

Watch

January 2007

For More Information,
call: (416) 443-8152

For Media Inquiries,
call: (416) 443-8159

Commercial Market Fast Out of the Gate

Tuesday, February 13, 2007— With 1,327,780 square feet of space leased in January, market activity was up 13 per cent over the 1,174,981 total recorded during the first month of 2006, Commercial Council Chair Ron Ridsdill announced today. "A good portion of this result is due to the leasing of some very large (300,000 square foot plus) industrial buildings," Mr. Ridsdill noted. "Once uncommon, system improvements have, over the last several years, made leasing this kind of property through TorontoMLS a more viable option for commercial agents."

Prices for leased industrial properties were little changed last month, declining marginally to \$5.31 sfm from January 2006, and down four per cent from December's figure of \$5.51 sfm.

Sales Market Highlights

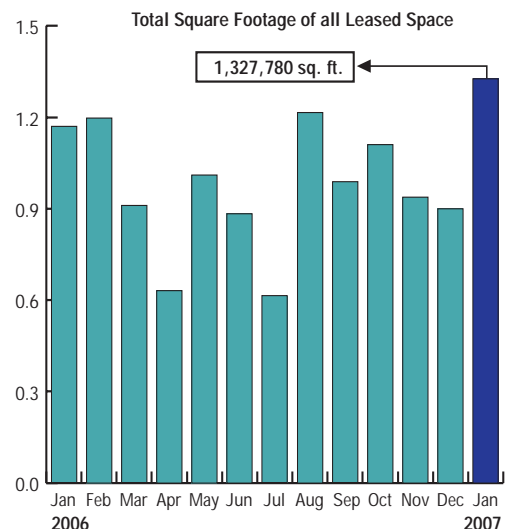
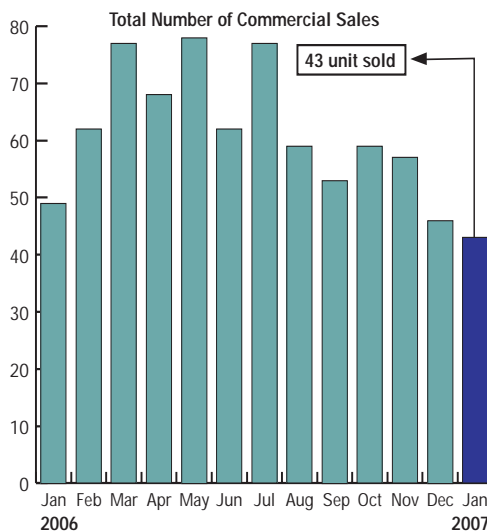
In January, TREB Members reported 43 total sales, of which 27 were Industrial properties in all size categories. These averaged \$61.87 per square foot. Non MLS-sources give a figure of \$90.75 per square foot for the same class of property. While the TMLS figure is usually lower than that of outside information providers, a number of large industrial sold through TMLS during the month, which accounts for the reversal. ♦

Executive Council,
Commercial Division

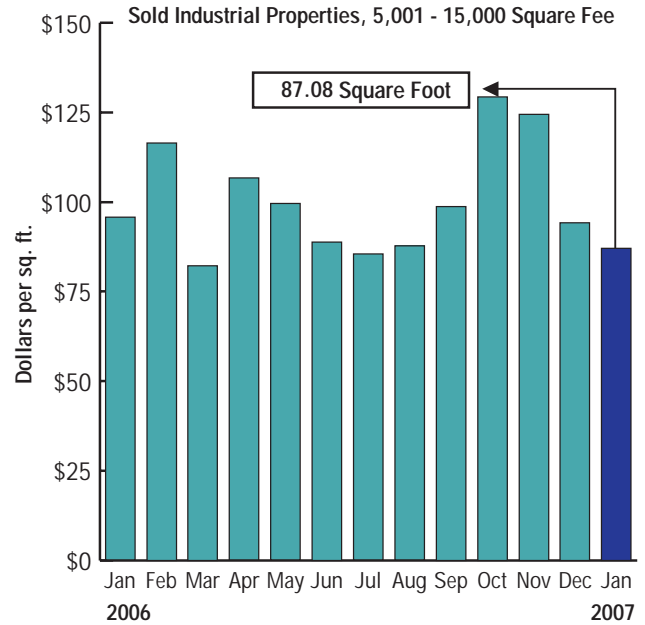
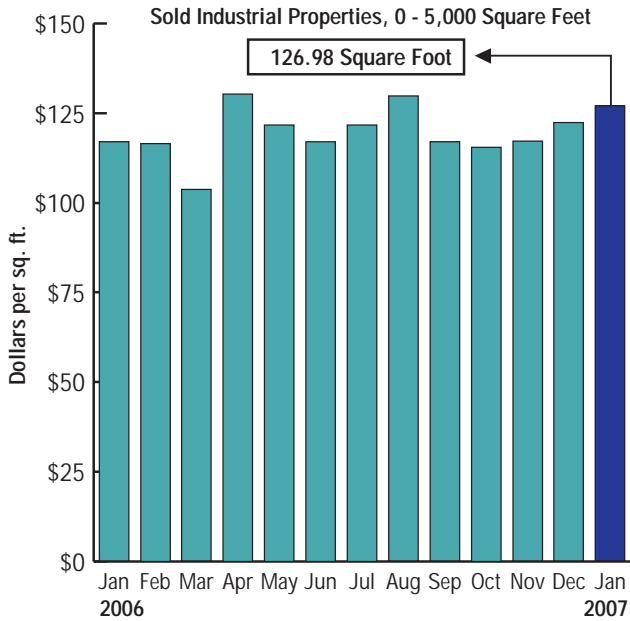
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SOLD INDUSTRIAL PROPERTIES



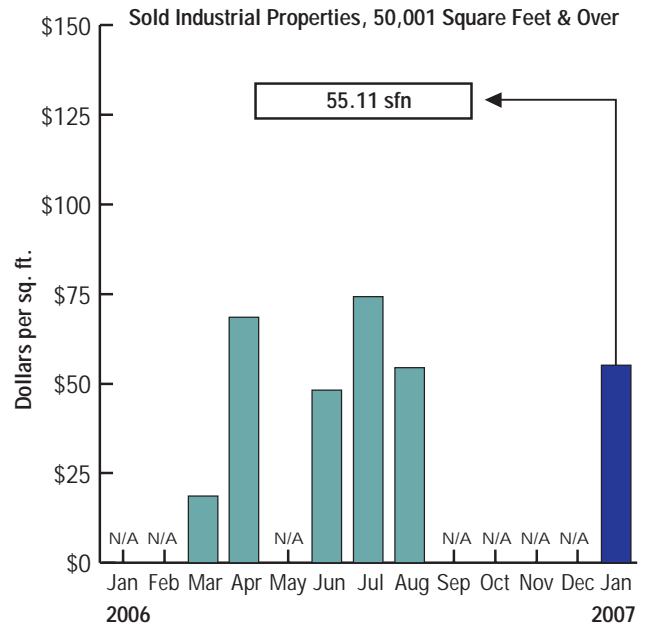
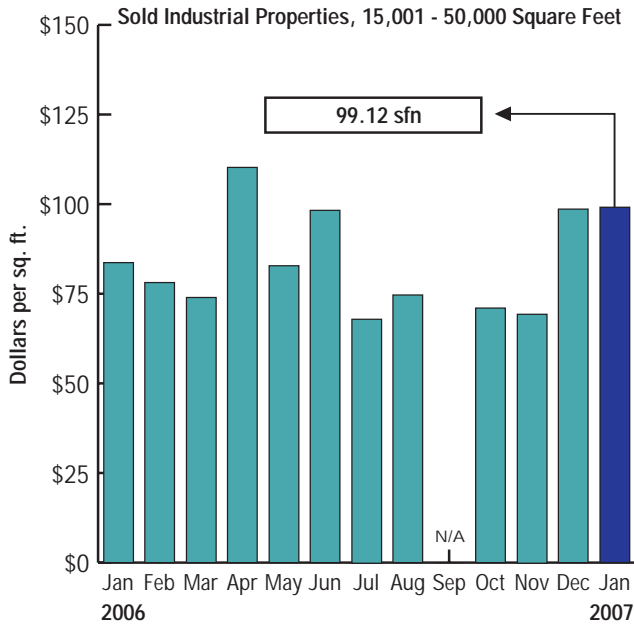
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	1,177	\$118.95
W07	1	2,117	\$132.26
W10	1	3,322	\$105.96
Total:	3	6,616	\$116.69
East			
E11	1	950	\$110.53
Total:	1	950	\$110.53
West			
W13	1	4,785	\$96.13
W17	3	4,687	\$141.03
W24	1	1,100	\$147.27
W26	1	2,000	\$142.50
Total:	6	12,572	\$124.72
North			
N01	1	2,510	\$151.00
N08	2	3,615	\$141.77
N10	2	2,358	\$141.81
N12	1	1,817	\$106.77
Total:	6	10,300	\$137.85
Grand Total:	16	30,438	\$126.98

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	1	6,812	\$96.89
Total:	1	6,812	\$96.89
West			
W21	1	14,777	\$82.56
Total:	1	14,777	\$82.56
Grand Total:	2	21,589	\$87.08

SOLD INDUSTRIAL PROPERTIES



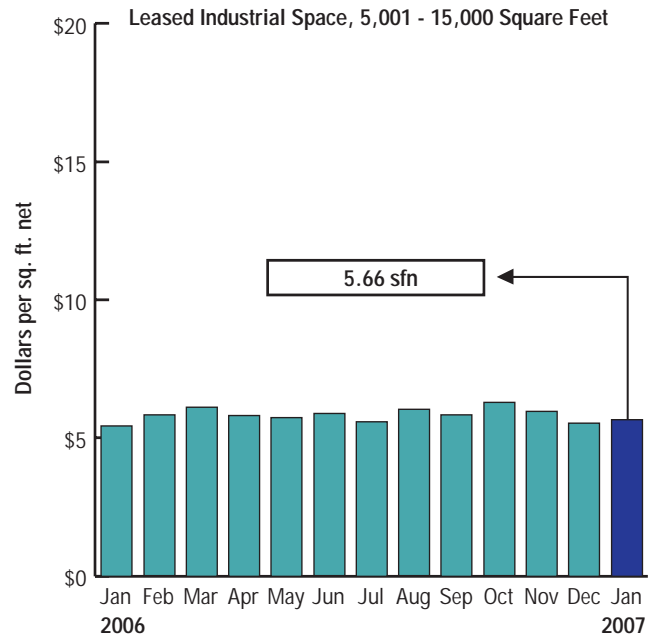
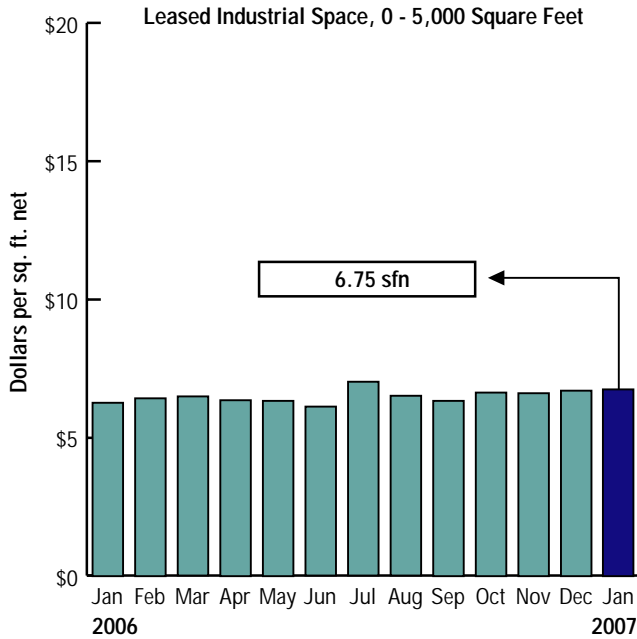
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	21,564	\$71.88
W05	1	16,000	\$131.25
Total:	2	37,564	\$97.17
West			
W17	1	19,841	\$102.82
Total:	1	19,841	\$102.82
Grand Total:			
	3	57,405	\$99.12

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
W10	1	128,502	\$28.02
Total:	1	128,502	\$28.02
West			
W20	1	58,869	\$76.44
W21	1	60,440	\$103.41
W24	1	220,000	\$58.38
Total:	3	339,309	\$69.53
North			
N08	1	93,316	\$53.58
N11	1	128,500	\$45.24
Total:	2	221,816	\$48.75
Grand Total:			
	6	689,627	\$55.11

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LEASED INDUSTRIAL SPACE



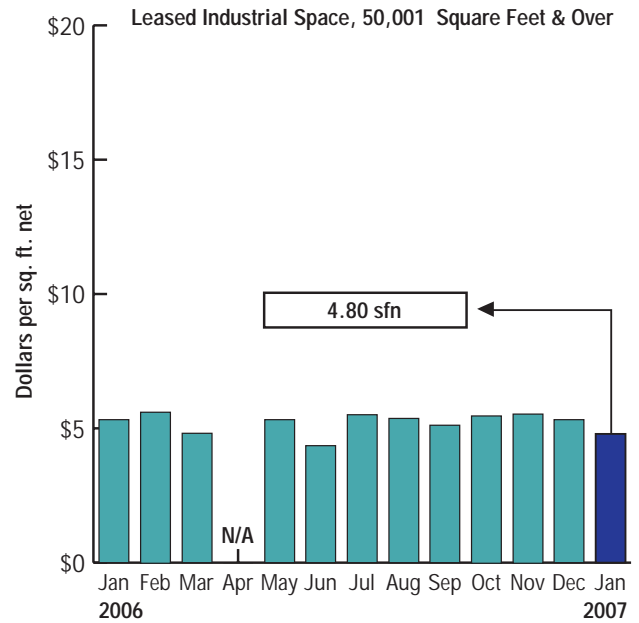
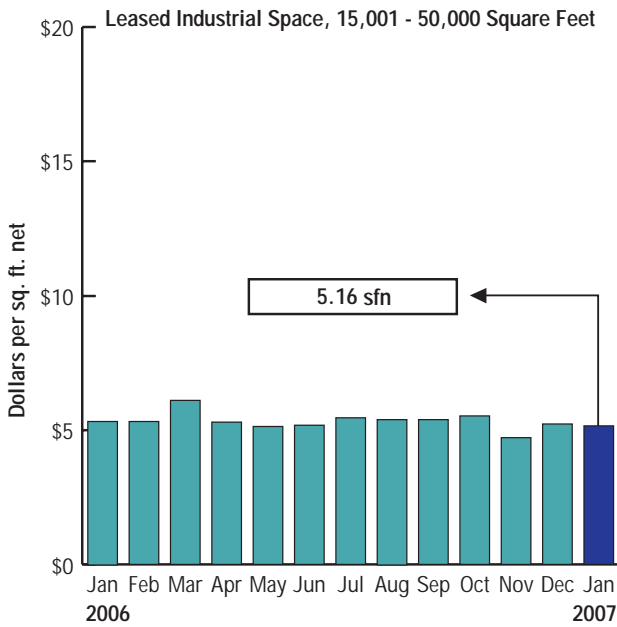
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	2,000	\$14.40
C15	1	2,001	\$6.00
E04	3	7,170	\$6.12
E07	7	13,551	\$6.63
W05	6	10,335	\$5.34
W06	1	1,500	\$12.80
W10	3	9,274	\$5.60
Total:	22	45,831	\$6.57
East			
E11	3	6,725	\$5.78
E12	2	3,481	\$6.76
E17	3	3,235	\$7.59
Total:	8	13,441	\$6.47
West			
W12	1	3,000	\$5.25
W17	11	35,353	\$6.89
W21	1	3,000	\$5.75
W23	1	2,292	\$8.25
W24	2	4,319	\$5.77
Total:	16	47,964	\$6.68
North			
N03	2	4,985	\$8.35
N07	4	10,977	\$5.73
N08	10	27,406	\$7.00
N10	3	5,027	\$9.05
Total:	19	48,395	\$7.06
Grand Total:	65	155,631	\$6.75

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	13,371	\$6.25
E07	1	5,160	\$5.25
W02	1	9,239	\$3.25
W05	1	15,000	\$3.75
W06	1	5,486	\$4.25
W10	2	17,376	\$4.92
Total:	7	65,632	\$4.66
East			
E17	1	5,552	\$3.95
Total:	1	5,552	\$3.95
West			
W17	4	26,203	\$5.98
W21	2	15,765	\$5.97
W23	1	5,976	\$6.00
W28	1	6,400	\$6.50
Total:	8	54,344	\$6.04
North			
N03	2	12,975	\$6.82
N07	1	7,727	\$6.25
N08	5	40,823	\$5.91
N10	3	24,193	\$6.71
Total:	11	85,718	\$6.30
Grand Total:	27	211,246	\$5.66

LEASED INDUSTRIAL SPACE



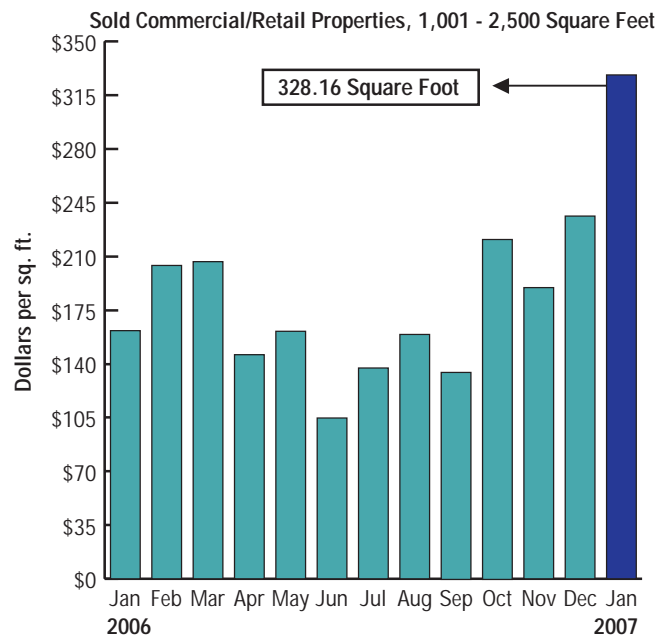
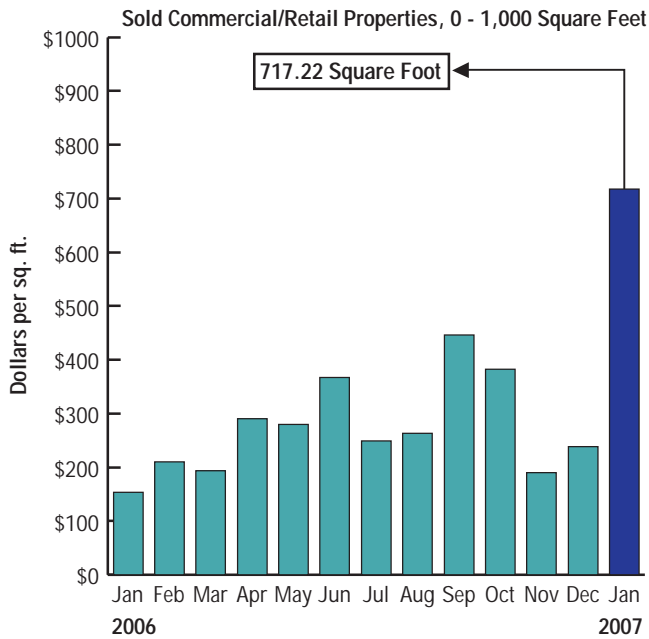
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
C15	1	26,242	\$5.95
W05	1	16,000	\$5.00
W10	1	17,346	\$5.50
Total:	3	59,588	\$5.56
West			
W12	1	22,612	\$3.18
W17	4	137,718	\$5.72
Total:	5	160,330	\$5.36
North			
N08	4	111,055	\$4.67
Total:	4	111,055	\$4.67
Grand Total:	12	330,973	\$5.16

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
East			
E11	1	110,000	\$2.95
Total:	1	110,000	\$2.95
West			
W22	1	373,657	\$5.35
Total:	1	373,657	\$5.35
Grand Total:	2	483,657	\$4.80

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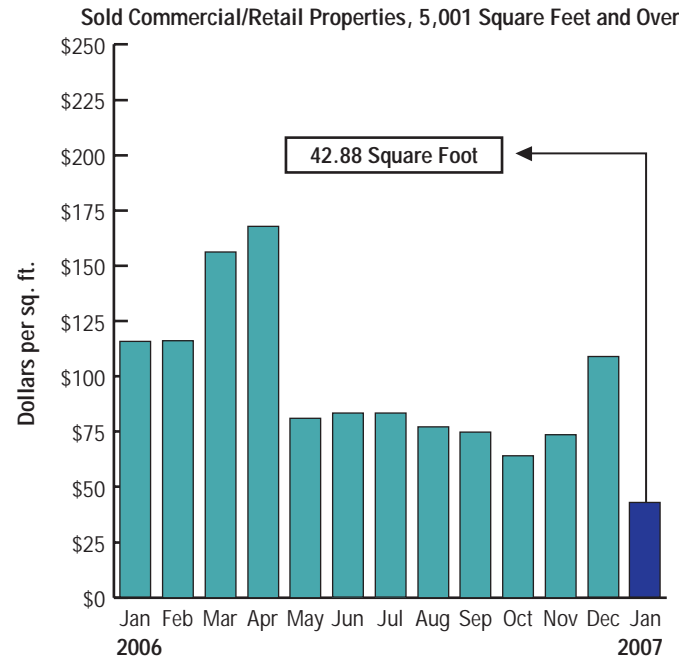
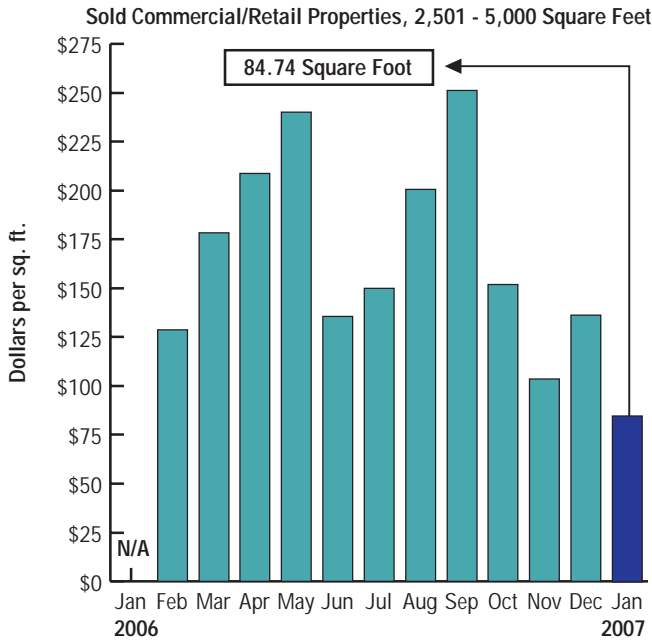
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C14	1	207	\$772.95
Total:	1	207	\$772.95
North			
N10	3	1,349	\$708.67
Total:	3	1,349	\$708.67
Grand Total:	4	1,556	\$717.22

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	1,700	\$223.53
E03	1	1,660	\$493.98
W03	1	1,150	\$243.48
Total:	3	4,510	\$328.16
Grand Total:	3	4,510	\$328.16

SOLD COMMERCIAL/RETAIL PROPERTIES



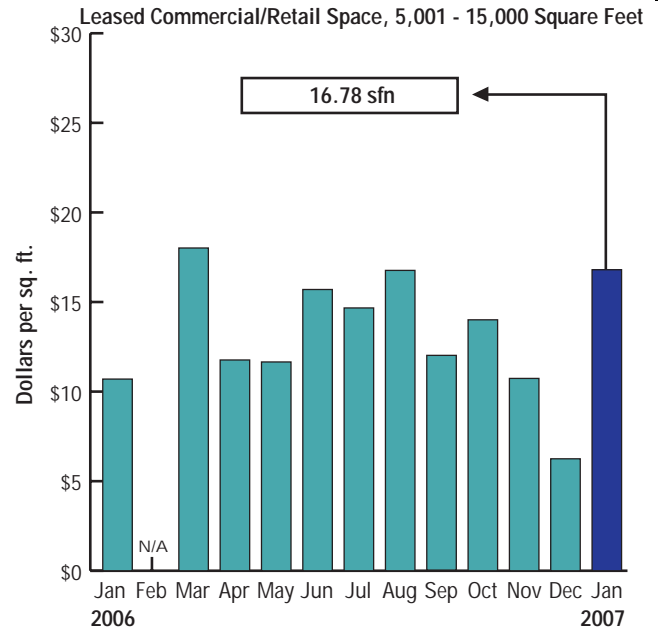
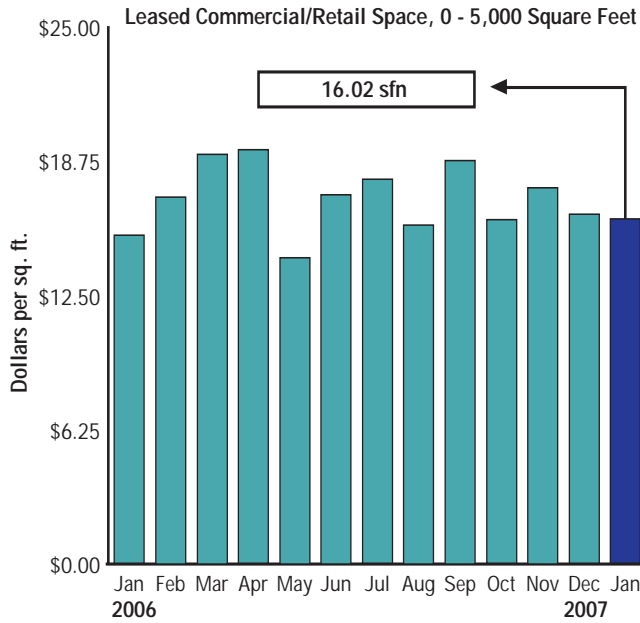
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E21	1	3,200	\$43.75
Total:	1	3,200	\$43.75
North			
N07	1	3,182	\$113.14
N08	1	3,000	\$98.33
Total:	2	6,182	\$105.95
Grand Total:			
	3	9,382	\$84.74

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E08	1	10,500	\$134.29
West			
W06	1	11,538	\$86.67
W10	1	14,208	\$102.06
Total:	3	36,246	\$106.49
East			
E13	1	37,897	\$24.41
E17	1	19,200	\$18.13
Total:	2	57,097	\$22.30
North			
N12	1	39,204	\$14.03
Total:	1	39,204	\$14.03
Grand Total:			
	6	132,547	\$42.88

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C02	1	2,100	\$32.86
C03	1	480	\$28.75
C04	2	4,150	\$20.70
C08	1	1,400	\$25.71
E02	2	1,128	\$24.20
E04	1	980	\$22.04
E06	1	1,262	\$15.00
E07	1	850	\$7.76
W02	1	2,400	\$6.00
Total:	11	14,750	\$19.90
East			
E14	2	2,083	\$13.00
E16	1	1,414	\$17.00
E17	1	1,500	\$10.00
E19	2	2,249	\$19.00
Total:	6	7,246	\$15.02
West			
W12	3	7,160	\$13.62
W17	3	5,329	\$12.29
W18	1	2,238	\$7.50
W21	1	1,640	\$40.00
W23	4	7,908	\$11.67
Total:	12	24,275	\$13.91
North			
N03	5	6,704	\$19.38
N04	1	1,000	\$18.00
N08	5	6,543	\$13.19
N10	1	145	\$2,100.00
N11	1	1,575	\$17.00
N17	1	1,160	\$13.00
N19	1	560	\$10.99
Total:	14	17,542	\$16.09
Grand Total:	43	63,813	\$16.02

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Central			
C01	1	14,400	\$15.62
Total:	1	14,400	\$15.62
East			
E17	1	11,734	\$5.67
Total:	1	11,734	\$5.67
North			
N08	1	8,077	\$35.00
Total:	1	8,077	\$35.00
Grand Total:	3	34,211	\$16.78

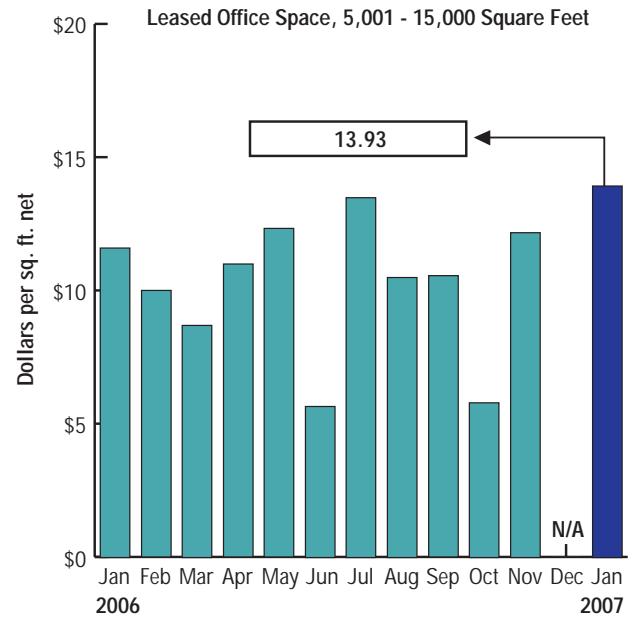
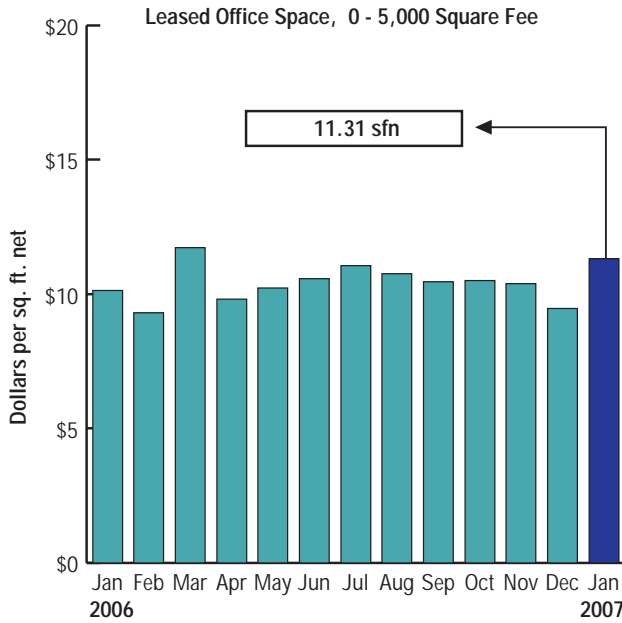
15,001 - 50,00 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

LEASED OFFICE SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	500	\$8.50
C14	1	600	\$17.00
C15	2	5,488	\$10.28
E04	1	550	\$5.75
E05	1	505	\$12.00
W07	1	850	\$15.53
Total:	7	8,493	\$10.98
East			
E12	2	2,441	\$9.00
E16	1	2,061	\$11.00
Total:	3	4,502	\$9.92
West			
W16	1	2,175	\$11.00
W17	4	4,307	\$9.38
W21	1	1,820	\$20.00
W24	2	2,636	\$10.70
W28	1	900	\$14.67
Total:	9	11,838	\$12.00
North			
N02	1	1,192	\$16.00
N03	1	1,250	\$15.84
N08	3	6,773	\$9.38
N10	1	620	\$7.70
N14	1	857	\$16.80
Total:	7	10,692	\$11.37
Grand Total:	26	35,525	\$11.31

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W19	1	6,526	\$16.00
Total:	1	6,526	\$16.00
North			
N03	1	6,198	\$11.75
Total:	1	6,198	\$11.75
Grand			
Total:	2	12,724	\$13.93

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 AND OVER SQ. FT.

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
C04	1	2,368	\$743.24	0.05	\$35,200,000.00
Total:	1	2,368	\$743.24	0.05	\$35,200,000.00
East					
E16	1	25,012	\$8.00	0.57	\$350,877.19
Total:	1	25,012	\$8.00	0.57	\$350,877.19
West					
W13	1	3,762	\$128.92	0.09	\$5,388,888.89
W21	1	88,862	\$17.44	2.04	\$759,803.92
W27	1	75,794	\$7.39	1.74	\$321,839.08
Total:	3	168,419	\$15.41	3.87	\$670,542.64
Grand					
Total:	5	195,799	\$23.26	4.49	\$1,014,476.61

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W28	1	1,481,040	\$1.42	34.00	\$61,764.71
Total:	1	1,481,040	\$1.42	34.00	\$61,764.71
North					
N08	1	784,080	\$2.10	18.00	\$91,666.67
Total:	1	784,080	\$2.10	18.00	\$91,666.67
Grand					
Total:	2	2,265,120	\$1.66	52.00	\$72,115.38

TORONTO REAL ESTATE BOARD SERVICE AREAS



GLOSSARY OF TERMS

Average Square Foot Net:

The trimmed average of all Net Leases in a particular MLS® district or Area expressed on a per square foot basis. (ie: total \$ volume for a district or area ÷ total square footage for the district or area)

Commercial/Retail:

Commercial or Retail space for user, excluding Offices and Office Buildings.

Industrial:

Industrial buildings or space for user.

Net Lease:

A Leasing agreement whereby the tenant pays the rent and certain expenses connected with the leased premises. All information contained in the Commercial Insight concerns Net agreements.

Office:

Office space for lease (the Commercial Realty Watch contains no sold information for office buildings).

Total Leased/Total Sold/Sold (space):

The amount, expressed in square feet, of space actually leased in a particular MLS® district or Area.

Note: When making use of the figures contained in this report, please be advised that the sold and leased properties reported on are only those listed through the TREB MLS® system. There are transactions that take place outside the purview of this system and therefore cannot be captured in this report.