
Montreal Market Area Commercial Q3 2019 Statistics

Data as of September 30, 2019



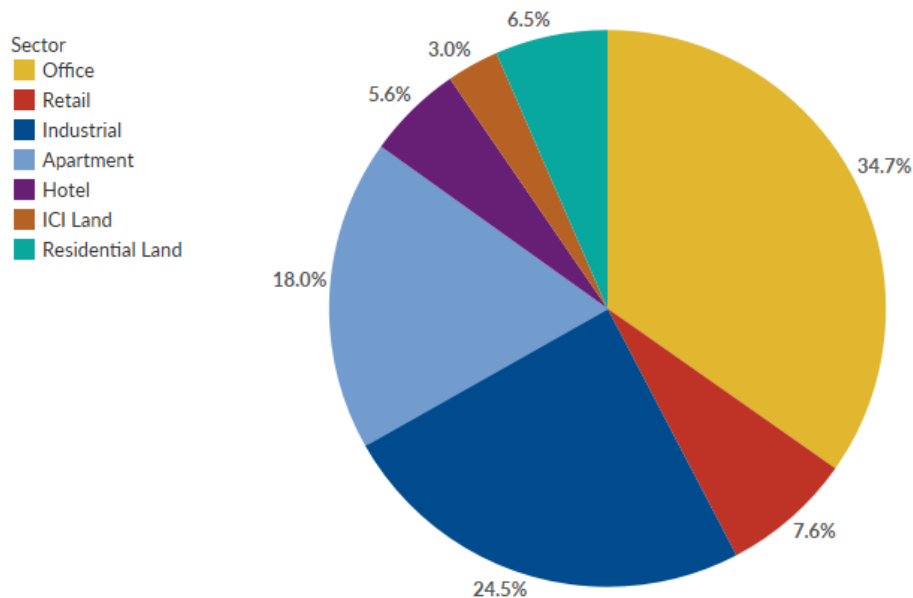
AltusGroup

MMA Property Transactions

Q3 2019 registered a total of 314 transaction, worth \$2.4B, down -11% from the previous quarter. Office was the most active sector at 35% of activity.

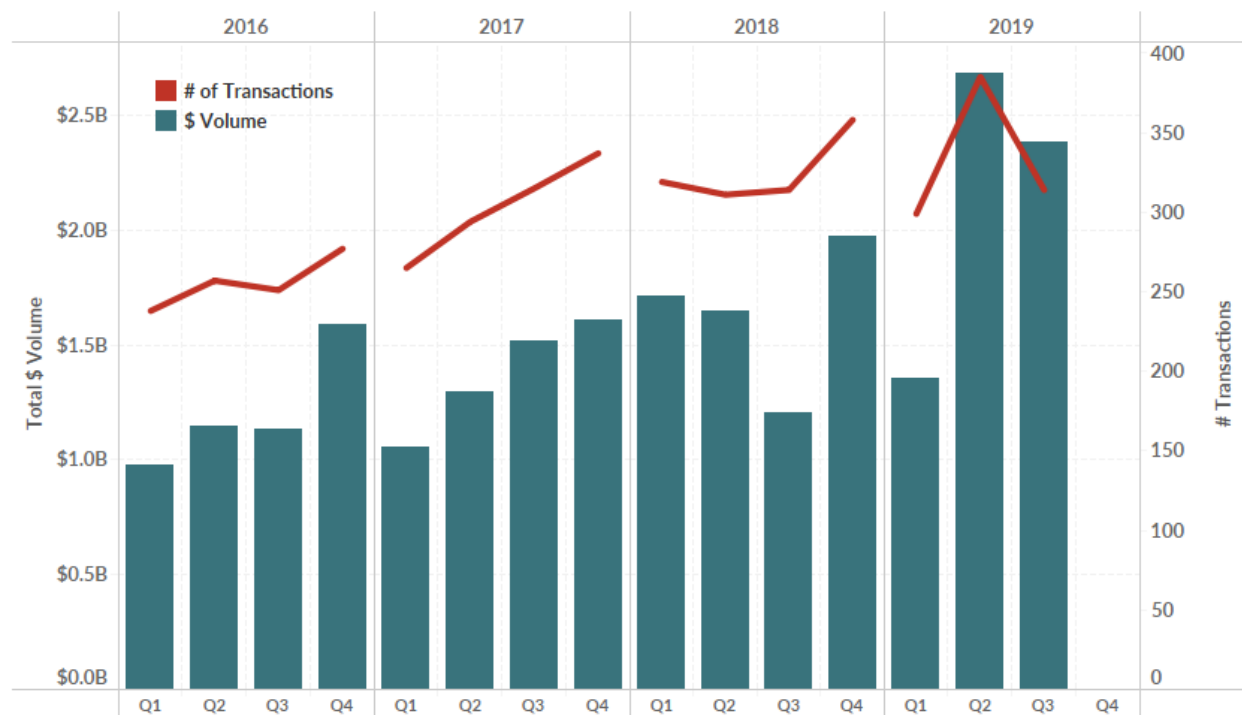


Q3 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

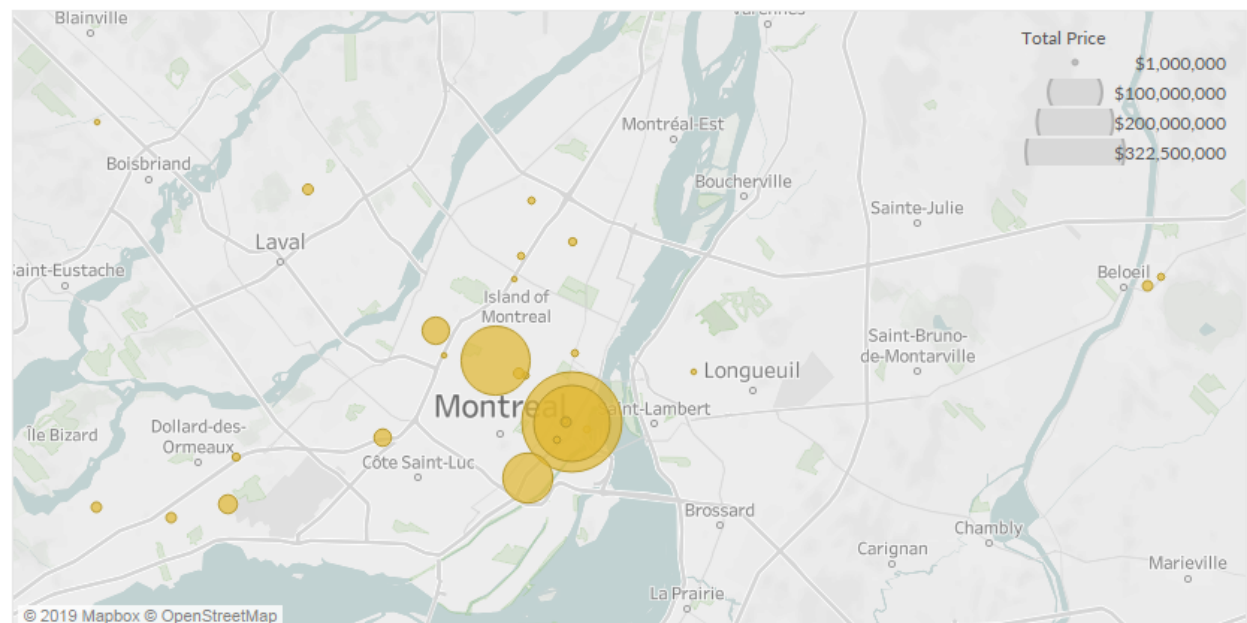
Q3 2019 saw 27 office transactions worth \$828M. The top transaction in Q3 was a \$323M sale in Ville-Marie.

	Q3 2019	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$817.26M	22	\$1,630.09M	54	\$241
Laval	\$3.54M	1	\$11.79M	3	\$105
Longueuil	\$1.00M	1	\$6.93M	3	\$208
North Shore	\$1.15M	1	\$15.52M	4	\$262
South Shore	\$5.11M	2	\$6.61M	3	\$204
Grand Total	\$828.06M	27	\$1,670.94M	67	\$233

Office - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
700 de la Gauchetière Street West	Island of Montréal	Ville-Marie	\$322,500,000	935,866	\$345
600 de la Gauchetière Street West	Island of Montréal	Ville-Marie	\$187,000,000	762,890	\$245
6650 Saint-Urbain Street	Island of Montréal	Rosemont-La Petit..	\$153,000,000	372,577	\$411
901 Lenoir Street	Island of Montréal	Le Sud-Ouest	\$80,000,000	343,579	\$163
9300 Saint-Laurent Boulevard	Island of Montréal	Ahuntsic-Cartierville	\$24,100,000	550,294	\$44

Office Property Transactions - Q3 2019



Retail Transactions

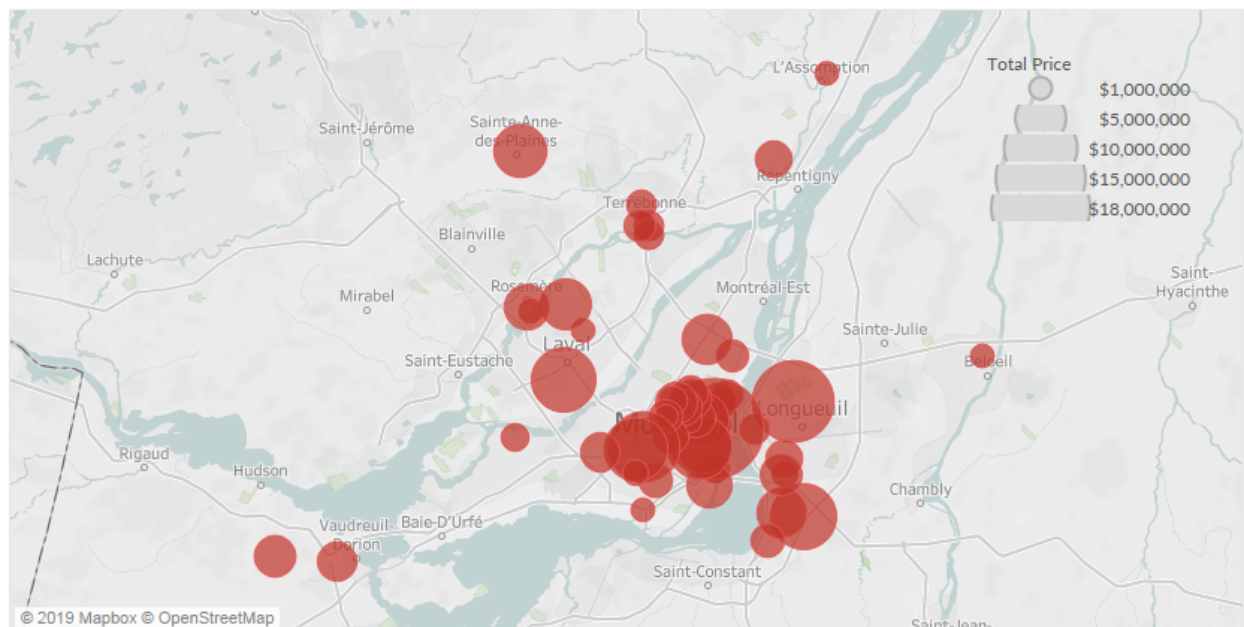
Q3 2019 saw 56 retail transactions worth \$181M. The top transaction in Q3 was an \$18M sale in Ville-Marie.

	Q3 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$107.00M	33	\$418.06M	115	\$338
Laval	\$13.18M	3	\$60.49M	16	\$244
Longueuil	\$16.02M	3	\$60.70M	8	\$255
North Shore	\$19.58M	9	\$102.07M	35	\$251
South Shore	\$25.58M	8	\$223.56M	36	\$225
Grand Total	\$181.36M	56	\$864.87M	210	\$293

Retail - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
505 de Maisonneuve Boulevard	Island of Montréal	Ville-Marie	\$18,000,000	Null	Null
1251 du Tremblay Road	Longueuil	Vieux-Longueuil	\$12,000,000	76,000	\$158
5010 Paré Street	Island of Montréal	Côte-des-Neiges-Notre-Dam..	\$9,100,000	57,537	\$158
8505 du Quartier Boulevard	South Shore	Brossard	\$7,778,000	38,790	\$201
1420 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$7,500,000	9,221	\$813

Retail Property Transactions - Q3 2019



Industrial Transactions

Q3 2019 saw 55 industrial transactions worth \$584M. The top transaction in Q3 was a \$106M sale in Ville-Marie.

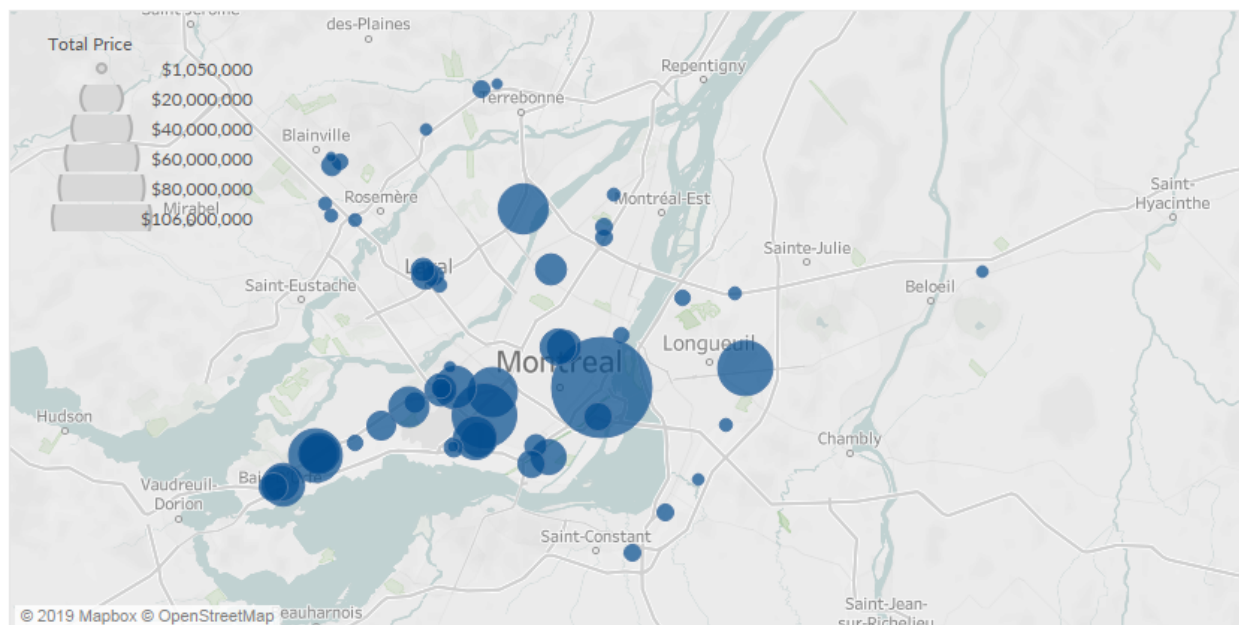


	Q3 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$471.22M	33	\$761.79M	82	\$122
Laval	\$47.20M	5	\$66.75M	14	\$170
Longueuil	\$35.98M	3	\$45.37M	8	\$105
North Shore	\$18.97M	9	\$71.61M	26	\$133
South Shore	\$10.22M	5	\$62.40M	23	\$108
Grand Total	\$583.57M	55	\$1,007.92M	153	\$125

Industrial - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
544 de l'Inspecteur Street	Island of Montréal	Ville-Marie	\$106,000,000	212,362	\$499
4300 Hickmore Street	Island of Montréal	Saint-Laurent	\$43,800,000	237,160	\$185
5799 de L'Aéroport Route	Longueuil	Saint-Hubert	\$31,900,000	208,475	\$153
18107 Transcanada Highway	Island of Montréal	Kirkland	\$30,200,000	179,450	\$168
900 Paul-Kane Place	Laval	Laval	\$26,400,000	172,064	\$153

Industrial Property Transactions - Q3 2019



Apartment Transactions

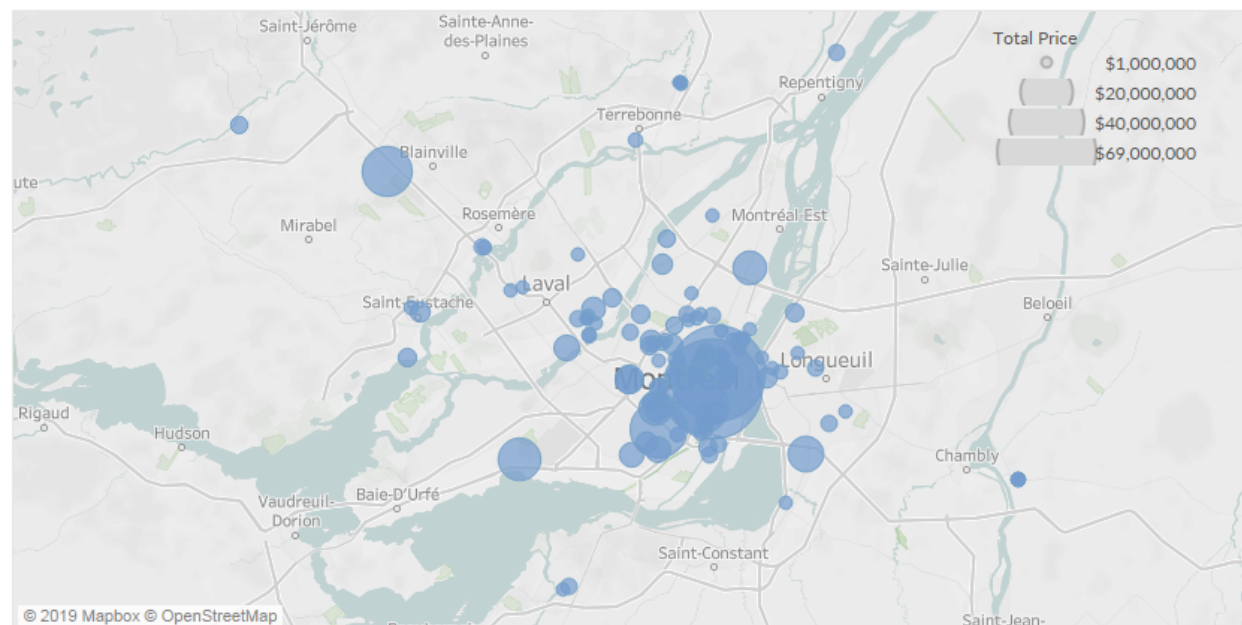
Q3 2019 saw 119 apartment transactions worth \$430M. The top transaction in Q3 was a \$69M sale in Le Plateau-Mont-Royal.

	Q3 2019		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$338.38M	76	\$1,508.13M	277	\$174,628
Laval	\$22.77M	13	\$61.90M	27	\$111,644
Longueuil	\$14.47M	9	\$62.49M	31	\$107,235
North Shore	\$35.96M	13	\$119.81M	28	\$130,541
South Shore	\$18.59M	8	\$131.03M	21	\$162,853
Grand Total	\$430.17M	119	\$1,883.36M	384	\$160,897

Apartment - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
205 Sherbrooke Street West	Island of Montréal	Le Plateau-Mont-Royal	\$69,000,000	297	\$221,365
1023 Sherbrooke Street East	Island of Montréal	Le Plateau-Mont-Royal	\$63,000,000	251	\$238,446
5599 de la Côte-Saint-Luc Road	Island of Montréal	Côte-des-Neiges-Notre-Dame...	\$22,666,537	118	\$180,564
1575 Summerhill Avenue	Island of Montréal	Ville-Marie	\$22,325,000	66	\$338,258
17925 de Versailles Boulevard	North Shore	Mirabel	\$17,215,236	71	\$242,468

Apartment Property Transactions - Q3 2019



Hotel Transactions

Q3 2019 saw 5 Hotel transactions worth \$133M. The top transaction in Q3 was a \$63M sale in Ville-Marie.

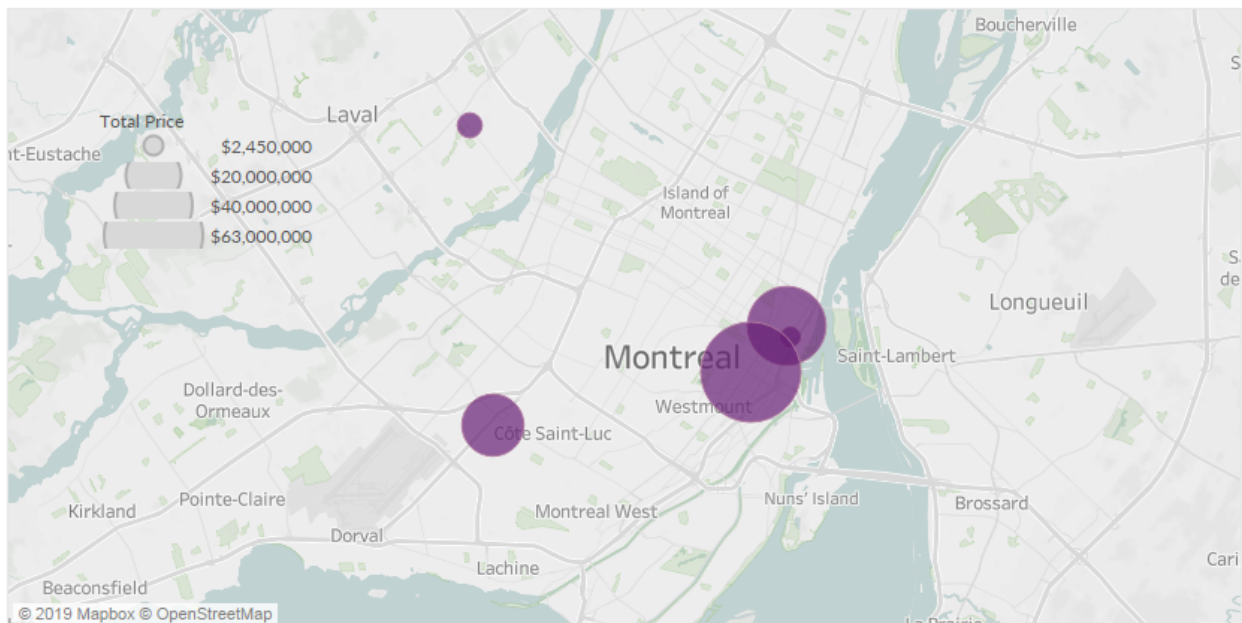


	Q3 2019		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$128.55M	4	\$141.20M	8	\$126,488
Laval	\$3.95M	1	\$3.95M	1	\$54,110
Longueuil					
North Shore			\$2.75M	1	\$68,750
South Shore					
Grand Total	\$132.50M	5	\$147.90M	10	\$113,476

Hotel - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
2045 Peel Street	Island of Montréal	Ville-Marie	\$63,000,000	210	\$300,000
1415 Saint-Hubert Street	Island of Montréal	Ville-Marie	\$38,900,000	353	\$110,198
6500 Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$24,200,000	258	\$93,798
1375 des Laurentides Boulevard	Laval	Laval	\$3,950,000	73	\$54,110
1093 Saint-Denis Street	Island of Montréal	Ville-Marie	\$2,450,000	30	\$81,666

Hotel Property Transactions - Q3 2019



ICI Land Transactions

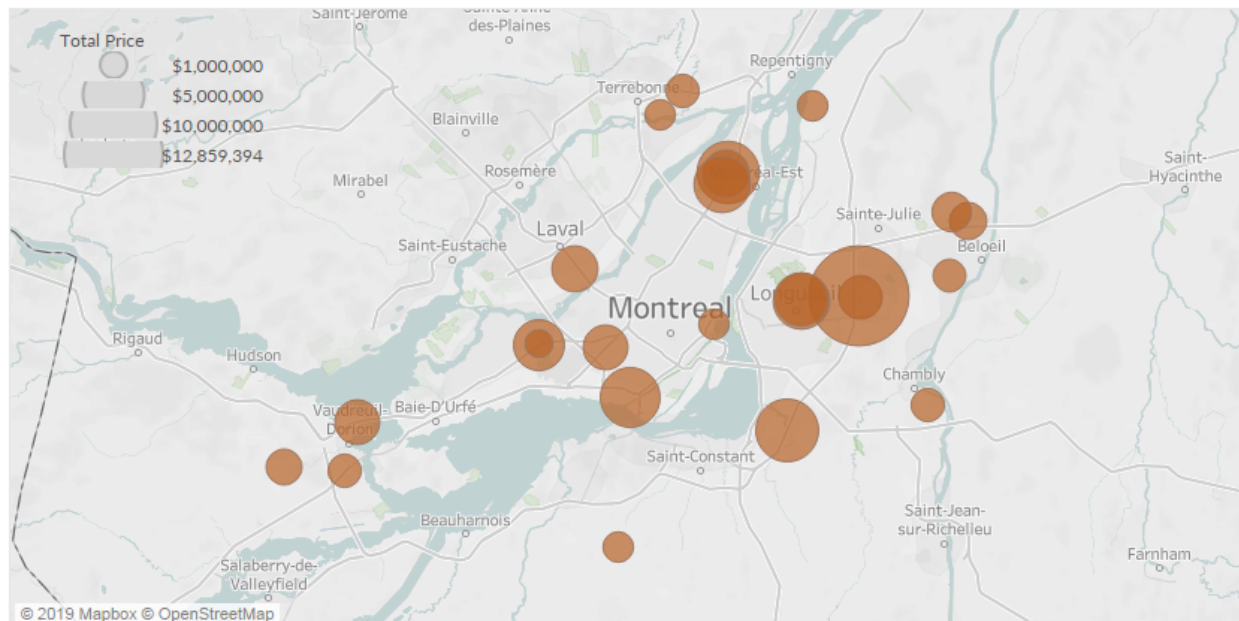
Q3 2019 saw 25 ICI Land transactions worth \$72M. The top transaction in Q3 was a \$13M sale in Saint-Bruno-de-Montarville.

	Q3 2019	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$24.41M	8	\$51.28M	16	\$2,171,735
Laval	\$2.70M	1	\$16.33M	8	\$616,628
Longueuil	\$7.70M	2	\$10.25M	4	\$1,118,898
North Shore	\$2.71M	2	\$33.56M	18	\$339,280
South Shore	\$34.85M	12	\$138.96M	41	\$290,023
Grand Total	\$72.37M	25	\$250.39M	87	\$586,028

ICI Land - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
0 Marie-Victorin Street	South Shore	Saint-Bruno-de-Montarville	\$12,859,394	22.931	\$560,786
LOT Prés-Verts Boulevard	South Shore	La Prairie	\$5,066,676	9.173	\$552,356
LOTs Marien Avenue	Island of Montréal	Montréal-Est	\$4,956,368	6.321	\$784,080
LOT Saint-Joseph Boulevard	Island of Montréal	Lachine	\$4,589,504	1.063	Null
LOT de la Sauge Street	Longueuil	Vieux-Longueuil	\$4,083,521	2.873	\$1,421,176

ICI Land Property Transactions - Q3 2019



Residential Land Transactions

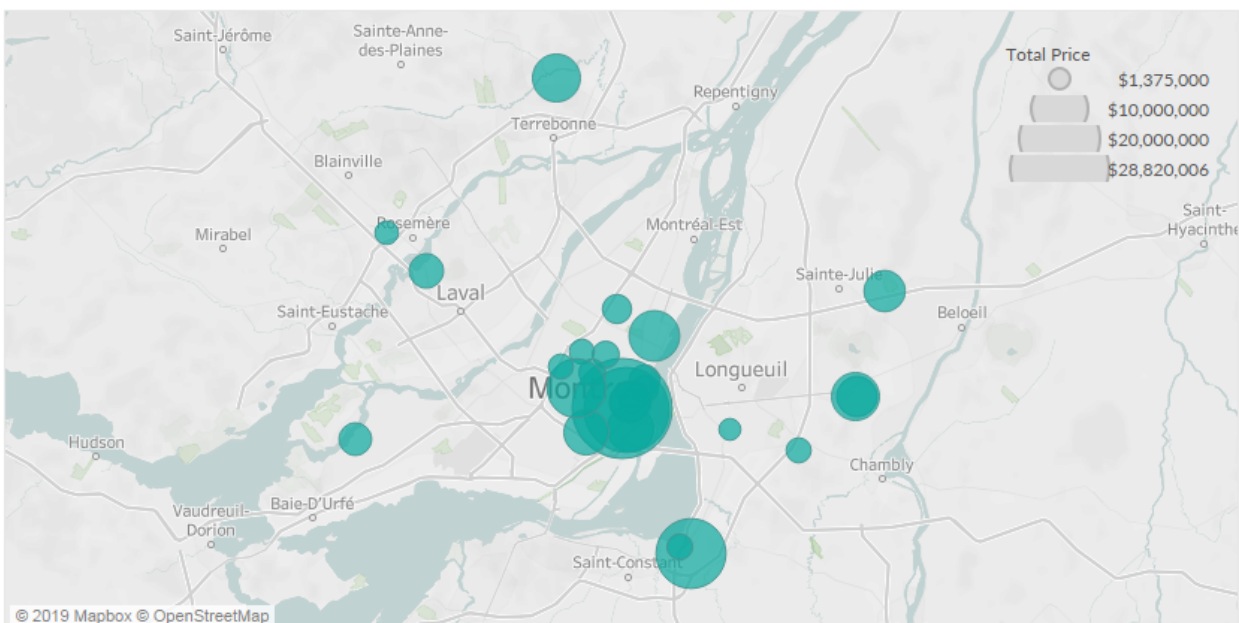
Q3 2019 saw 27 Residential Land transactions worth \$155M. The top transaction in Q3 was a \$29M sale in Ville-Marie.

	Q3 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$108.07M	17	\$405.76M	40	\$9,379,003
Laval	\$3.40M	1	\$40.47M	5	\$620,724
Longueuil	\$1.80M	1	\$21.12M	3	\$568,656
North Shore	\$8.58M	2	\$35.10M	14	\$588,594
South Shore	\$33.49M	6	\$93.47M	25	\$931,793
Grand Total	\$155.34M	27	\$595.92M	87	\$1,718,855

Residential Land - Top Transactions Q3 2019

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2070 Peel Street	Island of Montréal	Ville-Marie	\$28,820,006	0.529	Null
1230 Mansfield Street	Island of Montréal	Ville-Marie	\$20,700,000	0.401	Null
45 d'Auteuil Road	South Shore	Candiac	\$14,050,000	129.100	\$108,830
75 Bates Road	Island of Montréal	Mont-Royal	\$10,000,000	1.216	Null
2260 Aird Avenue	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$7,350,000	1.954	\$3,761,168

Residential Land Property Transactions - Q3 2019



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