
Ottawa Market Area Commercial Q2 2020 Statistics

Data as of June 30, 2020

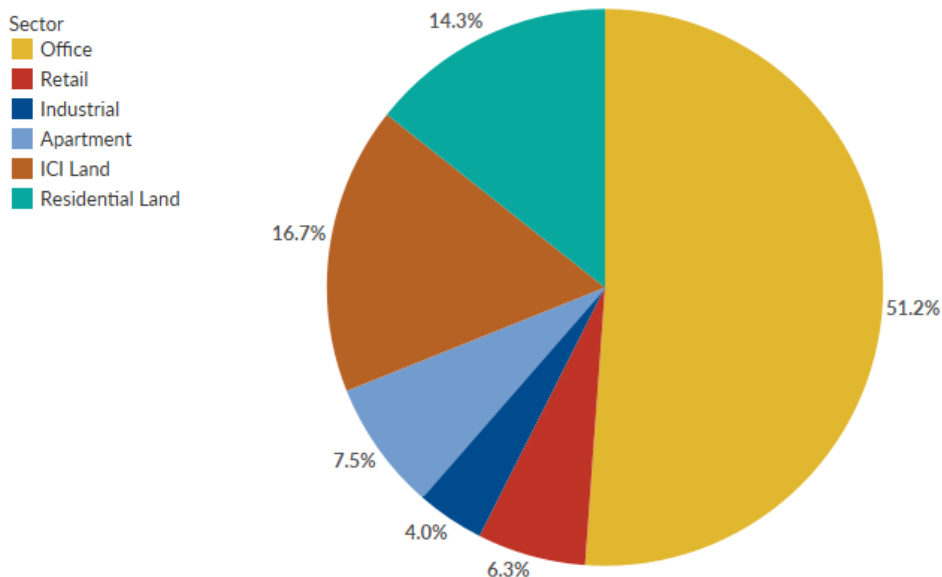


OMA Property Transactions

Transaction volumes were down -43% in Q2 2020 compared with the same quarter last year as the COVID-19 pandemic and government imposed measures impacted the Ottawa market.

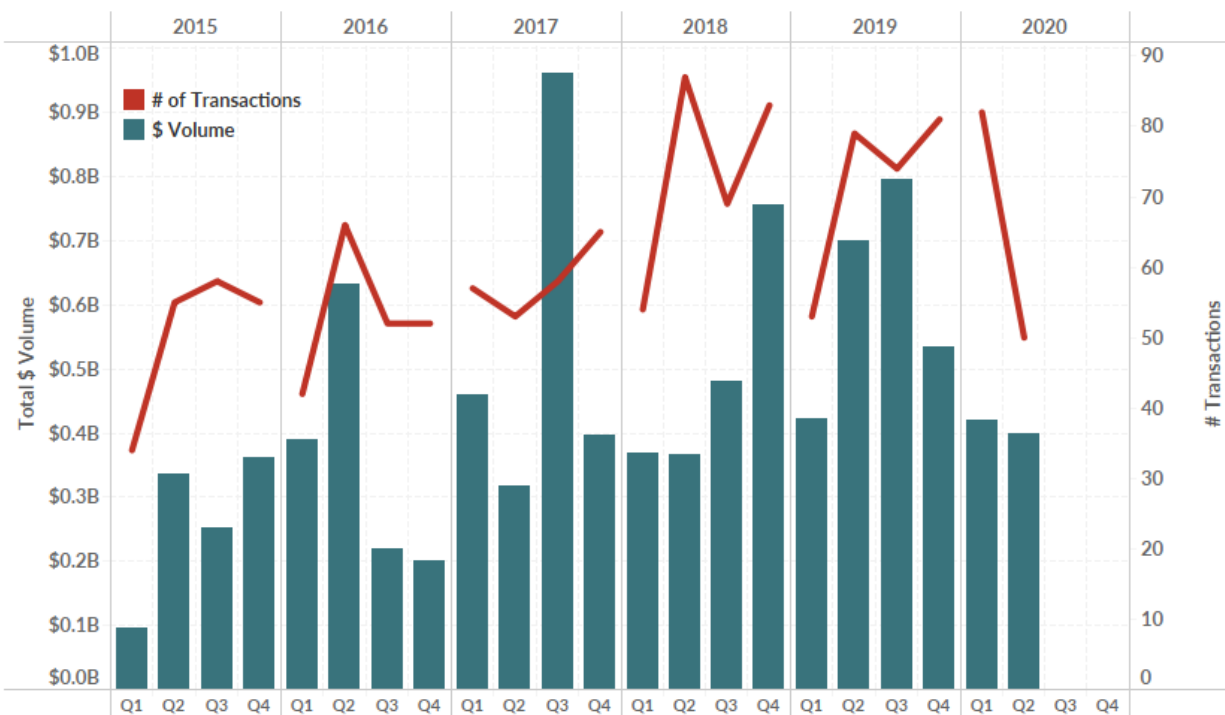


Q2 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

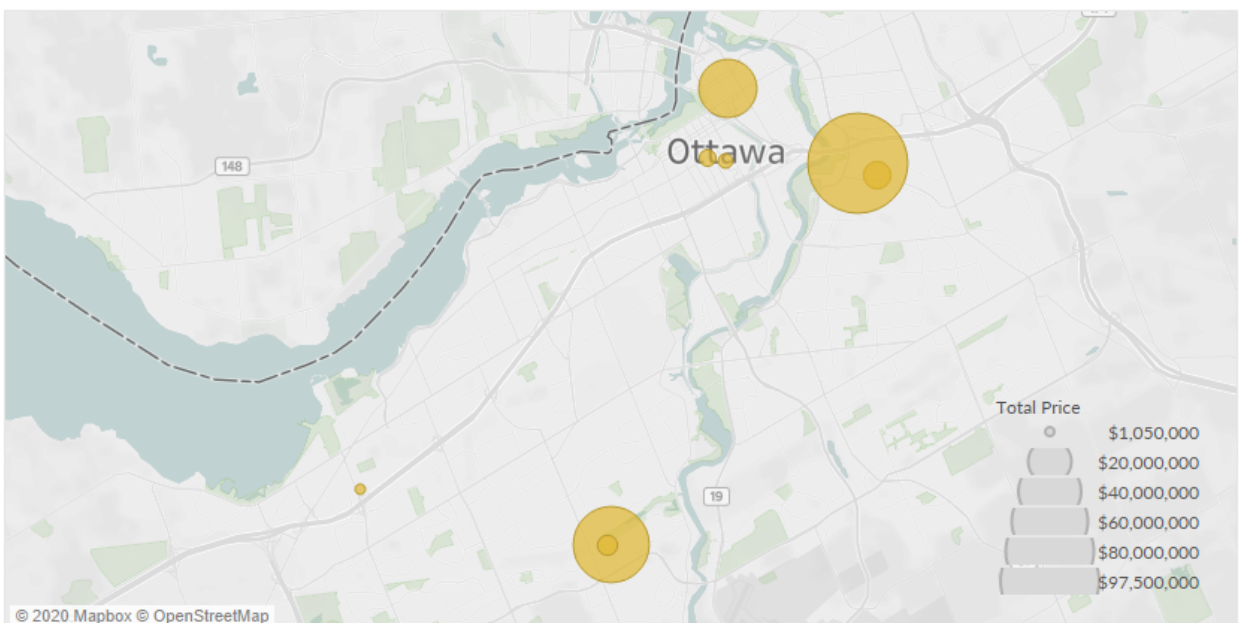
Investment volumes in the Ottawa office market were relatively strong at \$204M, however, 48% of that came in the form of a single transaction.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$7.40M	1	\$8.85M	2	\$368
Goulbourn					
Kanata					
Nepean	\$4.00M	1	\$5.30M	2	\$243
Osgoode					
Ottawa	\$192.71M	6	\$322.25M	16	\$387
Rideau					
West Carleton					
Grand Total	\$204.11M	8	\$336.41M	20	\$370

Office - Top Transactions Q2 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
395 Terminal Avenue	Ottawa	\$97,500,000	240,000	\$406
1140 Morrison Drive	Ottawa	\$56,350,000	415,561	\$136
126 York Street	Ottawa	\$33,000,000	41,000	\$805
485 Industrial Avenue	Gloucester	\$7,400,000	35,861	\$206
8 Colonnade Road	Nepean	\$4,000,000	25,664	\$156

Office Property Transactions - Q2 2020



Retail Transactions

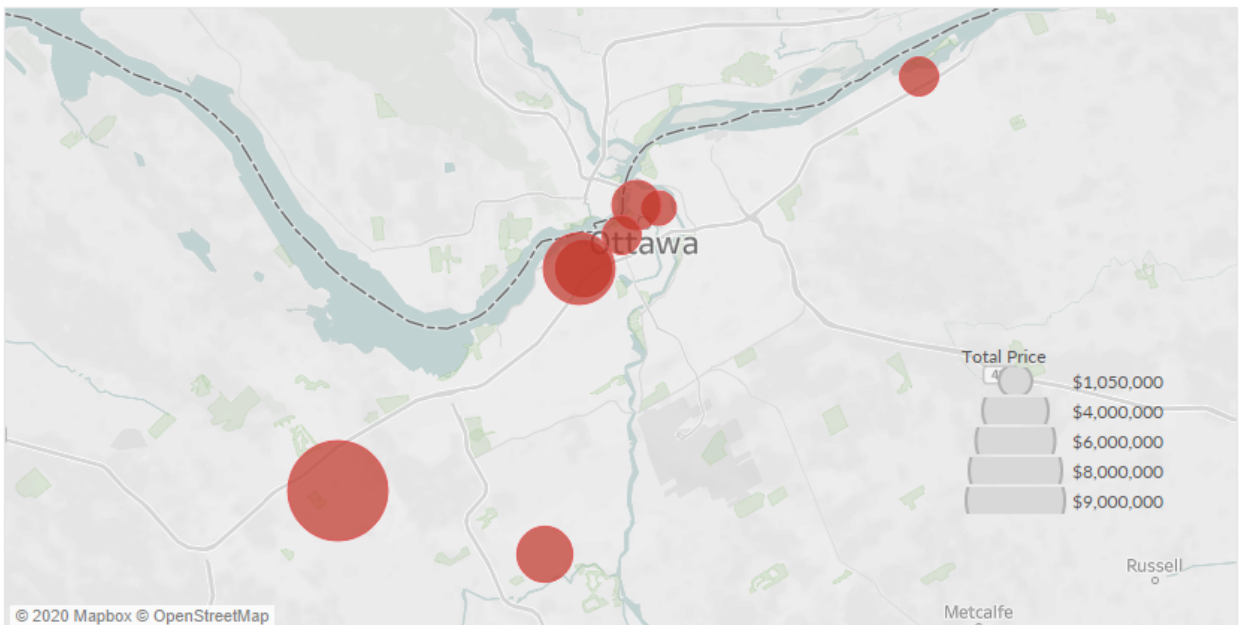
The retail market cooled off in Q2 2020, as uncertainty within the sector grew and retail spending slowed.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.36M	1	\$1.36M	1	\$272
Goulbourn					
Kanata	\$9.00M	1	\$17.70M	2	\$295
Nepean	\$2.75M	1	\$21.15M	2	\$326
Osgoode					
Ottawa	\$12.05M	5	\$39.79M	17	\$402
Rideau					
West Carleton					
Grand Total	\$25.15M	8	\$80.00M	22	\$378

Retail - Top Transactions Q2 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
471 Hazeldean Road	Kanata	\$9,000,000	31,167	\$289
1247 Wellington Street West	Ottawa	\$4,600,000	7,250	\$634
1196 Wellington Street West	Ottawa	\$2,800,000	11,900	\$235
1 Tartan Drive	Nepean	\$2,750,000	7,893	\$348
34 Murray Street	Ottawa	\$2,170,000	4,900	\$443

Retail Property Transactions - Q2 2020



Industrial Transactions

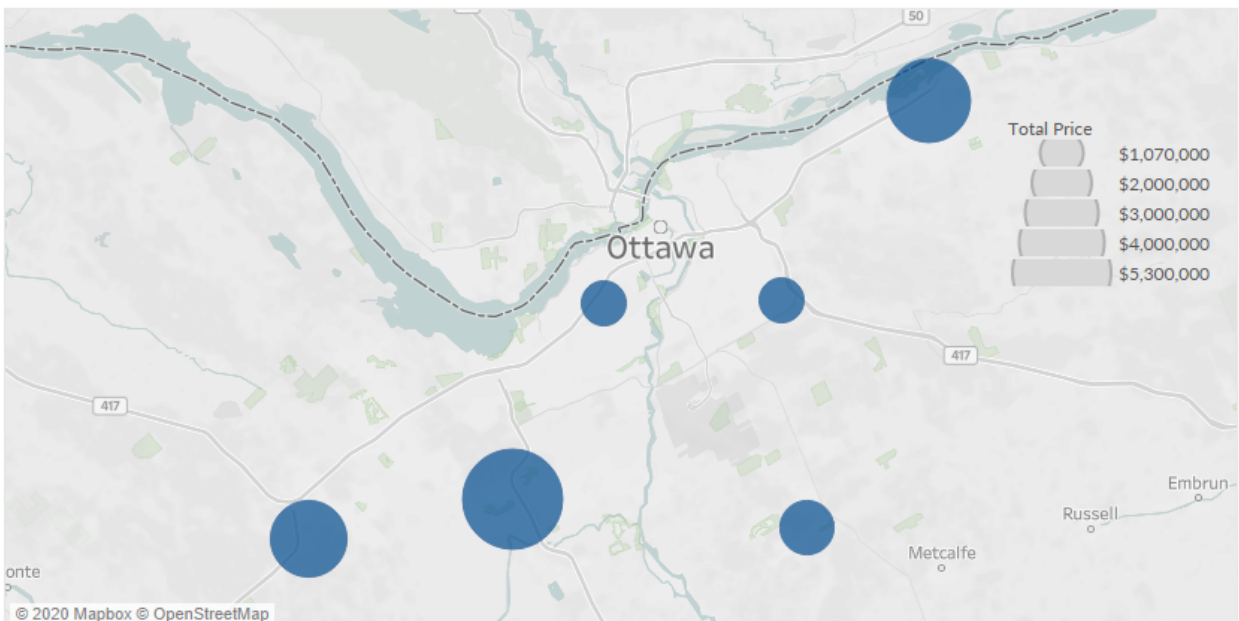
The industrial market in Ottawa has been relatively muted so far in 2020, with no large transactions taking place and year-to-date volumes down -74% from the first half of 2019.

	Q2 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$3.70M	1	\$3.70M	1	\$164
Gloucester	\$1.07M	1	\$5.29M	2	\$198
Goulbourn	\$3.10M	1	\$3.10M	1	\$94
Kanata					
Nepean	\$6.40M	2	\$9.99M	4	\$193
Osgoode	\$1.55M	1	\$1.55M	1	\$277
Ottawa					
Rideau					
West Carleton			\$1.79M	1	\$201
Grand Total	\$15.82M	6	\$25.43M	10	\$191

Industrial - Top Transactions Q2 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1035 Moodie Drive	Nepean	\$5,300,000	20,604	\$257
530 Lacolle Way	Cumberland	\$3,700,000	22,500	\$164
6775 Hazeldean Road	Goulbourn	\$3,100,000	32,870	\$94
1344 Barfield Road	Osgoode	\$1,550,000	5,600	\$277
1004 Merivale Road	Nepean	\$1,100,000	8,950	\$123

Industrial Property Transactions - Q2 2020



Apartment Transactions

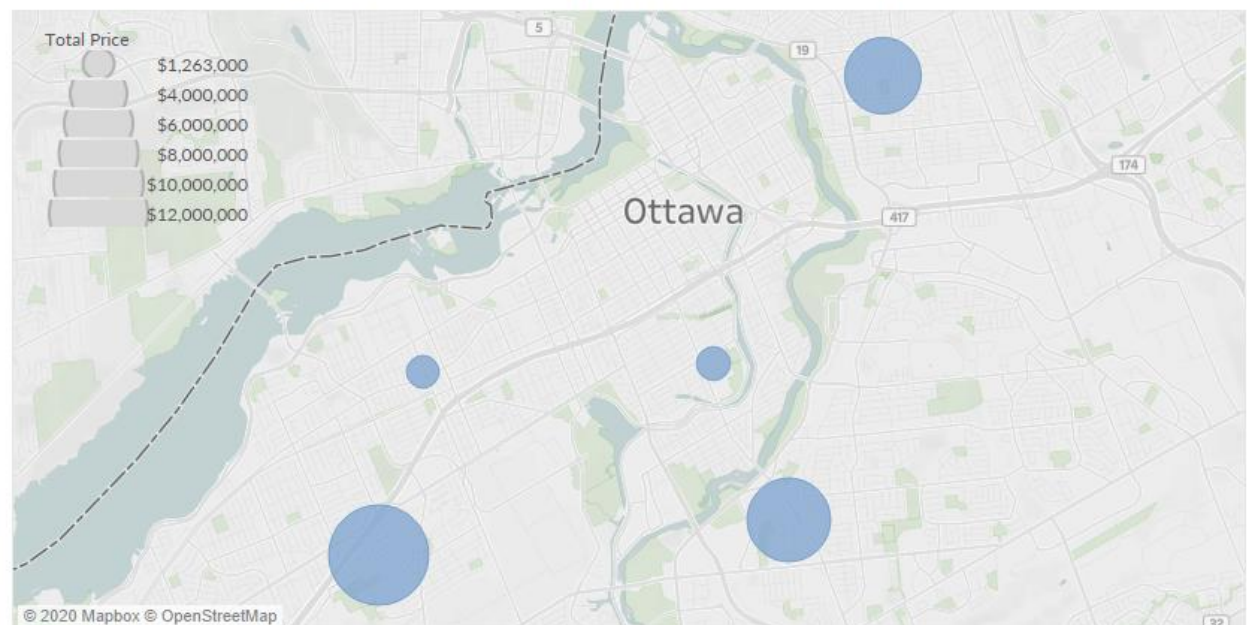
Investments in multi-family properties have declined substantially in Ottawa in 2020; the second quarter saw volumes drop -79% from Q2 2019.

Q2 2020		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland		\$1.60M	1	\$69,565
Gloucester				
Goulbourn				
Kanata				
Nepean				
Osgoode				
Ottawa	\$29.98M	\$66.39M	21	\$245,977
Rideau				
West Carleton				
Grand Total	\$29.98M	\$67.99M	22	\$237,958

Apartment - Top Transactions Q2 2020

First Address	Municipality	Total Price	Number of Units	Price Per Unit
1427 Laperriere Avenue	Ottawa	\$12,000,000	78	\$153,846
1170 Belanger Avenue	Ottawa	\$8,371,841	84	\$99,665
279 - 291 Blake Boulevard	Ottawa	\$7,000,000	77	\$90,909
33 Clarey Avenue	Ottawa	\$1,350,000	4	\$337,500
98 Holland Avenue	Ottawa	\$1,263,000	4	\$315,750

Apartment Property Transactions - Q2 2020



ICI Land Transactions

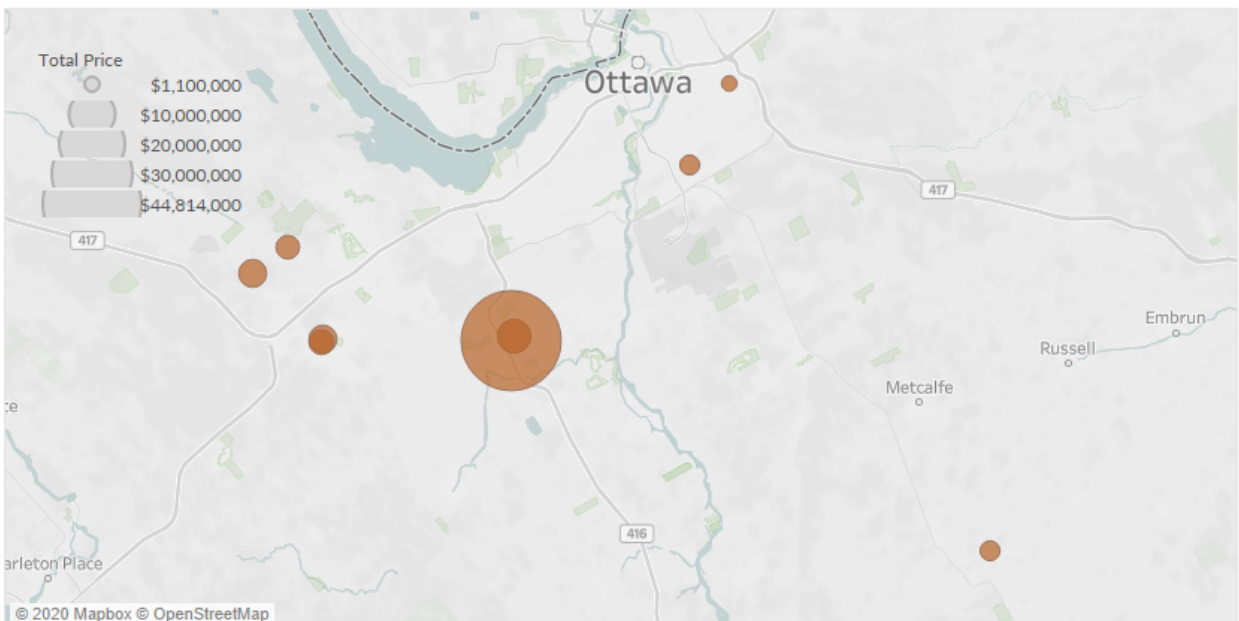
The ICI Land sector has shown to be resilient in Ottawa in the midst of the pandemic as volumes have been increasing, in large part due to a major industrial land transaction.

	Q2 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.10M	1	\$32.29M	5	\$112,696
Goulbourn	\$9.80M	3	\$13.00M	5	\$406,901
Kanata	\$2.50M	1	\$14.68M	5	\$262,342
Nepean	\$44.81M	1	\$53.13M	3	\$455,740
Osgoode	\$6.79M	2	\$6.79M	2	\$419,188
Ottawa	\$1.75M	1	\$3.58M	2	\$183,261
Rideau					
West Carleton			\$1.20M	1	\$8,163
Grand Total	\$66.75M	9	\$124.66M	23	\$292,884

ICI Land - Top Transactions Q2 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
222 Citigate Drive	Nepean	\$44,814,000	64.002	\$700,197
4433 Strandherd Drive	Osgoode	\$5,000,000	6.072	\$823,452
2826 Carp Road	Goulbourn	\$3,500,000	Null	Null
6111 Hazeldean Road	Goulbourn	\$3,500,000	4.560	\$767,544
1 Neil Avenue	Goulbourn	\$2,800,000	8.246	\$339,559

ICI Land Property Transactions - Q2 2020



Residential Land Transactions

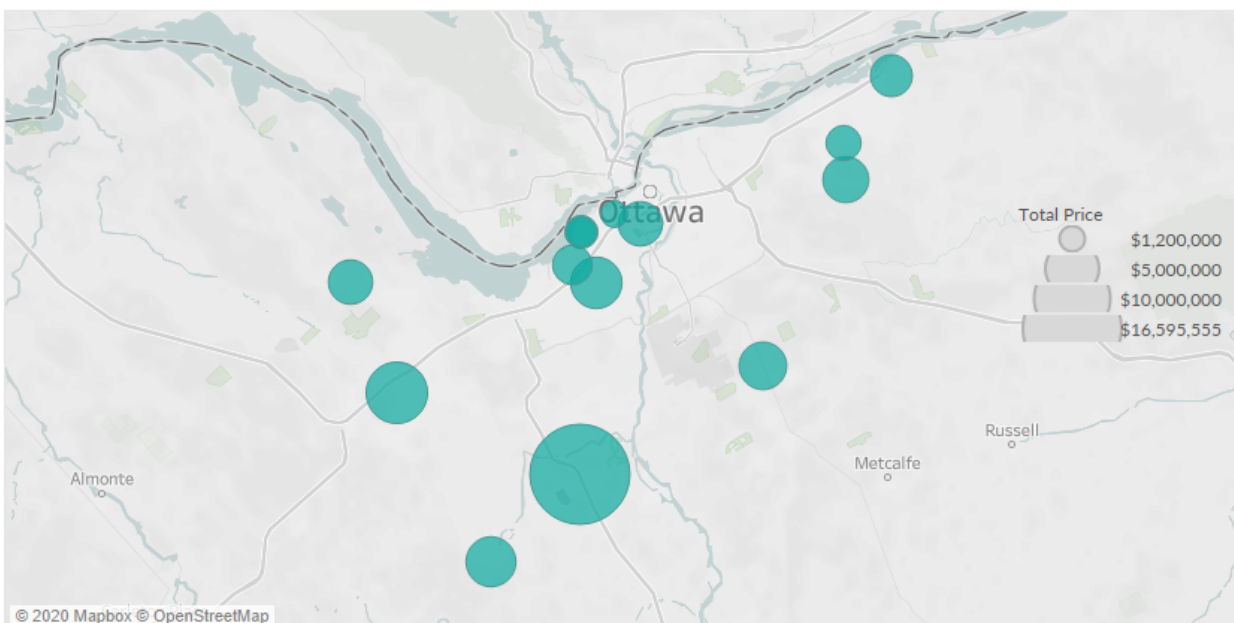
Investments in residential land declined in Q2 2020 as the COVID-19 situation has created uncertainty around demand in the residential market.

	Q2 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.90M	1	\$8.64M	3	\$318,830
Gloucester	\$9.28M	3	\$9.28M	3	\$900,667
Goulbourn	\$10.39M	2	\$31.28M	4	\$237,949
Kanata	\$3.25M	1	\$3.25M	1	\$154,865
Nepean	\$16.60M	1	\$16.60M	1	\$215,628
Osgoode					
Ottawa	\$14.76M	6	\$113.06M	22	\$1,709,873
Rideau					
West Carleton					
Grand Total	\$57.17M	14	\$182.10M	34	\$674,027

Residential Land - Top Transactions Q2 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
3713 Borrisokane Road	Nepean	\$16,595,555	76.964	\$215,628
173 Huntmar Drive	Goulbourn	\$6,250,000	14.576	\$428,816
1405 Baseline Road	Ottawa	\$4,375,000	2.249	Null
91 Queen Charlotte Street	Goulbourn	\$4,139,366	17.929	\$230,863
4840 Bank Street	Gloucester	\$3,752,325	2.697	\$1,391,141

Residential Land Property Transactions - Q2 2020



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