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# Montreal Market Area Commercial Q2 2019 Statistics

Data as of June 30, 2019



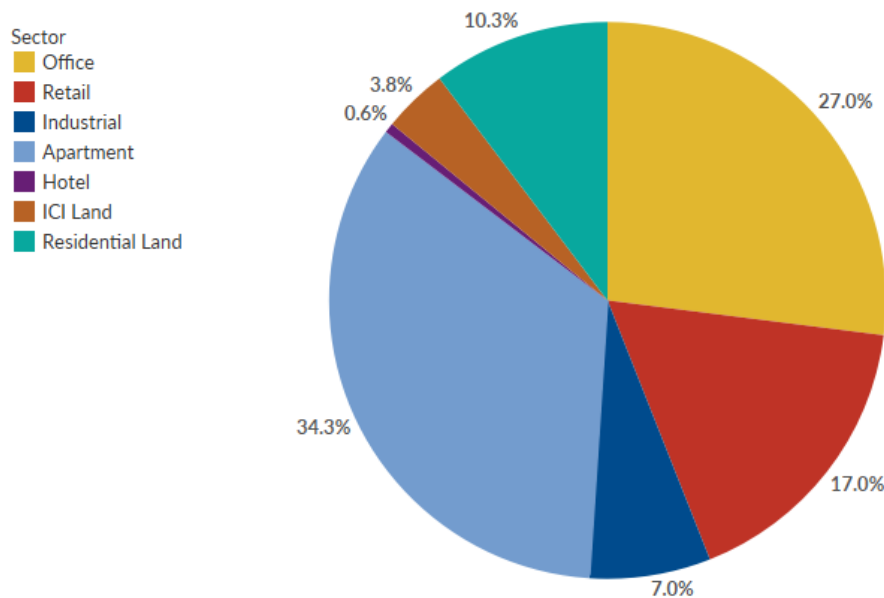
**AltusGroup**

# MMA Property Transactions

Q2 2019 registered a total of 384 transaction, worth \$2.7B, up +98% from the previous quarter. Apartment was the most active sector at 34% of activity.

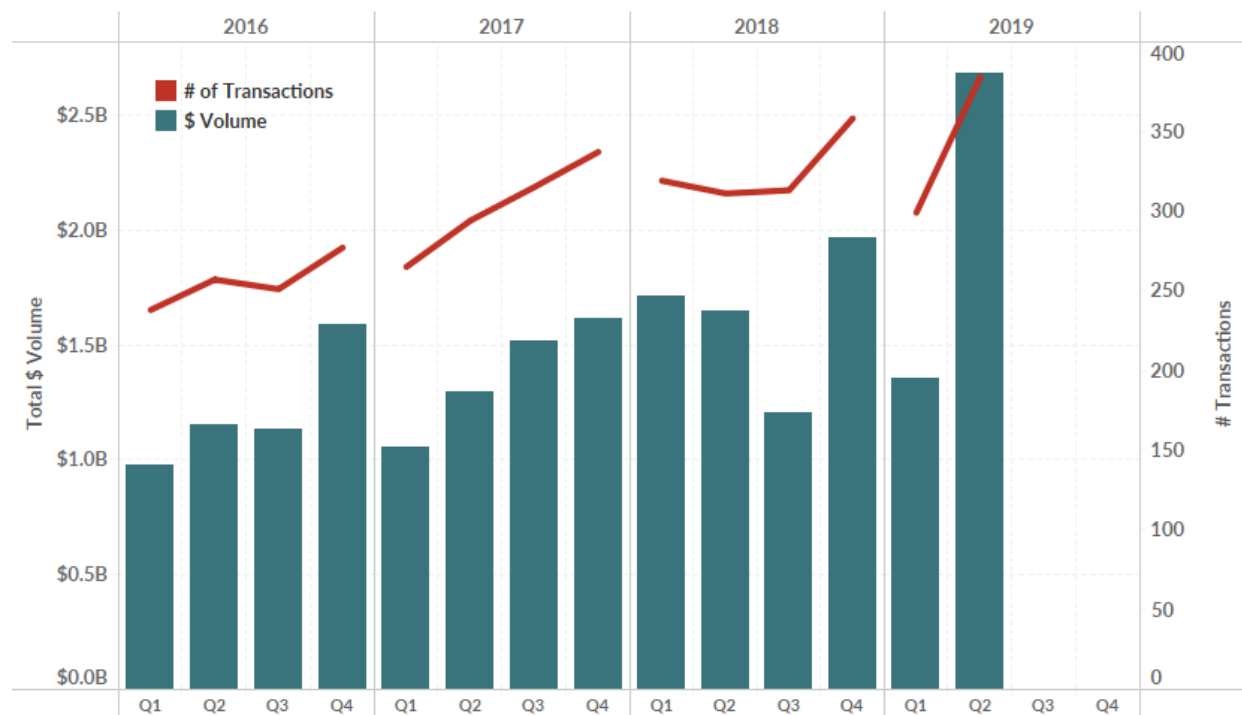


## Q2 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

## Property Transactions - All Sectors by Quarter



Source: Altus Group

## Office Transactions

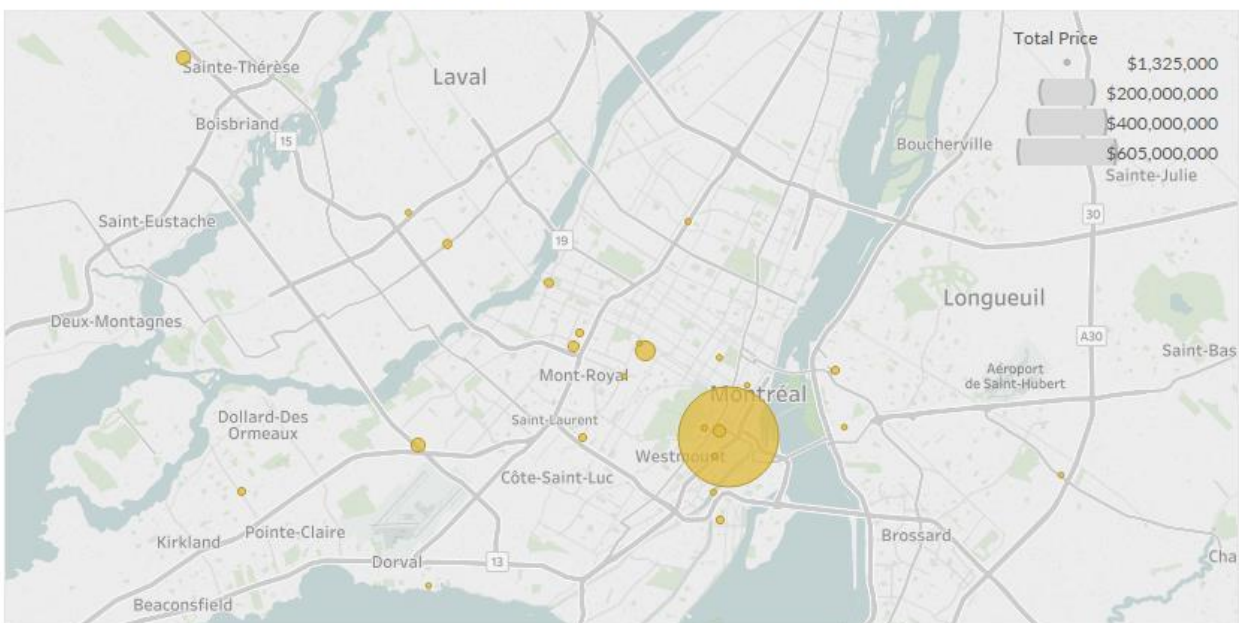
Q2 2019 saw 25 office transactions worth \$725M. The top transaction in Q2 was a \$605M sale in Ville-Marie.

|                    | Q2 2019          |           | YTD              |           | YTD - Avg \$/SF |
|--------------------|------------------|-----------|------------------|-----------|-----------------|
|                    | \$ Volume        | #         | \$ Volume        | #         |                 |
| Island of Montréal | \$697.32M        | 19        | \$812.83M        | 32        | \$219           |
| Laval              | \$8.25M          | 2         | \$8.25M          | 2         | \$98            |
| Longueuil          | \$5.93M          | 2         | \$5.93M          | 2         | \$250           |
| North Shore        | \$11.84M         | 1         | \$14.37M         | 3         | \$243           |
| South Shore        | \$1.50M          | 1         | \$1.50M          | 1         | \$288           |
| <b>Grand Total</b> | <b>\$724.84M</b> | <b>25</b> | <b>\$842.88M</b> | <b>40</b> | <b>\$218</b>    |

Office - Top Transactions Q2 2019

| First Address                   | Region             | Municipality        | Total Price   | Building Size | Price Per Sq. Foot |
|---------------------------------|--------------------|---------------------|---------------|---------------|--------------------|
| 1250 René-Lévesque Boulevard .. | Island of Montréal | Ville-Marie         | \$605,000,000 | 1,061,820     | \$570              |
| 6750 de l'Esplanade Avenue      | Island of Montréal | Rosemont-La Petit.. | \$23,000,000  | 98,182        | \$234              |
| 2425 Pitfield Boulevard         | Island of Montréal | Saint-Laurent       | \$11,850,000  | 65,625        | \$181              |
| 4800 Ambroise-Lafortune Street  | North Shore        | Boisbriand          | \$11,843,246  | 24,682        | \$358              |
| 1455 Drummond Street            | Island of Montréal | Ville-Marie         | \$9,000,000   | 25,851        | \$180              |

## Office Property Transactions - Q2 2019



## Retail Transactions

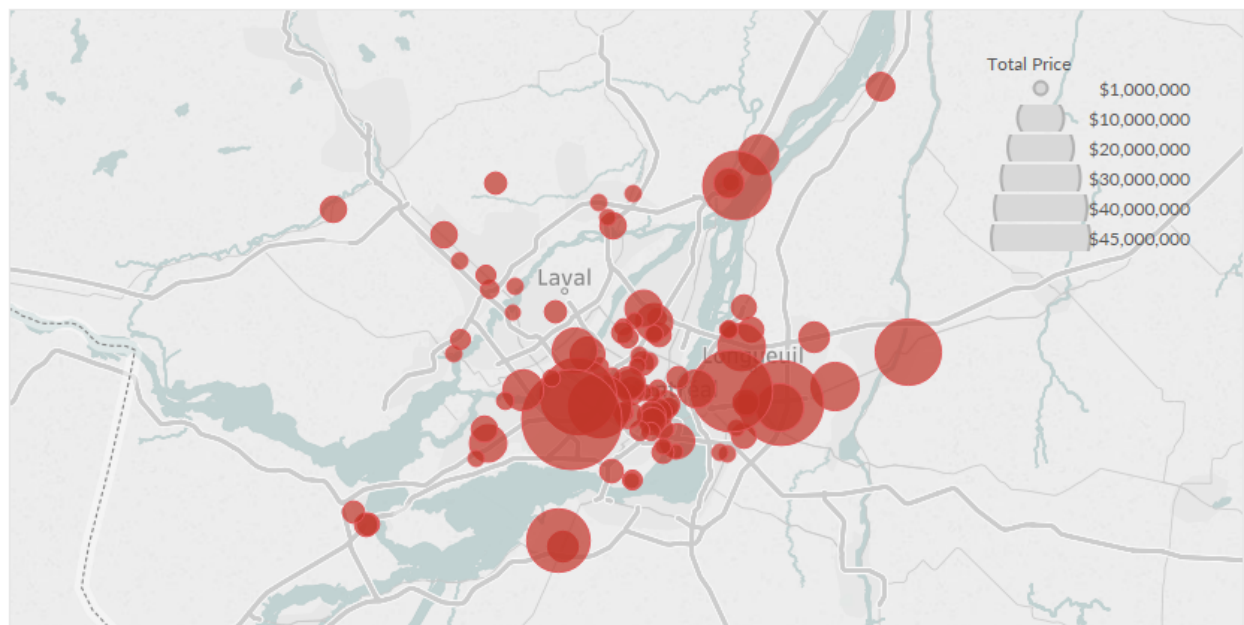
Q2 2019 saw 96 retail transactions worth \$457M. The top transaction in Q2 was a \$45M sale in Saint-Laurent.

|                    | Q2 2019          | #         | YTD              | #          | YTD - Avg \$/SF |
|--------------------|------------------|-----------|------------------|------------|-----------------|
|                    | \$ Volume        |           | \$ Volume        |            |                 |
| Island of Montréal | \$196.57M        | 49        | \$311.06M        | 82         | \$361           |
| Laval              | \$26.71M         | 6         | \$47.31M         | 13         | \$211           |
| Longueuil          | \$44.68M         | 5         | \$44.68M         | 5          | \$279           |
| North Shore        | \$57.10M         | 17        | \$81.46M         | 25         | \$243           |
| South Shore        | \$131.76M        | 19        | \$197.99M        | 28         | \$225           |
| <b>Grand Total</b> | <b>\$456.81M</b> | <b>96</b> | <b>\$682.49M</b> | <b>153</b> | <b>\$301</b>    |

Retail - Top Transactions Q2 2019

| First Address                | Region             | Municipality               | Total Price  | Building Size | Price Per Sq. Foot |
|------------------------------|--------------------|----------------------------|--------------|---------------|--------------------|
| 3838 Côte-Vertu Boulevard    | Island of Montréal | Saint-Laurent              | \$45,000,000 | 276,768       | \$163              |
| 800 de L'Étang Street        | South Shore        | Saint-Bruno-de-Montarville | \$32,250,000 | 256,781       | \$126              |
| 2875 de Chambly Road         | Longueuil          | Vieux-Longueuil            | \$30,000,000 | 274,000       | \$107              |
| 1515 Marcel-Laurin Boulevard | Island of Montréal | Saint-Laurent              | \$26,400,000 | 119,925       | \$220              |
| 85 Brien Boulevard           | North Shore        | Repentigny                 | \$21,100,000 | 130,739       | \$323              |

## Retail Property Transactions - Q2 2019



## Industrial Transactions

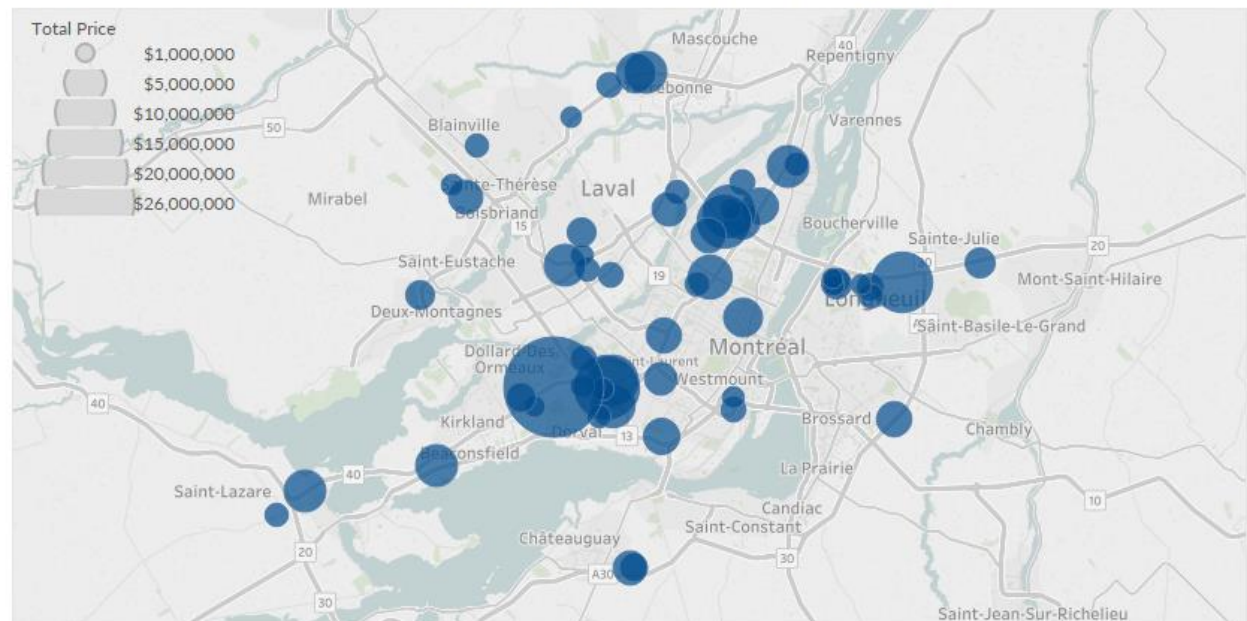
Q2 2019 saw 57 industrial transactions worth \$189M. The top transaction in Q2 was a \$26M sale in Dorval.

|                    | Q2 2019          |           | YTD              |           | YTD - Avg \$/SF |
|--------------------|------------------|-----------|------------------|-----------|-----------------|
|                    | \$ Volume        | #         | \$ Volume        | #         |                 |
| Island of Montréal | \$118.39M        | 28        | \$290.58M        | 49        | \$116           |
| Laval              | \$15.10M         | 7         | \$19.55M         | 9         | \$186           |
| Longueuil          | \$9.39M          | 5         | \$9.39M          | 5         | \$91            |
| North Shore        | \$18.87M         | 8         | \$52.65M         | 17        | \$106           |
| South Shore        | \$26.86M         | 9         | \$52.18M         | 18        | \$95            |
| <b>Grand Total</b> | <b>\$188.61M</b> | <b>57</b> | <b>\$424.35M</b> | <b>98</b> | <b>\$115</b>    |

Industrial - Top Transactions Q2 2019

| First Address                   | Region             | Municipality  | Total Price  | Building Size | Price Per Sq. Foot |
|---------------------------------|--------------------|---------------|--------------|---------------|--------------------|
| 1600 Transcanada Highway        | Island of Montréal | Dorval        | \$26,000,000 | 258,578       | \$100              |
| 4747 de la Côte-Vertu Bouleva.. | Island of Montréal | Saint-Laurent | \$10,920,000 | 150,985       | \$72               |
| 600 Louis-Pasteur Street        | South Shore        | Boucherville  | \$9,485,000  | 100,653       | \$94               |
| 11100 Louis-H.-La Fontaine Bo.. | Island of Montréal | Anjou         | \$7,650,000  | 71,338        | \$107              |
| 8301 J.-René-Ouimet Street      | Island of Montréal | Anjou         | \$7,150,000  | 79,772        | \$90               |

## Industrial Property Transactions - Q2 2019



## Apartment Transactions

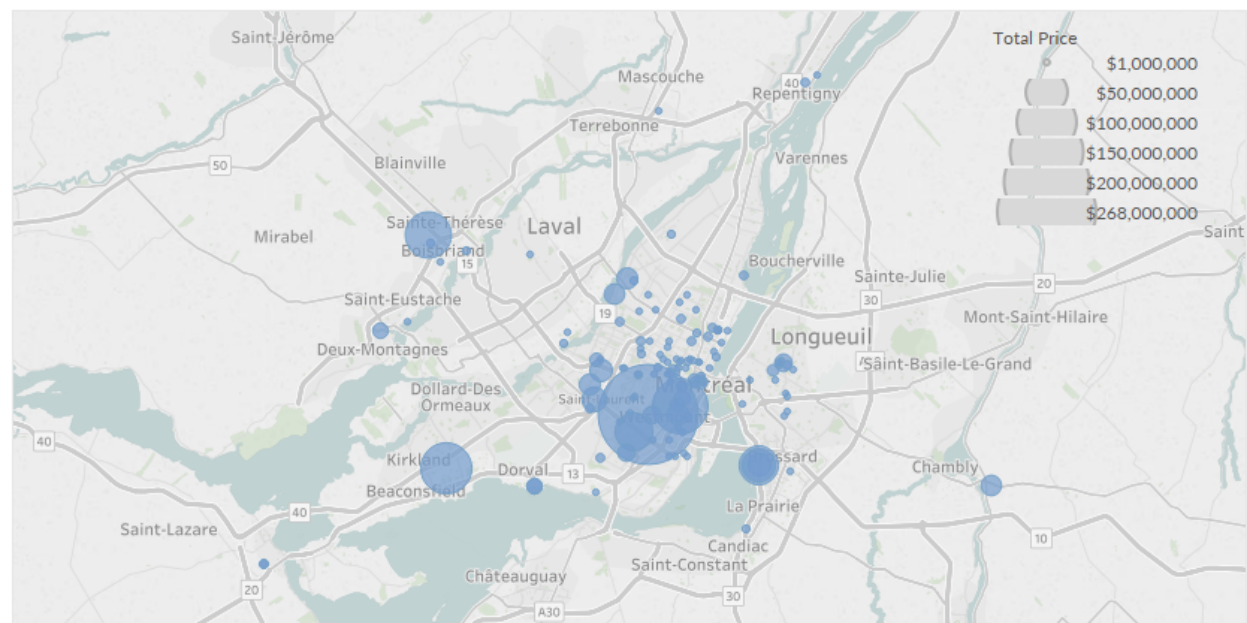
Q2 2019 saw 131 apartment transactions worth \$921M. The top transaction in Q2 was an \$82M sale in Ville-Marie.

|                    | Q2 2019          |            | YTD                |            | YTD - Avg \$/Unit |
|--------------------|------------------|------------|--------------------|------------|-------------------|
|                    | \$ Volume        | #          | \$ Volume          | #          |                   |
| Island of Montréal | \$710.20M        | 97         | \$1,169.75M        | 201        | \$173,883         |
| Laval              | \$4.08M          | 3          | \$39.13M           | 14         | \$109,994         |
| Longueuil          | \$27.23M         | 13         | \$48.02M           | 22         | \$104,443         |
| North Shore        | \$74.42M         | 9          | \$83.85M           | 15         | \$141,058         |
| South Shore        | \$105.27M        | 9          | \$112.44M          | 13         | \$170,416         |
| <b>Grand Total</b> | <b>\$921.20M</b> | <b>131</b> | <b>\$1,453.19M</b> | <b>265</b> | <b>\$162,500</b>  |

Apartment - Top Transactions Q2 2019

| First Address                    | Region             | Municipality                  | Total Price  | Number of Units | Price Per Uni |
|----------------------------------|--------------------|-------------------------------|--------------|-----------------|---------------|
| 3475 de la Montagne Street       | Island of Montréal | Ville-Marie                   | \$82,000,000 | 290             | \$282,759     |
| 329 Hymus Boulevard              | Island of Montréal | Pointe-Claire                 | \$69,959,000 | 197             | \$355,122     |
| 1900 des Francs-Bourgeois Street | North Shore        | Boisbriand                    | \$57,218,000 | 149             | \$384,013     |
| 8035 Saint-Laurent Boulevard     | South Shore        | Brossard                      | \$41,050,000 | 133             | \$322,605     |
| 5457 Queen-Mary Road             | Island of Montréal | Côte-des-Neiges-Notre-Dame-.. | \$38,360,000 | 121             | \$247,279     |

## Apartment Property Transactions - Q2 2019



## Hotel Transactions

Q2 2019 saw 5 Hotel transactions worth \$15M. The top transaction in Q2 was a \$5M sale in Anjou.

|                    | Q2 2019   |   | YTD       |   | YTD - Avg \$/Room |
|--------------------|-----------|---|-----------|---|-------------------|
|                    | \$ Volume | # | \$ Volume | # |                   |
| Island of Montréal | \$12.65M  | 4 | \$12.65M  | 4 | \$106,560         |
| Laval              |           |   |           |   |                   |
| Longueuil          |           |   |           |   |                   |
| North Shore        | \$2.75M   | 1 | \$2.75M   | 1 | \$68,750          |
| South Shore        |           |   |           |   |                   |
| Grand Total        | \$15.40M  | 5 | \$15.40M  | 5 | \$98,998          |

Hotel - Top Transactions Q2 2019

| First Address                  | Region             | Municipality | Total Price | Number of Rooms | Price Per Room |
|--------------------------------|--------------------|--------------|-------------|-----------------|----------------|
| 8100 Neuville Avenue           | Island of Montréal | Anjou        | \$4,500,000 | 157             | \$28,662       |
| 1595 Docteur-Penfield Avenue   | Island of Montréal | Ville-Marie  | \$2,975,000 | 19              | \$156,579      |
| 3429 Drummond Street           | Island of Montréal | Ville-Marie  | \$2,975,000 | 17              | \$175,000      |
| 1490 du Curé-Labelle Boulevard | North Shore        | Mirabel      | \$2,750,000 | 40              | \$68,750       |
| 2018 Saint-Denis Street        | Island of Montréal | Ville-Marie  | \$2,200,000 | 20              | \$66,000       |

## Hotel Property Transactions - Q2 2019



## ICI Land Transactions

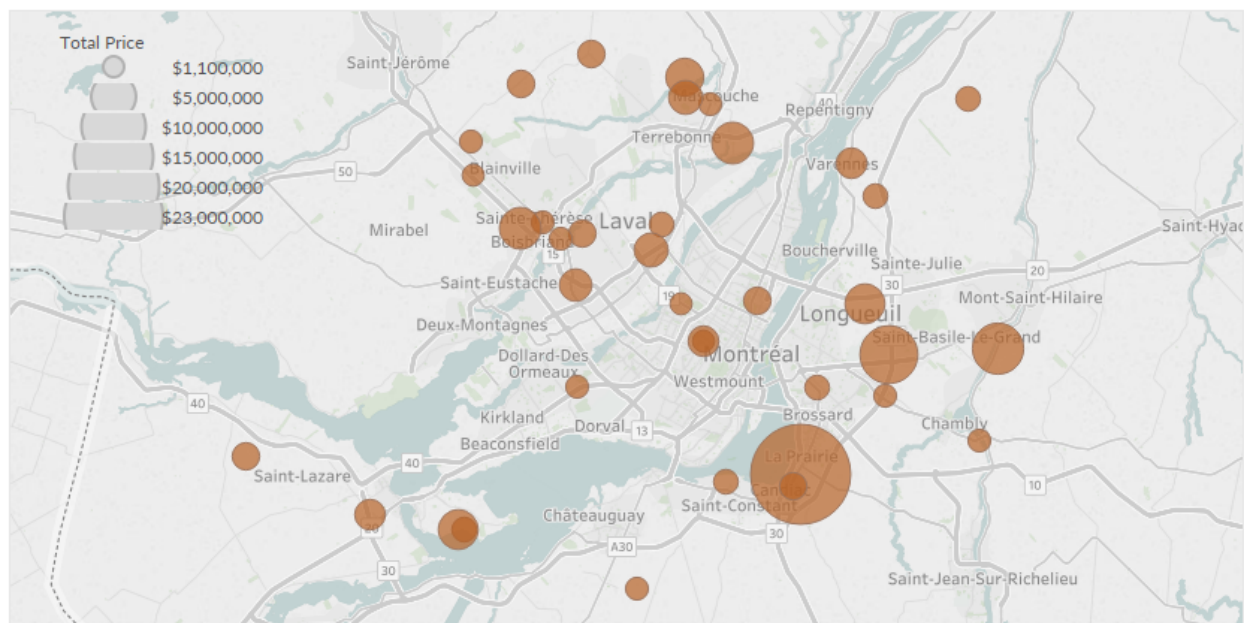
Q2 2019 saw 37 ICI Land transactions worth \$101M. The top transaction in Q2 was a \$23M sale in La Prairie.

|                    | Q2 2019          |           | YTD              |           | YTD - Avg \$/Acre |
|--------------------|------------------|-----------|------------------|-----------|-------------------|
|                    | \$ Volume        | #         | \$ Volume        | #         |                   |
| Island of Montréal | \$7.30M          | 5         | \$26.87M         | 8         | \$4,858,448       |
| Laval              | \$8.13M          | 4         | \$13.63M         | 7         | \$602,582         |
| Longueuil          | \$2.55M          | 2         | \$2.55M          | 2         | \$871,194         |
| North Shore        | \$23.24M         | 11        | \$30.85M         | 16        | \$296,480         |
| South Shore        | \$59.56M         | 15        | \$104.11M        | 29        | \$261,593         |
| <b>Grand Total</b> | <b>\$100.79M</b> | <b>37</b> | <b>\$178.02M</b> | <b>62</b> | <b>\$581,112</b>  |

ICI Land - Top Transactions Q2 2019

| First Address                    | Region      | Municipality                | Total Price  | Lot Area | Price Per Acre |
|----------------------------------|-------------|-----------------------------|--------------|----------|----------------|
| 800 Des Conseillers Street       | South Shore | La Prairie                  | \$23,000,000 | 285.010  | \$80,699       |
| 950 Graham-Bell Street           | South Shore | Saint-Bruno-de-Montarville  | \$7,674,340  | 21.355   | \$359,370      |
| 820 des Patriotes Road           | South Shore | Saint-Mathias-sur-Richelieu | \$6,000,000  | 339.663  | \$16,929       |
| LOT Montée Dumais                | North Shore | Terrebonne                  | \$3,976,822  | 5.918    | \$405,534      |
| LOT Des Grandes Tourelles Avenue | North Shore | Boisbriand                  | \$3,761,552  | 8.224    | \$457,379      |

## ICI Land Property Transactions - Q2 2019



# Residential Land Transactions

Q2 2019 saw 33 Residential Land transactions worth \$277M. The top transaction in Q2 was a \$126M sale in Ville-Marie.

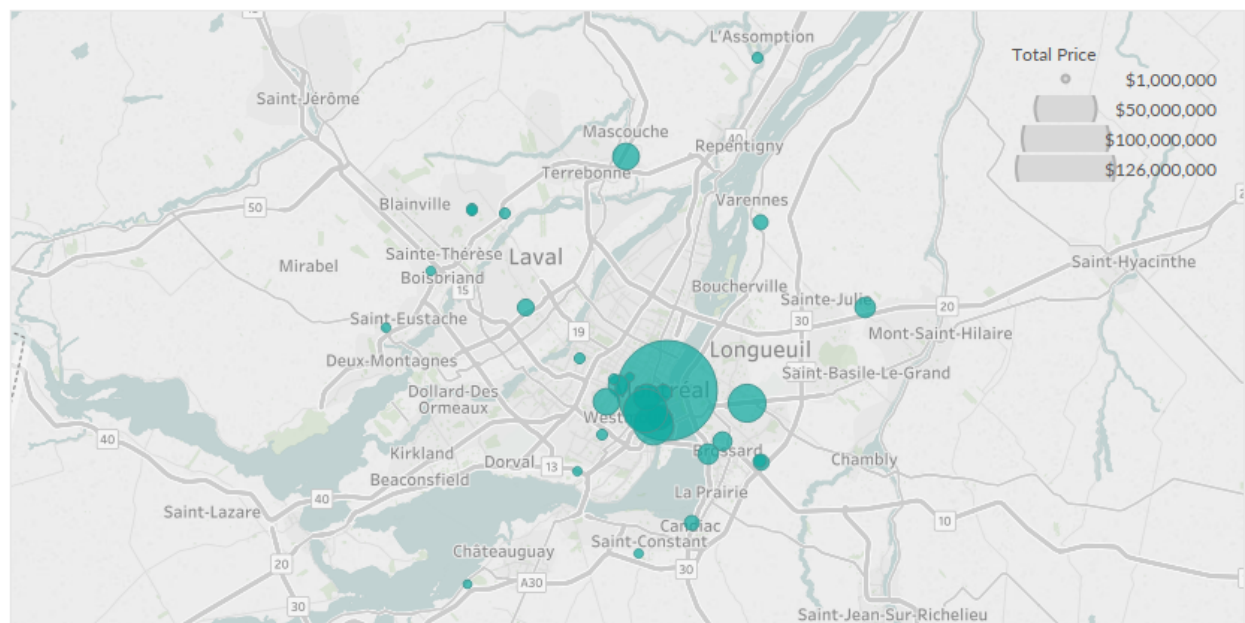


|                    | Q2 2019   |    | YTD       |    | YTD - Avg \$/Acre |
|--------------------|-----------|----|-----------|----|-------------------|
|                    | \$ Volume | #  | \$ Volume | #  |                   |
| Island of Montréal | \$210.23M | 13 | \$297.70M | 23 | \$9,988,389       |
| Laval              | \$3.50M   | 1  | \$37.07M  | 4  | \$388,099         |
| Longueuil          | \$17.91M  | 1  | \$19.31M  | 2  | \$707,318         |
| North Shore        | \$17.56M  | 7  | \$26.52M  | 12 | \$647,343         |
| South Shore        | \$27.59M  | 11 | \$59.98M  | 19 | \$976,621         |
| Grand Total        | \$276.79M | 33 | \$440.58M | 60 | \$1,143,260       |

Residential Land - Top Transactions Q2 2019

| First Address                      | Region             | Municipality          | Total Price   | Lot Area | Price Per Acre |
|------------------------------------|--------------------|-----------------------|---------------|----------|----------------|
| 1320 Notre-Dame Street East        | Island of Montréal | Ville-Marie           | \$126,000,000 | 26.735   | Null           |
| 2055 Drummond Street               | Island of Montréal | Ville-Marie           | \$24,000,000  | 0.420    | Null           |
| 1712 Basin Street                  | Island of Montréal | Le Sud-Ouest          | \$20,000,000  | 1.214    | Null           |
| 3950 Sir-Wilfrid-Laurier Boulevard | Longueuil          | Saint-Hubert          | \$17,911,219  | 46.514   | \$385,072      |
| 3655 Saint-Urbain Street           | Island of Montréal | Le Plateau-Mont-Royal | \$8,900,000   | 1.540    | Null           |

## Residential Land Property Transactions - Q2 2019



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