



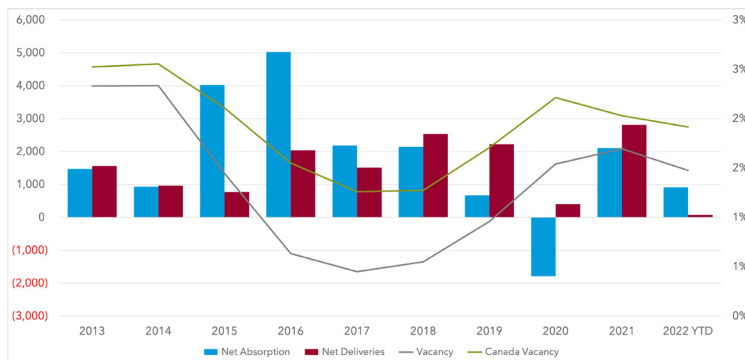
### MULTIFAMILY MARKET OVERVIEW

LUIS ALMEIDA, SIOR, *Executive Vice President, Partner*

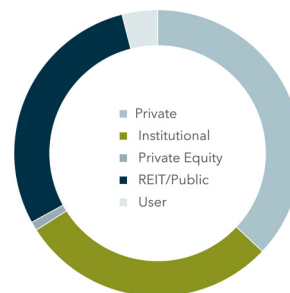
As economic restrictions ease, a sense of normalcy has returned to many aspects of everyday life. A constant throughout the pandemic has been the demand and the resiliency of Toronto's multifamily sector. The long-term forecast has been widely optimistic, which has been reflected in escalating valuations and continued increases to the rental pipeline. The market has long been defined by low vacancy rates. The rental pool consists of young professionals, new immigrants, students, and those unable to finance a home purchase.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Absorption Units	3,035	2,109	895	(583)	(1,802)
▼ Vacancy Rate	1.5%	1.7%	1.9%	1.8%	1.7%
▲ Asking Rent/Unit (\$)	\$1,802	\$1,787	\$1,770	\$1,753	\$1,746
▲ Under Construction Units	22,516	21,499	19,583	13,823	10,105
▲ Inventory Units	380,430	380,352	380,123	378,668	378,049

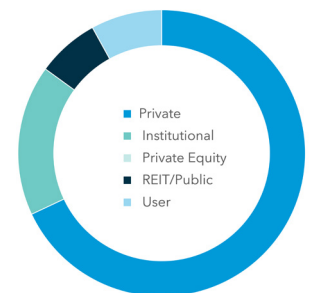
#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### SALE BY BUYER TYPE



#### SALE BY SELLER TYPE



\*\*Sale by Buyer and Sale by Seller Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS BY SF	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
NONE TO REPORT			

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Rockport Group	\$338,000,000	DREAM Unlimited	\$426,818,058
Starlight Investments Ltd.	\$332,500,000	Canadian Apartment Properties REIT	\$378,114,271
Perkell Brothers Construction	\$194,000,000	Akelius	\$282,150,000
MetCap Living	\$174,544,748	Timbercreek Capital Inc	\$264,280,000
CST Corporation	\$159,000,000	InterRent Real Estate Investment Trust	\$234,401,000

