

Watch

May 2007

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

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

May Market Active

Wednesday, June 13, 2007 — May's figure of 990,715 square feet of space leased through the TorontoMLS system was the latest in a string of robust performances, Commercial Council Chair Ron Ridsdill announced today. "Thus far in 2007 there have been almost 6,000,000 square feet of space traded, which is a very healthy pace," noted Mr. Ridsdill.

Prices trended upward in May, with leased industrial space (all size categories) trading for an average of \$6.14 sfm, an 10 per cent increase over the \$5.58 sfm recorded in May of 2006. Meanwhile leased commercial space increased 20 per cent to \$15.80 sfm, and leased office space went up 13 per cent to \$12.06 sfm, from their year-ago averages.

Sales Market Highlights

In May there were 72 sales of Commercial and Industrial properties, of which 44 were industrial properties of all size categories. These averaged 69.99 per square foot.

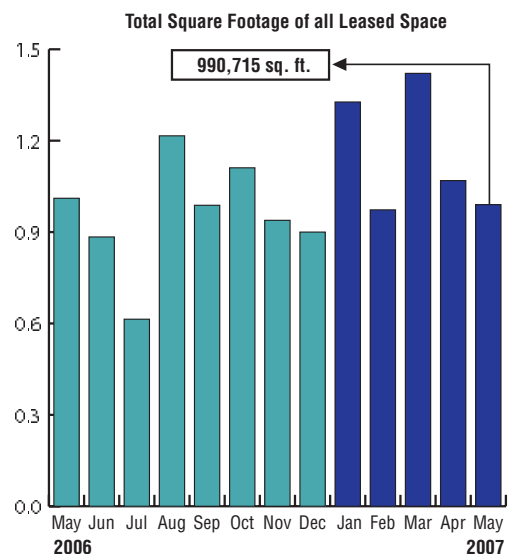
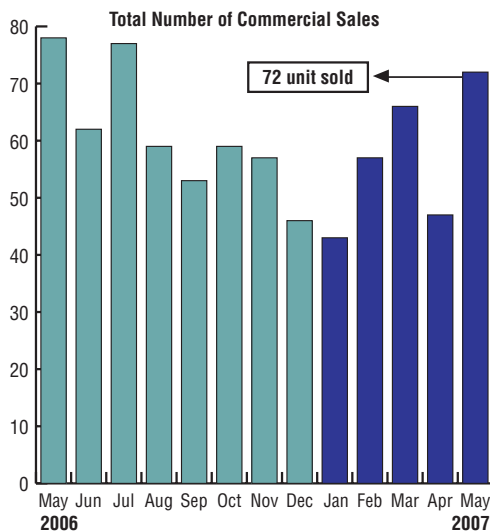
Non MLS-sources gave a figure this month of \$78.70 per square foot. ♦

Executive Council, Commercial Division

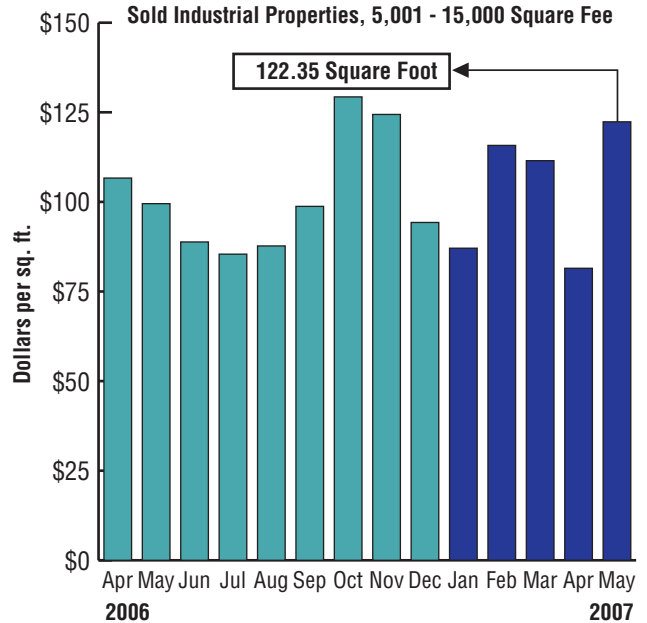
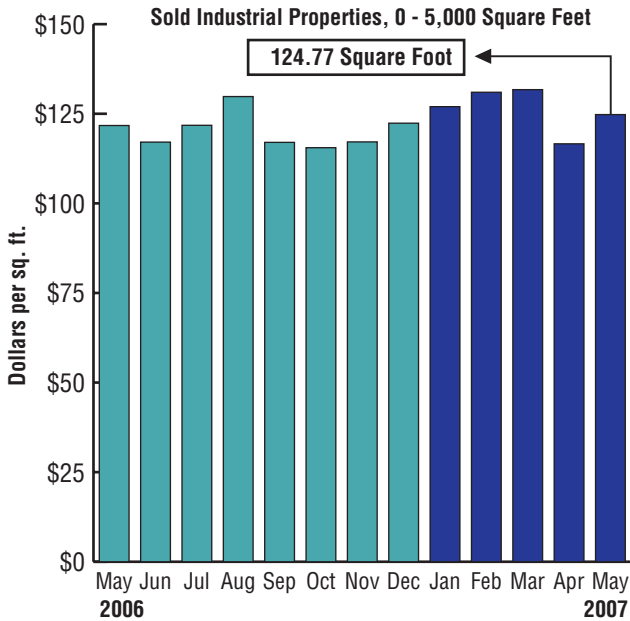
Ron Ridsdill
Chairman

Joe De Leo
Past Chairman

Armando Bernardo
Roger Jain, CCIM
Cynthia Lai, FRI
Garry Lander
Matt Mysak
Joe Panchyshyn
Larry B. Purchase
George Sachs
Arthur A. Saverino, MVA
Rocky A. Stefanuto
Mario Vitelli
Norair Yeretsian



SOLD INDUSTRIAL PROPERTIES



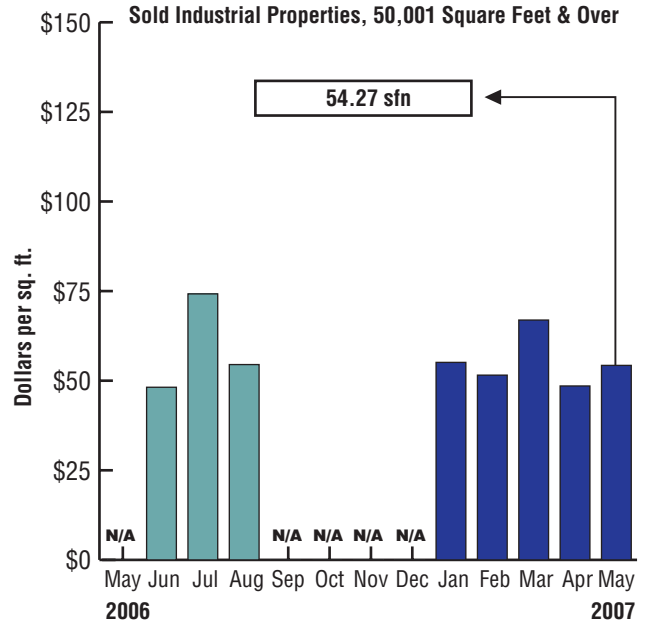
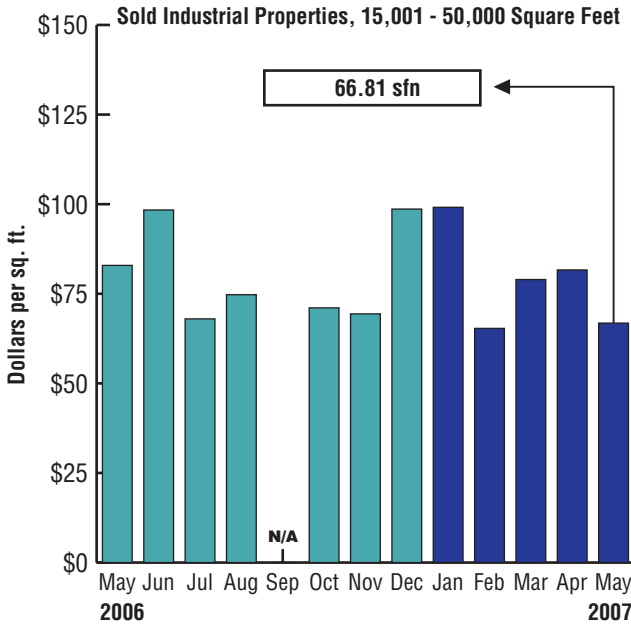
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,838	\$132.75
E07	1	1,763	\$110.61
E09	1	1,631	\$114.65
W02	1	3,100	\$129.00
W05	2	5,700	\$100.53
W10	1	1,800	\$127.78
Total:	7	15,832	\$115.52
East			
E11	1	4,558	\$87.76
Total:	1	4,558	\$87.76
West			
W17	5	12,701	\$115.98
W21	1	1,254	\$131.58
W23	2	3,383	\$149.28
W24	5	11,415	\$131.19
W29	1	1,930	\$113.94
Total:	14	30,683	\$125.82
North			
N03	2	2,526	\$125.12
N08	7	14,396	\$141.94
N10	2	2,837	\$137.12
Total:	11	19,759	\$139.10
Grand Total:	33	70,832	\$124.77

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W17	1	13,200	\$122.35
Total:	1	13,200	\$122.35
Grand Total:			
Total:	1	13,200	\$122.35

SOLD INDUSTRIAL PROPERTIES



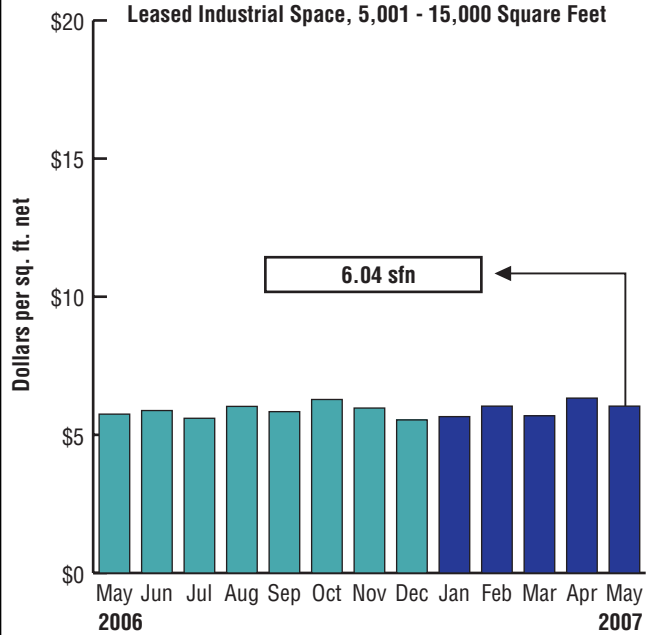
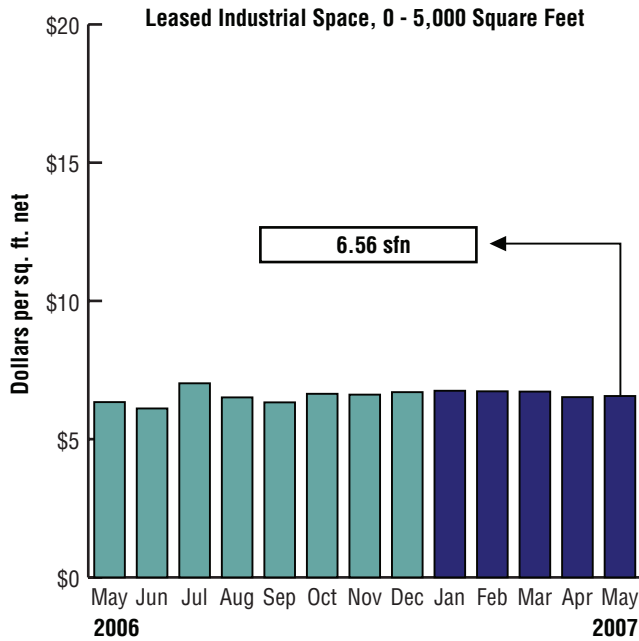
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W06	1	25,310	\$67.17
W07	1	18,510	\$75.63
Total:	2	43,820	\$70.74
East			
E15	1	18,000	\$91.67
E16	1	45,000	\$45.56
E17	1	19,722	\$53.24
Total:	3	82,722	\$57.42
West			
W24	1	17,892	\$100.60
Total:	1	17,892	\$100.60
Grand Total:	6	144,434	\$66.81

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	78,700	\$63.53
W06	1	56,500	\$74.34
W07	1	126,475	\$39.53
Total:	3	261,675	\$54.27
Grand Total:	3	261,675	\$54.27

All information on this publication is copyright © 2006. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

LEASED INDUSTRIAL SPACE



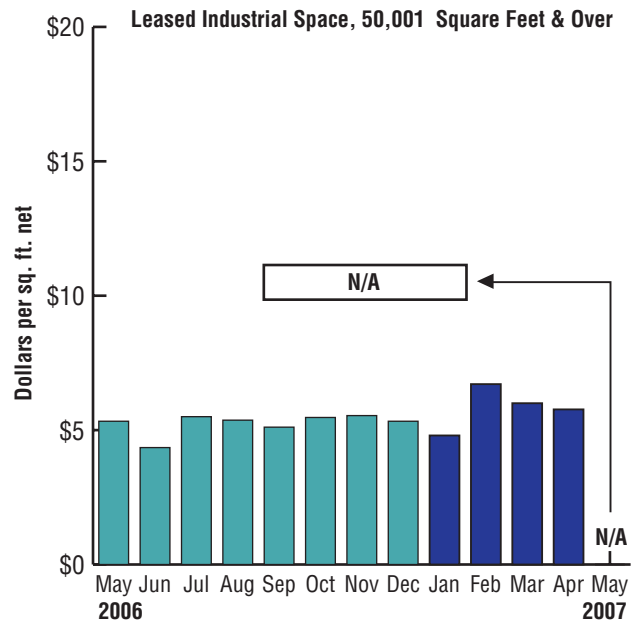
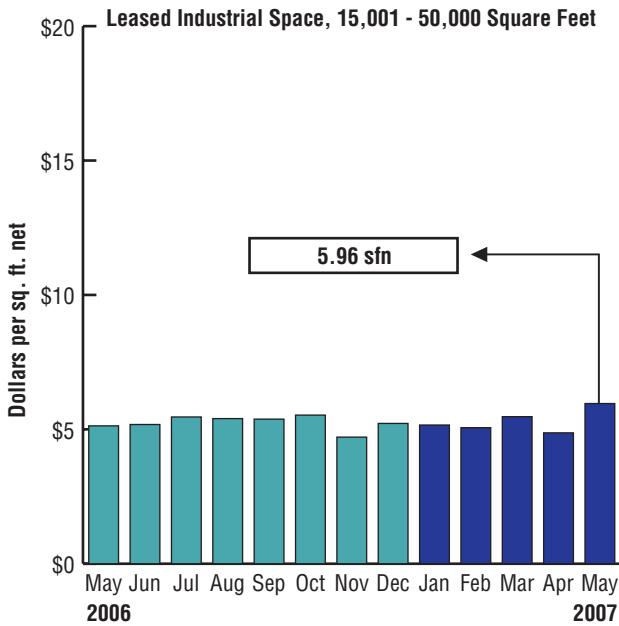
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	1,900	\$8.00
C15	1	4,813	\$6.00
E04	2	5,700	\$5.58
E05	1	3,764	\$5.35
E07	2	5,275	\$5.84
E09	3	10,820	\$4.75
W01	1	3,100	\$5.25
W04	1	4,500	\$5.20
W05	3	7,176	\$5.68
W06	1	3,000	\$6.25
W09	1	2,000	\$6.70
W10	3	9,468	\$5.99
Total:	20	61,516	\$5.65
East			
E11	2	3,270	\$6.00
E16	3	6,750	\$7.31
Total:	5	10,020	\$6.88
West			
W17	13	36,933	\$6.86
W20	2	5,467	\$6.69
W23	5	9,440	\$7.20
W24	3	7,160	\$7.16
W28	2	4,400	\$6.23
Total:	25	63,400	\$6.89
North			
N03	3	8,223	\$7.20
N07	1	2,976	\$5.50
N08	9	19,394	\$6.77
N10	11	20,075	\$7.88
Total:	24	50,668	\$7.21
Grand Total:	74	185,604	\$6.56

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	2	13,977	\$4.38
E05	1	6,610	\$8.00
W05	2	15,542	\$5.87
W06	1	8,490	\$4.60
W10	1	8,600	\$6.75
Total:	7	53,219	\$5.68
East			
E16	2	25,173	\$5.19
Total:	2	25,173	\$5.19
West			
W12	1	5,729	\$4.75
W17	14	128,413	\$6.47
W21	1	14,077	\$6.25
W24	2	18,000	\$5.08
Total:	18	166,219	\$6.24
North			
N07	1	7,602	\$6.50
N08	1	11,600	\$5.50
N10	1	6,304	\$7.65
Total:	3	25,506	\$6.33
Grand Total:	30	270,117	\$6.04

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	16,182	\$5.39
Total:	1	16,182	\$5.39
East			
E12	1	16,817	\$5.75
E17	1	18,915	\$4.75
E21	1	16,240	\$7.40
Total:	3	51,972	\$5.90
West			
W17	5	133,103	\$5.97
W20	1	31,588	\$6.00
W24	1	20,000	\$5.50
Total:	7	184,691	\$5.93
North			
N03	1	24,783	\$7.05
N10	1	18,708	\$5.55
Total:	2	43,491	\$6.40
Grand Total:			
	13	296,336	\$5.96

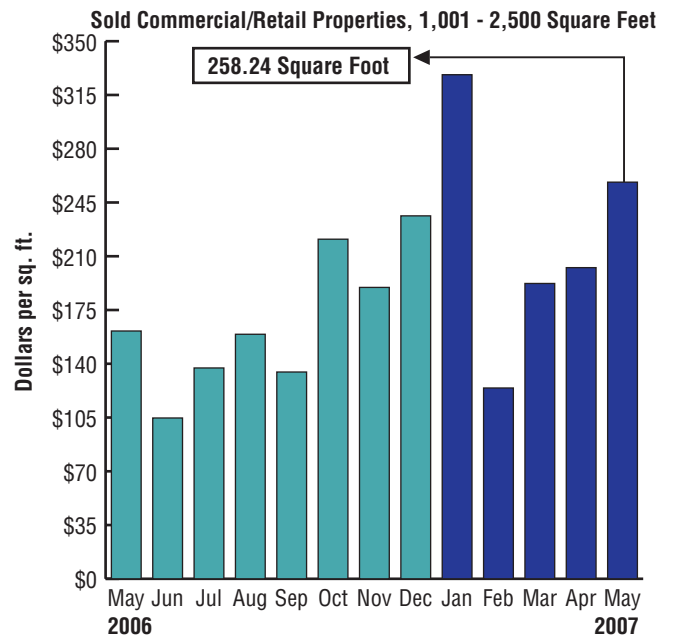
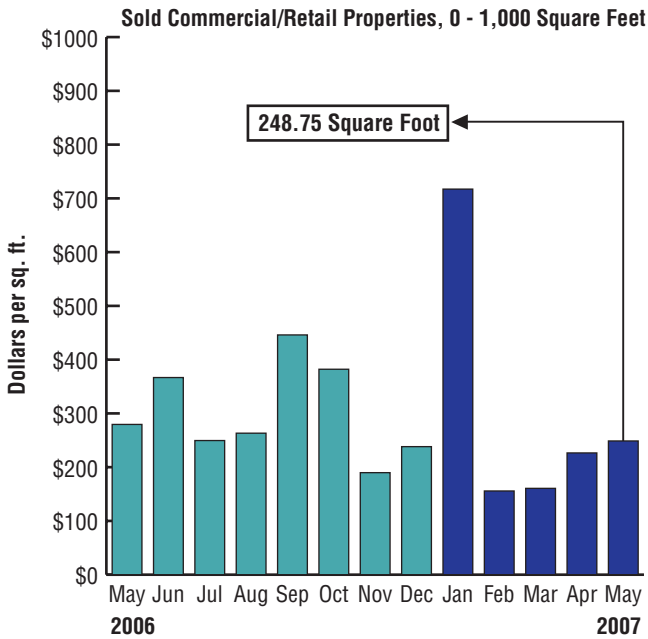
50,001 SQ. FT. AND OVER

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

All information on this publication is copyright © 2006. Toronto Real Estate Board Commercial Division. All rights reserved.

Commercial Division
Toronto Real Estate Board
www.trebcommercial.com

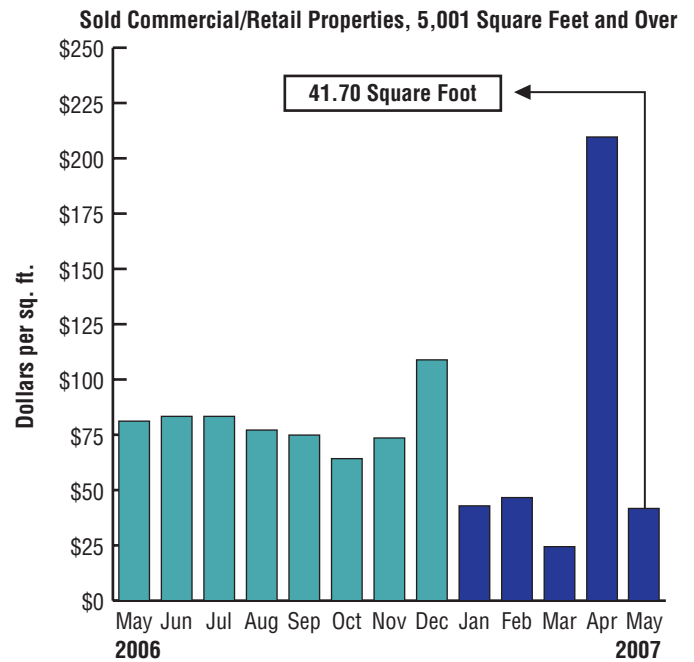
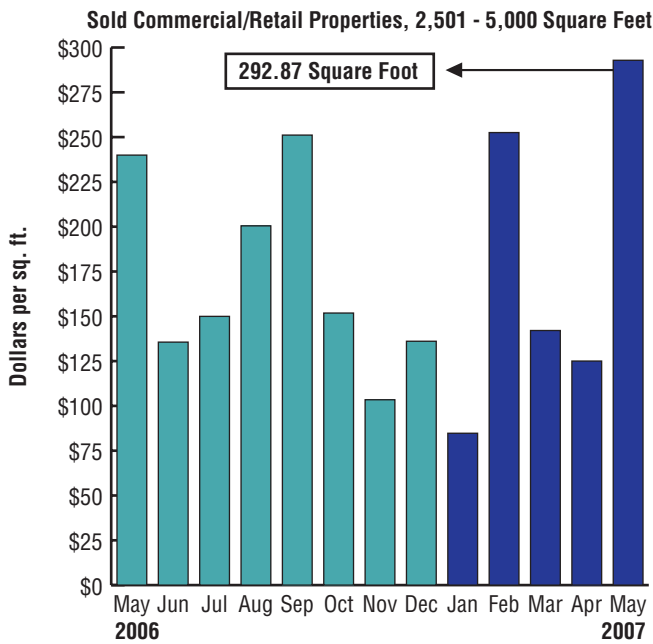
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	956	\$413.14
C04	1	800	\$200.00
E02	1	750	\$232.27
E07	1	884	\$181.00
Total:	5	3,390	\$262.29
East			
E15	1	905	\$198.00
Total:	1	905	\$198.00
Grand Total:			
	6	4,295	\$248.75

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	2,170	\$261.75
E05	1	1,100	\$68.18
W02	1	1,250	\$212.00
W04	1	1,560	\$185.90
W07	1	2,000	\$500.00
Total:	5	8,080	\$272.03
East			
E17	1	2,100	\$104.76
Total:	1	2,100	\$104.76
West			
W20	1	1,150	\$417.39
Total:	1	1,150	\$417.39
North			
N04	1	1,750	\$454.86
N06	1	1,260	\$69.84
N08	1	1,200	\$192.50
Total:	3	4,210	\$264.85
Grand Total:			
	10	15,540	\$258.24

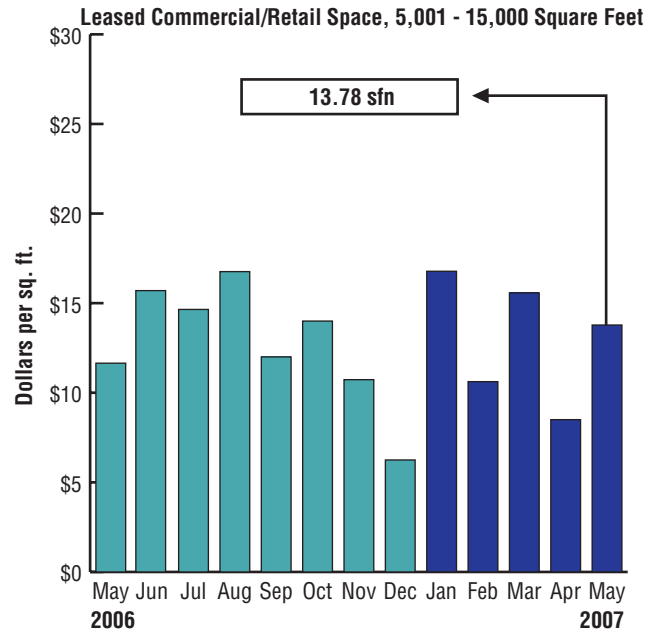
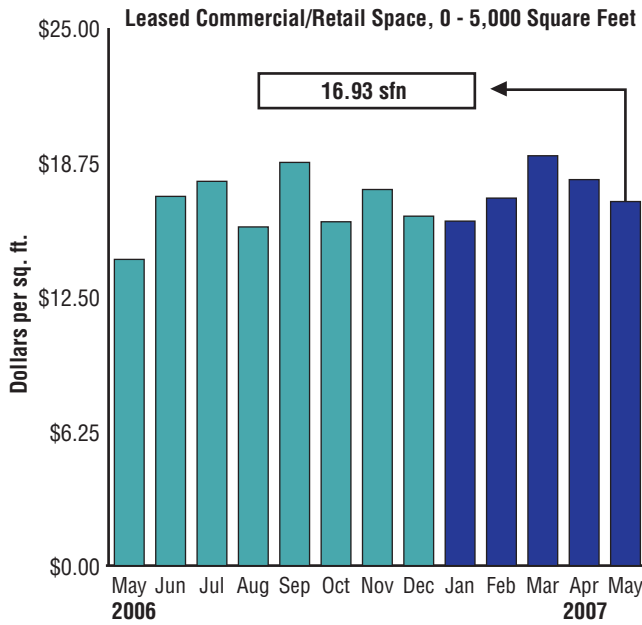
SOLD COMMERCIAL/RETAIL PROPERTIES



2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	3,650	\$513.70
C08	1	2,900	\$228.45
E06	1	2,968	\$84.23
Total:	3	9,518	\$292.87
Grand Total:			
	3	9,518	\$292.87

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	6,138	\$322.58
C07	1	6,500	\$115.38
E07	1	6,750	\$94.81
W06	1	12,000	\$91.67
W07	1	16,500	\$159.39
Total:	5	47,888	\$148.26
East			
E15	1	6,600	\$64.39
E16	1	6,250	\$22.40
Total:	2	12,850	\$43.97
West			
W13	1	6,000	\$308.33
W29	1	152,460	\$10.36
Total:	2	158,460	\$21.64
North			
N08	1	125,453	\$20.69
Total:	1	125,453	\$20.69
Grand Total:			
	10	344,651	\$41.70

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C03	1	837	\$35.00
C04	2	5,200	\$27.23
C08	3	3,658	\$23.10
E01	2	3,200	\$23.25
E03	1	950	\$20.00
E08	1	950	\$13.89
E10	1	1,040	\$13.85
W01	2	2,784	\$16.51
W05	1	3,142	\$4.75
W06	1	1,555	\$14.00
Total:	15	23,316	\$19.69
East			
E13	1	2,324	\$14.00
E16	2	3,250	\$9.29
E17	2	2,403	\$12.92
Total:	5	7,977	\$11.76
West			
W12	1	3,200	\$19.00
W21	3	5,025	\$23.35
W23	3	6,816	\$13.53
Total:	7	15,041	\$17.98
North			
N03	2	2,600	\$12.18
N04	1	900	\$22.00
N06	2	3,935	\$14.10
N08	7	11,221	\$13.17
N11	3	2,605	\$29.32
N12	3	5,250	\$15.09
Total:	18	26,511	\$15.48
Grand Total:	45	72,845	\$16.93

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	2	20,500	\$9.01
W23	1	5,029	\$20.00
Total:	3	25,529	\$11.18
North			
N11	1	7,210	\$25.00
N19	1	8,000	\$12.00
Total:	2	15,210	\$18.16
Grand Total:	5	40,739	\$13.78

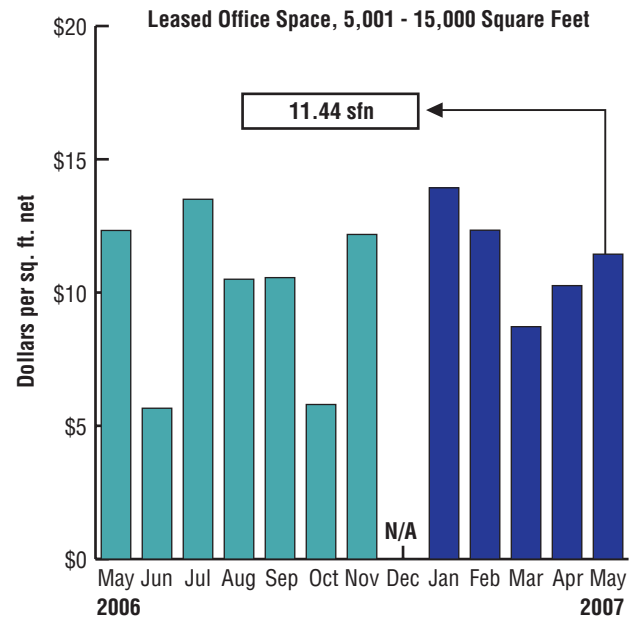
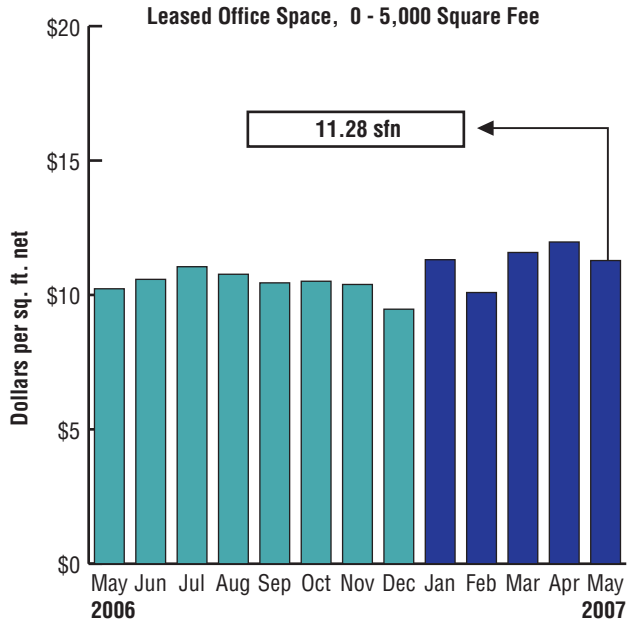
15,001 - 50,000 SQ. FT.

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			
C07	1	1,500	\$20.80
C10	1	2,135	\$11.50
C13	2	2,642	\$11.89
C15	1	630	\$18.00
W05	1	1,099	\$8.00
W08	4	11,380	\$11.14
W10	1	2,475	\$6.50
Total:	11	21,861	\$11.44
East			
E13	3	3,800	\$16.74
E14	1	1,000	\$16.00
E17	1	575	\$12.52
Total:	5	5,375	\$16.15
West			
W12	2	6,440	\$15.87
W17	9	19,607	\$8.78
W21	2	5,145	\$12.87
W24	1	2,100	\$11.00
W27	1	500	\$21.36
Total:	15	33,792	\$11.08
North			
N01	1	930	\$12.00
N03	3	3,818	\$14.45
N08	2	1,400	\$16.71
N10	5	9,827	\$7.24
N11	2	5,331	\$10.60
Total:	13	21,306	\$10.20
Grand Total:	44	82,334	\$11.28

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	6,720	\$4.25
W08	1	7,003	\$12.00
Total:	2	13,723	\$8.20
West			
W12	1	6,768	\$18.00
Total:	1	6,768	\$18.00
Grand Total:	3	20,491	\$11.44

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
N11	1	22,249	\$15.50
Total:	1	22,249	\$15.50
Grand Total:	1	22,249	\$15.50

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					
E15	1	60,984	\$4.10	1.40	\$178,571.43
E19	1	15,600	\$28.21	0.36	\$1,222,222.22
Total:	2	76,584	\$9.01	1.76	\$392,045.45
North					
N01	1	27,878	\$19.19	0.64	\$835,937.50
N08	1	33,977	\$32.38	0.78	\$1,410,256.41
Total:	2	61,855	\$26.43	1.42	\$1,151,408.45
Grand Total:					
	4	138,439	\$16.79	3.18	\$731,132.08

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E15	1	1,916,640	\$3.29	44.00	\$143,181.82
Total:	1	1,916,640	\$3.29	44.00	\$143,181.82
West					
W17	1	248,292	\$2.12	5.70	\$92,336.11
W20	1	248,292	\$17.19	5.70	\$748,771.93
W24	1	217,800	\$1.84	5.00	\$80,000.00
W27	1	9,801,000	\$0.18	225.00	\$7,644.44
W28	1	470,884	\$0.96	10.81	\$41,628.12
Total:	5	10,986,268	\$0.67	252.21	\$29,199.14
North					
N13	1	1,045,440	\$0.63	24.00	\$27,375.00
Total:	1	1,045,440	\$0.63	24.00	\$27,375.00
Grand Total:					
	7	13,948,348	\$1.03	320.21	\$44,724.76

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.