
Ottawa Market Area Commercial Q3 2020 Statistics

Data as of September 30, 2020

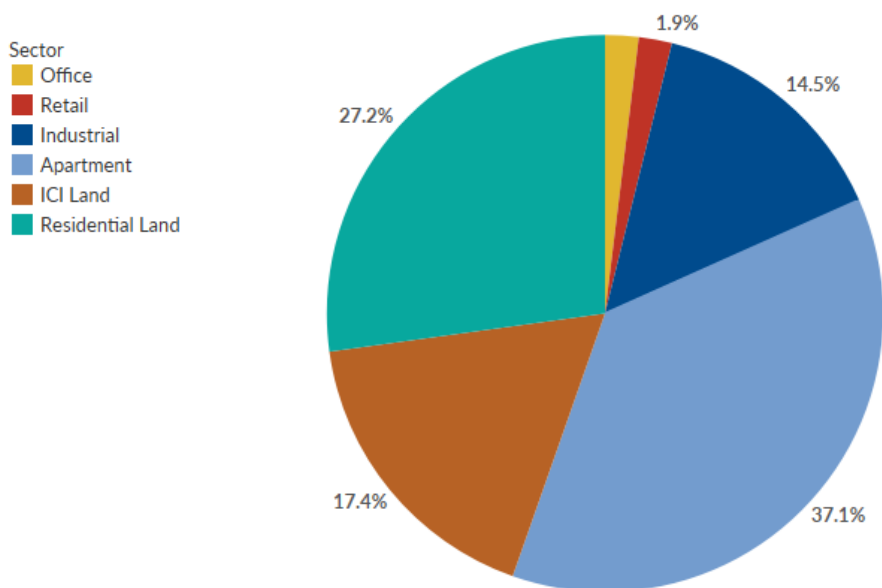


OMA Property Transactions

Sales volumes continued to fall in the Ottawa market in Q3 2020, registering just \$230M worth of transactions, which was the lowest of any quarter since Q4 2016.

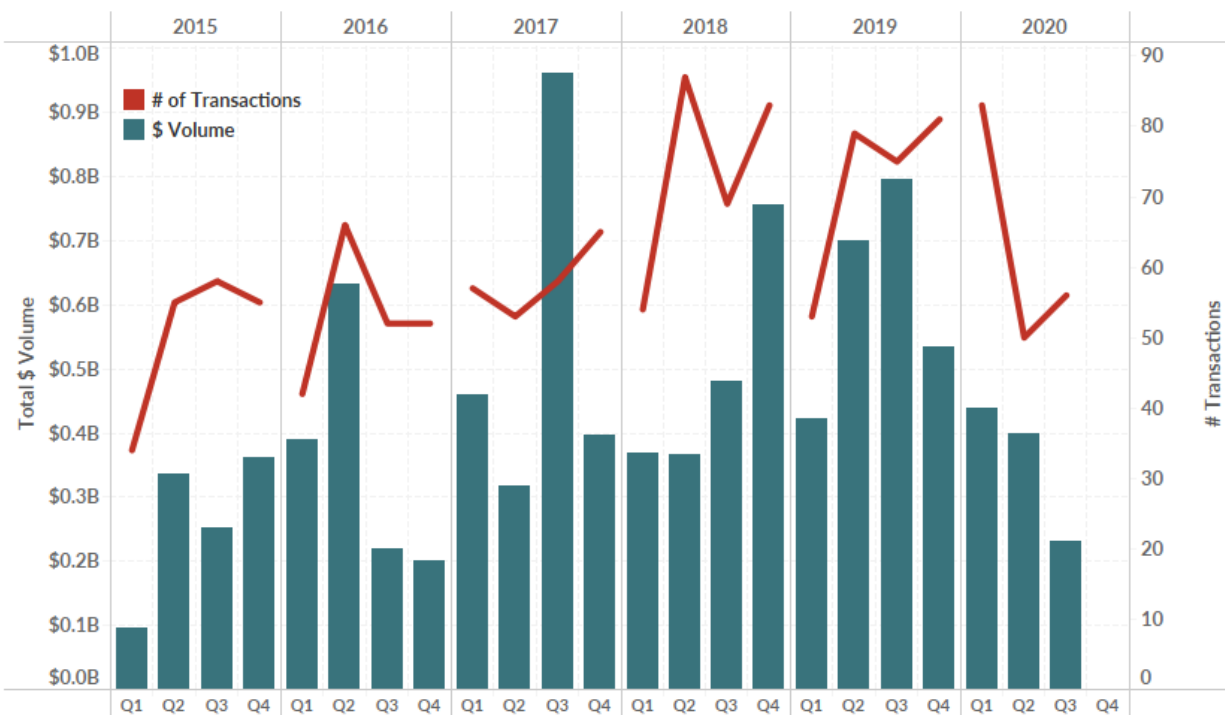


Q3 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

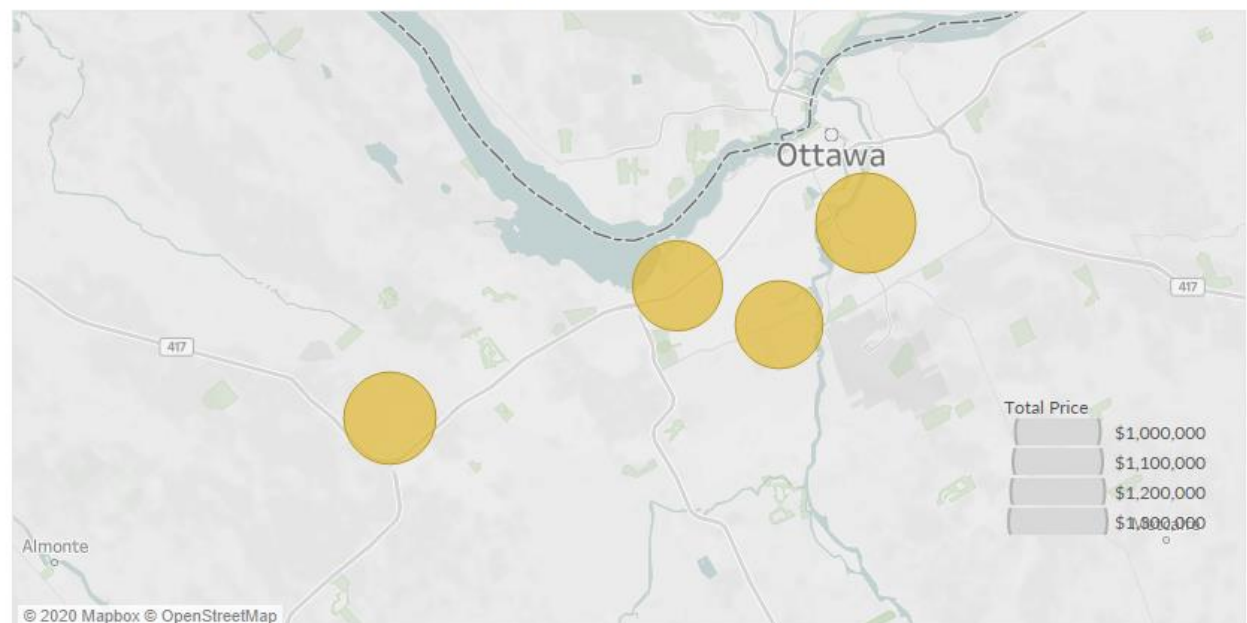
The office market once again cooled off in Ottawa in Q3 2020 with just 4 transactions worth a total of \$4.5M.

	Q3 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester			\$8.85M	2	\$368
Goulbourn					
Kanata					
Nepean	\$1.00M	1	\$6.30M	3	\$317
Osgoode					
Ottawa	\$2.35M	2	\$324.60M	18	\$371
Rideau					
West Carleton	\$1.10M	1	\$1.10M	1	\$229
Grand Total	\$4.45M	4	\$340.86M	24	\$357

Office - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1207 Evans Boulevard	Ottawa	\$1,300,000	3,200	\$406
121 Cardevco Road	West Carleton	\$1,100,000	4,800	\$229
2725 Queensview Drive	Ottawa	\$1,050,000	Null	Null
460 West Hunt Club Road	Nepean	\$1,000,000	2,145	\$466

Office Property Transactions - Q3 2020



Retail Transactions

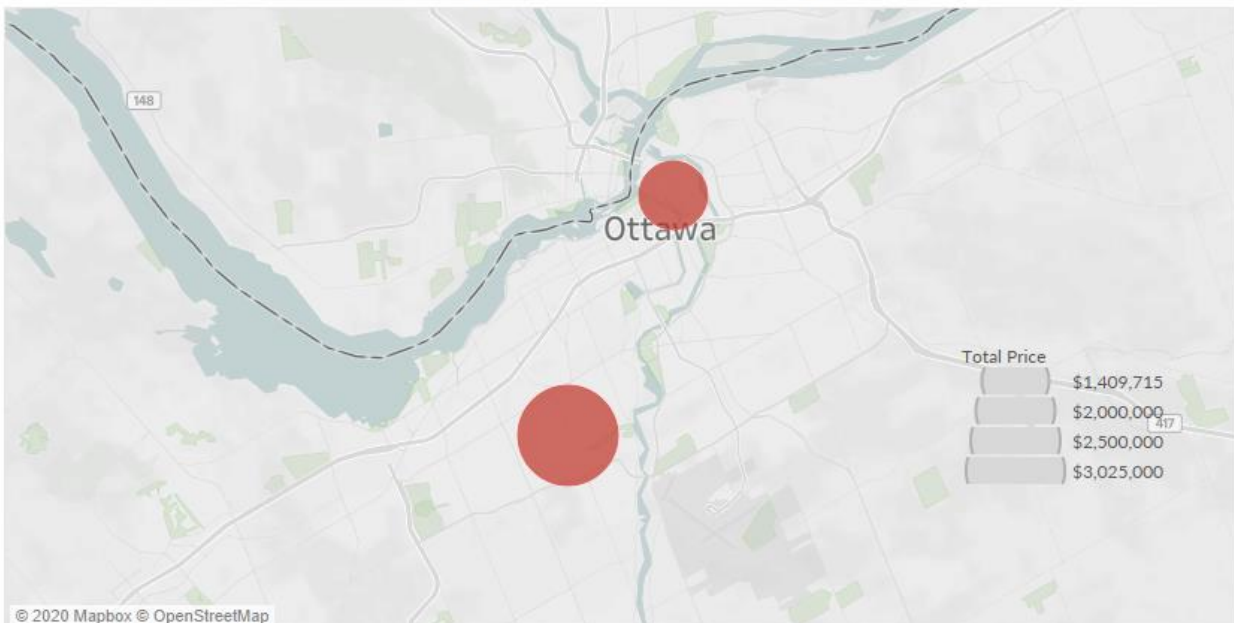
Activity in the retail sector slowed even further in the third quarter of 2020. The 2 transactions recorded worth \$4M represent the lowest quarter since Altus began tracking in 2015.

Q3 2020		YTD		YTD - Avg \$/SF
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester		\$1.36M	1	\$272
Goulbourn				
Kanata		\$17.70M	2	\$295
Nepean	\$3.03M	\$24.18M	3	\$313
Osgoode				
Ottawa	\$1.41M	\$41.20M	18	\$397
Rideau				
West Carleton				
Grand Total	\$4.43M	\$84.43M	24	\$372

Retail - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1616 Merivale Road	Nepean	\$3,025,000	10,550	\$287
161 Laurier Avenue East	Ottawa	\$1,409,715	4,400	\$320

Retail Property Transactions - Q3 2020



Industrial Transactions

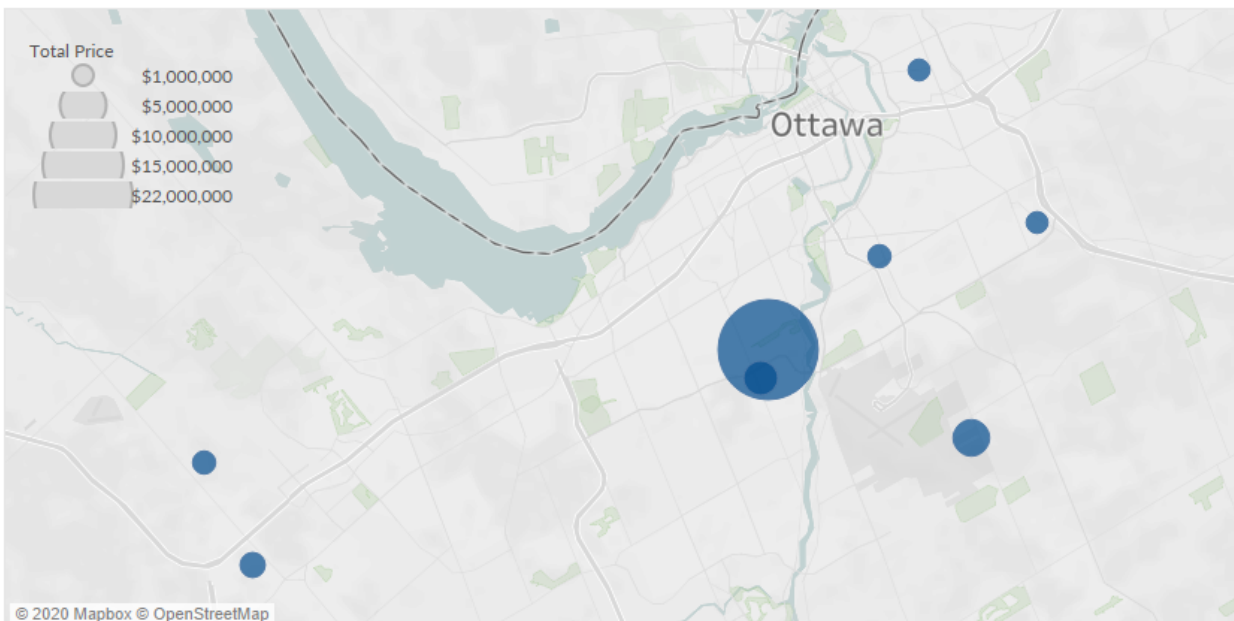
Industrial sales in Q3 2020 picked up from a quiet previous quarter, however, were -84% below sales volumes in Q3 2019.

Q3 2020			YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$3.70M	1	\$164
Gloucester	\$6.16M	4	\$11.45M	6	\$186
Goulbourn			\$3.10M	1	\$94
Kanata					
Nepean	\$24.55M	2	\$34.54M	6	\$205
Osgoode			\$1.55M	1	\$277
Ottawa					
Rideau					
West Carleton	\$2.58M	2	\$4.37M	3	\$210
Grand Total	\$33.28M	8	\$58.71M	18	\$195

Industrial - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
190 Colonnade Road	Nepean	\$22,000,000	143,000	\$154
2575 Del Zotto Avenue	Gloucester	\$2,925,000	22,500	\$130
15 Bentley Avenue	Nepean	\$2,550,000	8,350	\$305
119 Walgreen Road	West Carleton	\$1,400,000	5,000	\$280
1792 Bank Street	Gloucester	\$1,180,000	8,704	\$136

Industrial Property Transactions - Q3 2020



Apartment Transactions

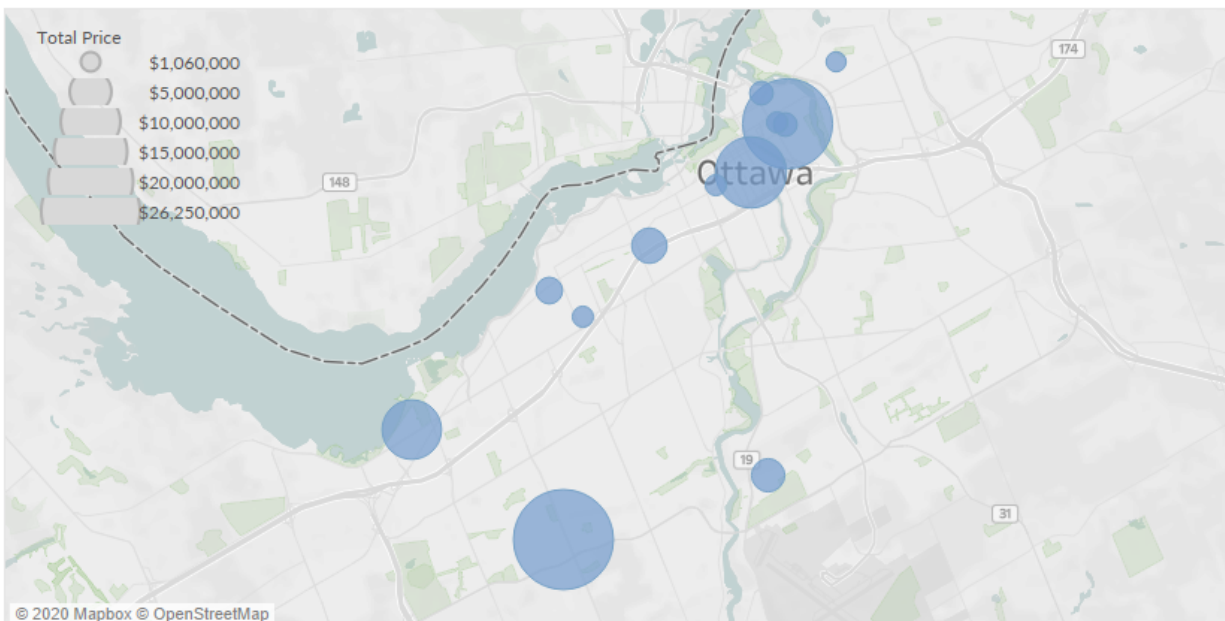
The multi-family sector accounted for the largest share of sales in Q3 2020, due in large part to two transactions over \$20M.

Q3 2020		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland		\$1.60M	1	\$69,565
Gloucester				
Goulbourn				
Kanata				
Nepean	\$38.38M	\$38.38M	3	\$134,626
Osgoode				
Ottawa	\$47.01M	\$113.39M	31	\$242,892
Rideau				
West Carleton				
Grand Total	\$85.39M	\$153.37M	35	\$228,660

Apartment - Top Transactions Q3 2020

First Address	Municipality	Total Price	Number of Units	Price Per Unit
5 Majestic Drive	Nepean	\$26,250,000	111	\$236,486
353 Friel Street	Ottawa	\$21,200,000	91	\$232,967
255 Metcalfe Street	Ottawa	\$13,266,000	60	\$221,100
109 Doane Street	Nepean	\$9,250,000	72	\$128,472
105 Rosemount Avenue	Ottawa	\$3,250,000	17	\$191,176

Apartment Property Transactions - Q3 2020



ICI Land Transactions

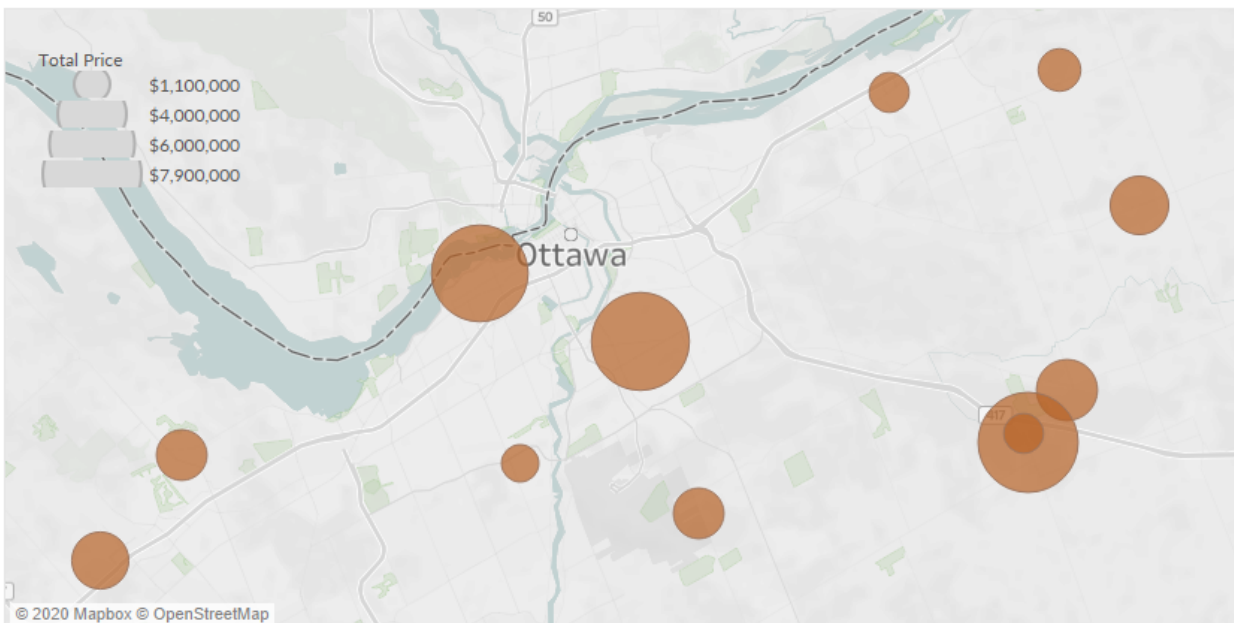
ICI Land is the lone sector in the Ottawa market that has seen year-to-date sales increase over 2019. Total volumes to date of \$183M are up +23% from last year.

	Q3 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$16.22M	5	\$16.22M	5	\$266,324
Gloucester	\$10.85M	3	\$61.04M	9	\$261,346
Goulbourn			\$13.00M	5	\$406,901
Kanata	\$4.57M	2	\$19.25M	7	\$318,813
Nepean	\$1.10M	1	\$54.23M	4	\$455,740
Osgoode			\$6.79M	2	\$419,188
Ottawa	\$7.37M	1	\$10.95M	3	\$625,726
Rideau					
West Carleton			\$1.20M	1	\$8,163
Grand Total	\$40.11M	12	\$182.67M	36	\$349,998

ICI Land - Top Transactions Q3 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
5455 Boundary Road	Cumberland	\$7,900,000	29.168	\$270,845
1495 Heron Road	Gloucester	\$7,570,000	18.067	\$418,996
203 Goldenrod Avenue	Ottawa	\$7,372,000	4.880	\$1,510,656
5830 Sand Road	Cumberland	\$2,943,500	850.900	\$3,459
2210 Colonial Road	Cumberland	\$2,700,000	5.896	\$457,938

ICI Land Property Transactions - Q3 2020



Residential Land Transactions

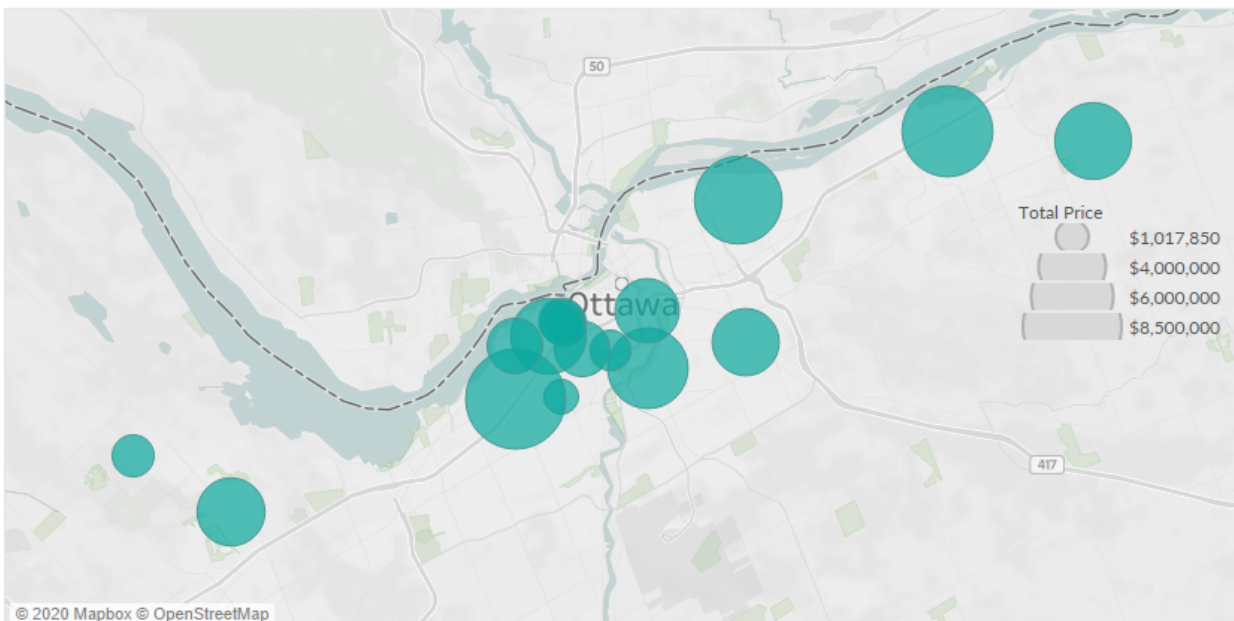
Investments in residential land in Q3 2020 increased marginally compared with the previous quarter and were only down -16% from Q3 2019.

	Q3 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$12.00M	2	\$20.64M	5	\$573,618
Gloucester	\$5.50M	1	\$14.78M	4	\$900,667
Goulbourn			\$31.28M	4	\$237,949
Kanata	\$5.43M	2	\$8.67M	3	\$140,095
Nepean	\$1.02M	1	\$17.61M	2	\$215,628
Osgoode					
Ottawa	\$38.65M	11	\$151.71M	33	\$1,945,337
Rideau					
West Carleton					
Grand Total	\$62.59M	17	\$244.69M	51	\$837,219

Residential Land - Top Transactions Q3 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
861 Clyde Avenue North	Ottawa	\$8,500,000	6.700	Null
211 Centrum Boulevard	Cumberland	\$7,000,000	3.762	\$1,861,702
Hemlock Private	Ottawa	\$6,500,000	2.598	\$2,500,000
1345 Bank Street	Gloucester	\$5,500,000	0.417	Null
5650 Innes Road	Cumberland	\$5,000,000	100.203	\$49,899

Residential Land Property Transactions - Q3 2020



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