
Montreal Market Area Commercial Q4 2020 Statistics

Data as of December 31, 2020

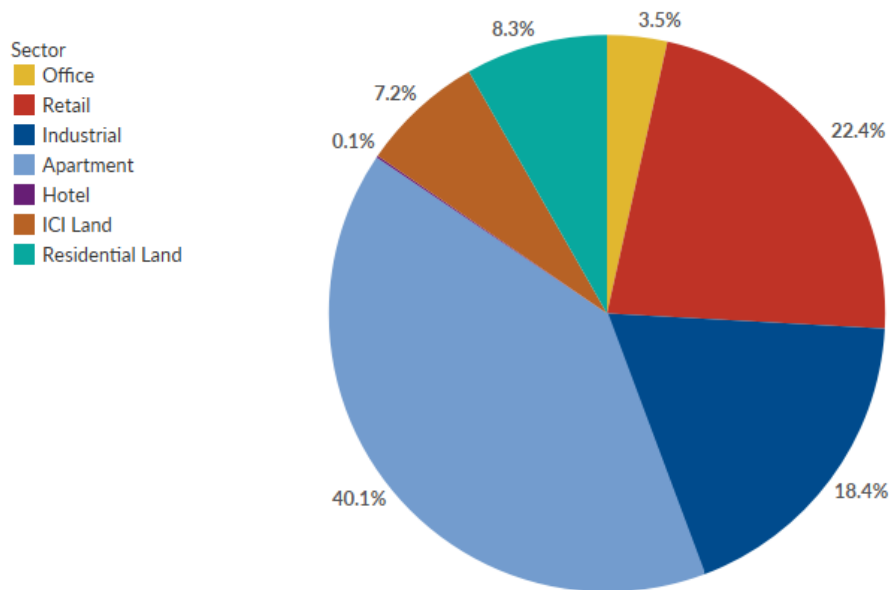


AltusGroup

MMA Property Transactions

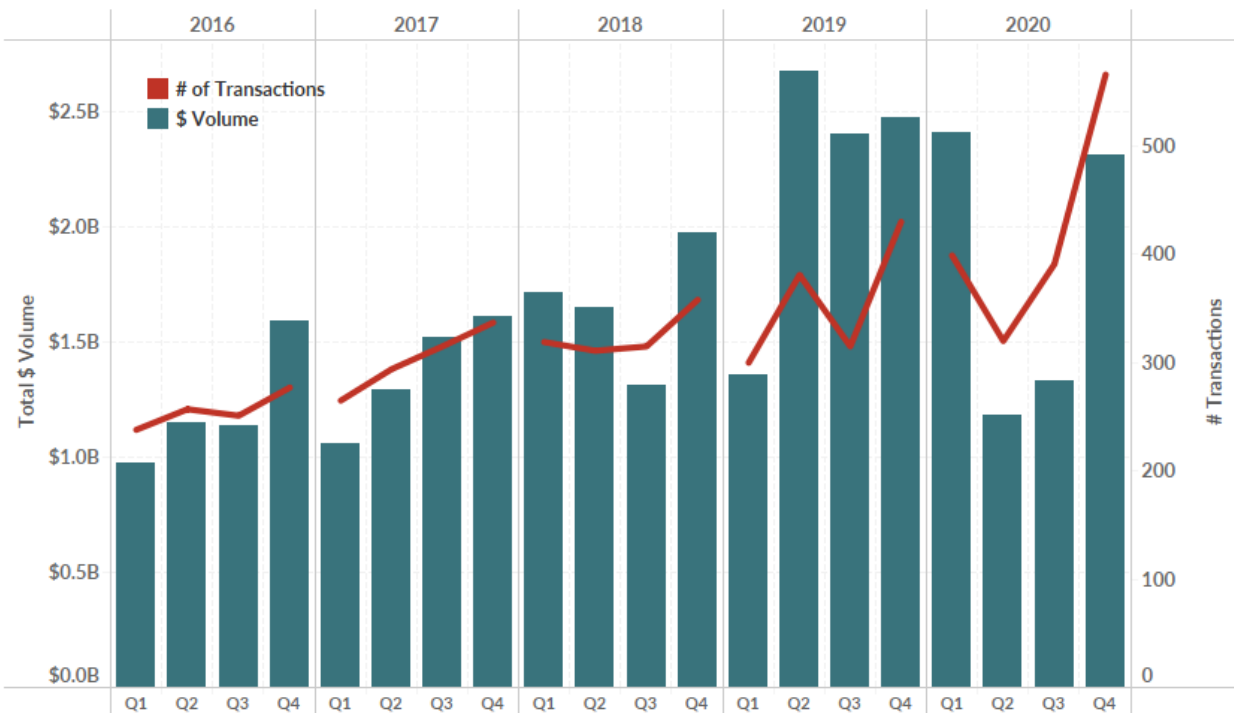
Investment activity was substantially impacted by the COVID-19 pandemic in 2020, with overall volumes down 19% compared to 2019.

Q4 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

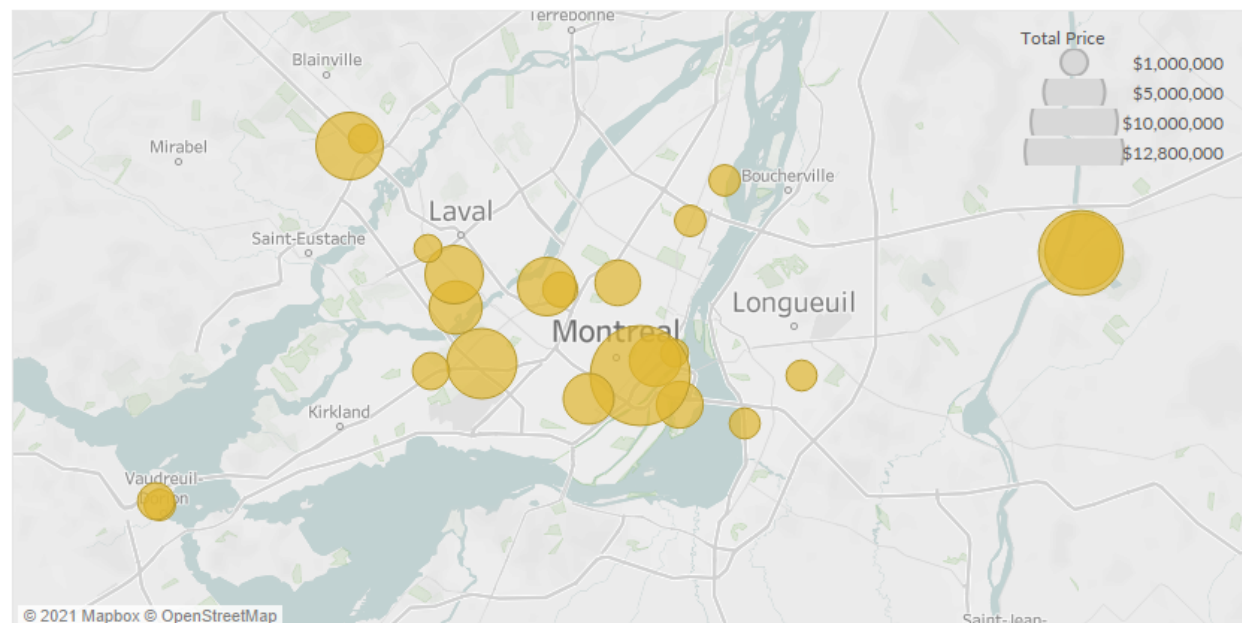
The office market continued to struggle in Q4 2020 as work from home continued through the end of the year. Overall office transaction volumes in Montreal were less than half their 2019 totals.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$42.48M	12	\$912.45M	56	\$233
Laval	\$9.00M	3	\$40.25M	8	\$229
Longueuil	\$1.23M	1	\$51.68M	4	\$233
North Shore	\$6.90M	2	\$23.20M	7	\$254
South Shore	\$20.73M	5	\$49.15M	13	\$209
Grand Total	\$80.33M	23	\$1,076.72M	88	\$231

Office - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
4221 Sainte-Catherine West Stre..	Island of Montréal	Westmount	\$12,800,000	34,434	\$372
436 Sir Wilfrid Laurier Boulevard	South Shore	Mont-Saint-Hilaire	\$9,200,000	35,564	\$259
466 Sir-Wilfrid-Laurier Boulevard	South Shore	Mont-Saint-Hilaire	\$7,200,000	29,805	\$242
4837 Levy Street	Island of Montréal	Saint-Laurent	\$6,300,000	54,413	\$116
3655 des Grandes Tourelles Ave..	North Shore	Boisbriand	\$5,800,000	22,023	\$527

Office Property Transactions - Q4 2020



Retail Transactions

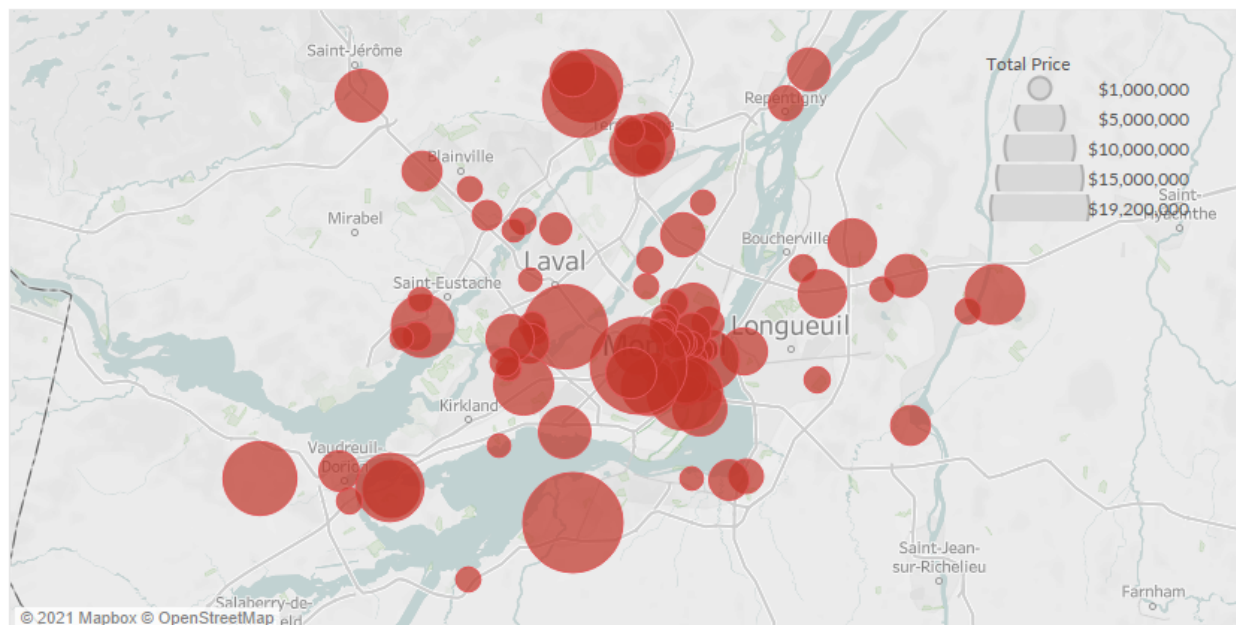
While the retail sector faced significant challenges in 2020, overall investments in the Montreal market were up marginally over the previous year.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$118.56M	36	\$458.33M	125	\$309
Laval	\$237.30M	8	\$545.73M	24	\$329
Longueuil	\$5.50M	2	\$24.67M	7	\$162
North Shore	\$72.81M	20	\$155.39M	46	\$224
South Shore	\$82.93M	18	\$128.51M	39	\$269
Grand Total	\$517.09M	84	\$1,312.62M	241	\$284

Retail - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
160 d'Anjou Boulevard	South Shore	Châteauguay	\$19,200,000	117,048	\$164
3980 Jean-Talon West Street	Island of Montréal	Côte-des-Neiges-Notre-Dam..	\$18,000,000	43,898	\$410
515 Curé-Labelle Boulevard	Laval	Laval	\$13,500,000	95,799	\$141
3964 Notre-Dame West Street	Island of Montréal	Le Sud-Ouest	\$11,000,000	77,200	\$142
3737 Martin Road	North Shore	Terrebonne	\$10,811,917	67,561	\$160

Retail Property Transactions - Q4 2020



Industrial Transactions

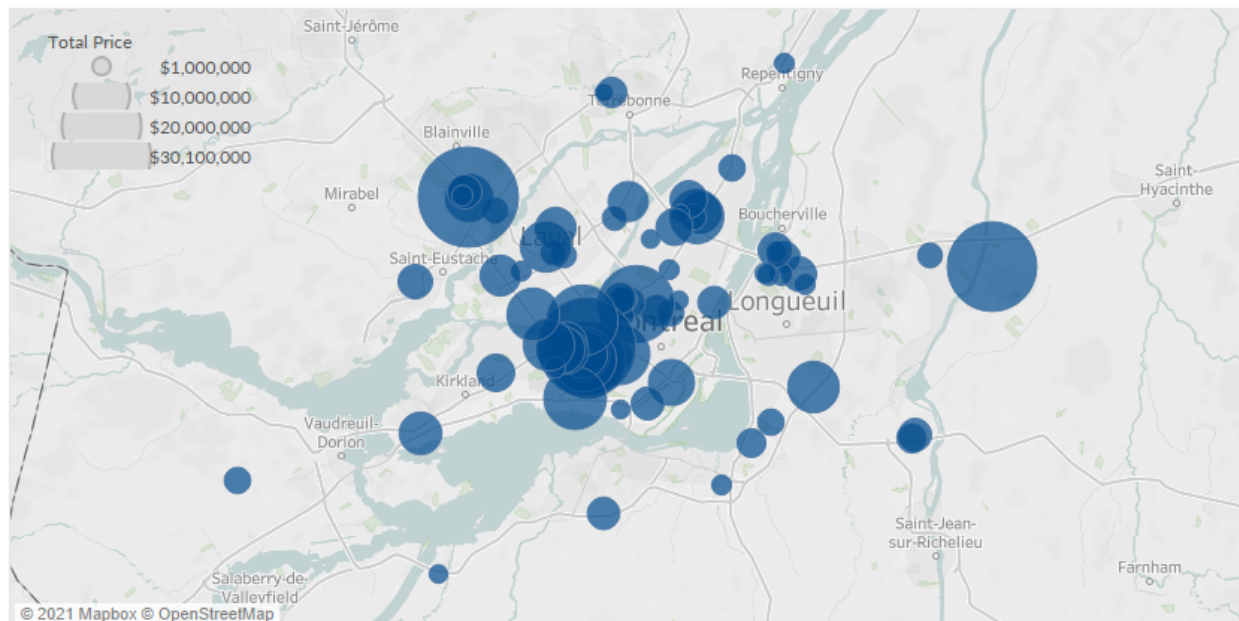
The industrial sector continued to perform relatively well through to the end of 2020, as demand for industrial space remained strong. Overall investment volume was up 5% compared to 2019.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$265.35M	45	\$764.03M	141	\$121
Laval	\$38.08M	9	\$195.17M	32	\$157
Longueuil	\$12.25M	4	\$49.23M	11	\$116
North Shore	\$52.76M	10	\$117.15M	38	\$138
South Shore	\$57.00M	15	\$217.61M	45	\$160
Grand Total	\$425.45M	83	\$1,343.20M	267	\$134

Industrial - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
3720 des Grandes Tourelles Avenue	North Shore	Boisbriand	\$30,100,000	308,332	\$195
1050 Beaulac Street	Island of Montréal	Saint-Laurent	\$28,852,519	204,657	\$141
597 Sir Wilfrid-Laurier Boulevard	South Shore	Mont-Saint-Hilaire	\$24,100,000	123,228	\$196
8555 Jeanne-Mance Street	Island of Montréal	Villeray-Saint-Michel-Parc-Extensi..	\$17,768,000	94,881	\$187
550 McArthur Street	Island of Montréal	Saint-Laurent	\$17,325,000	156,514	\$111

Industrial Property Transactions - Q4 2020



Apartment Transactions

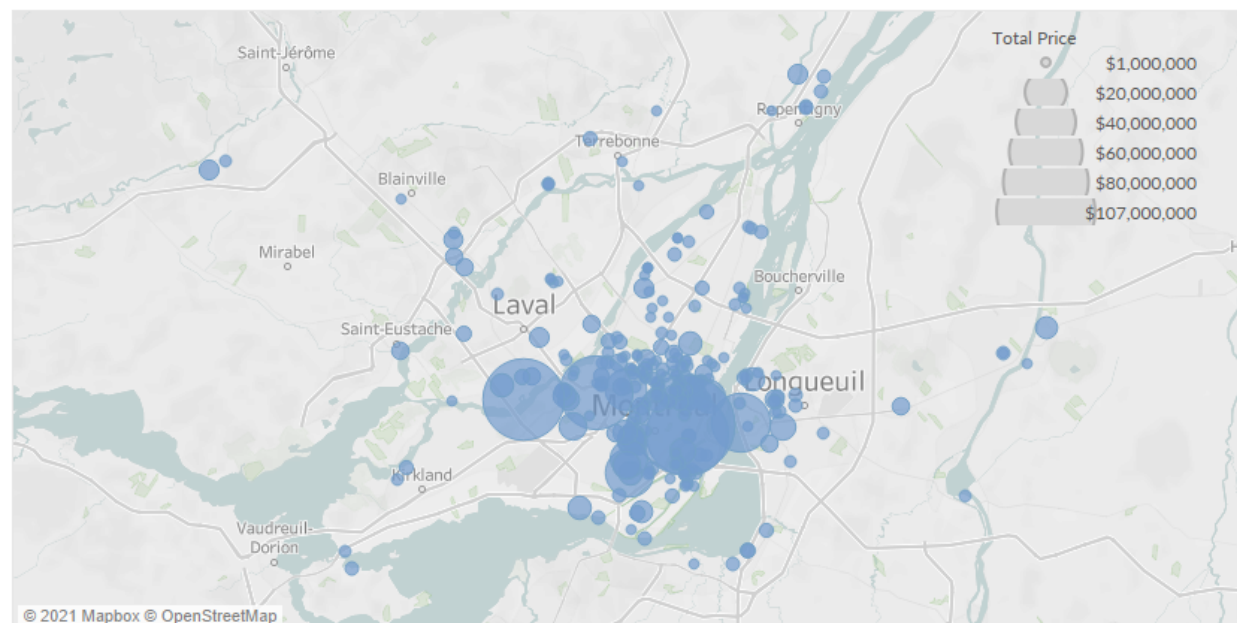
The Montreal multi-family sector remains stable despite 2020 transaction volumes dropping 13% compared to the previous year.

	Q4 2020		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$678.50M	206	\$1,832.25M	644	\$216,518
Laval	\$102.60M	16	\$154.26M	34	\$152,299
Longueuil	\$40.22M	17	\$102.65M	51	\$120,191
North Shore	\$40.97M	20	\$132.20M	54	\$151,266
South Shore	\$64.42M	15	\$122.50M	28	\$157,387
Grand Total	\$926.72M	274	\$2,343.86M	811	\$201,488

Apartment - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
1115 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$107,000,000	182	\$587,912
1437 René-Lévesque Boulevard West	Island of Montréal	Ville-Marie	\$72,425,000	138	\$524,819
2525A du Havre-des-Îles Avenue	Laval	Laval	\$71,000,000	400	\$177,500
1275 Jules-Poitras Boulevard	Island of Montréal	Villeray-Saint-Michel-Parc-Ext.	\$57,815,492	369	\$156,682
333 Riverside Street	South Shore	Saint-Lambert	\$37,000,000	144	\$256,944

Apartment Property Transactions - Q4 2020



Hotel Transactions

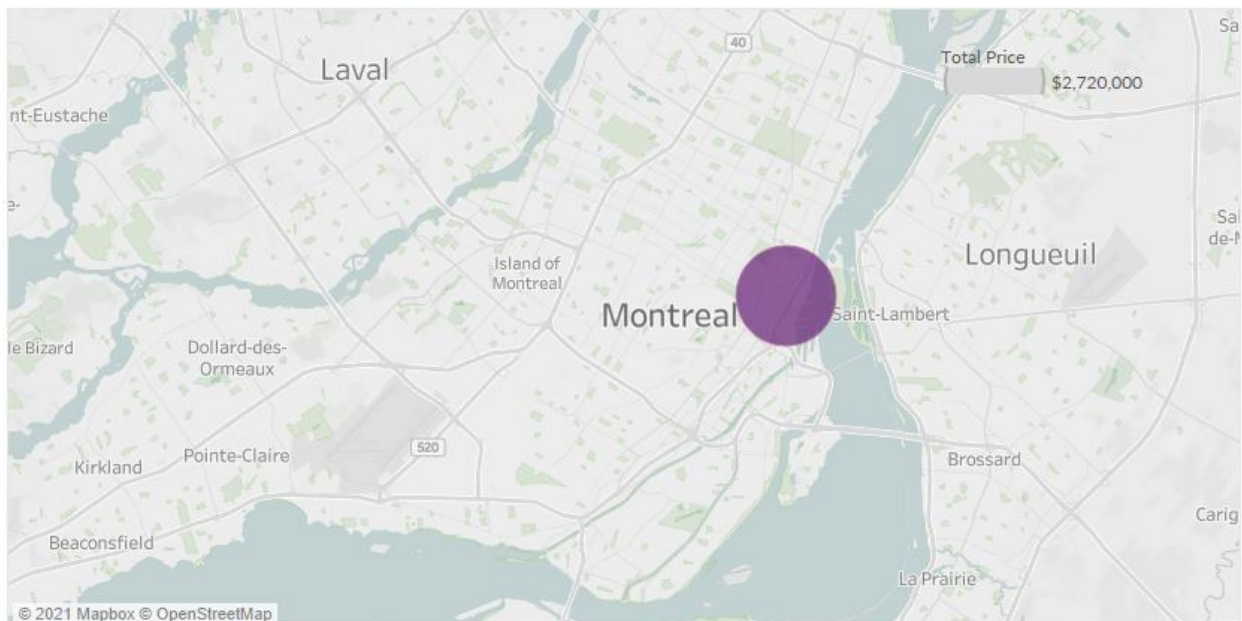
Hotel investments are typically quite inconsistent, but Q4 2020 did register one transaction worth \$3,000,000.

	Q4 2020		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$2.72M	1	\$42.44M	7	\$265,135
Laval					
Longueuil					
North Shore					
South Shore					
Grand Total	\$2.72M	1	\$42.44M	7	\$265,135

Hotel - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1093 Saint-Denis Street	Island of Montréal	Ville-Marie	\$2,720,000	30	\$90,667

Hotel Property Transactions - Q4 2020



ICI Land Transactions

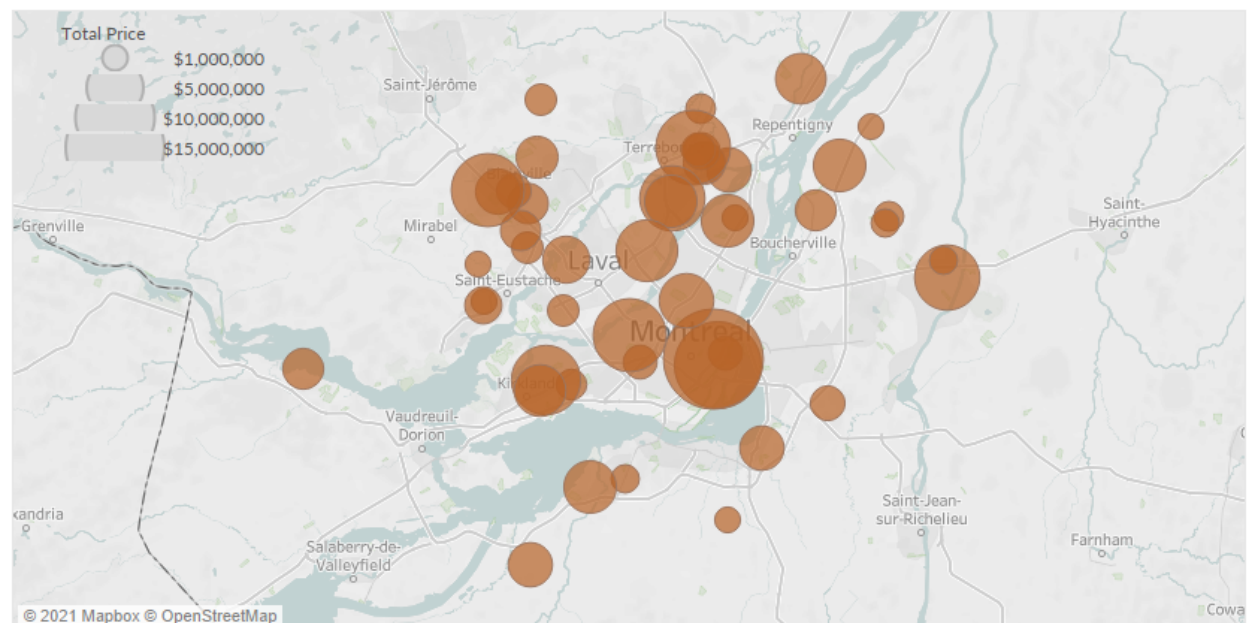
ICI Land activity has been a bright spot in 2020, as transaction volumes finished the year jumping 15% compared to 2019.

	Q4 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$59.86M	11	\$167.31M	24	\$1,205,178
Laval	\$24.02M	6	\$66.86M	19	\$631,203
Longueuil	\$1.80M	1	\$14.89M	5	\$320,734
North Shore	\$45.58M	17	\$142.14M	34	\$262,649
South Shore	\$34.11M	15	\$79.37M	35	\$297,103
Grand Total	\$165.36M	50	\$470.57M	117	\$472,709

ICI Land - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1181 Guy Street	Island of Montréal	Ville-Marie	\$15,000,000	0.309	Null
Lot des Seigneurs Street	Island of Montréal	Le Sud-Ouest	\$11,300,000	0.745	Null
2380 Marcel Laurin Boulevard	Island of Montréal	Saint-Laurent	\$8,000,000	1.843	\$4,347,826
de Versailles Boulevard	North Shore	Mirabel	\$7,900,000	49.836	\$475,564
3612 Saint-Jean Boulevard	Island of Montréal	Dollard-des-Ormeaux	\$7,200,000	2.261	Null

ICI Land Property Transactions - Q4 2020



Residential Land Transactions

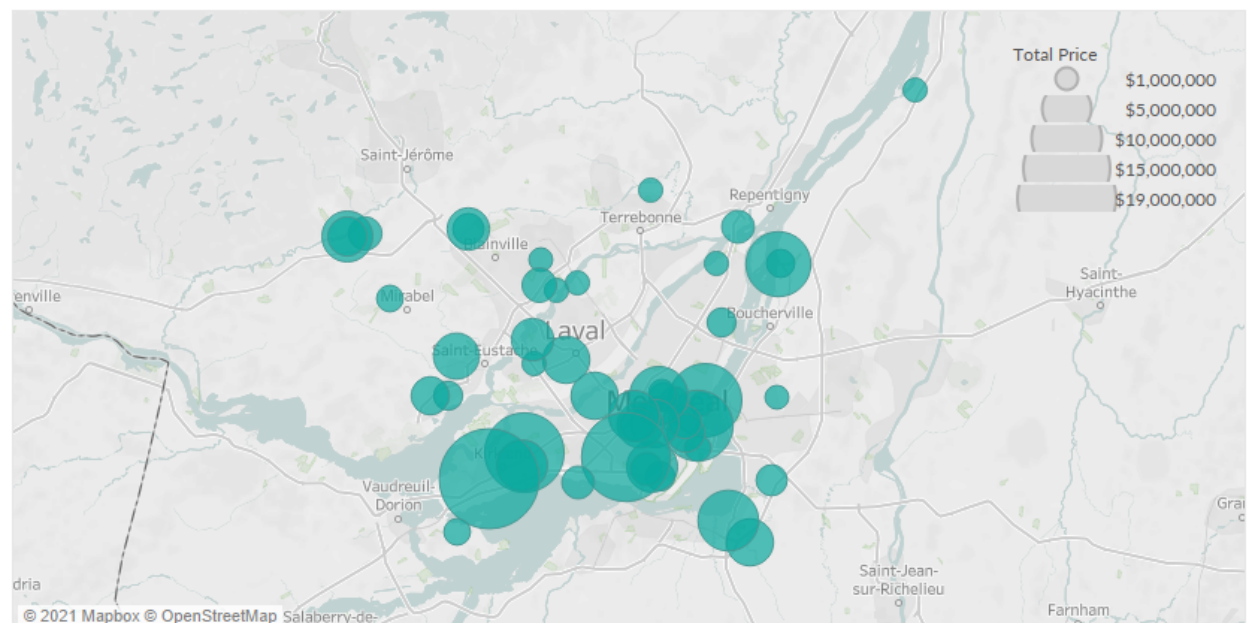
While year over year residential land investment volumes were down 28% in 2020, the number of transactions was up as less expensive low density sites were traded more frequently.

	Q4 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$121.87M	25	\$397.55M	64	\$4,965,972
Laval	\$9.88M	4	\$79.96M	23	\$1,134,130
Longueuil	\$1.07M	1	\$2.07M	2	\$322,685
North Shore	\$32.69M	14	\$78.66M	37	\$814,856
South Shore	\$24.96M	7	\$74.51M	19	\$1,171,783
Grand Total	\$190.48M	51	\$632.76M	145	\$1,803,797

Residential Land - Significant Transactions Q4 2020

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3000 Jean-Yves Street	Island of Montréal	Kirkland	\$19,000,000	36.511	\$1,040,789
Westminster Avenue	Island of Montréal	Côte-Saint-Luc	\$15,000,000	2.672	\$5,617,978
LOT Saint-Jean Boulevard	Island of Montréal	Pointe-Claire	\$12,000,000	2.364	\$5,076,142
1600 De Lorimier Avenue	Island of Montréal	Ville-Marie	\$10,200,000	1.151	\$8,865,711
Saint-Jacques Street	Island of Montréal	Ville-Marie	\$9,500,000	0.193	Null

Residential Land Property Transactions - Q4 2020



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