

Watch

November 2007

For All Media/Public
Inquiries: (416) 443-8158

For All TREB Member
Inquiries: (416) 443-8152

Almost 900,000 Square Feet Leased In November

Monday, December 10 2007 -- TREB Members reported another active month, with 895,632 square feet of space leased through the TorontoMLS system, Commercial Council Chair Garry Lander announced today. "This is a nine per cent increase over October's figure of 821,889."

Industrial space continued to trade within a narrow range in November, averaging \$5.63 sfm for all size categories. Commercial/Retail space traded for \$14.63 sfm, also within its standard range.

Sales Market Highlights

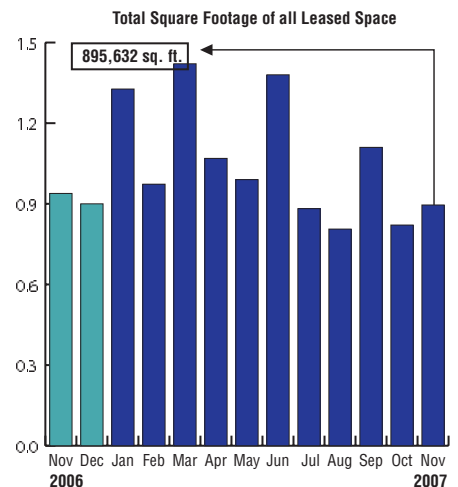
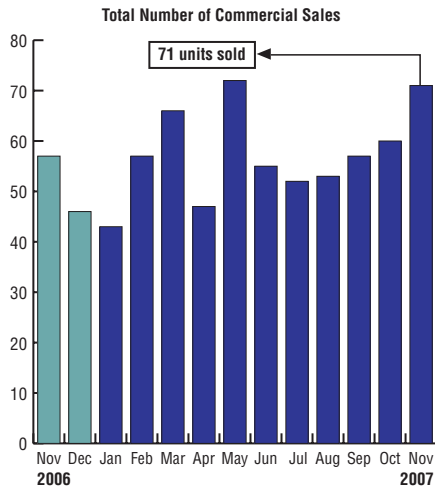
In November, TREB Members recorded 71 sales on Industrial/Commercial properties, of which 37 were Industrial properties in all size categories these averaged \$137.32 per square foot. Which compares to a price of \$96.30 per square foot derived from Non-MLS sources. ♦

Executive Council, Commercial Division

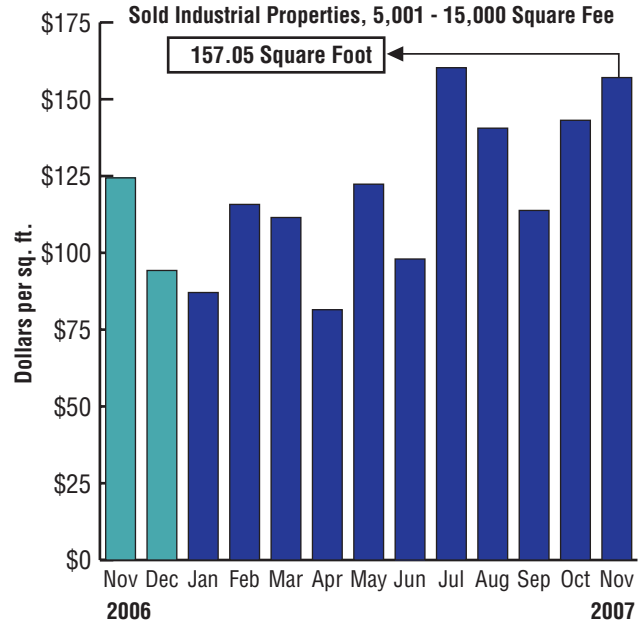
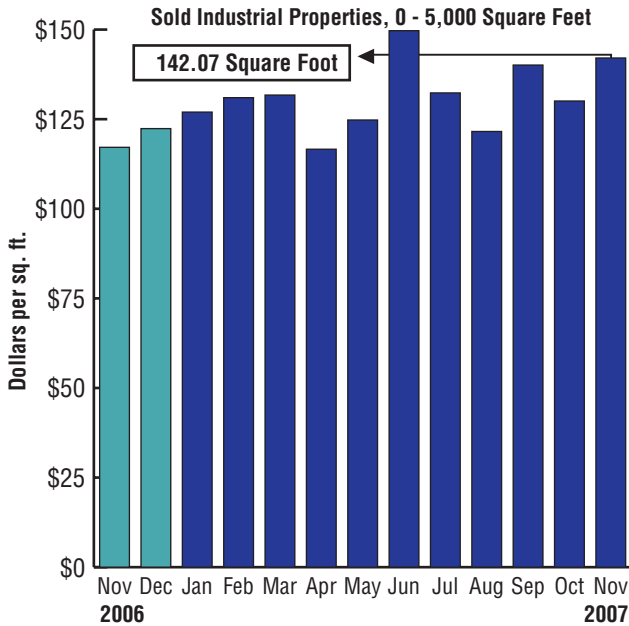
Garry Lander
Chairman

Joe De Leo
Past Chairman

Bob Airey
Armando Bernardo
John Crombie
Derek Gould
Roger Jain, CCIM
Cynthia Lai, FRI
Joe Panchyshyn
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George Sachs
Rocky A. Stefanuto
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SOLD INDUSTRIAL PROPERTIES



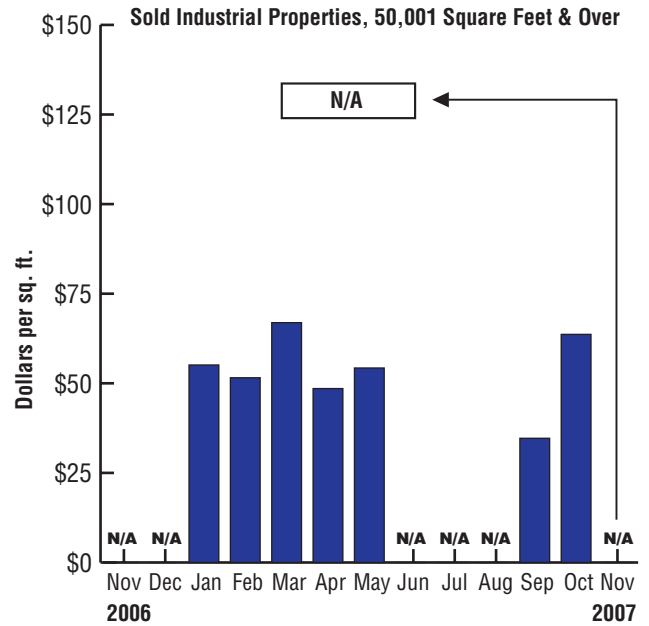
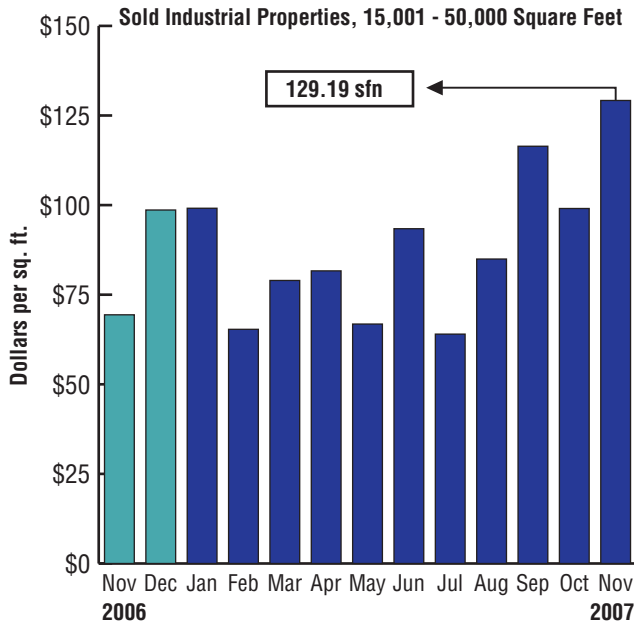
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E01	1	2,750	\$156.73
E07	3	6,414	\$146.87
W02	2	5,925	\$143.12
W04	2	7,152	\$169.18
W05	1	1,296	\$121.14
Total:	9	23,537	\$152.44
East			
E11	1	1,326	\$131.98
Total:	1	1,326	\$131.98
West			
W12	1	1,500	\$145.33
W24	1	2,307	\$109.23
Total:	2	3,807	\$123.46
North			
N06	1	1,051	\$155.09
N07	1	3,740	\$121.66
N08	6	11,833	\$126.98
N10	2	6,026	\$140.72
N11	1	1,200	\$216.67
Total:	11	23,850	\$135.37
Grand Total:	23	52,520	\$142.07

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E04	1	8,900	\$93.03
Total:	1	8,900	\$93.03
West			
W17	2	19,214	\$145.21
W24	1	14,500	\$232.41
Total:	3	33,714	\$182.71
North			
N04	1	5,440	\$115.81
N08	1	5,100	\$143.14
Total:	2	10,540	\$129.03
Grand Total:	6	53,154	\$157.05

SOLD INDUSTRIAL PROPERTIES



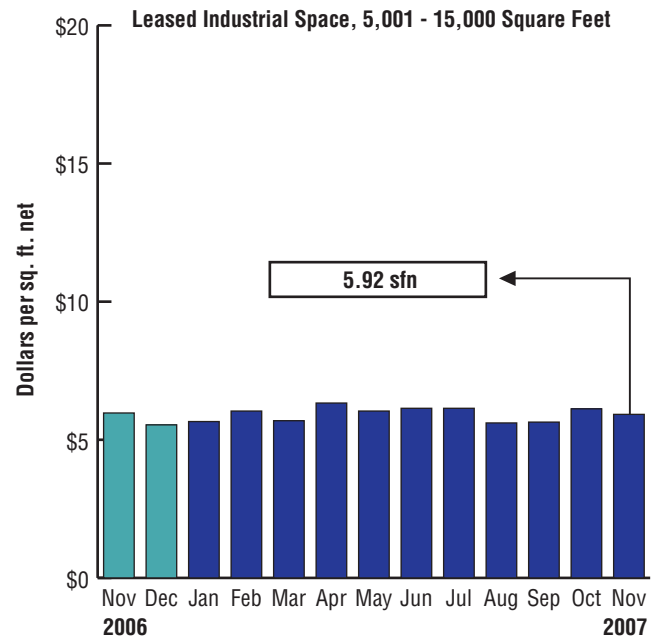
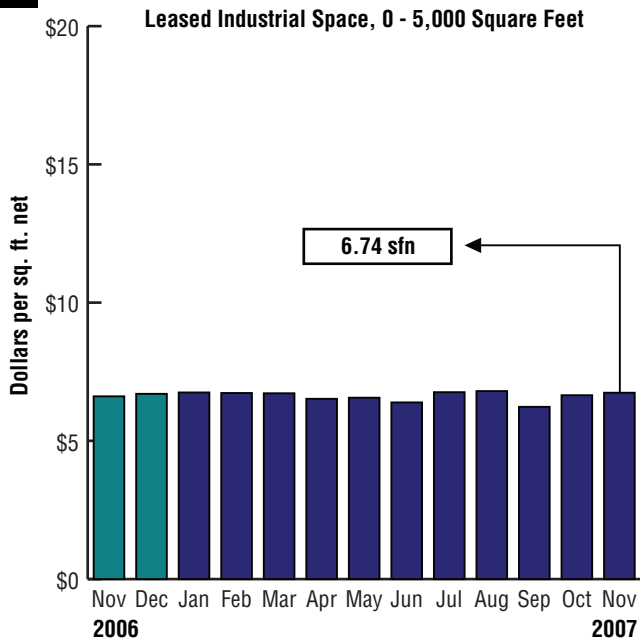
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E04	2	40,260	\$163.93
Total:	2	40,260	\$163.93
East			
E12	1	17,261	\$97.91
Total:	1	17,261	\$97.91
West			
W24	1	15,900	\$105.03
W25	1	27,000	\$105.56
Total:	2	42,900	\$105.36
North			
N03	1	26,028	\$117.00
N10	1	15,764	\$152.18
N11	1	17,348	\$135.97
Total:	3	59,140	\$131.94
Grand Total:			
	8	159,561	\$129.19

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

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Commercial Division
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LEASED INDUSTRIAL SPACE



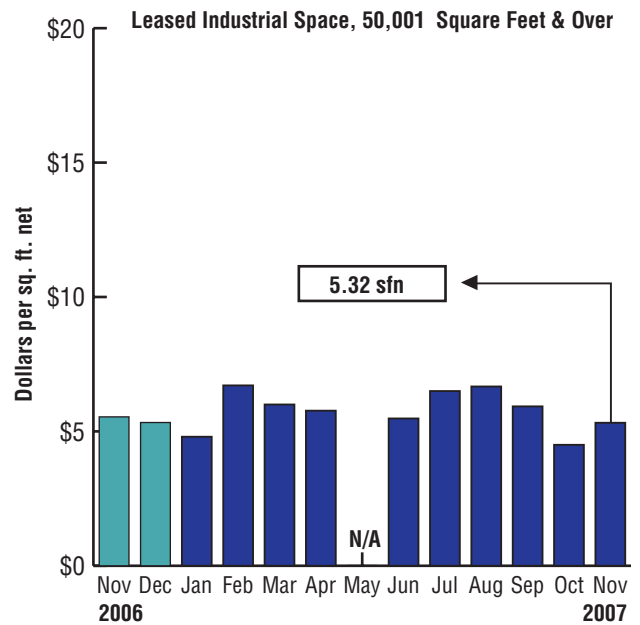
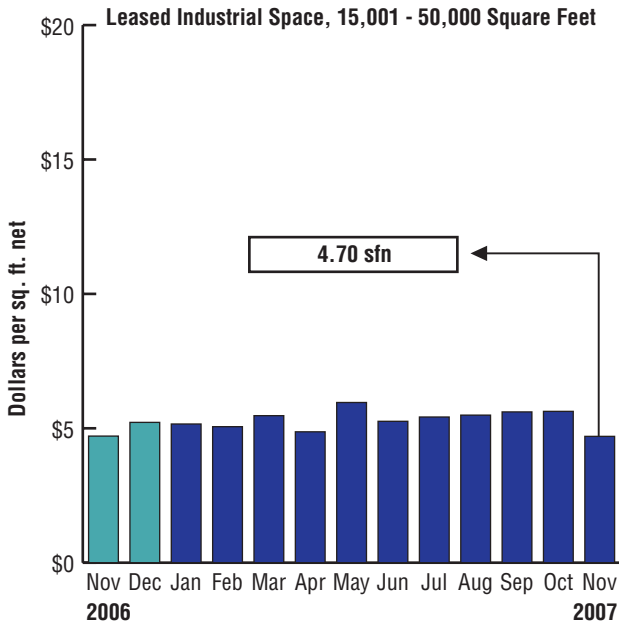
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	2,400	\$5.63
E05	1	2,500	\$6.20
E07	2	4,981	\$6.24
E08	1	3,030	\$4.50
E09	3	9,855	\$5.19
W04	2	4,920	\$9.63
W05	2	4,150	\$8.35
W07	1	1,400	\$12.00
W09	2	3,600	\$7.00
W10	3	13,768	\$4.34
Total:	18	50,604	\$6.10
East			
E12	1	3,000	\$4.95
E16	2	4,550	\$5.50
E17	1	1,636	\$6.10
Total:	4	9,186	\$5.43
West			
W12	2	7,000	\$7.34
W13	1	2,200	\$5.64
W17	13	30,112	\$6.94
W21	1	2,117	\$7.00
W24	1	1,360	\$6.75
Total:	18	42,789	\$6.94
North			
N03	1	3,185	\$8.50
N06	2	2,662	\$8.17
N07	5	16,406	\$7.18
N08	7	16,541	\$7.37
N10	5	14,752	\$7.05
N11	1	3,595	\$8.00
Total:	21	57,141	\$7.37
Grand Total:	61	159,720	\$6.74

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	1	8,100	\$4.75
E08	1	9,575	\$5.00
W05	2	12,900	\$5.58
W10	4	29,974	\$4.82
Total:	8	60,549	\$5.00
West			
W17	3	25,508	\$6.07
W20	1	5,399	\$6.50
W21	1	5,076	\$6.00
W25	2	21,432	\$5.93
W27	1	6,520	\$6.12
Total:	8	63,935	\$6.06
North			
N03	2	11,224	\$9.13
N08	3	30,306	\$5.94
N10	1	9,475	\$7.00
Total:	6	51,005	\$6.84
Grand Total:	22	175,489	\$5.92

LEASED INDUSTRIAL SPACE



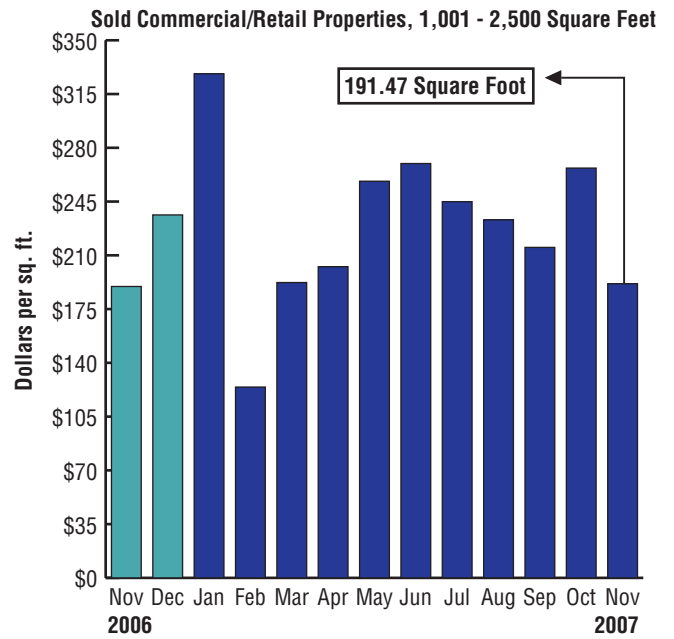
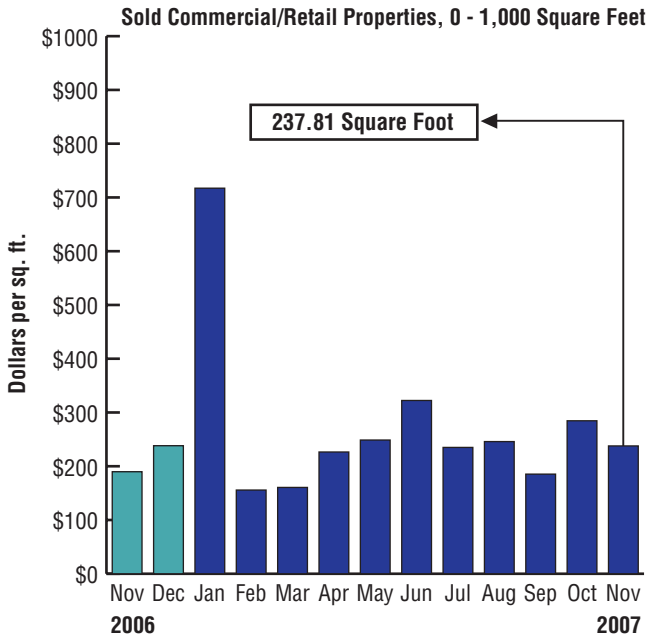
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
Toronto			
W04	1	29,177	\$3.00
W06	1	16,500	\$4.25
Total:	2	45,677	\$3.45
East			
E11	3	63,712	\$4.63
Total:	3	63,712	\$4.63
West			
W17	1	17,599	\$5.75
W28	1	16,000	\$5.50
Total:	2	33,599	\$5.63
North			
N10	1	17,278	\$6.50
Total:	1	17,278	\$6.50
Grand Total:	8	160,266	\$4.70

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
West			
W12	1	115,000	\$4.90
W17	2	128,771	\$5.70
Total:	3	243,771	\$5.32
Grand Total:	3	243,771	\$5.32

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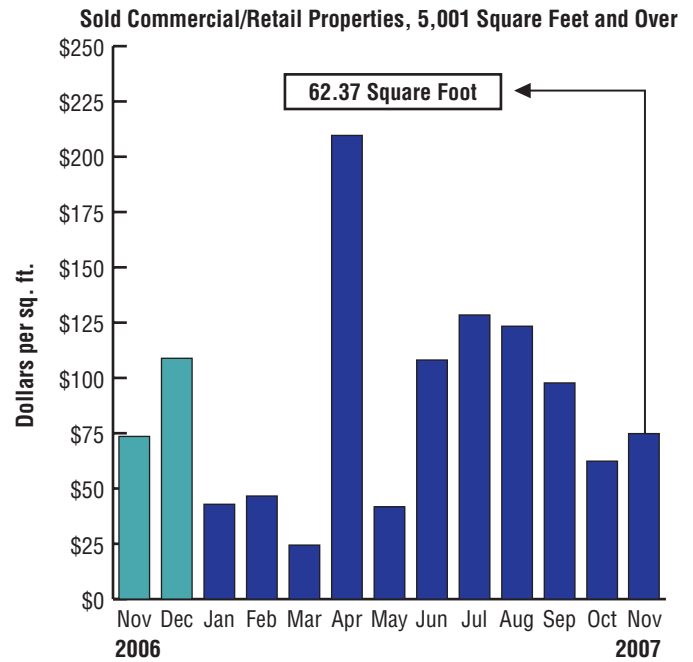
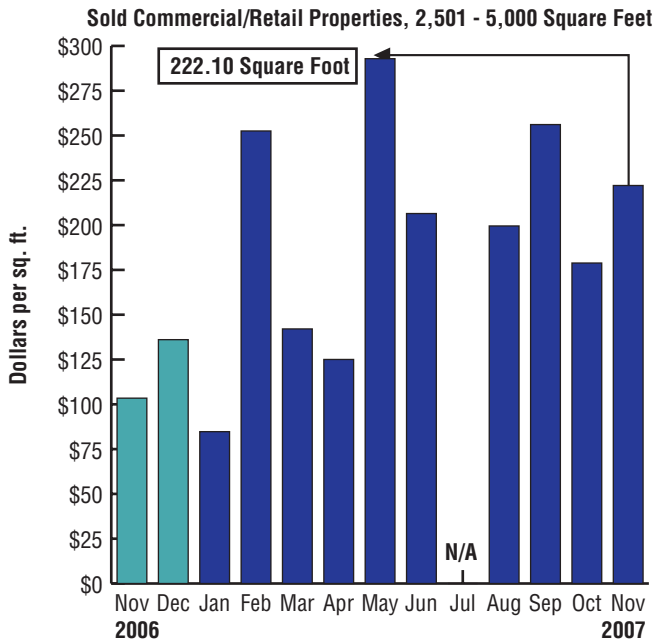
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
E17	1	1,000	\$17.50
Total:	1	1,000	\$17.50
North			
N02	1	992	\$273.19
N03	1	515	\$252.43
N10	1	225	\$306.67
N17	1	1,000	\$400.00
Total:	4	2,732	\$318.45
Grand Total:	5	3,732	\$237.81

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C01	1	2,200	\$659.09
E06	1	2,160	\$146.30
E07	1	1,500	\$108.33
E08	1	1,600	\$178.13
W01	1	1,600	\$250.00
W02	1	1,520	\$167.76
W05	1	1,635	\$155.96
Total:	7	12,215	\$255.71
East			
E12	1	1,881	\$103.67
E17	1	2,319	\$141.44
Total:	2	4,200	\$124.52
West			
W16	2	3,559	\$129.25
W17	1	1,927	\$64.87
W24	1	1,066	\$224.20
Total:	4	6,552	\$125.76
North			
N03	1	1,500	\$173.33
N07	1	1,068	\$159.18
N08	2	3,036	\$187.75
Total:	4	5,604	\$178.44
Grand Total:	17	28,571	\$191.47

SOLD COMMERCIAL/RETAIL PROPERTIES



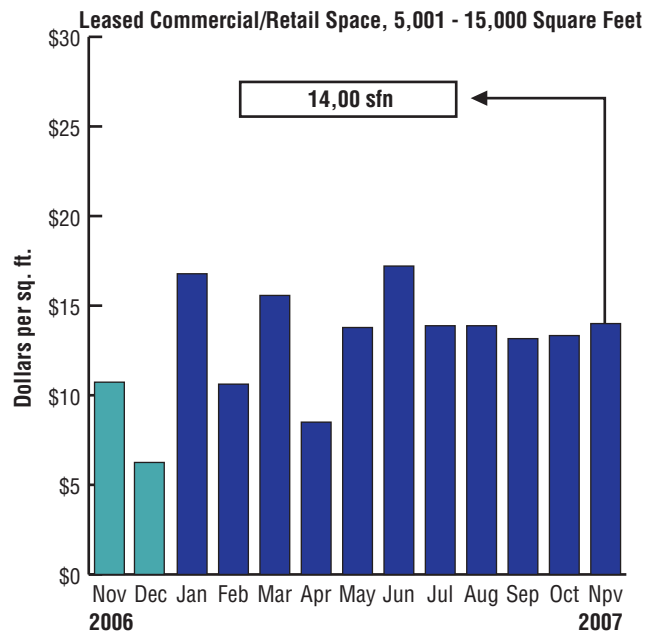
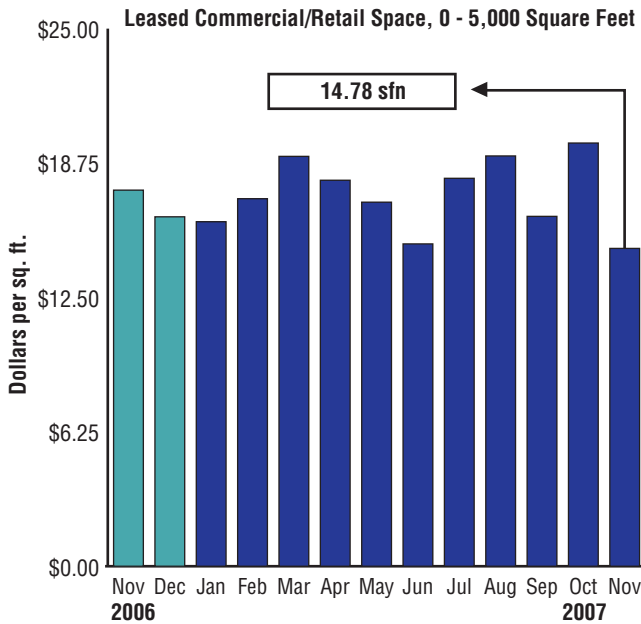
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	2	6,573	\$343.53
C08	1	5,000	\$290.00
W02	1	5,000	\$121.00
Total:	4	16,573	\$260.24
East			
E15	1	4,000	\$92.50
Total:	1	4,000	\$92.50
North			
N03	1	2,541	\$354.19
N08	2	6,436	\$152.27
Total:	3	8,977	\$209.42
Grand Total:			
	8	29,550	\$222.10

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	11,010	\$205.27
W03	1	12,000	\$72.08
W05	1	7,000	\$115.43
Total:	3	30,010	\$131.06
East			
E16	1	34,580	\$26.03
Total:	1	34,580	\$26.03
Grand Total:			
	4	64,590	\$74.83

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	4,600	\$15.07
C02	1	2,000	\$25.20
C07	1	456	\$42.11
E06	1	1,290	\$17.67
E07	1	568	\$15.85
E10	1	831	\$18.00
W02	1	1,472	\$10.00
W05	3	3,689	\$12.49
W07	1	1,200	\$41.25
Total:	12	16,106	\$18.38
East			
E11	1	1,000	\$15.60
E14	1	1,000	\$13.00
E16	1	750	\$14.00
Total:	3	2,750	\$14.22
West			
W13	1	998	\$18.00
W17	1	4,000	\$7.00
W20	1	2,000	\$8.40
W21	1	1,495	\$20.00
W23	2	2,914	\$15.12
W24	1	1,302	\$18.00
Total:	7	12,709	\$12.60
North			
N02	1	1,501	\$19.50
N05	1	1,400	\$16.00
N07	2	2,325	\$17.51
N08	6	11,963	\$15.15
N11	2	2,053	\$18.90
N12	1	587	\$18.40
N14	1	1,500	\$12.00
N17	1	5,000	\$3.84
Total:	15	26,329	\$13.69
Grand Total:	37	57,894	\$14.78

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W05	1	6,200	\$10.50
Total:	1	6,200	\$10.50
West			
W12	1	9,650	\$16.25
Total:	1	9,650	\$16.25
Grand Total:	2	15,850	\$14.00

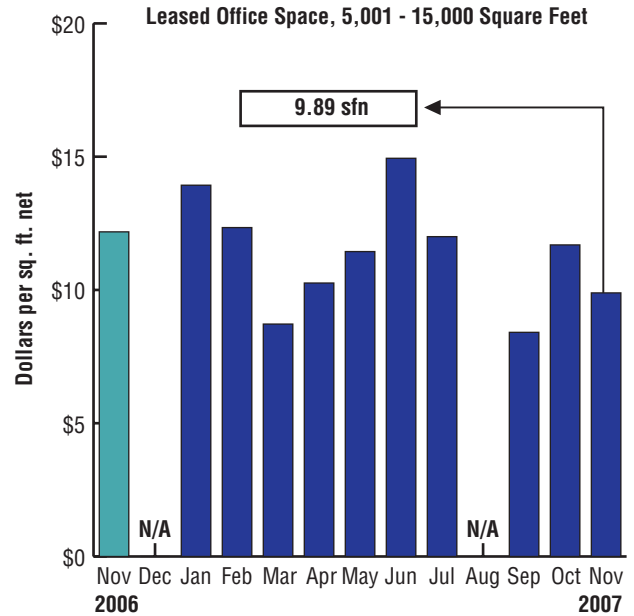
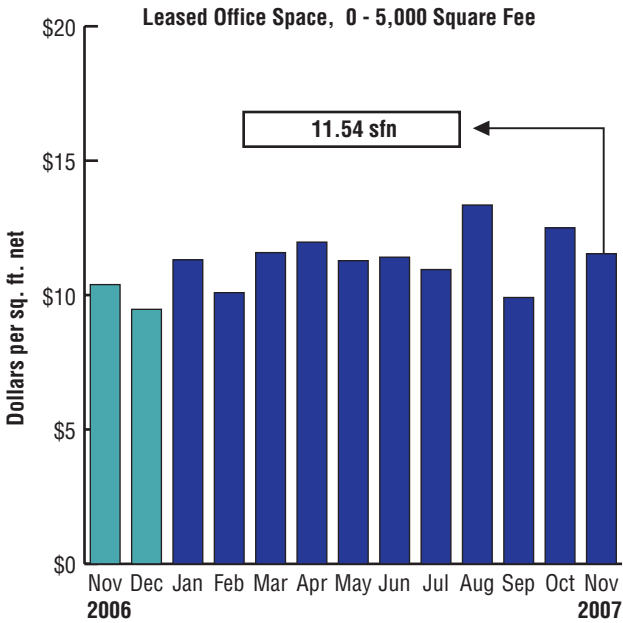
15,001 - 50,00 SQ. FT.

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			
C01	1	350	\$20.57
C02	2	3,535	\$25.12
C08	2	4,900	\$15.92
W04	1	1,141	\$7.00
W05	2	1,502	\$12.28
Total:	8	11,428	\$17.54
West			
W14	1	720	\$6.50
W16	2	2,617	\$15.28
W17	3	3,200	\$10.47
W21	1	2,414	\$5.95
W24	4	6,584	\$8.50
W25	1	2,613	\$9.50
Total:	12	18,148	\$9.55
North			
N02	1	730	\$14.50
N03	3	4,381	\$9.36
N07	1	912	\$10.00
N08	5	10,870	\$12.71
N10	5	8,467	\$7.84
N11	4	6,422	\$10.79
Total:	19	31,782	\$10.53
Grand Total:	39	61,358	\$11.54

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
W07	1	5,500	\$9.00
Total:	1	5,500	\$9.00
West			
W25	1	10,000	\$8.00
Total:	1	10,000	\$8.00
North			
N08	1	5,784	\$14.00
Total:	1	5,784	\$14.00
Grand Total:	3	21,284	\$9.89

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					
C01	1	8,773	\$156.73	0.20	\$6,875,000.00
C04	1	6,050	\$82.64	0.14	\$3,571,428.57
Total:	2	14,823	\$126.49	0.34	\$5,514,705.88
West					
W23	1	34,848	\$20.06	0.80	\$873,750.00
Total:	1	34,848	\$20.06	0.80	\$873,750.00
North					
N08	1	1,174	\$434.50	0.03	\$17,000,000.00
N11	3	48,283	\$48.03	1.11	\$2,089,189.19
N14	2	142,920	\$6.44	3.28	\$280,487.80
Total:	6	192,378	\$19.49	4.42	\$848,190.05
Grand					
Total:	9	242,049	\$26.12	5.56	\$1,137,230.22

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W21	1	187,308	\$17.79	4.30	\$775,000.00
W23	1	331,056	\$8.76	7.60	\$381,578.95
W27	1	217,800	\$2.39	5.00	\$104,000.00
Total:	3	736,164	\$9.17	16.90	\$399,556.21
Grand					
Total:	3	736,164	\$9.17	16.90	\$399,556.21

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.