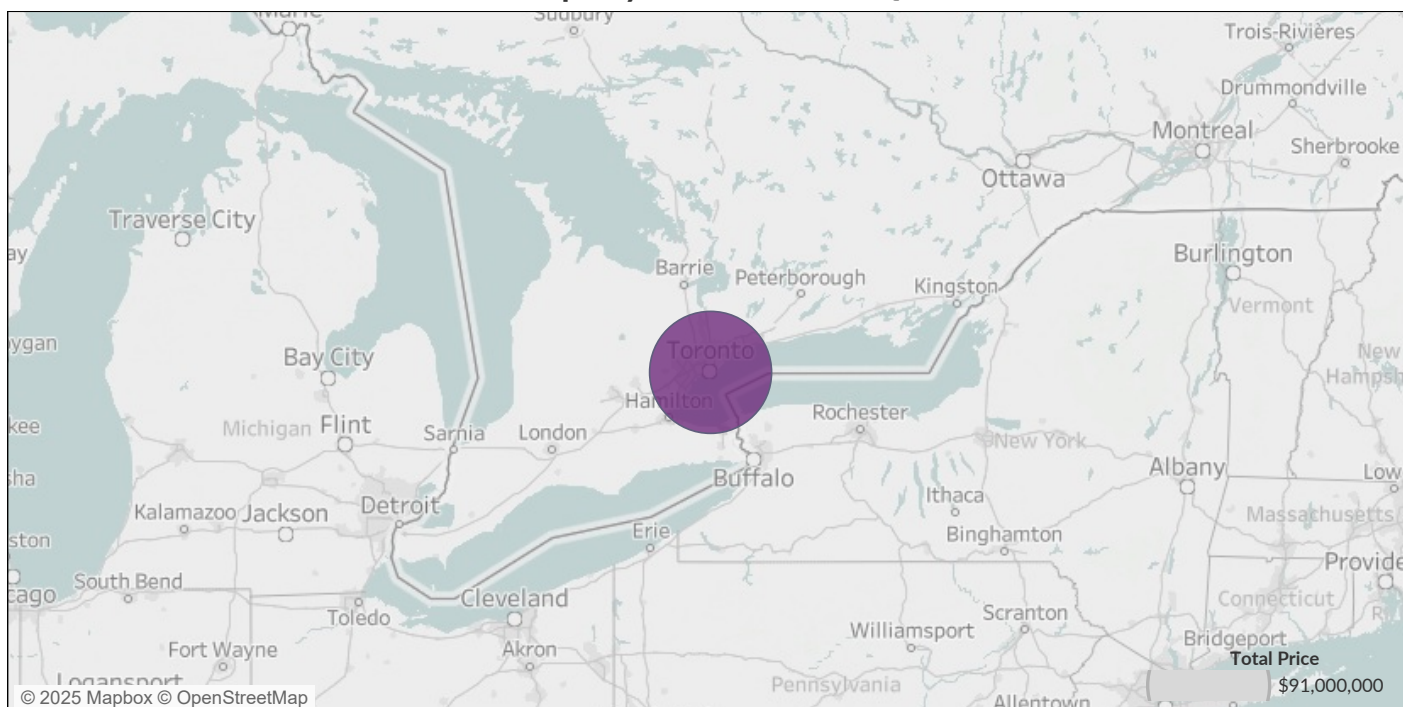
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Durham						
Halton						
Peel			\$80M		-100.0%	
Toronto	\$91.0M	1	\$410M	\$91M	-77.8%	\$947,917
York						
Grand Total	\$91.0M	1	\$490M	\$91M	-81.4%	\$947,917

Hotel - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
80 Blue Jays Way	Toronto	Old Toronto	\$91.0M	96	\$947,917

Source: Altus Group

Hotel Property Transactions - Q1 2025



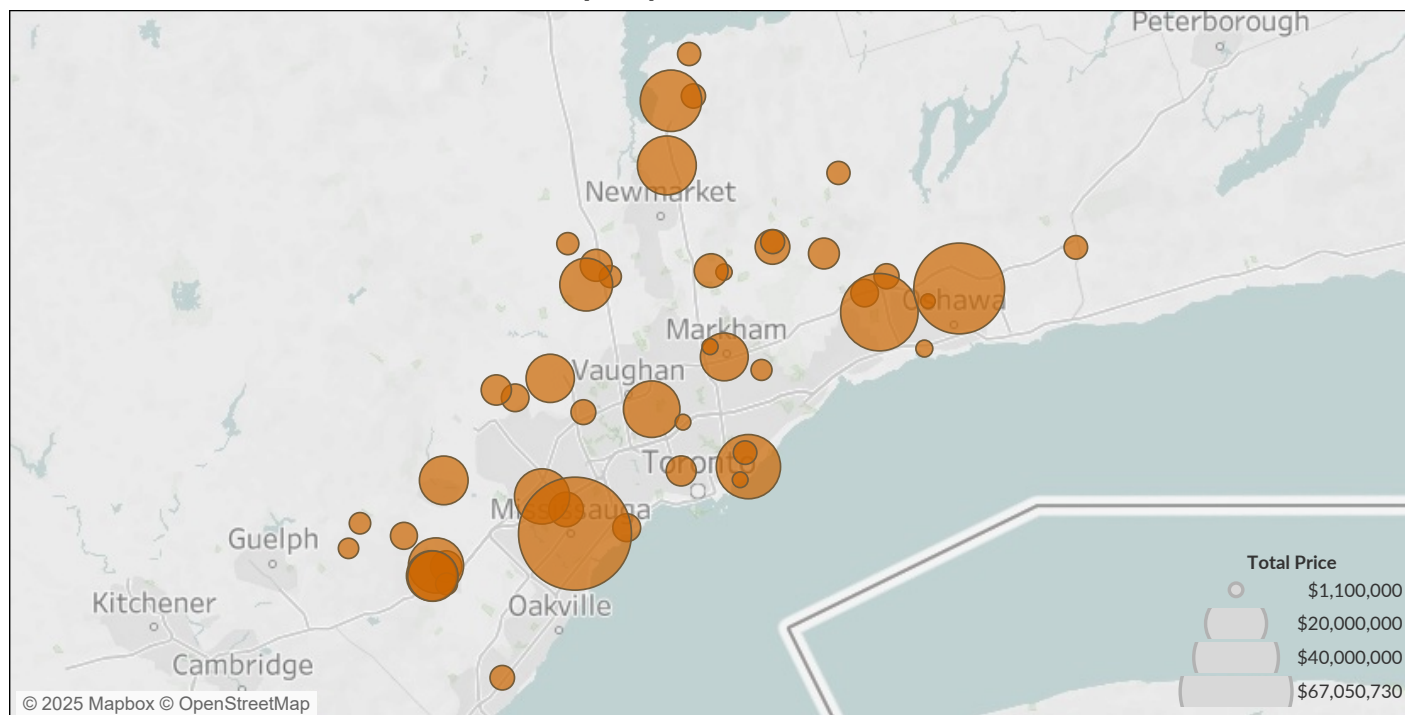
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$104.7M	11	\$94M	\$105M	11.8%	\$0.5M
Halton	\$74.2M	10	\$14M	\$74M	439.2%	\$1.2M
Peel	\$110.3M	6	\$68M	\$110M	63.2%	\$2.3M
Toronto	\$55.0M	8	\$22M	\$55M	155.1%	\$6.0M
York	\$93.0M	13	\$110M	\$93M	-15.2%	\$1.0M
Grand Total	\$437.2M	48	\$306M	\$437M	42.8%	\$1.3M

ICI Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3672 Kariya Drive	Peel	Mississauga	\$67.1M	1.8	Null
Harmony Road North	Durham	Oshawa	\$43.3M	16.8	\$2,583,070
2700 Audley Road North	Durham	Ajax	\$31.5M	445.0	\$70,786
411 Victoria Park Avenue	Toronto	Scarborough	\$21.7M	3.1	\$7,043,496
Cap Court	York	Georgina	\$19.8M	28.5	\$694,561

Source: Altus Group

ICI Land Property Transactions - Q1 2025



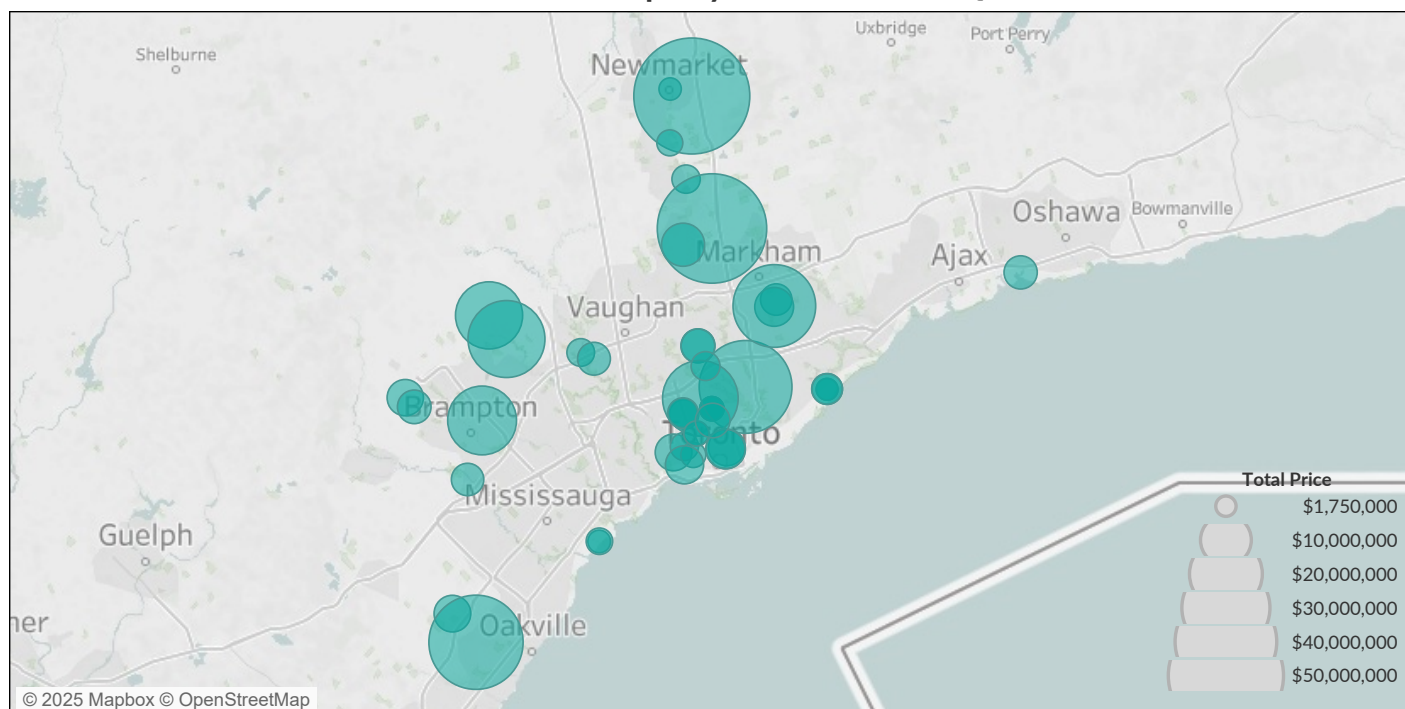
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$4.1M	1	\$34M	\$4M	-88.1%	
Halton	\$38.0M	2	\$35M	\$38M	7.6%	\$1.0M
Peel	\$73.9M	8	\$229M	\$74M	-67.8%	\$0.8M
Toronto	\$163.7M	27	\$200M	\$164M	-18.0%	\$5.6M
York	\$397.7M	19	\$371M	\$398M	7.2%	\$1.6M
Grand Total	\$677.4M	57	\$870M	\$677M	-22.1%	\$2.4M

Residential Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
16860 Leslie Street	York	Newmarket	\$50.0M	39.9	\$1,254,705
11190 Leslie Street	York	Richmond Hill	\$44.5M	47.2	\$942,996
Null	York	East Gwillimbury	\$40.6M	Null	Null
			\$27.2M	Null	Null
			\$13.7M	Null	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2025





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