



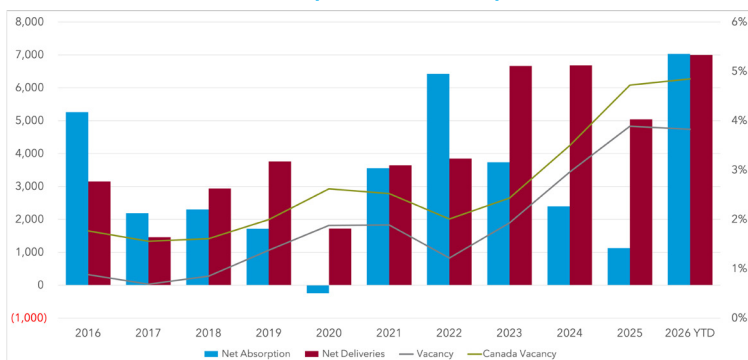
MULTIFAMILY MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

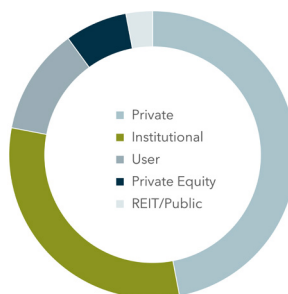
Toronto's multifamily market is shifting from a period of acute rental undersupply to one increasingly shaped by affordability. After a sharp run-up, rents are correcting and vacancy is rising, particularly in higher-end buildings where new supply and elevated rents have increased competition. More affordable properties remain comparatively resilient. Construction deliveries have surged, while starts are slowing as weaker rent growth and higher costs make new projects harder to justify. Longer-term rental demand should benefit from housing affordability challenges and policy support for purpose-built rentals, but near-term rent growth is likely to remain under pressure amid economic uncertainty and cost-of-living concerns.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Absorption Units	7,945	6,461	4,862	1,129	(99)
▲ Vacancy Rate	3.85%	3.48%	3.74%	3.89%	3.78%
▲ Asking Rent/Unit	\$2,222.44	\$2,221.57	\$2,229.77	\$2,239.79	\$2,258.14
▲ Sale Price/Unit	\$392,523.79	\$392,391.52	\$387,302.75	\$389,260.40	\$392,670.93
▼ Cap Rate	4.21%	4.22%	4.22%	4.19%	4.16%
▲ Under Construction Units	26,002	25,267	20,849	22,299	20,912
▲ Inventory Units	418,282	414,554	414,141	411,282	409,783

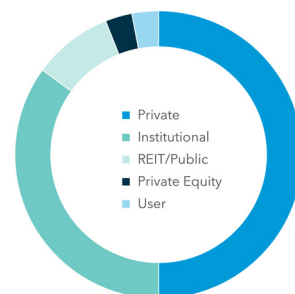
NET ABSORPTION, NET DELIVERIES, & VACANCY



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	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
160-200 Chalkfarm Dr* Toronto, ON	\$265,000,000 \$218,646.86 Per Unit	1,212	Groupe Dumont Greenwin
71-79 Thorncliffe Park Dr* Mississauga, ON	\$278,600,000 \$295,753.72 Per Unit	942	Starlight Investments Ltd. PSP Investments
145-147 Wellington St W* Toronto, ON	\$85,500,000 \$423,267.33 Per Unit	202	Realstar Group Starlight Investments Ltd.

*All numbers shown are in Canadian dollars (CAD); ** Part of a 2-Property Portfolio

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Hazelview Investments	\$368,008,972	Starlight Investments Ltd.	\$851,107,500
OMERS	\$341,850,000	Siteline Group	\$204,110,000
RioCan	\$283,700,000	Woodbourne Capital Management International, LP	\$188,000,000
PSP Investments	\$278,600,000	Highmark Real Estate Group	\$179,083,333
Greenwin	\$265,000,000	BST RE Management Ltd.	\$178,500,000

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2026 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com