

Watch

January 2003

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Encouraging Signs in January

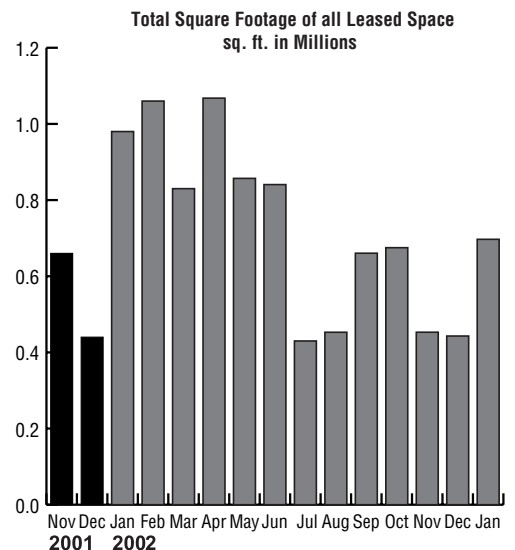
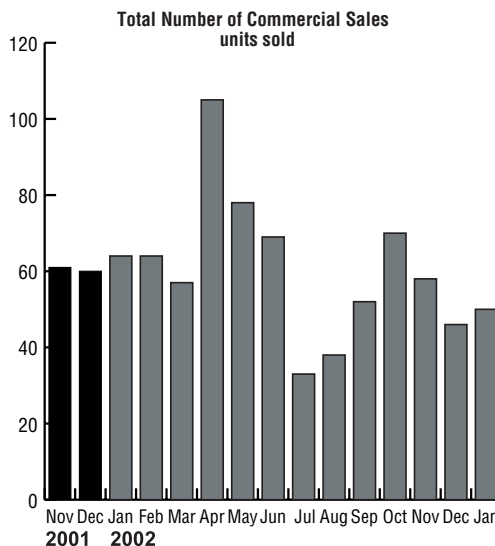
TREB Members leased 697,389 square feet of space through the TorontoMLS system in January, a marked improvement (up 57 per cent) from December's figure of 442,851, Commercial Council Chair Mike Dosman announced today. "Though off last years January pace of 980,355 square feet, this is still the healthiest we've seen the market since summer 2002," Dosman said.

Highlights of the month included:

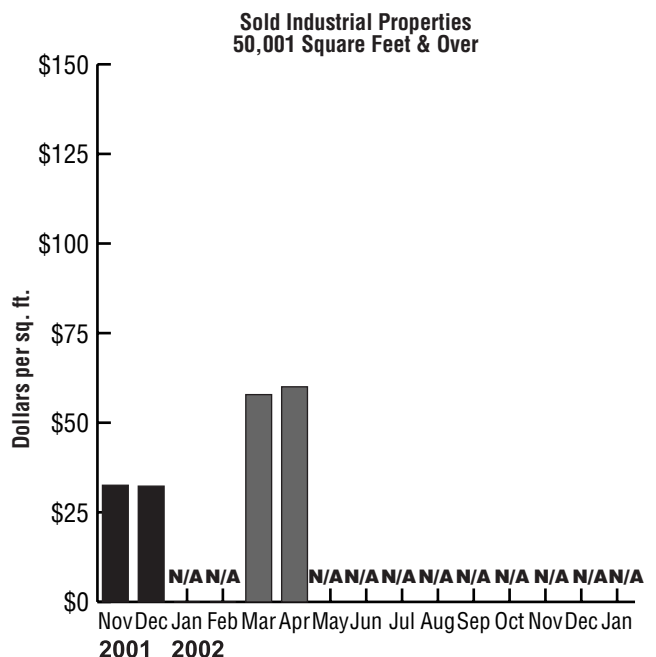
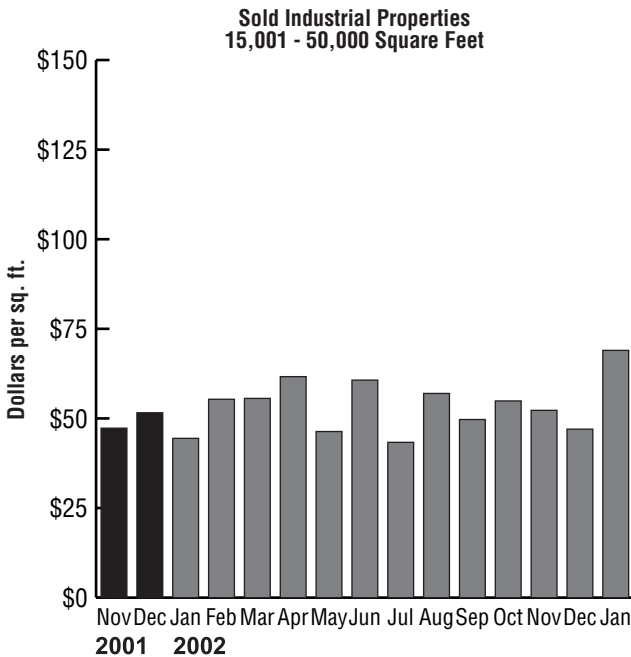
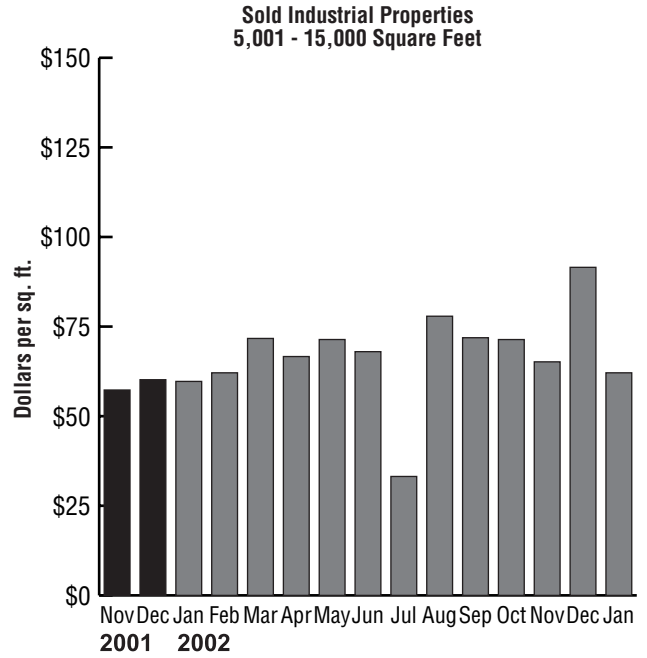
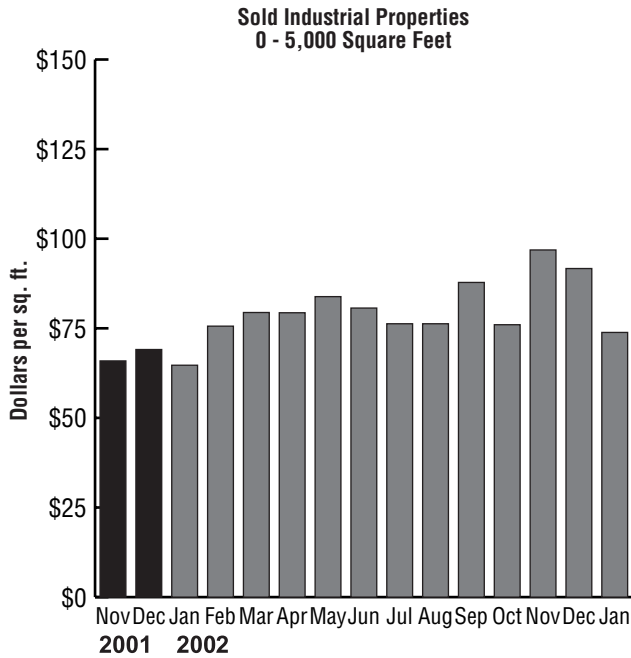
- Of the square footage leased, 616,233 was Industrial space in all size categories. The rate was \$5.38 sfm.
- 23,920 square feet of commercial space in the 0-5,000 square foot category was leased in January, and the average price sfm was \$10.85. The average price for office space in the same size category was \$10.58.

Sales Market Highlights

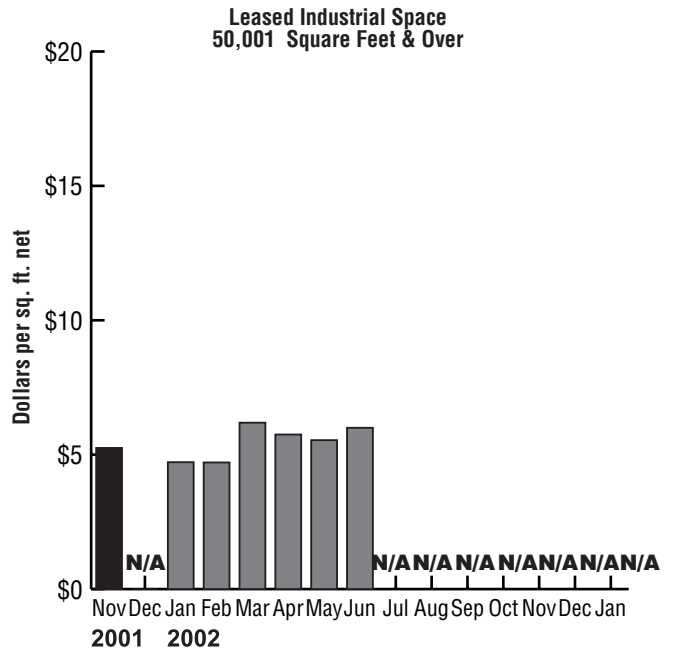
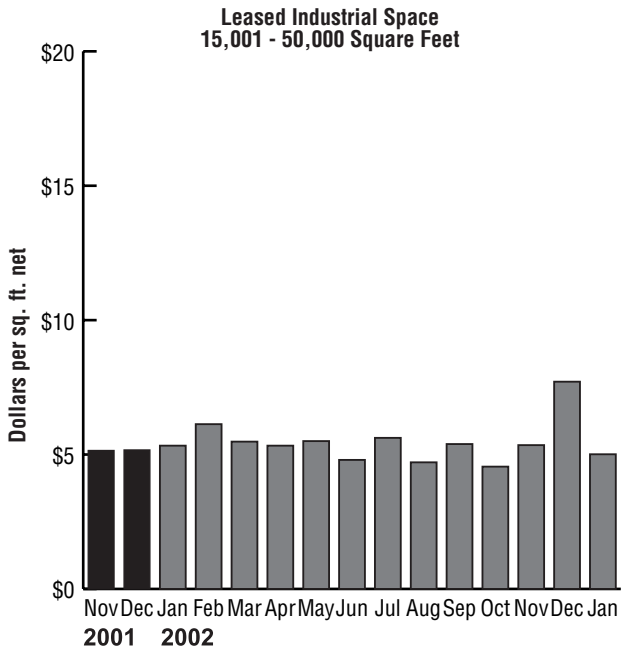
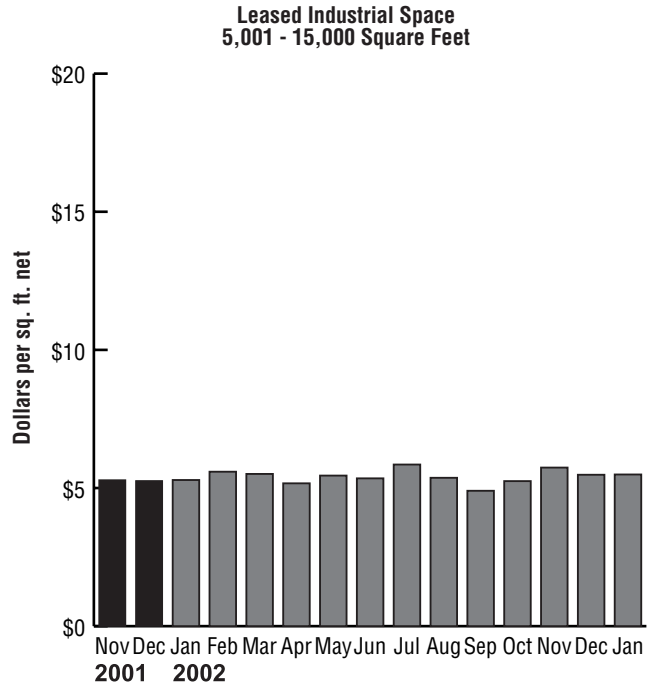
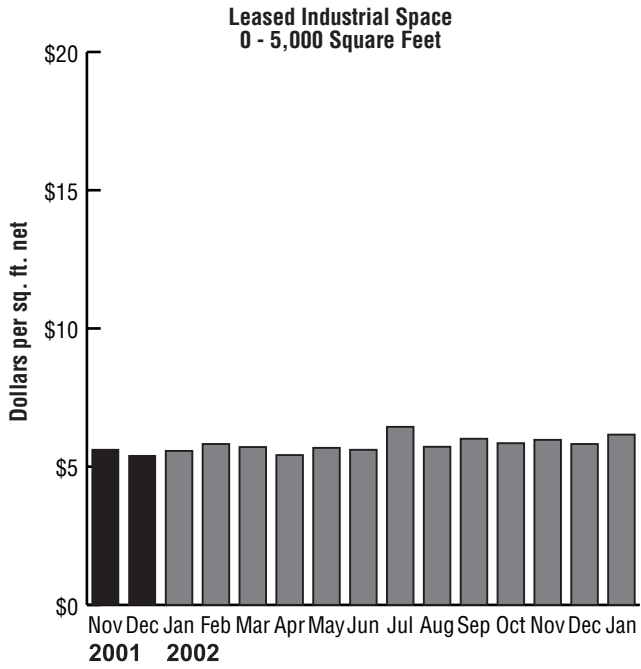
In January, 50 Commercial/Industrial properties traded hands through TREB's MLS system. Of these, exactly half were Industrial properties of all size categories, which averaged \$68.38 per square foot. Non-MLS sources gave a similar figure of \$66.98 per square foot. ■



SOLD INDUSTRIAL PROPERTIES

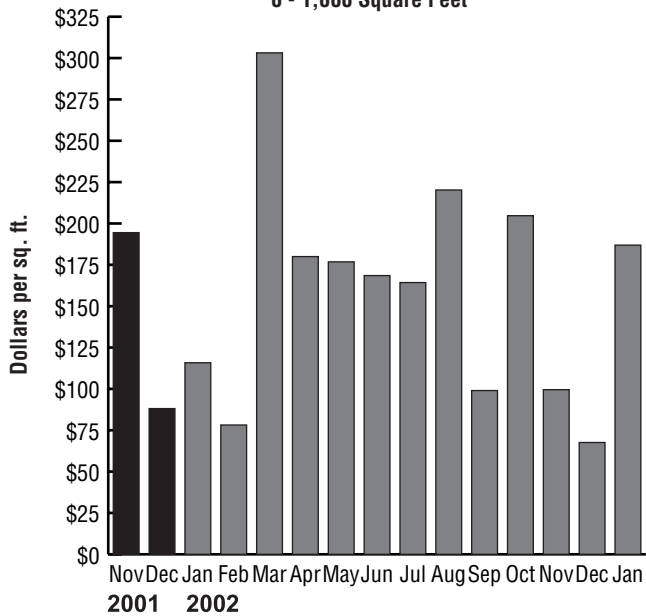


LEASED INDUSTRIAL SPACE

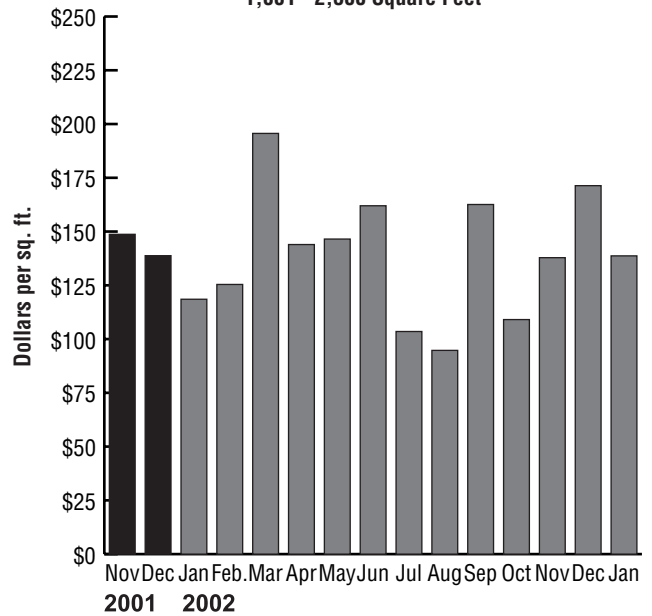


SOLD COMMERCIAL/RETAIL PROPERTIES

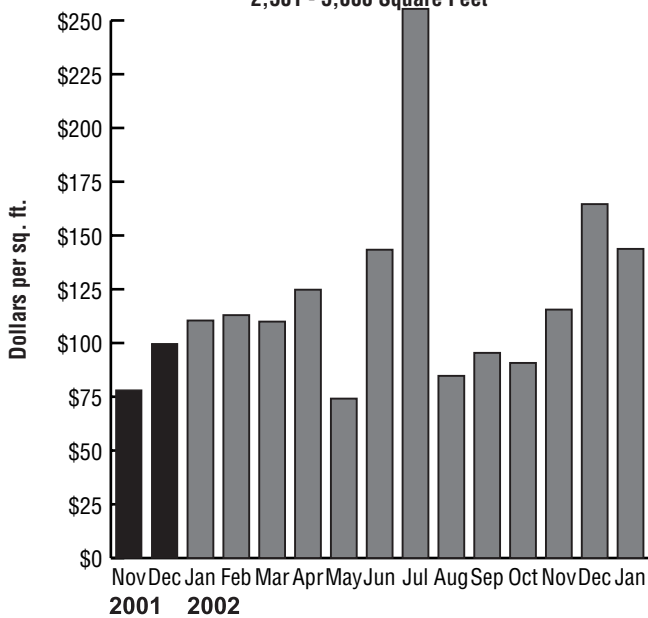
**Sold Commercial/Retail Properties
0 - 1,000 Square Feet**



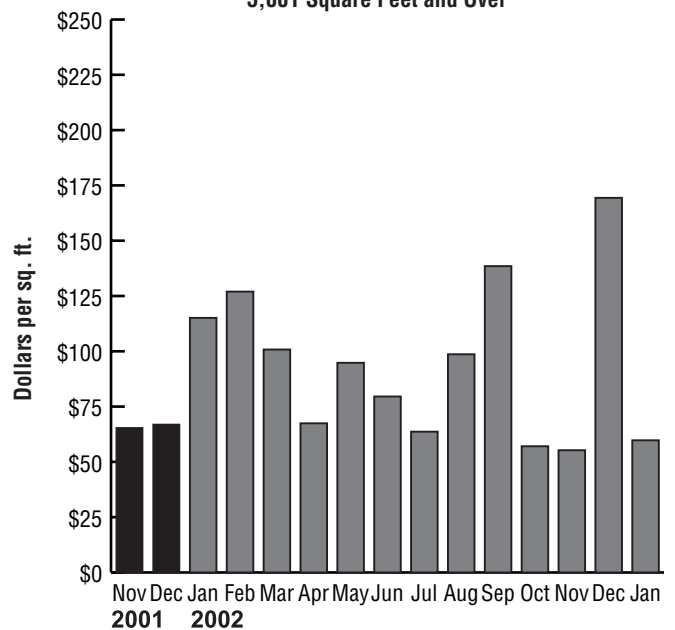
**Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet**



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

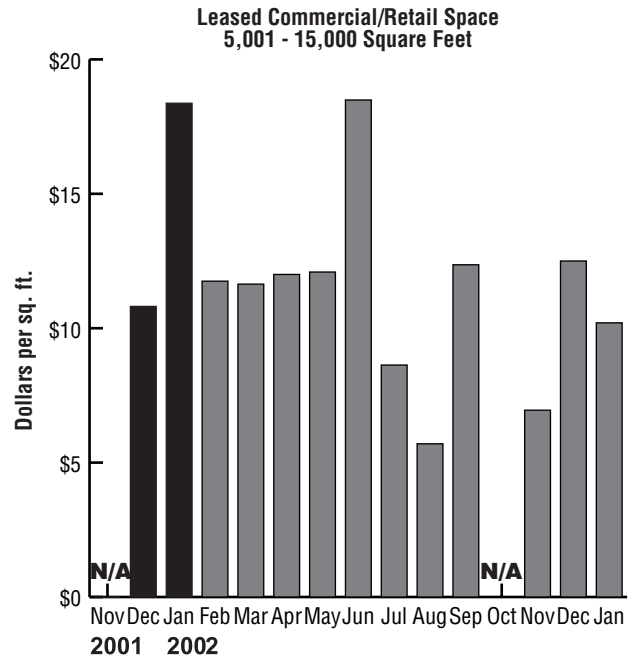
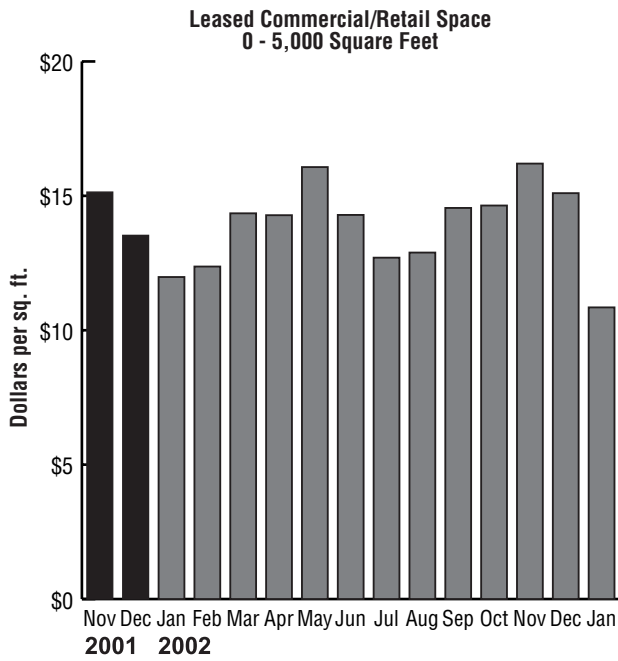


**Sold Commercial/Retail Properties
5,001 Square Feet and Over**

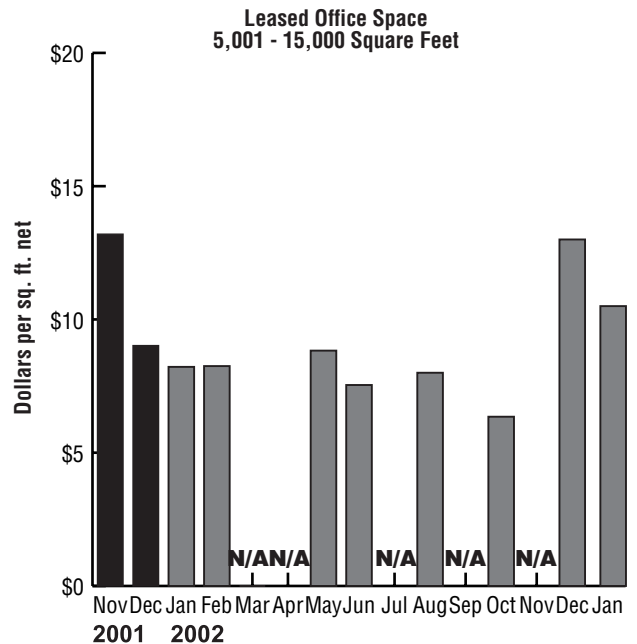
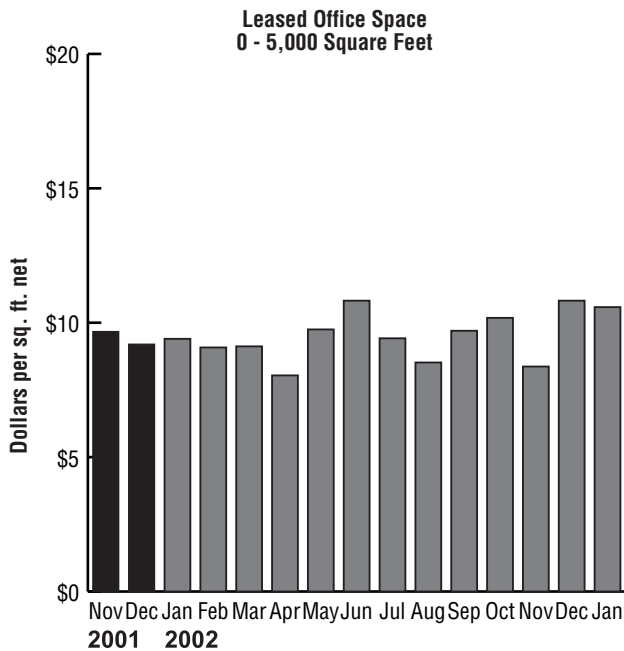


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E07	1	1,440	\$62.50
E11	1	2,447	\$69.78
Total:	2	3,887	\$67.08
West			
W05	4	10,113	\$56.31
W13	1	1,600	\$93.75
W24	2	4,690	\$93.60
Total:	7	16,403	\$70.63
North			
N04	1	1,687	\$85.95
N07	2	5,281	\$62.87
N08	4	9,014	\$86.81
Total:	7	15,982	\$78.81
Grand			
Total:	16	36,272	\$73.85

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W04	1	5,280	\$90.34
W06	1	12,000	\$37.50
W14	1	13,600	\$68.01
W17	1	14,000	\$66.79
Total:	4	44,880	\$62.10
Grand			
Total:	4	44,880	\$62.10

15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W12	1	42,000	\$95.24
W16	2	52,000	\$69.23
W23	1	23,522	\$34.01
Total:	4	117,522	\$71.48
North			
N07	1	18,000	\$52.78
Total:	1	18,000	\$52.78
Grand			
Total:	5	135,522	\$68.99

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			
E04	1	4,875	\$4.75
E07	6	12,543	\$5.93
E09	1	2,442	\$4.50
E11	2	6,120	\$5.25
E12	3	11,548	\$6.04
Total:	13	37,528	\$5.61

West			
W04	2	1,536	\$10.00
W05	3	9,757	\$5.00
W07	1	3,326	\$4.75
W09	2	6,054	\$5.25
W13	1	2,233	\$5.25
W17	12	28,452	\$6.21
W20	4	11,486	\$6.36
W21	1	1,207	\$6.25
W23	2	5,000	\$6.00
W28	1	4,100	\$5.00
Total:	29	73,151	\$5.90

Central			
CI5	1	4,600	\$8.00
Total:	1	4,600	\$8.00

North			
N03	2	5,292	\$7.39
N08	4	8,050	\$6.54
N10	4	11,239	\$7.27
N11	1	4,826	\$8.00
Total:	11	29,407	\$7.21

Grand Total:			
	54	144,686	\$6.16

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	35,625	\$3.90
Total:	1	35,625	\$3.90

West			
W05	1	18,135	\$3.75
W17	1	24,500	\$5.10
W23	3	73,993	\$4.55
W24	1	20,705	\$5.95
Total:	6	137,333	\$4.76

North			
N08	5	145,599	\$5.27
N10	1	17,838	\$7.00
Total:	6	163,437	\$5.46

Grand Total:			
	13	336,395	\$5.01

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E04	1	5,851	\$4.50
E07	1	8,890	\$4.50
E09	1	5,243	\$4.50
E12	2	19,276	\$4.87
Total:	5	39,260	\$4.68

West			
W10	1	13,542	\$4.50
W12	1	5,340	\$5.00
W17	8	71,328	\$5.93
W24	1	5,682	\$8.50
Total:	11	95,892	\$5.83

Grand Total:			
	16	135,152	\$5.49

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	804	\$192.79
E09	1	590	\$89.83
Total:	2	1,394	\$149.21
North			
N01	1	560	\$231.79
N02	1	354	\$127.12
N03	2	1,067	\$75.00
N10	4	1,348	\$269.44
N11	1	365	\$342.47
Total:	9	3,694	\$201.14
Grand Total:			
	11	5,088	\$186.92

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E16	1	1,100	\$134.55
Total:	1	1,100	\$134.55
West			
W03	1	1,914	\$141.07
Total:	1	1,914	\$141.07
Grand Total:			
	2	3,014	\$138.69

2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
East			
E16	1	4,650	\$94.62
Total:	1	4,650	\$94.62
Central			
C14	1	2,793	\$225.56
Total:	1	2,793	\$225.56
Grand Total:			
	2	7,443	\$143.76

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Central			
E16	3	41,275	\$58.87
E21	1	8,112	\$80.13
Total:	4	49,387	\$62.36
West			
W02	1	8,060	\$112.28
W20	1	5,700	\$122.81
Total:	2	13,760	\$116.64
Central			
C01	2	12,724	\$108.06
Total:	2	12,724	\$108.06
North			
N08	1	9,124	\$60.28
N17	1	36,155	\$17.43
Total:	2	45,279	\$26.06
Grand Total:			
	10	121,150	\$59.76

LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E05	2	2,140	\$15.97
E07	1	1,018	\$12.00
E17	1	1,200	\$9.00
Total:	4	4,358	\$13.12
West			
W05	1	1,008	\$16.67
W06	1	1,122	\$12.30
W16	1	1,182	\$10.00
W17	1	910	\$15.16
Total:	4	4,222	\$13.32
Central			
C04	1	805	\$23.00
C10	1	1,200	\$16.00
C11	1	1,000	\$20.40
Total:	3	3,005	\$19.34
North			
N08	2	8,500	\$5.75
N10	1	3,125	\$8.00
N11	1	710	\$20.00
Total:	4	12,335	\$7.14
Grand Total:			
	15	23,920	\$10.85

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
West			
W12	1	8,280	\$6.50
Total:	1	8,280	\$6.50
North			
N02	1	9,274	\$13.50
Total:	1	9,274	\$13.50
Grand Total:			
	2	17,554	\$10.20

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			
E07	2	1,162	\$19.62
Total:	2	1,162	\$19.62
West			
W04	1	1,750	\$10.29
W10	2	1,125	\$6.50
W14	1	1,413	\$9.25
W17	2	3,879	\$8.00
W21	1	1,614	\$8.30
W27	1	2,115	\$11.35
Total:	8	11,896	\$8.98
Central			
C02	1	989	\$12.50
C13	2	2,147	\$12.86
C14	1	450	\$26.67
Total:	4	3,586	\$14.49
North			
N04	1	700	\$17.14
N05	1	500	\$19.20
N08	4	6,007	\$8.15
N11	1	1,156	\$10.75
Total:	7	8,363	\$9.92
Grand Total:	21	25,007	\$10.58

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
North			
N03	1	14,675	\$10.50
Total:	1	14,675	\$10.50
Grand Total:	1	14,675	\$10.50

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

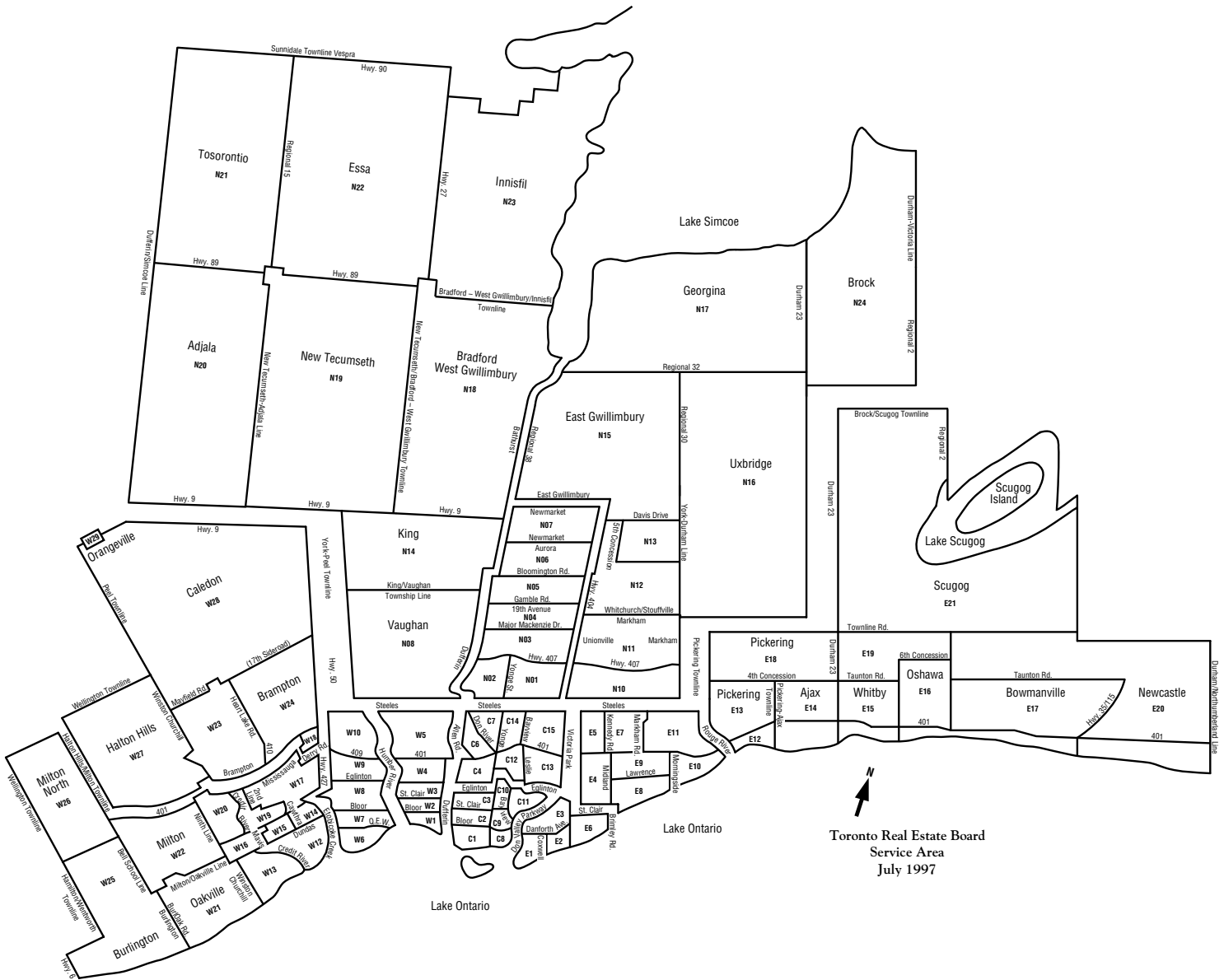
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E04	1	22,800	\$33.77	0.52	\$1,480,769.23
E12	1	76,230	\$4.20	1.75	\$182,857.14
Total:	2	99,030	\$11.01	2.27	\$480,176.21
West					
W17	3	190,793	\$6.01	4.38	\$261,643.84
W29	1	116,305	\$1.60	2.67	\$69,662.92
Total:	4	307,098	\$4.34	7.05	\$188,936.17
Central					
C08	1	9,977	\$127.79	0.23	\$5,543,478.26
Total:	1	9,977	\$127.79	0.23	\$5,543,478.26
North					
N06	1	66,211	\$7.25	1.52	\$315,789.47
N16	1	119,790	\$2.58	2.75	\$112,363.64
Total:	2	186,001	\$4.24	4.27	\$184,777.52
Grand Total:	9	602,106	\$7.45	13.82	\$324,602.03

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	3,097,987	\$0.24	71.12	\$10,475.25
Total:	1	3,097,987	\$0.24	71.12	\$10,475.25
West					
W17	1	134,165	\$2.56	3.08	\$111,363.64
W24	1	436,036	\$2.25	10.01	\$97,902.10
W27	1	612,018	\$1.23	14.05	\$53,380.78
Total:	3	1,182,218	\$1.75	27.14	\$76,381.72
Grand Total:	4	4,280,206	\$0.66	98.26	\$28,679.01

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 not be captured in this report.