

Watch

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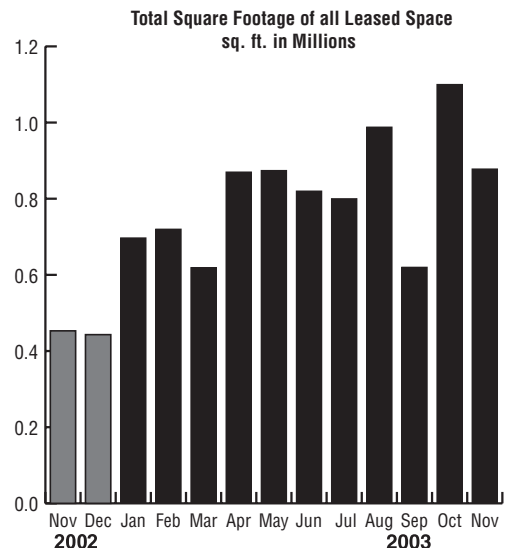
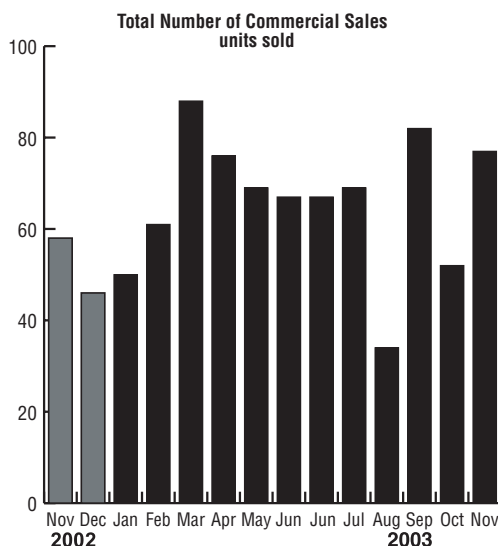
November Lease Market Almost Double 2002 Result

TREB Members reported 878,406 square feet of space leased through the TorontoMLS system in November, Commercial Council Chair Joe De Leo announced today. "This figure is almost double the 453,190 square foot figure recorded in November of 2002, and a sign that the 2003 commercial market will end the year on a high note."

Mr. De Leo went on to say that leased prices for Industrial space (all size categories) came in at \$5.68 sfn, a seven per cent increase over October and up marginally from the \$5.67 recorded in November of 2002. Also, prices for leased commercial space were up in all categories for November, with the most active size category (0 - 5,000 square feet) averaging \$17.33 sfn, up 22 per cent over October's \$14.24 sfn figure, and up seven per cent from the \$16.20 sfn recorded during the same time last year.

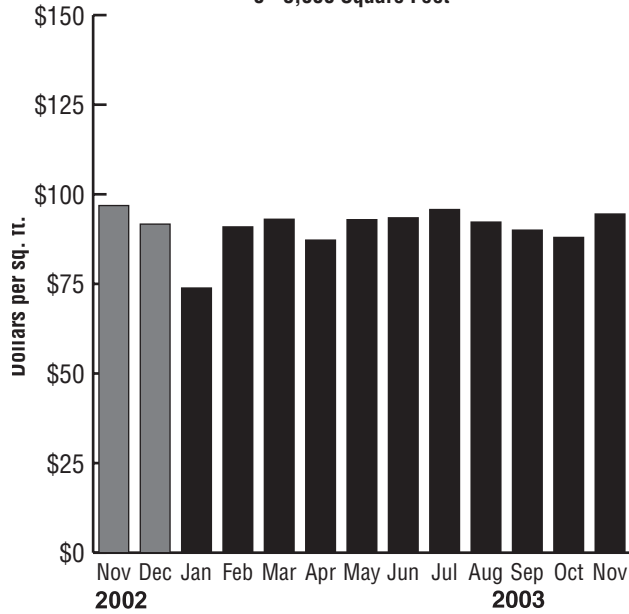
Sales Market Highlights

In November, TREB Members reported 77 sales of Industrial/Commercial properties. Of these, the 37 Industrial properties sold in all size categories averaged \$59.89 per square foot. This is somewhat higher than the \$49.13 recorded by non-MLS sources, which tend to record the sale of larger properties. In addition, TREB Members reported the sale of 18 commercial properties between 1,001 and 2,500 square feet. These averaged \$191.73 per square foot, about one per cent higher than the \$190.08 per square foot recorded in October. ♦

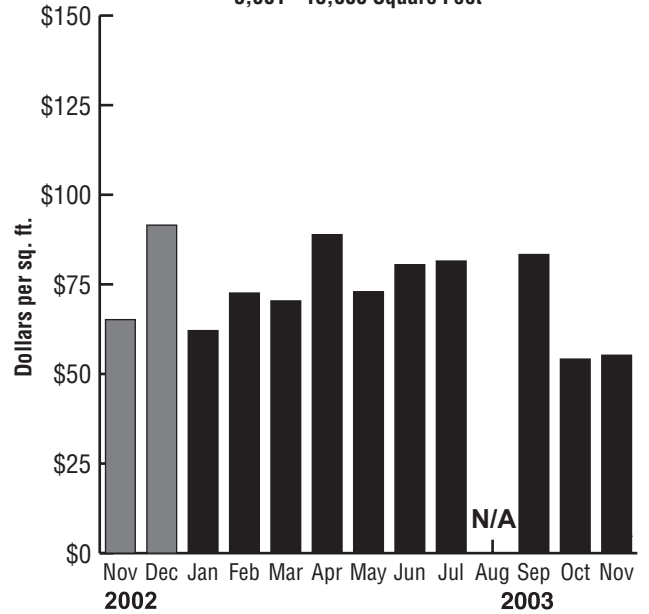


SOLD INDUSTRIAL PROPERTIES

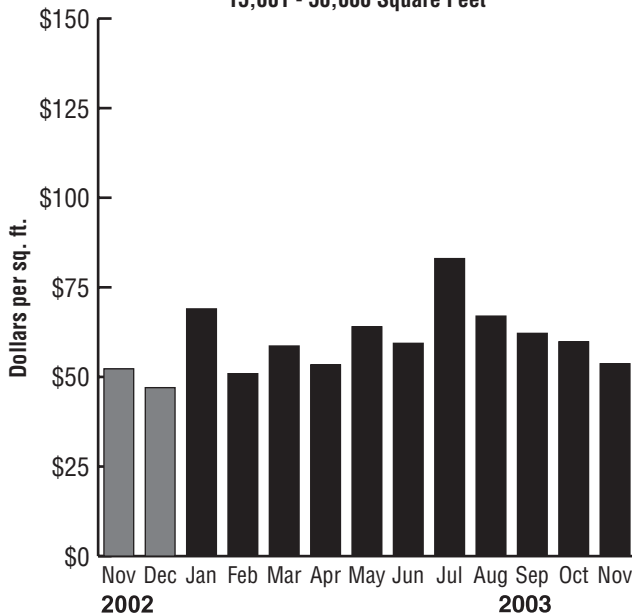
Sold Industrial Properties
0 - 5,000 Square Feet



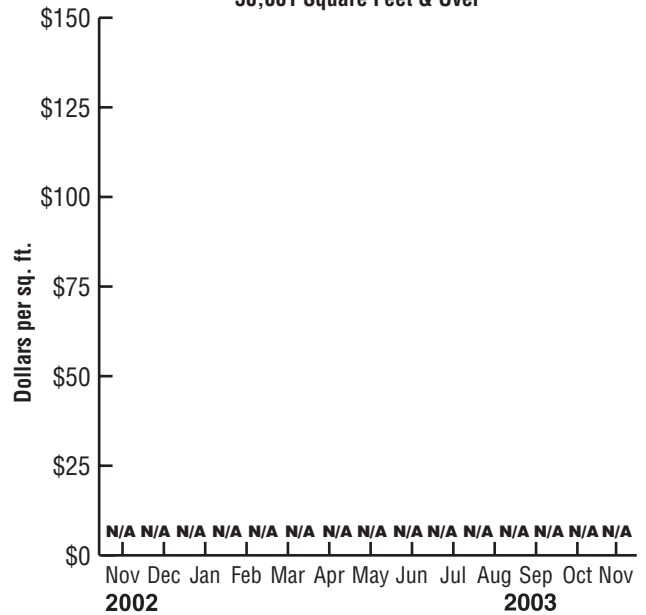
Sold Industrial Properties
5,001 - 15,000 Square Feet



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

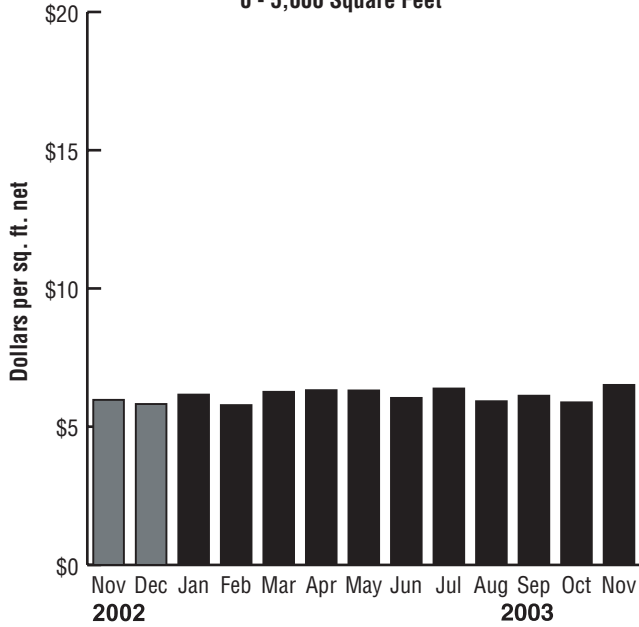


Sold Industrial Properties
50,001 Square Feet & Over

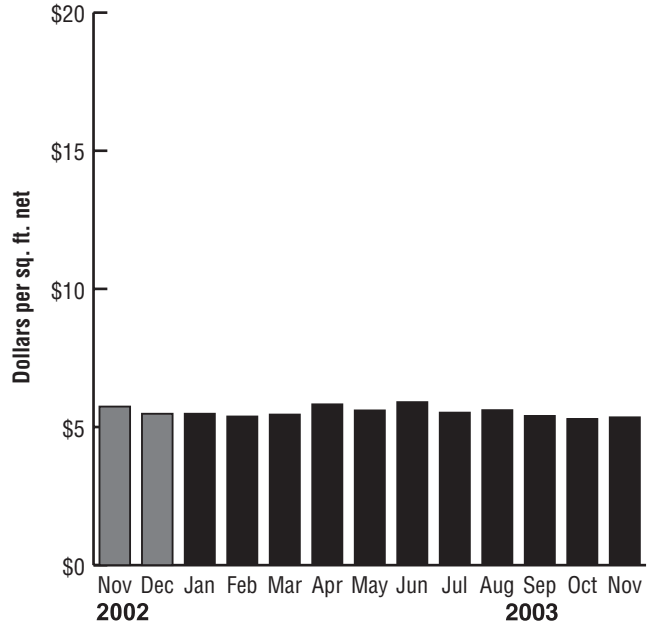


LEASED INDUSTRIAL SPACE

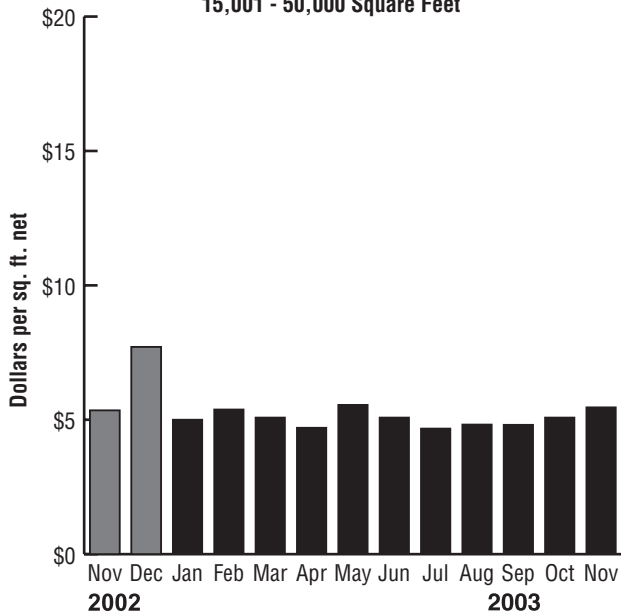
**Leased Industrial Space
0 - 5,000 Square Feet**



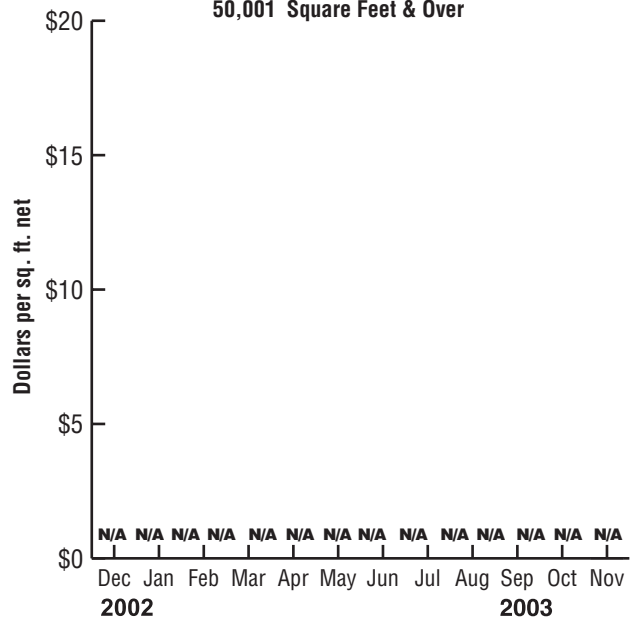
**Leased Industrial Space
5,001 - 15,000 Square Feet**



**Leased Industrial Space
15,001 - 50,000 Square Feet**

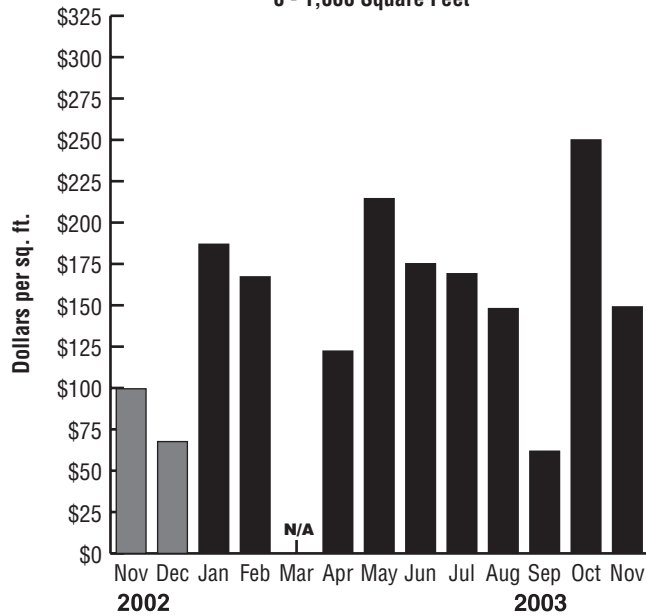


**Leased Industrial Space
50,001 Square Feet & Over**

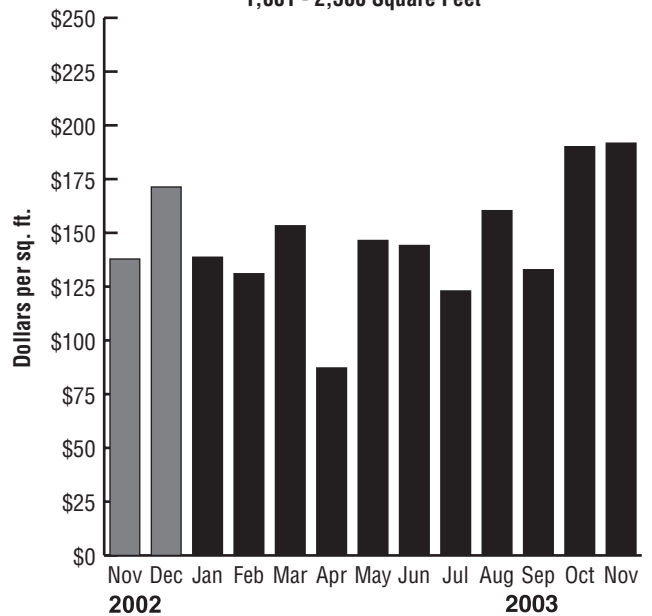


SOLD COMMERCIAL/RETAIL PROPERTIES

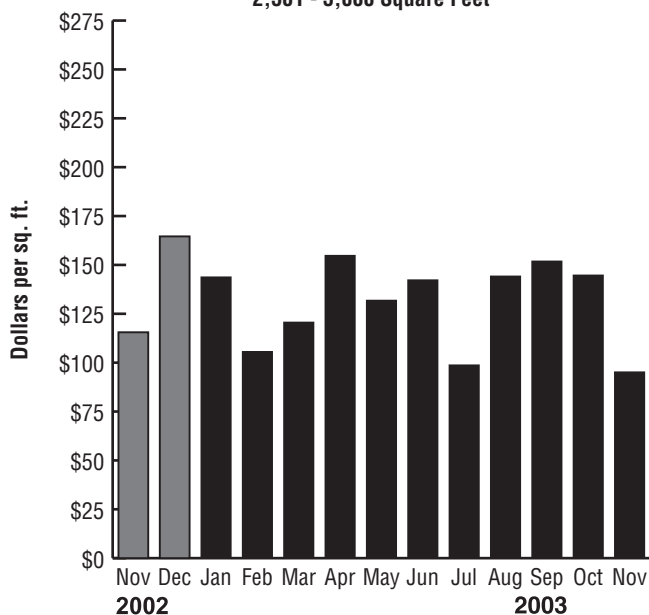
Sold Commercial/Retail Properties
0 - 1,000 Square Feet



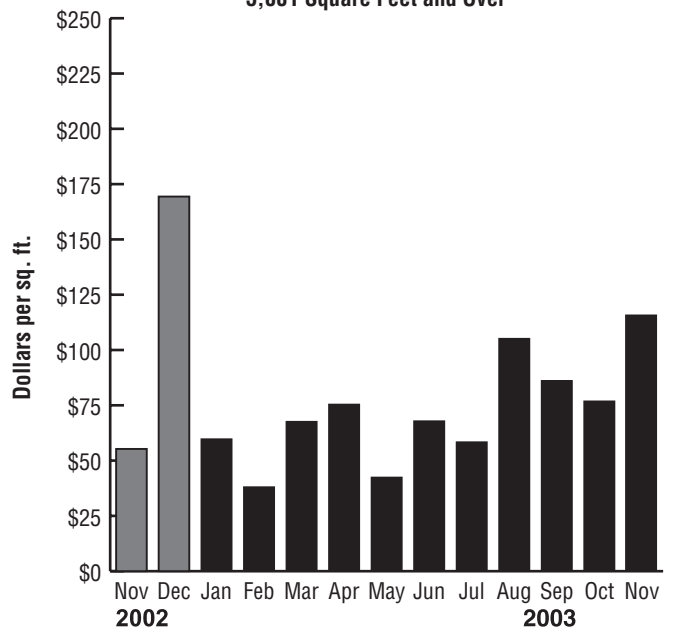
Sold Commercial/Retail Properties
1,001 - 2,500 Square Feet



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

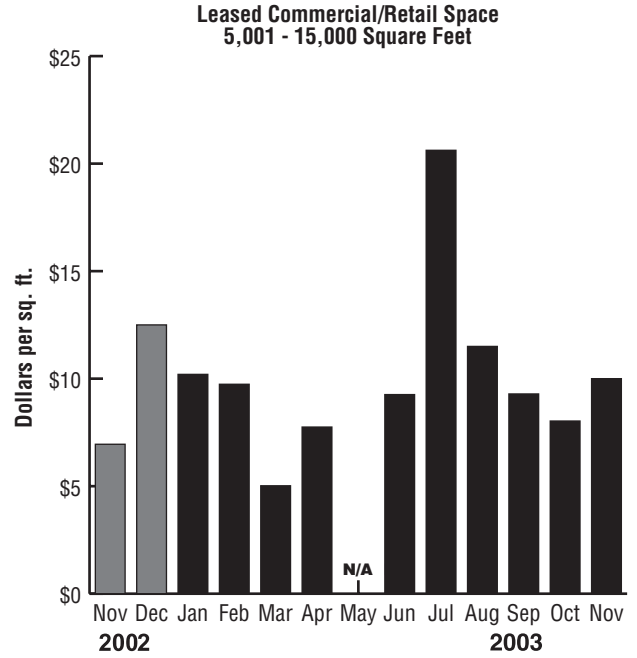
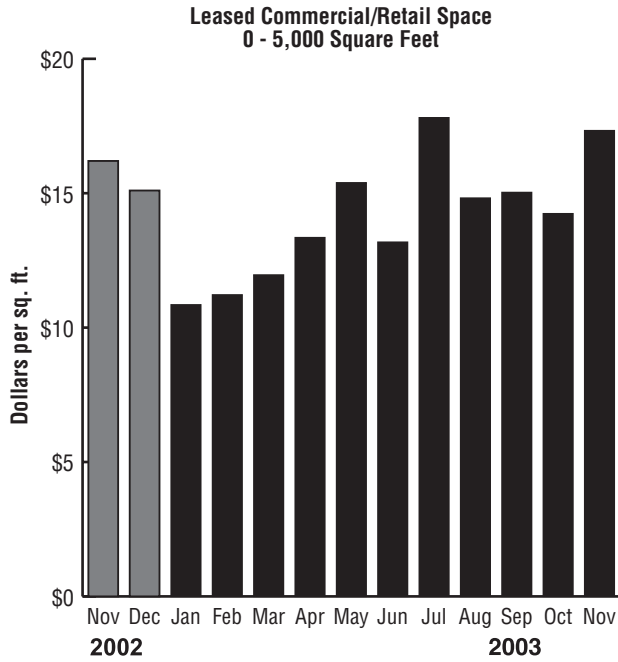


Sold Commercial/Retail Properties
5,001 Square Feet and Over

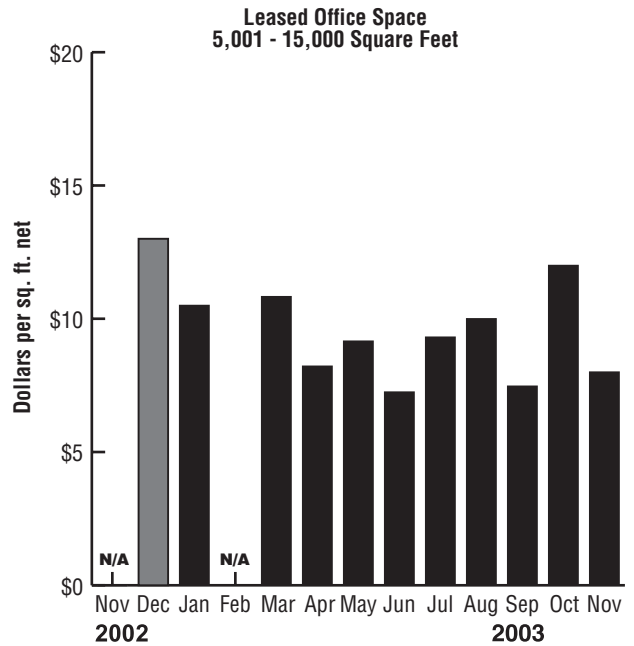
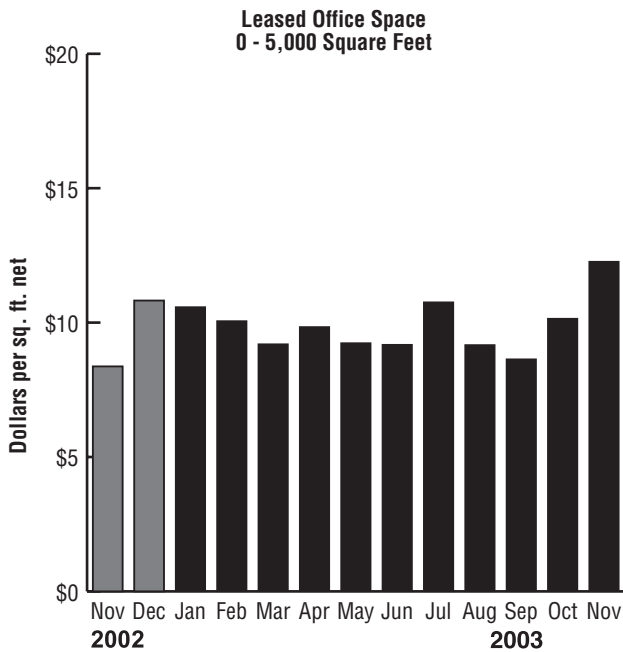


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

0 - 5,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E07	1	918	\$92.59
E11	2	4,629	\$79.07
E12	1	2,057	\$72.92
E16	1	3,200	\$61.56
Total:	5	10,804	\$73.86
West			
W05	1	2,000	\$87.50
W07	1	3,200	\$125.00
W17	2	3,526	\$93.02
W24	3	6,242	\$101.41
Total:	7	14,968	\$102.62
North			
N03	3	6,849	\$124.32
N04	2	3,824	\$93.88
N07	1	4,000	\$71.00
N08	4	7,204	\$96.20
N10	1	1,800	\$100.56
N12	1	1,170	\$69.23
Total:	12	24,847	\$98.58
Grand Total:			
	24	50,619	\$94.50

5,001 - 15,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
West			
W03	1	8,625	\$30.14
W04	1	11,600	\$43.53
W07	1	13,800	\$56.16
W09	2	24,956	\$58.50
W10	1	12,000	\$76.67
Total:	6	70,981	\$55.23
Grand Total:			
	6	70,981	\$55.23

15,001 - 50,000 SQ. FT.

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
East			
E11	1	25,000	\$66.00
E12	1	24,940	\$49.72
Total:	2	49,940	\$57.87
West			
W06	2	62,306	\$40.25
W17	1	17,500	\$82.29
Total:	3	79,806	\$49.47
North			
N06	1	43,210	\$39.34
N08	1	24,250	\$76.29
Total:	2	67,460	\$52.62
Grand Total:			
	7	197,206	\$52.68

50,001 SQ. FT. AND OVER

<u>Area</u>	<u>Sales</u>	<u>Total Sold</u>	<u>Av. Price</u>
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			
E03	1	4,580	\$4.75
E07	8	12,564	\$6.25
E09	1	3,540	\$6.00
Total:	10	20,684	\$5.87
West			
W05	2	7,855	\$6.27
W09	1	1,200	\$6.25
W10	2	3,958	\$5.74
W12	1	2,250	\$5.50
W13	2	3,227	\$7.83
W16	3	5,332	\$8.41
W17	20	52,224	\$6.24
W20	2	3,618	\$6.50
W23	1	2,773	\$6.00
W24	3	8,160	\$5.41
Total:	37	90,597	\$6.31
Central			
C01	1	3,432	\$11.19
C11	1	2,500	\$5.00
C13	1	3,800	\$8.75
Total:	3	9,732	\$8.65
North			
N03	2	5,463	\$7.35
N06	2	2,590	\$5.75
N07	1	3,010	\$5.65
N08	7	21,542	\$6.45
N10	8	18,510	\$7.38
N11	1	4,000	\$5.75
N12	1	958	\$4.50
Total:	22	56,073	\$6.69
Grand Total:			
	72	177,086	\$6.51

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
West			
W05	1	24,853	\$4.75
W09	1	23,690	\$10.00
W10	1	20,000	\$3.75
W17	7	198,710	\$5.33
W23	1	28,367	\$2.95
Total:	11	295,620	\$5.32
North			
N03	1	33,621	\$5.75
N08	3	59,443	\$6.03
Total:	4	93,064	\$5.93
Grand Total:			
	15	388,684	\$5.47

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E04	1	15,000	\$4.55
E12	1	6,072	\$5.35
Total:	2	21,072	\$4.78
West			
W05	3	25,869	\$4.36
W06	2	13,350	\$4.45
W10	1	14,500	\$4.50
W17	5	45,252	\$6.16
W24	1	7,300	\$5.00
Total:	12	106,271	\$5.20
North			
N03	3	26,877	\$5.85
N08	3	34,308	\$6.10
N14	1	8,500	\$4.25
Total:	7	69,685	\$5.78
Grand Total:			
	21	197,028	\$5.36

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

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E03	1	810	\$345.68
E05	1	1,000	\$35.00
E07	3	1,824	\$131.03
E15	1	900	\$205.56
Total:	6	4,534	\$162.99
West			
W19	1	891	\$72.95
Total:	1	891	\$72.95
North			
N03	1	665	\$156.09
Total:	1	665	\$156.09
Grand Total:			
	8	6,090	\$149.06

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E03	1	2,665	\$105.07
E04	1	4,800	\$104.17
E16	1	4,300	\$42.09
Total:	3	11,765	\$81.68
West			
W02	1	3,663	\$109.20
W04	1	3,200	\$79.06
W08	1	3,659	\$103.85
Total:	3	10,522	\$98.18
Central			
C08	1	3,180	\$135.22
Total:	1	3,180	\$135.22
Grand Total:			
	7	25,467	\$95.18

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
East			
E07	3	4,916	\$233.93
E16	1	2,500	\$108.00
Total:	4	7,416	\$191.48
West			
W02	1	1,500	\$33.33
W04	1	2,122	\$129.59
W05	1	1,575	\$92.06
W17	1	1,800	\$111.11
W20	1	1,378	\$67.49
W23	2	3,187	\$130.53
Total:	7	11,562	\$101.97
Central			
C01	1	2,000	\$292.50
C02	4	7,414	\$264.11
C08	1	1,340	\$250.00
C12	1	1,536	\$337.24
Total:	7	12,290	\$276.33
Grand Total:			
	18	31,268	\$191.73

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
East			
E01	1	7,590	\$52.70
E02	1	12,000	\$122.92
E07	1	6,614	\$232.84
E08	1	12,000	\$33.75
Total:	4	38,204	\$99.99
West			
W25	1	8,362	\$52.53
Total:	1	8,362	\$52.53
North			
N06	1	5,090	\$100.20
N10	1	22,940	\$168.48
Total:	2	28,030	\$156.08
Grand Total:			
	7	74,596	\$115.75

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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E07	1	705	\$20.00
E08	1	931	\$14.18
E15	2	5,473	\$18.85
E16	1	1,043	\$9.75
E17	1	4,500	\$11.00
Total:	6	12,652	\$15.03

West

W05	1	1,767	\$16.00
W06	1	1,250	\$9.60
W10	1	1,400	\$7.55
W12	1	3,174	\$9.00
W13	1	1,530	\$14.00
W16	1	1,230	\$18.00
W17	1	4,666	\$9.50
W21	1	1,044	\$20.00
W23	3	5,876	\$13.32
W24	2	2,834	\$17.73
Total:	13	24,771	\$12.79

Central

C01	3	7,500	\$23.00
C02	1	980	\$36.73
C03	2	2,420	\$21.07
C08	3	5,163	\$31.32
C10	2	1,555	\$25.27
Total:	11	17,618	\$26.14

North

N03	1	1,730	\$17.00
N07	3	4,844	\$14.96
N08	3	4,998	\$13.75
N11	1	942	\$35.00
Total:	8	12,514	\$16.27

Grand

Total:	38	67,555	\$17.33
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5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
North			
N06	1	5,889	\$10.00
Total:	1	5,889	\$10.00
Grand			
Total:	1	5,889	\$10.00

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

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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	3	1,650	\$12.02
E12	1	1,760	\$9.55
E16	1	624	\$13.37
Total:	5	4,034	\$11.15
West			
W05	1	1,767	\$16.00
W14	1	1,364	\$9.00
W17	3	3,686	\$10.85
W24	3	4,550	\$12.05
Total:	8	11,367	\$11.91
Central			
C03	1	900	\$26.67
C07	3	1,168	\$19.14
Total:	4	2,068	\$22.41
North			
N06	1	800	\$10.13
N07	1	891	\$9.00
N08	2	2,440	\$12.12
N10	1	430	\$13.00
N11	1	1,580	\$7.50
Total:	6	6,141	\$10.28
Grand Total:			
	23	23,610	\$12.27

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
East			
E04	1	8,783	\$8.00
Total:	1	8,783	\$8.00
North			
N10	1	9,771	\$8.00
Total:	1	9,771	\$8.00
Grand Total:			
	2	18,554	\$8.00

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

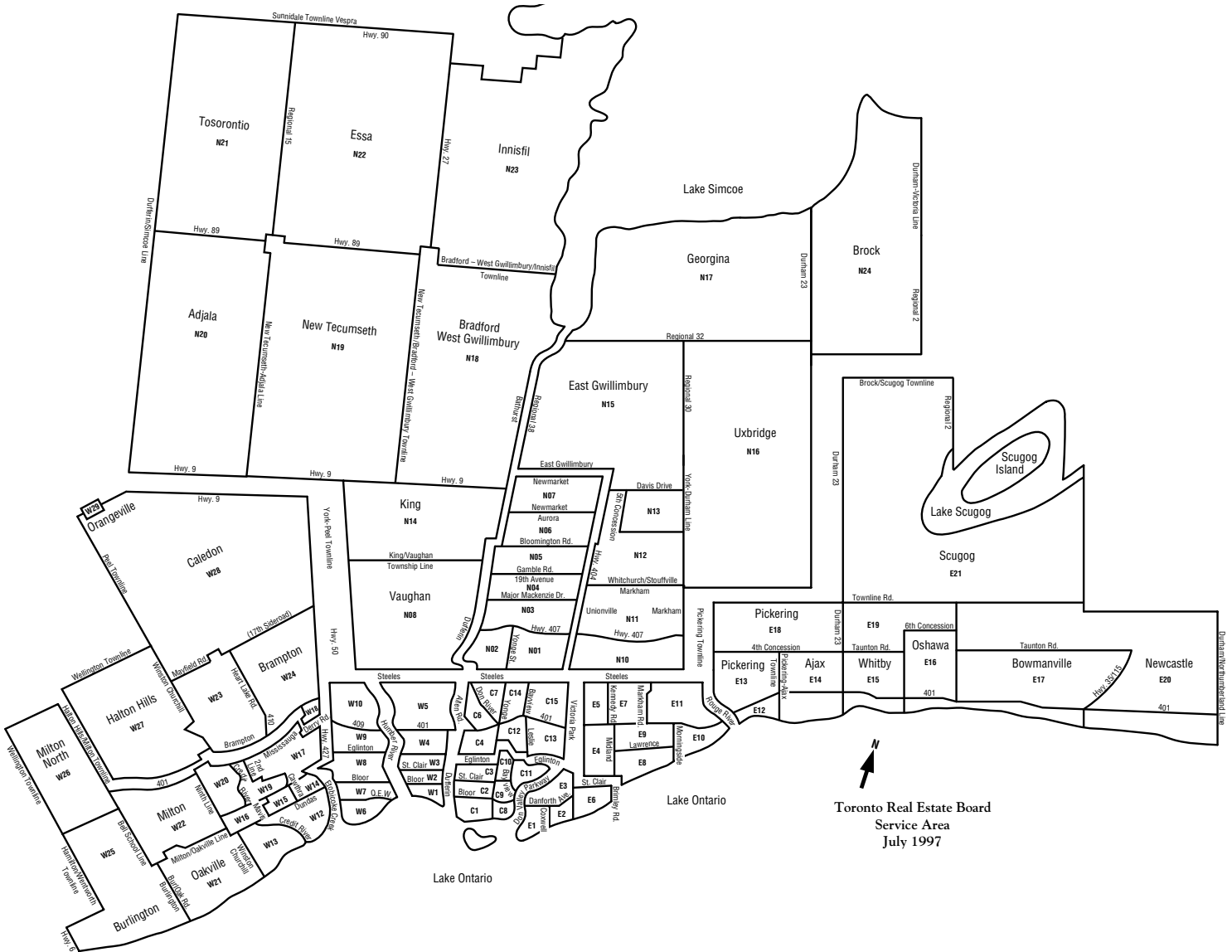
50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W20	1	77,972	\$7.37	1.79	\$321,229.05
W24	1	43,560	\$4.88	1.00	\$212,500.00
W28	2	54,450	\$7.03	1.25	\$306,400.00
Total:	4	175,982	\$6.65	4.04	\$289,727.72
North					
N07	1	54,450	\$5.51	1.25	\$240,000.00
N08	4	254,375	\$10.44	5.84	\$454,623.29
N11	2	50,938	\$21.69	1.17	\$944,444.44
Total:	7	359,764	\$11.29	8.26	\$491,525.42
Grand Total:					
	11	535,746	\$9.76	12.30	\$425,243.90

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	2	435,600	\$0.81	10.00	\$35,500.00
Total:	2	435,600	\$0.81	10.00	\$35,500.00
West					
W06	1	715,255	\$5.35	16.42	\$233,233.86
W17	1	138,521	\$15.88	3.18	\$691,823.90
Total:	2	853,776	\$7.06	19.60	\$307,637.76
North					
N04	1	152,460	\$10.69	3.50	\$465,714.29
Total:	1	152,460	\$10.69	3.50	\$465,714.29
Grand Total:					
	5	1,441,836	\$5.56	33.10	\$242,135.95

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.