

GTA CENTRAL	Total Inventory* (SF)	Total Availability (SF)	Direct Availability	Sublease Availability	% Sublease	2018 Q4 Availability Rate	2018 Q3 Availability Rate	Net Absorption (SF)	2018 Q4 New Supply (SF)	Under Construction (SF)	Average Asking Net Rent (\$PSF)	2018 Q4 # of Sales Transactions	2018 Q4 Average Sales Price (\$PSF)
Central - Don Mills	10,935,996	140,000	140,000	-	0.0%	1.3%	1.3%	0	-	-	\$10.50	-	-
Central - Downsview	25,207,953	26,674	-	26,674	100.0%	0.1%	0.2%	0	-	-	-	4	\$181.09
Central - East York	8,860,921	-	-	-	-	0.0%	0.0%	0	-	-	-	-	-
Central - North Etobicoke	40,982,696	447,356	447,356	-	0.0%	1.1%	1.6%	269,684	126,539	-	\$6.54	4	\$157.40
Central - North York South	11,586,404	235,658	219,655	16,003	6.8%	2.0%	1.1%	-77,500	-	196,000	\$8.18	-	-
Central - Scarborough East	13,469,502	181,181	181,181	-	0.0%	1.3%	1.1%	-15,557	-	895,087	\$6.95	1	\$175.76
Central - Scarborough South	26,960,732	196,937	176,757	20,180	10.2%	0.7%	0.4%	-67,000	-	20,000	\$5.90	9	\$237.23
Central - Scarborough West	19,905,163	54,336	54,336	-	0.0%	0.3%	0.4%	25,628	-	-	\$7.02	3	\$196.39
Central - South Etobicoke	27,817,425	275,542	275,542	-	0.0%	1.0%	1.9%	-59,806	-	-	\$6.94	9	\$186.71
Central - Toronto	26,246,232	-	-	-	-	0.0%	0.0%	0	-	-	-	-	-
Central - Weston	21,420,386	239,017	239,017	-	0.0%	1.1%	1.3%	-57,402	-	1,121,108	\$6.00	1	\$171.62
Central - Willowdale	4,045,854	91,942	17,412	74,530	81.1%	2.3%	1.4%	0	-	-	\$7.95	-	-
Central - York	5,170,672	68,984	68,984	-	0.0%	1.3%	1.1%	24,192	-	-	\$6.25	1	\$225.00
Total	242,609,936	1,957,627	1,820,240	137,387	7.0%	0.8%	0.9%	42,239	126,539	2,232,195	\$7.04	32	\$189.38

GTA EAST	Total Inventory* (SF)	Total Availability (SF)	Direct Availability	Sublease Availability	% Sublease	2018 Q4 Availability Rate	2018 Q3 Availability Rate	Net Absorption (SF)	2018 Q4 New Supply (SF)	Under Construction (SF)	Average Asking Net Rent (\$PSF)	2018 Q4 # of Sales Transactions	2018 Q4 Average Sales Price (\$PSF)
East - Ajax	7,236,789	-	-	-	-	0.0%	0.0%	0	-	-	-	-	-
East - Oshawa	10,175,821	135,290	135,290	-	0.0%	1.3%	0.5%	0	-	-	\$6.22	3	\$142.27
East - Pickering	11,233,321	289,896	289,896	-	0.0%	2.6%	3.4%	0	-	-	\$5.73	1	\$163.94
East - Whitby	8,787,546	69,383	36,000	33,383	48.1%	0.8%	0.8%	-36,000	-	-	\$5.95	-	-
Total	37,433,477	494,569	461,186	33,383	6.7%	1.3%	1.3%	-36,000	-	-	\$5.91	4	\$146.46

GTA NORTH	Total Inventory* (SF)	Total Availability (SF)	Direct Availability	Sublease Availability	% Sublease	2018 Q4 Availability Rate	2018 Q3 Availability Rate	Net Absorption (SF)	2018 Q4 New Supply (SF)	Under Construction (SF)	Average Asking Net Rent (\$PSF)	2018 Q4 # of Sales Transactions	2018 Q4 Average Sales Price (\$PSF)
North - Aurora	5,867,514	142,105	142,105	-	0.0%	2.4%	1.7%	-20,081	-	-	\$7.96	2	\$204.13
North - Markham East	32,990,381	384,549	369,549	15,000	3.9%	1.2%	1.4%	10,395	-	-	\$8.06	4	\$117.41
North - Markham West	1,807,893	-	-	-	-	0.0%	0.0%	0	-	-	-	-	-
North - Newmarket	7,261,480	68,650	68,650	-	0.0%	0.9%	0.9%	0	-	-	\$7.95	-	-
North - Richmond Hill	12,620,143	52,107	52,107	-	0.0%	0.4%	0.4%	0	-	-	\$8.76	1	\$200.31
North - Vaughan	91,938,739	1,231,506	1,201,506	30,000	2.4%	1.3%	0.9%	816,407	1,301,508	970,104	\$7.39	15	\$219.36
North - Whitchurch/ Stouffville	1,007,952	-	-	-	-	0.0%	0.0%	0	-	-	-	-	-
Total	153,494,102	1,878,917	1,833,917	45,000	2.4%	1.2%	0.9%	806,721	1,301,508	970,104	\$7.63	22	\$184.08

GTA WEST	Total Inventory* (SF)	Total Availability (SF)	Direct Availability	Sublease Availability	% Sublease	2018 Q4 Availability Rate	2018 Q3 Availability Rate	Net Absorption (SF)	2018 Q4 New Supply (SF)	Under Construction (SF)	Average Asking Net Rent (\$PSF)	2018 Q4 # of Sales Transactions	2018 Q4 Average Sales Price (\$PSF)
West - Brampton East	56,963,604	594,714	542,825	51,889	8.7%	1.0%	0.4%	-259,645	-	73,000	\$8.10	7	\$194.30
West - Brampton West	40,463,231	131,708	57,256	74,452	56.5%	0.3%	0.2%	1,180,000	1,200,000	416,975	\$6.81	3	\$259.14
West - Burlington	22,348,539	526,717	526,717	-	0.0%	2.4%	3.3%	92,000	-	200,000	\$6.18	2	\$94.44
West - Caledon	14,801,118	471,561	21,561	450,000	95.4%	3.2%	3.1%	216,095	216,095	2,552,805	\$7.00	2	\$264.92
West - Halton Hills	6,756,648	720,509	720,509	-	0.0%	10.7%	13.3%	220,307	-	324,708	\$6.76	1	\$113.34
West - Milton	20,623,547	578,019	522,240	55,779	9.7%	2.8%	6.9%	878,131	-	-	\$7.20	2	\$209.75
West - Mississauga Central / East	18,586,219	273,157	233,369	39,788	14.6%	1.5%	1.4%	-9,085	-	-	\$6.96	16	\$153.28
West - Mississauga Central / West	18,800,737	308,357	269,931	38,426	12.5%	1.6%	1.9%	101,933	-	-	\$7.43	1	\$173.03
West - Mississauga East	22,388,976	424,541	272,783	151,758	35.7%	1.9%	0.8%	0	-	205,877	\$9.37	-	-
West - Mississauga Meadowvale	19,364,396	254,681	176,790	77,891	30.6%	1.3%	1.3%	318,313	285,350	607,371	\$7.87	2	\$142.75
West - Mississauga South / East	13,257,968	588,821	554,447	34,374	5.8%	4.4%	3.3%	45,572	-	-	\$6.95	5	\$122.08
West - Mississauga South / West	19,080,780	316,608	289,294	27,314	8.6%	1.7%	2.0%	-219,864	-	-	\$7.37	1	\$141.66
West - Mississauga West	74,473,211	1,044,561	664,482	380,079	36.4%	1.4%	0.7%	-193,127	-	307,177	\$7.67	13	\$221.96
West - Oakville	19,414,861	806,937	764,138	42,799	5.3%	4.2%	4.6%	43,066	101,032	98,549	\$7.23	1	\$170.23
West - Oakville Winston Park	5,778,190	106,830	106,830	-	0.0%	1.8%	0.7%	-64,715	-	-	\$7.50	-	-
Total	373,102,025	7,147,721	5,723,172	1,424,549	19.9%	1.9%	1.9%	2,348,981	1,802,477	4,786,462	\$7.32	56	\$167.70
Grand Total	806,639,540	11,478,834	9,838,515	1,640,319	14.3%	1.4%	1.4%	3,161,941	3,230,524	7,988,761	\$7.26	114	\$173.93