

Commercial Realty Watch

October 2006

For More Information,
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October Breaks 1,000,000 Square Foot Threshold

Friday, November 10, 2006 — Leased space in October rose 12 per cent over September to 1,111,442 square feet, TREB Commercial Council Chair Ron Ridsdill announced today. "This figure is also up 12 per cent from the 995,362 square feet figure recorded in October 2005," Mr. Ridsdill continued. "All in all, an impressive performance and a sign that the market is ending the year on a high note."

For leased industrial space, prices in last month rose considerably over September, up seven per cent to \$5.91 sf. They were down marginally from the \$5.95 recorded in October of 2005. Meanwhile prices for Commercial space fell 20 per cent from September's \$17.97 sf to \$13.91 sf. This was a seven per cent over the same month last year.

Executive Council, Commercial Division

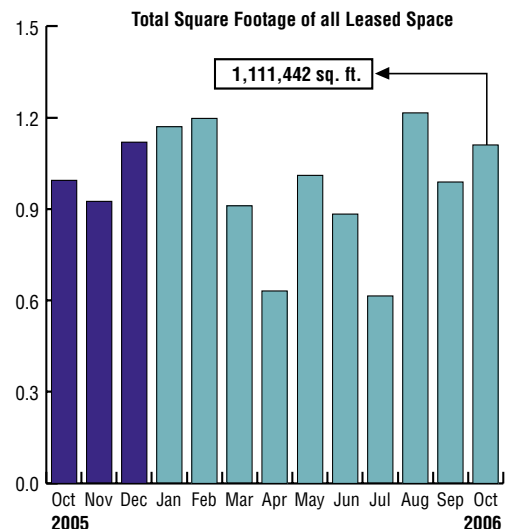
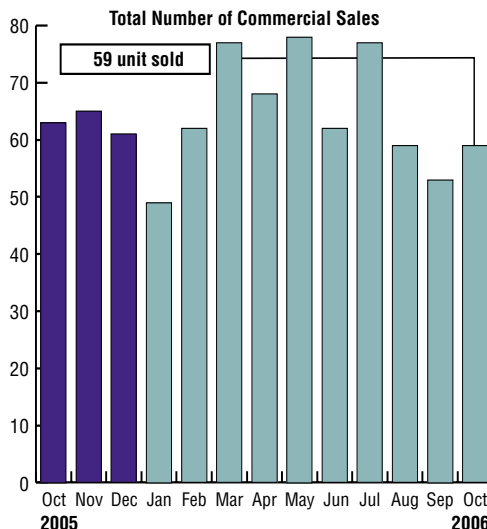
Ron Ridsdill
Chairman

Joe De Leo
Past Chairman

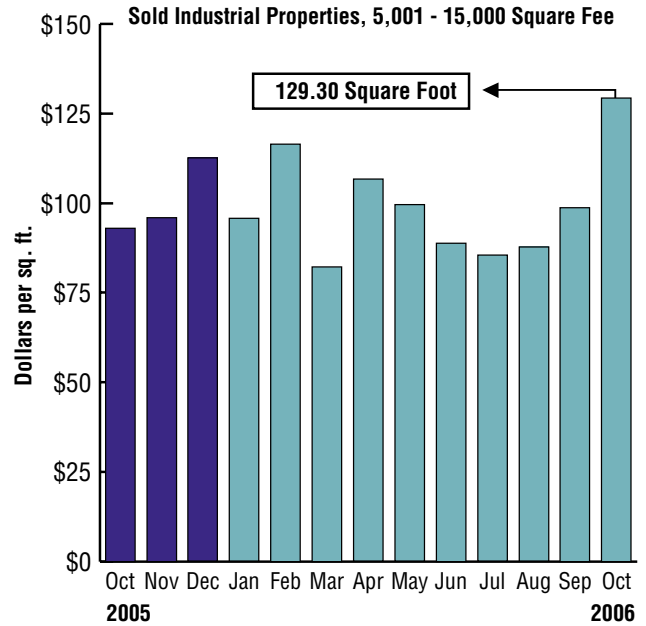
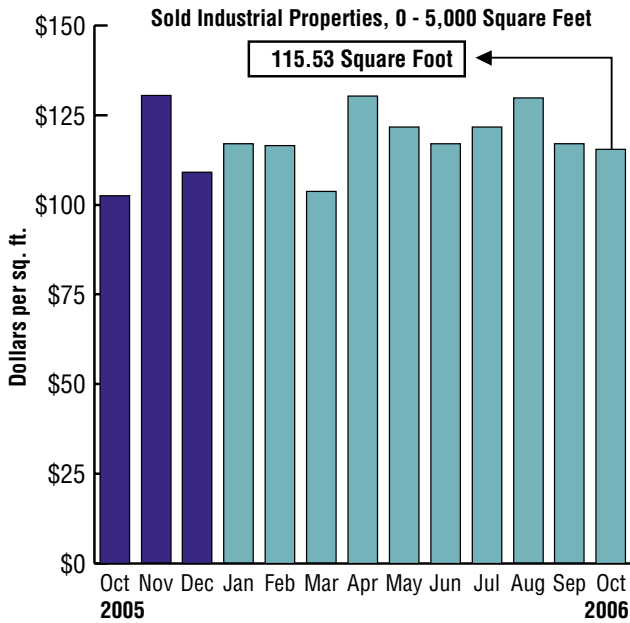
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Sales Market Highlights

In October, TREB Members reported sales of 59 Industrial/Commercial properties through the TMLS system. Of these, the 31 Industrial properties (all size categories) reported averaged \$93.52 per square foot. This compares to a price, derived from non-MLS sources, of \$82.39 per square foot. ♦



SOLD INDUSTRIAL PROPERTIES



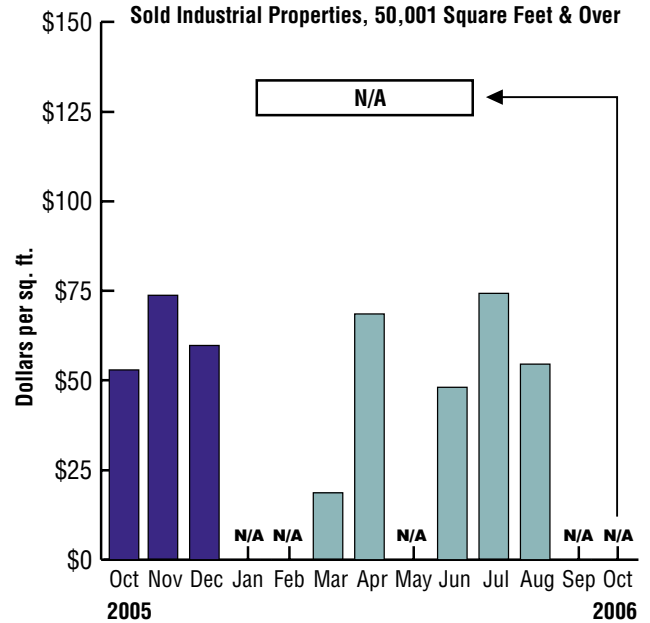
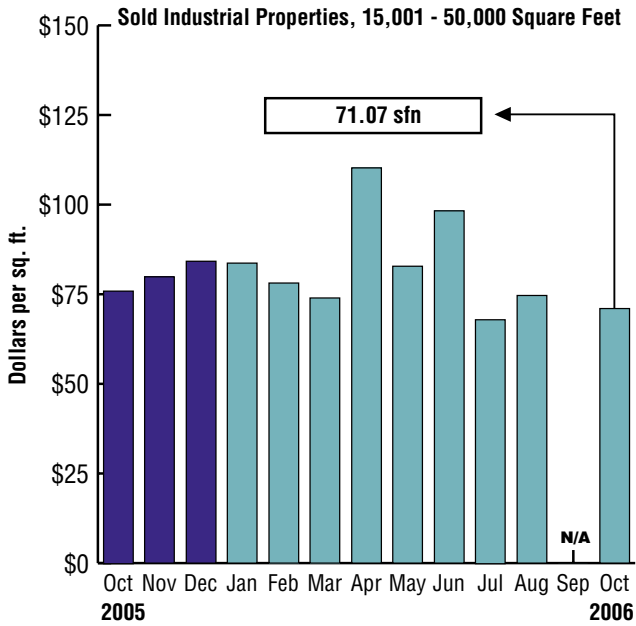
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E03	1	1,835	\$111.72
E06	1	2,900	\$82.41
E07	2	2,934	\$96.46
W04	2	6,224	\$131.75
W05	2	4,268	\$124.18
Total:	8	18,161	\$114.37
East			
E11	3	6,538	\$95.59
Total:	3	6,538	\$95.59
West			
W17	2	3,807	\$111.11
W24	1	2,570	\$119.65
W28	1	1,571	\$115.53
W29	2	3,860	\$113.94
Total:	6	11,808	\$114.48
North			
N08	2	3,542	\$149.07
N11	1	2,060	\$137.38
Total:	3	5,602	\$144.77
Grand Total:			
Total:	20	42,109	\$115.53

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
W09	1	6,768	\$118.20
Total:	1	6,768	\$118.20
East			
E11	1	6,336	\$96.28
Total:	1	6,336	\$96.28
West			
W12	1	9,350	\$102.67
W17	1	10,000	\$143.00
W23	2	16,075	\$153.97
Total:	4	35,425	\$137.33
Grand Total:			
Total:	6	48,529	\$129.30

SOLD INDUSTRIAL PROPERTIES



15,001 - 50,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
W07	1	16,250	\$49.23
W09	1	32,000	\$74.22
Total:	2	48,250	\$65.80
East			
E12	1	16,470	\$63.75
Total:	1	16,470	\$63.75
West			
W25	1	29,649	\$67.46
W28	1	24,174	\$91.01
Total:	2	53,823	\$78.03
Grand Total:	5	118,543	\$71.07

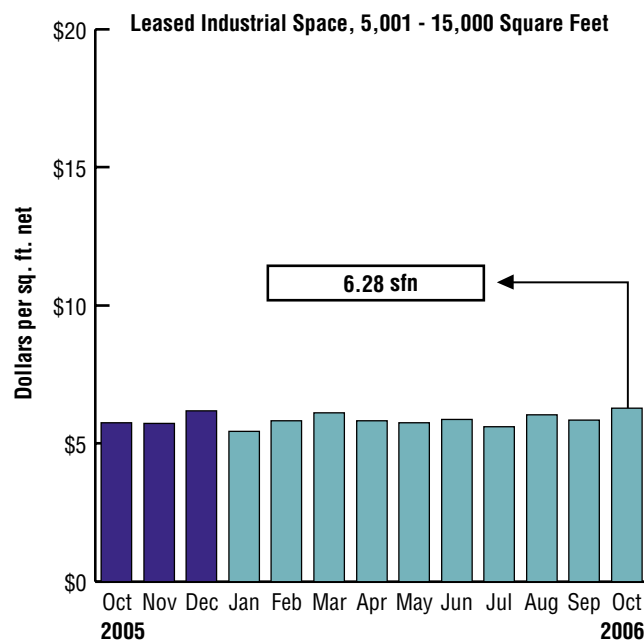
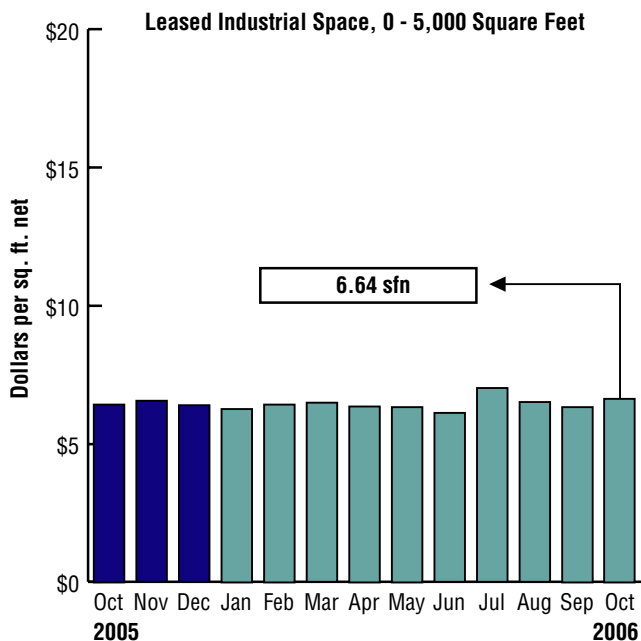
50,001 SQ. FT. AND OVER

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

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LEASED INDUSTRIAL SPACE



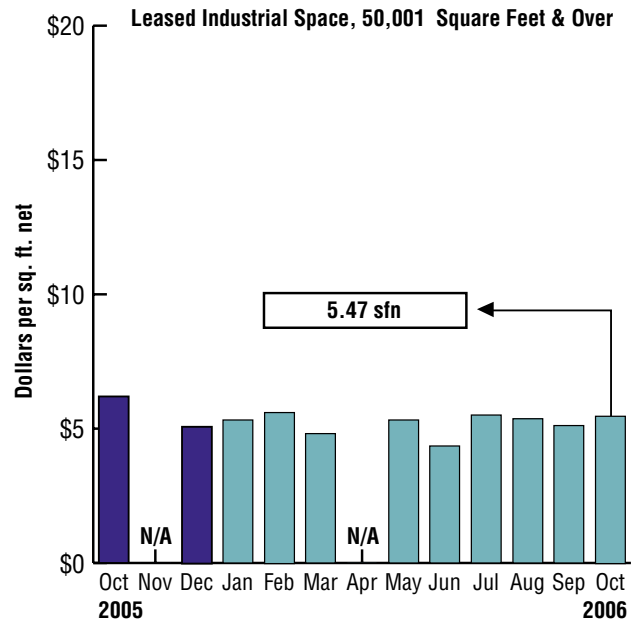
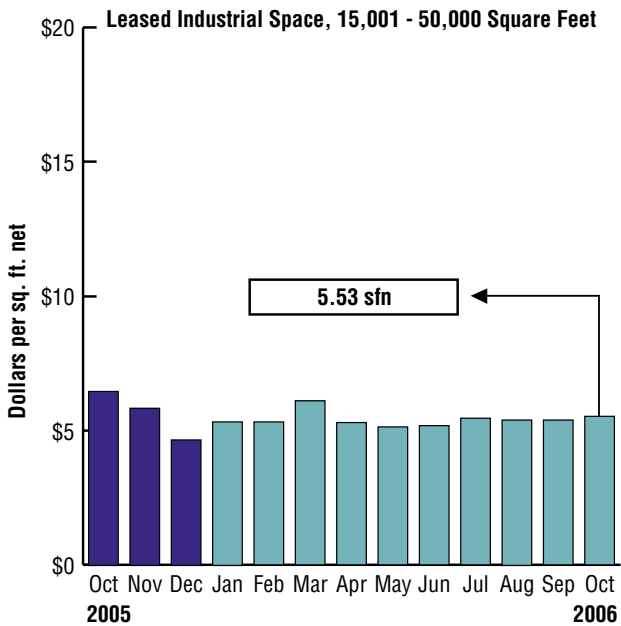
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E01	1	4,423	\$8.14
E03	1	1,836	\$7.00
E04	3	7,950	\$5.89
E05	1	2,468	\$6.50
E09	1	2,200	\$5.70
W04	2	4,797	\$8.94
W05	4	9,435	\$5.15
W06	1	3,000	\$8.00
W09	1	2,050	\$6.25
W10	4	7,743	\$8.70
Total:	19	45,902	\$6.97
East			
E11	3	8,071	\$5.84
E14	1	1,800	\$6.00
E16	1	2,000	\$6.00
Total:	5	11,871	\$5.89
West			
W12	3	11,210	\$5.72
W14	1	2,622	\$5.00
W16	1	1,800	\$6.75
W17	18	45,349	\$6.27
W20	2	5,255	\$7.04
W21	2	5,103	\$6.35
W23	2	2,522	\$9.01
W24	2	2,017	\$6.83
Total:	31	75,878	\$6.32
North			
N03	1	1,000	\$11.00
N07	2	9,514	\$6.25
N08	7	12,016	\$7.26
N10	3	4,133	\$8.44
N11	1	2,810	\$7.50
Total:	14	29,473	\$7.25
Grand Total:	69	163,124	\$6.64

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	5,200	\$4.50
E07	1	5,135	\$5.50
W04	1	14,600	\$7.00
W05	4	24,865	\$5.38
W06	1	5,193	\$6.75
W10	1	5,500	\$5.50
Total:	9	60,493	\$5.83
West			
W12	1	10,585	\$4.75
W13	1	5,638	\$5.95
W17	8	62,441	\$6.65
W21	2	20,387	\$6.50
W23	1	5,597	\$5.50
W24	1	7,101	\$5.50
Total:	14	111,749	\$6.28
North			
N03	1	9,386	\$8.00
N06	1	6,307	\$6.25
N07	1	6,080	\$6.25
N08	4	38,640	\$6.37
N10	2	24,472	\$6.60
Total:	9	84,885	\$6.60
Grand Total:	32	257,127	\$6.28

LEASED INDUSTRIAL SPACE



15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	19,200	\$3.95
E07	1	33,000	\$3.50
W05	1	49,422	\$5.10
Total:	3	101,622	\$4.36
West			
W17	4	112,043	\$6.11
W28	1	30,460	\$6.25
Total:	5	142,503	\$6.14
North			
N03	1	34,707	\$5.75
N07	1	20,033	\$6.30
N08	2	33,649	\$5.78
Total:	4	88,389	\$5.89
Grand Total:	12	332,514	\$5.53

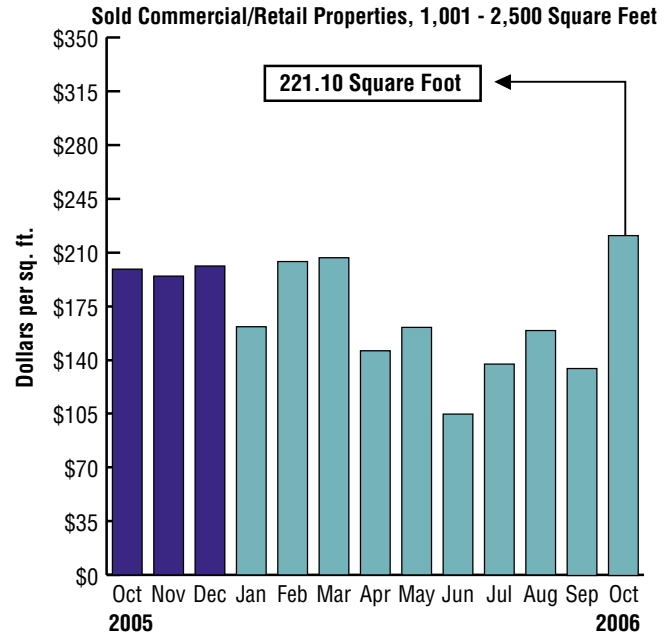
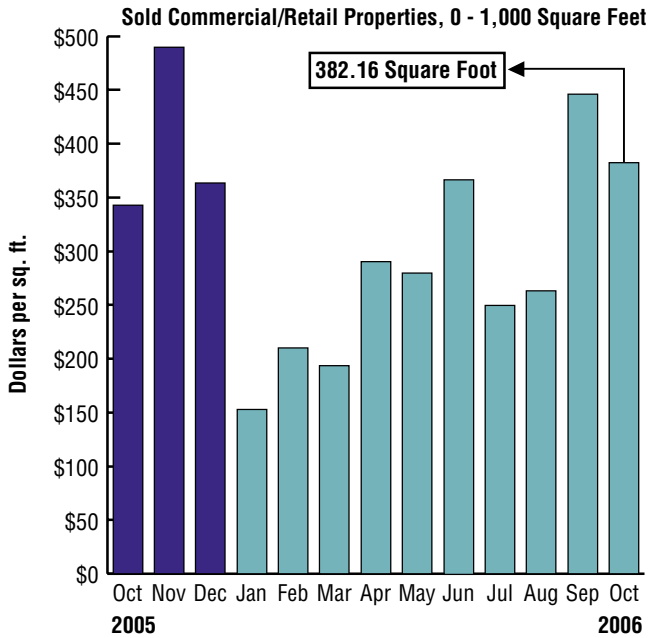
50,001 SQ. FT. AND OVER

Area	Leased	Total Leased	Av. Price
West			
W17	1	108,210	\$5.95
W24	1	83,265	\$4.85
Total:	2	191,475	\$5.47
Grand Total:	2	191,475	\$5.47

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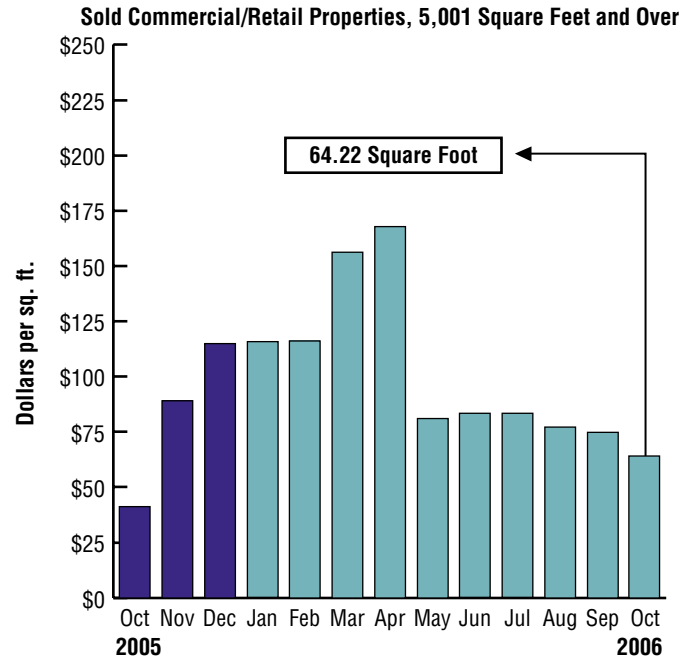
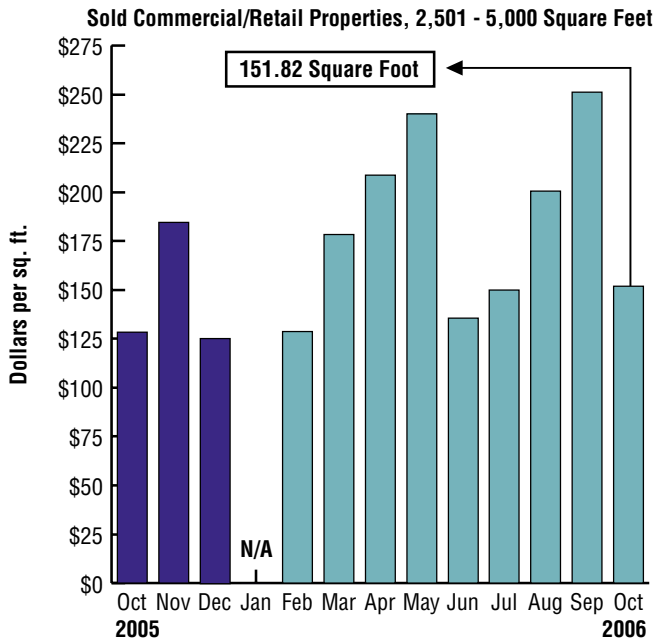
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E06	1	1,000	\$348.00
Total:	1	1,000	\$348.00
West			
W24	1	721	\$226.07
Total:	1	721	\$226.07
North			
N02	1	555	\$468.47
N03	1	370	\$382.43
N11	2	1,699	\$440.26
Total:	4	2,624	\$438.07
Grand Total:	6	4,345	\$382.16

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	2	3,230	\$333.10
C03	1	2,500	\$186.00
E09	1	1,100	\$181.73
W02	1	1,700	\$235.29
Total:	5	8,530	\$250.97
East			
E17	1	2,025	\$175.31
Total:	1	2,025	\$175.31
North			
N03	1	1,450	\$136.55
N10	1	1,864	\$125.54
Total:	2	3,314	\$130.36
Grand Total:	8	13,869	\$211.10

SOLD COMMERCIAL/RETAIL PROPERTIES



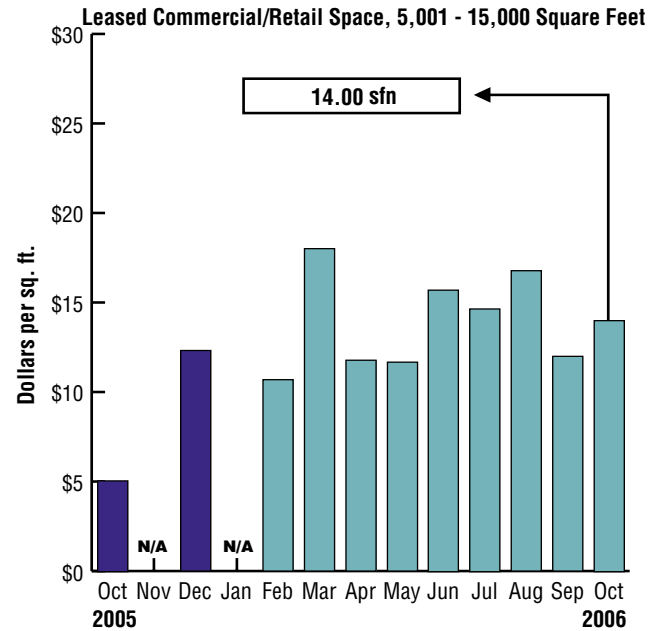
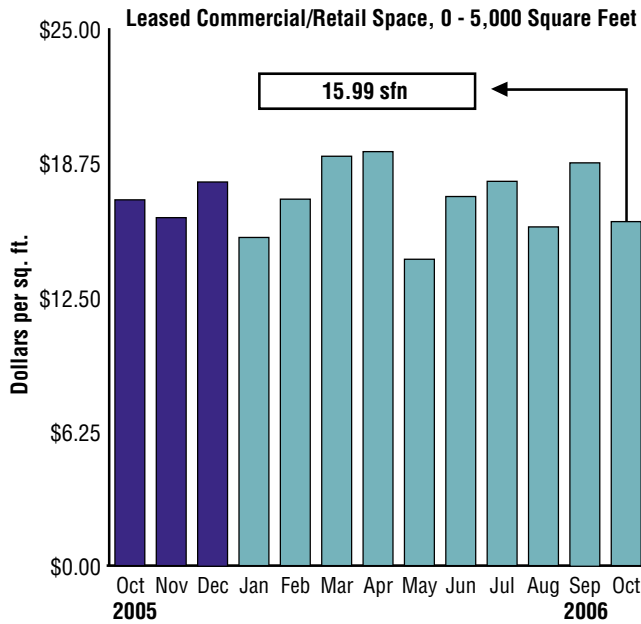
2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
W03	1	4,000	\$225.00
W04	2	7,921	\$111.73
Total:	3	11,921	\$149.74
North			
N15	1	3,700	\$297.30
N17	1	4,896	\$46.96
Total:	2	8,596	\$154.71
Grand Total:			
	5	20,517	\$151.82

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	8,000	\$135.00
E03	1	6,000	\$152.50
W05	1	10,450	\$81.34
Total:	3	24,450	\$116.36
East			
E16	1	21,950	\$12.76
Total:	1	21,950	\$12.76
West			
W15	1	17,000	\$65.59
W20	1	6,773	\$258.38
Total:	2	23,773	\$120.51
North			
N12	1	34,456	\$9.78
N15	1	5,500	\$77.45
N23	1	5,616	\$121.08
Total:	3	45,572	\$31.66
Grand Total:			
	9	115,745	\$64.22

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LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C02	2	4,096	\$23.23
C03	1	940	\$22.98
C07	2	2,300	\$16.96
C10	1	950	\$25.26
C15	1	1,200	\$25.00
E02	1	1,200	\$10.00
E03	2	2,480	\$12.00
E09	1	2,200	\$17.00
Total:	11	15,366	\$18.80
East			
E13	1	1,190	\$15.63
E15	2	2,851	\$18.62
E16	1	1,600	\$7.00
E17	2	2,747	\$12.47
Total:	6	8,388	\$13.97
West			
W14	1	700	\$18.86
W20	1	1,500	\$20.00
W23	4	11,040	\$14.09
W24	2	3,388	\$10.50
W27	1	2,300	\$12.00
Total:	9	18,928	\$13.84
North			
N01	2	6,579	\$23.04
N03	3	3,249	\$20.66
N08	3	7,890	\$10.07
N11	2	1,968	\$18.03
N14	1	1,400	\$12.72
Total:	11	21,086	\$16.67
Grand Total:	37	63,768	\$15.99

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W23	1	6,740	\$14.00
Total:	1	6,740	\$14.00
Grand Total:			
	1	6,740	\$14.00

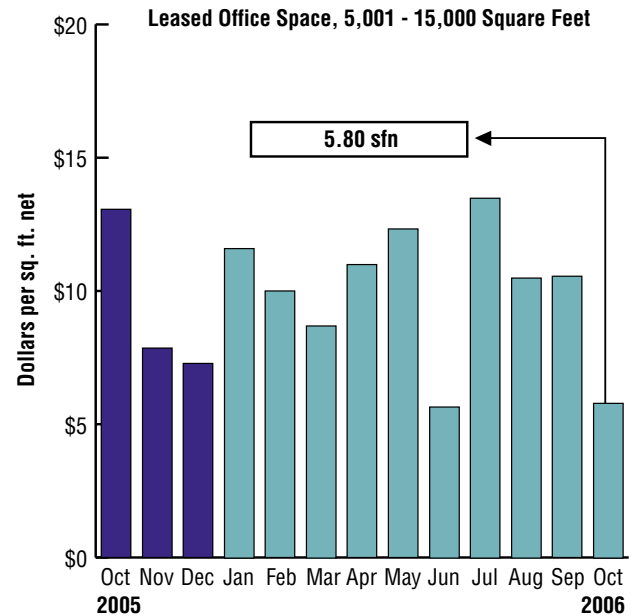
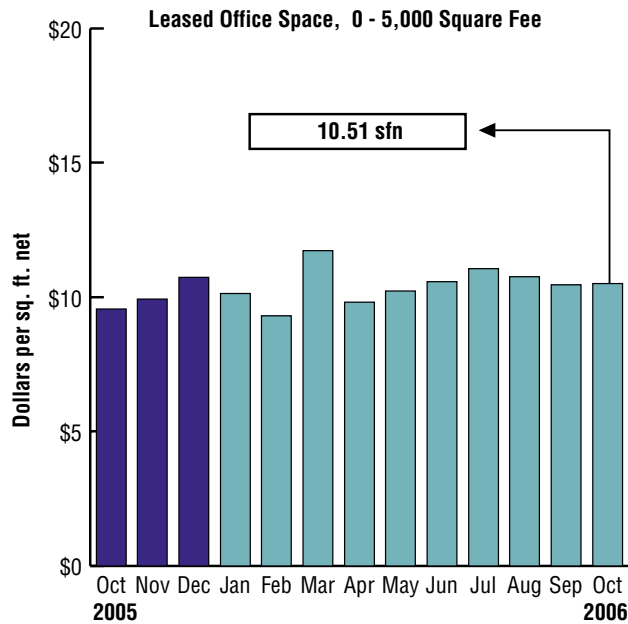
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
E13	1	27,000	\$9.00
Total:	1	27,000	\$9.00
Grand Total:			
	1	27,000	\$9.00

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			
C08	1	591	\$12.18
C09	1	1,239	\$22.06
C10	1	847	\$11.25
C13	1	2,074	\$12.50
C15	2	3,493	\$5.04
E04	1	350	\$8.75
W05	1	3,000	\$6.50
Total:	8	11,594	\$9.50
East			
E12	2	2,326	\$10.64
E16	1	1,044	\$11.00
Total:	3	3,370	\$10.75
West			
W14	4	5,279	\$14.00
W16	1	1,069	\$9.95
W17	6	14,551	\$9.87
W21	2	4,250	\$9.55
W22	1	850	\$9.50
W23	1	1,535	\$16.00
W28	1	600	\$11.00
Total:	16	28,134	\$10.95
North			
N03	1	1,184	\$11.50
N07	1	1,580	\$15.00
N08	3	6,508	\$9.52
N10	3	5,678	\$9.32
N11	2	1,546	\$12.69
Total:	10	16,496	\$10.42
Grand Total:	37	59,594	\$10.51

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
E15	1	10,100	\$5.80
Total:	1	10,100	\$5.80
Grand Total:			
	1	10,100	\$5.80

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
Toronto					
W06	1	5,658	\$212.09	0.13	\$9,230,769.23
W10	1	69,696	\$9.61	1.60	\$418,437.50
Total:	2	75,354	\$24.81	1.73	\$1,080,635.84
East					
E14	1	20,000	\$19.10	0.46	\$830,434.78
Total:	1	20,000	\$19.10	0.46	\$830,434.78
Grand Total:					
3	95,354	\$23.61	2.19	\$1,028,082.19	

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
East					
E17	1	141,570	\$1.84	3.25	\$80,000.00
E19	1	2,178,000	\$0.26	50.00	\$11,500.00
E20	1	1,910,977	\$0.14	43.87	\$6,268.52
Total:	3	4,230,547	\$0.26	97.12	\$11,429.16
North					
N06	1	164,657	\$8.87	3.78	\$386,510.58
N14	1	174,240	\$6.57	4.00	\$286,250.00
N15	1	213,880	\$0.15	4.91	\$6,517.31
Total:	3	552,776	\$4.77	12.69	\$207,881.01
Grand Total:					
6	4,783,324	\$0.78	109.81	\$34,131.77	

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.