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Commercial Market Continues Recovery in September

Toronto's commercial Real Estate market extended its recovery in September, TREB Commercial Council Chair Mike Dosman announced today, with 649,443 square feet of space traded through the Board's MLS system, up 43% from the 452,866 square feet of space recorded in August.

"Prices also increased marginally in September," Dosman commented, "with leased rates for industrial space coming in at \$5.41 sfm., a 1% rise over last's month's \$5.33 sfm. However, this is still down about 2% from the September 2001 figure of \$5.52 sfm."

Executive Council, Commercial Division

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Chairman

Joe De Leo
Vice-Chairman

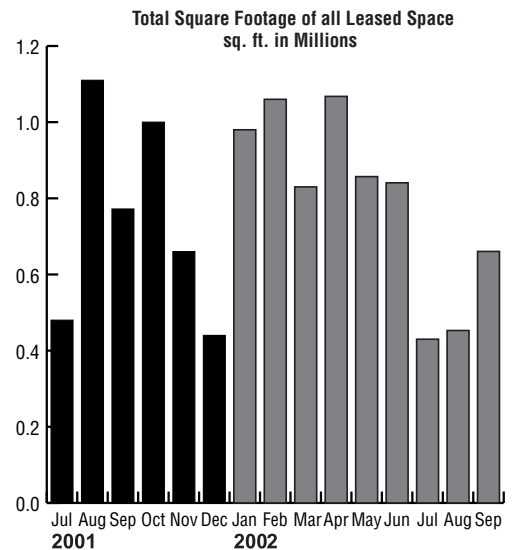
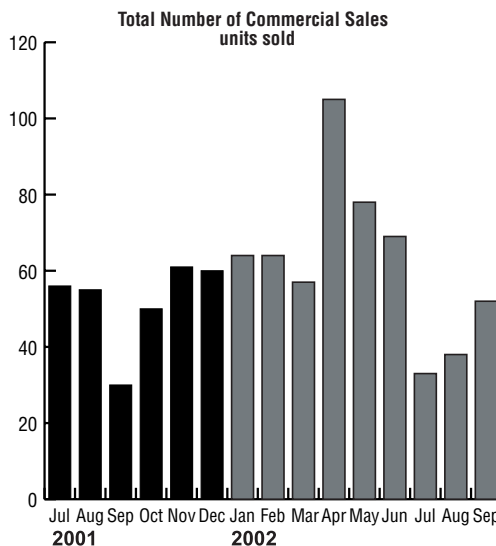
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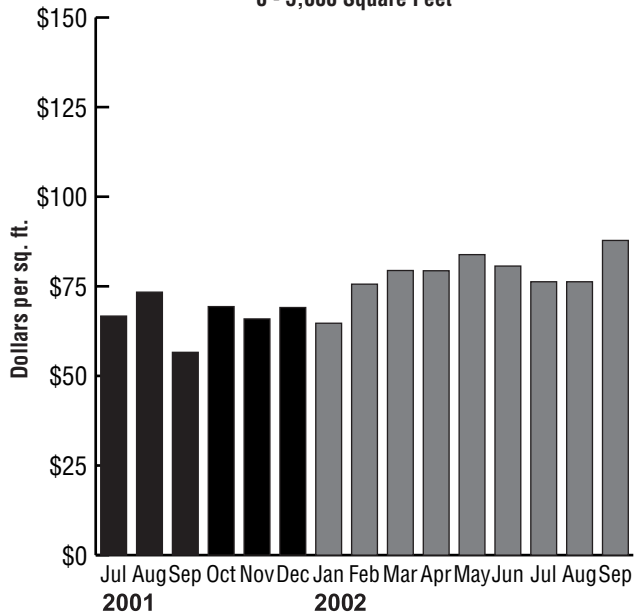
Sales Market Highlights

Commercial/Industrial sales were also on the rebound in September, with 57 properties changing hands compared to 37 in August. Of these, 35 were industrial properties of all size categories which sold for an average of \$66.84 per square foot. This compares with an average of \$58.82 from non-MLS sources, which tend to record the sale of larger properties.

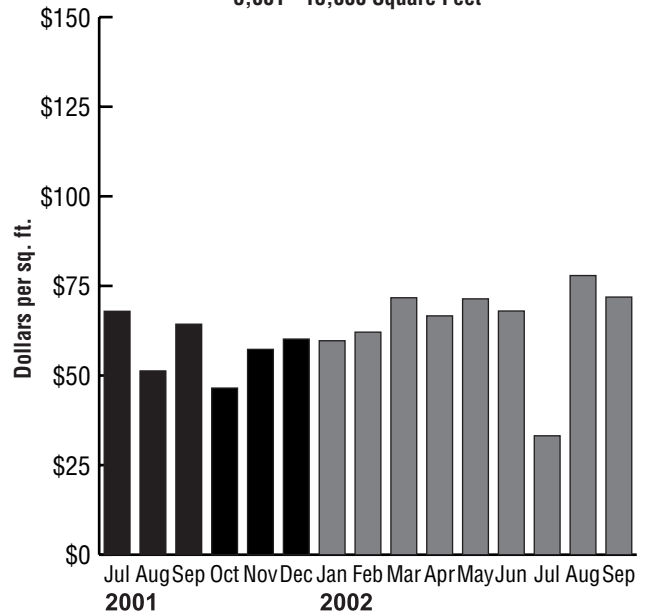


SOLD INDUSTRIAL PROPERTIES

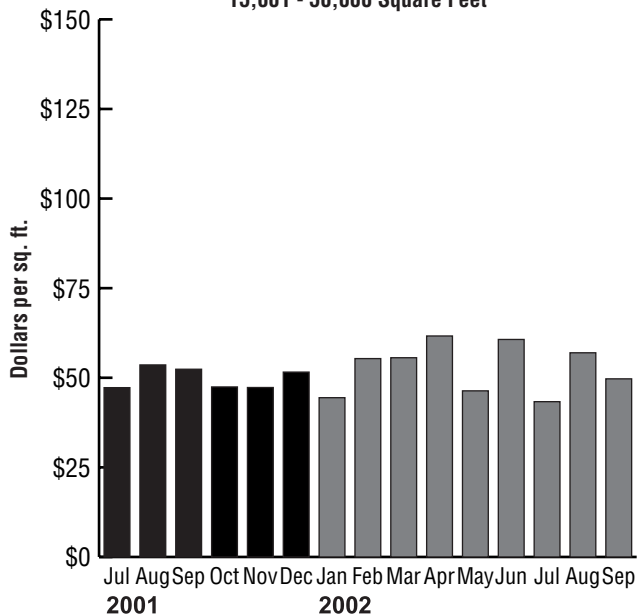
Sold Industrial Properties
0 - 5,000 Square Feet



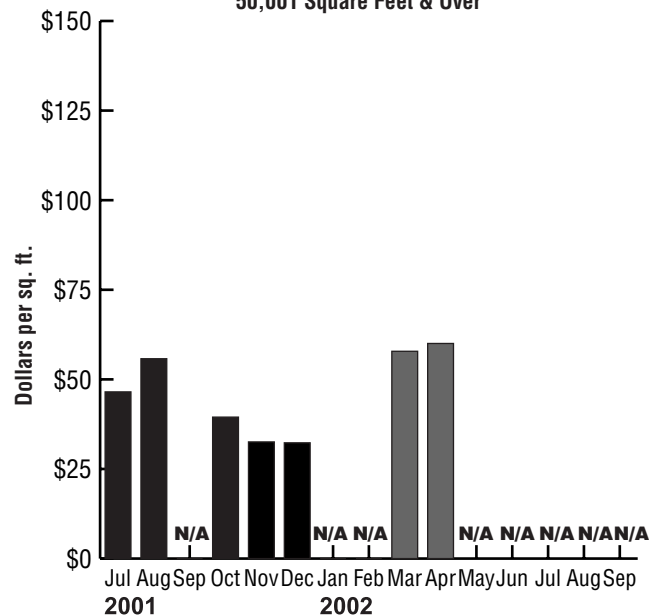
Sold Industrial Properties
5,001 - 15,000 Square Feet



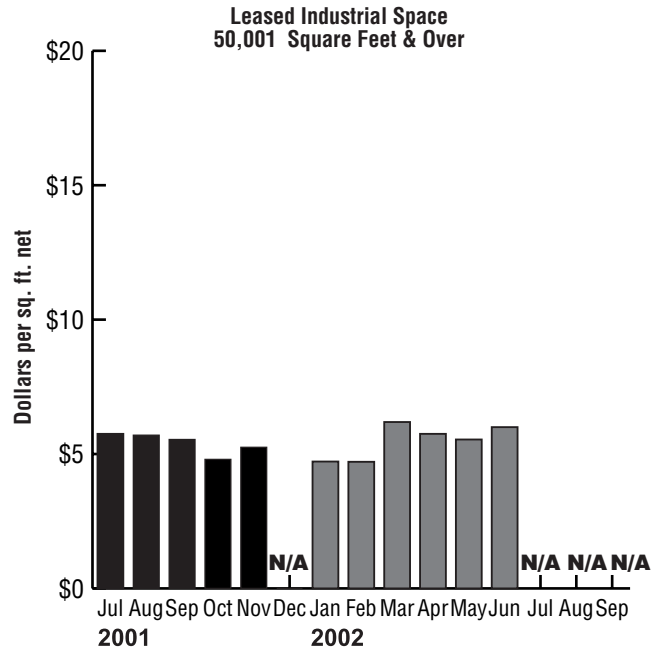
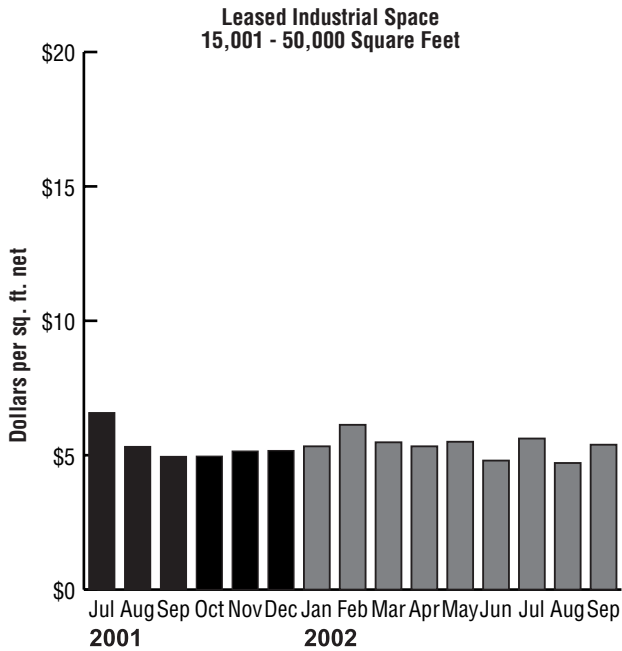
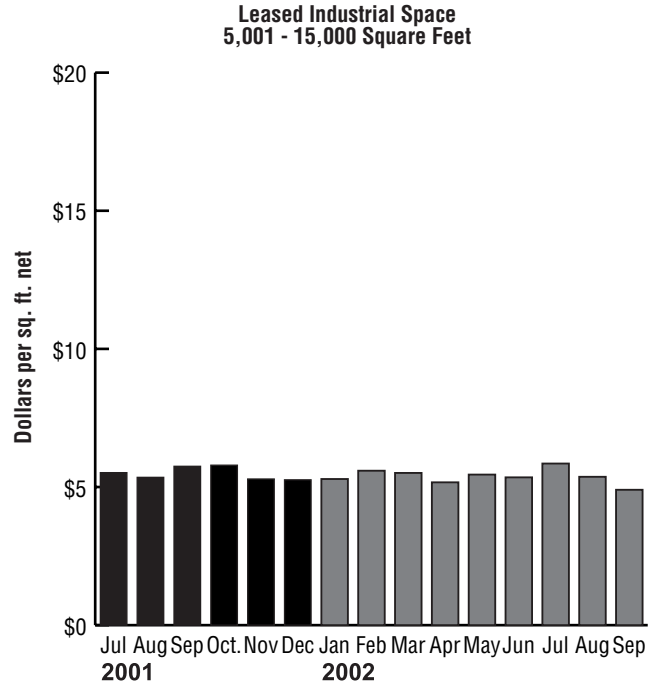
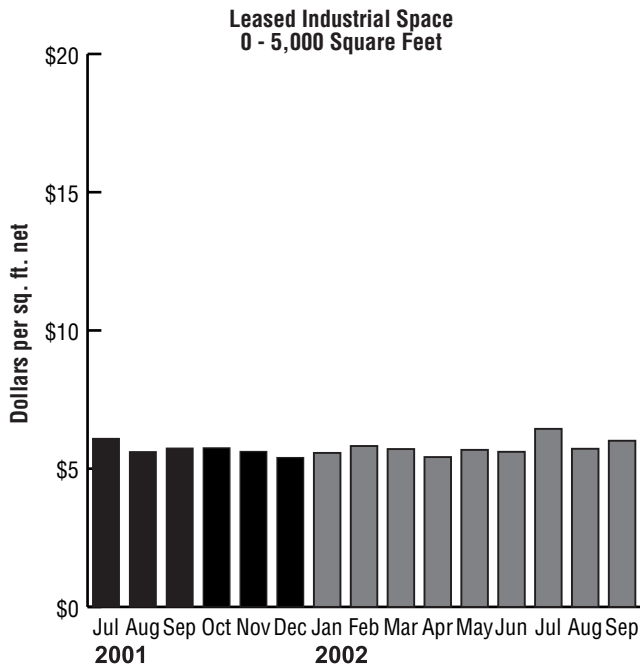
Sold Industrial Properties
15,001 - 50,000 Square Feet



Sold Industrial Properties
50,001 Square Feet & Over

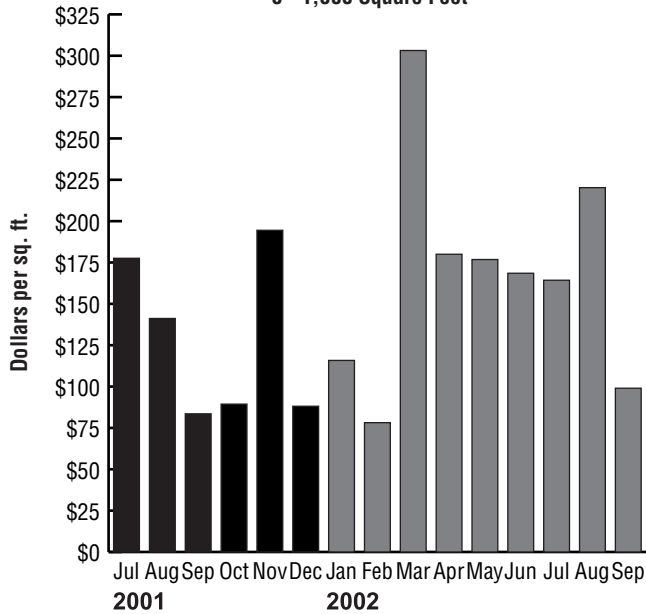


LEASED INDUSTRIAL SPACE

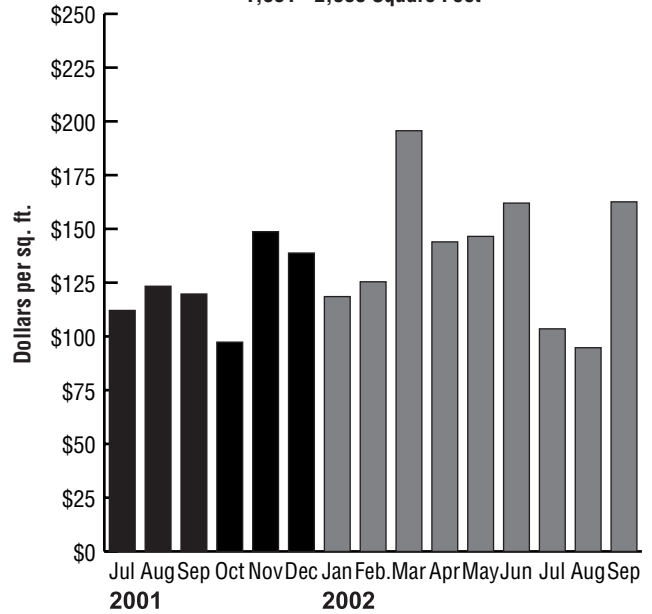


SOLD COMMERCIAL/RETAIL PROPERTIES

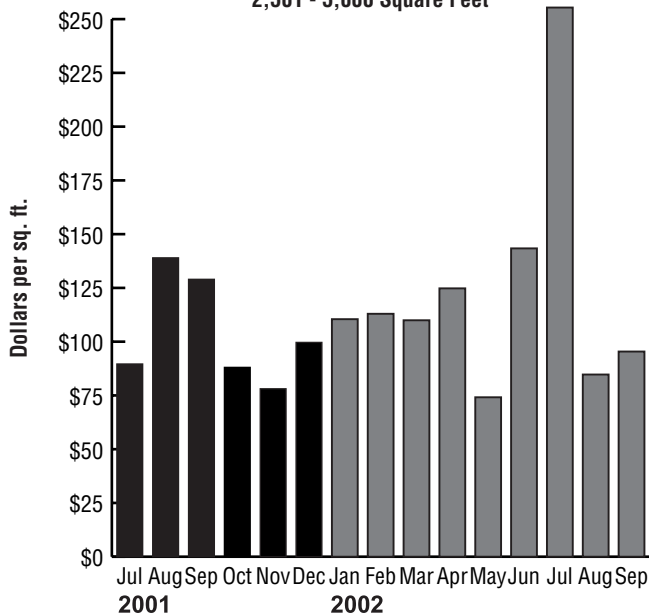
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



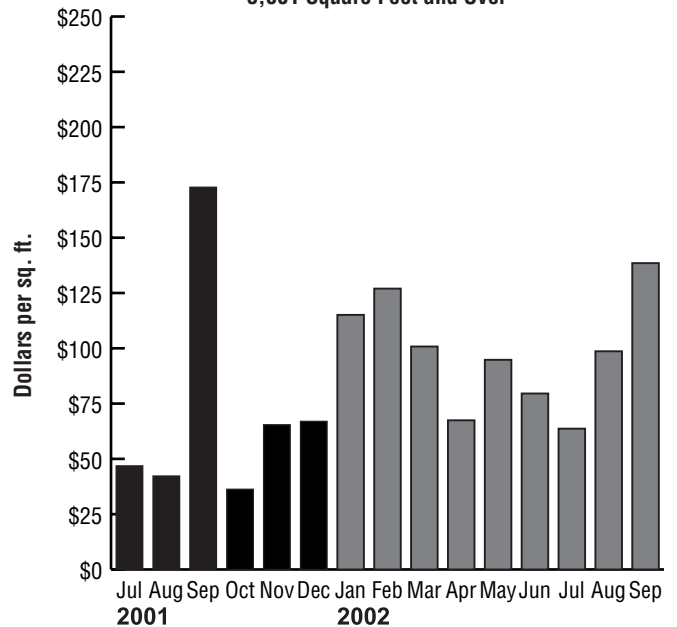
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



Sold Commercial/Retail Properties
2,501 - 5,000 Square Feet

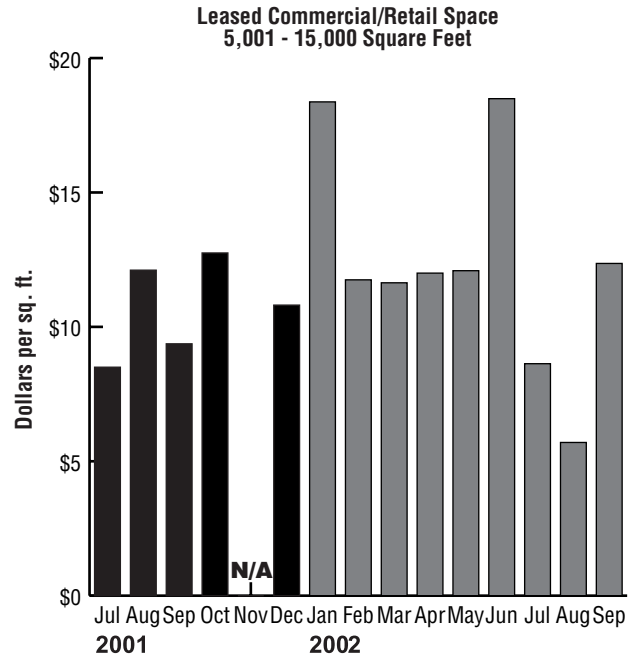
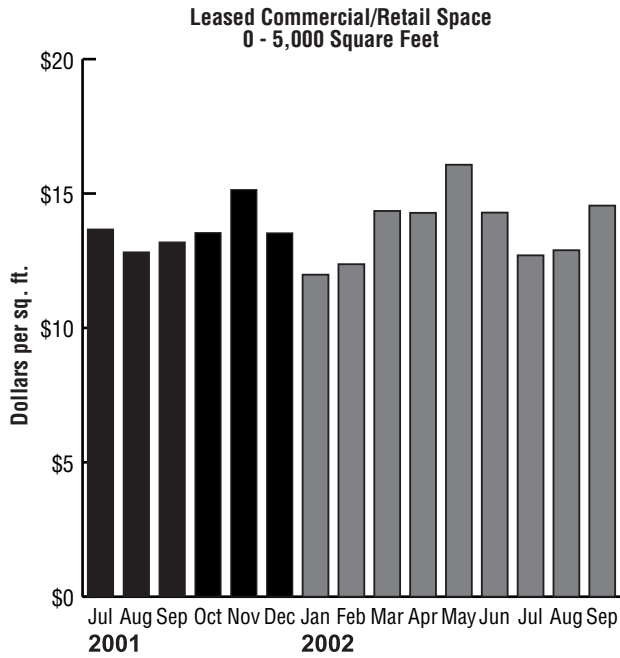


Sold Commercial/Retail Properties
5,001 Square Feet and Over

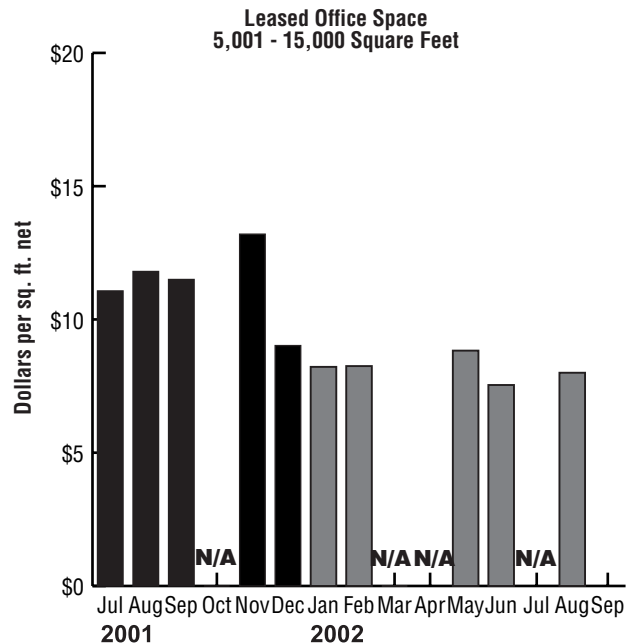
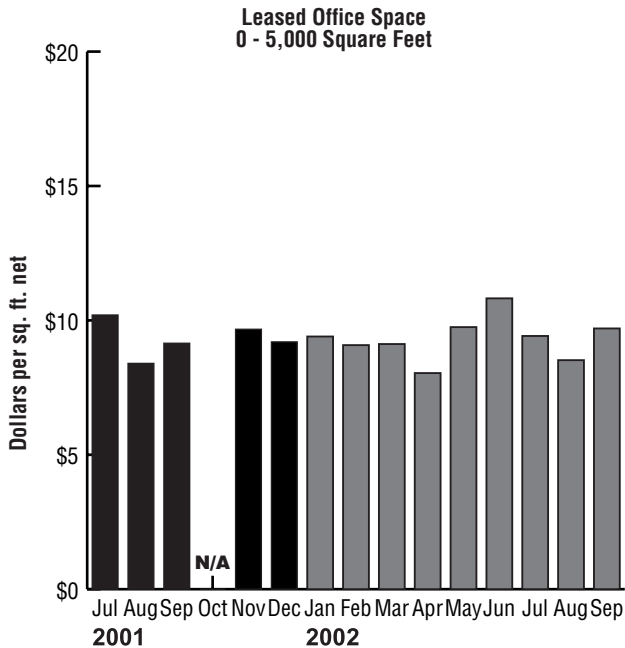


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	6	10,298	\$71.16
E11	1	4,800	\$114.58
Total:	7	15,098	\$84.96
West			
W04	1	3,768	\$104.83
W05	1	3,050	\$95.57
W07	1	2,117	\$76.52
W13	1	2,950	\$69.49
W17	2	2,283	\$100.09
W24	4	10,959	\$88.28
W27	1	3,000	\$62.50
W28	1	1,300	\$91.54
Total:	12	29,427	\$86.86
North			
N03	2	7,098	\$112.00
N06	1	1,446	\$88.10
N07	1	1,500	\$85.33
N08	6	15,802	\$77.55
N10	1	1,980	\$120.20
Total:	11	27,826	\$90.34
Grand Total:			
	30	72,351	\$87.80

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W03	1	30,500	\$40.98
W17	1	32,263	\$62.77
Total:	2	62,763	\$52.18
North			
N11	1	30,200	\$44.54
Total:	1	30,200	\$44.54
Grand Total:			
	3	92,963	\$49.70

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W10	1	9,300	\$69.89
Total:	1	9,300	\$69.89
North			
N08	1	5,890	\$75.04
Total:	1	5,890	\$75.04
Grand Total:			
	2	15,190	\$71.89

50,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
N/A	N/A	N/A	N/A

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LEASED INDUSTRIAL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	9	22,149	\$6.20
E11	1	3,597	\$5.00
E12	1	4,000	\$5.25
E17	1	3,698	\$5.50
Total:	12	33,444	\$5.88

West			
W05	3	6,392	\$4.23
W07	1	3,058	\$7.05
W09	1	1,200	\$7.00
W12	1	2,255	\$6.00
W14	2	7,622	\$4.33
W17	20	53,181	\$6.05
W20	2	5,752	\$5.75
W24	1	3,011	\$5.75
Total:	31	82,471	\$5.77

North			
N04	1	4,946	\$5.75
N07	2	5,655	\$5.87
N08	5	12,062	\$6.33
N10	2	2,600	\$7.12
N11	2	5,967	\$8.40
N17	1	3,200	\$7.50
Total:	13	34,430	\$6.70

Grand Total:			
	56	150,345	\$6.01

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E16	1	24,000	\$3.50
Total:	1	24,000	\$3.50

West			
W06	1	46,500	\$5.87
W17	5	140,037	\$5.67
W22	1	39,505	\$5.00
Total:	7	226,042	\$5.59

Grand Total:			
	8	250,042	\$5.39

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	10,000	\$5.50
E15	1	15,000	\$3.25
Total:	2	25,000	\$4.15

West			
W04	1	9,250	\$3.50
W05	2	23,000	\$3.25
W06	2	13,449	\$4.15
W10	1	7,806	\$4.25
W17	6	50,453	\$5.65
W24	1	10,254	\$5.50
Total:	13	114,212	\$4.71

North			
N03	1	5,050	\$6.75
N08	1	10,122	\$6.25
Total:	2	15,172	\$6.42

Grand Total:			
	18	161,899	\$4.90

50,001 SQ. FT. AND OVER

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

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	1	911	\$92.21
Total:	1	911	\$92.21
North			
N02	2	754	\$165.78
N08	1	950	\$133.68
N11	2	1,782	\$55.84
Total:	5	3,486	\$100.83
Grand Total:			
	6	4,397	\$99.04

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E16	1	3,400	\$54.41
Total:	1	3,400	\$54.41
West			
W01	1	2,770	\$161.37
Total:	1	2,770	\$161.37
Central			
C02	1	2,700	\$125.19
Total:	1	2,700	\$125.19
North			
N24	1	3,000	\$54.17
Total:	1	3,000	\$54.17
Grand Total:			
	4	11,870	\$95.41

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E06	1	2,390	\$64.44
Total:	1	2,390	\$64.44
West			
W05	1	1,150	\$123.48
W27	1	2,300	\$79.78
Total:	2	3,450	\$94.35
Central			
C10	1	2,250	\$350.67
Total:	1	2,250	\$350.67
North			
N11	1	1,650	\$190.91
Total:	1	1,650	\$190.91
Grand Total:			
	5	9,740	\$162.58

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
East			
E05	1	11,021	\$186.01
Total:	1	11,021	\$186.01
North			
N19	1	11,000	\$90.91
Total:	1	11,000	\$90.91
Grand Total:			
	2	22,021	\$138.50

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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E03	1	1,000	\$24.00
E04	1	1,800	\$17.67
E05	1	470	\$20.00
E07	1	2,031	\$13.00
E14	2	1,964	\$17.07
Total:	6	7,265	\$17.22

West			
W16	1	1,100	\$8.00
W17	2	2,526	\$16.00
W20	1	1,450	\$24.00
W24	1	3,850	\$6.00
Total:	5	8,926	\$12.00

Central			
C02	3	5,553	\$17.30
C04	1	3,300	\$7.00
Total:	4	8,853	\$13.46

North			
N02	2	1,045	\$26.01
N06	2	3,432	\$15.83
N11	2	2,061	\$12.87
Total:	6	6,538	\$16.53

Grand Total:			
	21	31,582	\$14.55

15,001 - 50,00 SQ. FT.

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

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N03	1	9,600	\$13.50
N11	1	8,002	\$11.00
Total:	2	17,602	\$12.36

Grand Total:			
	2	17,602	\$12.36

50,001 SQ. FT. AND OVER

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

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LEASED OFFICE SPACE AND SOLD LAND

LEASED OFFICE SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E03	1	1,100	\$12.00
E10	1	1,700	\$15.25
Total:	2	2,800	\$13.97
West			
W05	2	2,528	\$11.74
W07	1	895	\$11.00
W14	1	807	\$10.00
W15	1	2,000	\$11.50
W17	5	7,735	\$6.23
W28	1	445	\$10.79
Total:	11	14,410	\$8.57
Central			
C15	1	1,904	\$8.00
Total:	1	1,904	\$8.00
North			
N03	1	1,350	\$17.78
N05	1	2,002	\$8.00
Total:	2	3,352	\$11.94
Grand Total:			
	16	22,466	\$9.70

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W20	1	15,507	\$8.50
Total:	1	15,507	\$8.50
Grand Total:			
	1	15,507	\$8.50

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

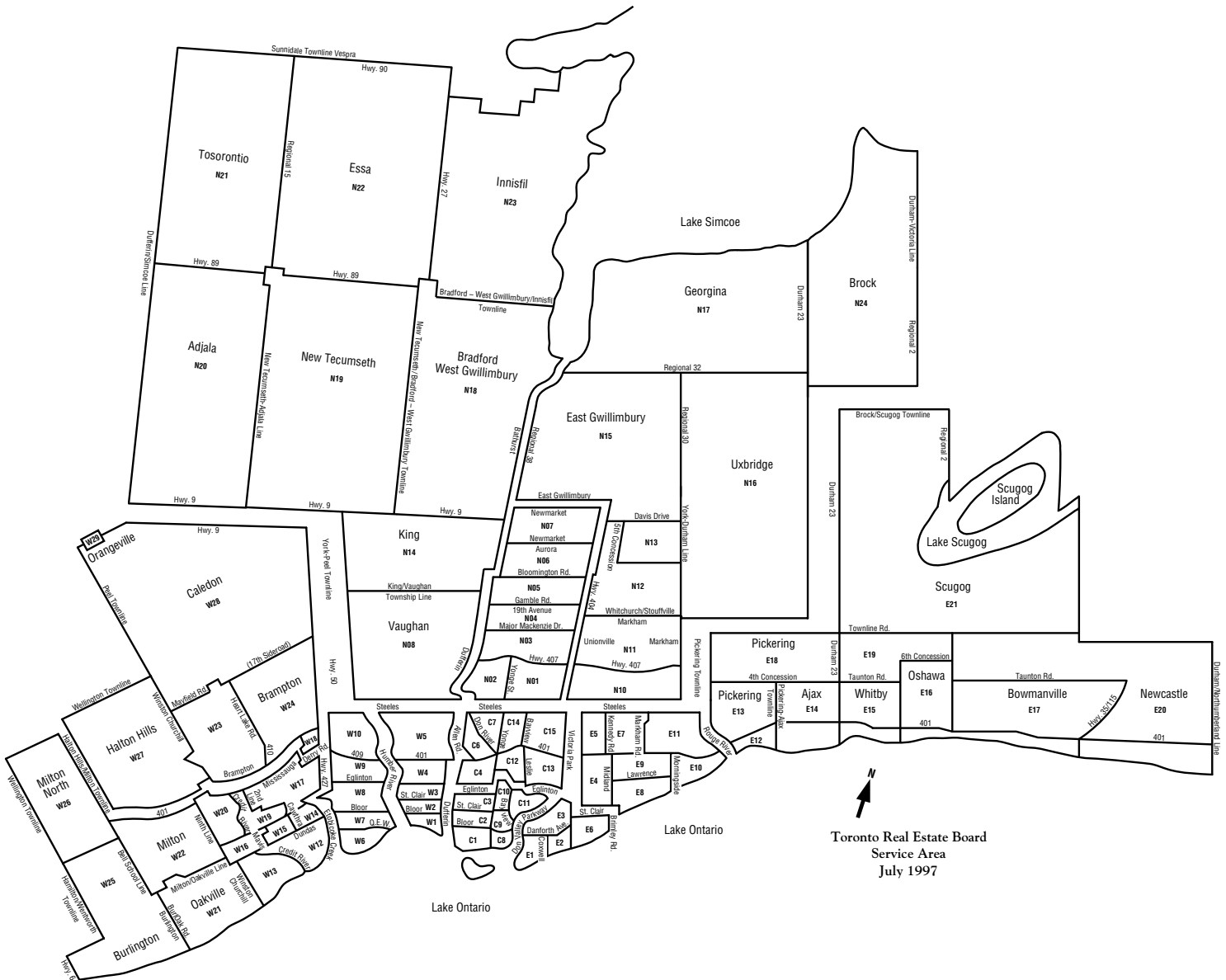
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E10	1	87,120	\$2.87	2.00	\$124,950.00
Total:	1	87,120	\$2.87	2.00	\$124,950.00
West					
W07	1	58,806	\$2.21	1.35	\$96,296.30
W10	1	65,340	\$6.12	1.50	\$266,666.67
W21	1	52,272	\$4.97	1.20	\$216,666.67
W27	1	60,000	\$8.58	1.38	\$373,188.41
Total:	4	236,418	\$5.52	5.43	\$240,331.49
Grand Total:					
	5	323,538	\$4.81	7.43	\$209,273.22

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E19	1	550,163	\$0.15	12.63	\$6,334.13
Total:	1	550,163	\$0.15	12.63	\$6,334.13
West					
W25	1	167,706	\$7.63	3.85	\$332,467.53
W29	1	519,235	\$0.42	11.92	\$18,456.38
Total:	2	686,941	\$2.18	15.77	\$95,117.31
Grand Total:					
	3	1,237,104	\$1.28	28.40	\$55,633.80

TORONTO REAL ESTATE BOARD SERVICE AREAS



Toronto Real Estate Board
Service Area
July 1997

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.