

Watch

April 2006

For More Information,
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April is Solid

Tuesday, May 9, 2006 — The Commercial Market put in a solid performance in April, with 631,873 square feet of space changing hands through the TMLS system, Commercial Council Chair Ron Ridsdill announced today.

On the pricing front, leased Industrial space went for 5.75 sfm in April, down marginally from the March figure of \$5.79, and up seven per cent from the April 2005 figure of \$5.36 sfm.

Meanwhile office space traded for \$12.15 sfm in April, up 15 per cent over March but within the normal trading range.

Sales Market Highlights

There were 68 sales of IC&I properties in April. Of these 30 were industrial properties (all size categories), which sold for an average of \$99.54 per square foot. Non-MLS sources produced a figure of 75.29 per square foot for similar properties.

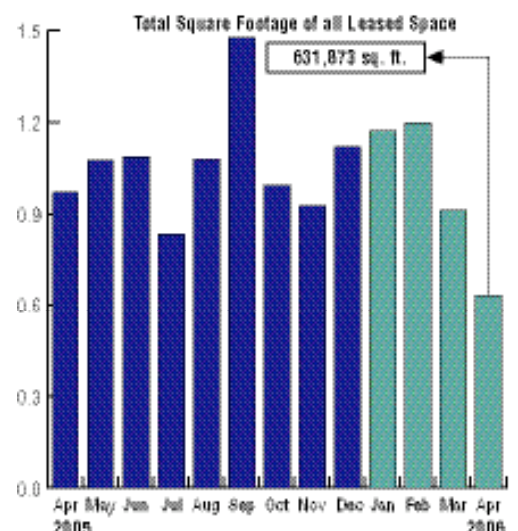
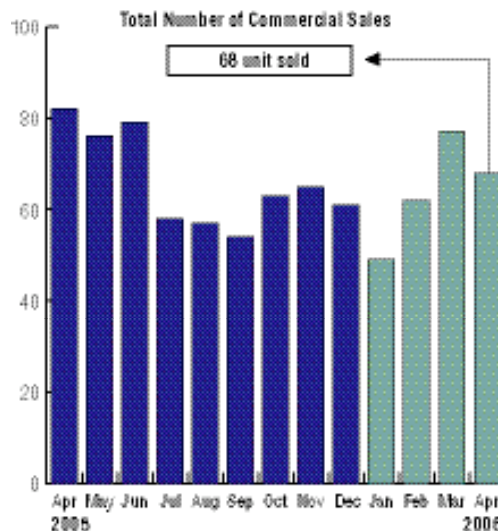
Executive Council, Commercial Division

Ron Ridsdill
Chairman

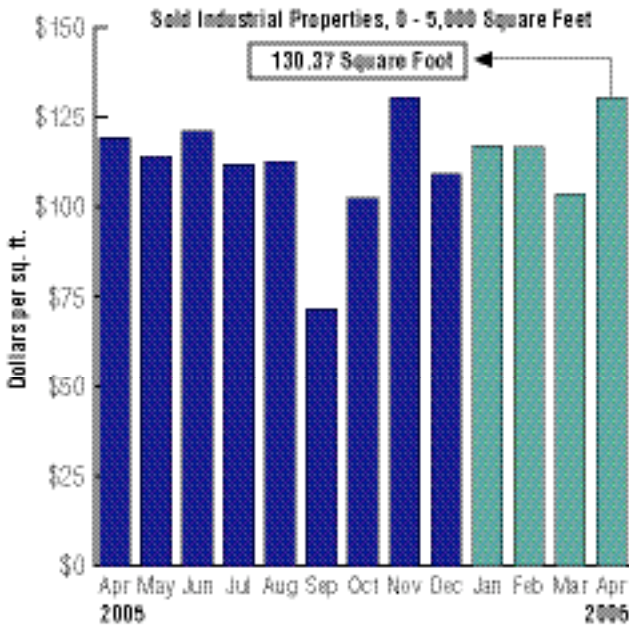
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Vice-Chairman

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Past Chairman

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Cynthia Lai, FRI
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George Sachs
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SOLD INDUSTRIAL PROPERTIES



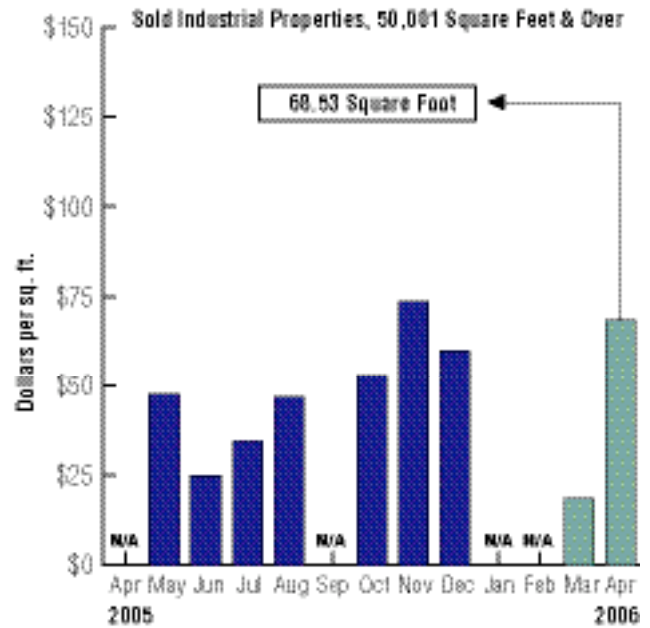
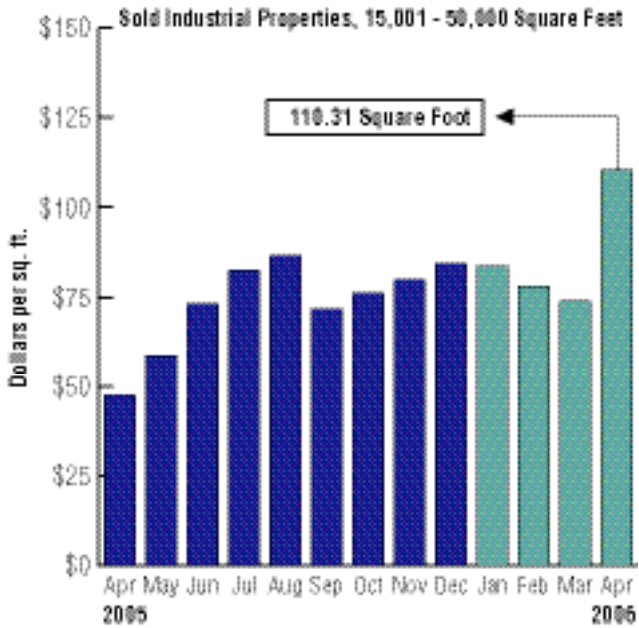
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	2	3,747	\$114.76
W05	5	11,400	\$117.19
Total:	7	15,147	\$116.59
East			
E11	1	1,500	\$75.20
E12	1	1,645	\$91.49
Total:	2	3,145	\$83.72
West			
W13	1	3,720	\$106.72
W17	3	5,115	\$113.39
W23	1	1,300	\$146.15
W24	6	15,498	\$161.47
Total:	11	25,633	\$143.16
North			
N07	1	2,314	\$113.31
N08	3	6,679	\$136.62
N10	1	1,287	\$149.96
Total:	5	10,280	\$133.04
Grand Total:	25	54,205	\$130.37

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W05	1	9,294	\$99.53
Total:	1	9,294	\$99.53
West			
W17	1	11,000	\$140.91
Total:	1	11,000	\$140.91
North			
N16	1	6,850	\$61.31
Total:	1	6,850	\$61.31
Grand Total:	3	27,144	\$106.65

SOLD INDUSTRIAL PROPERTIES



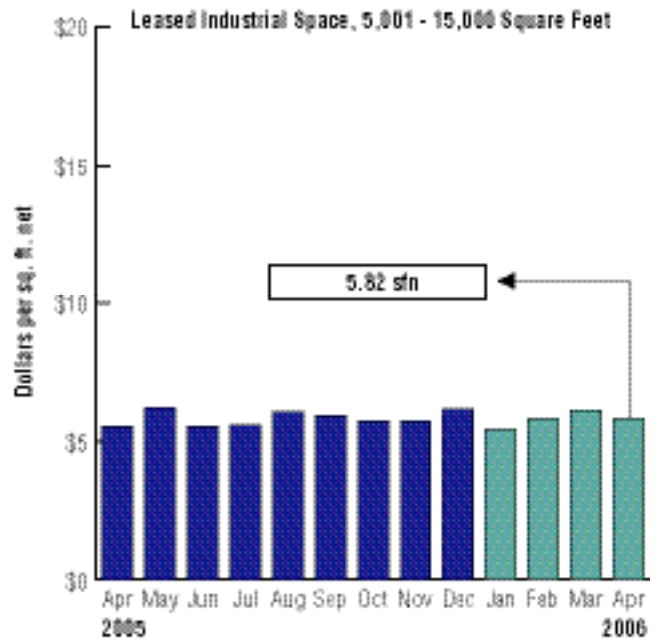
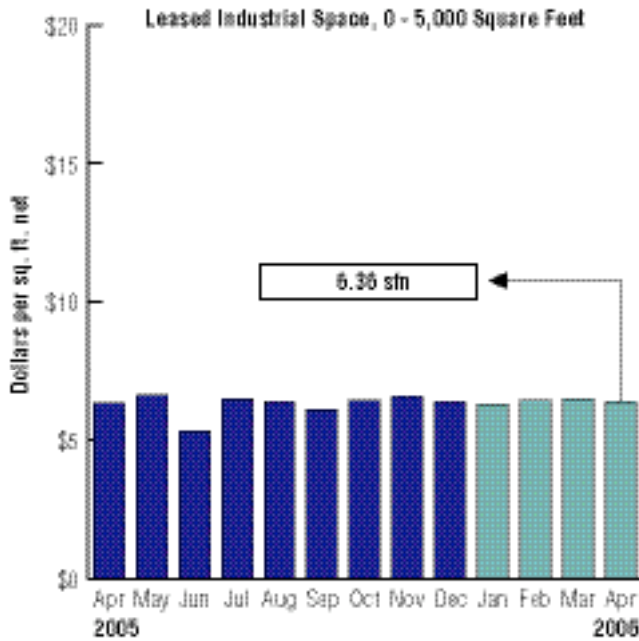
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
West			
W17	1	16,000	\$110.31
Total:	1	16,000	\$110.31
Grand Total:			
	1	16,000	\$110.31

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	65,663	\$68.53
Total:	1	65,663	\$68.53
Grand Total:			
	1	65,663	\$68.53

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LEASED INDUSTRIAL SPACE



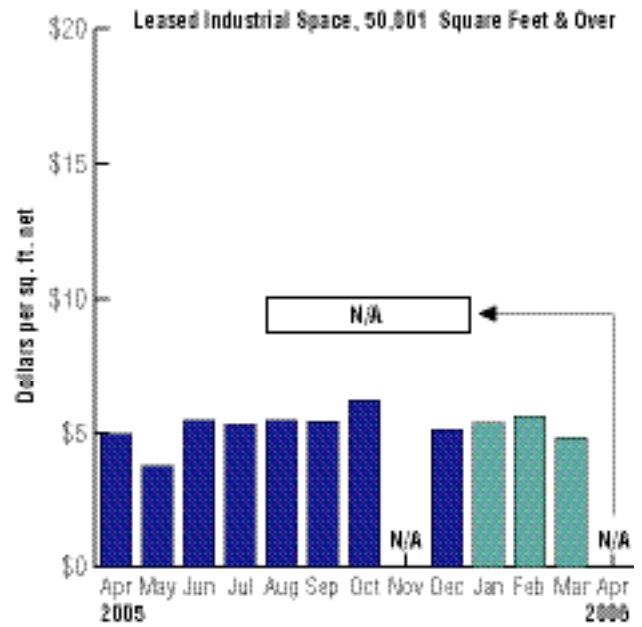
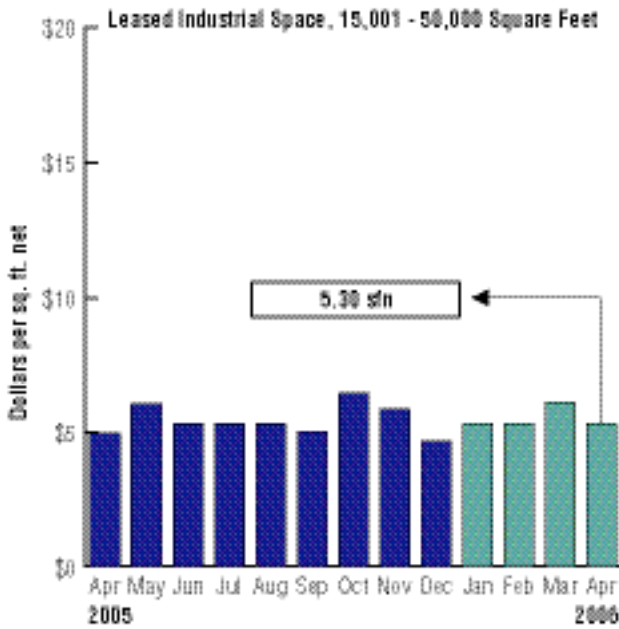
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	2,880	\$4.75
E05	1	2,896	\$6.10
E07	3	6,550	\$6.44
E09	1	3,250	\$5.50
W05	2	7,960	\$4.63
W10	3	11,864	\$4.70
Total:	11	35,400	\$5.20
East			
E11	4	6,888	\$7.12
E15	1	1,774	\$5.50
Total:	5	8,662	\$6.79
West			
W14	1	3,120	\$5.95
W17	13	34,288	\$6.19
W23	3	5,239	\$7.04
W24	4	9,889	\$5.76
W25	1	4,634	\$6.25
W29	1	4,270	\$7.00
Total:	23	61,440	\$6.24
North			
N03	1	2,308	\$8.95
N08	8	14,204	\$7.16
N10	6	11,759	\$8.68
Total:	15	28,271	\$7.94
Grand Total:	54	133,773	\$6.36

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	8,840	\$5.50
E03	1	6,200	\$2.75
E07	1	6,144	\$4.25
E09	1	7,080	\$5.75
W07	1	9,900	\$7.25
Total:	5	38,164	\$5.35
East			
E11	1	5,218	\$5.50
Total:	1	5,218	\$5.50
West			
W17	5	57,072	\$5.59
W24	1	14,400	\$6.25
W25	1	8,247	\$6.25
Total:	7	79,719	\$5.78
North			
N03	1	6,000	\$9.00
N08	2	20,400	\$5.64
N10	1	9,872	\$6.50
Total:	4	36,272	\$6.43
Grand Total:	17	159,373	\$5.82

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Avg. Price
Toronto			
W03	1	16,486	\$3.95
W06	1	32,400	\$6.00
W07	1	20,761	\$3.65
Total:	3	69,647	\$4.81
East			
E12	1	30,431	\$4.95
Total:	1	30,431	\$4.95
West			
W17	1	18,800	\$7.50
W23	1	36,709	\$5.00
Total:	2	55,509	\$5.85
North			
N08	1	30,000	\$5.75
N10	1	15,120	\$5.30
Total:	2	45,120	\$5.60
Grand Total:			
	8	200,707	\$5.30

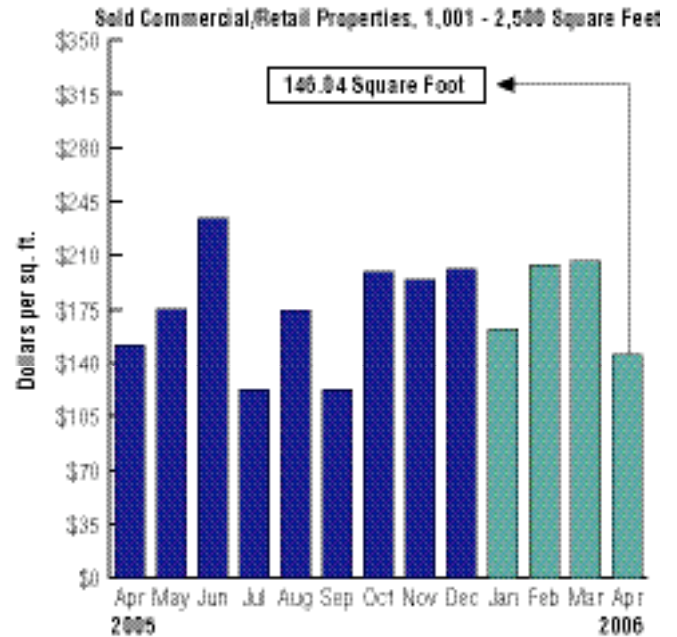
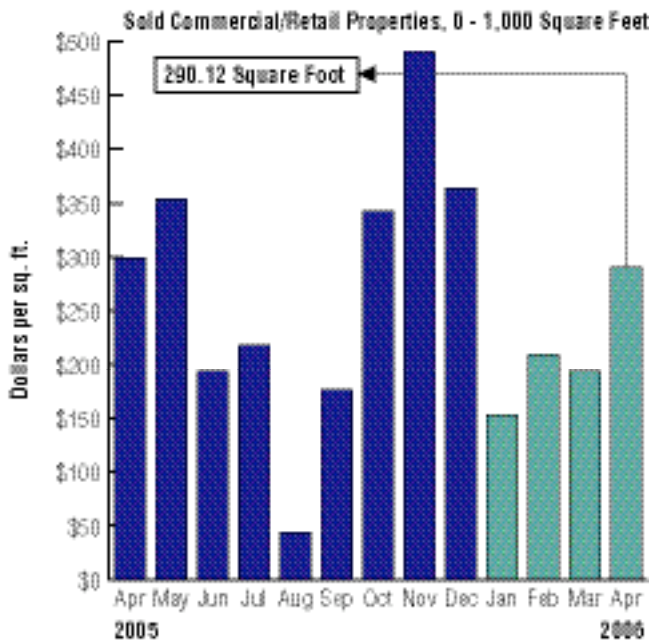
50,001 SQ. FT. AND OVER

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

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SOLD COMMERCIAL/RETAIL PROPERTIES



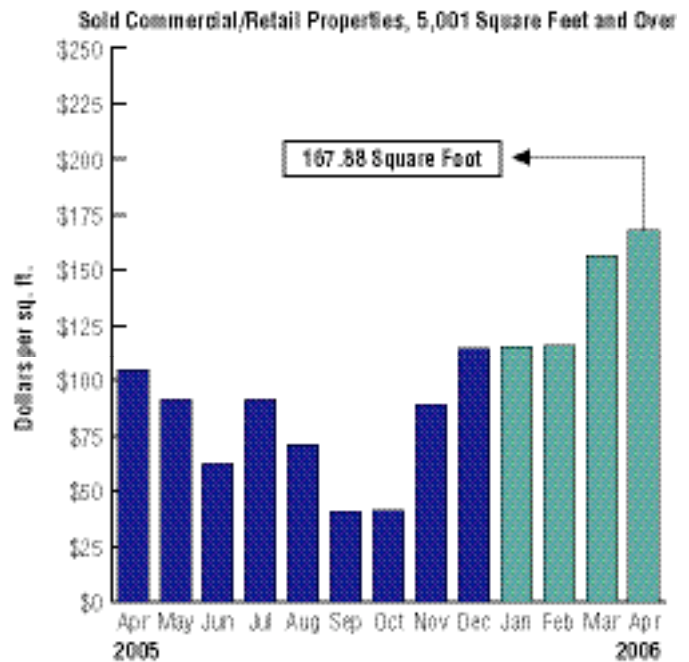
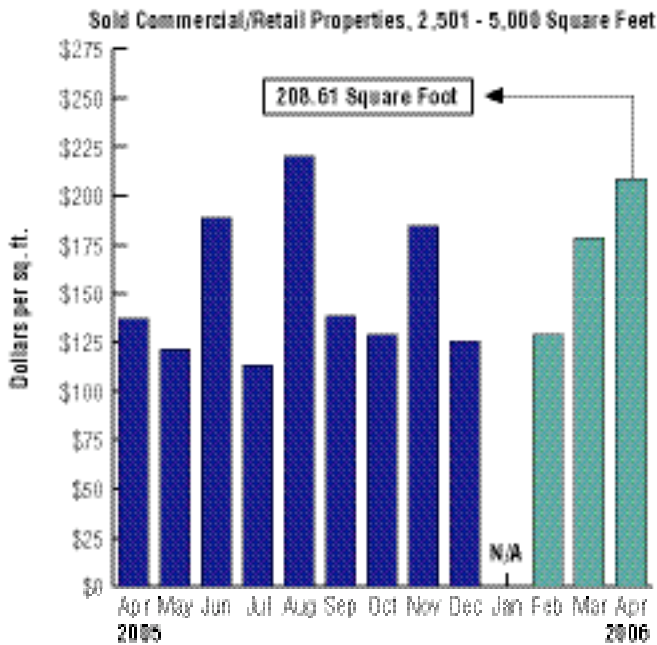
0 - 1,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	980	\$196.43
C14	1	325	\$661.54
E07	3	2,662	\$228.51
W05	1	800	\$397.50
Total:	6	4,767	\$279.80
North			
N03	3	1,341	\$228.93
N11	1	823	\$449.57
Total:	4	2,164	\$312.85
Grand Total:	10	6,931	\$290.12

1,001 - 2,500 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,200	\$33.33
E06	1	1,066	\$18.76
E07	1	1,062	\$100.75
E08	1	2,400	\$137.08
W05	1	1,150	\$134.09
Total:	5	6,878	\$94.53
East			
E15	1	2,500	\$115.60
E16	1	2,400	\$134.17
E17	1	1,700	\$68.86
Total:	3	6,600	\$110.31
West			
W13	1	1,060	\$445.28
W24	1	1,356	\$232.30
W28	1	1,180	\$21.19
Total:	3	3,596	\$225.81
North			
N08	3	4,168	\$156.23
N12	1	1,400	\$191.43
N14	1	1,560	\$272.44
Total:	5	7,128	\$188.57
Grand Total:	16	24,202	\$146.04

SOLD COMMERCIAL/RETAIL PROPERTIES



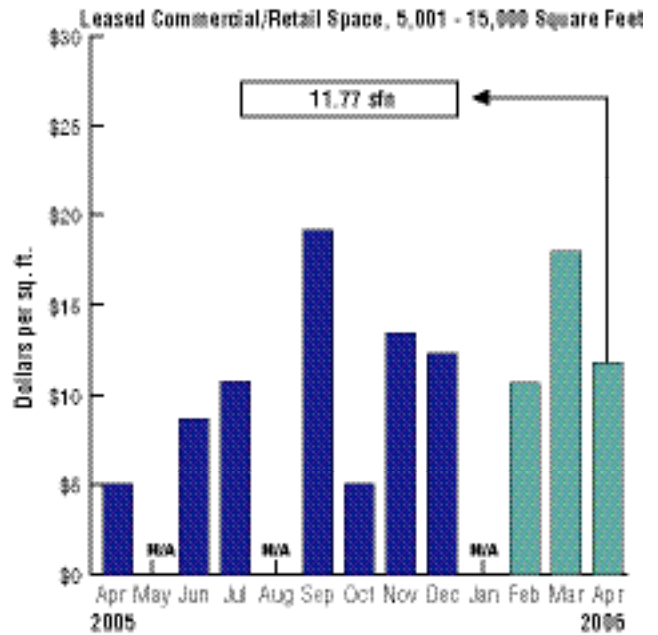
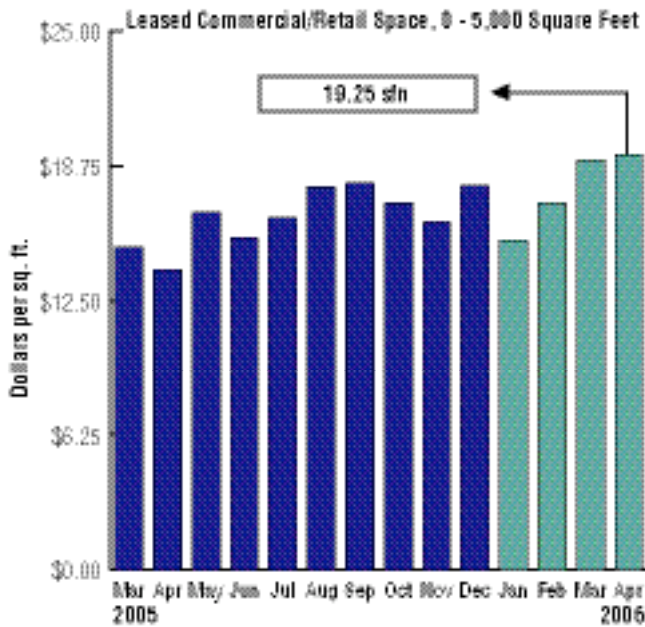
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	4,000	\$131.75
C02	1	2,800	\$106.43
C03	1	2,600	\$108.08
C08	1	2,700	\$274.07
C10	1	5,000	\$430.00
E02	1	3,600	\$188.89
W02	1	4,000	\$132.00
Total:	7	24,700	\$210.69
North			
N08	1	2,595	\$188.82
Total:	1	2,595	\$188.82
Grand Total:			
Total:	8	27,295	\$208.61

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	16,000	\$265.63
Total:	2	16,000	\$265.63
East			
E15	1	11,169	\$39.31
Total:	1	11,169	\$39.31
North			
N04	1	6,600	\$148.48
Total:	1	6,600	\$148.48
Grand Total:			
Total:	4	33,769	\$167.88

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	4	7,500	\$42.69
C03	1	1,000	\$18.00
C13	1	600	\$18.00
E01	1	800	\$13.50
E02	3	2,826	\$26.38
E03	1	1,800	\$14.00
E04	2	2,443	\$9.26
W01	1	3,000	\$15.00
W03	1	1,000	\$20.40
Total:	15	20,969	\$26.11
West			
W16	1	2,755	\$18.00
W17	1	4,532	\$6.25
W23	2	3,900	\$20.55
W24	1	1,050	\$12.00
Total:	5	12,237	\$13.95
North			
N02	1	850	\$22.00
N03	1	515	\$21.00
N08	3	7,710	\$8.41
N11	2	1,578	\$27.89
N18	1	2,000	\$13.20
Total:	8	12,653	\$13.02
Grand Total:	28	45,859	\$19.25

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	5,708	\$25.84
Total:	1	5,708	\$25.84
West			
W17	2	13,966	\$6.95
Total:	2	13,966	\$6.95
North			
N08	1	5,707	\$9.50
Total:	1	5,707	\$9.50
Grand Total:	4	25,381	\$11.77

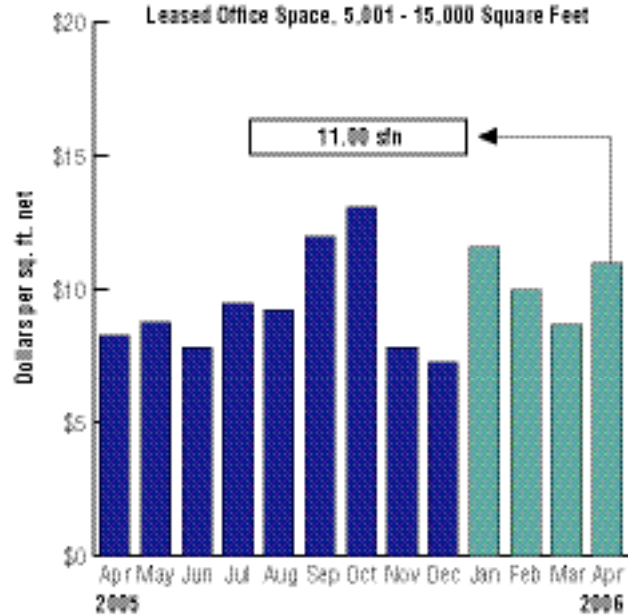
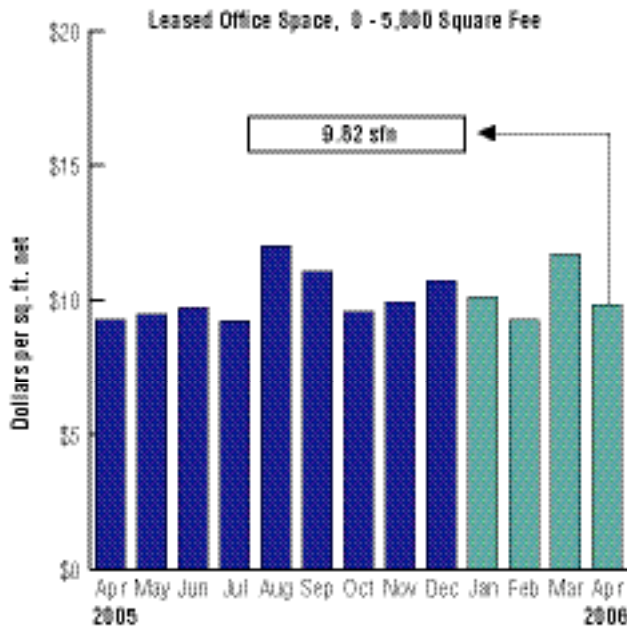
15,001 - 50,00 SQ. FT.

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			
C02	1	915	\$26.00
C07	1	1,230	\$10.00
C10	1	1,150	\$10.00
C13	3	6,644	\$6.10
C14	1	1,400	\$14.00
E02	1	950	\$20.21
E05	2	3,996	\$5.91
W08	1	1,012	\$11.00
Total:	11	17,297	\$9.35
East			
E11	1	950	\$11.68
E13	1	165	\$25.45
Total:	2	1,115	\$13.72
West			
W16	1	133	\$17.61
W17	8	9,493	\$8.10
W27	1	1,080	\$23.53
Total:	10	10,706	\$9.78
North			
N03	1	1,144	\$9.95
N06	2	315	\$28.57
N08	3	4,455	\$9.37
N10	3	4,534	\$9.84
Total:	9	10,448	\$10.22
Grand Total:	32	39,566	\$9.82

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W17	1	5,514	\$11.00
Total:	1	5,514	\$11.00
Grand Total:			
	1	5,514	\$11.00

15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
W17	1	21,700	\$15.00
Total:	1	21,700	\$15.00
Grand Total:			
	1	21,700	\$15.00

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
Toronto					
E01	1	13,000	\$180.77	0.30	\$7,833,333.33
Total:	1	13,000	\$180.77	0.30	\$7,833,333.33
East					
E13	1	13,068	\$24.10	0.30	\$1,050,000.00
Total:	1	13,068	\$24.10	0.30	\$1,050,000.00
North					
N10	1	110,642	\$17.17	2.54	\$748,031.50
N14	1	52,272	\$5.62	1.20	\$245,000.00
Total:	2	162,914	\$13.47	3.74	\$586,631.02
Grand					
Total:	4	188,982	\$25.71	4.34	\$1,119,585.25

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
W28	1	503,118	\$0.51	11.55	\$22,077.92
Total:	1	503,118	\$0.51	11.55	\$22,077.92
North					
N08	1	261,360	\$2.49	6.00	\$108,333.33
N22	1	3,998,808	\$0.25	91.80	\$10,727.45
Total:	2	4,260,168	\$0.38	97.80	\$16,715.54
Grand					
Total:	3	4,763,286	\$0.40	109.35	\$17,281.94

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.