

# GTA Commercial Q4 2007 Statistics

Prepared For:

## Toronto Real Estate Board

*A special report prepared by RealNet Canada Inc. for members of the Toronto Real Estate Board analyzing the GTA Commercial Property sales market.*

**January 2008**

Data As Of:

**December 31, 2007**

© RealNet Canada Inc. makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of the Licensee. All information contained herein, including, without limitation, prices, features, options, floor plans, commissions and any other details are subject to change without notice. Licensee must verify information with builder. RealNet Canada Inc. assumes no responsibility or liability for errors in the information, or omissions from the database and is not a party to any agreement between the Licensee, as agent, and the builder, as vendor. E.&O.E.

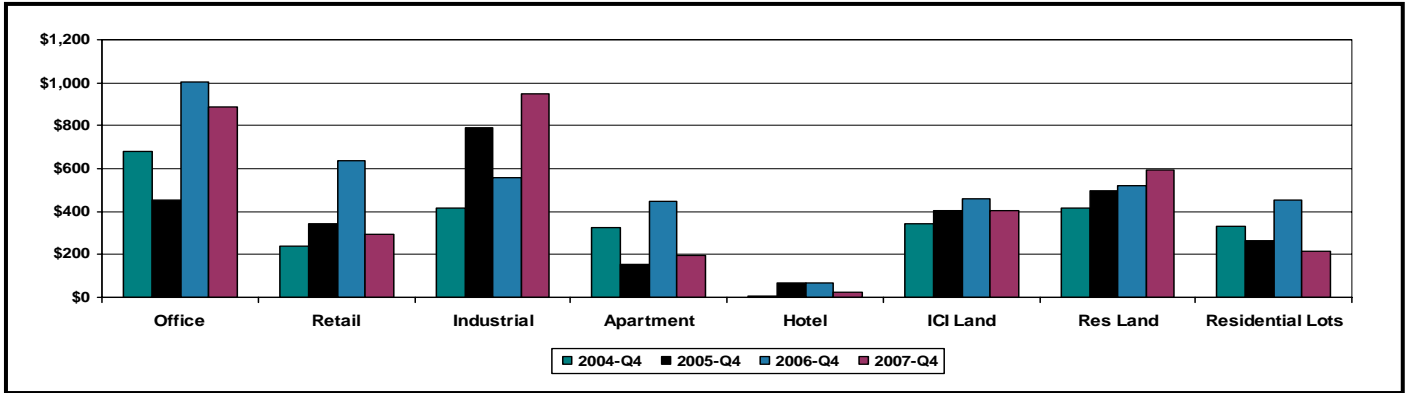
Copyright: RealNet Canada Inc.



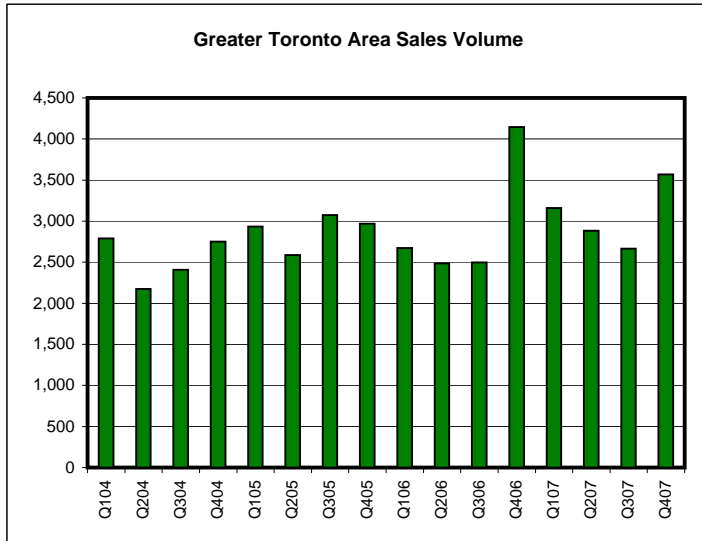
GREATER TORONTO AREA MARKET STATISTICS - FOURTH QUARTER 2007

www.realnet.ca

Fourth Quarter Sales Activity By Total Dollar Volume (\$Millions), 2004 - 2007



Total Dollar Volume (\$Millions) – All Sectors



Key Statistics

	2004-Q4	2005-Q4	2006-Q4	2007-Q4
<b>Dollar Volume (\$Millions)</b>				
Office	\$680.1	\$450.8	\$1,003.7	\$887.0
Retail	\$237.5	\$344.9	\$636.4	\$294.6
Industrial	\$416.6	\$791.6	\$558.1	\$946.0
Apartment	\$324.3	\$150.1	\$445.0	\$197.7
Hotel	\$3.6	\$66.4	\$65.9	\$26.7
ICI Land	\$343.0	\$406.4	\$458.9	\$404.7
Residential Land	\$415.4	\$496.6	\$523.3	\$596.9
Residential Lots	\$331.0	\$260.2	\$455.6	\$214.4
<b>Grand Total</b>	<b>\$2,751.5</b>	<b>\$2,967.0</b>	<b>\$4,146.9</b>	<b>\$3,568.0</b>
<b>Number of Transactions</b>				
Office	33	47	60	29
Retail	65	89	88	85
Industrial	95	99	109	143
Apartment	38	36	48	34
Hotel	2	3	4	2
ICI Land	77	82	84	68
Residential Land	94	78	74	72
Residential Lots	43	34	43	28
<b>Total</b>	<b>447</b>	<b>468</b>	<b>510</b>	<b>461</b>

Summary – Last Four Quarters

GREATER TORONTO AREA TOTAL MARKET				
Quarter	Volume (\$M)	Change	No. of Transactions	Change
Q4 - 2007	\$3,568	↑ 8%	461	↑ 8%
Q3 - 2007	\$2,664	↓ -8%	425	↓ -25%
Q2 - 2007	\$2,885	↓ -9%	566	↑ 35%
Q1 - 2007	\$3,160	↓ -24%	418	↓ -18%

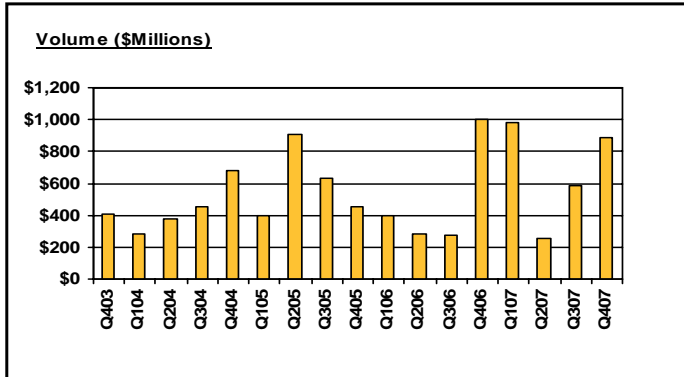
less than or equal to 10% change  
 greater than 10% change  
 no change



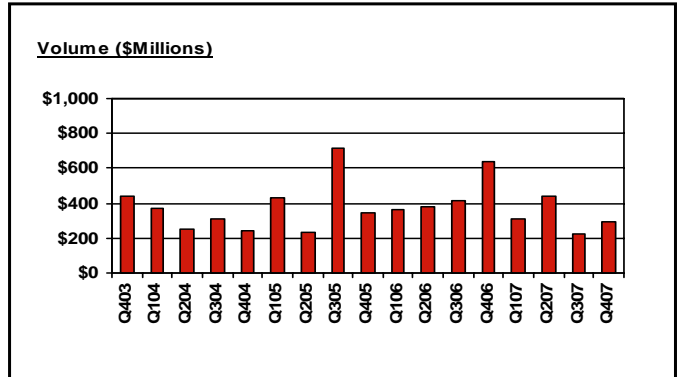
GREATER TORONTO AREA MARKET STATISTICS - FOURTH QUARTER 2007

www.realnet.ca

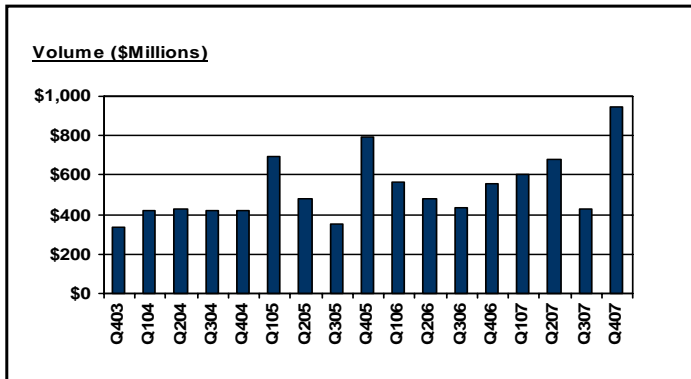
**OFFICE** ↑ 51% from Q3 2007



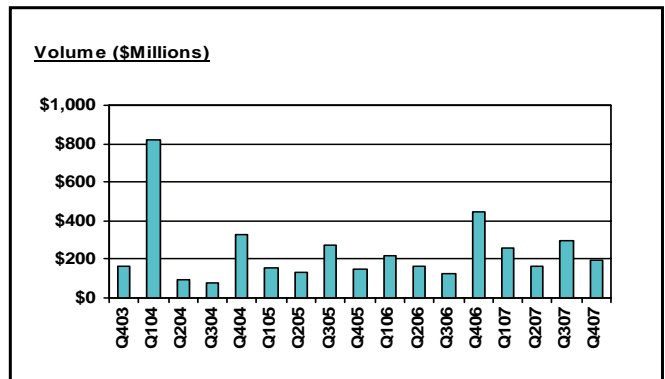
**RETAIL** ↑ 33% from Q2 2007



**INDUSTRIAL** ↑ 121% from Q3 2007



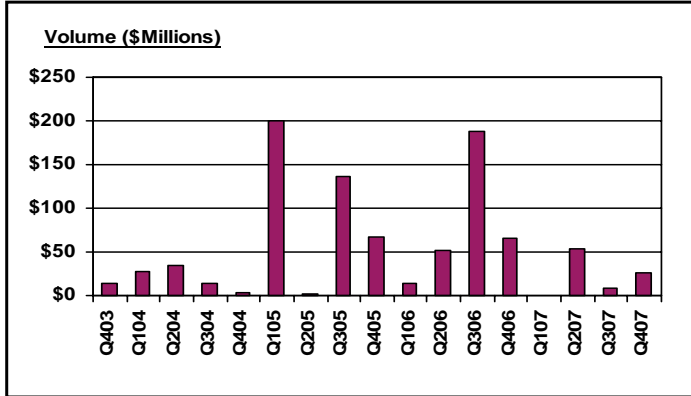
**APARTMENT** ↓ 33% from Q3 2007



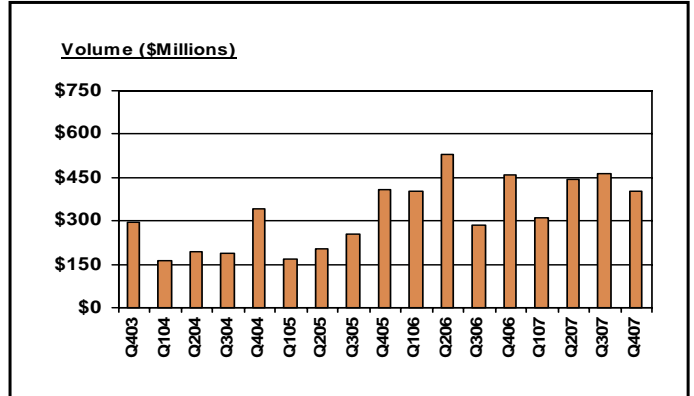
GREATER TORONTO AREA MARKET STATISTICS - FOURTH QUARTER 2007

www.realnet.ca

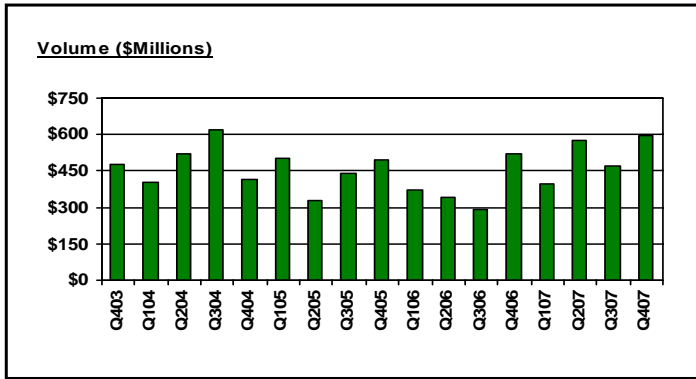
**HOTEL** ↑ 241% from Q3 2007



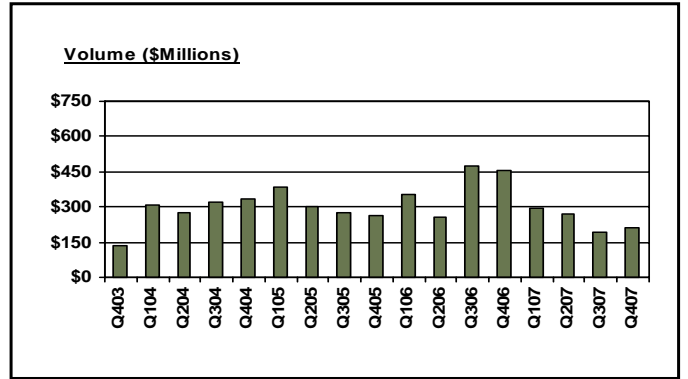
**ICI LAND** ↓ 13% from Q3 2007



**RESIDENTIAL LAND** ↑ 27% from Q3 2007



**RESIDENTIAL LOTS** ↑ 12% from Q3 2007



GREATER TORONTO AREA MARKET STATISTICS - FOURTH QUARTER 2007

www.realnet.ca

Regional Sales Activity By Product Type (By Volume)

Region	Sector	Count	Dollar Volume
Durham	Office	2	\$10,275,000
	Retail	7	\$11,345,000
	Industrial	13	\$154,772,566
	Apartment	2	\$4,225,000
	ICI Land	9	\$29,490,260
	Residential Land	4	\$130,611,844
	Res Lots	1	\$12,146,400
<b>Durham Total</b>		<b>38</b>	<b>\$352,866,070</b>
Halton	Office	1	\$2,000,000
	Retail	3	\$4,290,000
	Industrial	17	\$157,199,962
	Apartment	3	\$37,980,000
	ICI Land	8	\$32,037,750
	Residential Land	9	\$40,974,175
	Res Lots	9	\$82,721,674
<b>Halton Total</b>		<b>50</b>	<b>\$357,203,561</b>
Metro	Office	19	\$749,807,888
	Retail	54	\$206,157,727
	Industrial	43	\$284,995,166
	Apartment	23	\$92,469,000
	ICI Land	11	\$64,838,408
	Residential Land	20	\$161,820,424
	Res Lots	1	\$14,828,259
<b>Metro Total</b>		<b>171</b>	<b>\$1,574,916,872</b>
Peel	Office	3	\$4,540,000
	Retail	10	\$34,964,273
	Industrial	40	\$163,997,813
	Apartment	3	\$49,420,000
	Hotel	2	\$26,700,000
	ICI Land	23	\$131,296,676
	Residential Land	18	\$119,146,011
Res Lots	1	\$12,590,000	
<b>Peel Total</b>		<b>100</b>	<b>\$542,654,773</b>
York	Office	4	\$120,426,543
	Retail	11	\$37,795,283
	Industrial	30	\$185,073,012
	Apartment	3	\$13,625,000
	ICI Land	17	\$146,997,349
	Residential Land	21	\$144,303,870
	Res Lots	16	\$92,132,172
<b>York Total</b>		<b>102</b>	<b>\$740,353,229</b>
<b>Grand Total</b>		<b>461</b>	<b>\$3,567,994,505</b>

