

# INDUSTRIAL REPORT



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Independently Owned & Operated

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# INDUSTRIAL REPORT

## Summary Statistics

### January 2023

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	349	-21.2%	666	23.3%	933	280.8%	\$719,000	-19.2%	37.8	189.1%	28.0	366.7%
Commercial	7	-50.0%	2	-94.1%	742	29.9%	\$835,000	-30.1%	116.0	19.4%	78.0	-17.9%
Farm	0	-100.0%	0	-100.0%	24	118.2%	-	-	-	-	-	-
Land	2	-77.8%	0	-100.0%	59	51.3%	\$1,025,000	-31.7%	104.5	48.1%	104.5	122.3%
Multi-Residential	3	50.0%	2	-77.8%	35	118.8%	\$840,000	-30.0%	42.7	255.6%	38.0	216.7%
Total	361	-23.4%	52	-90.3%	2,236	116.0%	\$720,200	-20.1%	39.7	138.7%	32.0	433.3%

### Year-to-Date

	Sales		New Listings		Inventory		Average Price		Days On Market			
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Average	Y/Y	Median	Y/Y
Residential	349	-21.2%	666	23.3%	933	280.8%	\$719,000	-19.2%	37.8	189.1%	28.0	366.7%
Commercial	7	-50.0%	2	-94.1%	742	29.9%	\$835,000	-30.1%	116.0	19.4%	78.0	-17.9%
Farm	0	-100.0%	0	-100.0%	24	118.2%	-	-	-	-	-	-
Land	2	-77.8%	0	-100.0%	59	51.3%	\$1,025,000	-31.7%	104.5	48.1%	104.5	122.3%
Multi-Residential	3	50.0%	2	-77.8%	35	118.8%	\$840,000	-30.0%	42.7	255.6%	38.0	216.7%
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## Summary Statistics

### January 2023

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	-50.0%	\$75,000	-97.5%	1	-90.9%	307.0	376.0%	0	-
Industrial	3	200.0%	\$6,515,000	401.2%	0	-100.0%	60.3	-53.9%	5	360.4
Investment	0	-100.0%	\$0	-100.0%	0	-100.0%	-	-	0	-
Land	0	-	\$0	-	0	-100.0%	-	-	0	-
Office	2	-33.3%	\$1,810,000	-61.1%	0	-100.0%	113.0	13.4%	9	209.1
Retail	1	-80.0%	\$835,000	-86.8%	1	-95.2%	98.0	-21.0%	5	99.6

### Year-to-Date

	Sales		Dollar Volume		New Listings		Days on Market		Leases	Lease DOM
	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Y/Y	Actual	Actual
Business	1	-50.0%	\$75,000	-97.5%	1	-90.9%	307.0	376.0%	0	-
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Retail	1	-80.0%	\$835,000	-86.8%	1	-95.2%	98.0	-21.0%	5	99.6

# INDUSTRIAL REPORT

## LEASED PROPERTIES

### Key Performance Indicators

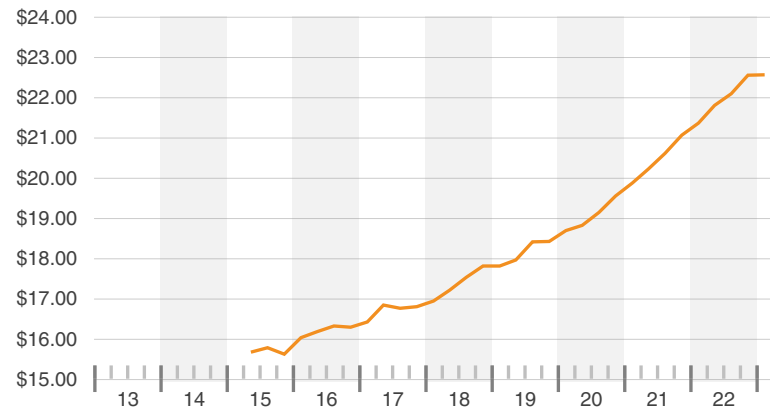


# INDUSTRIAL REPORT

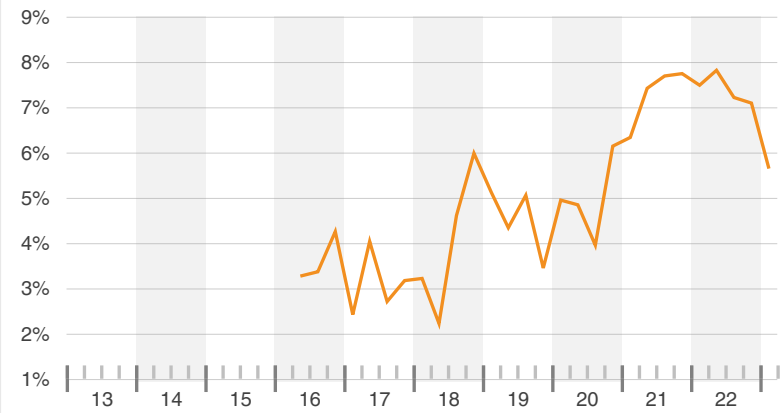
## LEASED PROPERTIES

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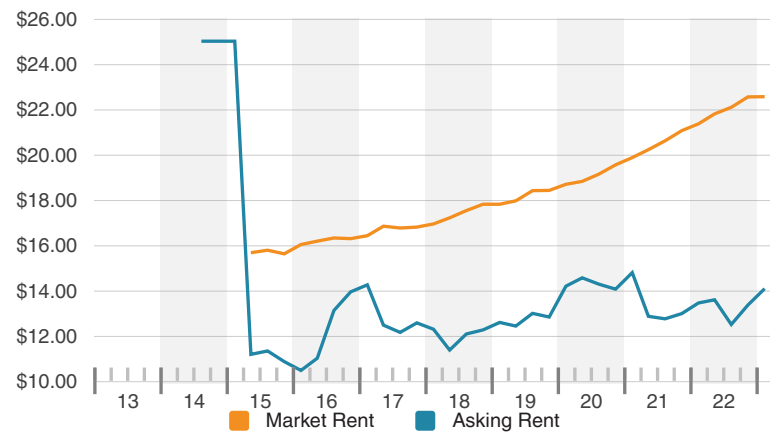
Market Rent Per SF



Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF



Asking Rent Per SF

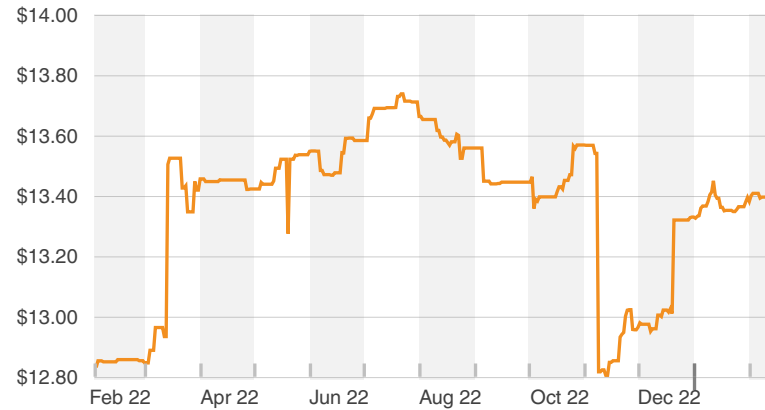


# INDUSTRIAL REPORT

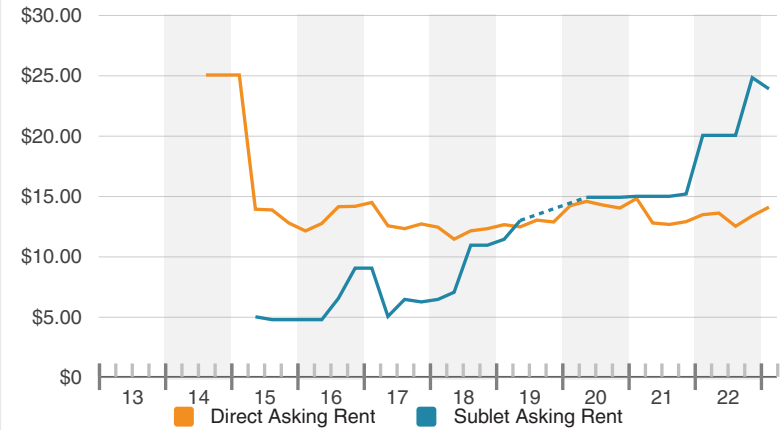
## LEASED PROPERTIES

### Search Analytics

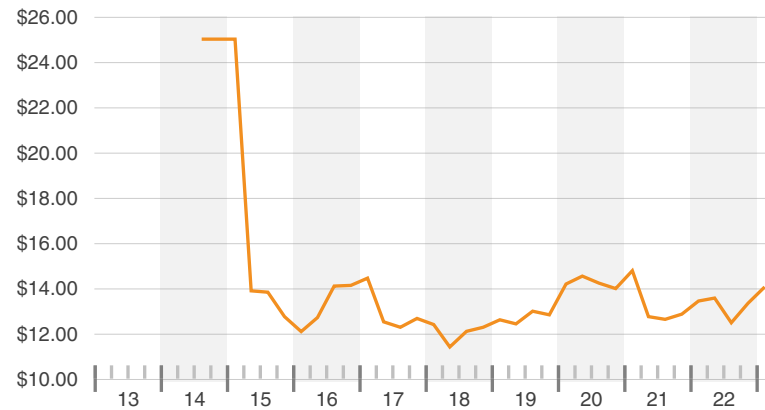
Daily Asking Rent Per SF



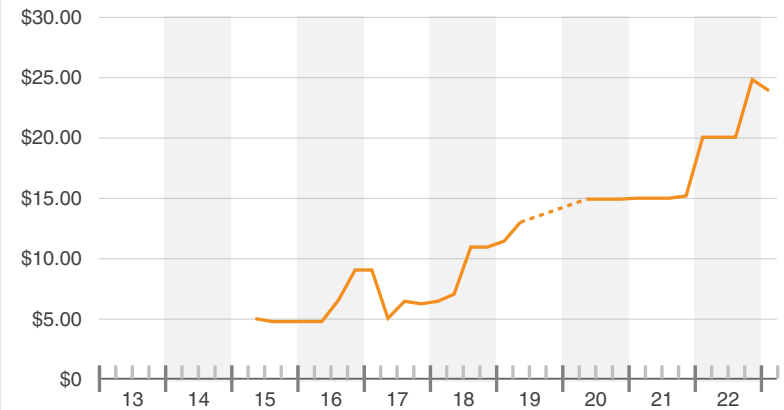
Direct & Sublet Rent Per SF



Direct Rent Per SF



Sublet Rent Per SF



# INDUSTRIAL REPORT

## LEASED PROPERTIES

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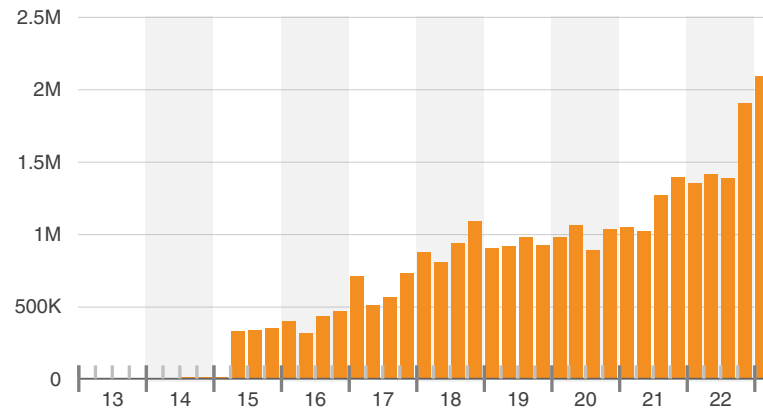
Daily Vacancy Rate



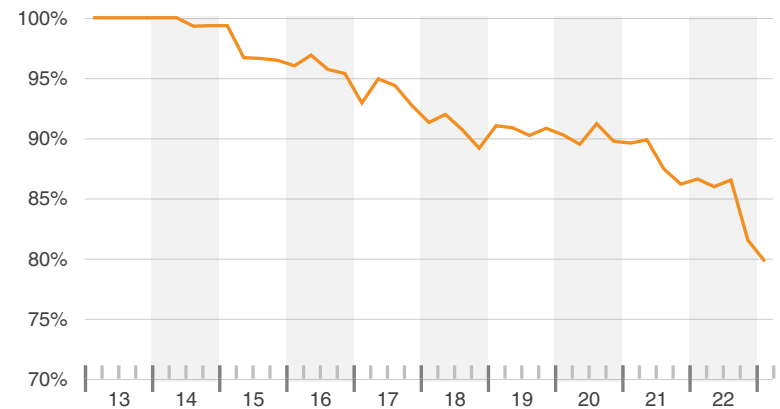
Vacancy Rate



Vacant SF



Occupancy Rate

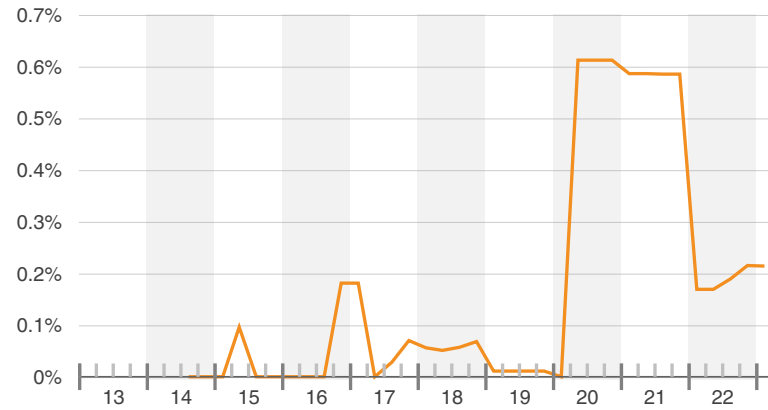


# INDUSTRIAL REPORT

## LEASED PROPERTIES

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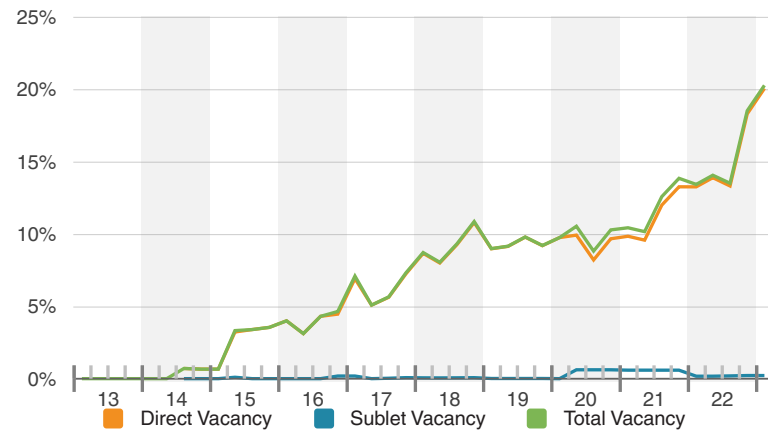
Sublet Vacancy Rate



Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate



Availability Rate



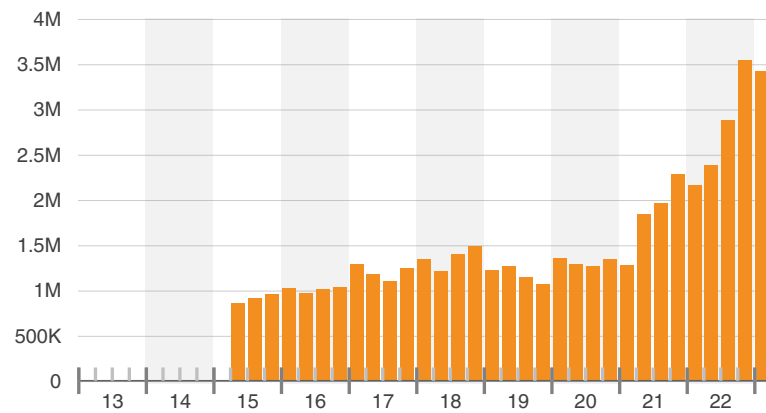


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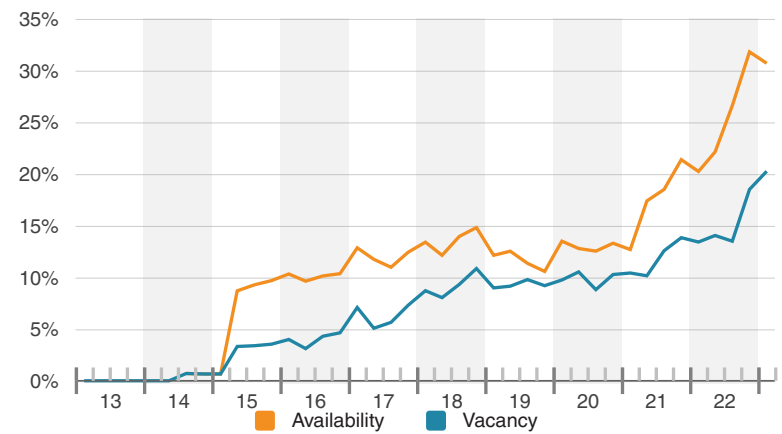
## LEASED PROPERTIES

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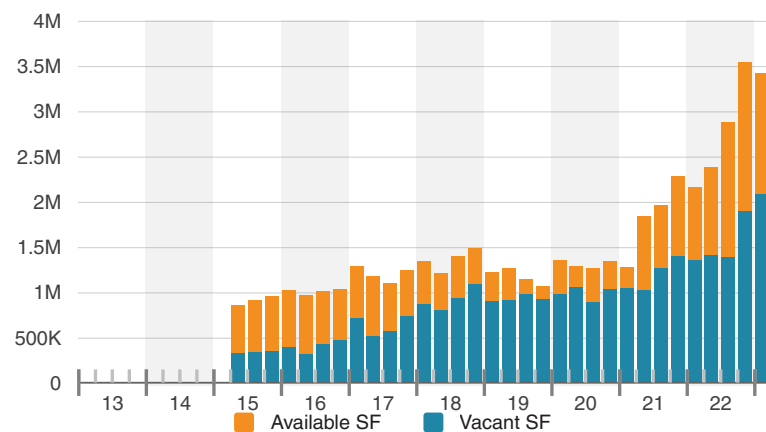
Available SF



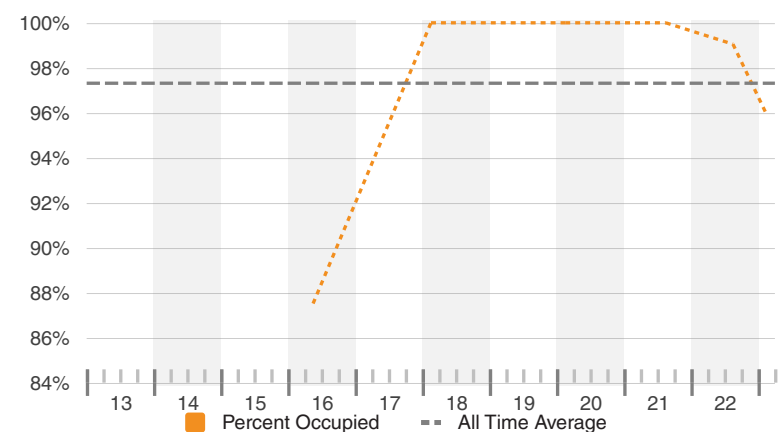
Availability & Vacancy Rate



Available & Vacant SF



Occupancy At Delivery

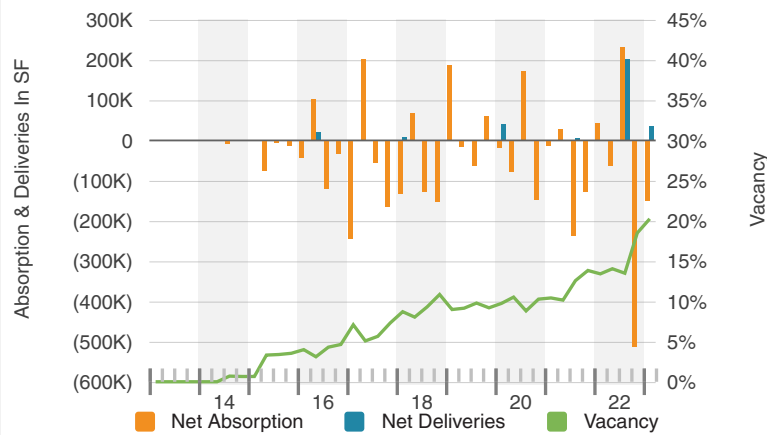


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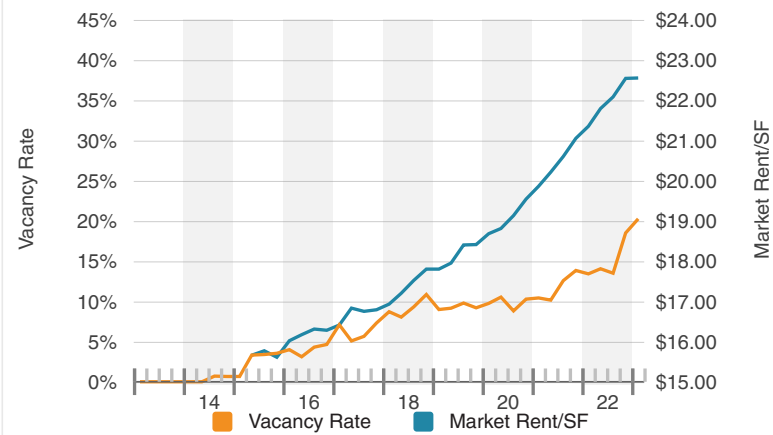
## LEASED PROPERTIES

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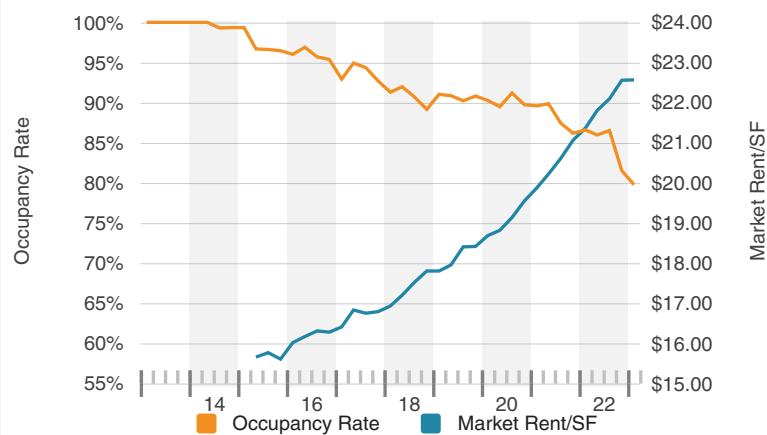
Net Absorption, Net Deliveries & Vacancy



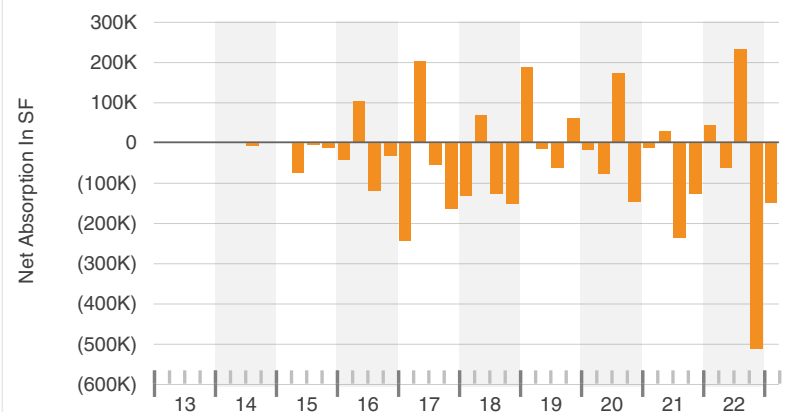
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF



Net Absorption

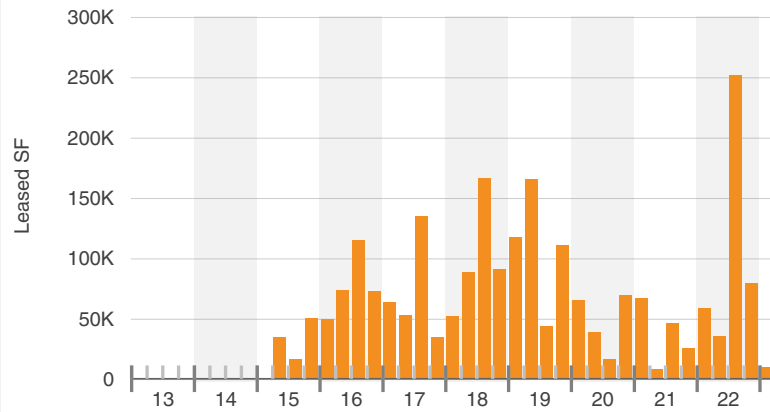


# INDUSTRIAL REPORT

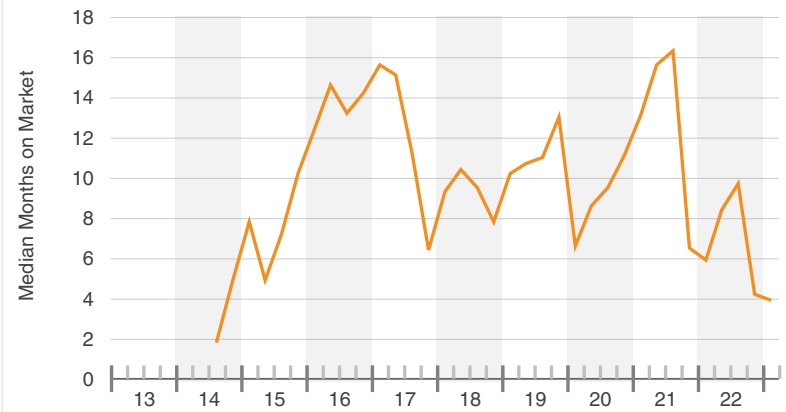
## LEASED PROPERTIES

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Leasing Activity



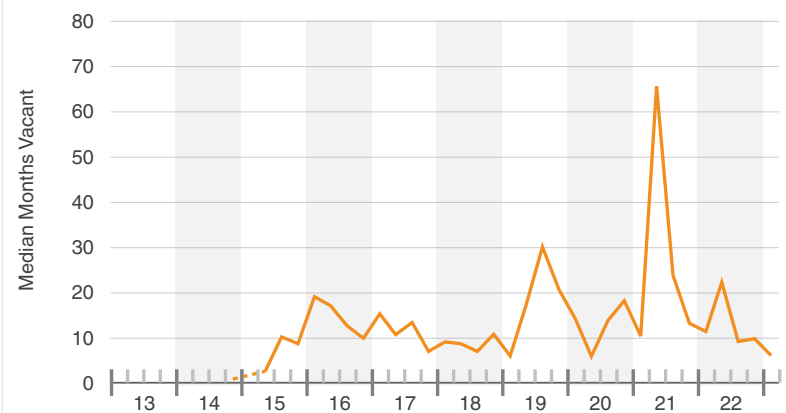
Months On Market



Months To Lease



Months Vacant

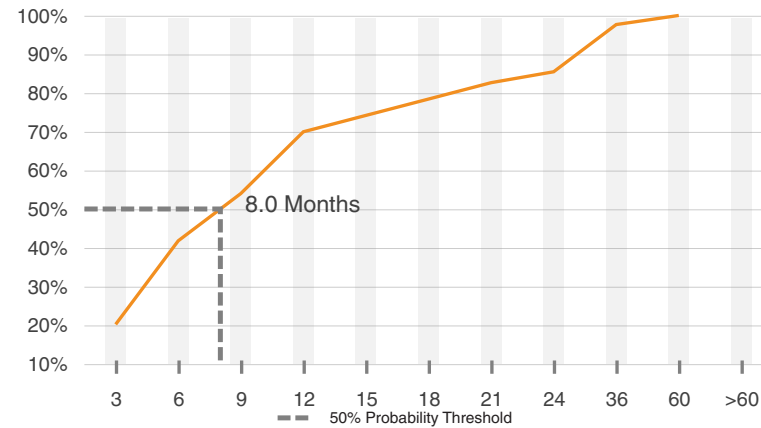


# INDUSTRIAL REPORT

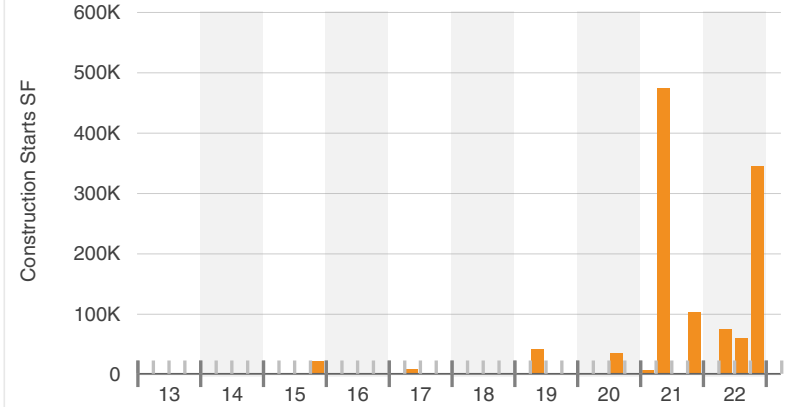
## LEASED PROPERTIES

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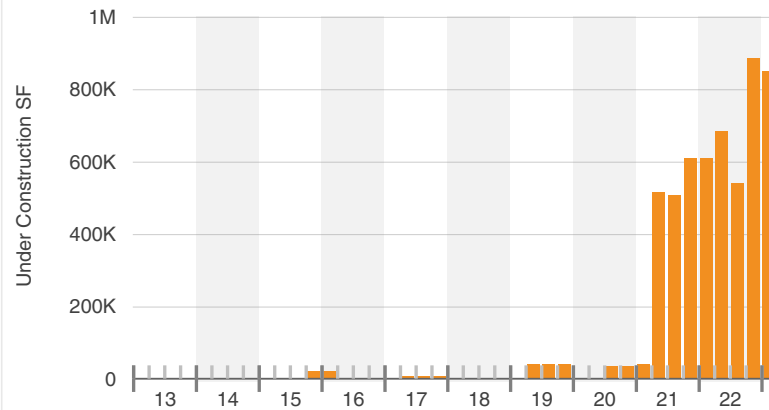
Probability Of Leasing In Months



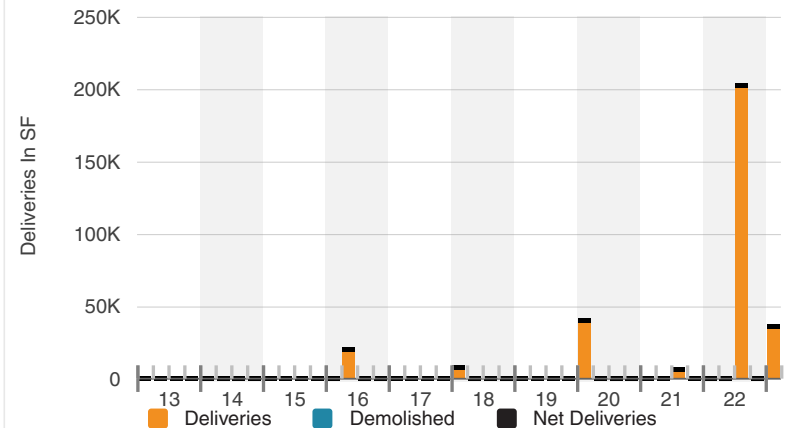
Construction Starts



Under Construction



Deliveries & Demolitions

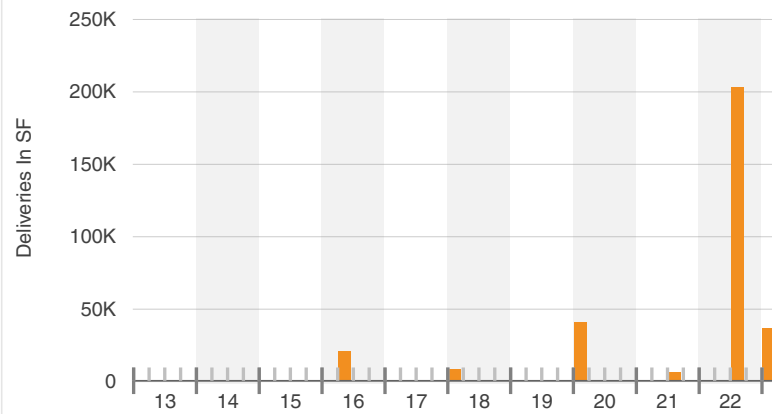


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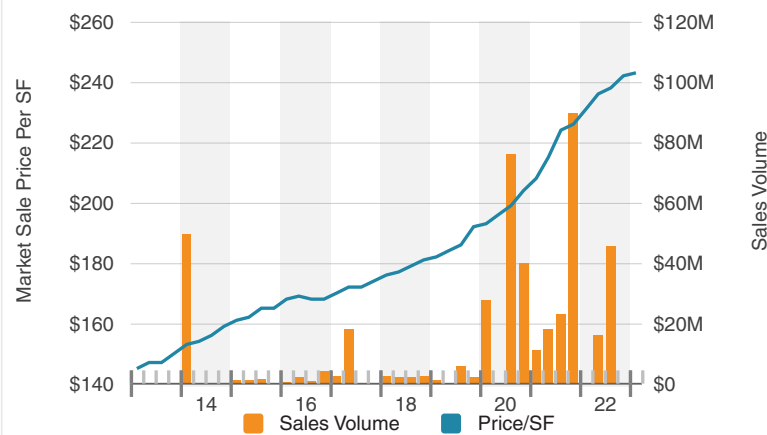
## LEASED PROPERTIES

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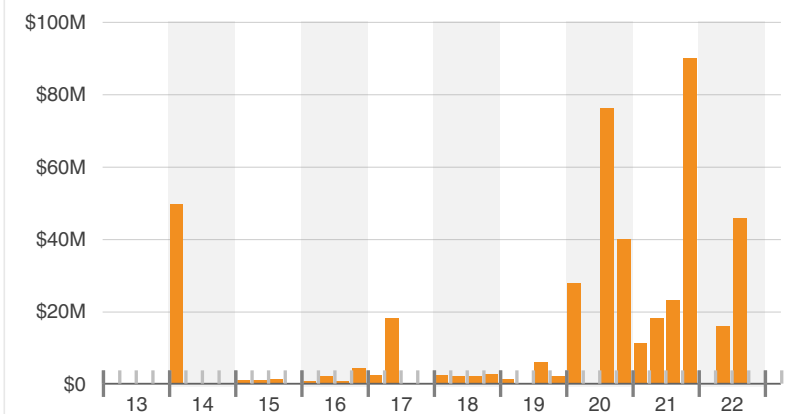
Deliveries



Sales Volume & Market Sale Price Per SF



Sales Volume

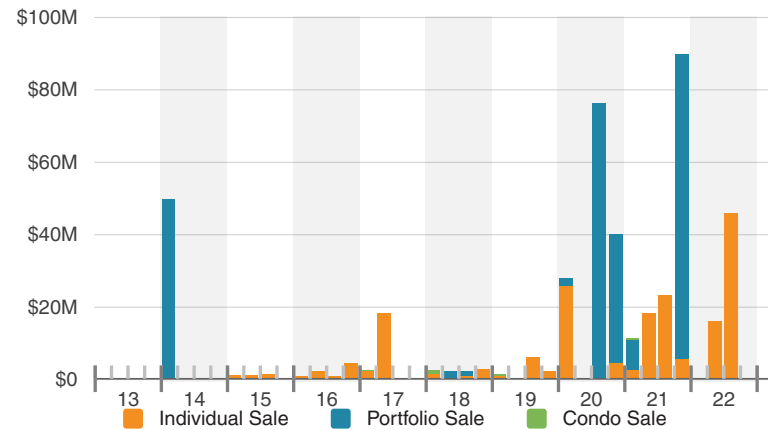


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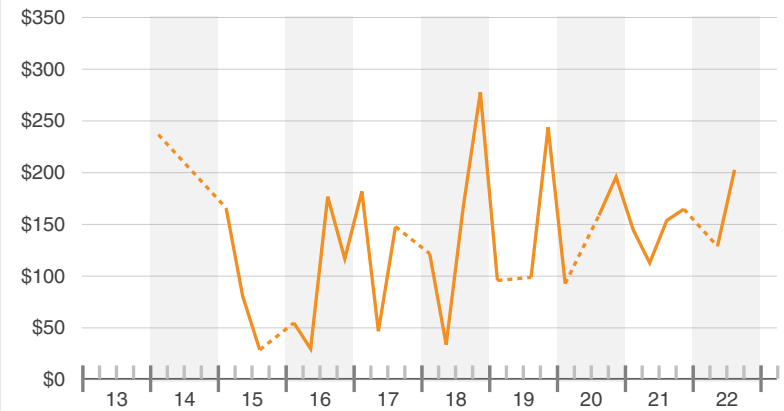
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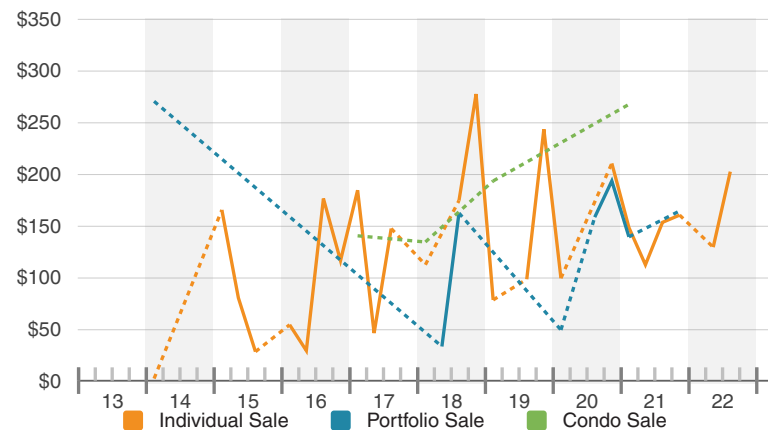
Sales Volume By Transaction Type



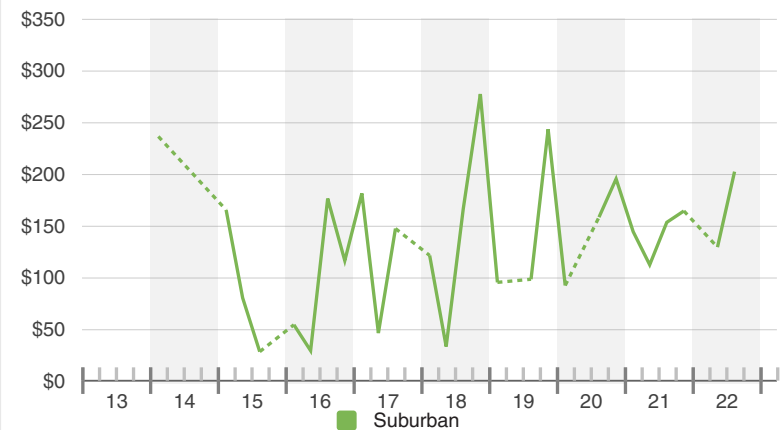
Sale Price Per SF



Sale Price Per SF By Transaction Type



Sale Price Per SF By Location Type

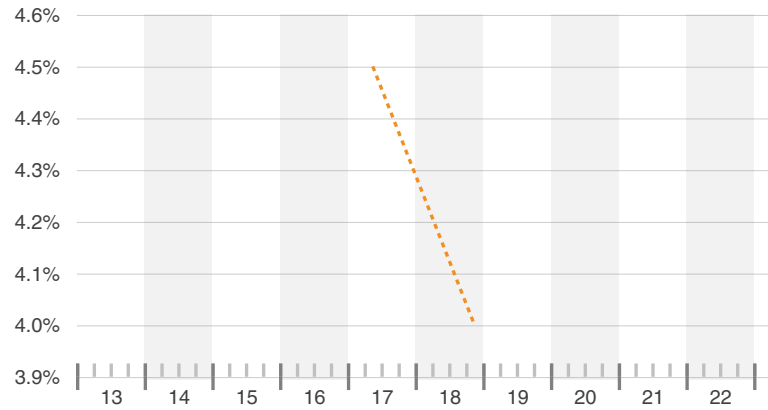


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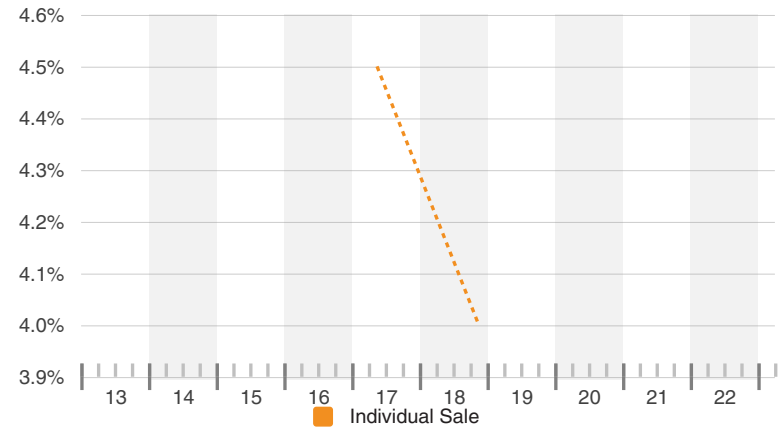
## LEASED PROPERTIES

### Search Analytics

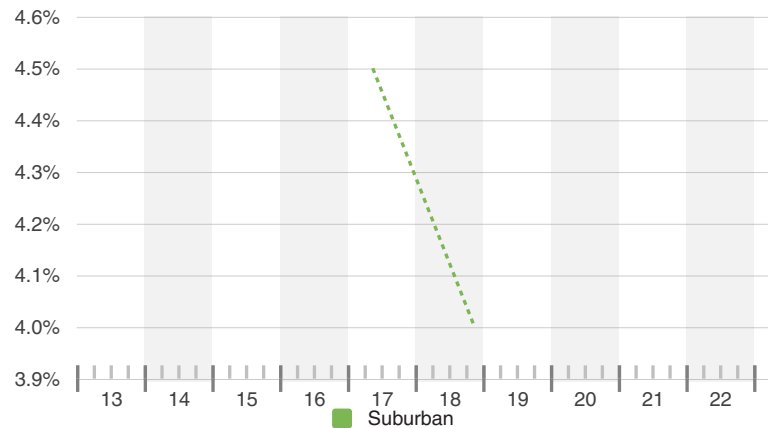
Cap Rate



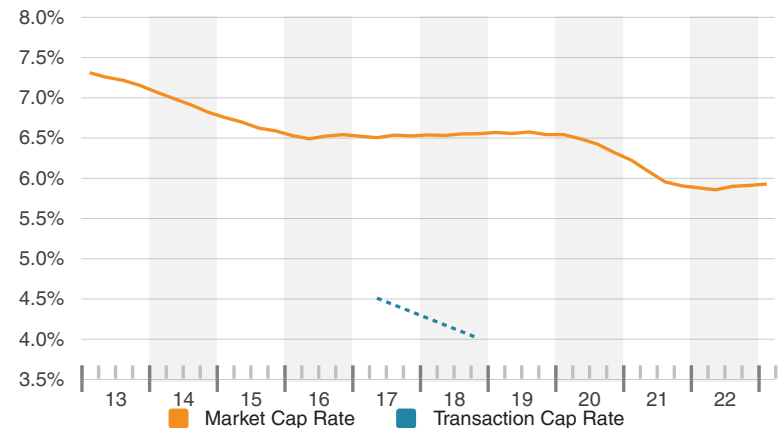
Cap Rate By Transaction Type



Cap Rate By Location Type



Market Cap Rate & Transaction Cap Rate

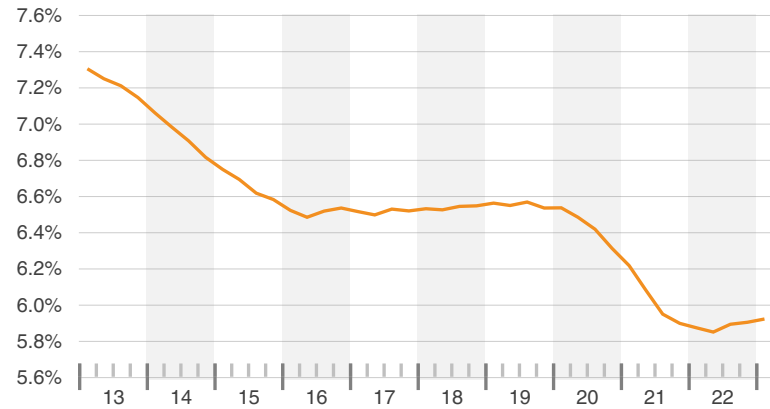


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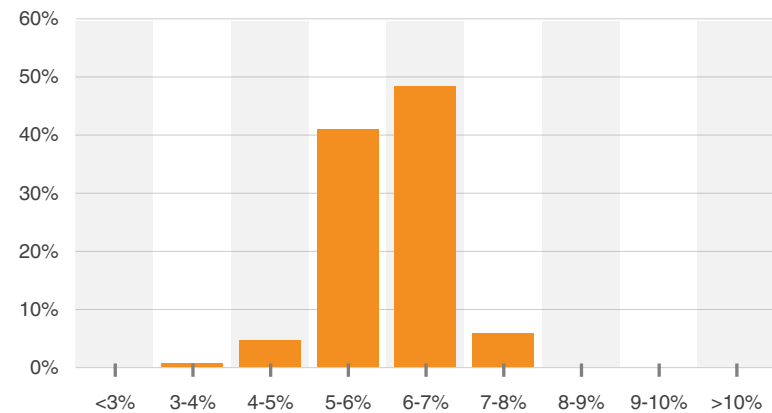
## LEASED PROPERTIES

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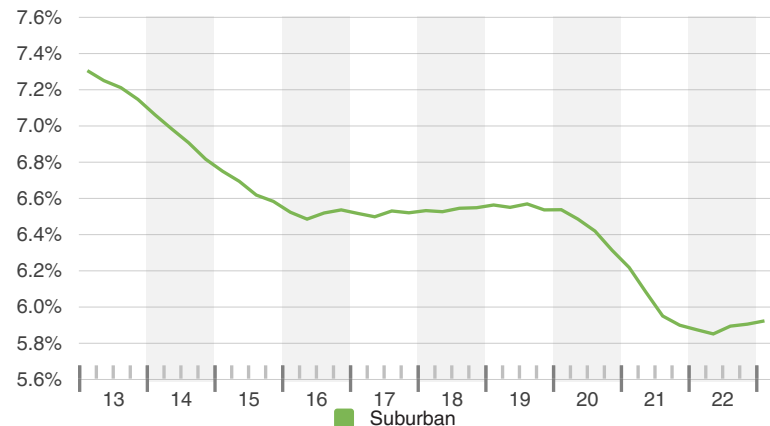
Market Cap Rate



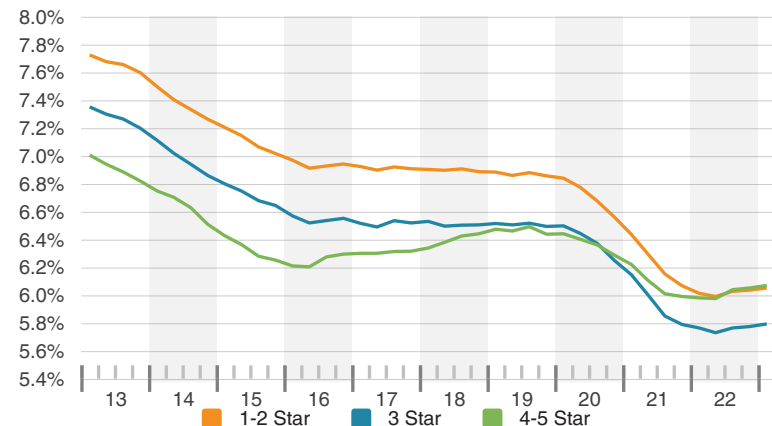
Market Cap Rate Distribution



Market Cap Rate By Location Type



Market Cap Rate By Star Rating



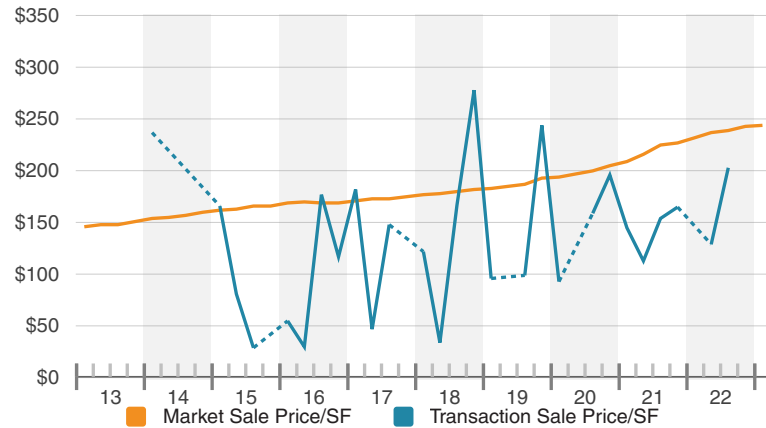


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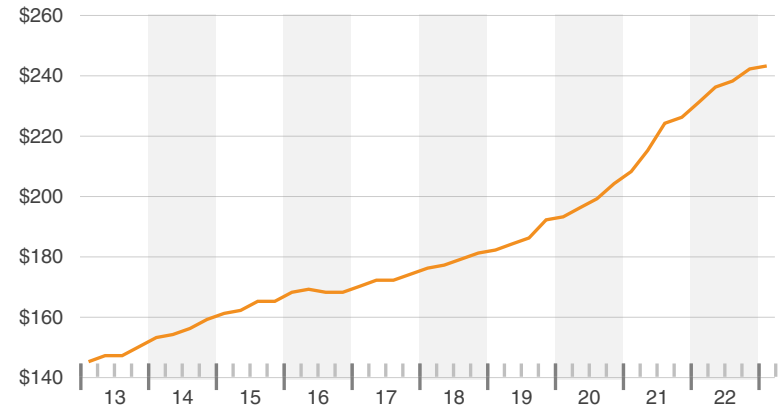
## LEASED PROPERTIES

### Search Analytics

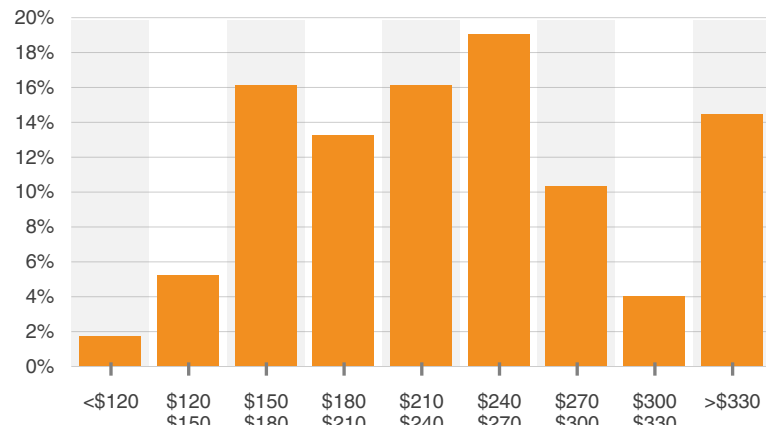
Market Sale Price & Transaction Sale Price Per SF



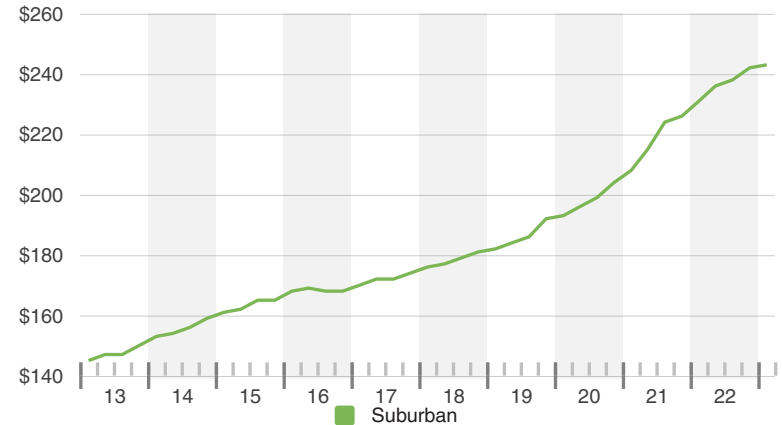
Market Sale Price Per SF



Market Sale Price Per SF Distribution



Market Sale Price Per SF By Location Type

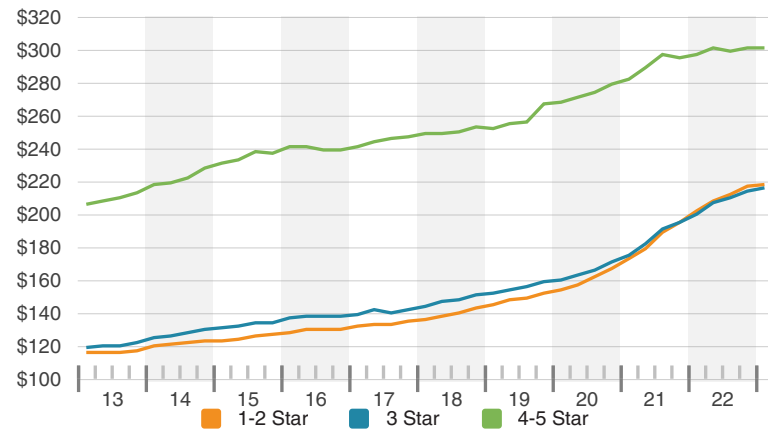


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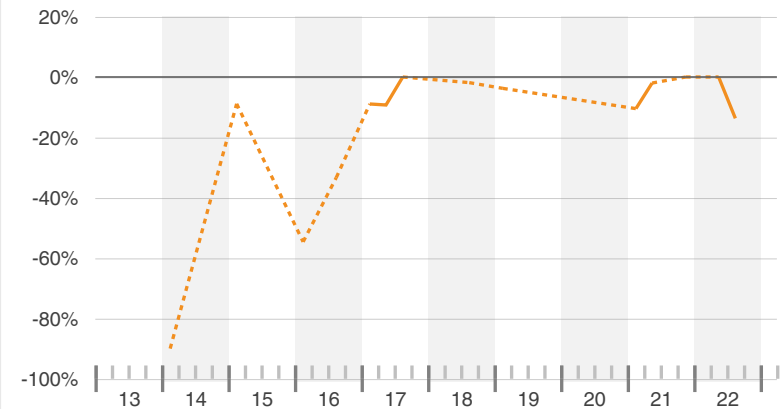
## LEASED PROPERTIES

### Search Analytics

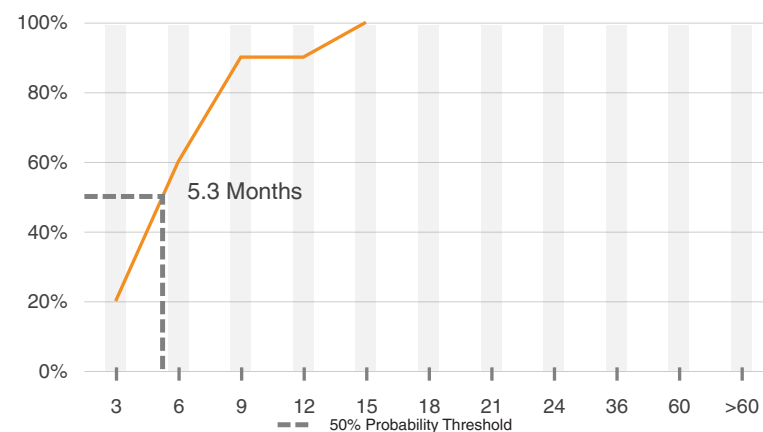
Market Sale Price Per SF By Star Rating



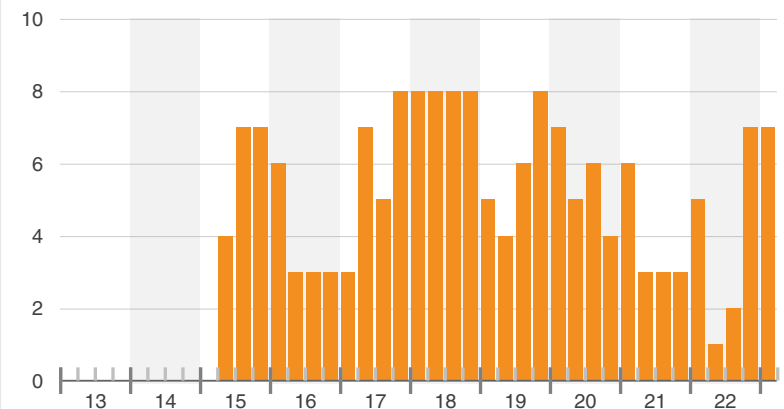
Sale To Asking Price Differential



Probability Of Selling In Months



For Sale Total Listings

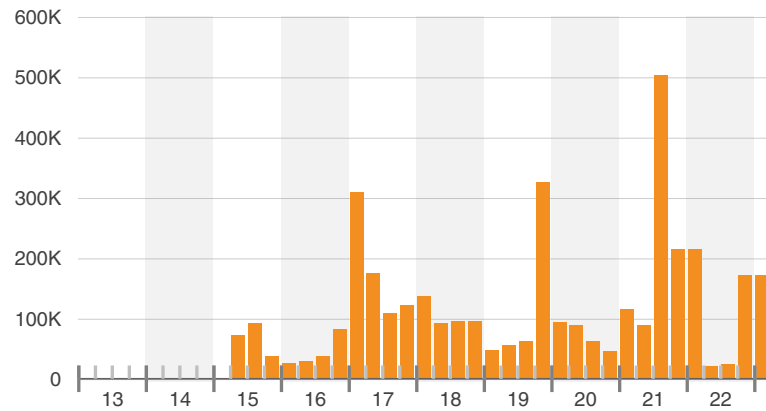


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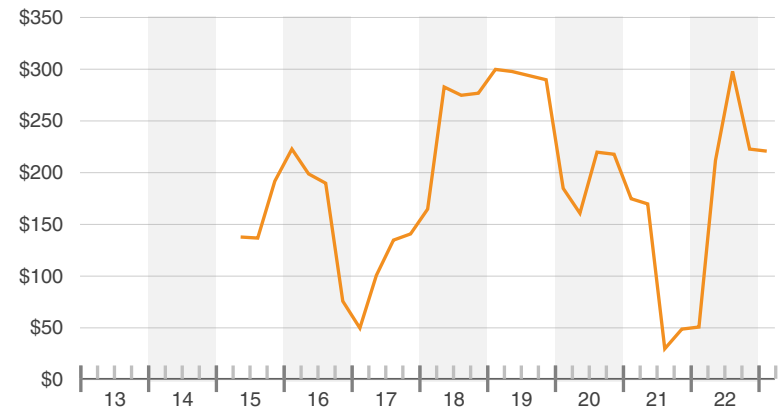
## LEASED PROPERTIES

### Search Analytics

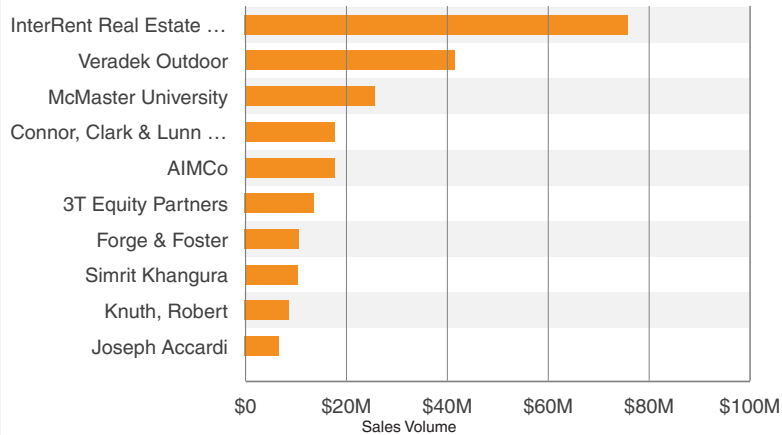
For Sale Total SF



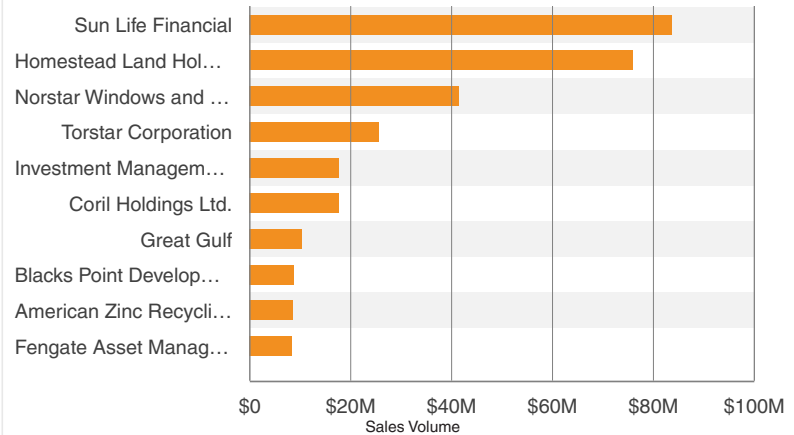
For Sale Asking Price Per SF



Top Buyers



Top Sellers

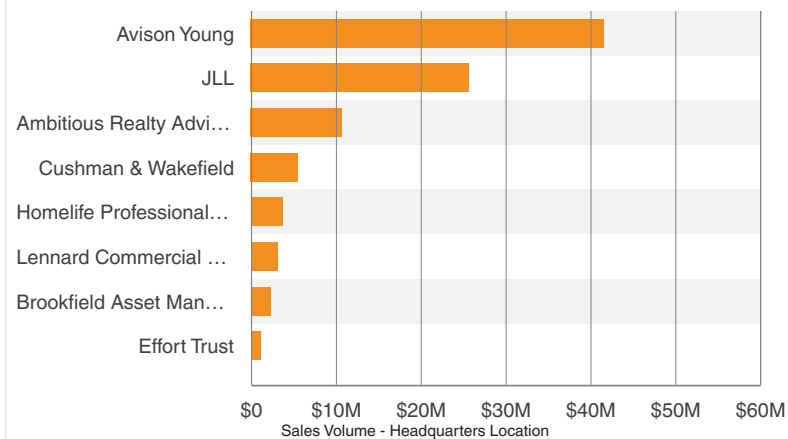


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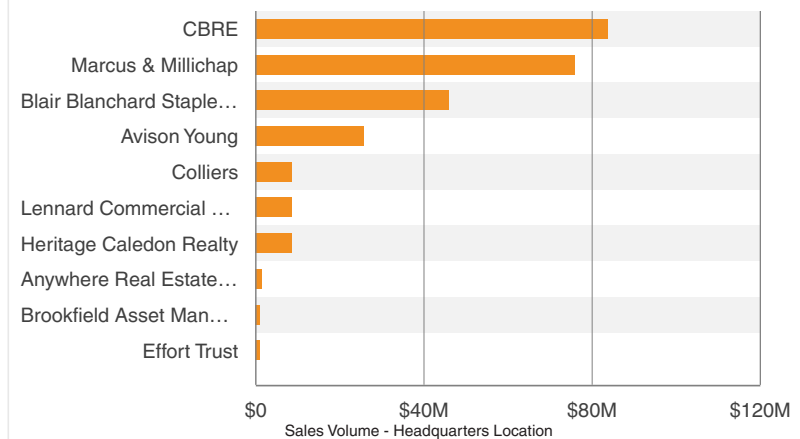
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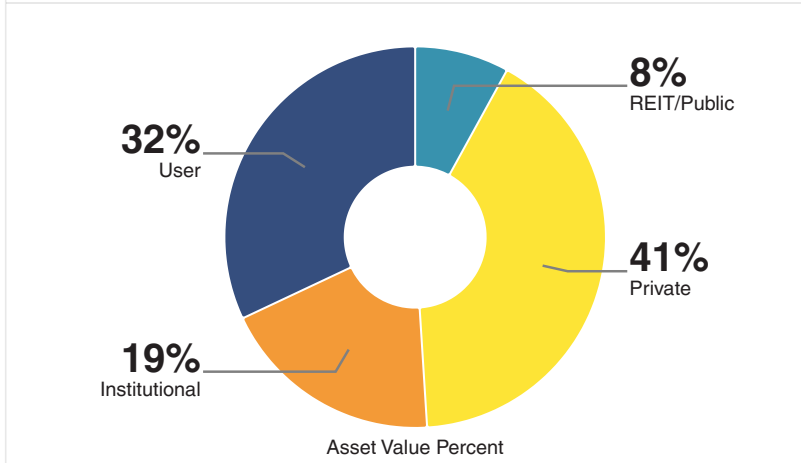
Top Buyer Brokers



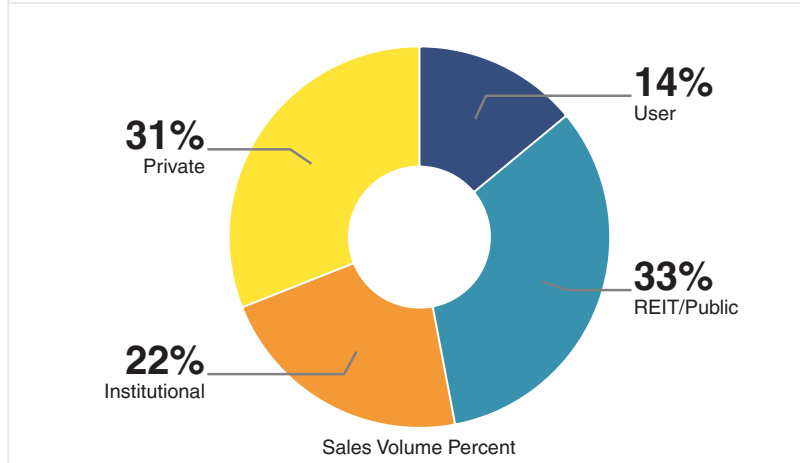
Top Seller Brokers



Asset Value By Owner Type



Sales By Buyer Type

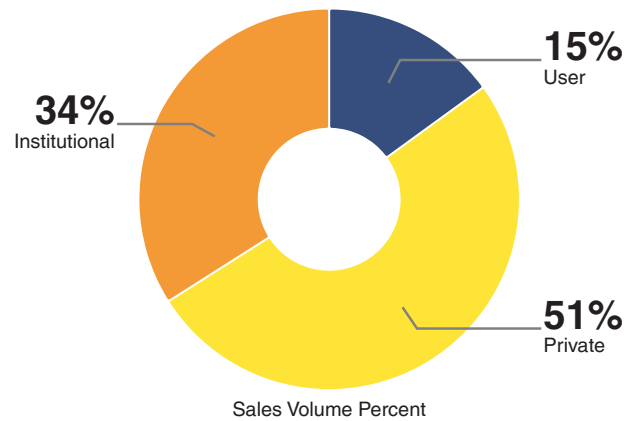


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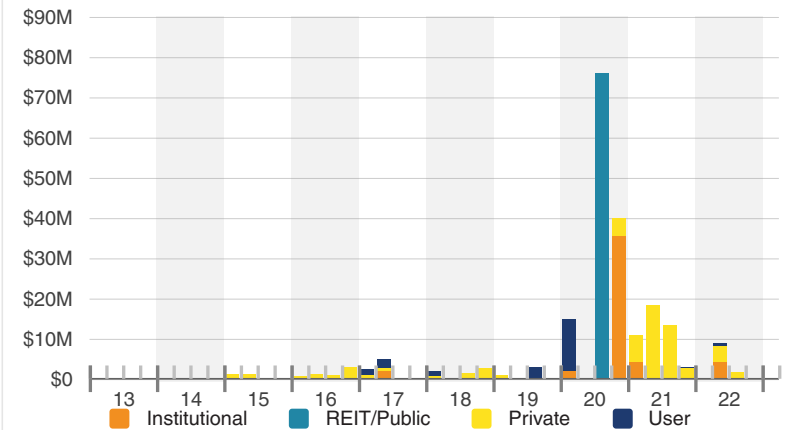
## LEASED PROPERTIES

### Search Analytics

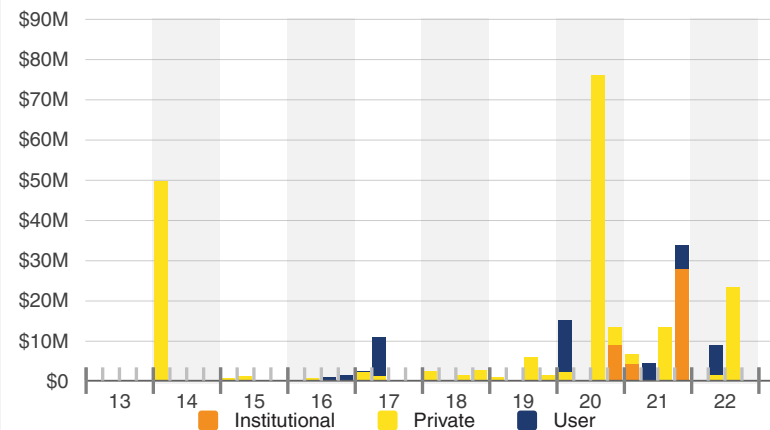
Sales By Seller Type



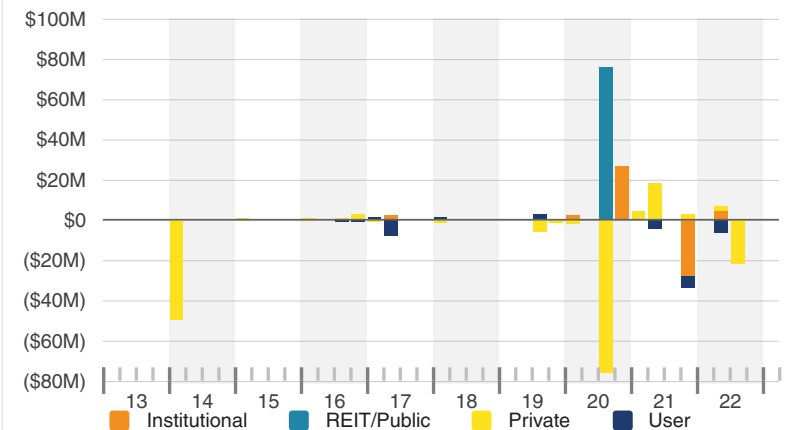
Sales Volume By Buyer Type



Sales Volume By Seller Type



Net Buying & Selling By Owner Type

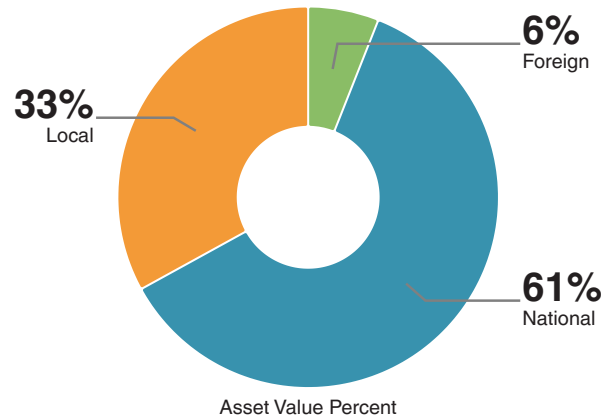


# INDUSTRIAL REPORT

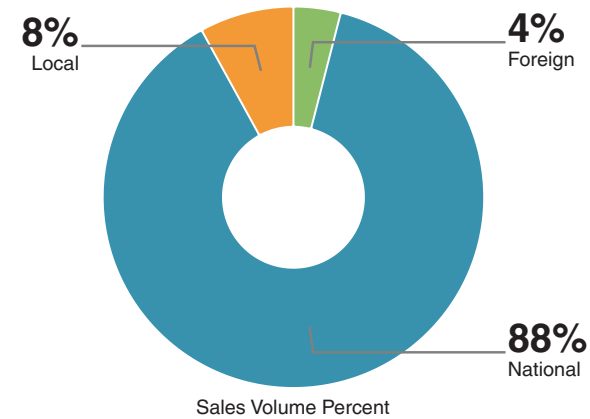
## LEASED PROPERTIES

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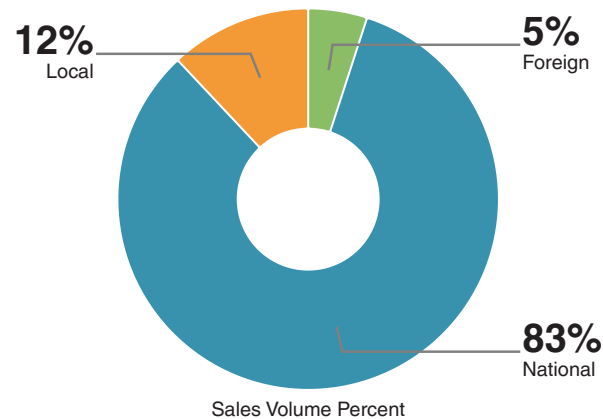
Asset Value By Owner Origin



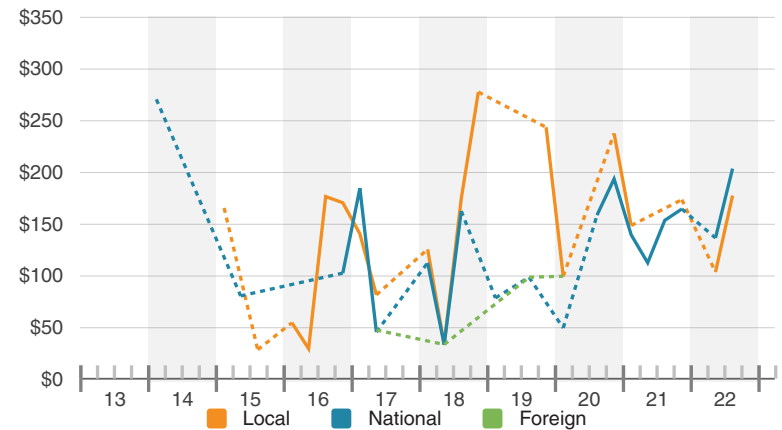
Sales Volume By Buyer Origin



Sales Volume By Seller Origin



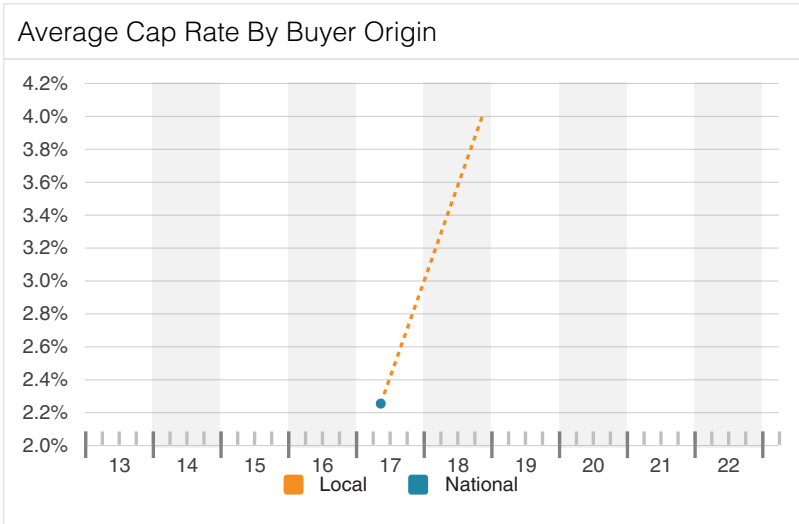
Average Price Per SF By Buyer Origin



# INDUSTRIAL REPORT

## LEASED PROPERTIES

### Search Analytics



### Report Criteria

- 188 Properties / 471 Spaces
- Listing Type: For Lease
- City: Hamilton, ON

# INDUSTRIAL REPORT

SOLD PROPERTIES

## Sales Comp Analytics

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
-	\$268	\$6.1M	\$72.9M	-3.1%	17.7K	19.1

### Key Metrics

Sales Volume	Search	Lowest	Highest
Transactions	16	-	-
Sales Volume	\$72.9M	\$750K	\$22.8M
Properties Sold	14	-	-
Sold SF	283K	2.1K	81K
Average SF	17.7K	2.1K	81K

Sales Price	Search	Lowest	Highest
Cap Rate	-	-	-
Sale Price/SF	\$268	\$117	\$638
Average Sale Price	\$6.1M	\$750K	\$22.8M
Sale vs Asking Price	-3.1%	-4.8%	0%
% Leased at Sale	100.0%	100.0%	100.0%

For Sale	Search	Lowest	Highest
Listings	-	-	-
For Sale SF	-	-	-
List Price/SF	-	-	-
Cap Rate	-	-	-
Average SF	-	-	-

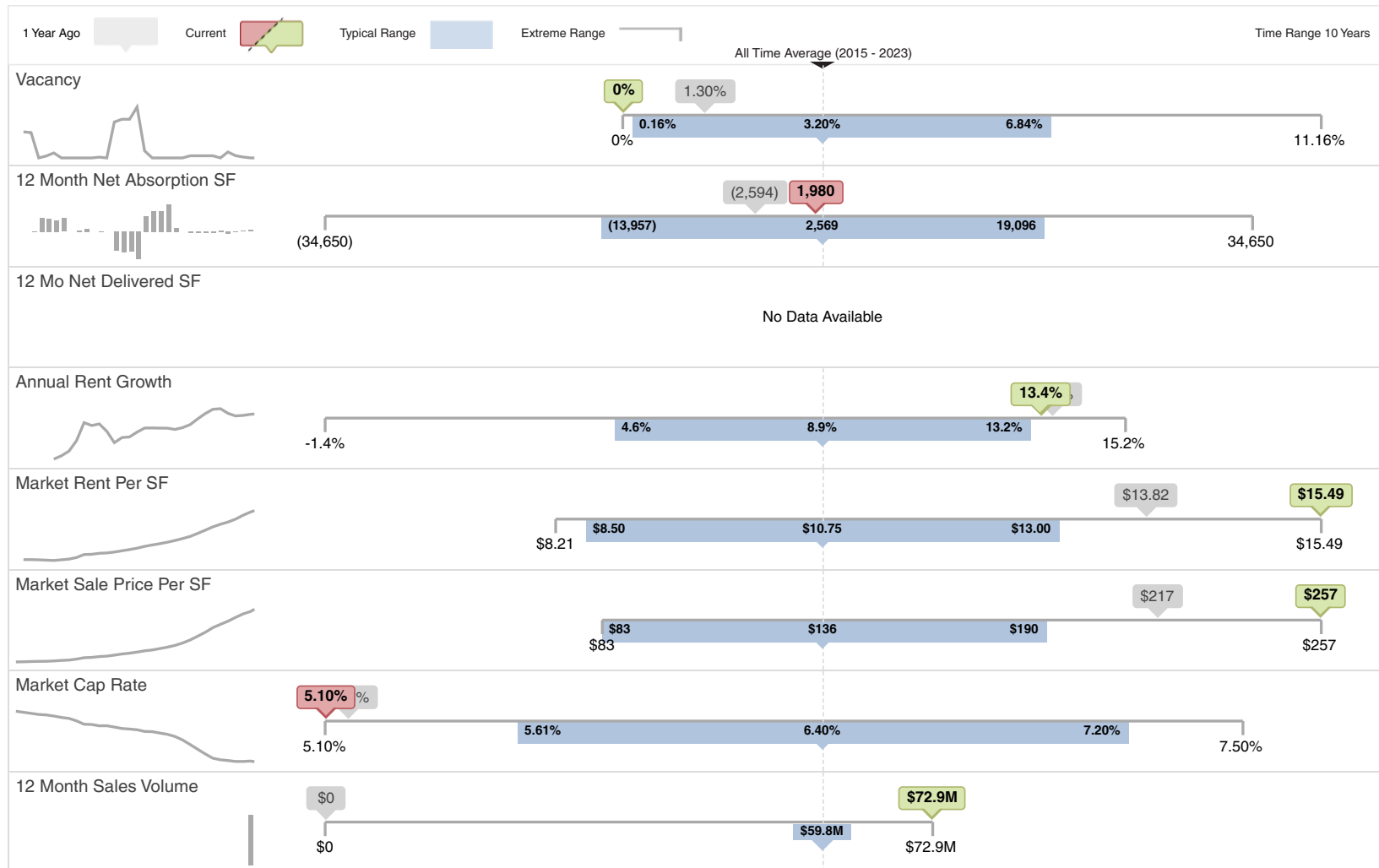


# INDUSTRIAL REPORT

## SOLD PROPERTIES

### Sales Comp Analytics

#### Key Performance Indicators

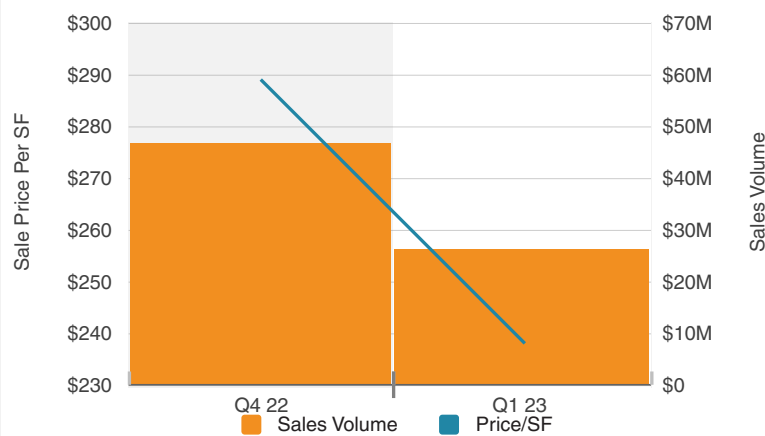


# INDUSTRIAL REPORT

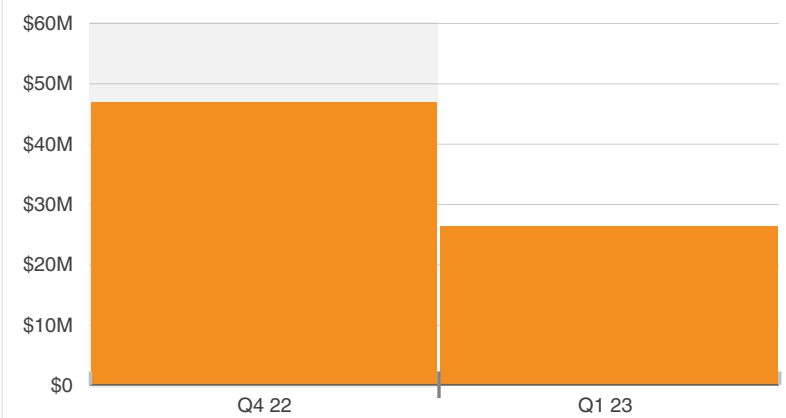
## SOLD PROPERTIES

### Sales Comp Analytics

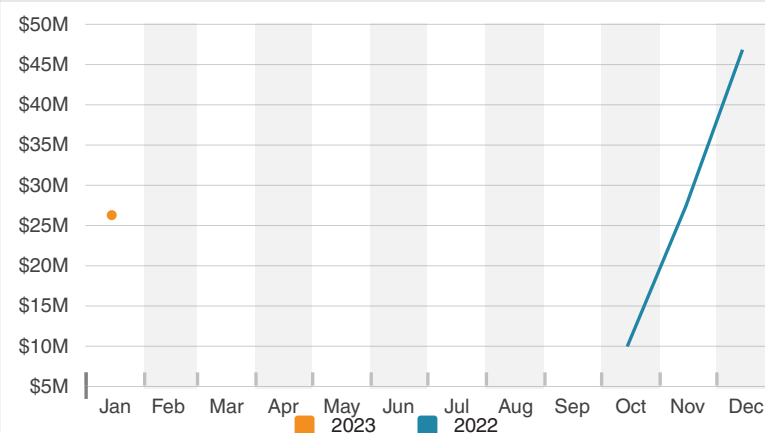
Sales Volume & Sale Price Per SF



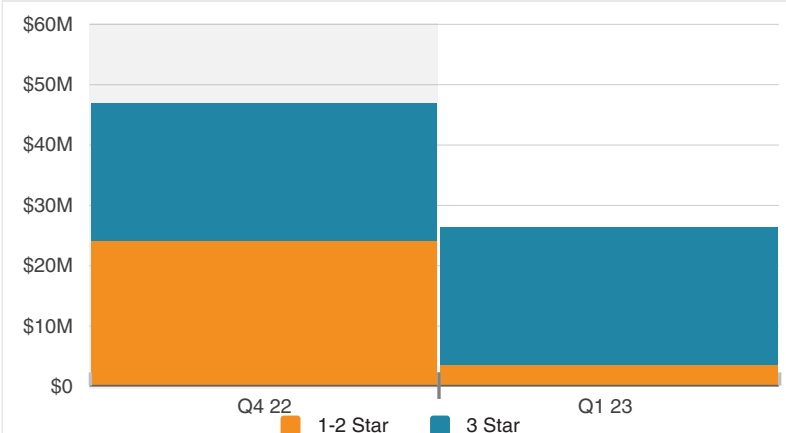
Sales Volume



Cumulative Sales Volume By Year



Sales Volume By Star Rating

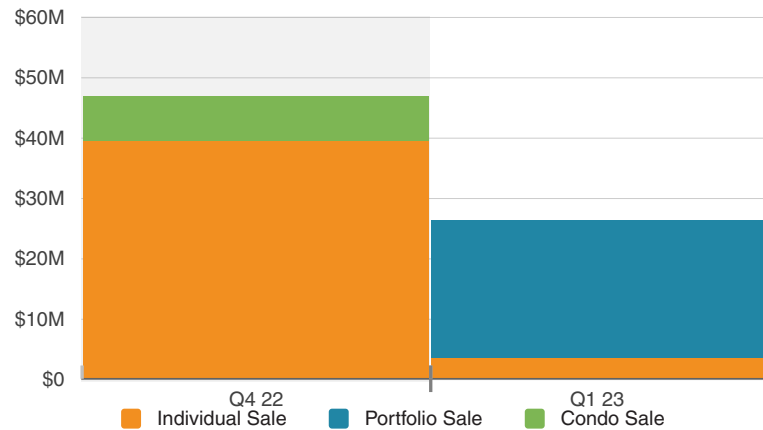


# INDUSTRIAL REPORT

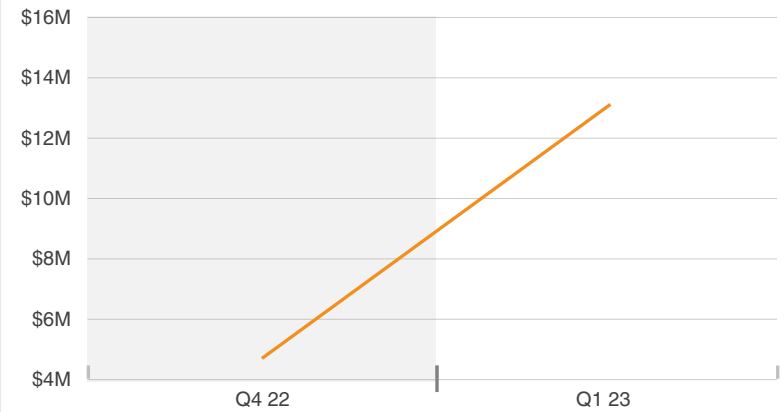
## SOLD PROPERTIES

### Sales Comp Analytics

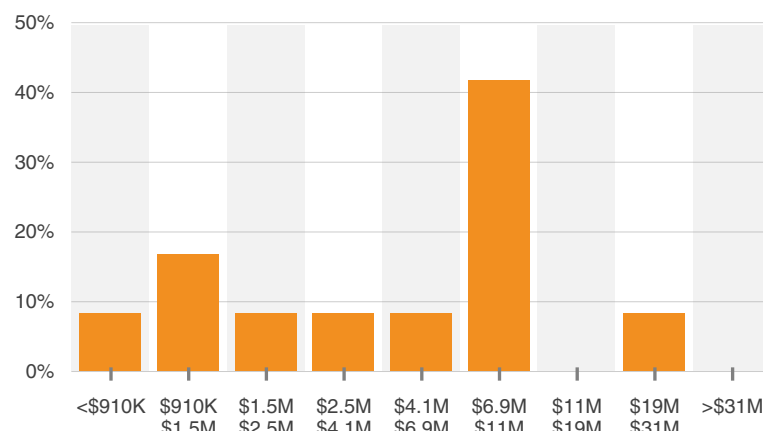
Sales Volume By Transaction Type



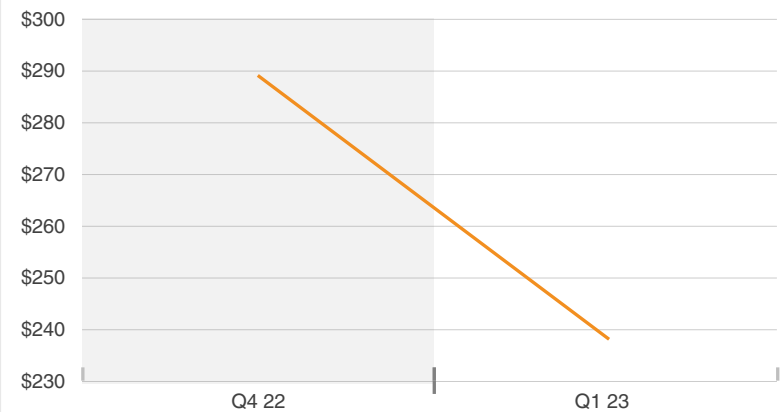
Sale Price



Sale Price Distribution



Sale Price Per SF

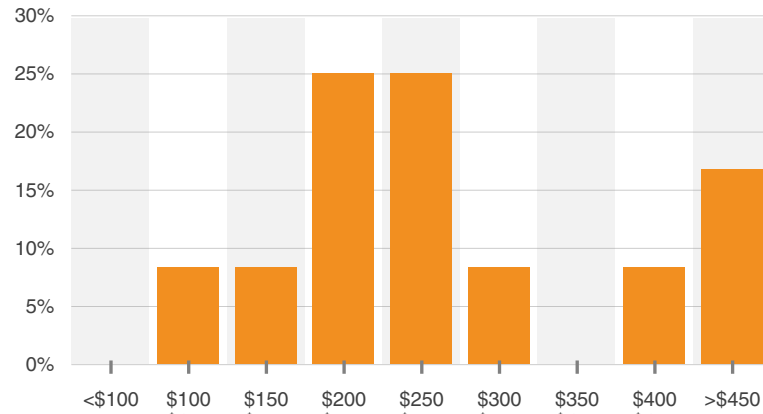


# INDUSTRIAL REPORT

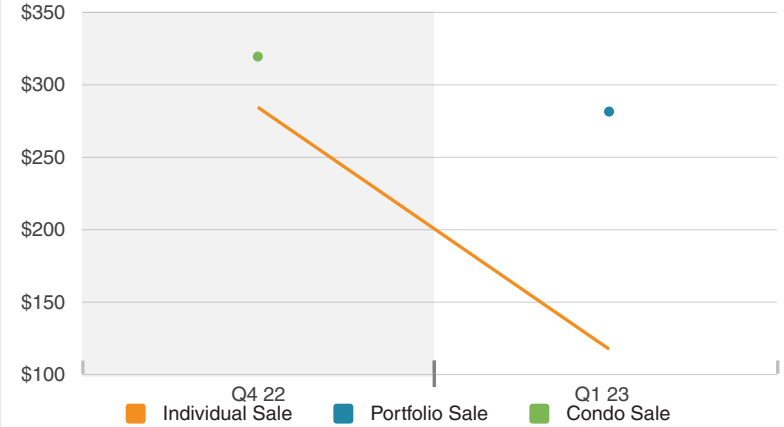
## SOLD PROPERTIES

### Sales Comp Analytics

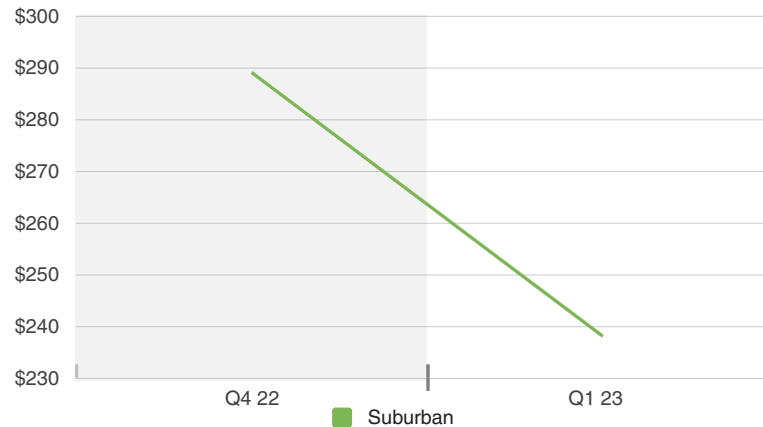
Sale Price Per SF Distribution



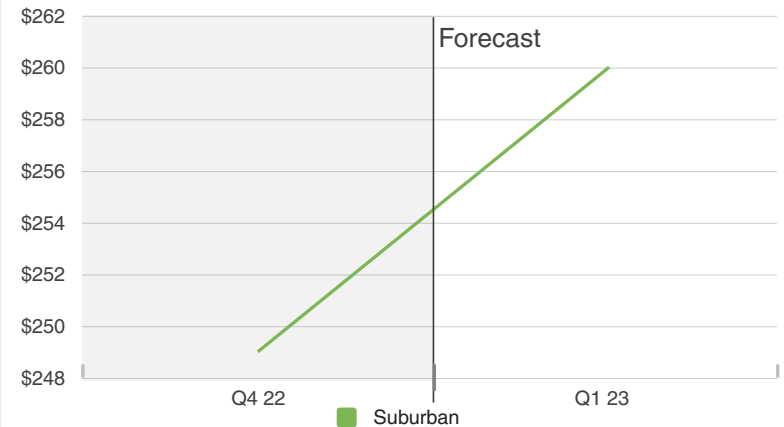
Sale Price Per SF By Transaction Type



Sale Price Per SF By Location Type



Market Sale Price Per SF By Location Type

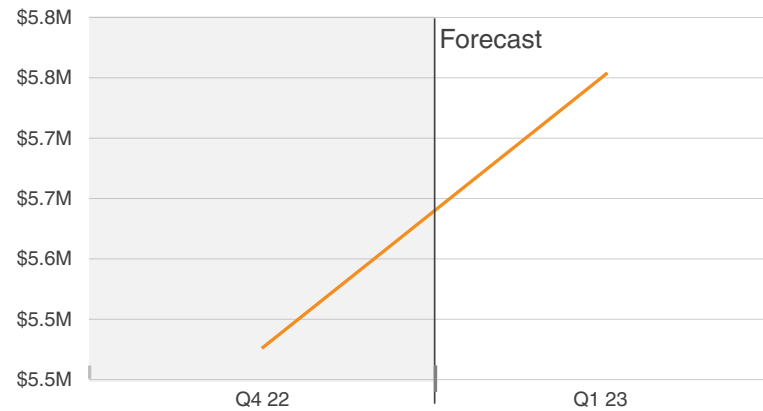


# INDUSTRIAL REPORT

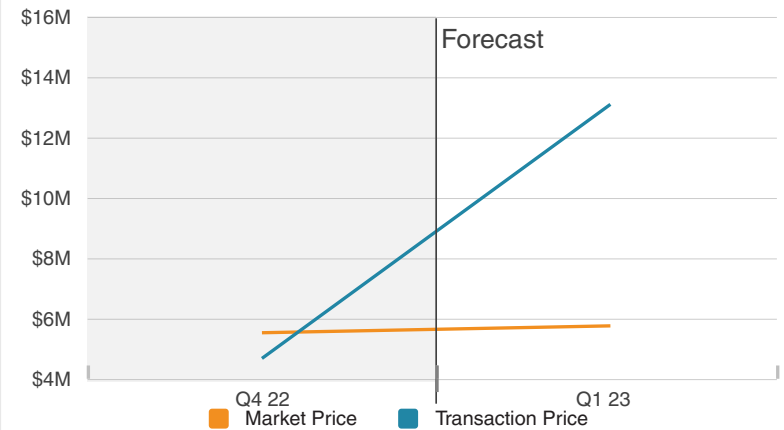
## SOLD PROPERTIES

### Sales Comp Analytics

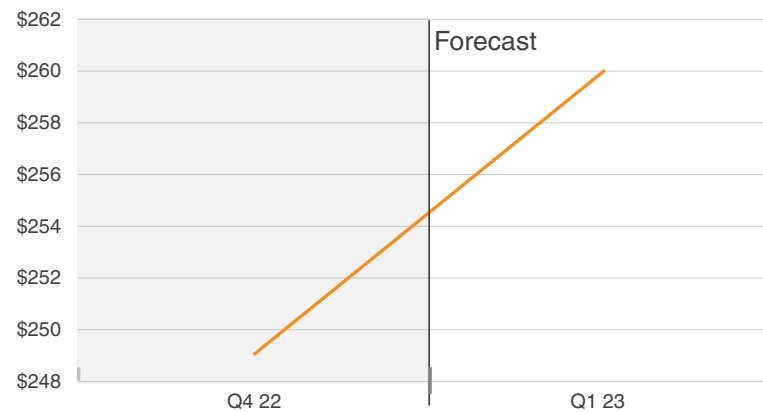
Market Price



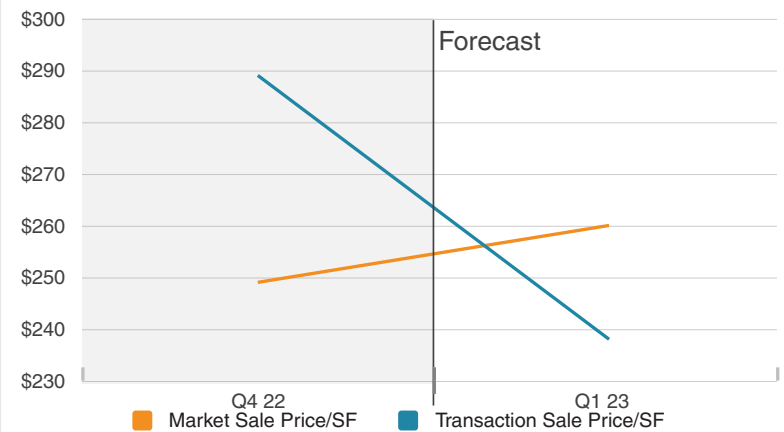
Market Price & Transaction Price



Market Sale Price Per SF



Market Sale Price & Transaction Sale Price Per SF

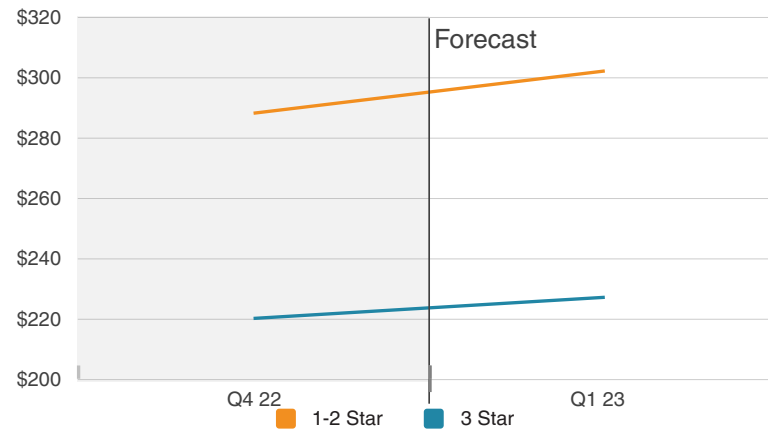


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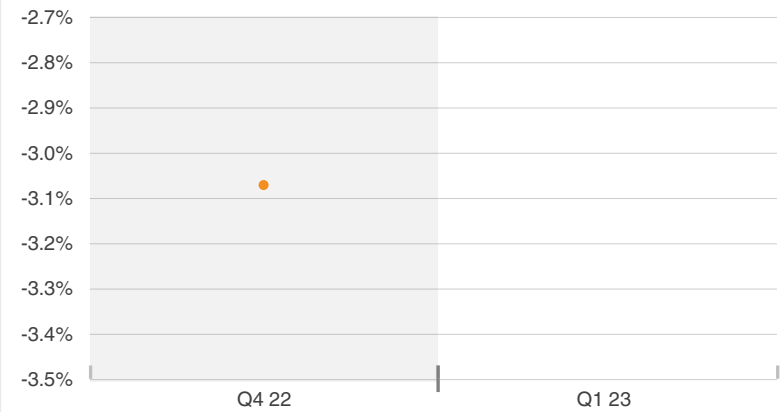
## SOLD PROPERTIES

### Sales Comp Analytics

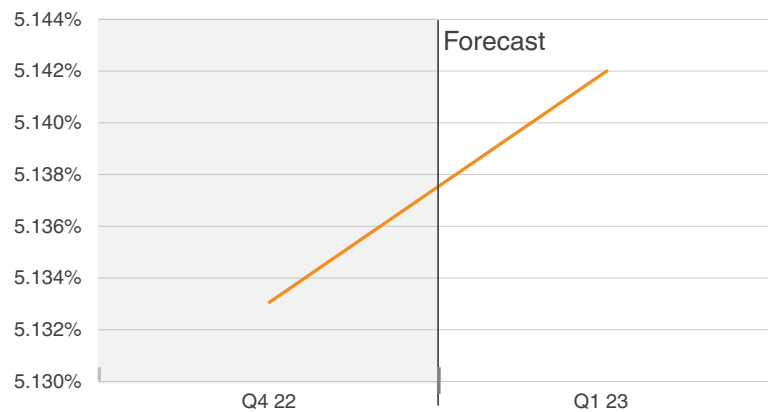
Market Sale Price Per SF By Star Rating



Sale To Asking Price Differential



Market Cap Rate

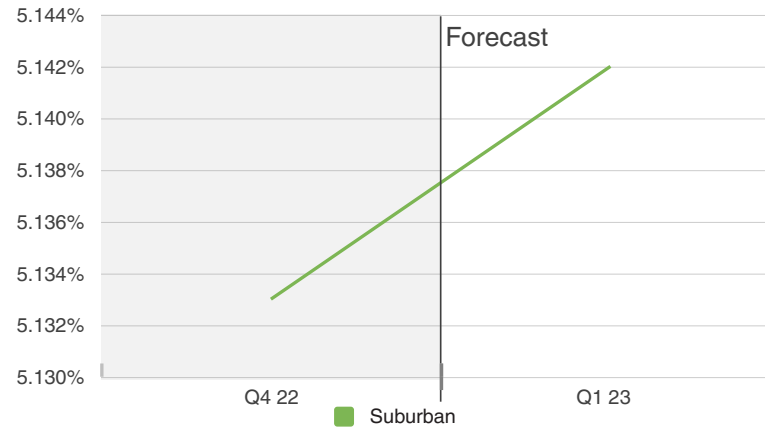


# INDUSTRIAL REPORT

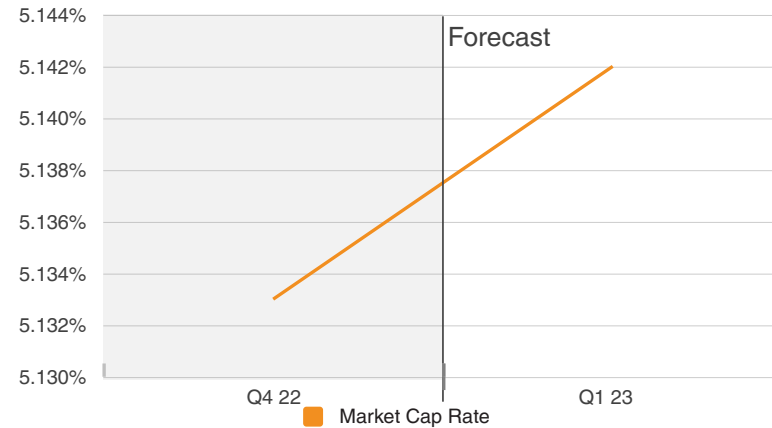
## SOLD PROPERTIES

### Sales Comp Analytics

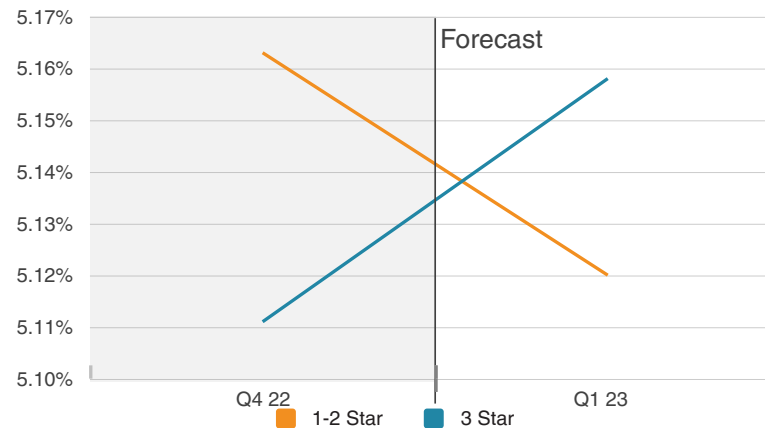
Market Cap Rate By Location Type



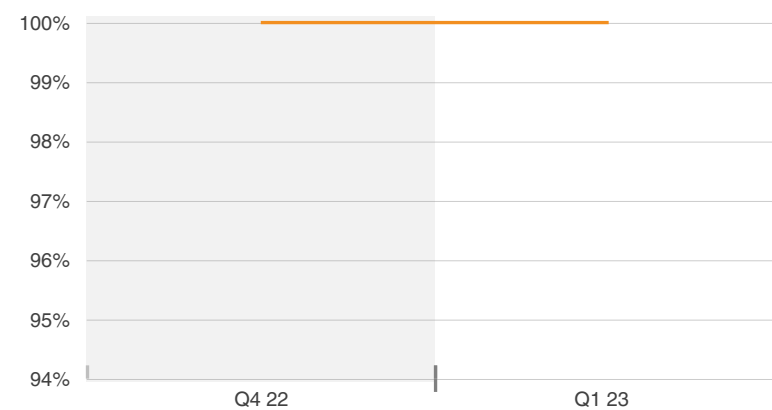
Market Cap Rate & Transaction Cap Rate



Market Cap Rate By Star Rating



Occupancy At Sale

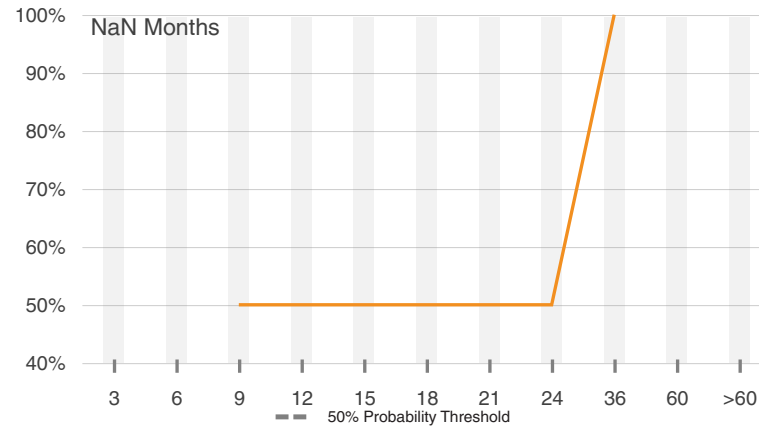


# INDUSTRIAL REPORT

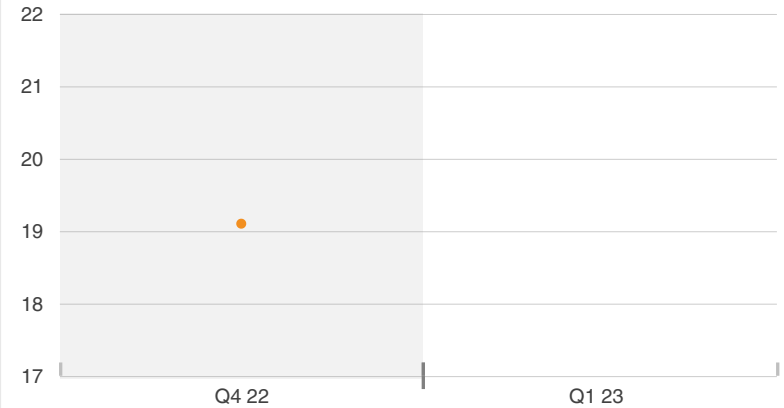
## SOLD PROPERTIES

### Sales Comp Analytics

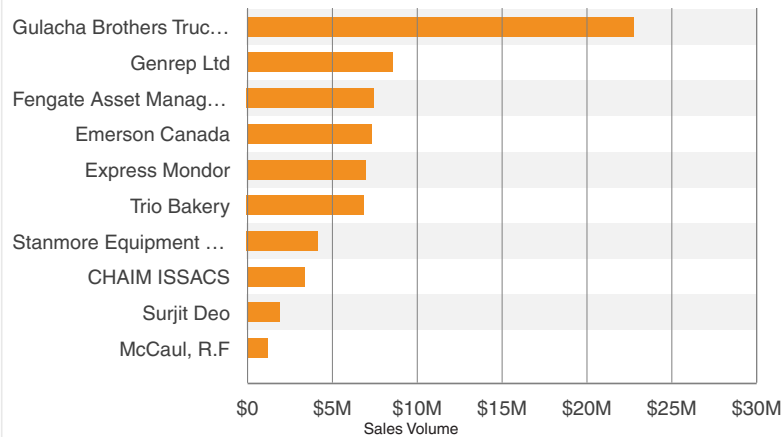
Probability Of Selling In Months



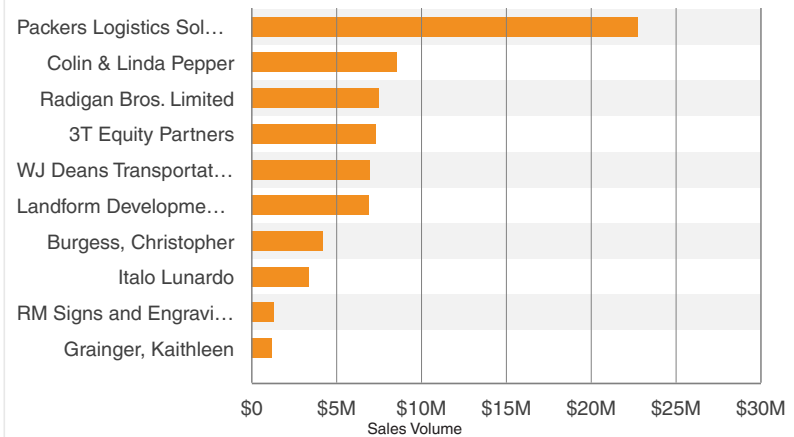
Months To Sale



Top Buyers



Top Sellers



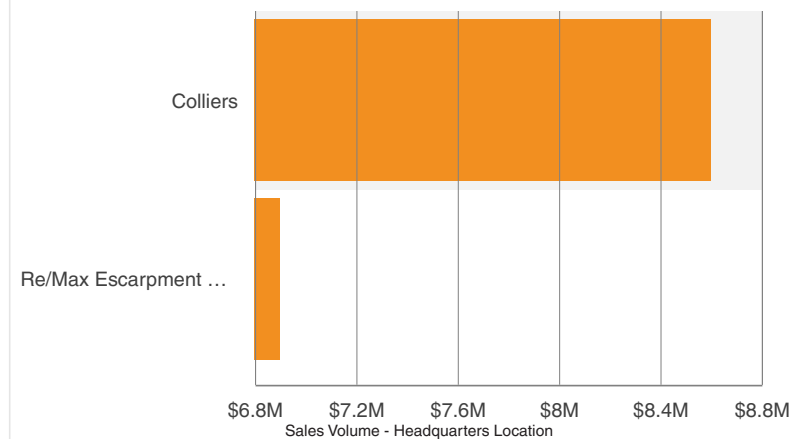


# INDUSTRIAL REPORT

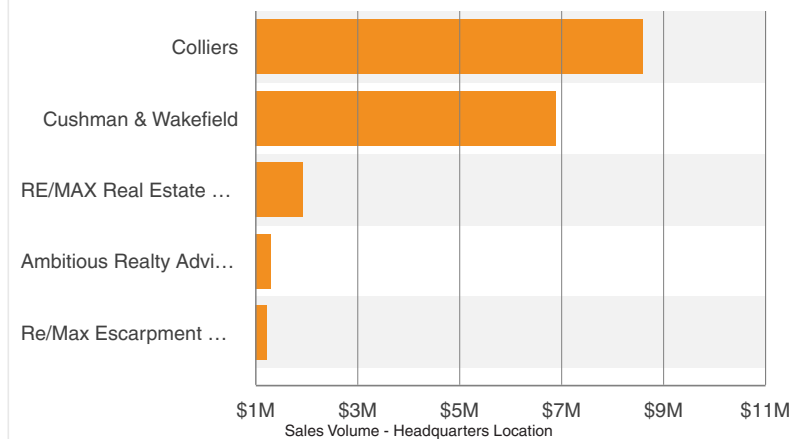
## SOLD PROPERTIES

### Sales Comp Analytics

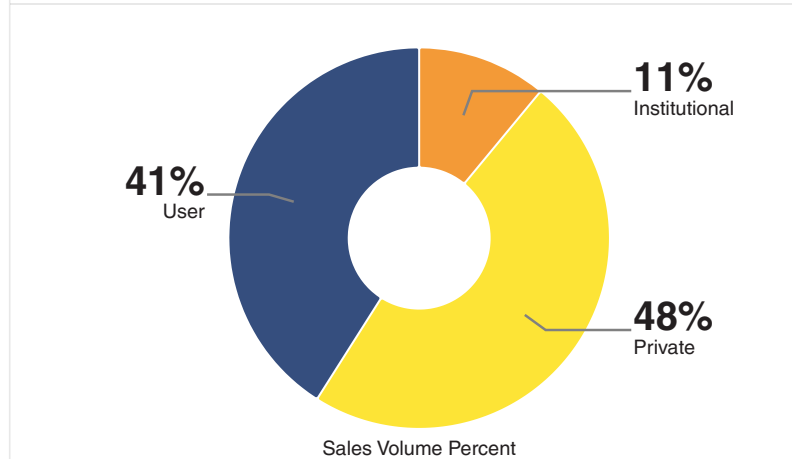
Top Buyer Brokers



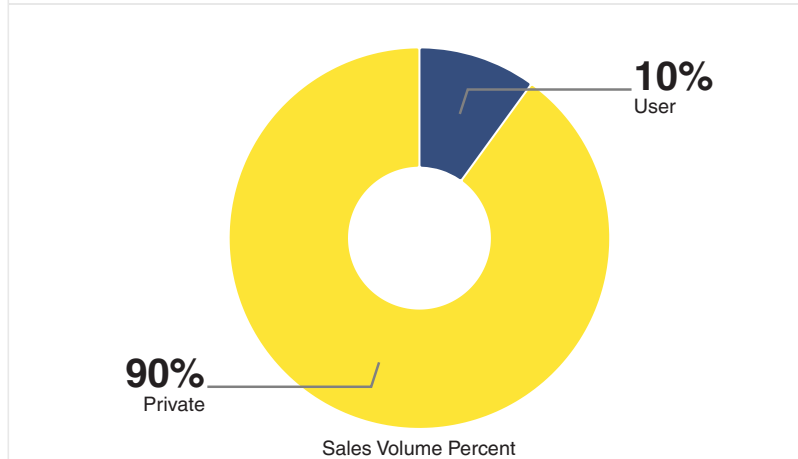
Top Seller Brokers



Sales By Buyer Type



Sales By Seller Type

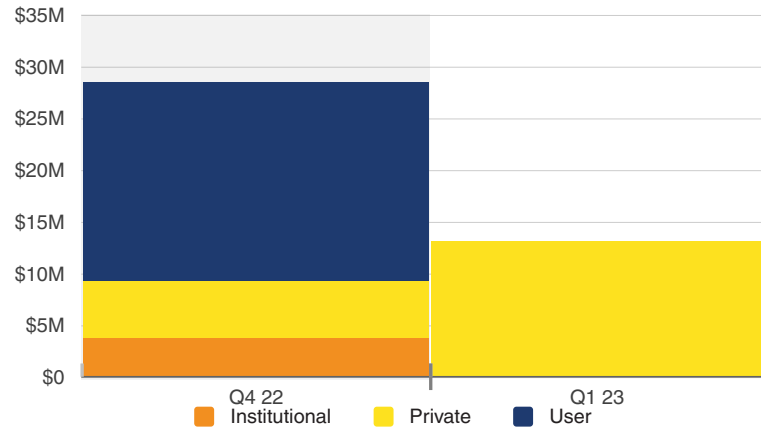


# INDUSTRIAL REPORT

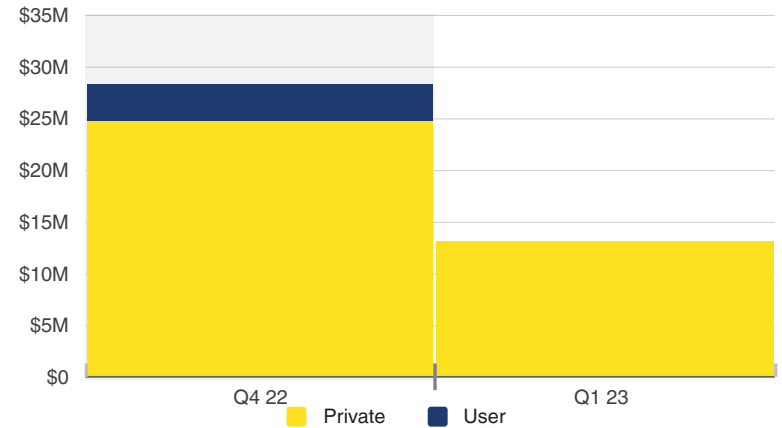
## SOLD PROPERTIES

### Sales Comp Analytics

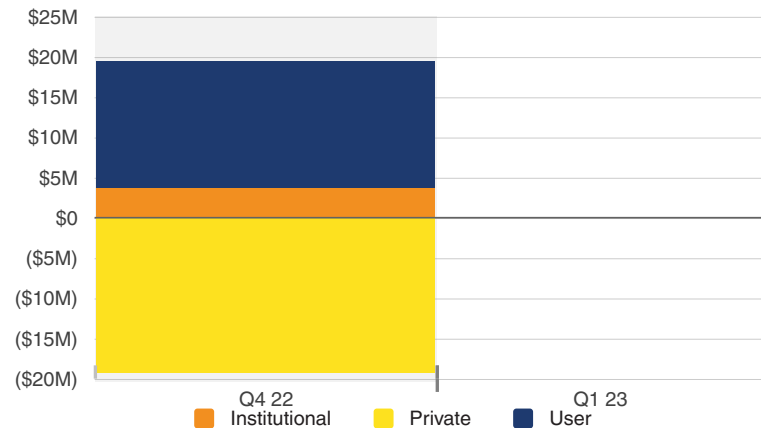
Sales Volume By Buyer Type



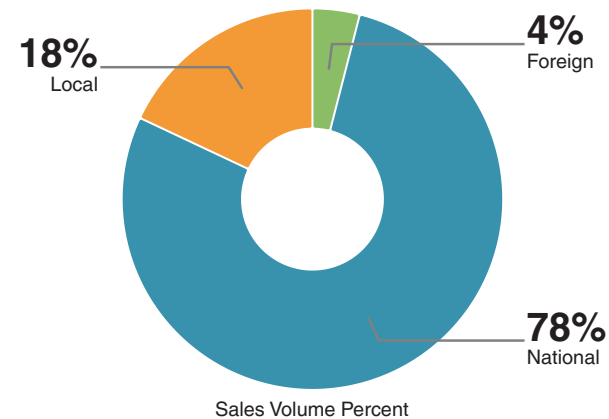
Sales Volume By Seller Type



Net Buying & Selling By Owner Type



Sales Volume By Buyer Origin

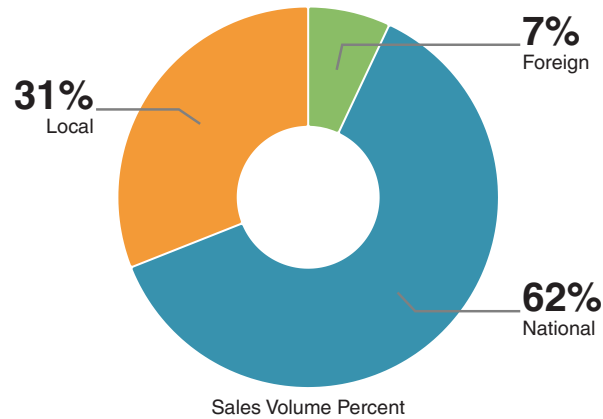


# INDUSTRIAL REPORT

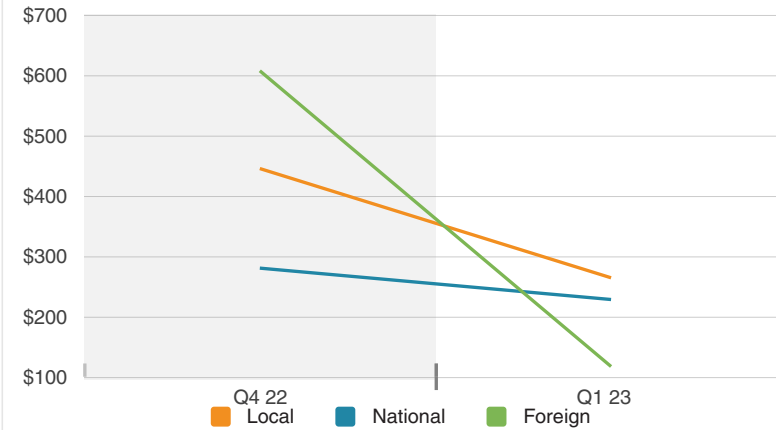
## SOLD PROPERTIES

### Sales Comp Analytics

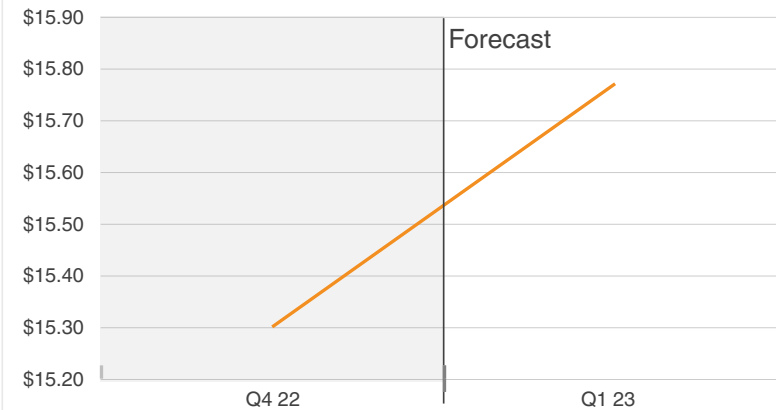
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Market Rent Per SF

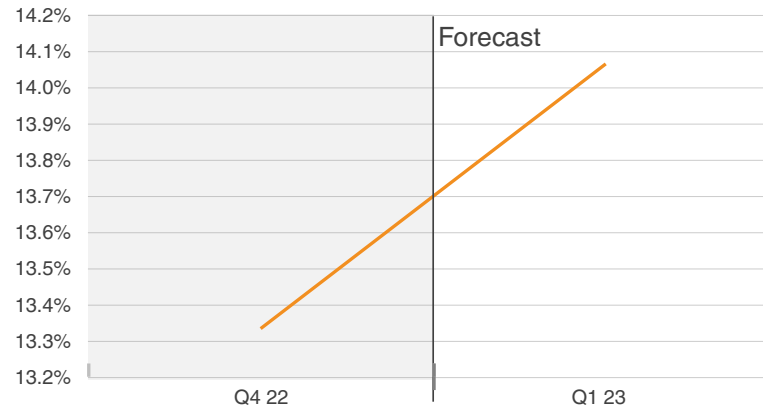


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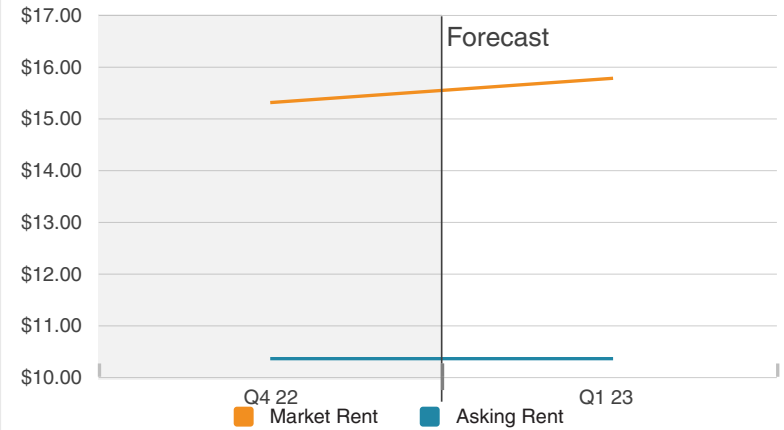
SOLD PROPERTIES

## Sales Comp Analytics

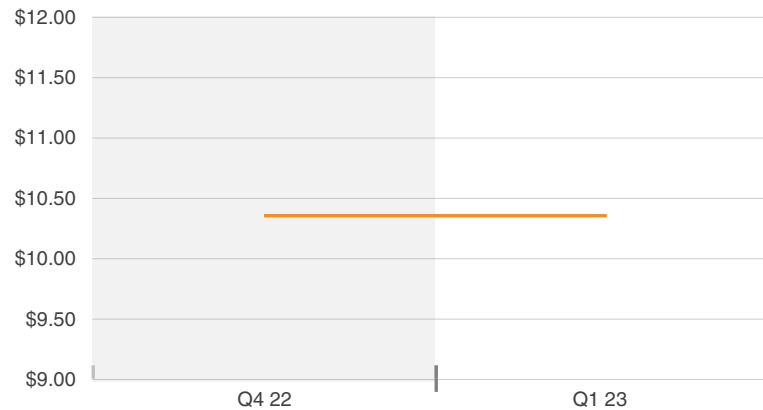
Market Rent Growth (YOY)



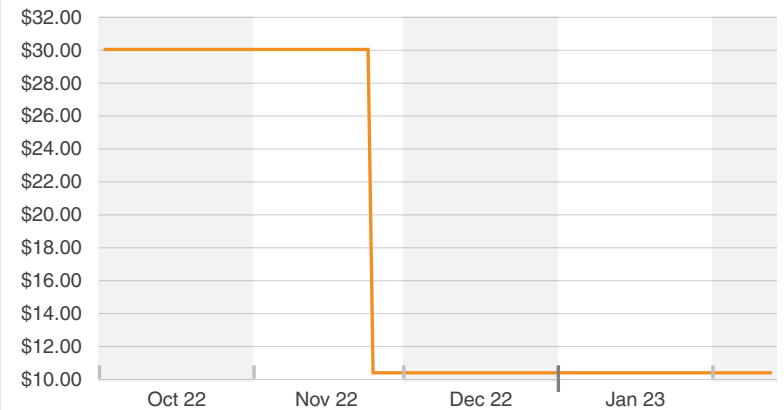
Market Rent & Asking Rent Per SF



Asking Rent Per SF



Daily Asking Rent Per SF

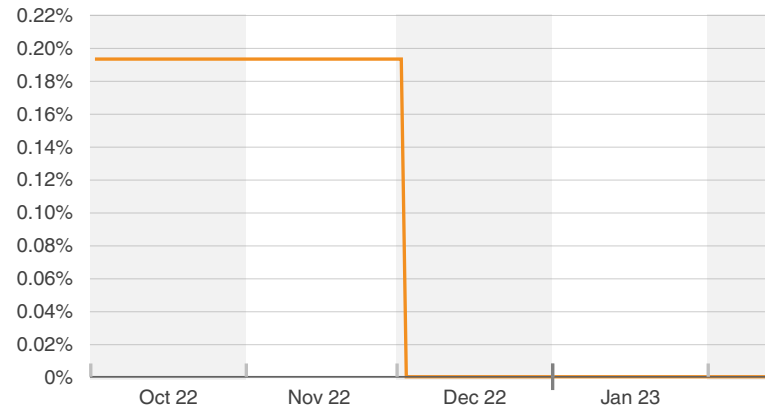


# INDUSTRIAL REPORT

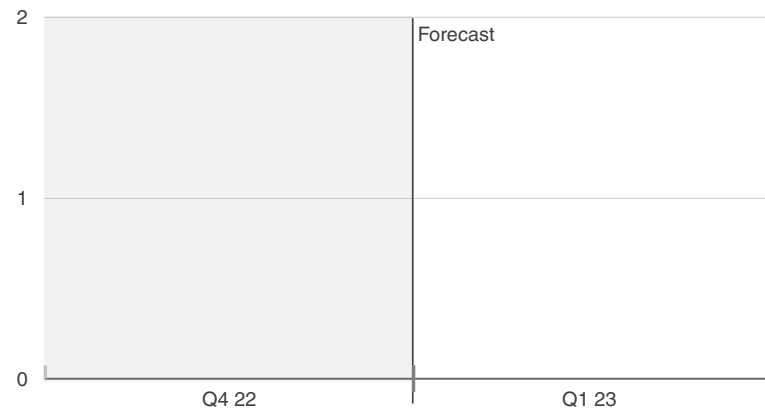
SOLD PROPERTIES

## Sales Comp Analytics

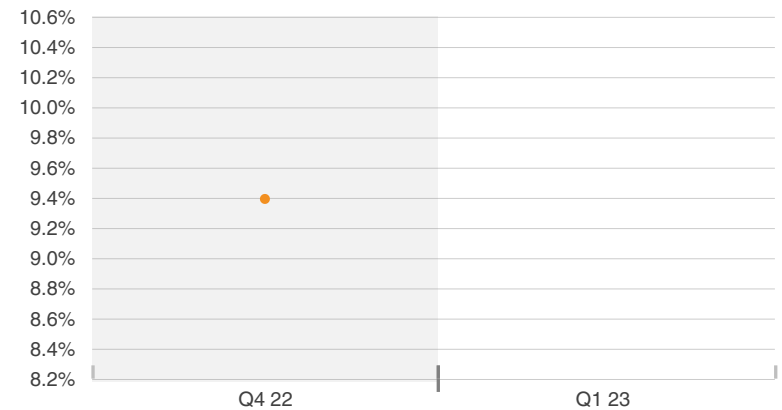
Daily Vacancy Rate



Vacant SF



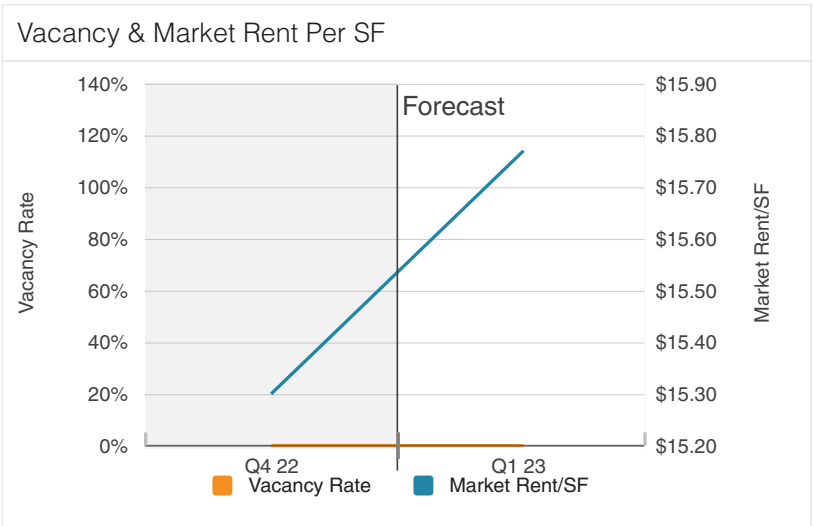
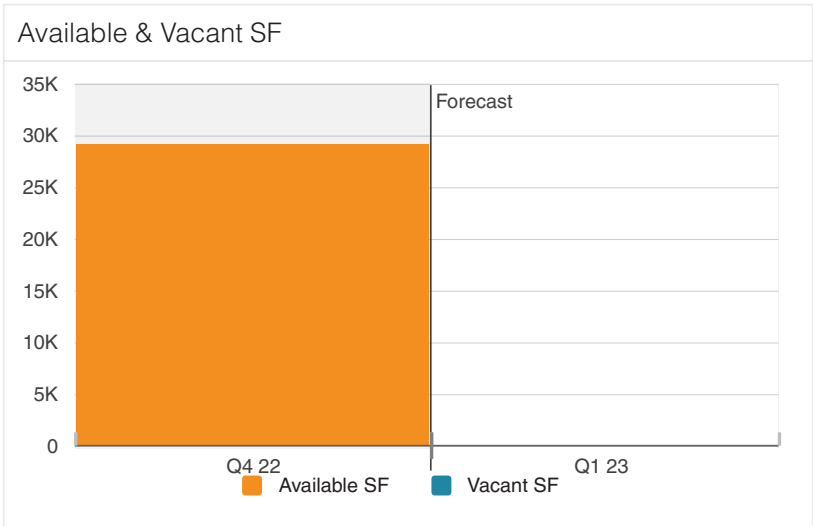
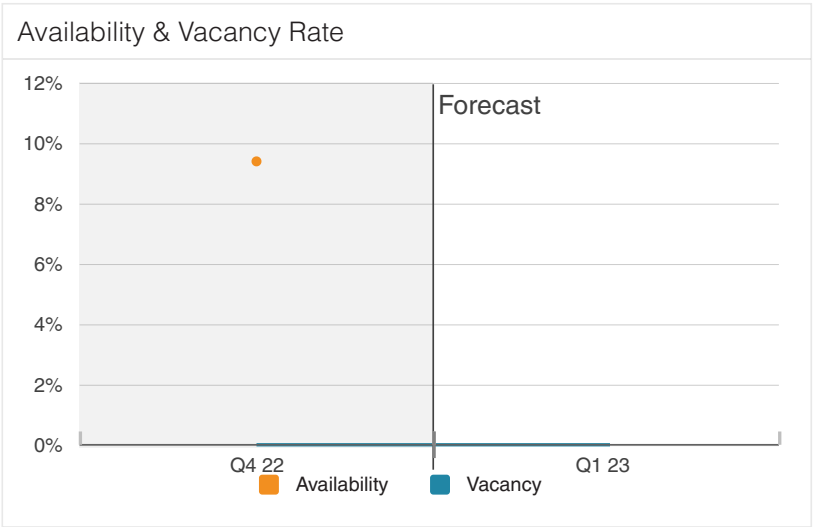
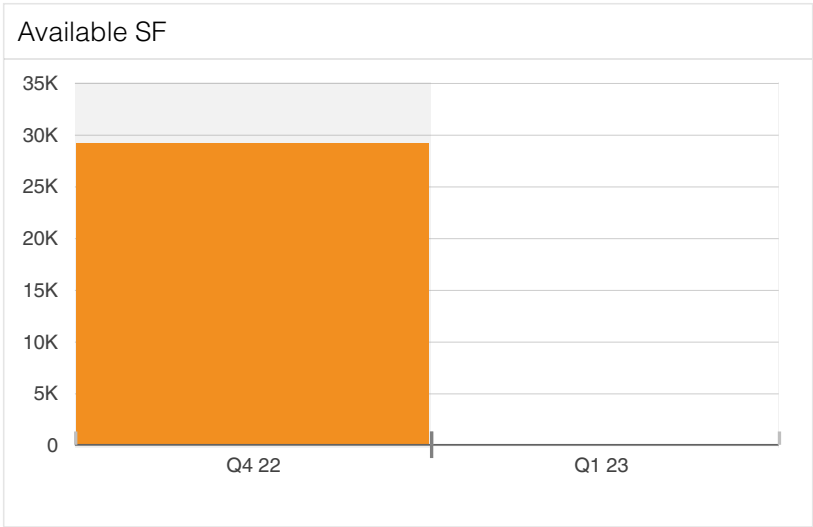
Availability Rate



# INDUSTRIAL REPORT

SOLD PROPERTIES

## Sales Comp Analytics



# INDUSTRIAL REPORT

**SOLD PROPERTIES**

## Report Criteria

- 16 Records / 14 Properties
- Sale Date: 10/1/2022 - 2/13/2023
- Include: Public Record Comps
- Sale Status: Sold +1
- Search On and Return Portfolio Sales as Individual Properties: Yes
- City: Hamilton, ON
- Property Type: Industrial

**Heather Walsh, Sales Representative**  
416.540.4080 | heather1@royallepage.ca

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Independently Owned & Operated

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