
Montreal Market Area Commercial Q1 2020 Statistics

Data as of March 31, 2020

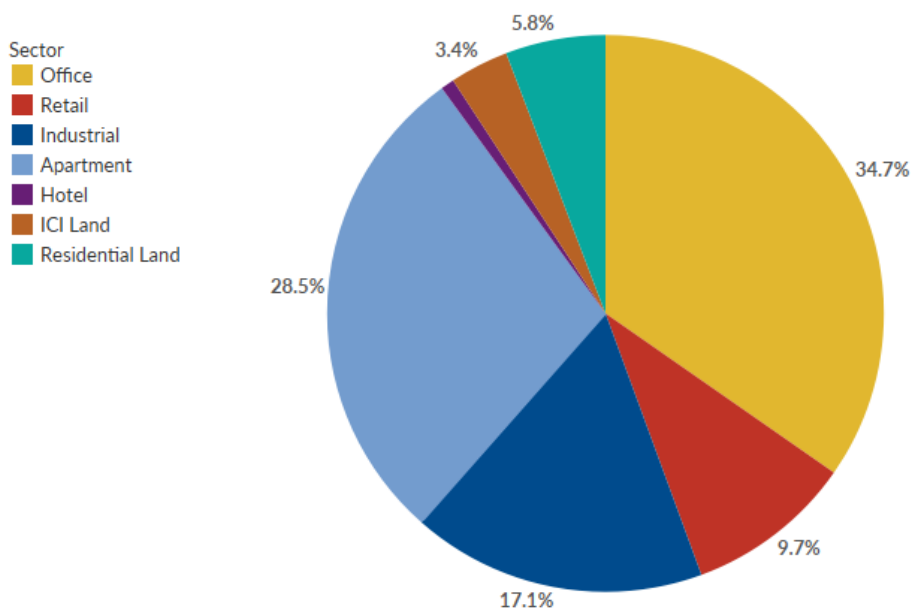


MMA Property Transactions

Q1 2020 registered a total of 399 transaction, worth \$2.2B, down -1% from the previous quarter. Office was the most active sector at 35% of activity.

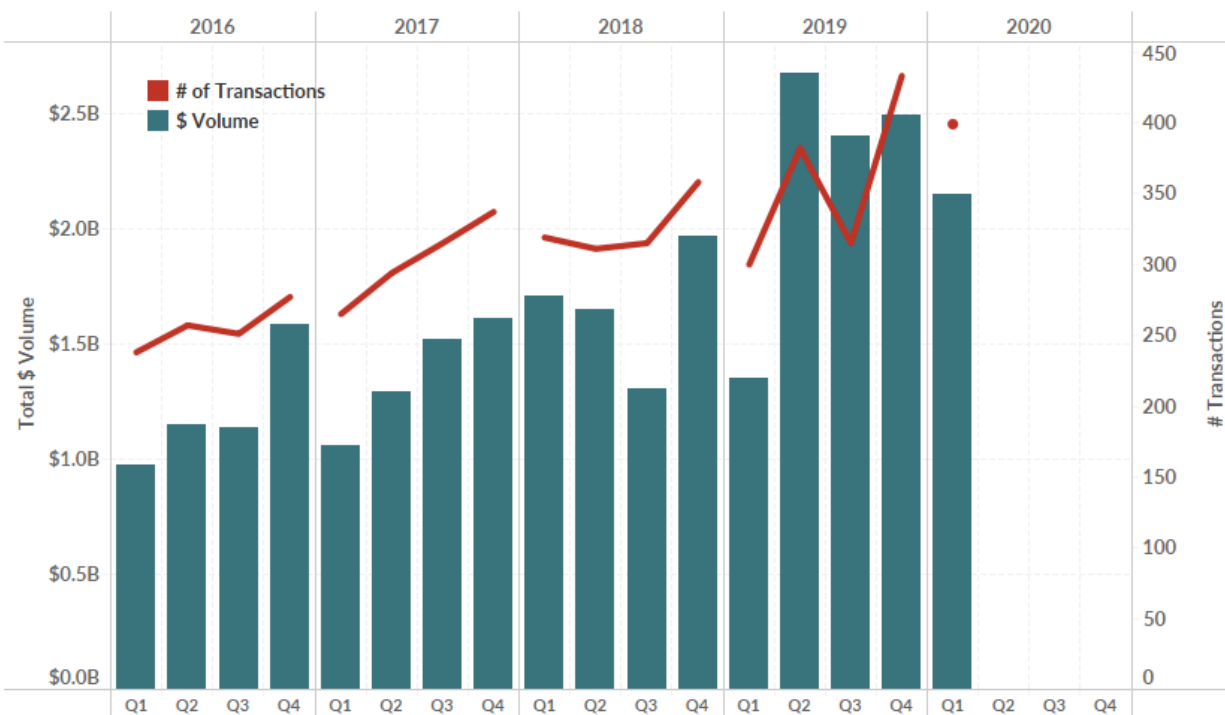


Q1 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

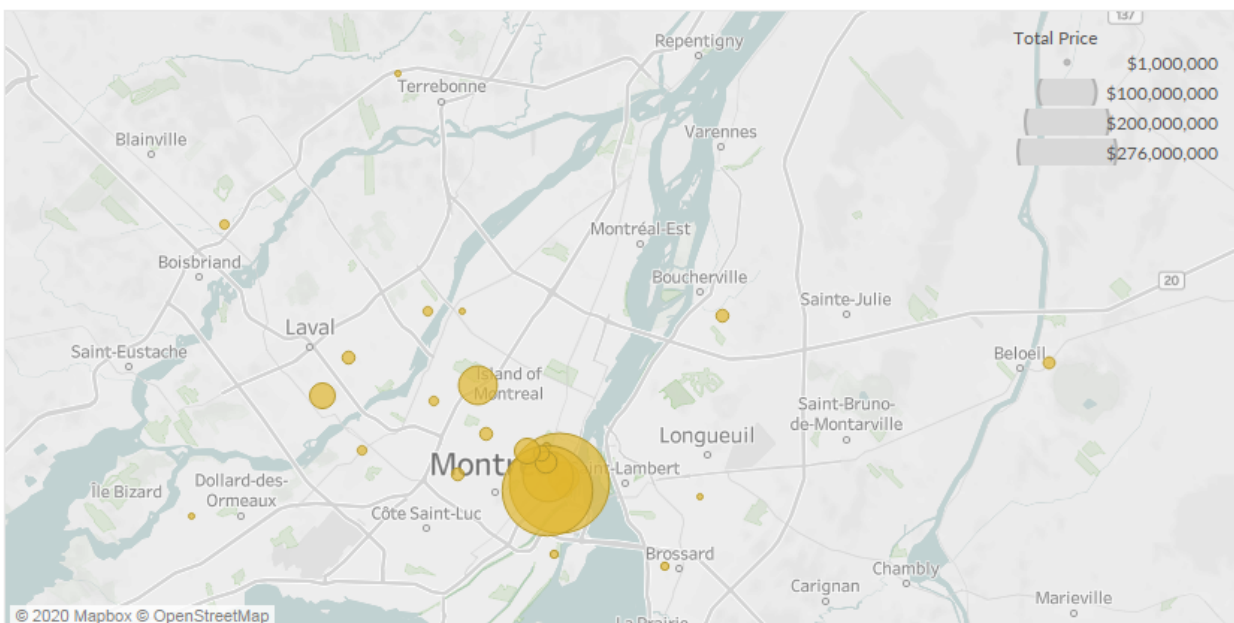
Q1 2020 saw 28 office transactions worth \$747M. The top transaction in Q1 was a \$276M sale in Ville-Marie.

	Q1 2020		Q1 2019		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$706.66M	19	\$115.52M	13	\$274
Laval	\$26.20M	3			\$202
Longueuil					
North Shore	\$3.45M	2	\$2.53M	2	\$181
South Shore	\$11.13M	4			\$192
Grand Total	\$747.43M	28	\$118.04M	15	\$248

Office - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
747 Du Square Victoria Street	Island of Montréal	Ville-Marie	\$276,000,000	562,579	\$491
1100 René-Lévesque Boulevard ..	Island of Montréal	Ville-Marie	\$225,000,000	565,170	\$398
1450 City Councillors Street	Island of Montréal	Ville-Marie	\$70,200,000	281,492	\$249
1611 Crémazie Boulevard East	Island of Montréal	Ahuntsic-Cartierville	\$41,000,000	214,189	\$191
511 Place D'Armes	Island of Montréal	Ville-Marie	\$25,500,000	53,118	\$480

Office Property Transactions - Q1 2020



Retail Transactions

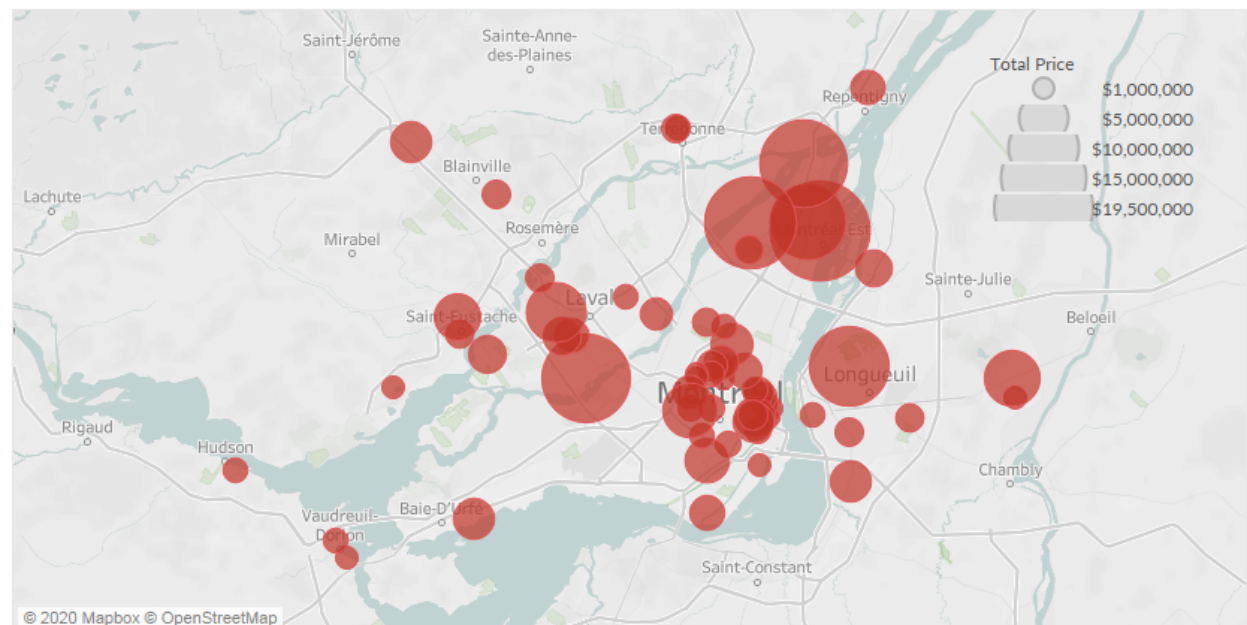
Q1 2020 saw 63 retail transactions worth \$210M. The top transaction in Q1 was a \$20M sale in Rivière-des-Prairies-Pointe-aux-Trembles.

	Q1 2020		Q1 2019		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$139.73M	37	\$114.49M	33	\$332
Laval	\$19.67M	7	\$19.15M	6	\$285
Longueuil	\$15.56M	3			\$178
North Shore	\$16.87M	8	\$24.36M	8	\$244
South Shore	\$17.72M	8	\$66.23M	9	\$233
Grand Total	\$209.55M	63	\$224.23M	56	\$295

Retail - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
1220 Saint-Jean-Baptiste Boul..	Island of Montréal	Rivière-des-Prairies-Pointe-a..	\$19,500,000	115,810	\$168
12285 Rodolphe-Forget Boule..	Island of Montréal	Rivière-des-Prairies-Pointe-a..	\$16,500,000	68,115	\$242
4600 Samson Boulevard	Island of Montréal	Laval	\$15,300,000	63,600	\$241
12630 Gouin Boulevard East	Island of Montréal	Rivière-des-Prairies-Pointe-a..	\$15,000,000	170,694	\$88
2235 Roland-Therrien Bouleva..	Longueuil	Vieux-Longueuil	\$12,400,000	42,392	\$293

Retail Property Transactions - Q1 2020



Industrial Transactions

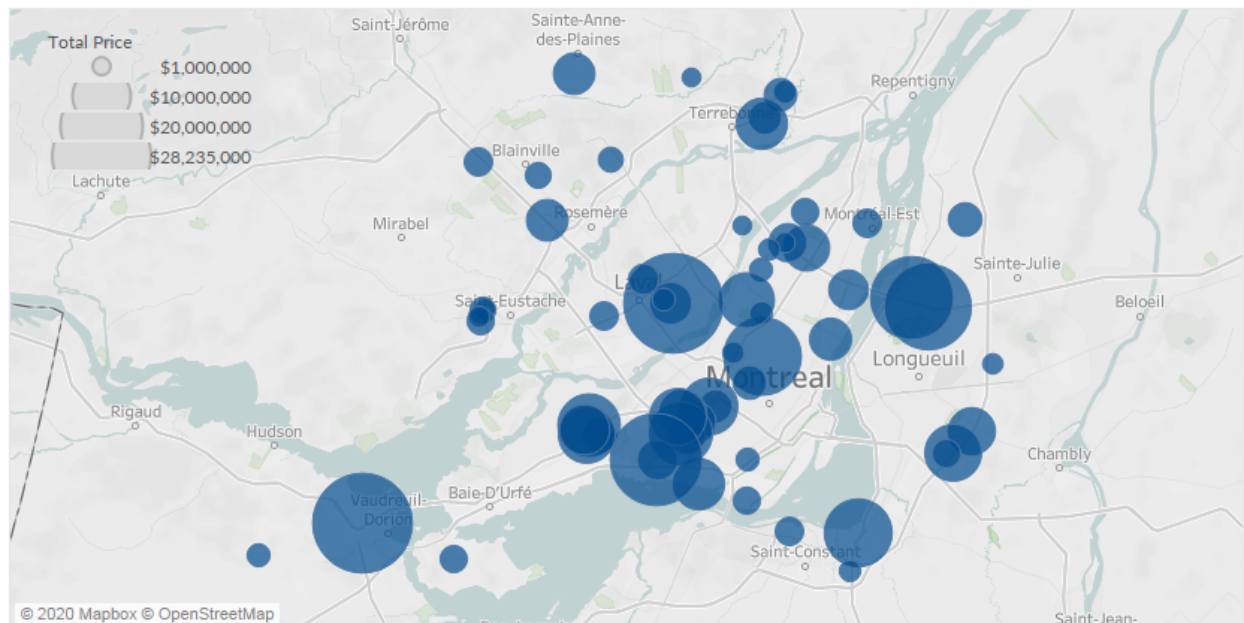
Q1 2020 saw 66 industrial transactions worth \$368M. The top transaction in Q1 was a \$28M sale in Vaudreuil-Dorion.

	Q1 2020		Q1 2019		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$178.98M	31	\$172.19M	21	\$116
Laval	\$40.78M	6	\$5.90M	3	\$137
Longueuil	\$17.68M	3			\$113
North Shore	\$37.41M	15	\$33.78M	9	\$130
South Shore	\$93.32M	11	\$25.32M	9	\$170
Grand Total	\$368.17M	66	\$237.18M	42	\$130

Industrial - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
135 du Cheminot Street	South Shore	Vaudreuil-Dorion	\$28,235,000	200,442	\$141
666 Saint-Martin Boulevard W..	Laval	Laval	\$28,052,646	232,947	\$120
400 Michel-Jasmin Street	Island of Montréal	Dorval	\$24,000,000	14,064	Null
180 Normandie Street	South Shore	Boucherville	\$20,689,607	174,295	\$119
121 Jules-Léger Street	South Shore	Boucherville	\$19,431,500	50,600	\$384

Industrial Property Transactions - Q1 2020



Apartment Transactions

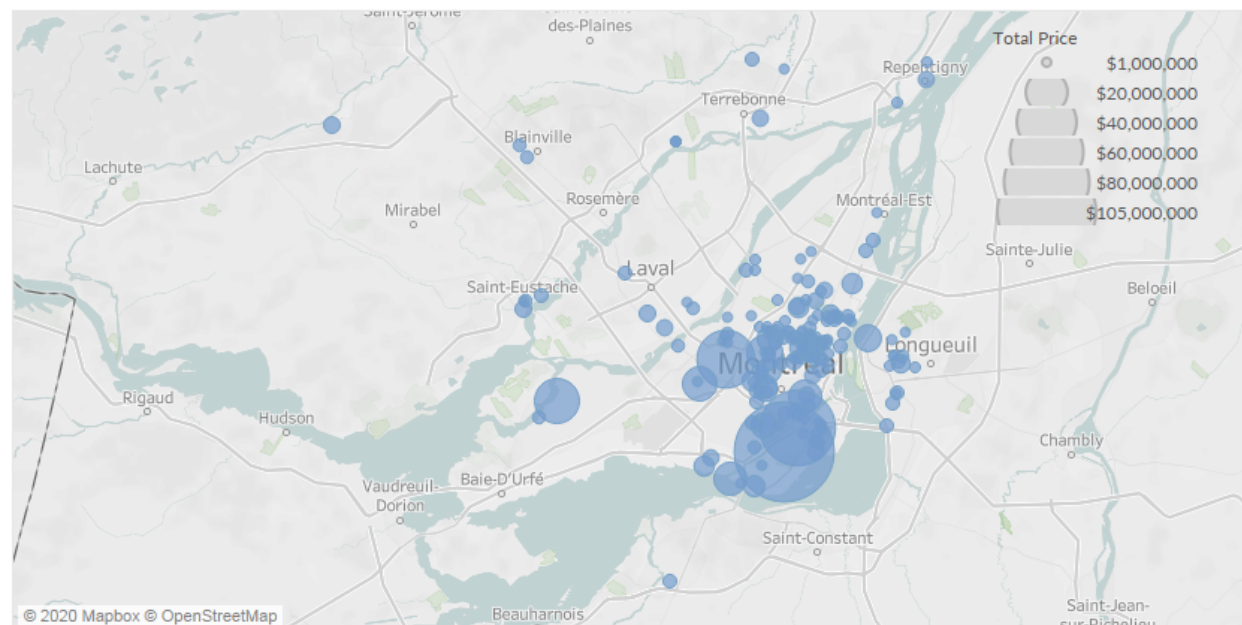
Q1 2020 saw 191 apartment transactions worth \$614M. The top transaction in Q1 was a \$105M sale in LaSalle.

	Q1 2020		Q1 2019		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$543.63M	155	\$460.97M	105	\$207,336
Laval	\$10.59M	5	\$35.06M	11	\$145,563
Longueuil	\$23.88M	11	\$20.79M	9	\$107,999
North Shore	\$28.29M	16	\$9.43M	6	\$143,304
South Shore	\$7.58M	4	\$7.17M	4	\$151,213
Grand Total	\$613.97M	191	\$533.42M	135	\$193,278

Apartment - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
6790 Newman Boulevard	Island of Montréal	LaSalle	\$105,000,000	300	\$350,000
5180 Philippe-Lalonde Street	Island of Montréal	Le Sud-Ouest	\$60,000,000	168	\$357,143
740 Fortier Place	Island of Montréal	Saint-Laurent	\$35,200,000	189	\$186,243
14500 de Pierrefonds Boulevard	Island of Montréal	Pierrefonds-Roxboro	\$21,186,211	126	\$168,145
7355 De L'Acadie Boulevard	Island of Montréal	Villeray-Saint-Michel-Parc-Ext.	\$13,725,000	96	\$142,969

Apartment Property Transactions - Q1 2020



Hotel Transactions

Q1 2020 saw 5 Hotel transactions worth \$17M. The top transaction in Q1 was a \$6M sale in Ville-Marie.

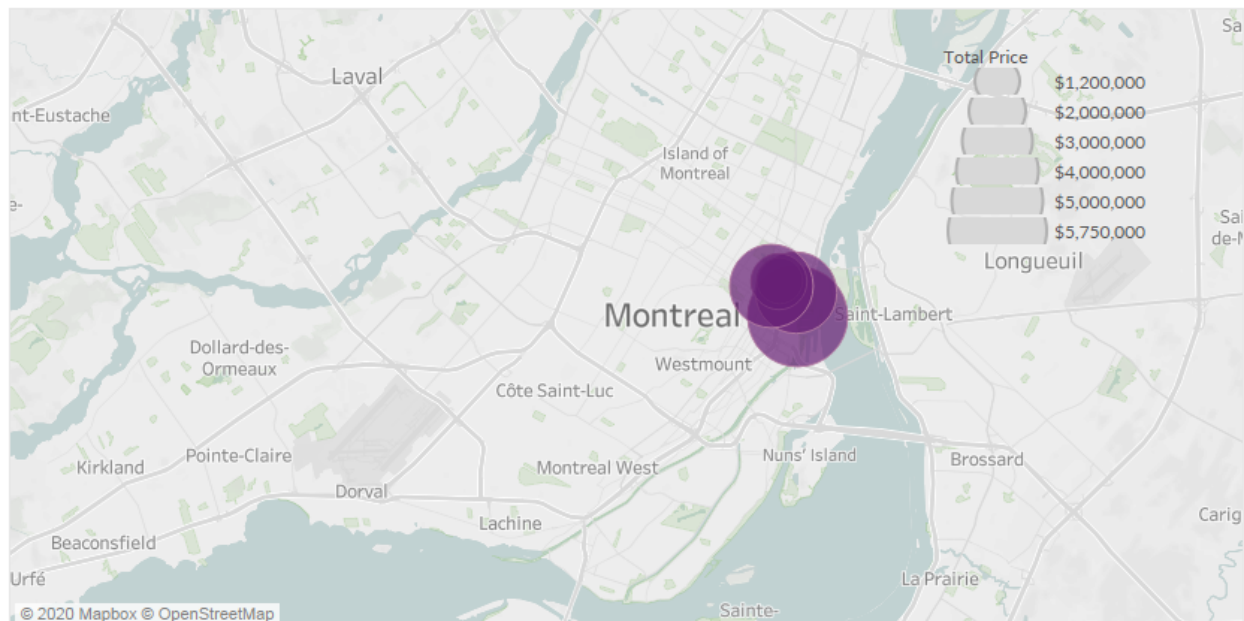


	Q1 2020	Q1 2019	YTD - Avg \$/Room
	\$ Volume	#	
Island of Montréal	\$16.55M	5	\$363,031
Laval			
Longueuil			
North Shore			
South Shore			
Grand Total	\$16.55M	5	\$363,031

Hotel - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
401 Saint-Laurent Boulevard	Island of Montréal	Ville-Marie	\$5,750,000	5	\$1,150,000
2000 Saint-Denis Street	Island of Montréal	Ville-Marie	\$4,000,001	24	\$16,667
1001 Saint-Hubert Street	Island of Montréal	Ville-Marie	\$3,800,000	22	\$176,364
1651 Saint-Hubert Street	Island of Montréal	Ville-Marie	\$1,800,000	Null	Null
1647 Saint-Hubert Street	Island of Montréal	Ville-Marie	\$1,200,000	11	\$109,091

Hotel Property Transactions - Q1 2020



ICI Land Transactions

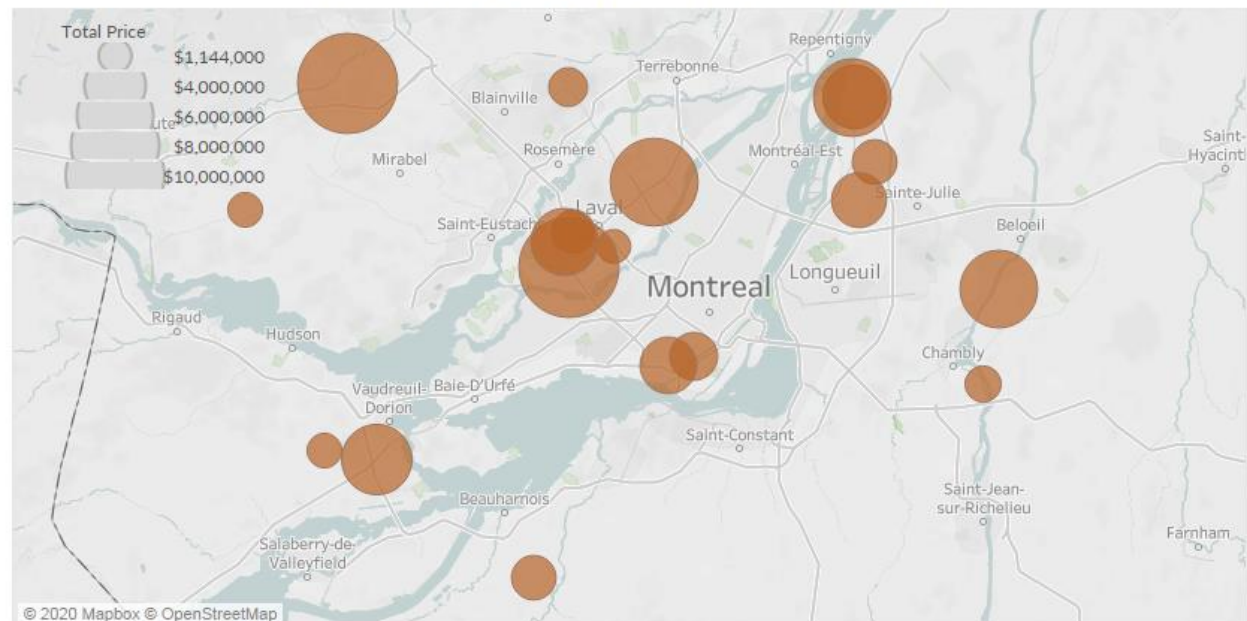
Q1 2020 saw 19 ICI Land transactions worth \$74M. The top transaction in Q1 was a \$10M sale in Laval.

	Q1 2020		Q1 2019		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$5.48M	2	\$19.57M	3	\$1,233,821
Laval	\$25.18M	5	\$5.50M	3	\$717,493
Longueuil					
North Shore	\$12.77M	3	\$7.61M	5	\$197,114
South Shore	\$30.41M	9	\$44.55M	14	\$203,689
Grand Total	\$73.84M	19	\$77.23M	25	\$402,546

ICI Land - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
LOTS Desserte Street West	Laval	Laval	\$10,000,000	13.687	\$730,617
LOTS Henri-Piché Street	North Shore	Mirabel	\$10,000,000	18.430	\$542,588
LOT Avenue des Aristocrates	Laval	Laval	\$7,671,750	7.045	\$1,089,737
820 Des Patriotes Road	South Shore	Saint-Mathias-sur-Richelieu	\$6,000,000	339.663	\$16,929
LOTS Route Marie-Victorin	South Shore	Varenes	\$6,000,000	44.852	\$133,772

ICI Land Property Transactions - Q1 2020



Residential Land Transactions

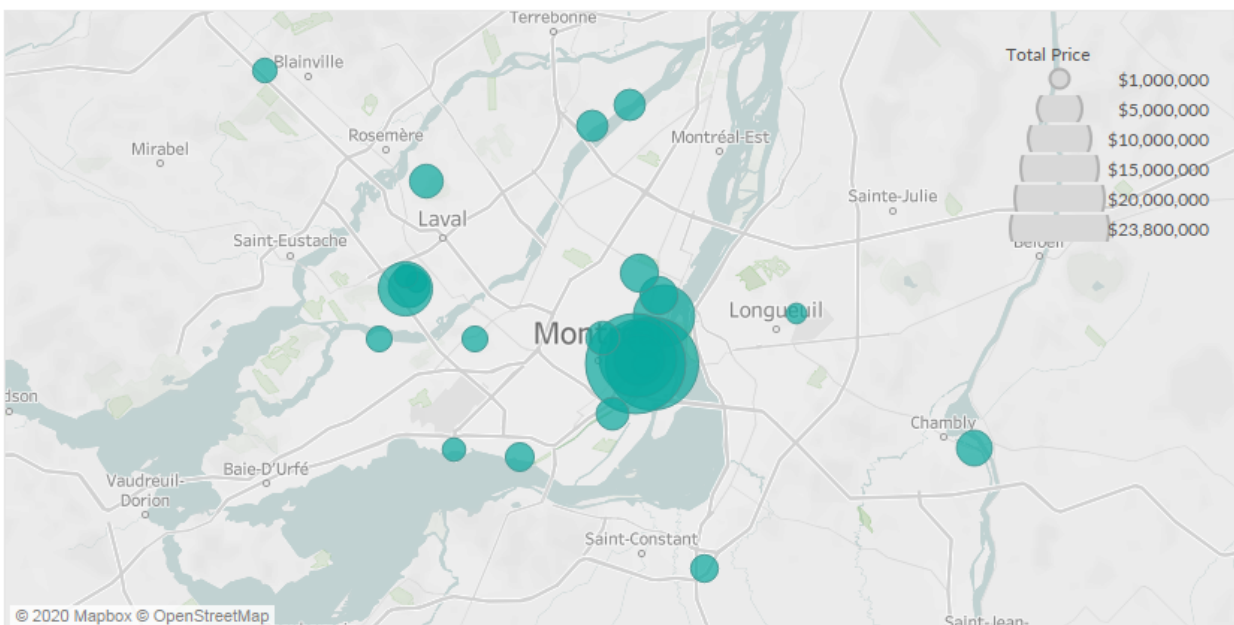
Q1 2020 saw 27 Residential Land transactions worth \$125M. The top transaction in Q1 was a \$20M sale in Le Sud-Ouest.

	Q1 2020		Q1 2019		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$96.71M	16	\$87.47M	10	\$10,785,631
Laval	\$20.79M	7	\$33.57M	3	\$750,774
Longueuil	\$1.00M	1	\$1.40M	1	\$322,685
North Shore	\$1.41M	1	\$8.96M	5	\$359,494
South Shore	\$4.80M	2	\$32.39M	8	\$668,990
Grand Total	\$124.71M	27	\$163.79M	27	\$2,667,630

Residential Land - Top Transactions Q1 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
275 Murray Street	Island of Montréal	Le Sud-Ouest	\$20,450,000	1.481	\$13,817,568
LOT Mackay Street	Island of Montréal	Ville-Marie	\$15,000,000	0.311	Null
1200 Drummond Street	Island of Montréal	Ville-Marie	\$14,250,000	0.288	Null
LOT Parthenais Street	Island of Montréal	Ville-Marie	\$8,900,000	1.148	\$7,753,694
LOT Guy Street	Island of Montréal	Ville-Marie	\$8,800,000	0.309	Null

Residential Land Property Transactions - Q1 2020



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