

Toronto Market Report Sept. 30, 2011

Toronto is Canada's largest city and the fifth largest city in North America. People often discuss Toronto in terms of the Greater Toronto Area.



Source: City of Toronto

Fast Facts on Toronto:

- North America's 3rd largest financial services centre
- One-quarter of all Canadians live within a 150 km radius
- Of Canada's top 500 corporations, 175 (35.0%) of them have their corporate headquarters in Toronto (Fraser Forum Sep/Oct 2011)
- 10th in survey of 75 world finance centres and 5th most likely to become more significant as a financial centre (09/2011 Global Financial Centres Index (GFCI) 10)
- 12th of top 25 most economically powerful cities in the world (15/09/2011: Global Economic Power Index)
- World's 4th most livable city (08/2011: Economist Intelligence Unit's Livability Ranking Report of 140 world cities)

Toronto CMA Seasonally Adjusted Employment Statistics, 3 Mos. Ave.:

Unemployment Rate Aug. 2011: 8.1%
Unemployment Rate Aug. 2010: 9.0%
Participation Rate Aug. 2011: 67.4%
Participation Rate Aug. 2010: 68.7%

Toronto at a Glance 2010

	City of Toronto	Toronto CMA
Population	2,677,708	5,623,450
Unemployment Rate	9.94%	9.06%
Number of Businesses	83,000	174,000
GDP (in current \$bil.)	\$144	\$280
Retail Space (SF)	74,837,000	161,966,000
Retail Sales (\$bil.)	N/A	\$62.5
Per Capita Income	\$38,997	\$38,100
Average Household Income	\$90,603	\$95,812
Total Annual Building Permits (\$ths.)	\$6,593,889	\$12,969,432
Residential (ths.)	\$3,494,006	\$7,673,725
Commercial (ths.)	\$1,687,385	\$2,885,917
Industrial (ths.)	\$577,679	\$1,031,661
Institutional (ths.)	\$834,819	\$1,378,129
Ave. Price Standard Two Storey House	\$657,125	\$398,020
Housing Starts	13,425	29,915

Source: Toronto Economic Development, Economic Indicators August 2011

Commercial Real Estate Q2 2011

GTA Industrial Q2 11	
Inventory (SF)	760,748,390
Currently Under Construction (SF)	2,036,378
New Supply (SF)	416,310
Absorption Q2 11	3,950,226
Absorption 12 Months	10,385,947
Availability Rate Q2 11	5.0%
Availability Rate Q2 10	6.1%
Ave. Net Rent \$/SF	\$4.42
Sales Price Q2 2011 \$/SF	\$72.93
Central Toronto Office Q2 11	
Inventory (SF)	118,306,965
Currently Under Construction (SF)	644,592
Net New Supply Q2 11	0
Net Absorption Q2 11	872,147
Net Absorption 12 Months	4,149,051
Availability Rate Q2 11	8.5%
Availability Rate Q2 10	10.2%
Class A Ave. Asking Net Rent \$/SF	\$17.85
Suburban Toronto Office Q2 11	
Inventory (SF)	68,313,406
Currently Under Construction (SF)	918,266
Net New Supply Q2 11	115,546
Net Absorption Q2 11	399,427
Net Absorption 12 Months	1,601,993
Availability Rate Q2 11	11.5%
Availability Rate Q2 10	11.2%
Class A Ave. Asking Net Rent \$/SF	\$15.81

Source: Colliers