
Ottawa Market Area Commercial Q4 2019 Statistics

Data as of December 31, 2019

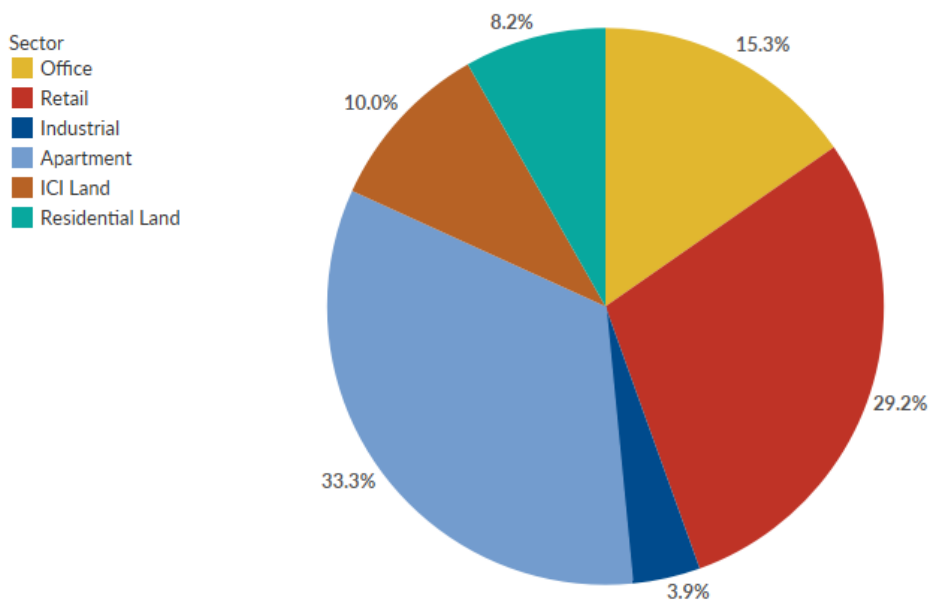


OMA Property Transactions

Q4 2019 registered a total of 81 transactions, worth \$535M, down -33% from the previous quarter. Apartment was the most active sector at 33% of activity.

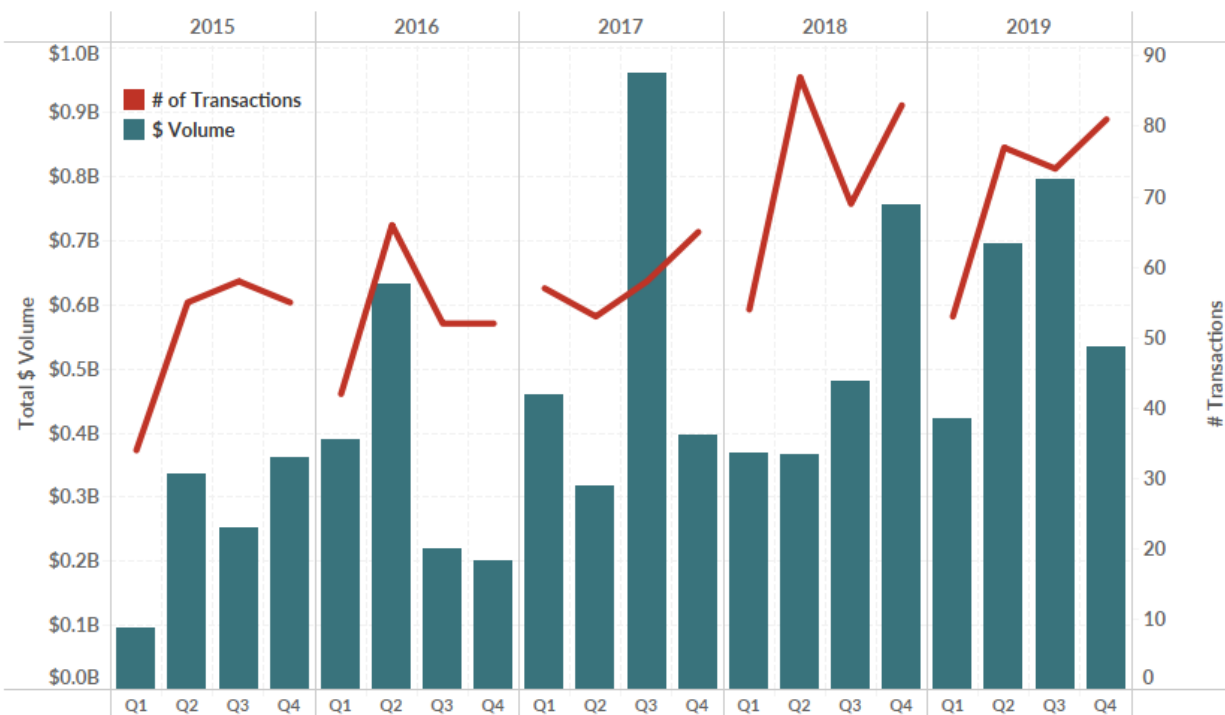


Q4 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

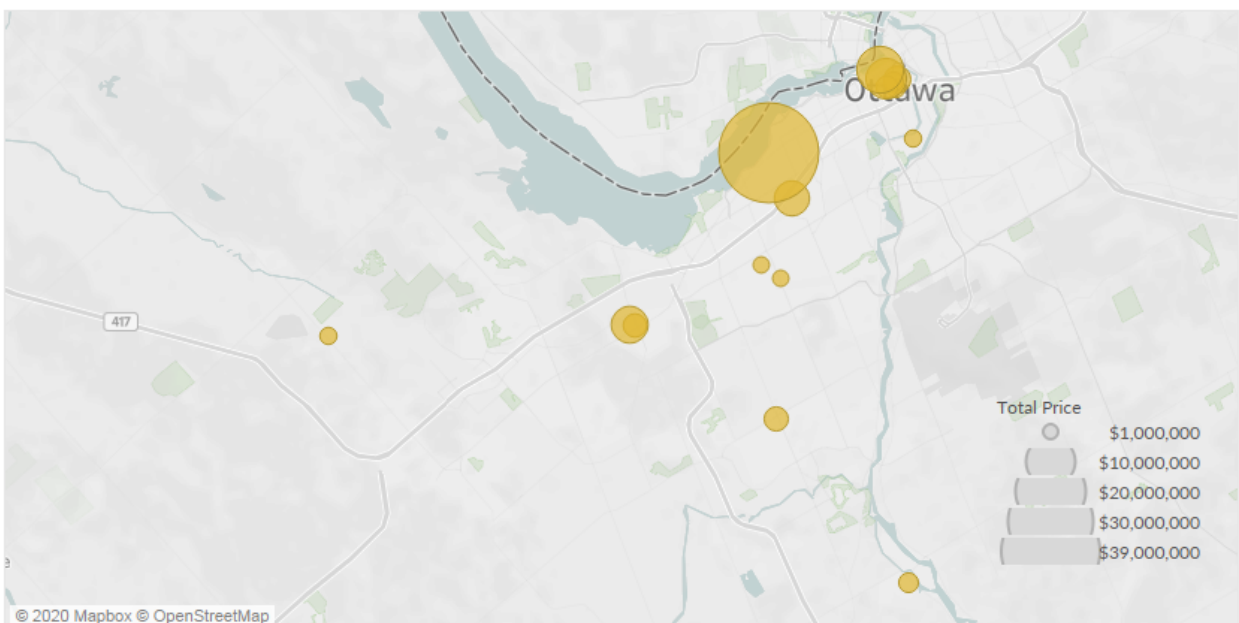
Q4 2019 saw 16 office transactions worth \$82M. The top transaction in Q4 was a \$39M sale in the City of Ottawa.

Q4 2019			YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester			\$11.16M	4	\$285
Goulbourn	\$1.15M	1	\$1.15M	1	\$113
Kanata			\$50.58M	2	\$216
Nepean	\$11.79M	5	\$72.23M	8	\$268
Osgoode					
Ottawa	\$67.48M	9	\$526.73M	24	\$329
Rideau	\$1.53M	1	\$1.53M	1	\$185
West Carleton					
Grand Total	\$81.94M	16	\$663.37M	40	\$296

Office - Top Transactions Q4 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
495 Richmond Road	Ottawa	\$39,000,000	106,195	\$367
209 Queen Street	Ottawa	\$8,500,000	27,300	\$311
177 Nepean Street	Ottawa	\$6,400,000	26,100	\$245
20 Fitzgerald Road	Nepean	\$5,300,000	35,516	\$149
1750 Courtwood Crescent	Ottawa	\$4,800,000	27,420	\$175

Office Property Transactions - Q4 2019



Retail Transactions

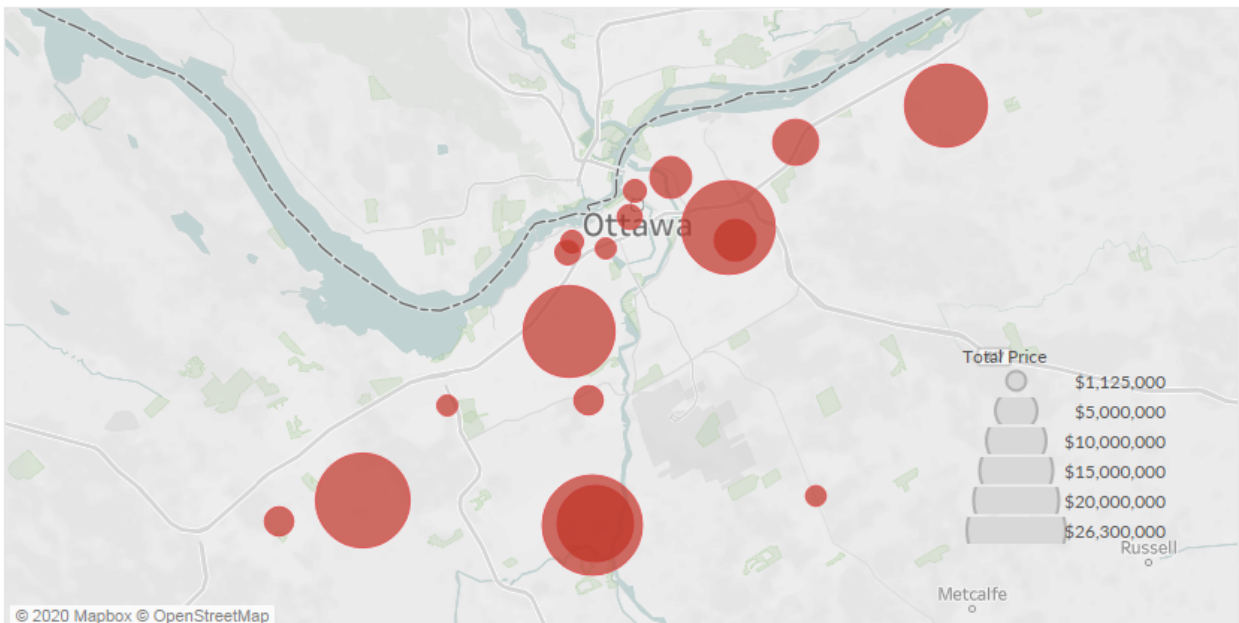
Q4 2019 saw 18 retail transactions worth \$156M. The top transaction in Q4 was a \$26M sale in Nepean.

	Q4 2019		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$6.63M	2	\$82.11M	11	\$216
Goulbourn	\$2.17M	1	\$3.27M	2	\$304
Kanata	\$23.45M	1	\$54.74M	5	\$310
Nepean	\$67.10M	5	\$113.43M	12	\$347
Osgoode					
Ottawa	\$57.03M	9	\$88.52M	21	\$468
Rideau			\$1.31M	1	\$294
West Carleton					
Grand Total	\$156.37M	18	\$343.37M	52	\$360

Retail - Top Transactions Q4 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
3131 Strandherd Drive	Nepean	\$26,300,000	123,400	\$426
680 Eagleson Road	Kanata	\$23,450,000	119,214	\$393
1000 Belfast Road	Ottawa	\$23,000,000	105,000	\$219
1330 Baseline Road	Nepean	\$22,100,000	139,085	\$318
1777 Tenth Line Road	Ottawa	\$18,000,000	90,000	\$200
3091 Strandherd Drive	Nepean	\$15,250,000	32,021	\$476

Retail Property Transactions - Q4 2019



Industrial Transactions

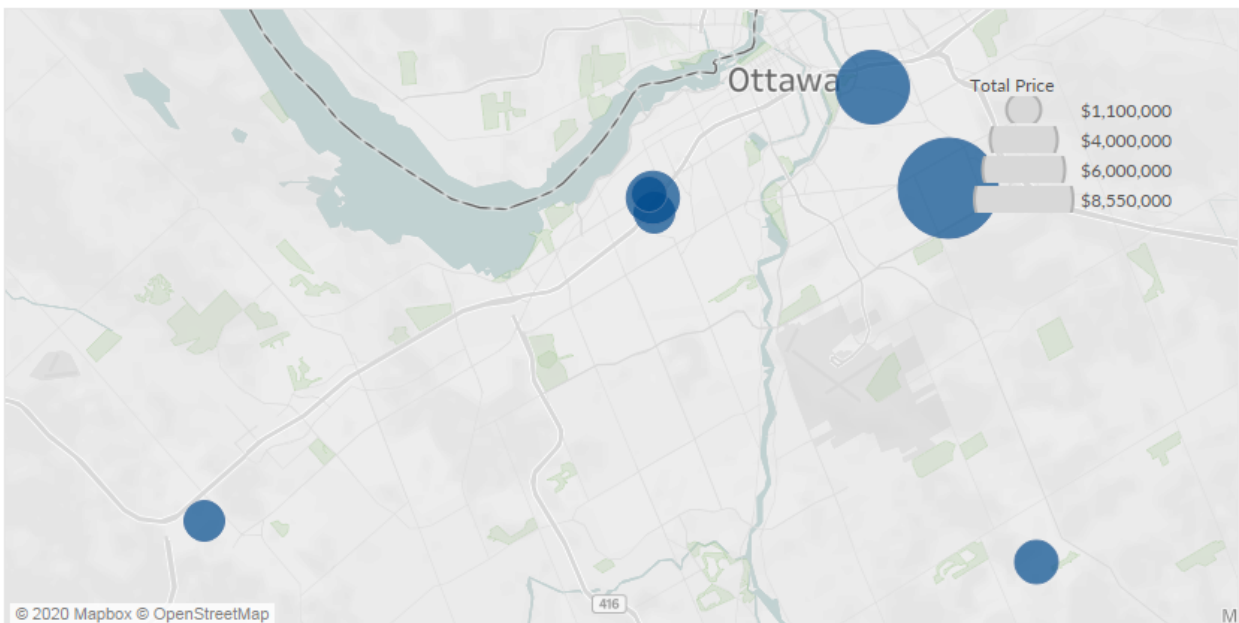
Q4 2019 saw 7 industrial transactions worth \$21M. The top transaction in Q4 was a \$9M sale in the City of Ottawa.

Q4 2019		YTD		YTD - Avg \$/SF
\$ Volume	#	\$ Volume	#	
Cumberland		\$156.09M	1	\$169
Gloucester		\$120.28M	12	\$176
Goulbourn				
Kanata				
Nepean	\$1.10M	\$19.21M	8	\$215
Osgoode	\$1.60M	\$5.97M	3	\$268
Ottawa	\$18.42M	\$25.38M	8	\$223
Rideau				
West Carleton				
Grand Total	\$21.12M	\$326.94M	32	\$205

Industrial - Top Transactions Q4 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2750 Swansea Crescent	Ottawa	\$8,550,000	49,100	\$174
441 Industrial Avenue	Ottawa	\$4,600,000	20,000	\$230
857 Boyd Avenue	Ottawa	\$2,397,780	11,054	\$217
6909 McKeown Drive	Osgoode	\$1,600,000	6,000	\$267
126 Walgreen Street	Ottawa	\$1,475,000	6,050	\$244

Industrial Property Transactions - Q4 2019



Apartment Transactions

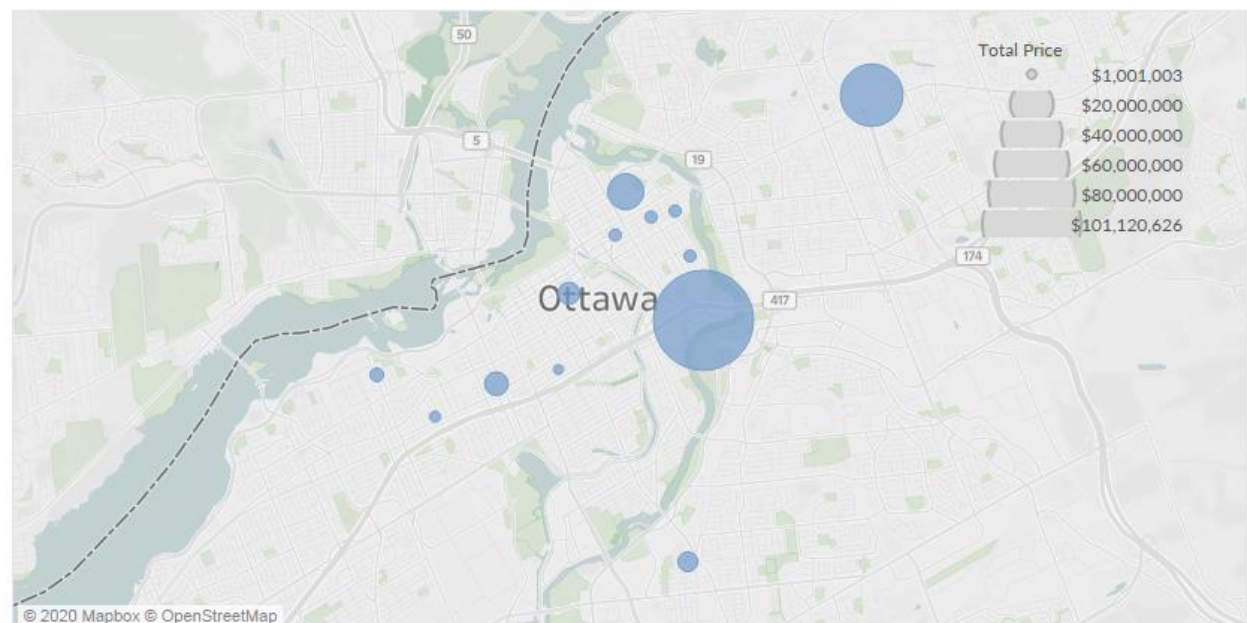
Q4 2019 saw 13 apartment transactions worth \$179M. The top transaction in Q4 was a \$101M sale in the City of Ottawa.

	Q4 2019	#	YTD	#	YTD - Avg \$/Unit
	\$ Volume		\$ Volume		
Cumberland					
Gloucester			\$55.67M	7	\$201,666
Goulbourn					
Kanata			\$17.90M	1	\$203,409
Nepean			\$3.02M	2	\$168,125
Osgoode					
Ottawa	\$178.50M	13	\$526.04M	39	\$265,425
Rideau					
West Carleton					
Grand Total	\$178.50M	13	\$602.63M	49	\$249,078

Apartment - Top Transactions Q4 2019

First Address	Municipality	Total Price	Number of Units	Price Per Unit
190 Lees Avenue	Ottawa	\$101,120,626	410	\$246,636
550 Langa Road	Ottawa	\$39,200,000	171	\$229,240
345 Barber Street	Ottawa	\$13,000,000	110	\$118,182
90 Willow Street	Ottawa	\$5,650,000	34	\$166,176
110 Gloucester Street	Ottawa	\$5,000,000	32	\$156,250

Apartment Property Transactions - Q4 2019



ICI Land Transactions

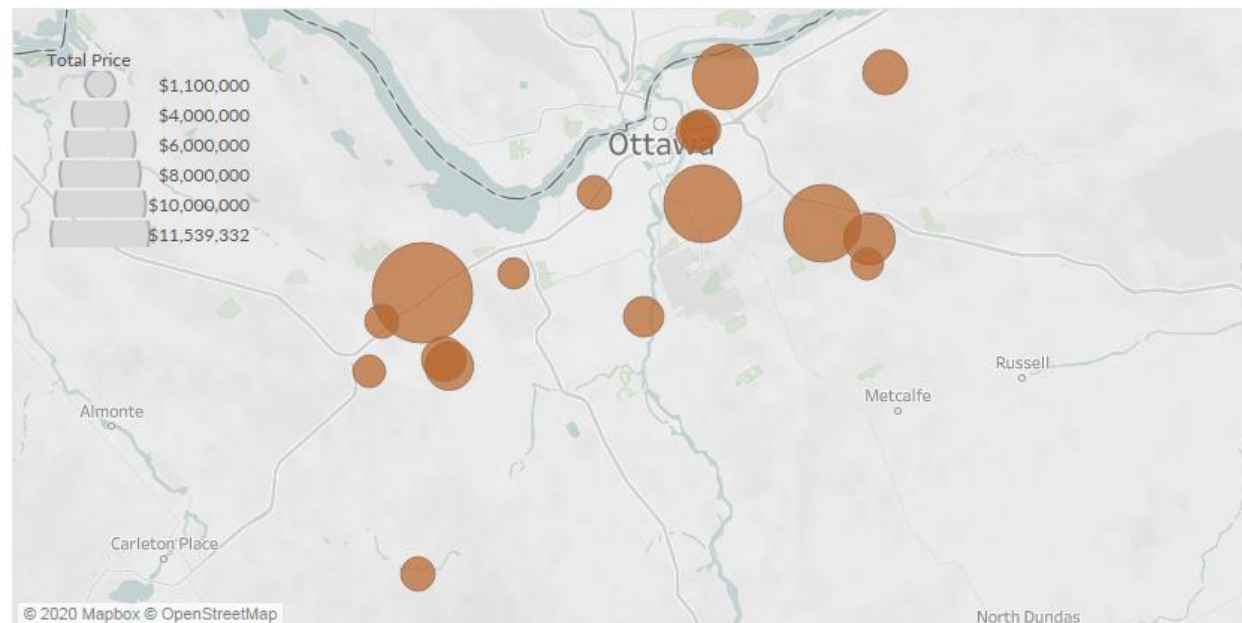
Q4 2019 saw 17 ICI Land transactions worth \$53M. The top transaction in Q4 was an \$11M sale in the City of Ottawa.

	Q4 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.29M	1	\$10.50M	6	\$296,944
Gloucester	\$11.09M	3	\$78.25M	18	\$554,002
Goulbourn	\$7.36M	4	\$23.86M	9	\$188,487
Kanata	\$1.28M	1	\$7.09M	4	\$398,559
Nepean	\$2.96M	2	\$25.21M	10	\$933,212
Osgoode					
Ottawa	\$28.35M	6	\$41.97M	9	\$1,010,490
Rideau			\$6.46M	3	\$12,408
West Carleton			\$7.93M	5	\$87,310
Grand Total	\$53.32M	17	\$201.25M	64	\$473,222

ICI Land - Top Transactions Q4 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
Kanata Avenue	Ottawa	\$11,539,332	Null	Null
4640 Leitrim Road	Gloucester	\$6,885,000	153.000	\$45,000
3025 Albion Road North	Ottawa	\$6,800,000	8.808	\$772,025
715 Mikinak Road	Ottawa	\$4,935,000	3.004	\$1,642,810
4660 Farmers Way	Gloucester	\$3,000,000	18.921	\$158,554

ICI Land Property Transactions - Q4 2019



Residential Land Transactions

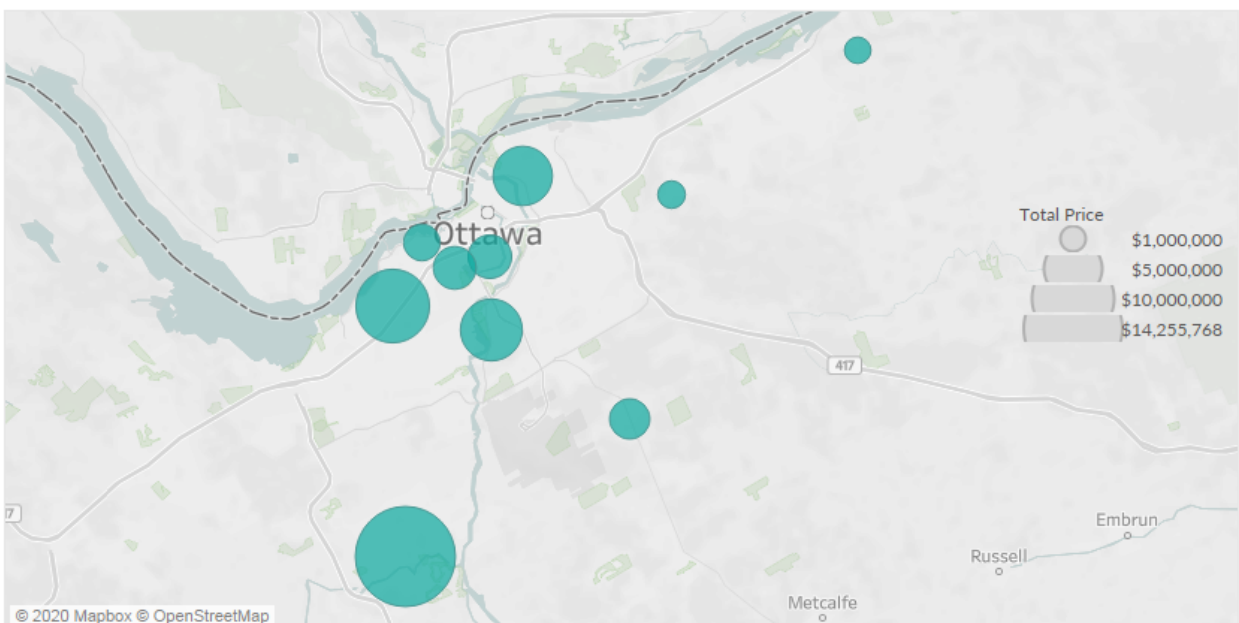
Q4 2019 saw 10 Residential Land transactions worth \$44M. The top transaction in Q4 was a \$14M sale in Nepean.

	Q4 2019		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.00M	1	\$18.83M	4	\$434,415
Gloucester	\$3.39M	2	\$51.55M	9	\$444,061
Goulbourn			\$14.04M	3	\$72,768
Kanata			\$38.99M	5	\$401,272
Nepean	\$14.26M	1	\$31.99M	4	\$555,187
Osgoode					
Ottawa	\$25.35M	6	\$154.21M	23	\$2,102,193
Rideau					
West Carleton					
Grand Total	\$43.99M	10	\$309.61M	48	\$550,443

Residential Land - Top Transactions Q4 2019

First Address	Municipality	Total Price	Lot Area	Price Per Acre
3274 Greenbank Road	Nepean	\$14,255,768	31.150	\$457,649
1705 Carling Avenue	Ottawa	\$7,700,000	2.210	\$3,484,163
729 Ridgewood Avenue	Ottawa	\$5,450,000	3.260	Null
200 Baribeau Street	Ottawa	\$5,000,000	3.120	Null
2 Monk Street	Ottawa	\$2,700,000	0.318	Null

Residential Land Property Transactions - Q4 2019



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