
Montreal Market Area Commercial Q2 2020 Statistics

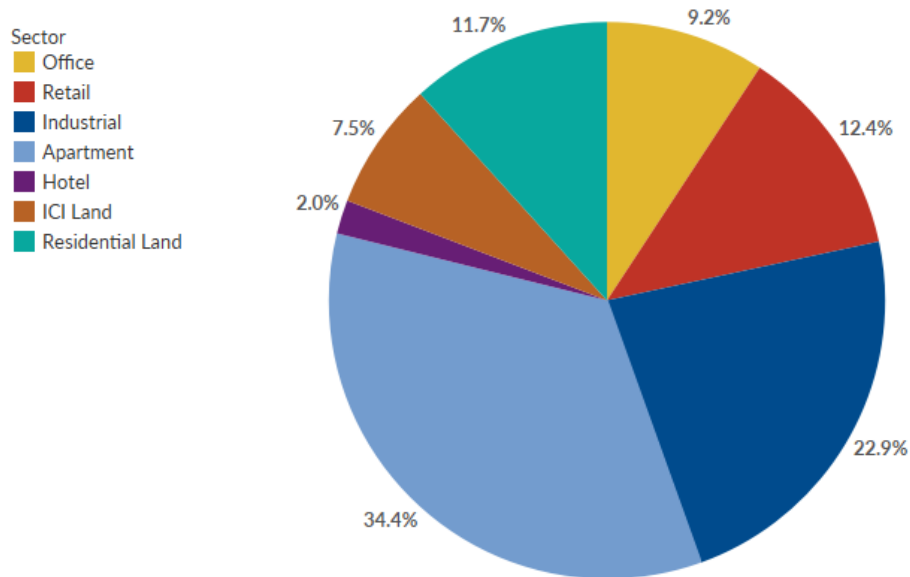
Data as of June 30, 2020



MMA Property Transactions

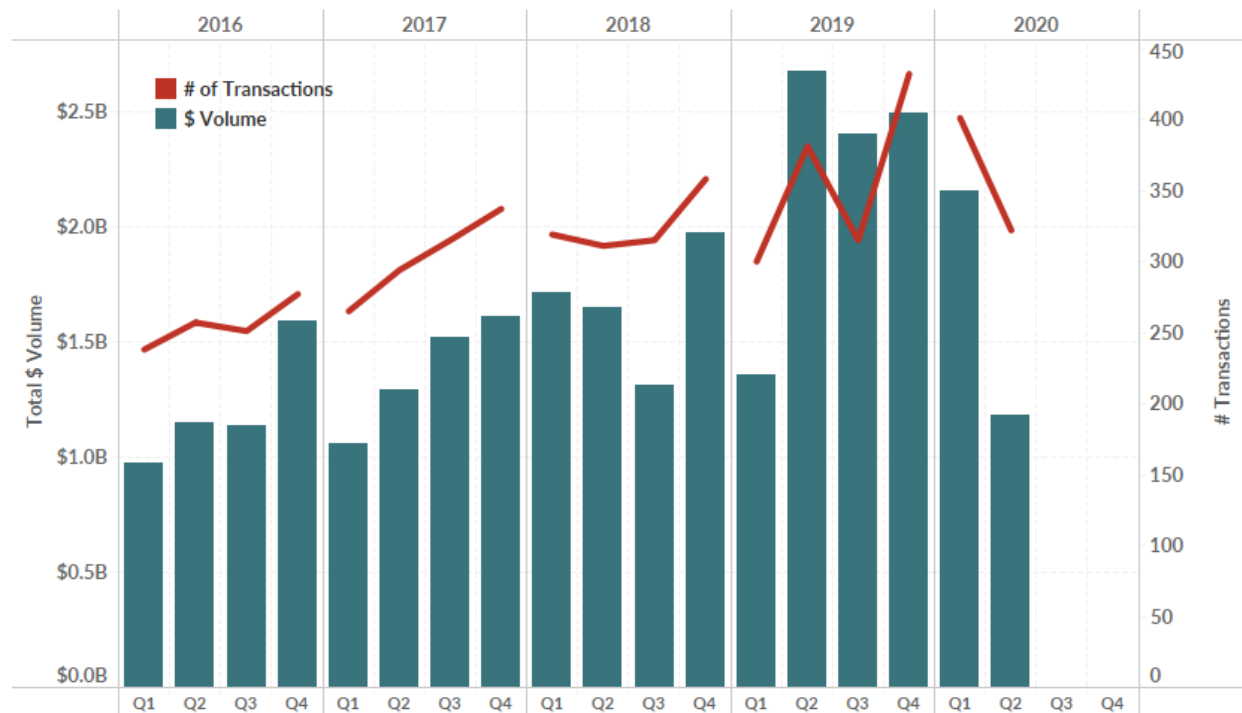
Transaction volumes decreased dramatically in the Montreal Market Area in Q2 2020 as the COVID-19 pandemic and government imposed measures impacted on the investment market.

Q2 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

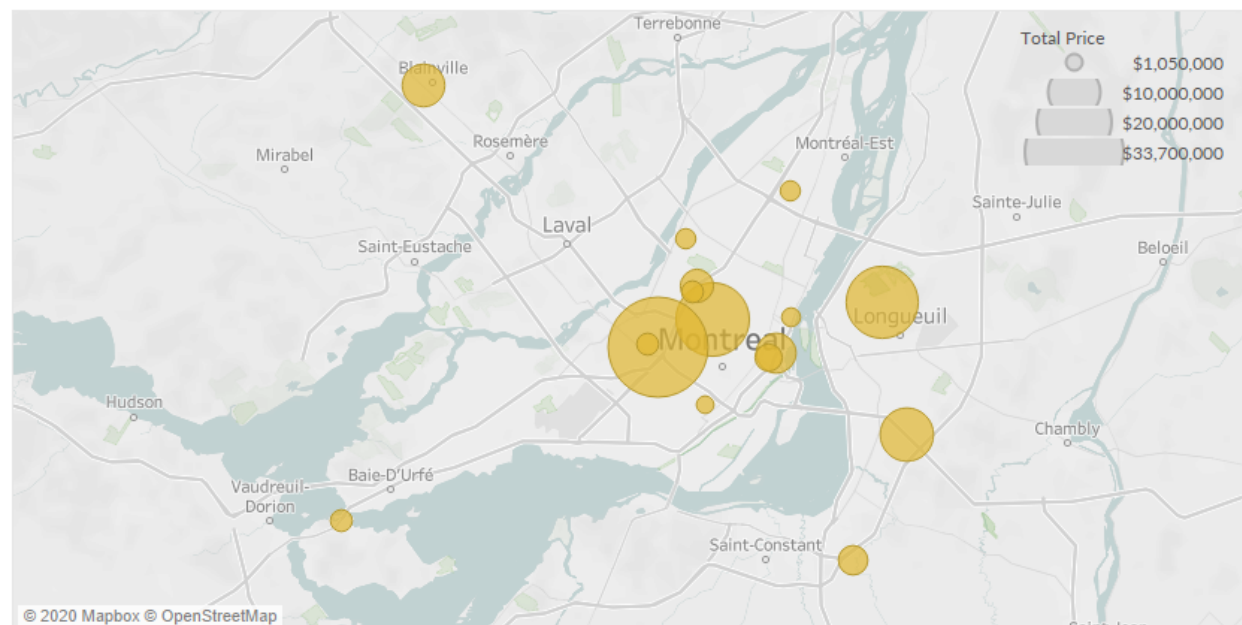
Office investment slowed in Q2 2020, particularly on the Island of Montreal, as investors pulled back during this period of uncertainty.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$71.61M	11	\$778.27M	30	\$249
Laval			\$26.20M	3	\$202
Longueuil	\$17.50M	1	\$17.50M	1	\$282
North Shore	\$6.10M	1	\$9.55M	3	\$205
South Shore	\$14.18M	3	\$25.30M	7	\$212
Grand Total	\$109.39M	16	\$856.82M	44	\$238

Office - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
400 Sainte-Croix Avenue	Island of Montréal	Saint-Laurent	\$33,700,000	282,644	\$119
570 Beaumont Avenue	Island of Montréal	Villeray-Saint-Mich.	\$18,200,000	93,456	\$195
1215 Du Tremblay Road	Longueuil	Vieux-Longueuil	\$17,500,000	62,000	\$282
4255 Lapinière Boulevard	South Shore	Brossard	\$9,600,000	37,000	\$259
1070 Cure-Labelle Boulevard	North Shore	Blainville	\$6,100,000	24,000	\$254

Office Property Transactions - Q2 2020



Retail Transactions

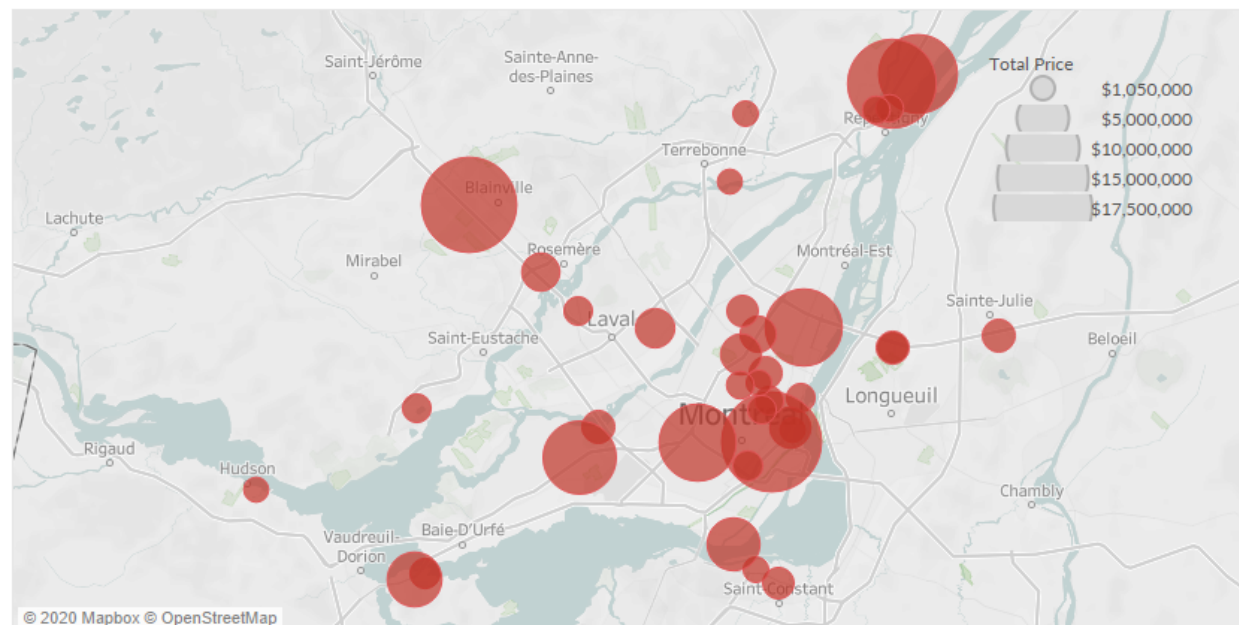
Retail investment fell in Q2 2020 to the lowest level seen in a quarter since Altus began tracking in 2016.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$76.28M	18	\$216.01M	55	\$340
Laval	\$4.20M	2	\$23.87M	9	\$268
Longueuil			\$15.56M	3	\$178
North Shore	\$49.56M	9	\$66.43M	17	\$203
South Shore	\$16.30M	8	\$34.02M	16	\$224
Grand Total	\$146.34M	37	\$355.89M	100	\$287

Retail - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
1472 Sainte-Catherine Street West	Island of Montréal	Ville-Marie	\$17,500,000	17,660	\$991
1321 Michèle-Bohec Boulevard	North Shore	Blainville	\$15,900,000	50,000	\$318
315 Valmont Street	North Shore	Repentigny	\$13,800,000	43,304	\$319
1090 Iberville Boulevard	North Shore	Repentigny	\$10,875,000	53,553	\$203
5350 Ferrier Street	Island of Montréal	Côte-des-Neiges-Notre-Dam..	\$10,500,000	39,833	\$264

Retail Property Transactions - Q2 2020



Industrial Transactions

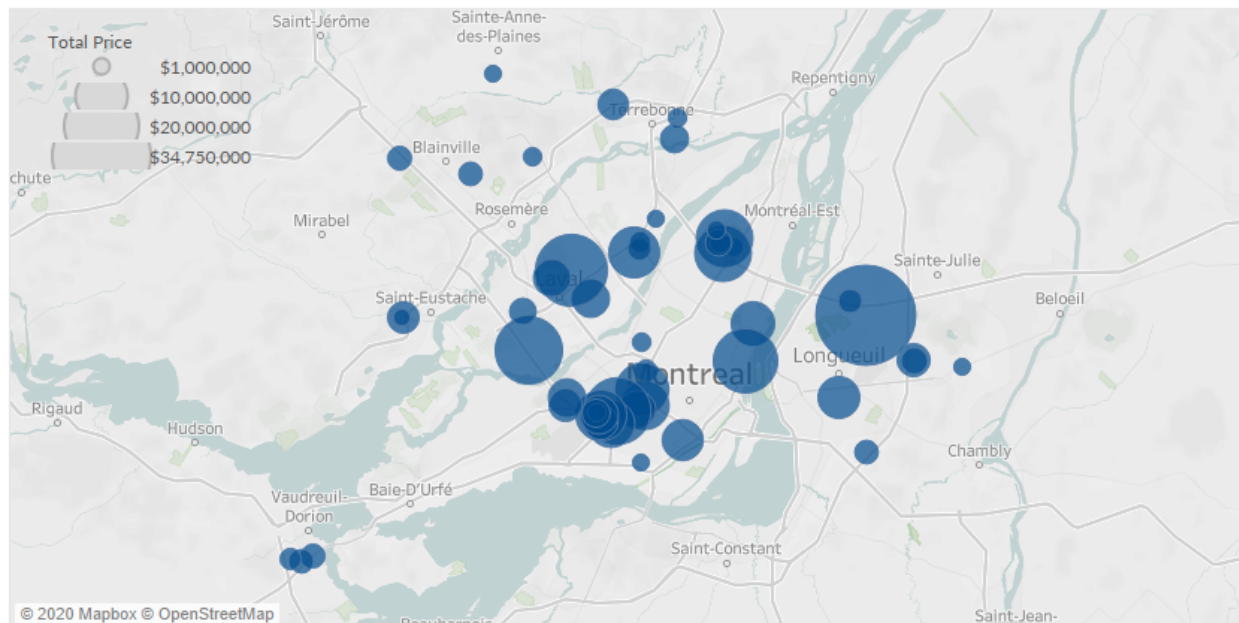
Q2 2020 saw a +46% increase in industrial investment over Q2 2019, as investor demand for industrial space has shown to be resilient.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$137.68M	25	\$316.67M	56	\$125
Laval	\$58.57M	10	\$99.34M	16	\$138
Longueuil	\$7.85M	2	\$25.53M	5	\$117
North Shore	\$18.10M	9	\$55.51M	24	\$120
South Shore	\$49.09M	9	\$144.16M	21	\$155
Grand Total	\$271.29M	55	\$641.21M	122	\$130

Industrial - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
220 Du Tremblay Road	South Shore	Boucherville	\$34,750,000	727,966	\$48
3399 Francis-Hughes Avenue	Laval	Laval	\$18,000,000	119,808	\$150
6125 de la Cote de Liesse Road	Island of Montréal	Saint-Laurent	\$15,400,000	109,821	\$140
2250 de Maisonneuve Boulevard East	Island of Montréal	Ville-Marie	\$14,400,000	78,861	\$183
10000 Ray-Lawson Boulevard	Island of Montréal	Anjou	\$11,160,000	99,551	\$112

Industrial Property Transactions - Q2 2020



Apartment Transactions

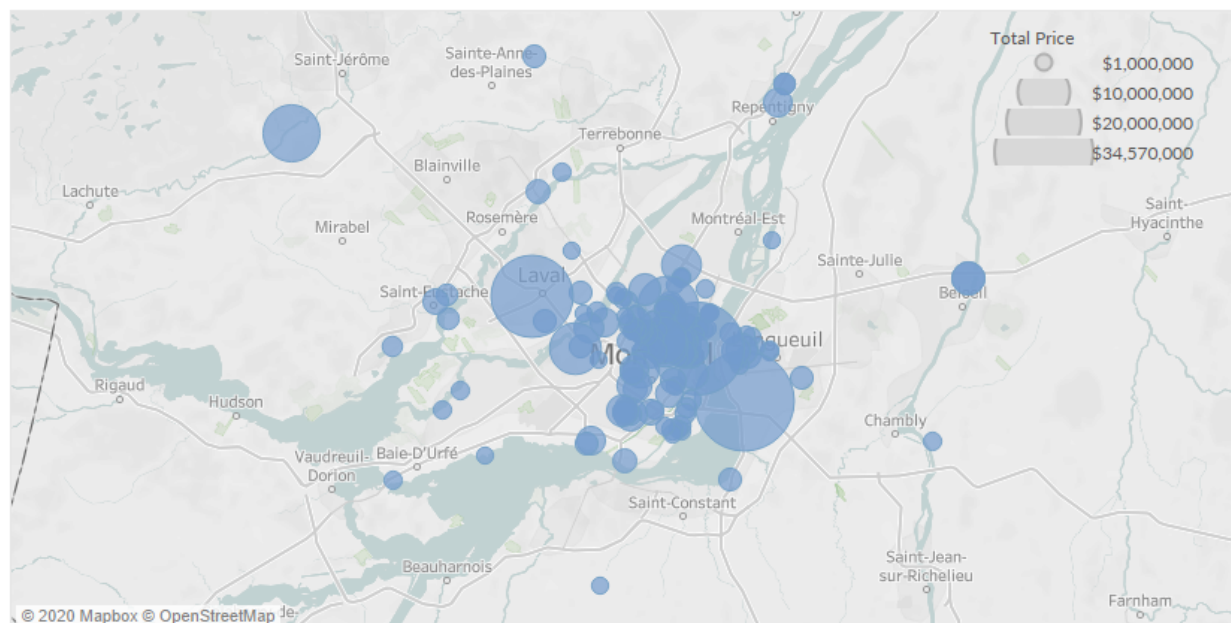
While apartment activity was down in Q2 2020 from the previous quarter, investment in multi-family properties continues to lead the way in the Montreal market.

	Q2 2020		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$279.64M	132	\$823.27M	287	\$230,176
Laval	\$31.95M	7	\$42.54M	12	\$145,978
Longueuil	\$19.80M	12	\$43.69M	23	\$115,424
North Shore	\$28.04M	10	\$56.32M	26	\$140,974
South Shore	\$47.16M	7	\$56.28M	12	\$155,102
Grand Total	\$406.58M	168	\$1,022.10M	360	\$210,968

Apartment - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
140 de Navarre Avenue	South Shore	Saint-Lambert	\$34,570,000	270	\$128,037
2130 Laforce Street	Island of Montréal	Ville-Marie	\$29,750,000	102	\$291,667
3270 Saint-Elzéar Boulevard West	Laval	Laval	\$23,261,659	141	\$165,000
3955 Bélanger Street	Island of Montréal	Villeray-Saint-Michel-Parc-Ext.	\$12,900,000	142	\$90,845
10130 Saint-Canut Boulevard	North Shore	Mirabel	\$11,200,000	80	\$140,000

Apartment Property Transactions - Q2 2020



Hotel Transactions

Hotel investments are typically quite inconsistent, though Q2 2020 did register one transaction worth \$23,000,000.

	Q2 2020		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$23.17M	1	\$39.72M	6	\$323,055
Laval					
Longueuil					
North Shore					
South Shore					
Grand Total	\$23.17M	1	\$39.72M	6	\$323,055

Hotel - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1425 de la Montagne Street	Island of Montréal	Ville-Marie	\$23,168,000	142	\$163,155

Hotel Property Transactions - Q2 2020



ICI Land Transactions

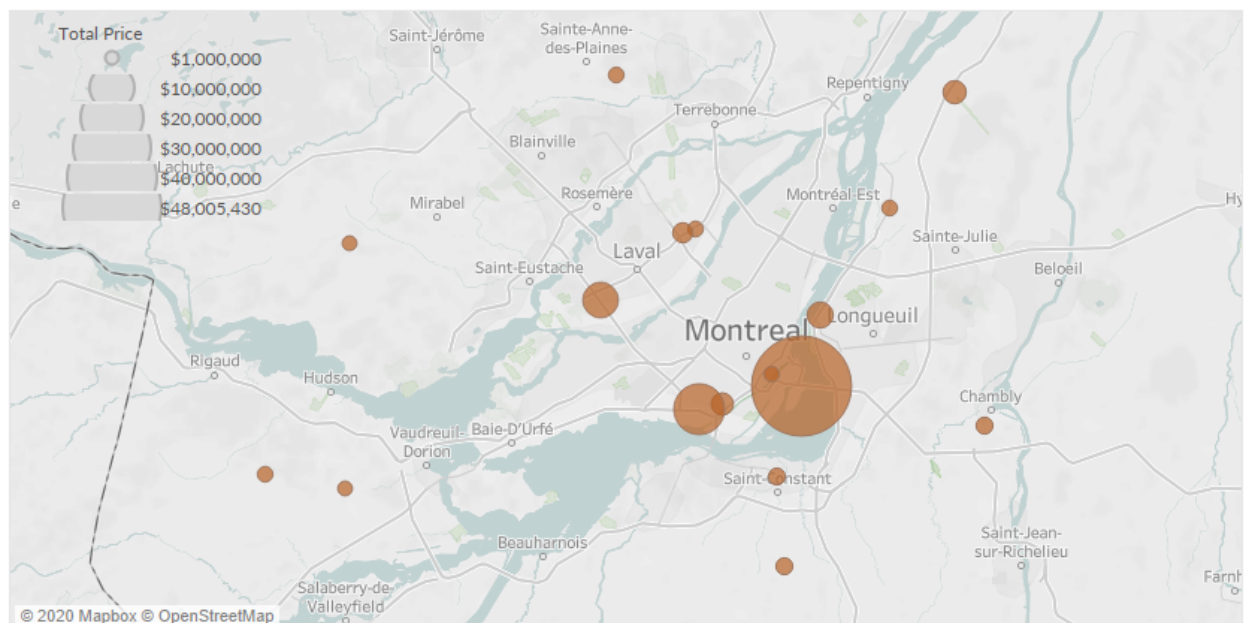
The ICI Land sector did see a modest increase in investment volumes from the previous quarter, thanks in large part to a \$48M transaction in Verdun.

	Q2 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$63.81M	4	\$69.29M	6	\$11,420,372
Laval	\$9.22M	3	\$34.39M	8	\$755,875
Longueuil	\$3.25M	1	\$3.25M	1	
North Shore	\$2.28M	2	\$15.04M	5	\$123,516
South Shore	\$9.87M	7	\$40.29M	16	\$177,056
Grand Total	\$88.42M	17	\$162.26M	36	\$1,367,456

ICI Land - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
16 Du Commerce Place	Island of Montréal	Verdun	\$48,005,430	1.502	\$31,982,299
1100 Norman Street	Island of Montréal	Lachine	\$12,330,959	11.806	\$1,044,997
John-Molson Road	Laval	Laval	\$6,000,000	12.941	\$463,639
520 Saint-Charles Street West	Longueuil	Vieux-Longueuil	\$3,250,000	0.546	Null
du Petit-Coteau Row	South Shore	Verchères	\$2,572,800	174.490	\$14,745

ICI Land Property Transactions - Q2 2020



Residential Land Transactions

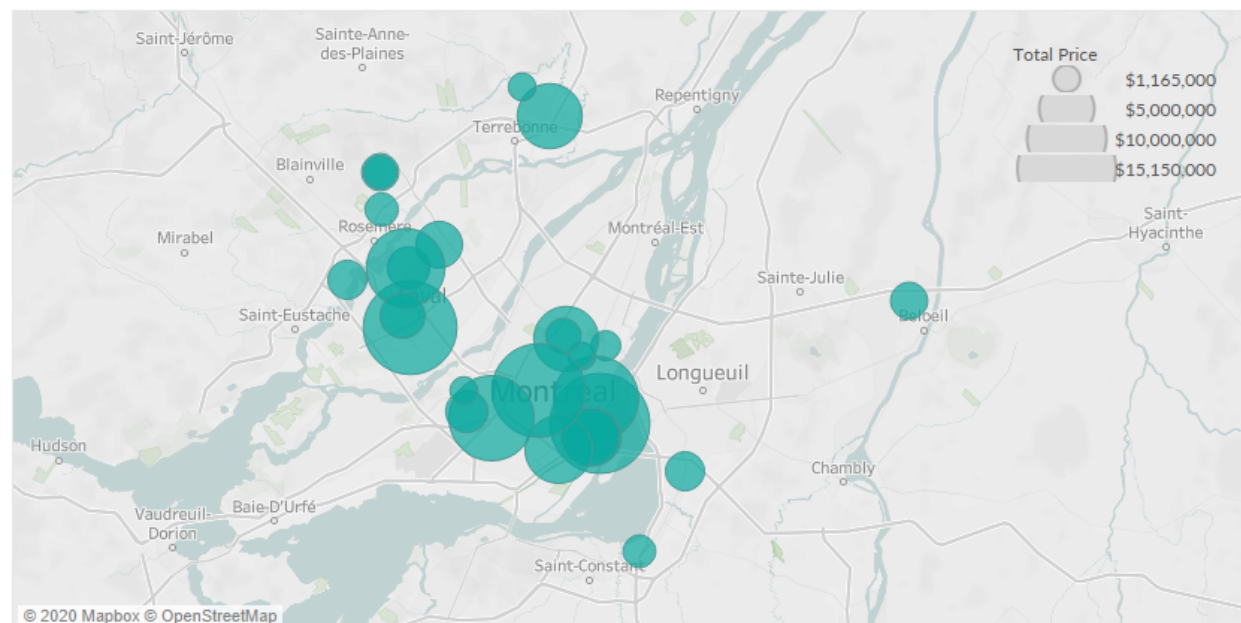
Residential land investment in the Montreal market was up slightly from Q1 2020, though still down -50% from Q2 2019 as demand for residential land has waned during the pandemic.

	Q2 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$85.65M	14	\$182.36M	30	\$7,167,450
Laval	\$31.53M	5	\$52.32M	12	\$994,863
Longueuil			\$1.00M	1	\$322,685
North Shore	\$15.24M	6	\$16.65M	7	\$787,767
South Shore	\$5.99M	3	\$10.79M	5	\$1,084,280
Grand Total	\$138.41M	28	\$263.12M	55	\$2,618,217

Residential Land - Top Transactions Q2 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
215 Murray Street	Island of Montréal	Le Sud-Ouest	\$15,150,000	0.323	Null
Bates Road	Island of Montréal	Mont-Royal	\$13,275,000	1.216	\$10,916,043
LOT Jean-Béraud Avenue	Laval	Laval	\$13,000,000	4.996	\$2,602,144
111 Alexis-Nihon Boulevard	Island of Montréal	Saint-Laurent	\$11,000,000	2.649	\$4,152,009
90 Sainte-Catherine Street East	Island of Montréal	Ville-Marie	\$11,000,000	0.328	Null

Residential Land Property Transactions - Q2 2020



Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.