
Ottawa Market Area Commercial Q1 2020 Statistics

Data as of March 31, 2020

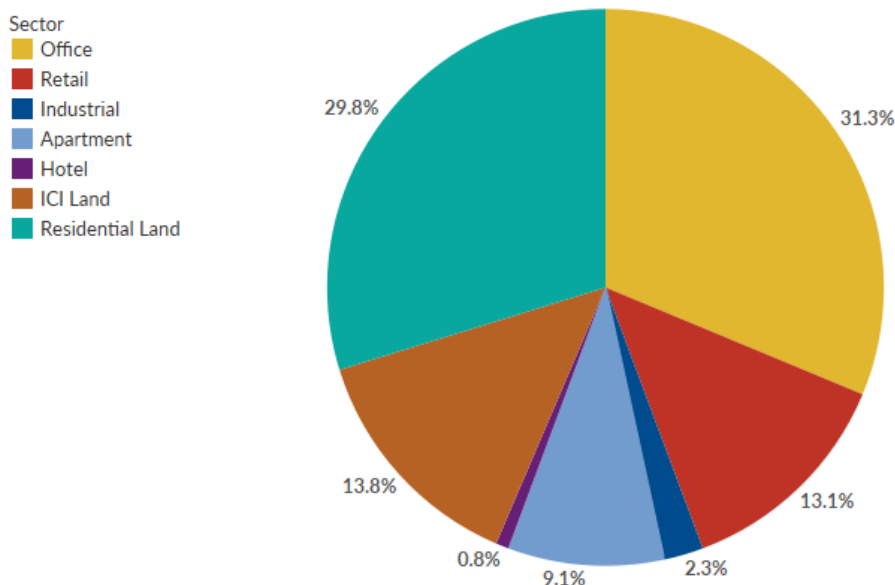


OMA Property Transactions

Q1 2020 registered a total of 81 transactions, worth \$420M, down -22% from the previous quarter. Office was the most active sector at 31% of activity.

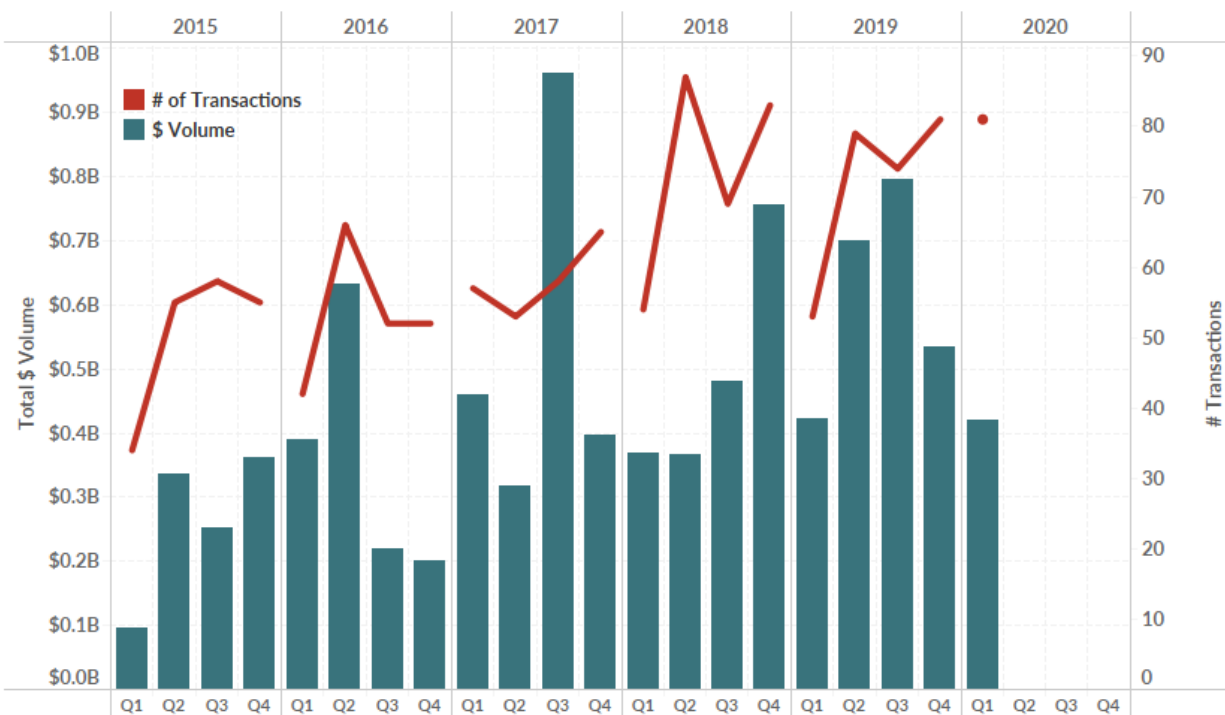


Q1 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

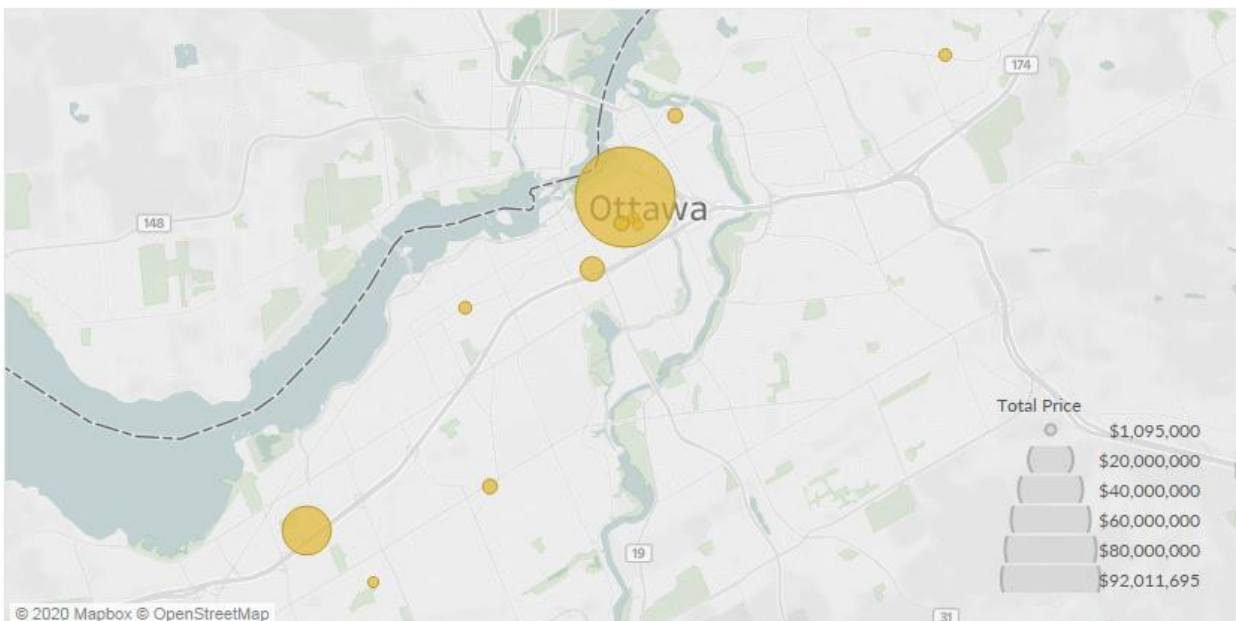
Q1 2020 saw 11 office transactions worth \$131M. The top transaction in Q1 was a \$92M sale in the City of Ottawa.

	Q1 2020		Q1 2019		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.45M	1	\$6.45M	2	\$529
Goulbourn					
Kanata					
Nepean	\$1.30M	1			\$329
Osgoode					
Ottawa	\$128.50M	9	\$83.46M	4	\$374
Rideau					
West Carleton					
Grand Total	\$131.25M	11	\$89.91M	6	\$384

Office - Top Transactions Q1 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
234 Laurier Avenue West	Ottawa	\$92,011,695	452,000	\$407
2611 Queensview Drive	Ottawa	\$21,750,000	77,575	\$280
18 Louisa Street	Ottawa	\$5,300,000	30,000	\$177
550 Old St Patrick Street	Ottawa	\$2,000,000	8,800	\$227
429 MacLaren Street	Ottawa	\$1,880,000	5,000	\$376

Office Property Transactions - Q1 2020



Retail Transactions

Q1 2020 saw 14 retail transactions worth \$55M. The top transaction in Q1 was an \$18M sale in Nepean.

Q1 2020		Q1 2019		YTD - Avg \$/SF
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester		\$7.14M	2	
Goulbourn				
Kanata	\$8.70M	1		\$301
Nepean	\$18.40M	1	2	\$304
Osgoode				
Ottawa	\$27.75M	12	4	\$388
Rideau				
West Carleton				
Grand Total	\$54.85M	14	8	\$375

Retail - Top Transactions Q1 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
3500 Fallowfield Road	Nepean	\$18,400,000	60,457	\$304
474 Hazeldean Road	Kanata	\$8,700,000	28,900	\$301
1472 Youville Drive	Ottawa	\$6,400,000	23,323	\$274
379 Preston Street	Ottawa	\$3,700,000	16,520	\$224
400 Rideau Street	Ottawa	\$3,250,000	3,500	\$929

Retail Property Transactions - Q1 2020



Industrial Transactions

Q1 2020 saw 4 industrial transactions worth \$10M. The top transaction in Q1 was a \$4M sale in Gloucester.

	Q1 2020		Q1 2019		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$4.22M	1	\$43.06M	6	\$200
Goulbourn					
Kanata					
Nepean	\$3.59M	2	\$6.26M	2	\$197
Osgoode			\$4.37M	2	
Ottawa					
Rideau					
West Carleton	\$1.79M	1			\$201
Grand Total	\$9.61M	4	\$53.69M	10	\$199

Industrial - Top Transactions Q1 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2878 Sheffield Road	Gloucester	\$4,223,000	21,115	\$200
211 Colonnade Road	Nepean	\$2,250,000	9,700	\$232
128 Walgreen Street	West Carleton	\$1,792,500	8,900	\$201
51 Capital Drive	Nepean	\$1,340,000	8,250	\$162

Industrial Property Transactions - Q1 2020



Apartment Transactions

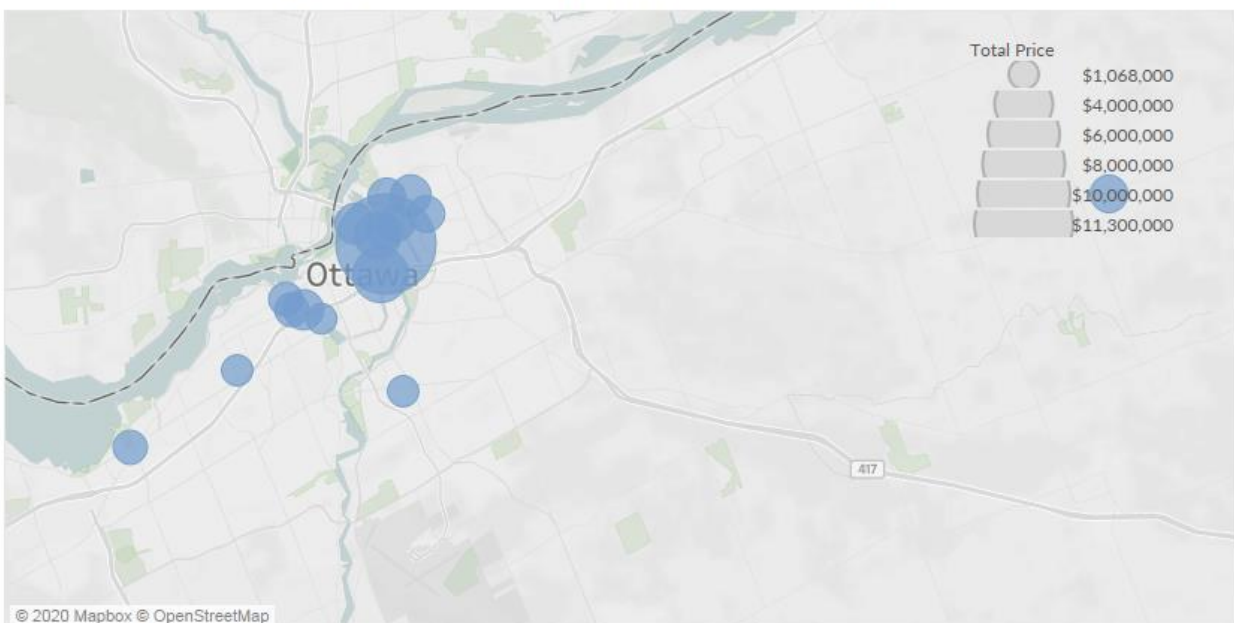
Q1 2020 saw 17 apartment transactions worth \$38M. The top transaction in Q1 was an \$11M sale in the City of Ottawa.

	Q1 2020		Q1 2019		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.60M	1			\$69,565
Gloucester			\$2.93M	2	
Goulbourn					
Kanata					
Nepean					
Osgoode					
Ottawa	\$36.40M	16	\$102.36M	6	\$260,490
Rideau					
West Carleton					
Grand Total	\$38.00M	17	\$105.30M	8	\$249,259

Apartment - Top Transactions Q1 2020

First Address	Municipality	Total Price	Number of Units	Price Per Unit
170 Osgoode Street	Ottawa	\$11,300,000	119	\$94,958
135 Echo Drive	Ottawa	\$3,500,000	13	\$269,231
235 Wilbrod Street	Ottawa	\$2,445,000	7	\$349,286
231 St. Patrick Street	Ottawa	\$1,950,000	7	\$278,571
97 Vachon Avenue	Ottawa	\$1,900,000	12	\$158,333

Apartment Property Transactions - Q1 2020



Hotel Transactions

Q1 2020 saw 1 Hotel transaction worth \$3M. The top transaction in Q1 was a \$3M sale in Gloucester.

	Q1 2020 \$ Volume	#	Q1 2019	YTD - Avg \$/Room
Cumberland				
Gloucester	\$3.15M	1		\$68,478
Goulbourn				
Kanata				
Nepean				
Osgoode				
Ottawa				
Rideau				
West Carleton				
Grand Total	\$3.15M	1		\$68,478

Hotel - Top Transactions Q1 2020

First Address	Municipality	Total Price	Number of Rooms	Price Per Room
2098 Montreal Road	Gloucester	\$3,150,000	46	\$68,478

Hotel Property Transactions - Q1 2020



ICI Land Transactions

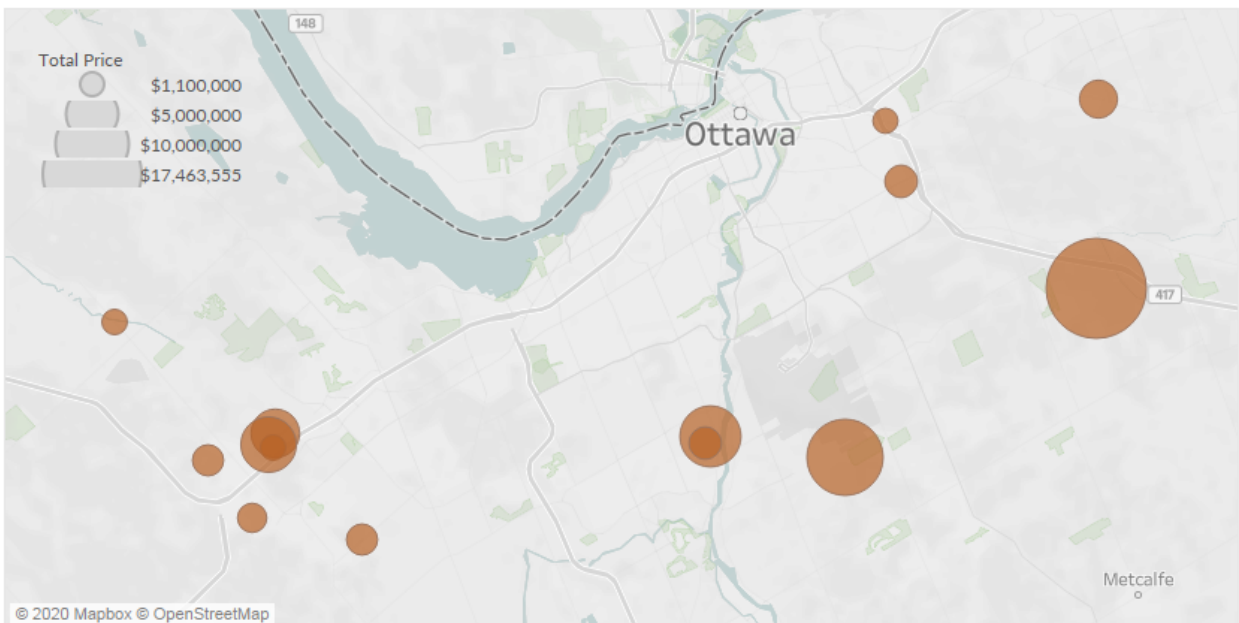
Q1 2020 saw 14 ICI Land transactions worth \$58M. The top transaction in Q1 was a \$17M sale in Gloucester.

	Q1 2020		Q1 2019		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland			\$1.20M	1	
Gloucester	\$31.19M	4	\$46.12M	4	\$112,696
Goulbourn	\$3.20M	2	\$3.26M	1	\$260,250
Kanata	\$12.18M	4			\$321,637
Nepean	\$8.32M	2	\$4.43M	2	\$333,511
Osgoode					
Ottawa	\$1.83M	1			\$139,545
Rideau			\$2.00M	1	
West Carleton	\$1.20M	1	\$3.18M	2	\$8,163
Grand Total	\$57.91M	14	\$60.19M	11	\$227,682

ICI Land - Top Transactions Q1 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
Piperville Road	Gloucester	\$17,463,555	387.246	\$45,097
4740 High Road	Gloucester	\$10,122,500	80.372	\$125,946
88 Leikin Drive	Nepean	\$6,501,800	22.372	\$290,622
8800 Campeau Drive	Kanata	\$5,372,975	17.350	\$309,682
Palladium Drive	Kanata	\$4,108,000	7.884	\$521,055

ICI Land Property Transactions - Q1 2020



Residential Land Transactions

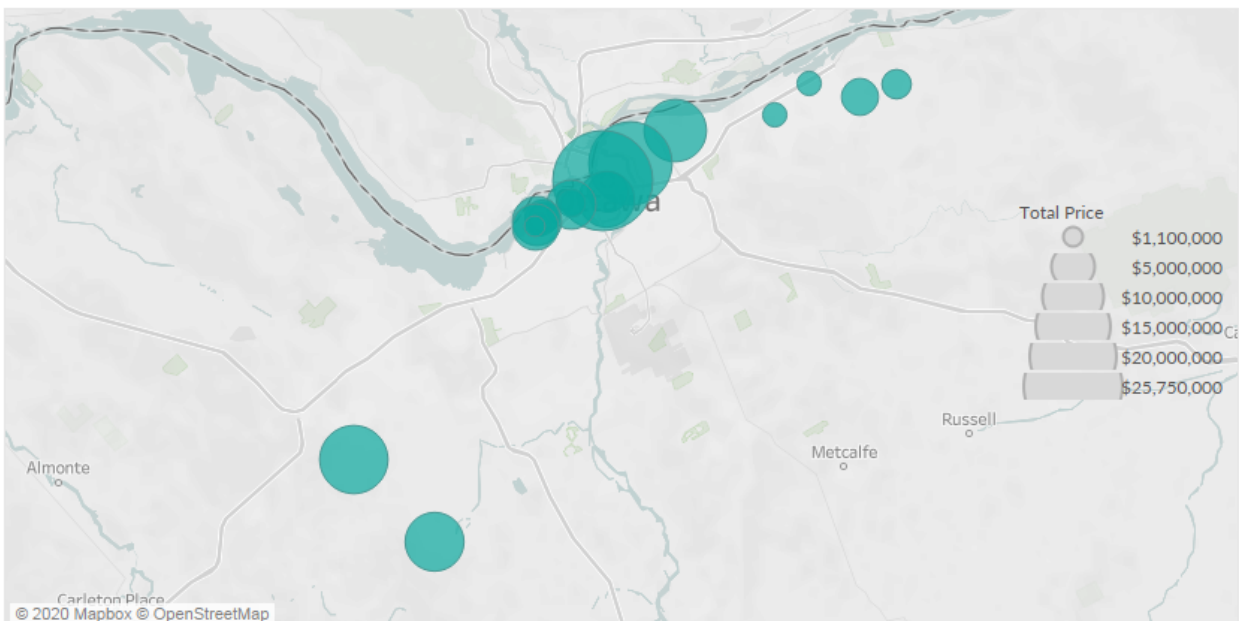
Q1 2020 saw 20 Residential Land transactions worth \$125M. The top transaction in Q1 was a \$26M sale in the City of Ottawa.

	Q1 2020		Q1 2019		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$5.74M	2			\$185,907
Gloucester			\$17.92M	2	
Goulbourn	\$20.89M	2			\$146,058
Kanata			\$22.76M	2	
Nepean			\$5.03M	1	
Osgoode					
Ottawa	\$98.30M	16	\$49.77M	5	\$1,709,873
Rideau					
West Carleton					
Grand Total	\$124.94M	20	\$95.49M	10	\$827,650

Residential Land - Top Transactions Q1 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
150 Laurier Avenue West	Ottawa	\$25,750,000	0.446	Null
29 Selkirk Street	Ottawa	\$17,875,000	3.762	Null
6435 Fernbank Road	Goulbourn	\$12,000,000	177.286	\$67,560
Hemlock Private	Ottawa	\$10,011,511	3.310	\$3,024,626
6295 Perth Street	Goulbourn	\$8,894,867	39.611	\$224,555

Residential Land Property Transactions - Q1 2020



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