
Ottawa Market Area Commercial Q2 2019 Statistics

Data as of June 30, 2019

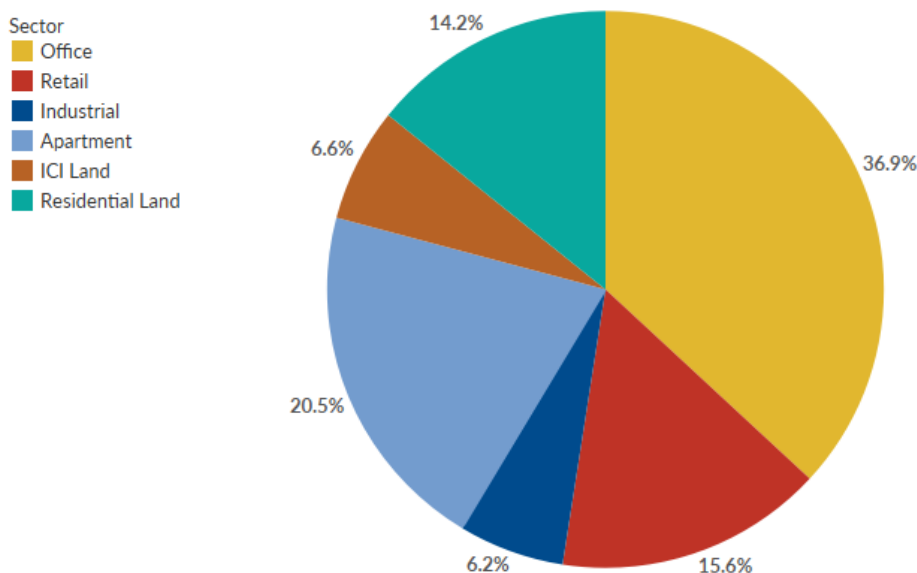


OMA Property Transactions

Q2 2019 registered a total of 76 transactions, worth \$690M, up +63% from the previous quarter. Office was the most active sector at 37% of activity.

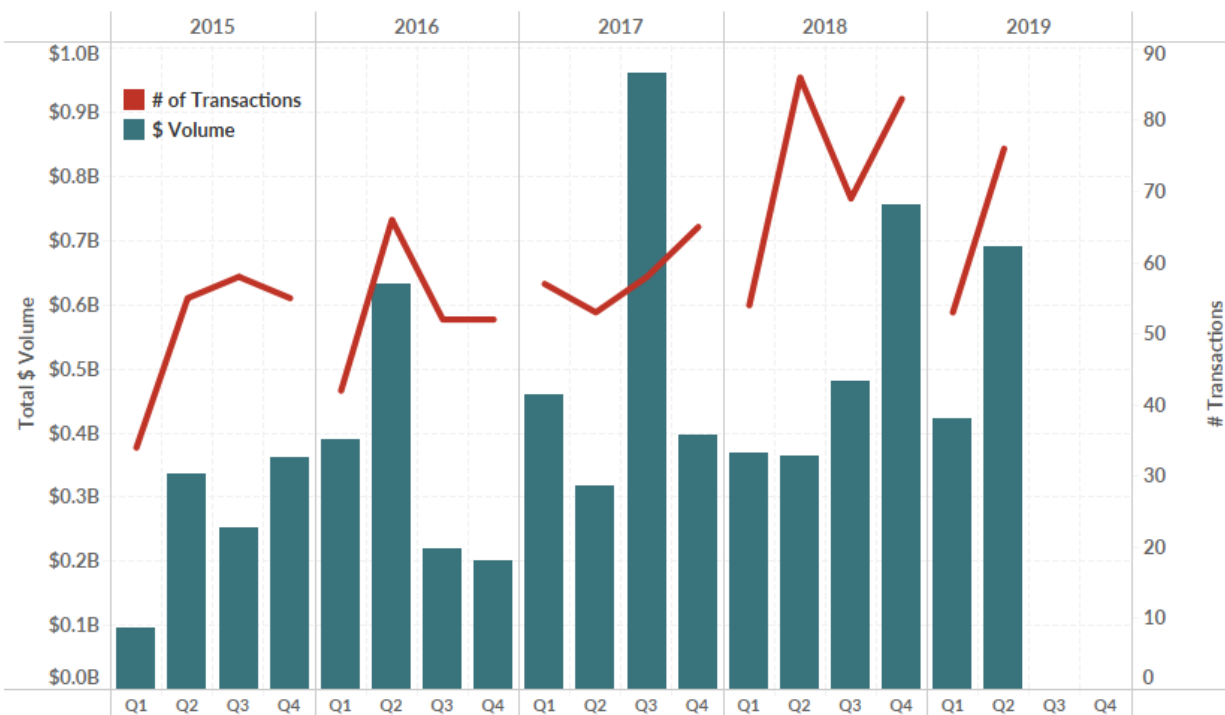


Q2 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

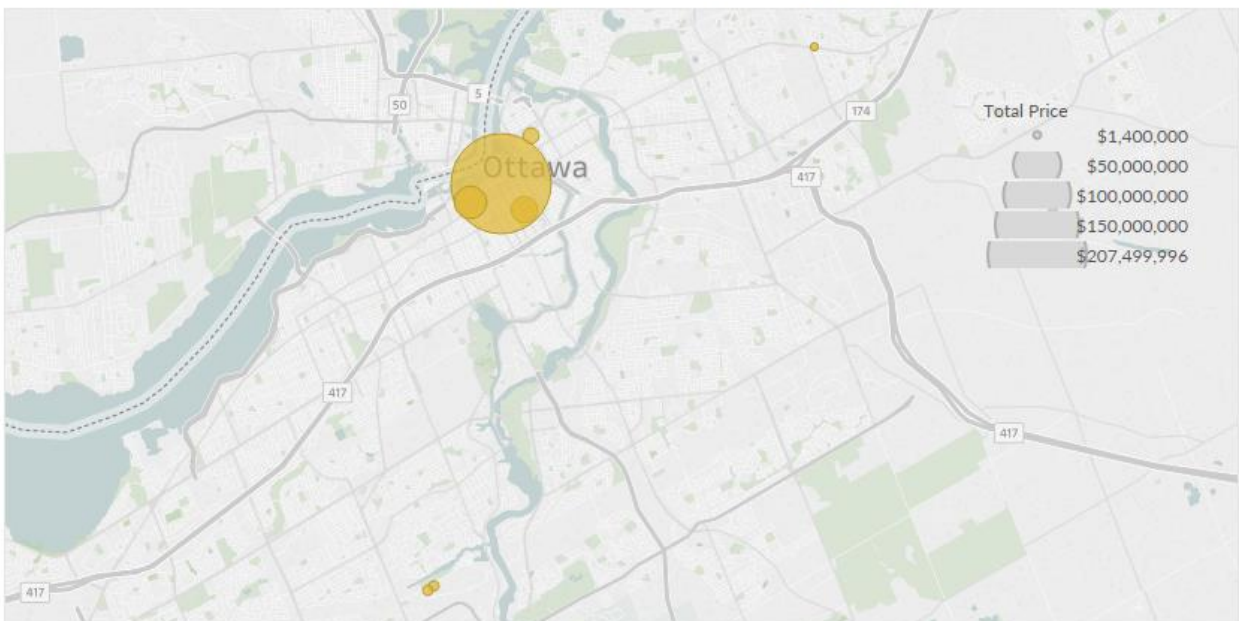
Q2 2019 saw 7 office transactions worth \$142M. The top transaction in Q2 was a \$207M sale in the City of Ottawa.

	Q2 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.40M	1	\$7.85M	3	\$242
Goulbourn					
Kanata					
Nepean	\$3.95M	2	\$3.95M	2	\$230
Osgoode					
Ottawa	\$249.20M	4	\$332.66M	8	\$318
Rideau					
West Carleton					
Grand Total	\$254.55M	7	\$344.46M	13	\$286

Office - Top Transactions Q2 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
50 O'Connor Street	Ottawa	\$207,499,996	986,633	\$421
473 Albert Street	Ottawa	\$21,800,000	143,000	\$152
267 O'Connor Street	Ottawa	\$14,500,000	41,880	\$346
299 Dalhousie Street	Ottawa	\$5,400,000	19,800	\$273
38 Colonnade Road	Nepean	\$2,200,000	8,240	\$267

Office Property Transactions - Q2 2019



Retail Transactions

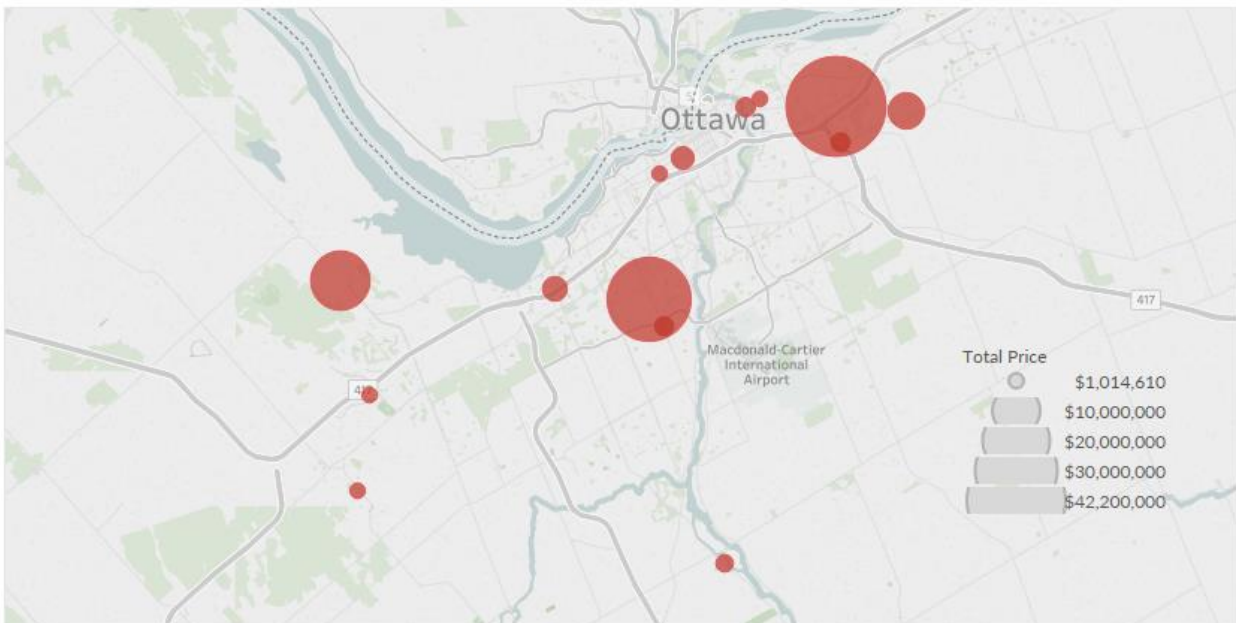
Q2 2019 saw 14 retail transactions worth \$107M. The top transaction in Q2 was a \$42M sale in Gloucester.

	Q2 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$51.98M	5	\$59.12M	7	\$219
Goulbourn	\$1.10M	1	\$1.10M	1	\$220
Kanata	\$15.86M	2	\$15.86M	2	\$367
Nepean	\$33.90M	3	\$38.33M	5	\$349
Osgoode					
Ottawa	\$3.30M	2	\$9.63M	6	\$462
Rideau	\$1.31M	1	\$1.31M	1	\$294
West Carleton					
Grand Total	\$107.45M	14	\$125.34M	22	\$325

Retail - Top Transactions Q2 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1970 Ogilvie Road	Gloucester	\$42,200,000	369,663	\$257
1642 Merivale Road	Nepean	\$29,800,000	219,239	\$257
1102 Klondike Road	Kanata	\$14,850,000	37,440	\$397
2580 Innes Road	Gloucester	\$5,600,000	28,436	\$197
2851 Dumaaurier Avenue	Nepean	\$2,600,000	8,250	\$315

Retail Property Transactions - Q2 2019



Industrial Transactions

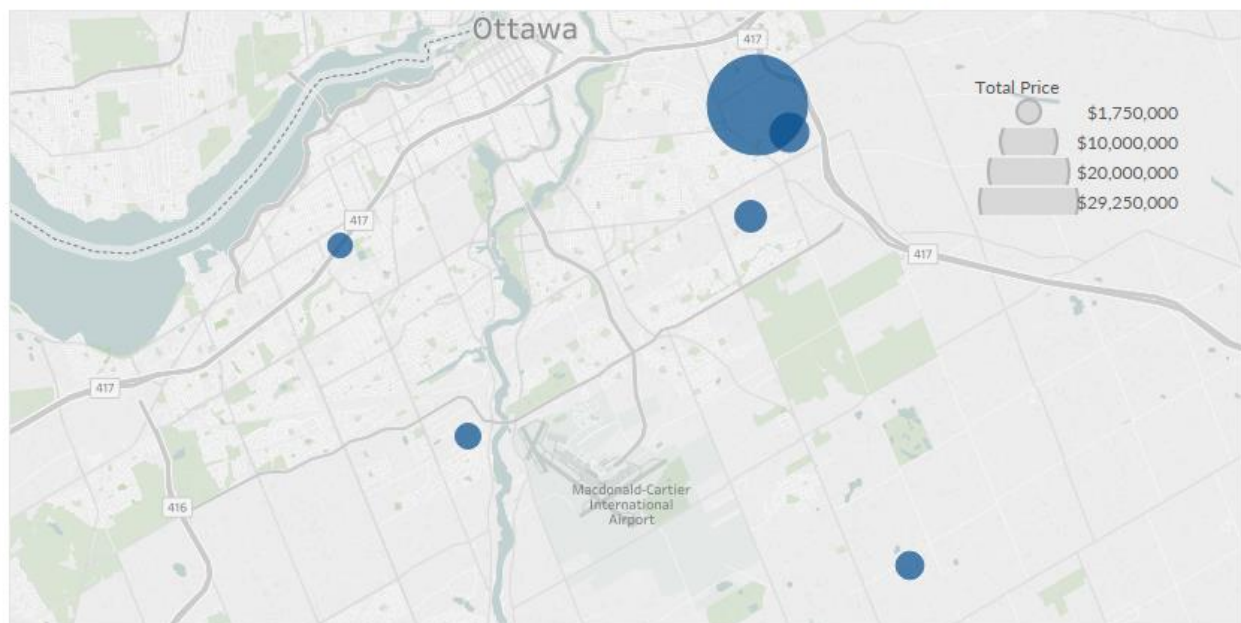
Q2 2019 saw 6 industrial transactions worth \$42M. The top transaction in Q2 was a \$4M sale in Gloucester.

	Q2 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$38.82M	4	\$81.88M	10	\$181
Goulbourn					
Kanata					
Nepean	\$3.65M	2	\$9.91M	4	\$201
Osgoode			\$4.37M	2	\$268
Ottawa					
Rideau					
West Carleton					
Grand Total	\$42.47M	6	\$96.16M	16	\$197

Industrial - Top Transactions Q2 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2740 Sheffield Road	Gloucester	\$4,400,000	15,700	\$280
1010 Thomas Spratt Place	Gloucester	\$2,900,000	14,716	\$197
5564 Doncaster Road	Gloucester	\$2,271,592	9,850	\$231
39 Antares Drive	Nepean	\$1,900,000	15,000	\$127
900 Boyd Avenue	Nepean	\$1,750,000	5,600	\$313

Industrial Property Transactions - Q2 2019



Apartment Transactions

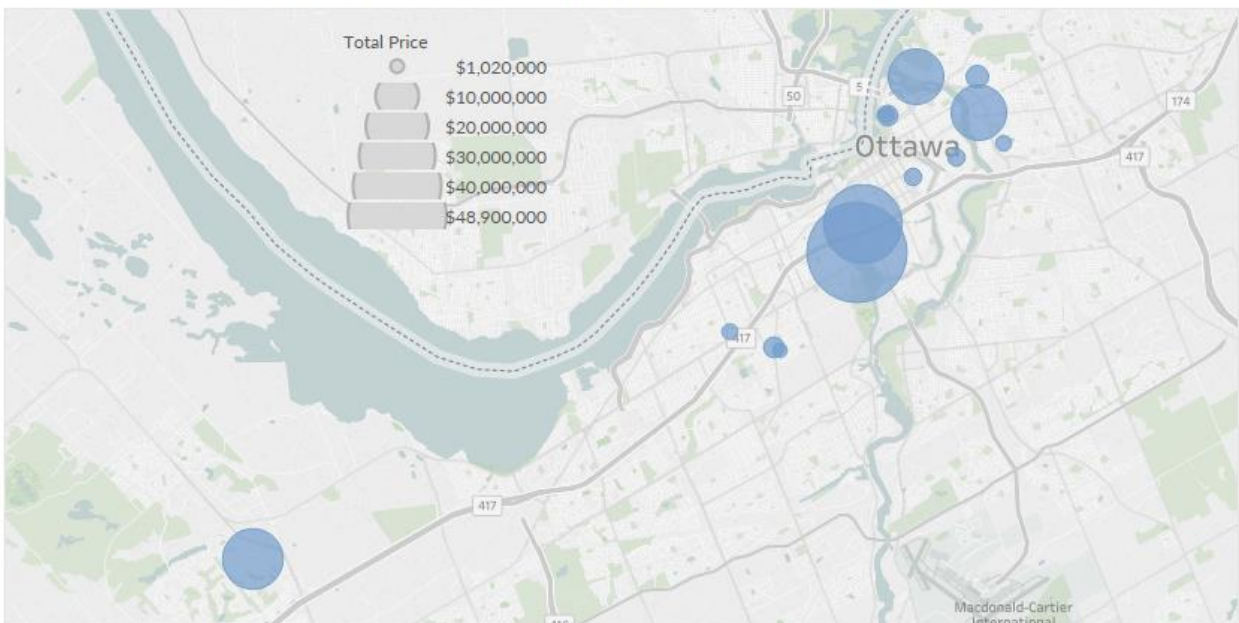
Q2 2019 saw 14 apartment transactions worth \$142M. The top transaction in Q2 was a \$49M sale in the City of Ottawa.

	Q2 2019		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$18.74M	3	\$21.67M	5	\$203,727
Goulbourn					
Kanata	\$17.90M	1	\$17.90M	1	\$203,409
Nepean	\$3.02M	2	\$3.02M	2	\$168,125
Osgoode					
Ottawa	\$102.06M	8	\$204.42M	14	\$269,811
Rideau					
West Carleton					
Grand Total	\$141.71M	14	\$247.00M	22	\$241,230

Apartment - Top Transactions Q2 2019

First Address	Municipality	Total Price	Number of Units	Price Per Unit
518 Rochester Street	Ottawa	\$48,900,000	144	\$339,583
324 Cambridge Street	Ottawa	\$30,150,000	200	\$150,750
100 Weeping Willow Lane	Kanata	\$17,900,000	88	\$203,409
150 Stanley Avenue	Ottawa	\$15,500,000	79	\$196,203
50 Selkirk Street	Gloucester	\$15,000,000	136	\$110,294

Apartment Property Transactions - Q2 2019



ICI Land Transactions

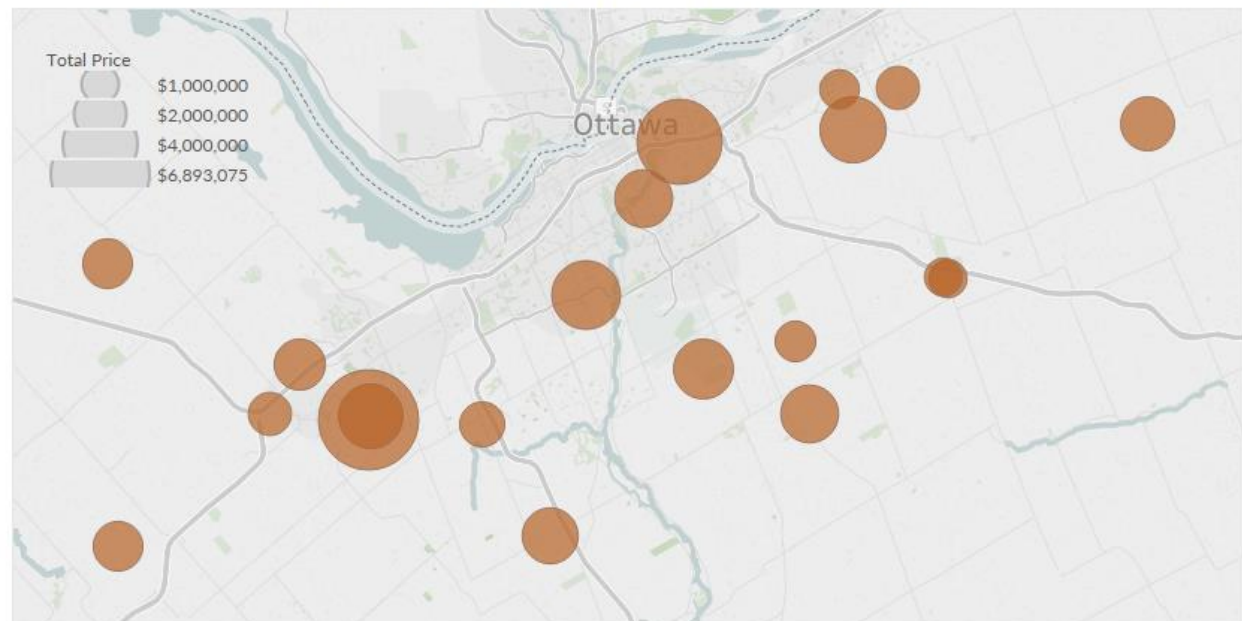
Q2 2019 saw 20 ICI Land transactions worth \$46M. The top transaction in Q2 was a \$7M sale in Goulbourn.

	Q2 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$7.01M	4	\$8.21M	5	\$244,839
Gloucester	\$8.26M	5	\$54.39M	9	\$834,686
Goulbourn	\$11.44M	3	\$14.70M	4	\$210,878
Kanata	\$1.80M	1	\$1.80M	1	\$636,717
Nepean	\$4.65M	2	\$9.08M	4	\$1,017,898
Osgoode					
Ottawa	\$4.97M	1	\$4.97M	1	\$440,913
Rideau	\$4.46M	2	\$6.46M	3	\$12,735
West Carleton	\$3.00M	2	\$6.18M	4	\$78,557
Grand Total	\$45.59M	20	\$105.78M	31	\$442,652

ICI Land - Top Transactions Q2 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
700 Cope Drive	Goulbourn	\$6,893,075	16.189	\$425,788
801 Albert Street	Ottawa	\$4,967,771	11.267	\$440,913
430 West Hunt Club Road	Nepean	\$3,250,000	1.185	\$2,742,616
Spring Valley Drive	Cumberland	\$3,009,140	6.980	\$431,109
755 Cope Drive	Goulbourn	\$2,849,360	7.153	\$398,345

ICI Land Property Transactions - Q2 2019



Residential Land Transactions

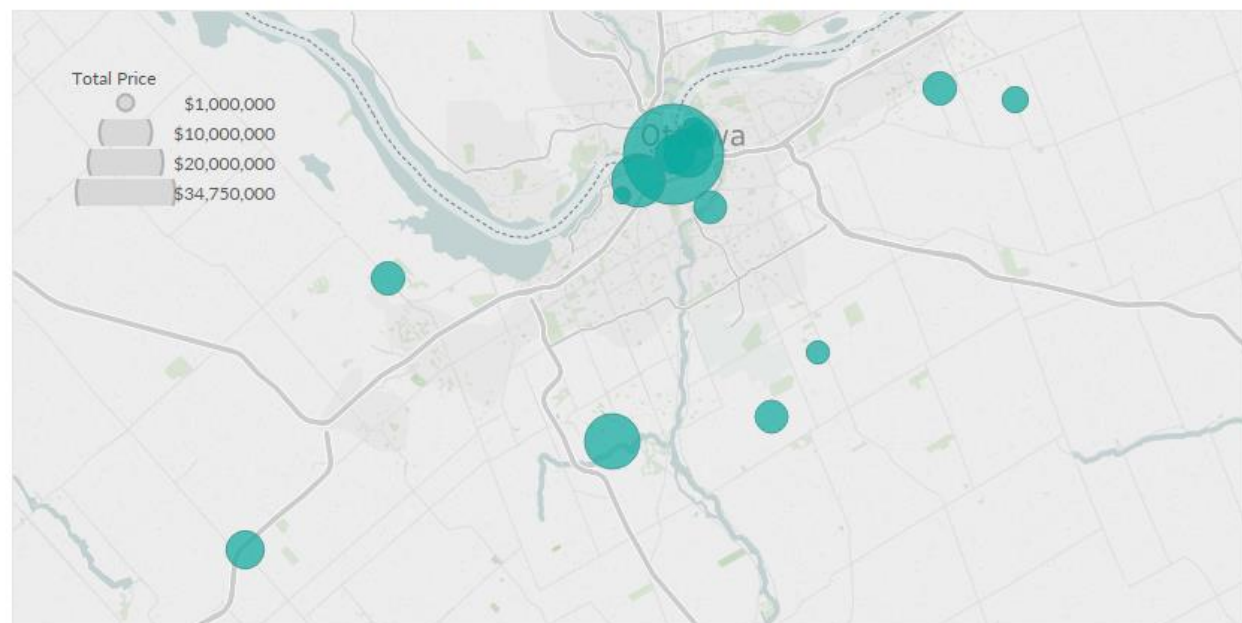
Q2 2019 saw 15 Residential Land transactions worth \$98M. The top transaction in Q2 was a \$35M sale in the City of Ottawa.

	Q2 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$6.15M	2	\$6.15M	2	\$615,952
Gloucester	\$5.50M	2	\$23.42M	4	\$518,945
Goulbourn	\$4.95M	1	\$4.95M	1	\$125,114
Kanata	\$4.04M	1	\$26.81M	3	\$325,199
Nepean	\$10.50M	1	\$15.53M	2	\$330,448
Osgoode					
Ottawa	\$67.07M	8	\$116.84M	13	
Rideau					
West Carleton					
Grand Total	\$98.21M	15	\$193.69M	25	\$431,281

Residential Land - Top Transactions Q2 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
388 Albert Street	Ottawa	\$34,750,000	1.284	Null
3232 Jockvale Road	Nepean	\$10,500,000	17.173	\$611,425
1530 Scott Street	Ottawa	\$9,750,000	0.896	Null
180 Metcalfe Street	Ottawa	\$8,266,500	0.449	Null
156 Lyon Street North	Ottawa	\$5,250,000	0.233	Null

Residential Land Property Transactions - Q2 2019



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