

Market Report

Toronto

Year End 2009



Commercial Real Estate Finance Made Simple

TORONTO MARKET REPORT

The Greater Toronto Area (GTA) refers to the City of Toronto and the surrounding regions of Durham, York, Peel, and Halton. The Toronto Census Metropolitan Area (CMA) is slightly smaller than the GTA and along with the City of Toronto includes 23 other municipalities that Statistics Canada considers highly integrated with the city of Toronto.



Source: City of Toronto

Fast Facts on Toronto:

- Canada's largest city
- Fifth largest city in North America
- North America's 3rd largest financial services centre
- Consumers represent 14% of Canadian retail market
- More residents than four Atlantic Provinces combined
- One-quarter of all Canadians live within a 150 km radius
- Of Canada's top 500 corporations, 176 (35.2%) of them have their corporate headquarters in Toronto (Fraser Forum 10/2009)

Toronto at a Glance 2009

	City of Toronto	Toronto CMA
Population	2,651,717	5,509,874
Land Area (km ²)	630	5,903
Labour Force	1,467,960	3,138,280
Unemployment Rate	7.52%	6.86%
Number of Businesses	86,000	178,000
GDP (in current \$bil.)	\$140	\$269
Retail Space (SF)	74,413,000	160,048,000
Retail Sales (\$bil.) 07	N/A	\$58.1
Per Capita Income	\$38,997	\$38,100
Average Household Income	\$90,603	\$95,812
Total Annual Building Permits (\$ths.)	\$5,720,398	\$12,242,473
Residential (ths.)	\$2,941,922	\$7,117,428
Commercial (ths.)	\$1,843,348	\$3,212,490
Industrial (ths.)	\$304,953	\$738,415
Institutional (ths.)	\$630,175	\$1,174,140
Ave. Price Standard Two Storey House	\$657,125	\$398,020
Housing Starts	19,710	42,212

Source: Toronto Economic Development, Economic Indicators October 2009

Commercial Real Estate

Industrial Q3 09	
Inventory (SF)	720,044,915
Currently Under Construction (SF)	2,130,420
New Supply 12 Months	6,322,212
Absorption Q3 09	436,228
Availability Rate Q3 09	6.4%
Availability Rate Q2 09	6.4%
Ave. Net Rent \$/SF	\$4.89
12 Mos. Weighted Ave. Sale Price \$/SF	\$70.80
Downtown Office Q3 09	
Inventory (SF)	86,159,332
Currently Under Construction (SF)	3,203,891
Net New Supply Q3 09	1,380,827
Net Absorption Q3 09	40,553
Availability Rate Q3 09	9.9%
Availability Rate Q2 09	8.3%
Class A Ave. Asking Net Rent \$/SF	\$23.64
Suburban Office Q3 09	
Inventory (SF)	96,312,904
Currently Under Construction (SF)	1,142,080
Net New Supply Q3 09	334,091
Net Absorption Q3 09	(236,900)
Availability Rate Q3 09	10.3%
Availability Rate Q2 09	8.1%
Class A Ave. Asking Net Rent \$/SF	\$15.98

Source: Colliers