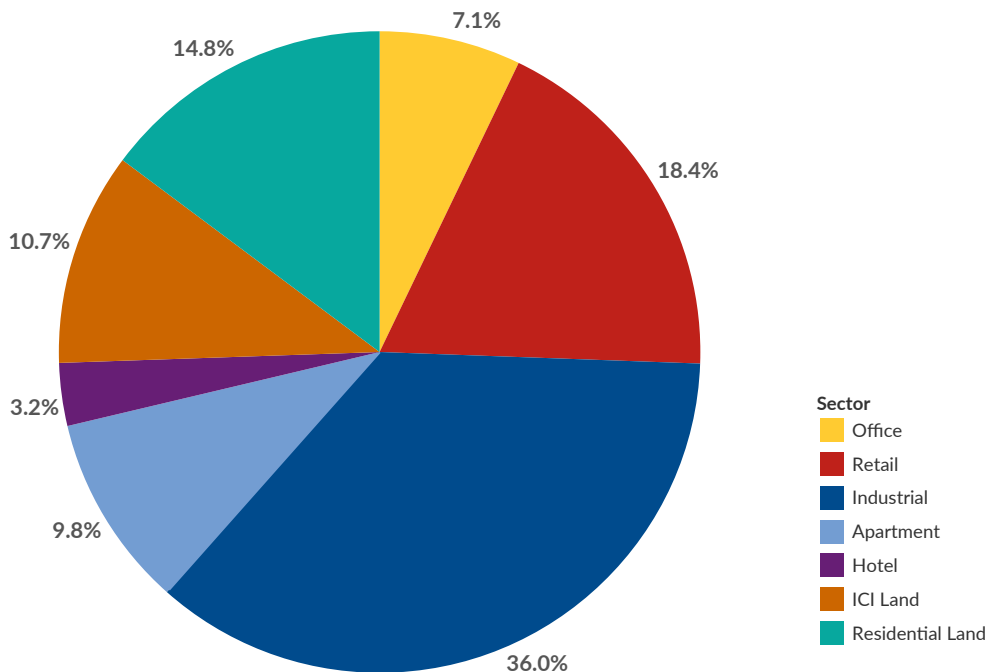

Greater Toronto Area Commercial Q2 2025 Statistics



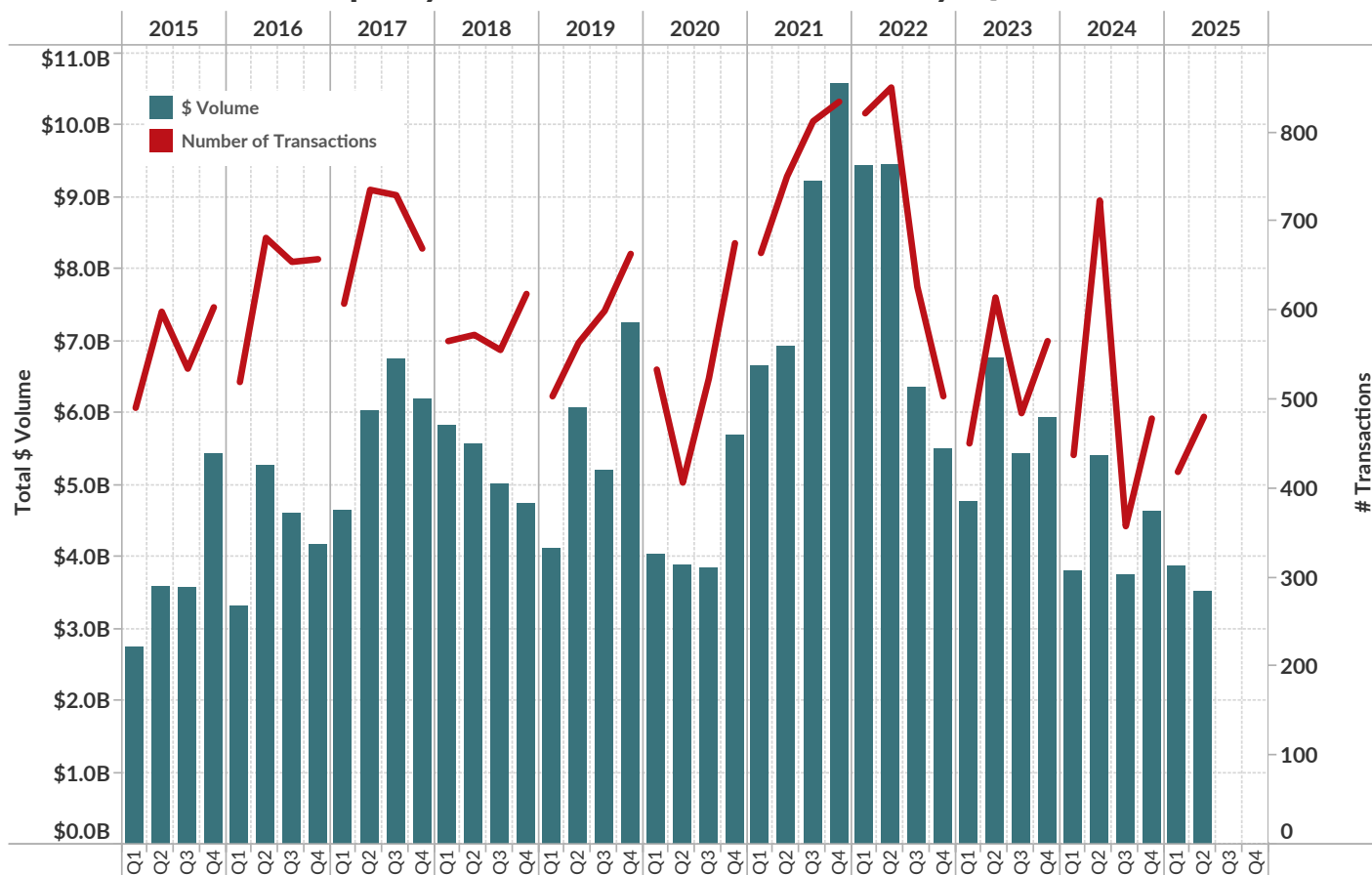
AltusGroup

Q2 2025 YTD Property Transactions - Total \$ Volume by Sector



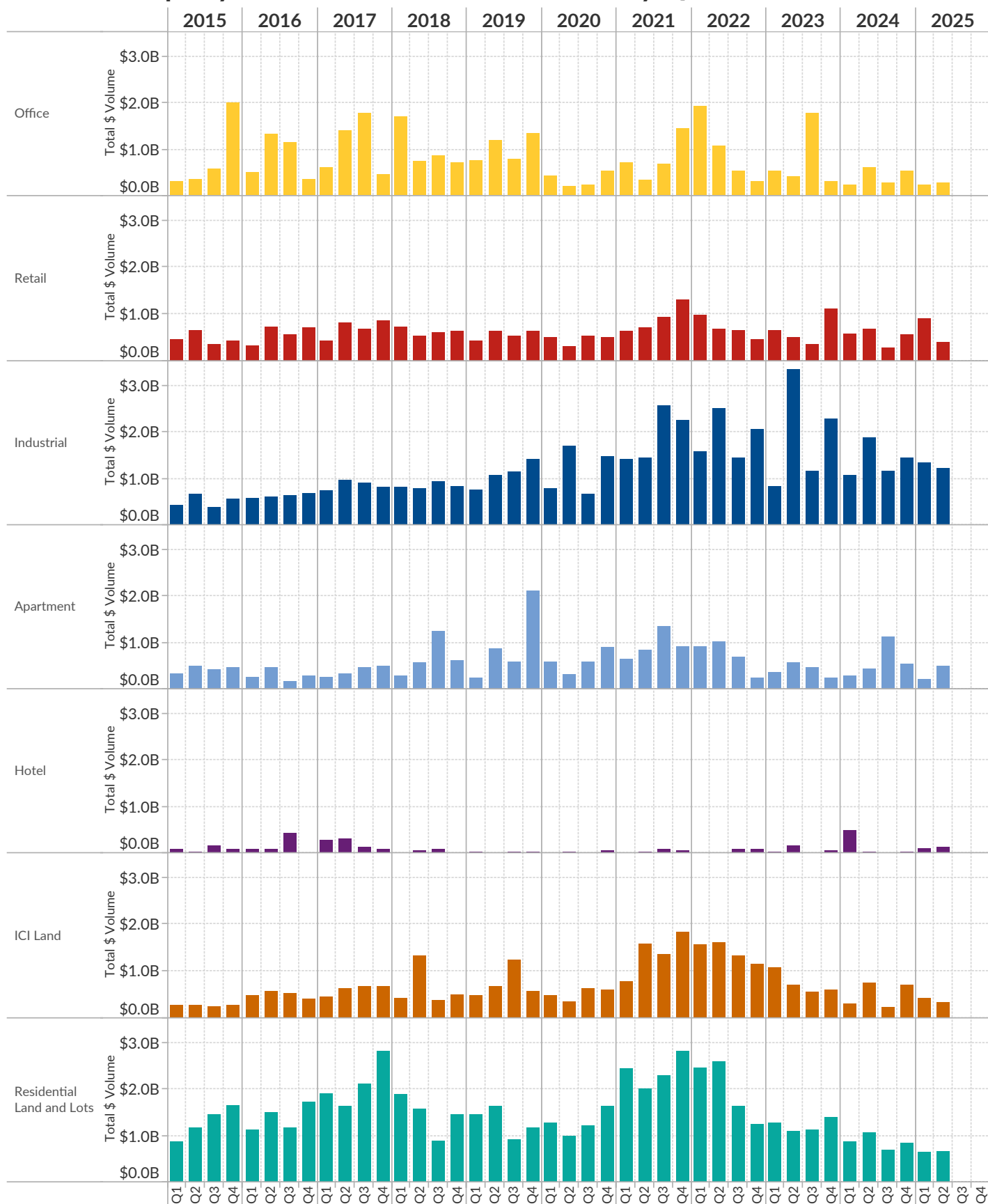
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

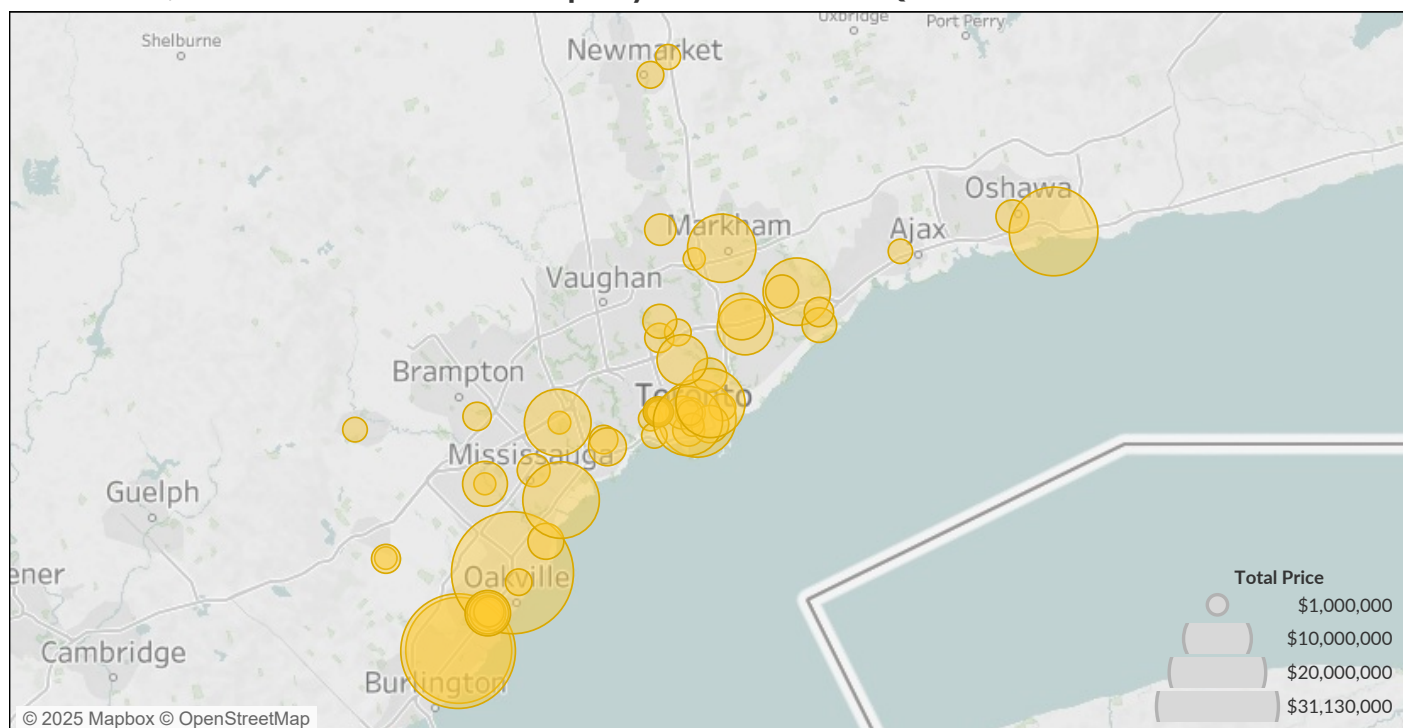
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$19.9M	3	\$4M	\$21M	427.1%	\$438
Halton	\$101.9M	12	\$36M	\$117M	229.4%	\$534
Peel	\$34.4M	8	\$116M	\$76M	-34.4%	\$428
Toronto	\$99.2M	29	\$594M	\$233M	-60.8%	\$726
York	\$15.6M	5	\$81M	\$63M	-22.2%	\$541
Grand Total	\$271.1M	57	\$831M	\$510M	-38.6%	\$594

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1375 North Service Road East	Halton	Oakville	\$31.1M	109,106	\$285
1122 International Boulevard	Halton	Burlington	\$27.5M	134,461	\$205
1111 International Boulevard	Halton	Burlington	\$23.5M	134,101	\$175
1189 Colonel Sam Drive	Durham	Oshawa	\$16.5M	103,179	\$159
399 Church Street	Toronto	Old Toronto	\$12.6M	27,700	\$453

Source: Altus Group

Office Property Transactions - Q2 2025



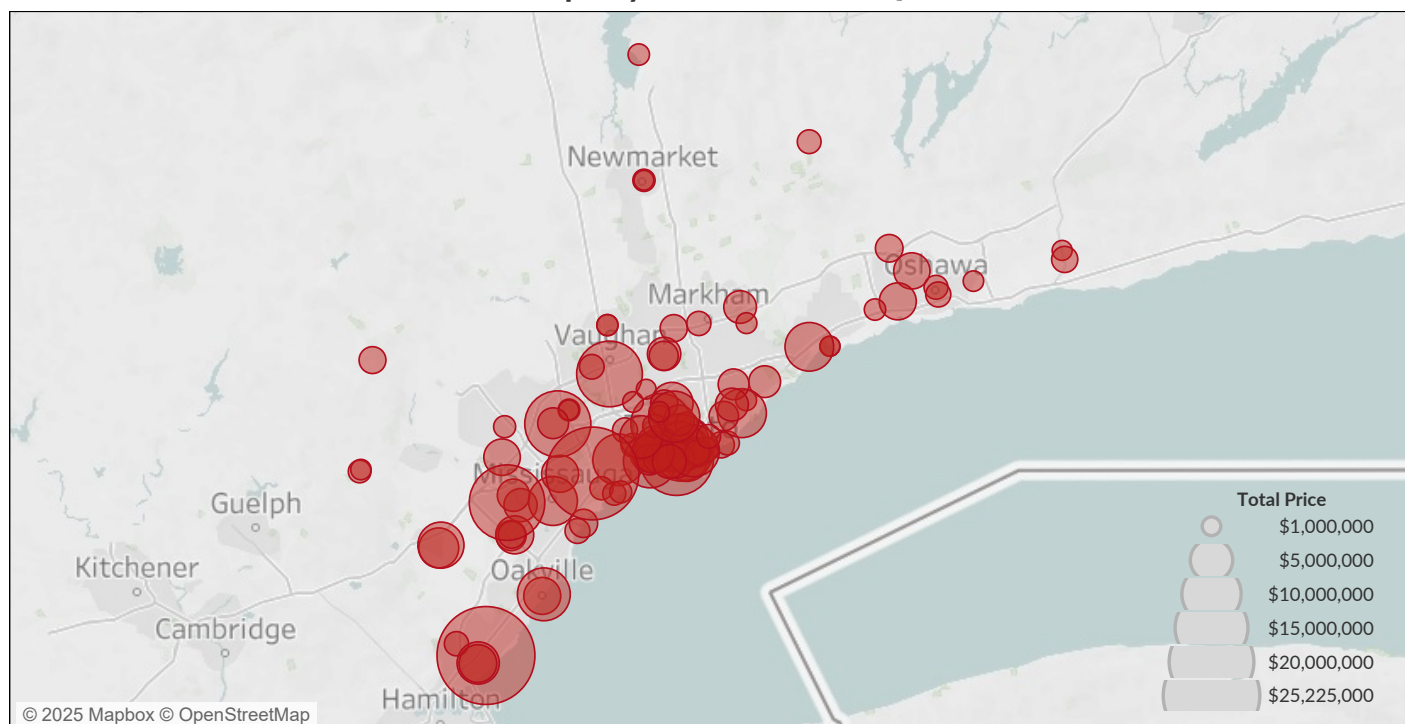
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$27.2M	13	\$78M	\$437M	460.0%	\$353
Halton	\$58.4M	10	\$157M	\$86M	-45.2%	\$553
Peel	\$85.7M	16	\$198M	\$150M	-24.1%	\$938
Toronto	\$205.3M	65	\$630M	\$488M	-22.5%	\$694
York	\$31.4M	13	\$197M	\$159M	-19.3%	\$678
Grand Total	\$407.9M	117	\$1,259M	\$1,320M	4.8%	\$689

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3443 Fairview Street	Halton	Burlington	\$25.2M	66,536	\$379
2215 Dundas Street East	Peel	Mississauga	\$22.7M	41,479	\$547
2260 Battleford Road	Peel	Mississauga	\$15.0M	22,700	\$661
312 Queen Street West	Toronto	Old Toronto	\$14.4M	10,440	\$1,377
6775 Airport Road	Peel	Mississauga	\$11.5M	20,360	\$564

Source: Altus Group

Retail Property Transactions - Q2 2025



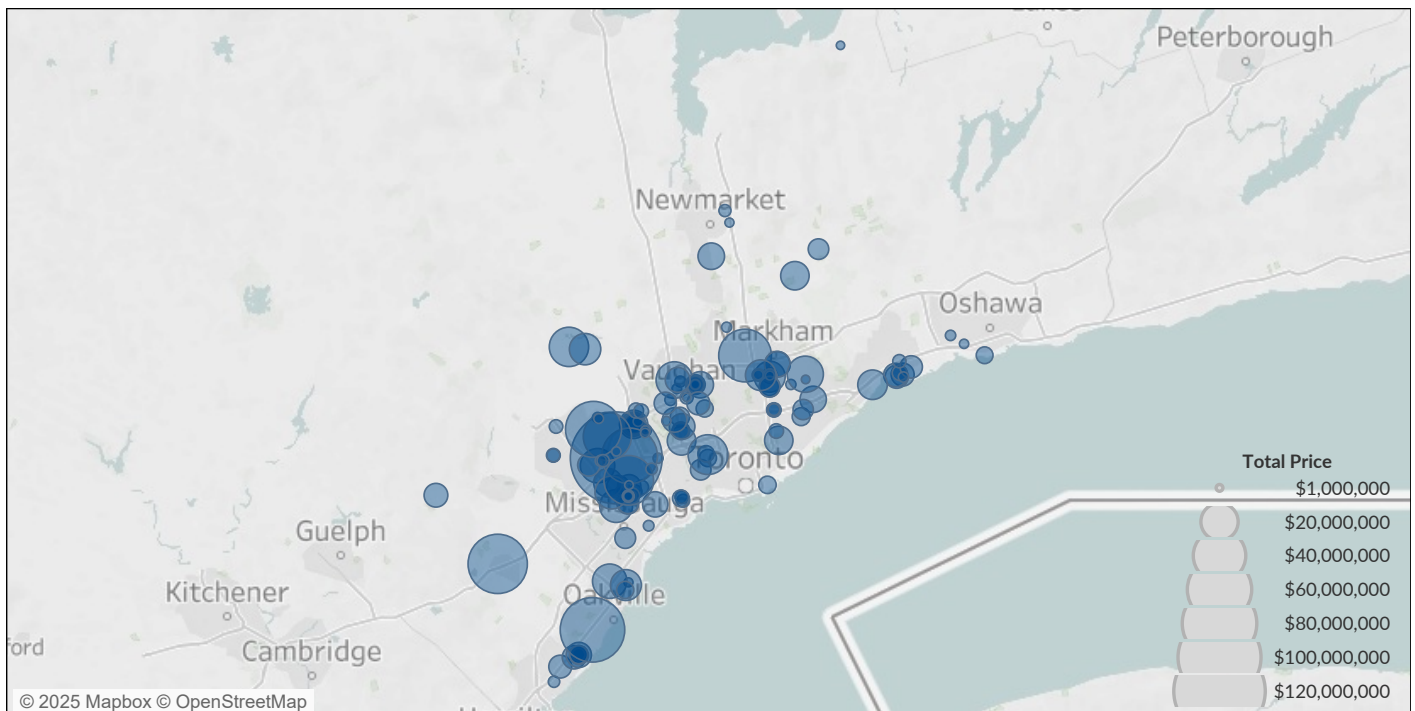
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$63.3M	13	\$349M	\$338M	-3.3%	\$270
Halton	\$200.4M	18	\$159M	\$241M	51.8%	\$422
Peel	\$476.1M	42	\$1,256M	\$1,058M	-15.8%	\$458
Toronto	\$273.8M	54	\$748M	\$542M	-27.5%	\$470
York	\$207.0M	37	\$435M	\$395M	-9.3%	\$504
Grand Total	\$1,220.7M	164	\$2,947M	\$2,574M	-12.7%	\$454

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7634 Kimbel Street	Peel	Mississauga	\$120.0M	395,567	\$303
1218 South Service Road West	Halton	Oakville	\$59.2M	256,101	\$231
8600 Escarpment Way	Halton	Milton	\$50.0M	79,883	\$626
50 Precidio Court	Peel	Brampton	\$44.6M	139,759	\$319
6865 Northwest Drive	Peel	Mississauga	\$44.0M	140,759	\$313

Source: Altus Group

Industrial Property Transactions - Q2 2025



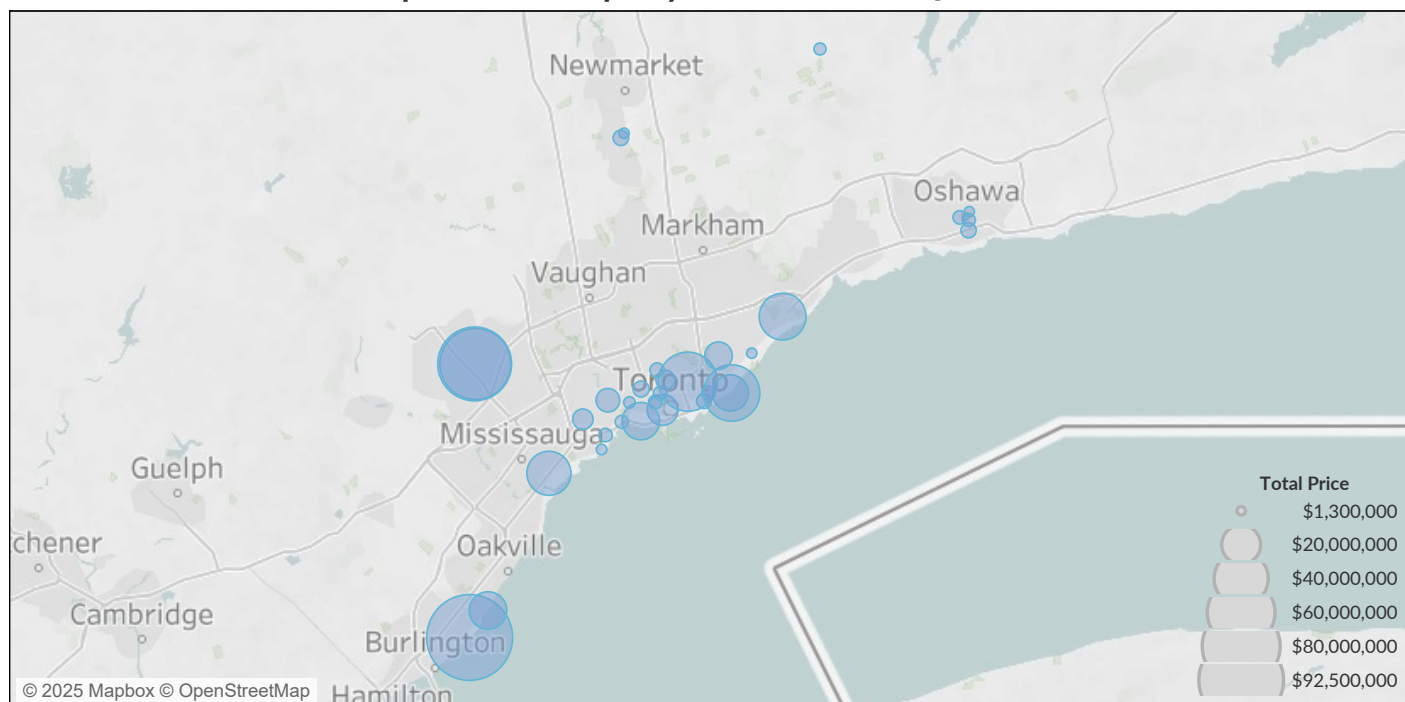
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Unit
Durham	\$10.4M	5	\$27M	\$35M	30.9%	\$213,154
Halton	\$110.2M	2	\$26M	\$130M	407.0%	\$335,853
Peel	\$156.4M	3	\$25M	\$235M	838.4%	\$261,585
Toronto	\$208.4M	21	\$604M	\$293M	-51.6%	\$398,501
York	\$4.3M	2	\$17M	\$6M	-66.1%	\$325,833
Grand Total	\$489.8M	33	\$698M	\$698M	-0.1%	\$346,255

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
5166 Lakeshore Road	Halton	Burlington	\$92.5M	203	\$455,665
4 Silver Maple Court	Peel	Brampton	\$68.5M	219	\$312,785
2 Silver Maple Court	Peel	Brampton	\$63.5M	197	\$322,335
1175 Broadview Avenue	Toronto	East York	\$44.0M	134	\$328,358
3015 Queen Street East	Toronto	Scarborough	\$39.9M	106	\$376,444

Source: Altus Group

Apartment Property Transactions - Q2 2025



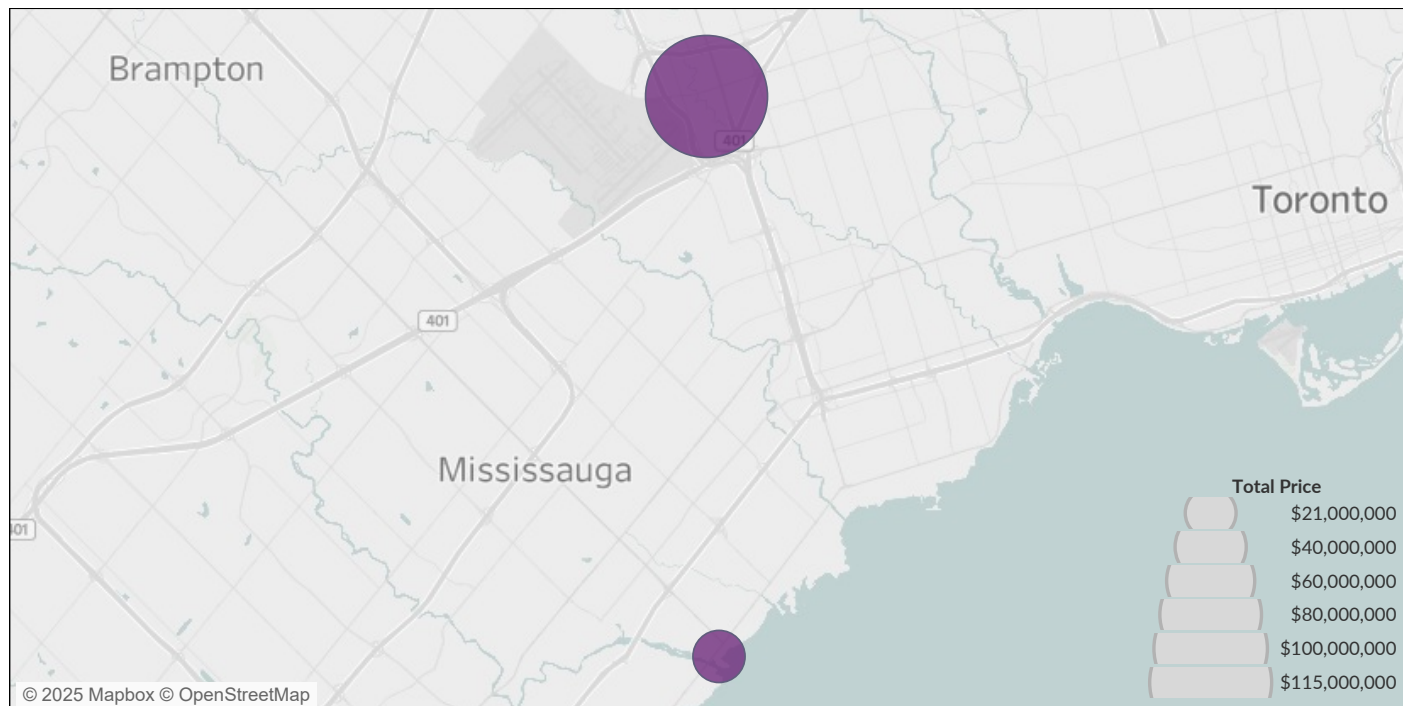
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Durham						
Halton			\$17M		-100.0%	
Peel	\$21.0M	1	\$80M	\$21M	-73.8%	\$291,667
Toronto	\$115.0M	1	\$422M	\$206M	-51.2%	\$947,917
York						
Grand Total	\$136.0M	2	\$519M	\$227M	-56.3%	\$619,792

Hotel - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
30 Port Street East	Peel	Mississauga	\$21.0M	72	\$291,667
801 Dixon Road	Toronto	Etobicoke	\$115.0M	249	Null

Source: Altus Group

Hotel Property Transactions - Q2 2025



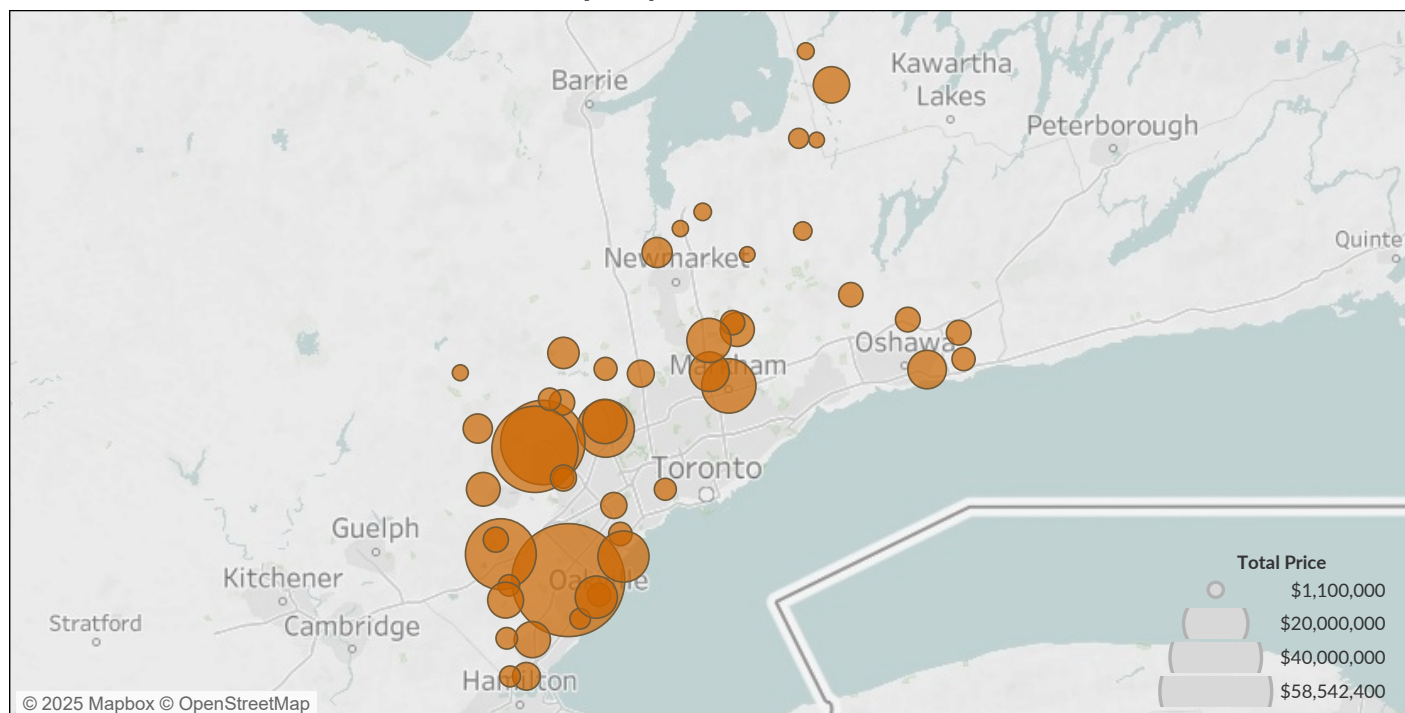
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$30.5M	11	\$198M	\$135M	-31.7%	\$0.5M
Halton	\$123.8M	13	\$195M	\$198M	1.5%	\$1.1M
Peel	\$104.3M	12	\$357M	\$215M	-39.8%	\$1.5M
Toronto	\$2.2M	1	\$56M	\$57M	2.4%	\$6.0M
York	\$74.1M	12	\$243M	\$164M	-32.6%	\$1.3M
Grand Total	\$334.9M	49	\$1,049M	\$769M	-26.7%	\$1.2M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
4020 Sixth Line	Halton	Oakville	\$58.5M	15.2	\$3,856,548
Hutchinson Farm Lane	Peel	Caledon	\$34.1M	15.2	\$2,243,148
Abbotside Way	Peel	Caledon	\$32.6M	12.1	\$2,700,000
9094 Regional Road 25	Halton	Halton Hills	\$23.0M	66.5	\$345,714
8260 Huntington Road	York	Vaughan	\$15.0M	4.8	\$3,099,174

Source: Altus Group

ICI Land Property Transactions - Q2 2025



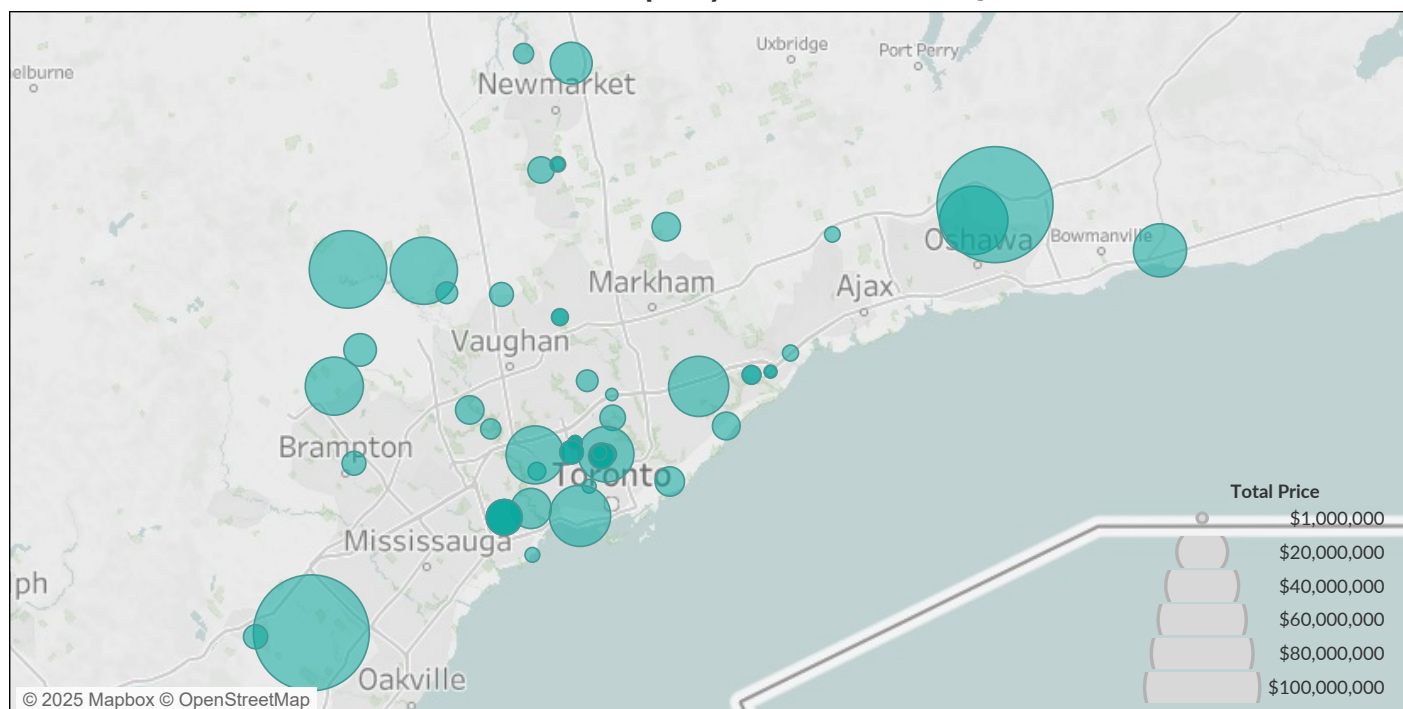
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$159.5M	5	\$73M	\$164M	125.6%	\$1.6M
Halton	\$104.1M	2	\$192M	\$142M	-26.1%	\$1.0M
Peel	\$81.7M	4	\$465M	\$156M	-66.5%	\$0.9M
Toronto	\$237.6M	37	\$533M	\$401M	-24.6%	\$4.7M
York	\$75.5M	11	\$653M	\$431M	-34.1%	\$1.2M
Grand Total	\$658.4M	59	\$1,916M	\$1,293M	-32.5%	\$1.8M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1500 Conlin Road	Durham	Oshawa	\$100.0M	106.2	\$941,744
6213 Fifth Line	Halton	Milton	\$99.8M	103.4	\$965,432
14337 Highway 50	Peel	Caledon	\$44.6M	47.2	\$945,737
Ormond Road	Durham	Oshawa	\$34.8M	2.2	Null
12650 Highway 27	York	King	\$33.6M	97.8	\$343,121

Source: Altus Group

Residential Land Property Transactions - Q2 2025





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

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.