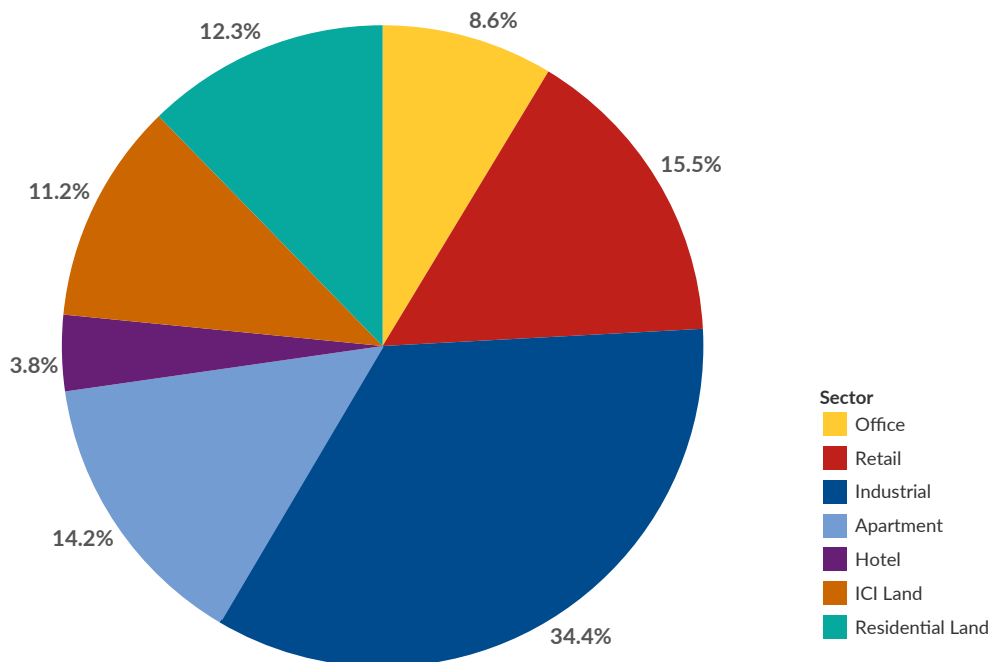

Greater Toronto Area Commercial Q4 2025 Statistics



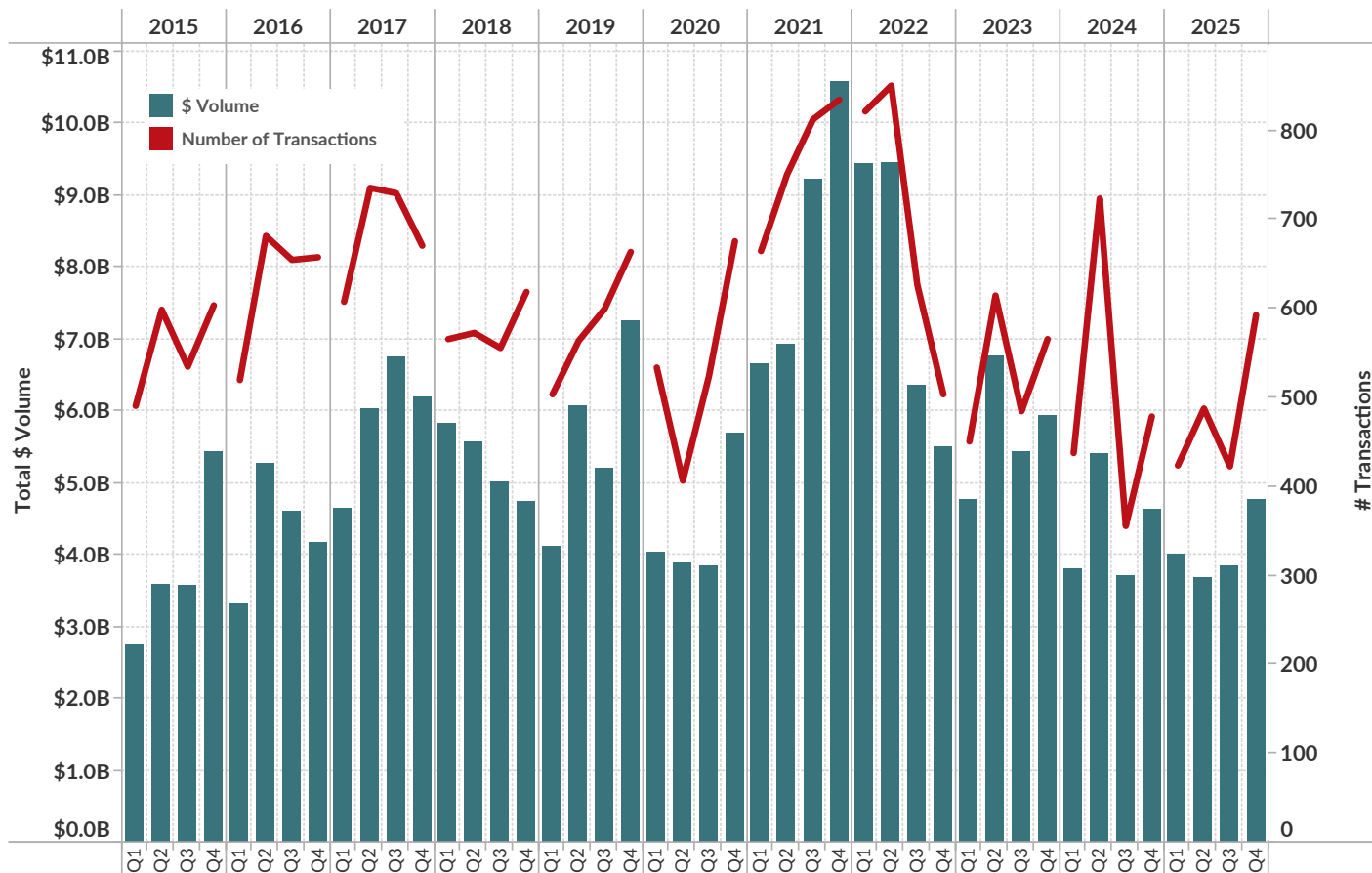
AltusGroup

Q4 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

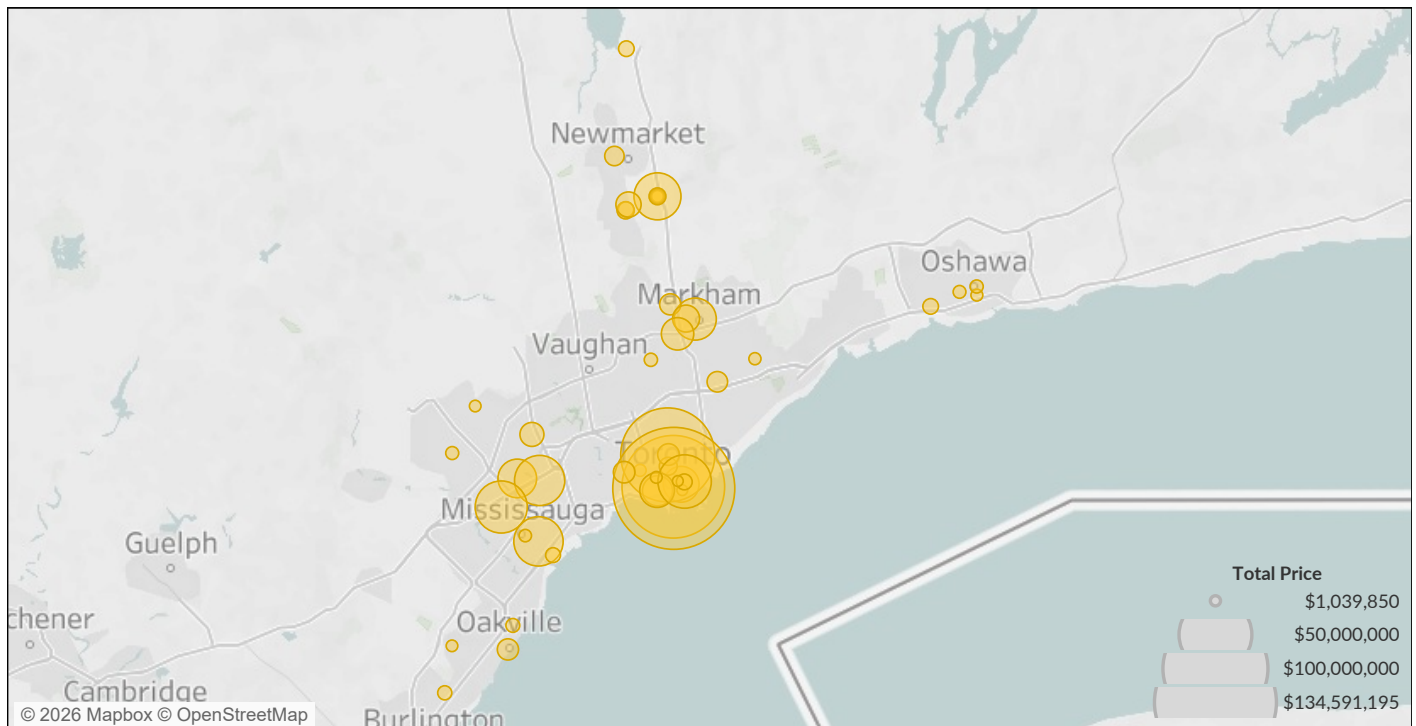
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Durham	\$6.5M	4	\$34M	\$33M	-3.2%	\$483
Halton	\$8.8M	4	\$121M	\$132M	9.5%	\$562
Peel	\$94.2M	9	\$214M	\$205M	-4.3%	\$479
Toronto	\$389.7M	17	\$988M	\$815M	-17.6%	\$661
York	\$83.5M	17	\$296M	\$158M	-46.9%	\$553
Grand Total	\$582.7M	51	\$1,654M	\$1,342M	-18.8%	\$586

Office - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
70 York Street	Toronto	Old Toronto	\$134.6M	210,805	\$638
141 Adelaide Street West	Toronto	Old Toronto	\$95.3M	188,191	\$506
2 St. Clair Avenue East	Toronto	Old Toronto	\$80.0M	161,302	\$496
339 Queen Street East	Toronto	Old Toronto	\$25.8M	41,740	\$618
5995 Avebury Road	Peel	Mississauga	\$24.6M	145,448	\$169

Source: Altus Group

Office Property Transactions - Q4 2025



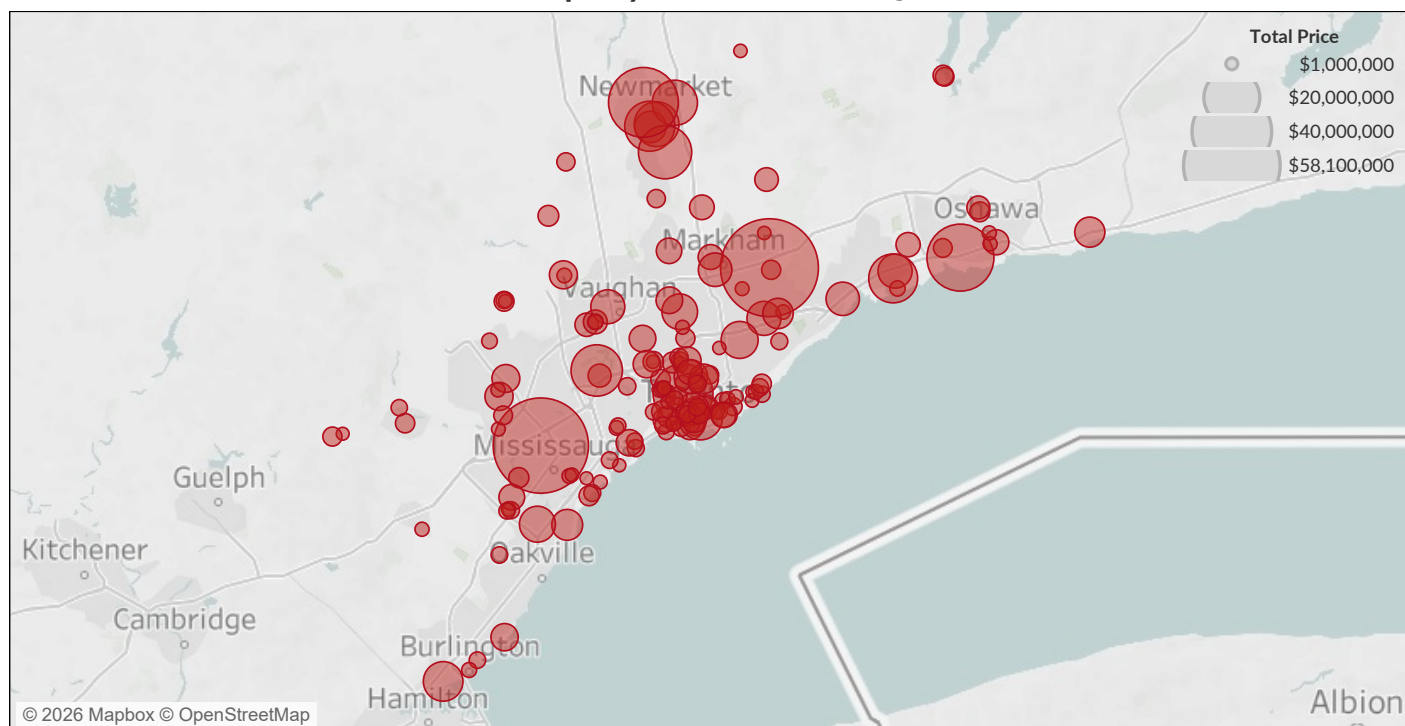
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Durham	\$84.5M	15	\$102M	\$536M	425.3%	\$333
Halton	\$34.7M	11	\$193M	\$138M	-28.7%	\$542
Peel	\$101.0M	22	\$375M	\$410M	9.5%	\$899
Toronto	\$246.6M	84	\$1,064M	\$916M	-13.9%	\$704
York	\$211.0M	27	\$350M	\$411M	17.3%	\$735
Grand Total	\$677.8M	159	\$2,085M	\$2,411M	15.6%	\$699

Retail - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7630 Markham Road	York	Markham	\$58.1M	142,703	\$407
50 Matheson Boulevard East	Peel	Mississauga	\$55.0M	176,338	\$312
18100 Yonge Street	York	Newmarket	\$29.5M	32,500	\$909
1400 Victoria Street East	Durham	Whitby	\$27.2M	115,284	\$236
446 Spadina Road	Toronto	Old Toronto	\$21.8M	27,114	\$802

Source: Altus Group

Retail Property Transactions - Q4 2025



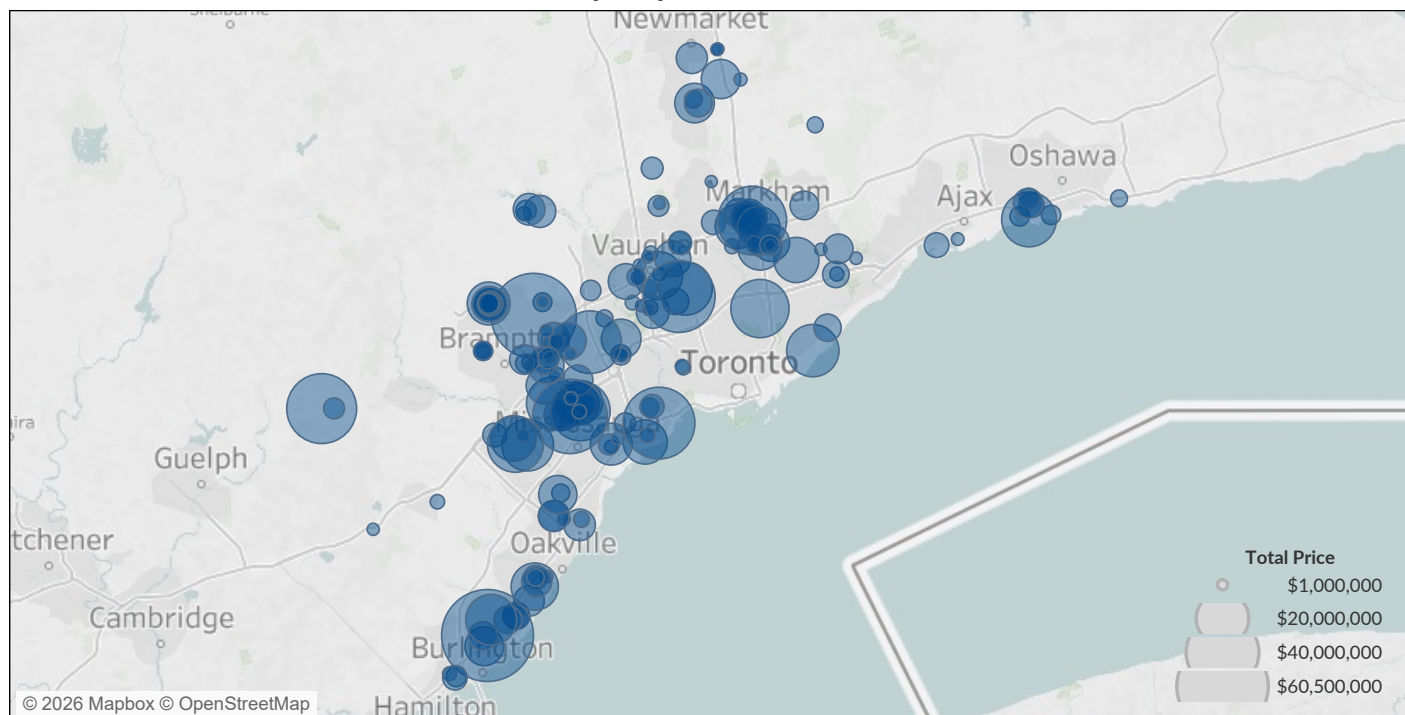
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
Durham	\$48.0M	9	\$399M	\$440M	10.2%	\$298
Halton	\$211.4M	23	\$635M	\$632M	-0.5%	\$389
Peel	\$569.5M	101	\$2,431M	\$1,963M	-19.3%	\$474
Toronto	\$236.6M	30	\$1,325M	\$1,317M	-0.6%	\$435
York	\$245.8M	48	\$765M	\$988M	29.1%	\$485
Grand Total	\$1,311.2M	211	\$5,556M	\$5,340M	-3.9%	\$449

Industrial - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1121 Walkers Line	Halton	Burlington	\$60.5M	288,580	\$210
5 Precidio Court	Peel	Brampton	\$52.0M	202,810	\$256
400 Matheson Boulevard East	Peel	Mississauga	\$39.7M	115,165	\$345
1177 Finch Avenue West	Toronto	North York	\$37.1M	165,327	\$225
191 Evans Avenue	Toronto	Etobicoke	\$37.0M	134,150	\$276

Source: Altus Group

Industrial Property Transactions - Q4 2025



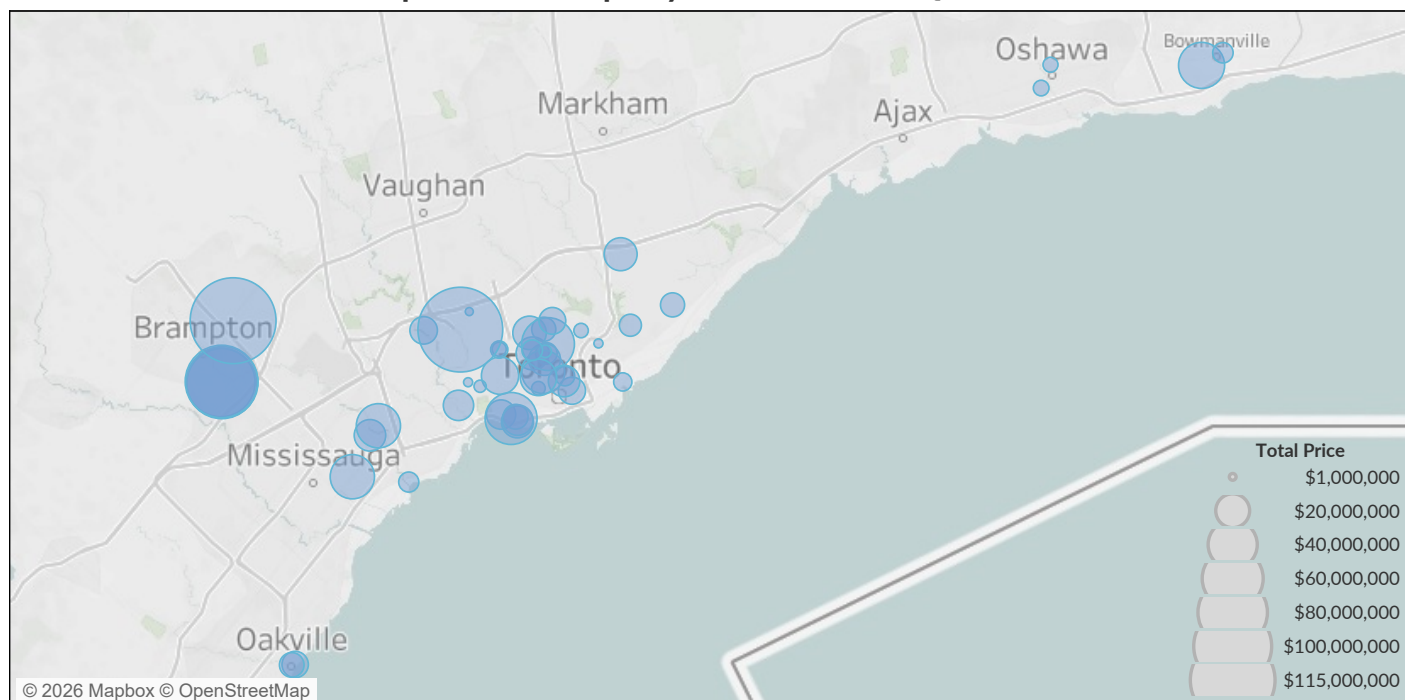
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Durham	\$46.9M	4	\$162M	\$92M	-43.2%	\$235,798
Halton	\$20.3M	2	\$42M	\$150M	256.8%	\$347,191
Peel	\$473.2M	7	\$211M	\$846M	300.6%	\$296,556
Toronto	\$563.7M	37	\$1,877M	\$1,117M	-40.5%	\$349,720
York			\$50M	\$10M	-79.6%	\$294,667
Grand Total	\$1,104.1M	50	\$2,342M	\$2,215M	-5.4%	\$328,117

Apartment - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
6 Silver Maple Court	Peel	Brampton	\$115.0M	339	\$339,233
1577 Lawrence Avenue West	Toronto	North York	\$112.1M	350	\$320,257
75 Charolais Boulevard	Peel	Brampton	\$82.1M	288	\$283,017
430 McMurphy Avenue South	Peel	Brampton	\$79.6M	287	\$277,230
440 McMurphy Avenue South	Peel	Brampton	\$76.6M	270	\$283,552

Source: Altus Group

Apartment Property Transactions - Q4 2025



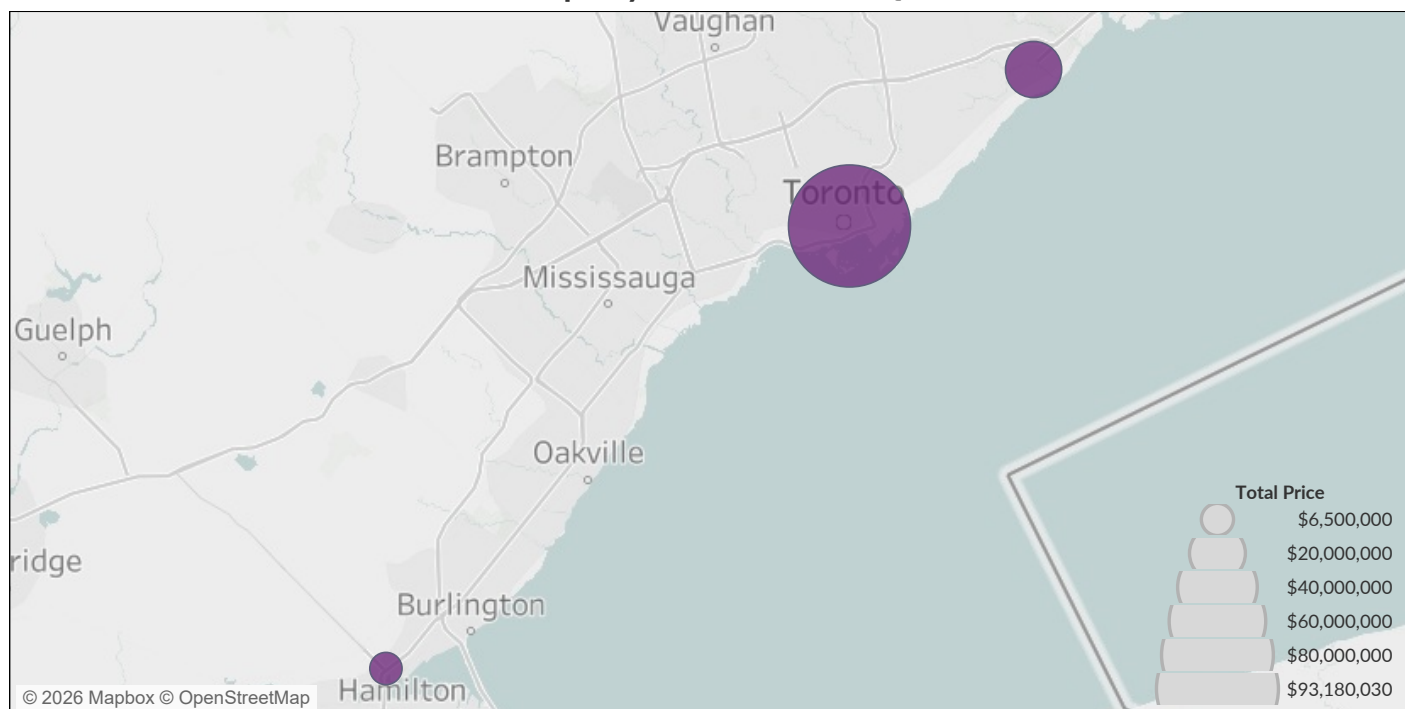
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Room
Durham			\$3M		-100.0%	
Halton	\$6.5M	1	\$17M	\$7M	-61.8%	\$325,000
Peel			\$109M	\$21M	-80.7%	\$291,667
Toronto	\$112.9M	2	\$422M	\$567M	34.3%	\$637,197
York			\$2M		-100.0%	
Grand Total	\$119.4M	3	\$552M	\$594M	7.6%	\$527,576

Hotel - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1400 Plains Road West	Halton	Burlington	\$6.5M	20	\$325,000
15 Richmond Street East	Toronto	Old Toronto	\$93.2M	231	\$403,377
4674 Kingston Road	Toronto	Scarborough	\$19.7M	77	\$255,844

Source: Altus Group

Hotel Property Transactions - Q4 2025



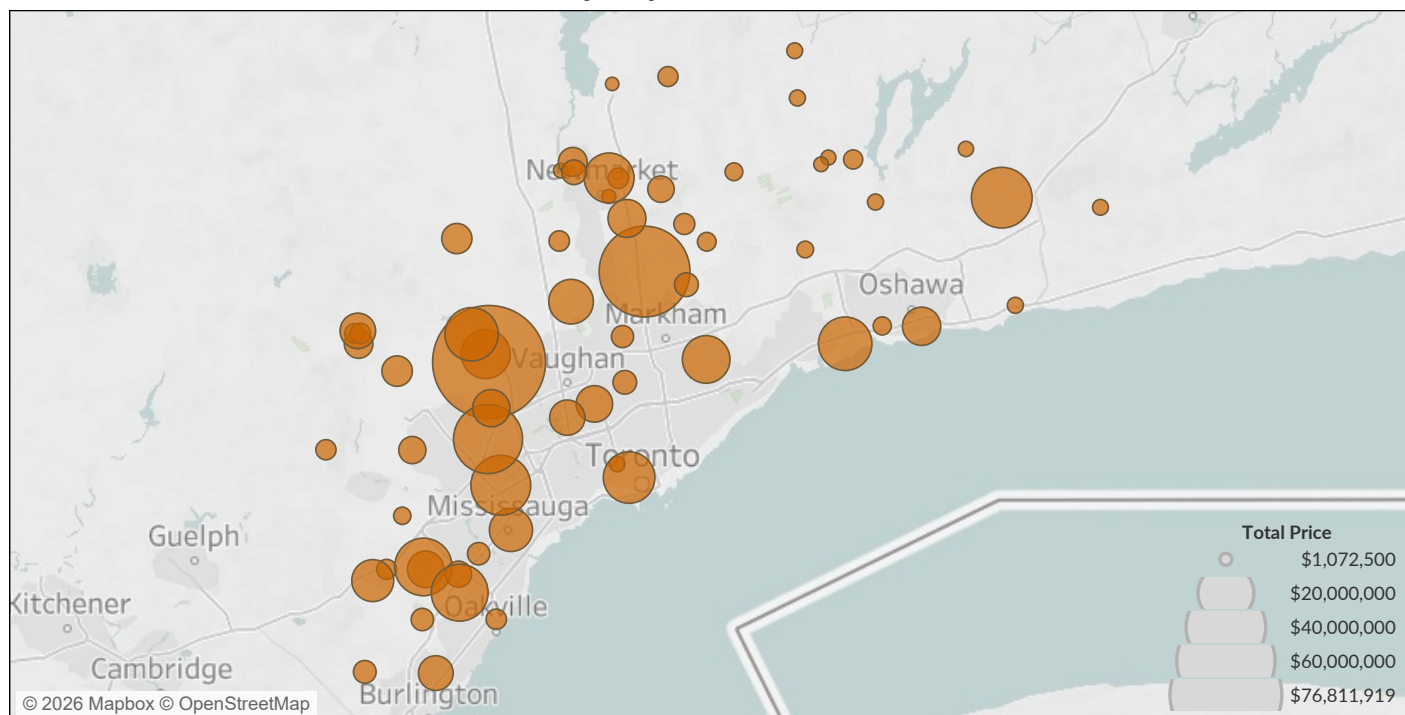
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$67.7M	15	\$284M	\$229M	-19.2%	\$0.4M
Halton	\$84.6M	12	\$228M	\$307M	35.1%	\$0.8M
Peel	\$117.3M	12	\$752M	\$402M	-46.6%	\$1.3M
Toronto	\$50.0M	6	\$136M	\$153M	12.3%	\$4.2M
York	\$217.1M	20	\$574M	\$643M	11.9%	\$1.6M
Grand Total	\$536.7M	65	\$1,974M	\$1,734M	-12.1%	\$1.2M

ICI Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10223 Highway 50	York	Vaughan	\$76.8M	84.9	\$1,809,468
12612 Woodbine Avenue	York	Whitchurch-Stouffville	\$49.7M	41.4	\$1,200,000
3 Walker Drive	Peel	Brampton	\$28.8M	8.9	\$3,218,764
9004 Mosport Road	Durham	Clarington	\$22.2M	790.0	\$28,080
6169 Shawson Drive	Peel	Mississauga	\$21.6M	4.5	\$4,750,000

Source: Altus Group

ICI Land Property Transactions - Q4 2025



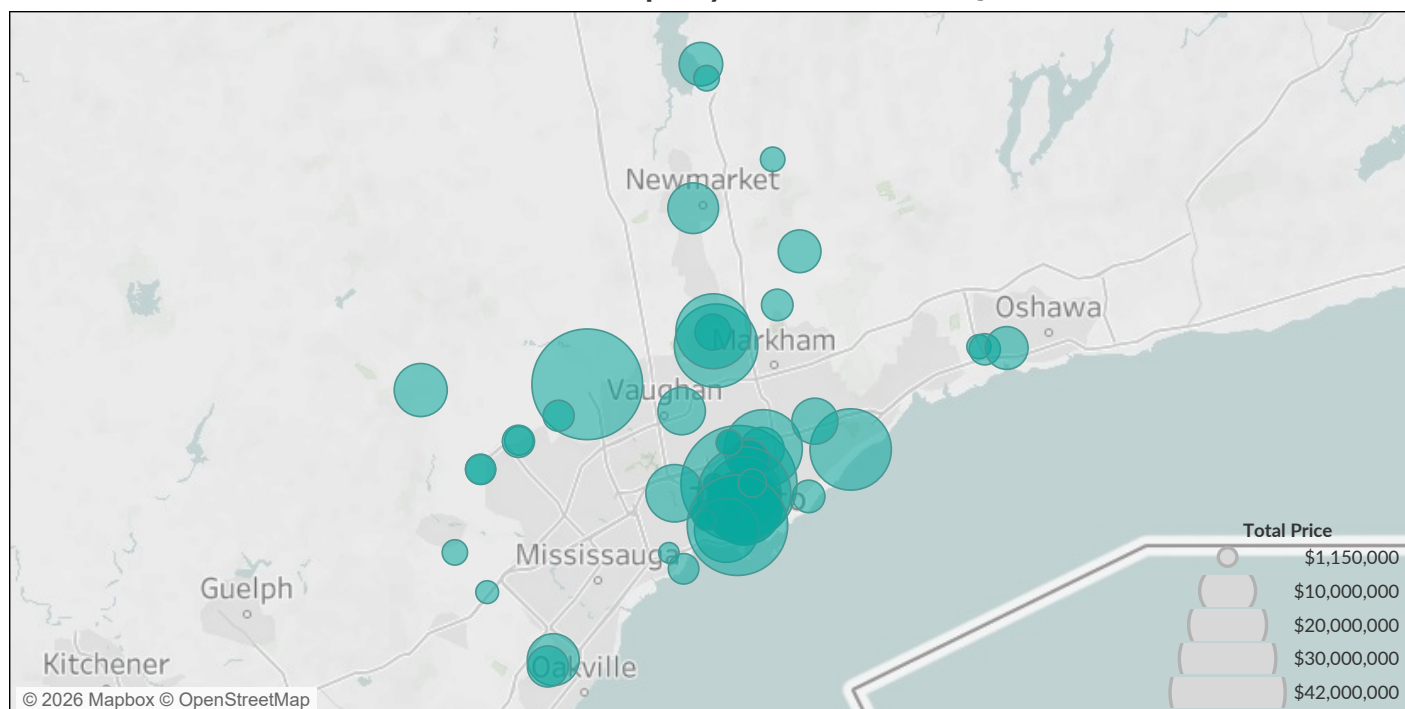
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Durham	\$10.5M	3	\$188M	\$189M	0.6%	\$1.2M
Halton	\$17.3M	4	\$236M	\$164M	-30.6%	\$1.3M
Peel	\$23.2M	6	\$861M	\$356M	-58.6%	\$1.7M
Toronto	\$273.8M	30	\$866M	\$912M	5.4%	\$4.1M
York	\$115.1M	11	\$1,245M	\$1,028M	-17.4%	\$0.9M
Grand Total	\$439.9M	54	\$3,396M	\$2,650M	-22.0%	\$1.6M

Residential Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
34 Montgomery Avenue	Toronto	Old Toronto	\$42.0M	0.8	Null
10436 Huntington Road	York	Vaughan	\$38.3M	54.5	\$701,642
333 College Street	Toronto	Old Toronto	\$31.5M	0.6	Null
180 Merton Street	Toronto	Old Toronto	\$27.0M	0.3	Null
10423 Yonge Street	York	Richmond Hill	\$21.8M	2.8	Null

Source: Altus Group

Residential Land Property Transactions - Q4 2025





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