

Watch

October 2007

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

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

Over 800,000 leased in October

Thursday, November 8, 2007 -- In October, TREB Members reported 821,889 square feet of space leased through the TorontoMLS system. Part of the reason for this healthy result was the lease of a 105,110 square foot building in the Newmarket (N07) area. "As IC&I Realtors further recognize the advantages of listing through MLS, you will see more and more of these large properties appearing on the system," said Commercial Council Chair Garry Lander.

Prices trended upwards in October, with industrial space (all size categories) rising marginally over September to \$5.83 sfm, while commercial space climbed 12 per cent to \$14.04 sfm over the \$12.52 sfm recorded during the previous month.

Sales Market Highlights

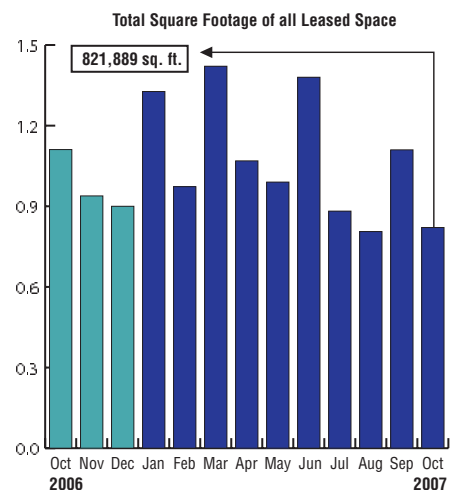
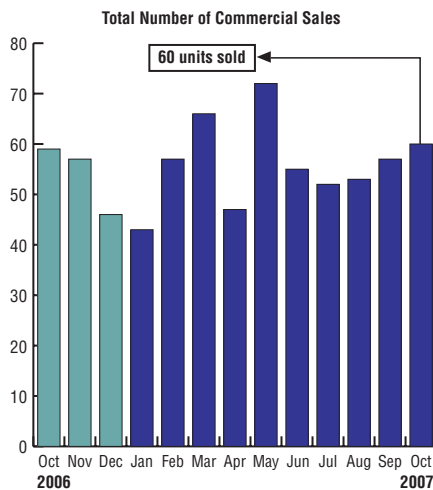
The TorontoMLS system saw 60 sales of Industrial/Commercial properties in October. Of these, 34 were of industrial properties in all size classes, which averaged \$105.73 per square foot. Non-MLS sources this month gave a figure of \$77.95 per square foot. ♦

Executive Council, Commercial Division

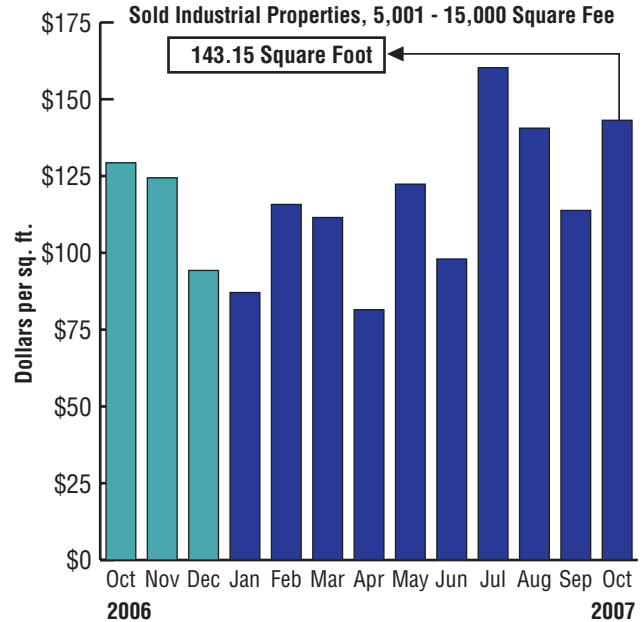
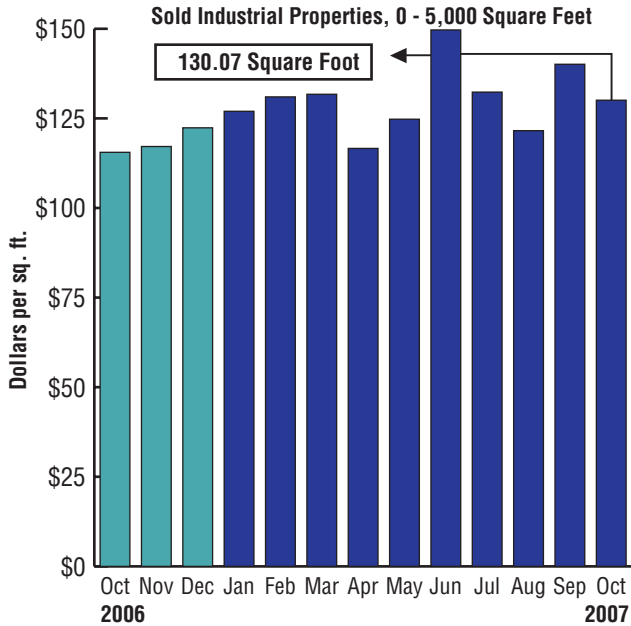
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SOLD INDUSTRIAL PROPERTIES



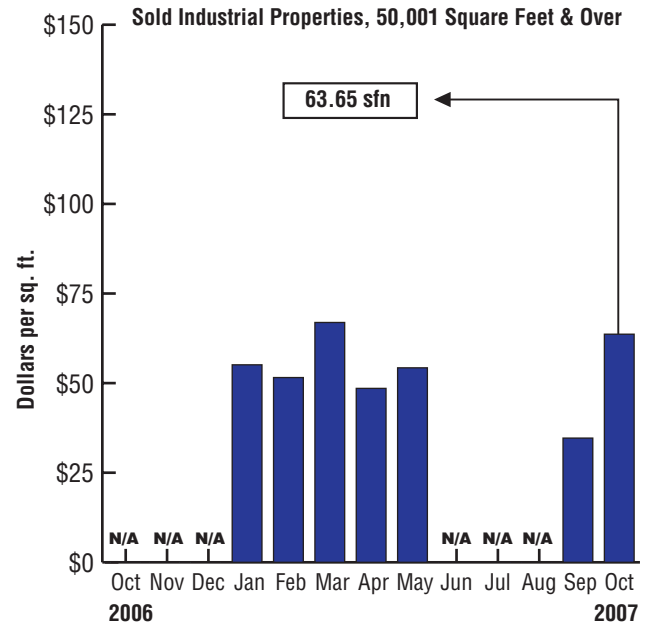
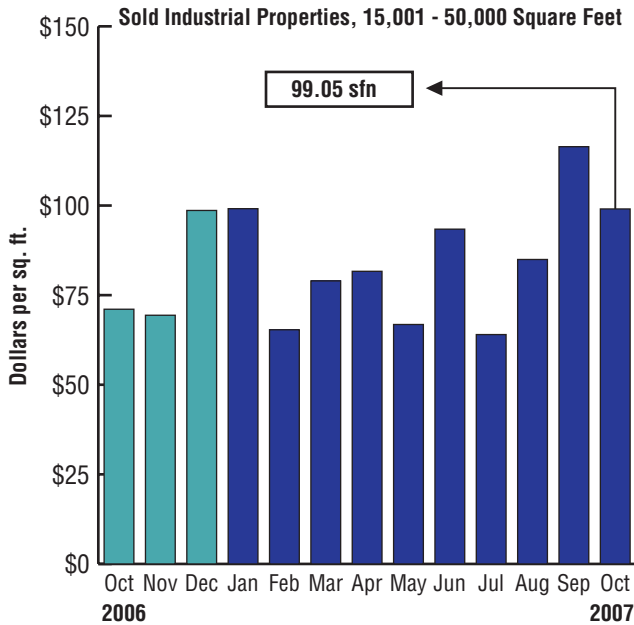
0 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
E07	4	8,438	\$109.00
W02	1	2,072	\$127.90
W05	1	3,000	\$99.67
Total:	6	13,510	\$109.82
East			
E11	2	2,420	\$114.05
E15	1	1,260	\$212.70
Total:	3	3,680	\$147.83
West			
W17	1	2,200	\$127.27
W24	3	6,695	\$127.56
W28	2	2,440	\$151.33
W29	1	1,930	\$115.54
Total:	7	13,265	\$130.14
North			
N03	2	4,250	\$175.29
N06	1	1,888	\$159.96
N07	1	1,580	\$138.54
N08	1	4,012	\$124.63
N10	2	5,110	\$123.63
Total:	7	16,840	\$142.38
Grand Total:	23	47,295	\$130.07

5,001 - 15,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
West			
W17	2	18,230	\$178.83
W28	1	12,800	\$113.28
Total:	3	31,030	\$151.79
North			
N08	2	12,700	\$122.05
Total:	2	12,700	\$122.05
Grand Total:	5	43,730	\$143.15

SOLD INDUSTRIAL PROPERTIES



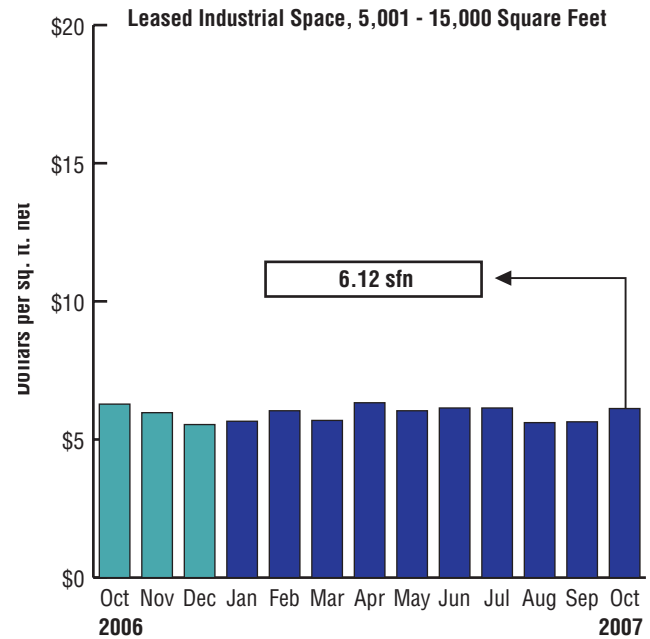
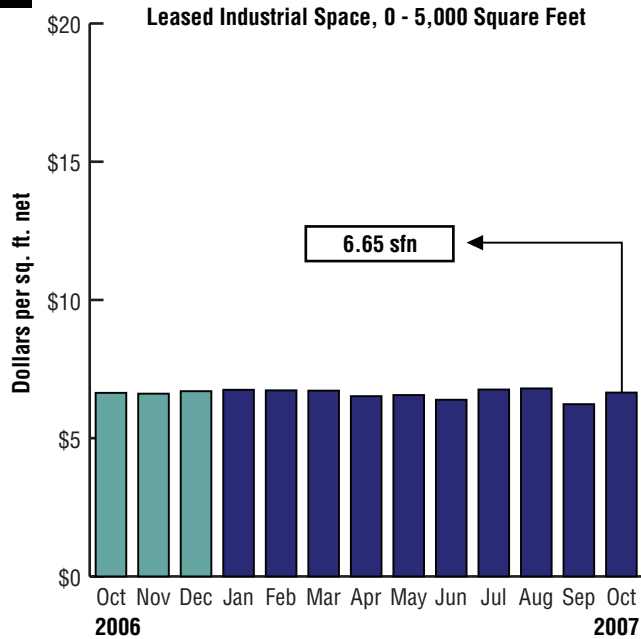
15,001 - 50,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
West			
W05	1	19,250	\$63.38
Total:	1	19,250	\$63.38
West			
W16	1	20,107	\$96.43
W23	1	25,136	\$110.40
Total:	2	45,243	\$104.19
North			
N08	1	19,874	\$122.77
N12	1	16,079	\$97.95
Total:	2	35,953	\$111.67
Grand Total:	5	100,446	\$99.05

50,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
West			
W07	1	50,272	\$63.65
Total:	1	50,272	\$63.65
Grand Total:			
	1	50,272	\$63.65

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LEASED INDUSTRIAL SPACE



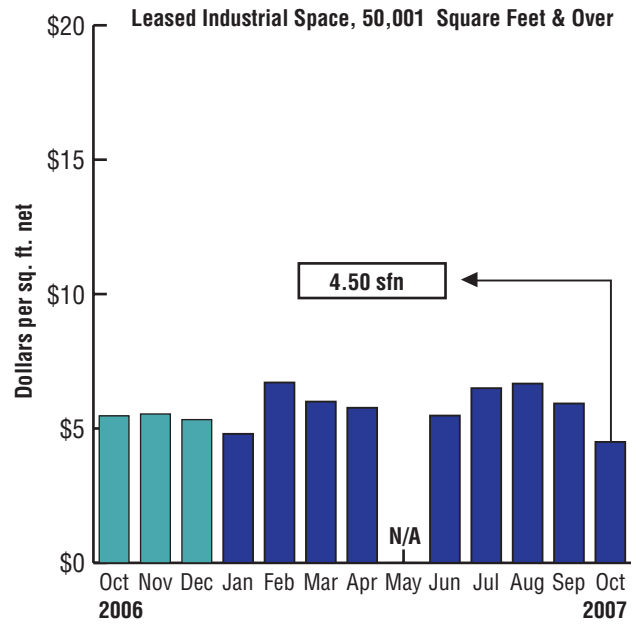
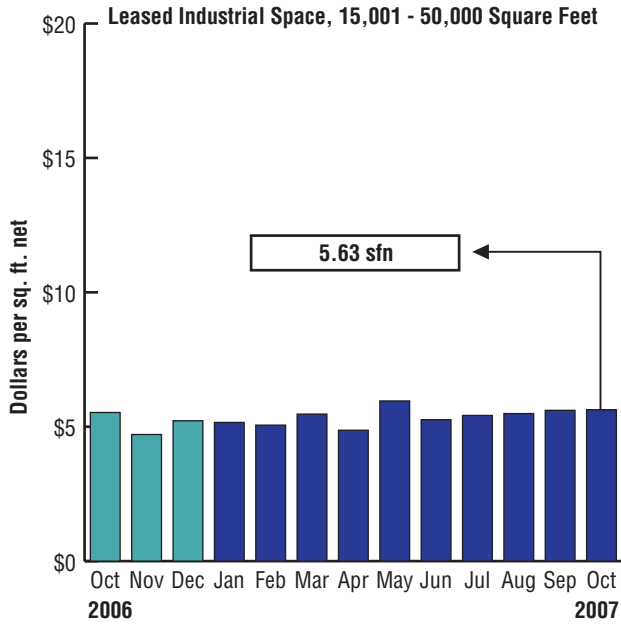
0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
E04	2	4,300	\$4.98
E07	4	5,356	\$6.32
W04	1	2,560	\$11.02
W05	5	14,330	\$5.26
W06	1	3,000	\$6.25
W07	3	8,083	\$6.24
W09	6	18,326	\$6.63
W10	1	3,000	\$6.00
Total:	23	58,955	\$6.23
East			
E12	1	2,583	\$5.50
E16	1	2,560	\$4.75
E17	1	4,009	\$6.10
Total:	3	9,152	\$5.55
West			
W12	3	6,336	\$6.25
W16	1	2,502	\$7.50
W17	14	36,778	\$6.03
W20	1	1,821	\$7.00
W23	2	5,600	\$9.72
W24	2	6,631	\$5.88
Total:	23	59,668	\$6.47
North			
N03	1	1,057	\$9.50
N07	1	2,000	\$9.60
N08	4	5,385	\$8.61
N10	6	14,513	\$7.45
N11	3	6,889	\$8.82
N12	1	2,042	\$6.00
Total:	16	31,886	\$8.05
Grand Total:	65	159,661	\$6.65

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C13	1	10,688	\$8.90
E04	1	6,250	\$4.00
W04	2	23,520	\$4.97
W05	1	6,243	\$4.75
W07	1	5,163	\$6.75
Total:	6	51,864	\$5.81
East			
E11	1	6,030	\$4.75
E12	2	11,822	\$4.97
E13	1	11,132	\$5.13
Total:	4	28,984	\$4.98
West			
W14	1	11,490	\$5.50
W17	6	52,332	\$5.81
W21	1	12,510	\$9.50
W24	1	10,961	\$6.00
Total:	9	87,293	\$6.32
North			
N01	1	6,026	\$9.96
N08	2	14,810	\$6.29
N10	1	9,405	\$6.75
Total:	4	30,241	\$7.16
Grand Total:	23	198,382	\$6.12

LEASED INDUSTRIAL SPACE



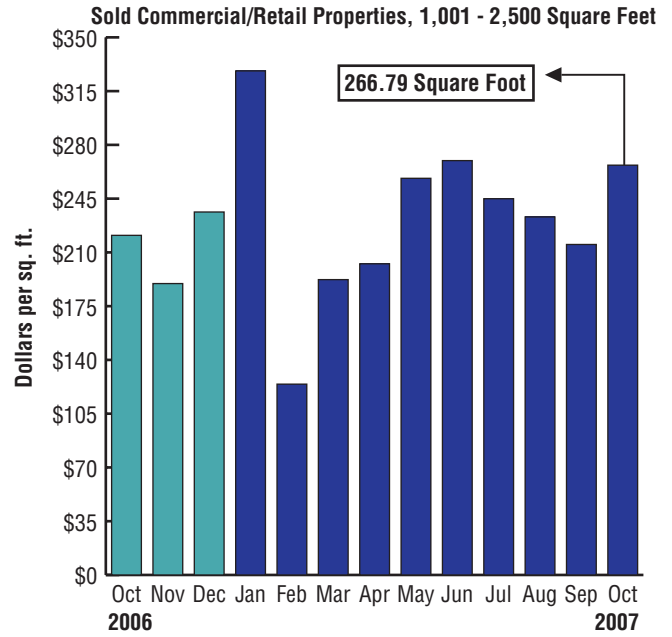
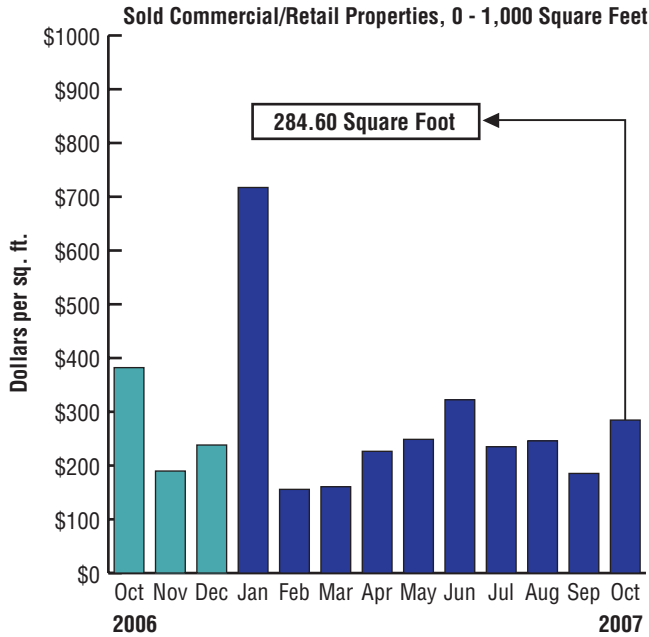
15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Avg. Price
Toronto			
E11	2	70,395	\$4.67
E13	1	16,579	\$5.13
Total:	3	86,974	\$4.75
West			
W17	3	71,874	\$5.16
Total:	3	71,874	\$5.16
North			
N03	1	23,116	\$7.70
N10	1	21,568	\$5.95
N11	1	24,571	\$7.85
Total:	3	69,255	\$7.21
Grand Total:	9	228,103	\$5.63

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Avg. Price
North			
N07	1	105,110	\$4.50
Total:	1	105,110	\$4.50
Grand Total:	1	105,110	\$4.50

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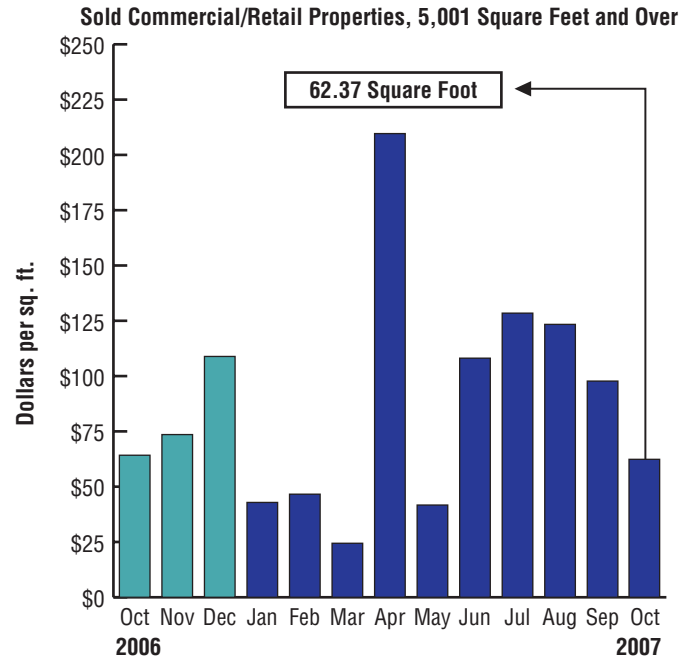
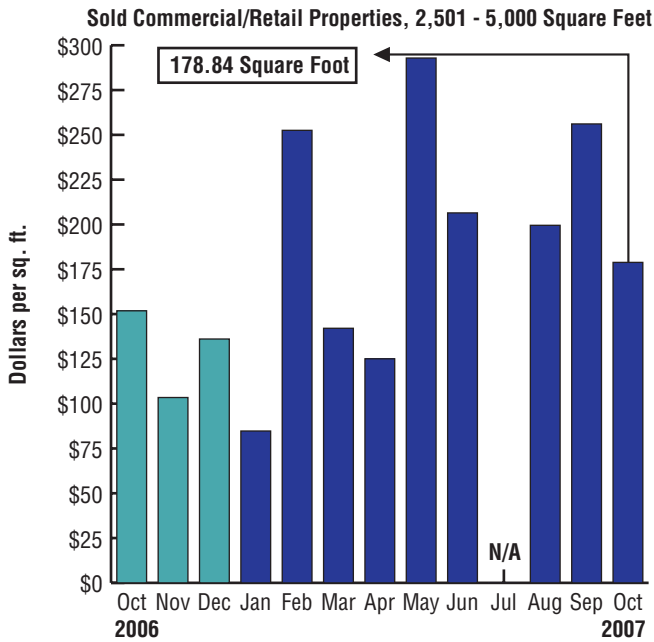
SOLD COMMERCIAL/RETAIL PROPERTIES



0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C07	2	968	\$658.76
E07	2	1,460	\$75.34
W10	1	1,000	\$125.00
Total:	5	3,428	\$254.57
East			
E16	1	429	\$382.28
Total:	1	429	\$382.28
West			
W28	1	847	\$531.29
Total:	1	847	\$531.29
North			
N03	1	960	\$173.44
N04	1	700	\$225.71
Total:	2	1,660	\$195.48
Grand Total:	9	6,364	\$284.60

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
Toronto			
C04	2	3,600	\$350.00
C08	1	1,500	\$346.67
C14	1	1,880	\$494.68
E01	2	3,600	\$233.33
Total:	6	10,580	\$335.54
East			
E12	1	2,400	\$179.17
Total:	1	2,400	\$179.17
West			
W21	1	1,600	\$258.00
Total:	1	1,600	\$258.00
North			
N08	1	1,900	\$163.16
N19	1	1,200	\$11.67
Total:	2	3,100	\$104.52
Grand Total:	10	17,680	\$266.79

SOLD COMMERCIAL/RETAIL PROPERTIES



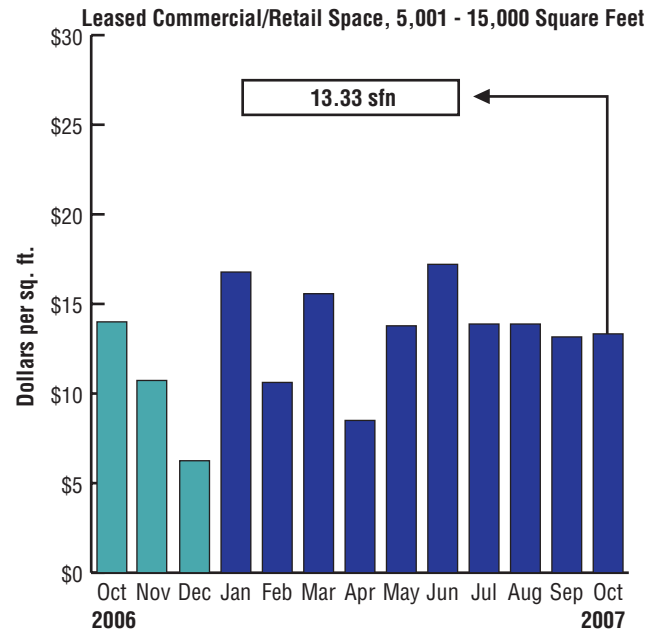
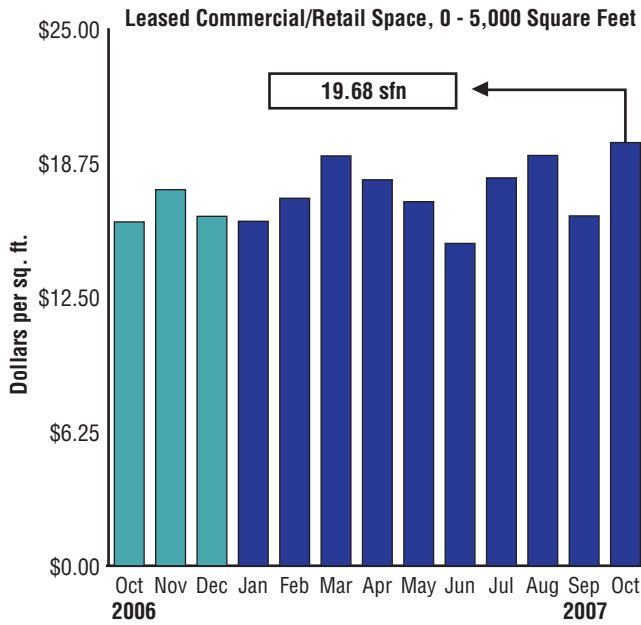
2,501 - 5,000 SQ. FT.

Area	Sales	Total Sold	Av. Price
Toronto			
C02	1	3,000	\$276.00
E01	1	2,612	\$159.26
E03	1	2,960	\$114.53
Total:	3	8,572	\$184.67
West			
W24	1	2,600	\$159.62
Total:	1	2,600	\$159.62
Grand Total:			
	4	11,172	\$178.84

5,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price
Toronto			
W01	1	5,312	\$103.54
Total:	1	5,312	\$103.54
East			
E15	1	5,658	\$90.58
Total:	1	5,658	\$90.58
North			
N05	1	21,780	\$45.00
Total:	1	21,780	\$45.00
Grand Total:			
	3	32,750	\$62.37

LEASED COMMERCIAL/RETAIL SPACE



0 - 5,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	2	2,873	\$23.72
C04	1	1,400	\$24.00
C10	1	750	\$40.00
E02	2	3,100	\$37.55
E04	1	780	\$15.38
W02	1	1,390	\$12.95
W04	1	3,100	\$6.00
Total:	9	13,393	\$22.16
East			
E15	1	850	\$16.00
E16	2	2,150	\$14.78
E17	1	1,500	\$10.40
Total:	4	4,500	\$13.55
West			
W21	1	1,161	\$18.60
W23	3	4,028	\$22.10
Total:	4	5,189	\$21.32
North			
N02	1	2,026	\$17.00
N03	2	1,556	\$21.98
N07	1	1,223	\$22.00
N08	1	2,950	\$13.00
N11	4	4,220	\$20.79
Total:	9	11,975	\$18.51
Grand Total:	26	35,057	\$19.68

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
East			
C01	1	6,300	\$13.33
Total:	1	6,300	\$13.33
Grand Total:			
	1	6,300	\$13.33

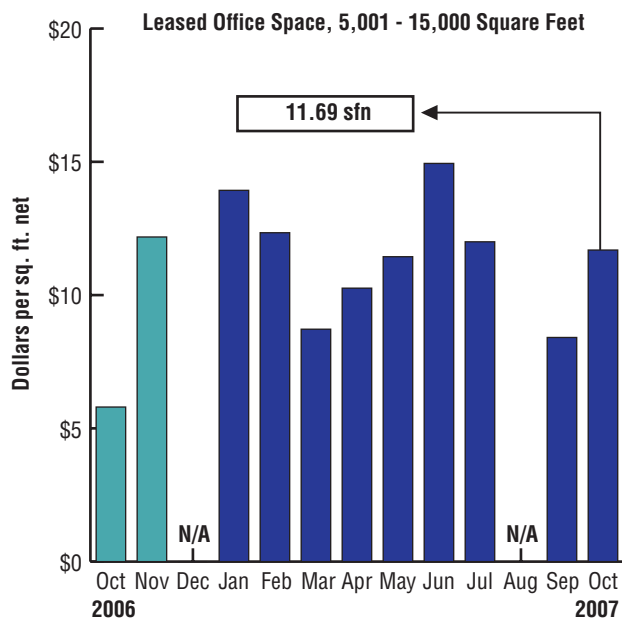
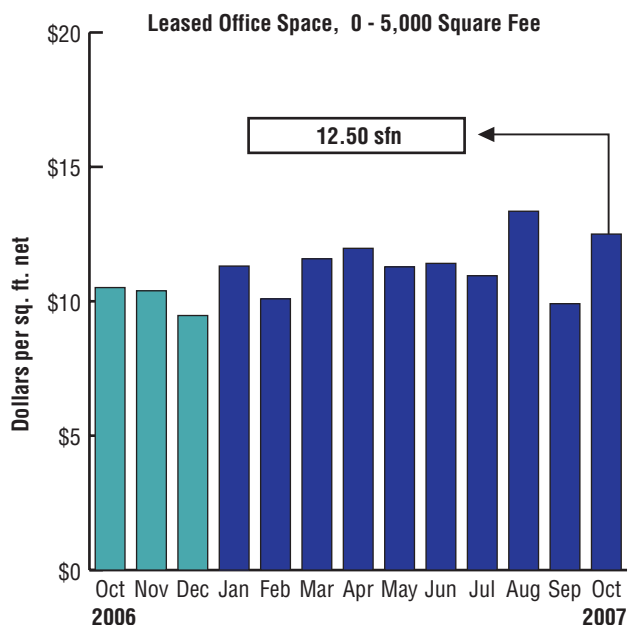
15,001 - 50,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
West			
W14	1	15,558	\$15.65
Total:	1	15,558	\$15.65
Grand Total:			
	1	15,558	\$15.65

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	780	\$20.00
C02	1	475	\$22.74
C03	1	1,310	\$12.50
C07	3	3,975	\$17.13
C10	2	2,279	\$11.65
C11	1	775	\$12.00
C13	1	2,047	\$8.00
C14	1	1,018	\$15.00
C15	1	1,663	\$12.50
E02	2	1,605	\$27.66
E04	1	2,140	\$12.00
E07	2	2,549	\$6.63
E09	1	649	\$6.95
W10	1	1,079	\$9.23
Total:	19	22,344	\$13.45
East			
E16	1	1,139	\$9.00
Total:	1	1,139	\$9.00
West			
W15	1	1,854	\$15.50
W17	8	9,671	\$10.01
W23	1	1,037	\$12.00
Total:	10	12,562	\$10.99
North			
N02	2	718	\$14.00
N03	5	8,123	\$11.91
N06	1	2,000	\$16.80
N07	2	1,973	\$11.10
N08	2	1,655	\$15.95
N11	3	3,987	\$10.95
Total:	15	18,456	\$12.59
Grand Total:	45	54,501	\$12.50

5,001 - 15,000 SQ. FT.

Area	Leased	Total Leased	Av. Price
Toronto			
C01	1	7,948	\$11.50
E07	1	6,266	\$6.50
Total:	2	14,214	\$9.30
West			
W16	1	5,003	\$18.48
Total:	1	5,003	\$18.48
Grand Total:			
Total:	3	19,217	\$11.69

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					
C04	1	685	\$452.55	0.02	\$15,500,000.00
Total:	1	685	\$452.55	0.02	\$15,500,000.00
West					
W23	1	3,920	\$148.47	0.09	\$6,466,666.67
Total:	1	3,920	\$148.47	0.09	\$6,466,666.67
North					
N04	1	65,340	\$23.11	1.50	\$1,006,666.67
Total:	1	65,340	\$23.11	1.50	\$1,006,666.67
Grand					
Total:	3	69,945	\$34.34	1.61	\$1,491,925.47

130,001 SQ. FT. AND OVER

Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
West					
W27	1	1,546,380	\$0.38	35.50	\$16,760.56
W28	1	1,132,560	\$2.03	26.00	\$88,461.54
Total:	2	2,678,940	\$1.08	61.50	\$47,073.17
Grand					
Total:	2	2,678,940	\$1.08	61.50	\$47,073.17

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.