

Market Report

Montreal

Year End 2009



Commercial Real Estate Finance Made Simple

MONTREAL MARKET REPORT

Montreal is the second largest city in Canada and had a population of 1,620,693 as of the 2006 Census (Montreal CMA: 3,635,571).

Montreal CMA



Source: Wikipedia

Montreal is a leading financial services centre and home to the Montreal Exchange, or Bourse de Montreal. In 2008 the TSX Group (Toronto Stock Exchange) acquired the Montreal Exchange and formed TMX Group Inc. Derivative trading is still in Montreal.

Other important industries in Montreal include aerospace, electronics, telecommunications, pharmaceuticals, and software engineering. The headquarters of the Canadian Space Agency are located nearby in Longueuil, QC. The Port of Montreal is the world's largest inland port with traffic totaling over 17 million tones of product YTD September 2009. Montreal is also a centre for railway transport.

Montreal is a UNESCO (United Nations Educational, Scientific, and Cultural Organization) City of Design, one of three in the world, the others being Berlin and Buenos Aires.

Among others, the following companies have their corporate headquarters in the Greater Montreal Area: Rio Tinto Alcan, Bombardier, CN, CGI Group, Air Canada, Bell Canada, and the National Bank of Canada. Of Canada's top 500 corporations, 76 (15.2%) are headquartered in Montreal. (Fraser Forum 10/2009).

Montreal at a Glance 2009

	Montreal CMA	Previous Base Period
GDP Q2 09 Annualized (million \$2002)	\$119,978	+0.07%
Per Capital Disposable Income Q2 09 Annualized	\$26,368	+0%
Unemployment Rate Oct. 09	8.9%	-9.4%
Building Permits (\$ths.) Sept. 09	\$498,213	+4.37%
Annual Inflation Rate Sept. 09	0%	-0.6%
Retail Sales Q2 09 Annualized (million \$)	\$41,050	+0.7%
Air Traffic (Passengers) July 09	1,171,923	+16.07%
Maritime Traffic Q2 09 (Tons)	5,769,781	+11%

Source: Board of Trade of Metropolitan Montreal

Commercial Real Estate

Industrial Q2 09	
Inventory (SF)	337,717,270
Vacancy	9.2%
Absorption Q2 09	(1,717,888)
Average Sales Price \$/SF	\$57.01
Average Net Rent Q3 09 \$/SF	\$5.45
Downtown Office Q3 09	
Inventory (SF)	49,428,581
Net New Supply Q3 09	0
Net Absorption Q3 09	(237,765)
Availability Rate Q3 09	6.6%
Availability Rate Q2 09	6.2%
Class A Ave. Asking Net Rent \$/SF	\$16.18
Suburban Office Q3 09	
Inventory (SF)	23,261,830
Net New Supply Q3 09	840,000
Net Absorption Q3 09	846,836
Availability Rate Q3 09	8.8%
Availability Rate Q2 09	9.1%
Class A Ave. Asking Net Rent \$/SF	\$13.13

Source: Colliers