
Ottawa Market Area Commercial Q4 2020 Statistics

Data as of December 31, 2020

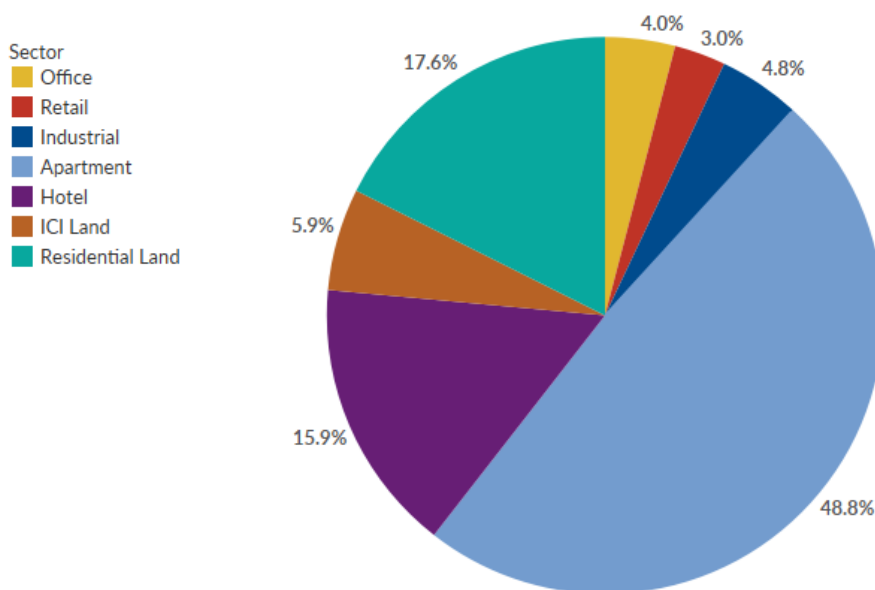


OMA Property Transactions

Transaction volumes in 2020 were down 36% compared the previous year as the COVID-19 pandemic disrupted investments in the Ottawa market.

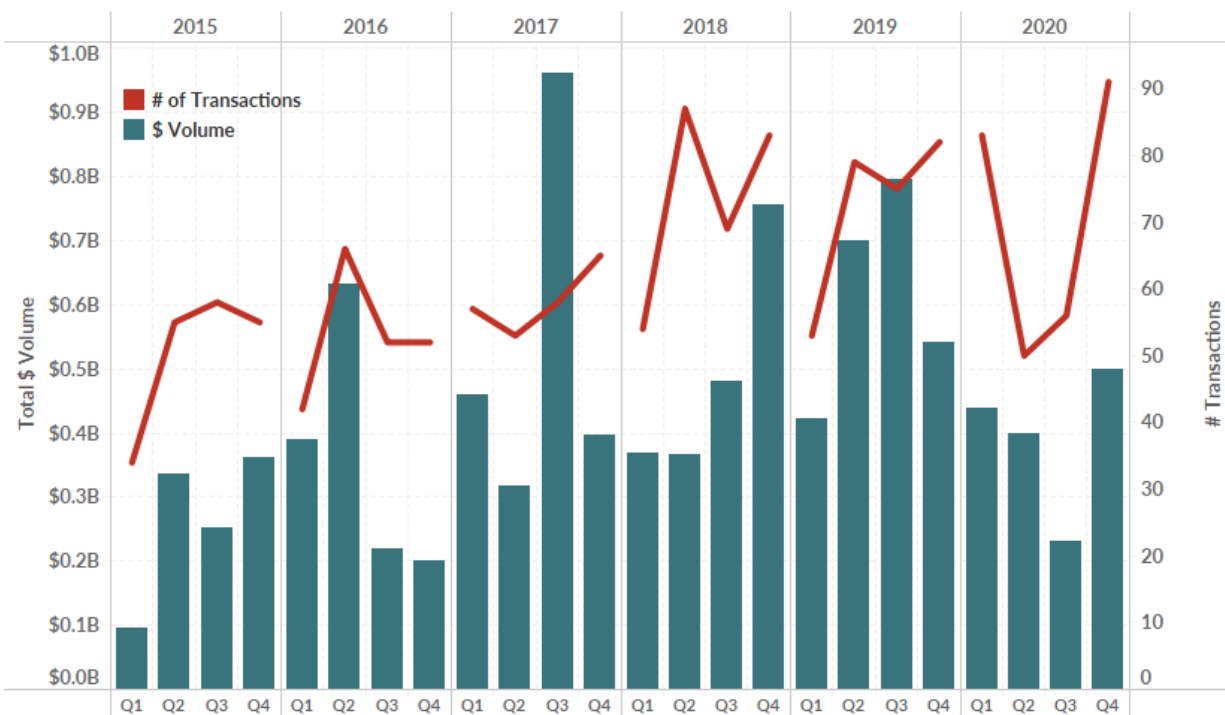


Q4 2020 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

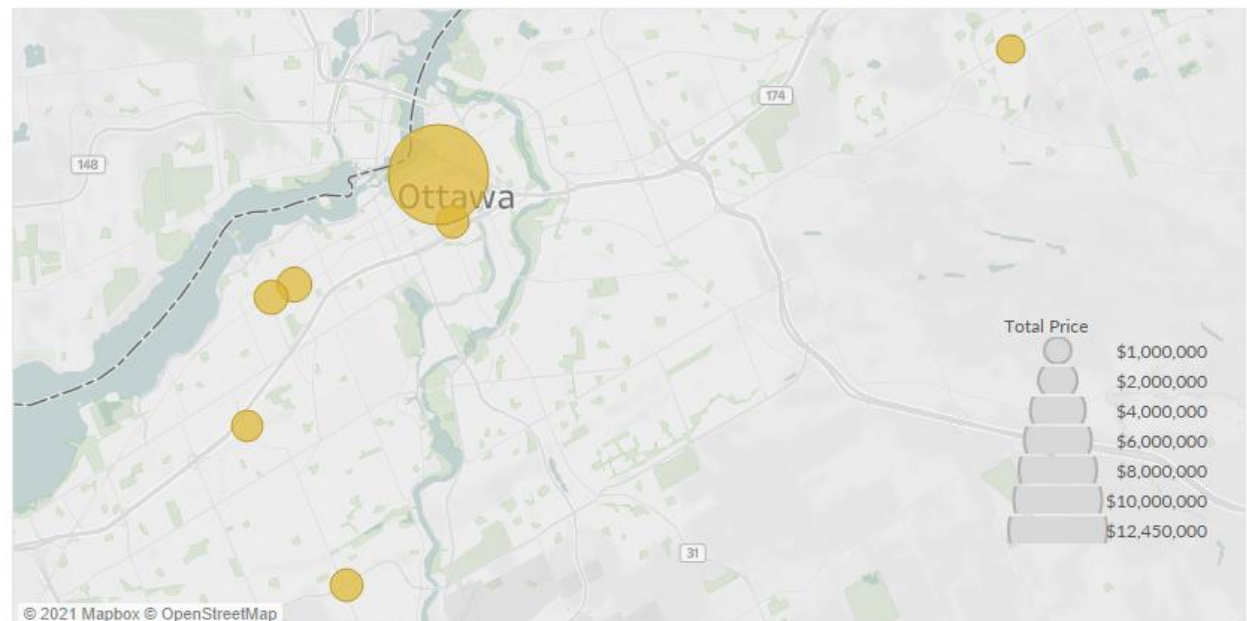
The Ottawa office market was particularly slow in 2020, finishing the year with investments down by almost half as work from home persisted.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.00M	1	\$9.85M	3	\$328
Goulbourn					
Kanata					
Nepean	\$2.49M	2	\$8.79M	5	\$480
Osgoode					
Ottawa	\$16.70M	4	\$341.30M	22	\$408
Rideau					
West Carleton			\$1.10M	1	\$229
Grand Total	\$20.19M	7	\$361.04M	31	\$406

Office - Top Transactions Q4 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
81 Metcalfe Street	Ottawa	\$12,450,000	57,170	\$290
1350 Wellington Street West	Ottawa	\$1,500,000	2,847	\$527
144 Richmond Road	Ottawa	\$1,425,000	1,346	\$1,059
233 Argyle Avenue	Ottawa	\$1,320,000	3,850	\$343
460 West Hunt Club Road	Nepean	\$1,275,000	2,318	\$550

Office Property Transactions - Q4 2020



Retail Transactions

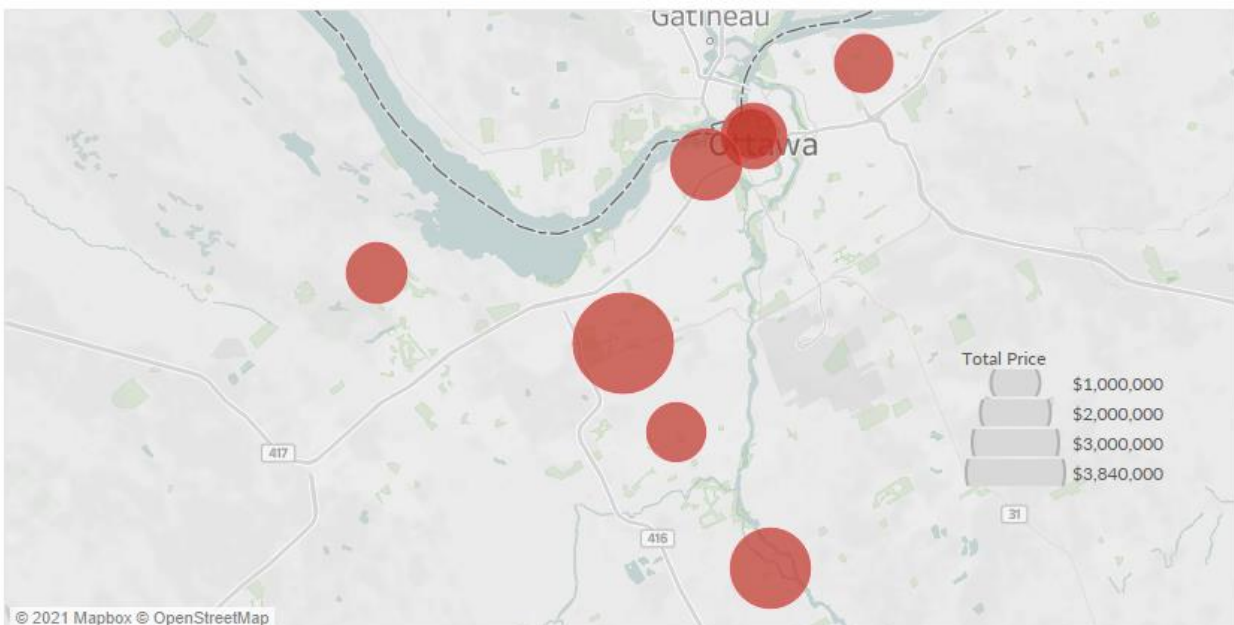
The retail sector was also hit hard in 2020, as total transaction volumes were down 72% compared to last year – representing the lowest annual total of any year since Altus began tracking in 2015.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.30M	1	\$5.36M	3	\$256
Goulbourn					
Kanata	\$1.40M	1	\$19.10M	3	\$419
Nepean	\$5.16M	2	\$29.34M	5	\$375
Osgoode					
Ottawa	\$4.57M	3	\$43.07M	20	\$393
Rideau	\$2.45M	1	\$2.45M	1	\$202
West Carleton					
Grand Total	\$14.88M	8	\$99.32M	32	\$373

Retail - Top Transactions Q4 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
289 Greenbank Road	Nepean	\$3,840,000	8,050	\$477
5530 Manotick Main Street	Rideau	\$2,450,000	12,100	\$202
1085 Wellington Street West	Ottawa	\$1,929,551	11,792	\$164
343 Somerset Street West	Ottawa	\$1,640,000	3,500	\$469
806 March Road	Kanata	\$1,400,000	2,100	\$667

Retail Property Transactions - Q4 2020



Industrial Transactions

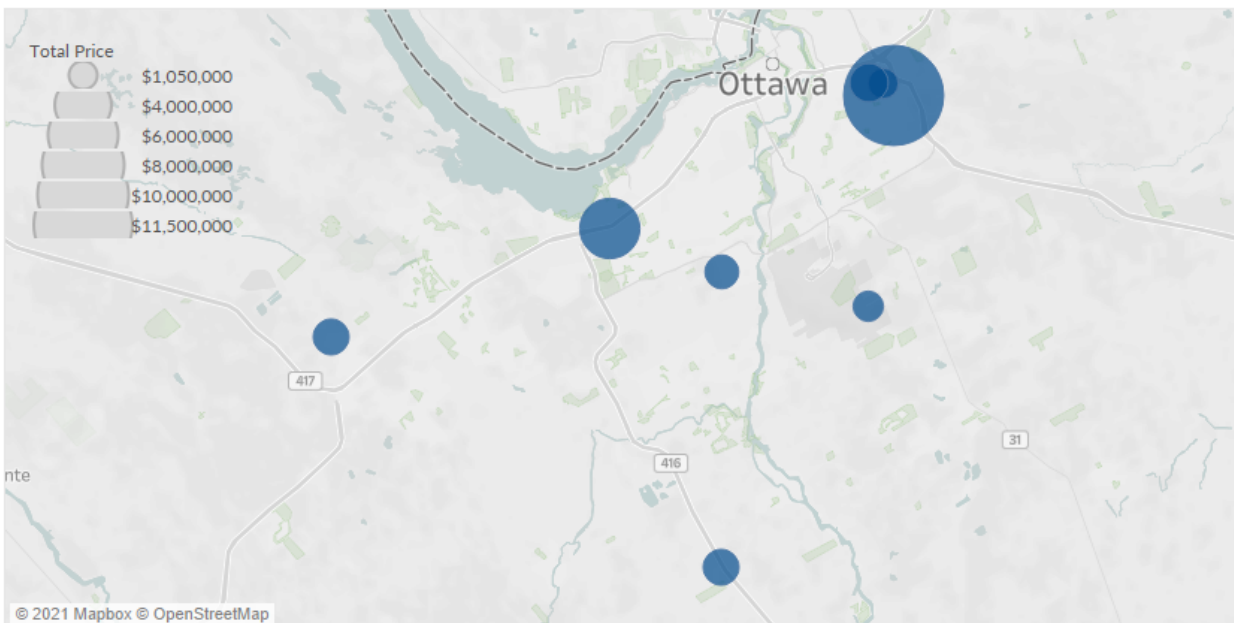
While demand for industrial space has been resilient throughout the pandemic, investment activity in Ottawa declined 75% in 2020 compared to 2019.

	Q4 2020		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$3.70M	1	\$164
Gloucester	\$14.28M	3	\$25.72M	9	\$209
Goulbourn			\$3.10M	1	\$94
Kanata					
Nepean	\$1.30M	1	\$35.84M	7	\$232
Osgoode			\$1.55M	1	\$277
Ottawa	\$5.20M	2	\$5.20M	2	\$172
Rideau	\$1.47M	1	\$1.47M	1	\$103
West Carleton	\$1.45M	1	\$5.82M	4	\$190
Grand Total	\$23.70M	8	\$82.40M	26	\$202

Industrial - Top Transactions Q4 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2105 Bantree Street	Gloucester	\$11,500,000	108,000	\$106
1120 Morrison Drive	Ottawa	\$4,150,000	26,772	\$155
1060 Belfast Road	Gloucester	\$1,700,000	7,500	\$227
5785 Prince of Wales Drive	Rideau	\$1,470,000	14,250	\$103
2591 Carp Road	West Carleton	\$1,450,000	11,000	\$131

Industrial Property Transactions - Q4 2020



Apartment Transactions

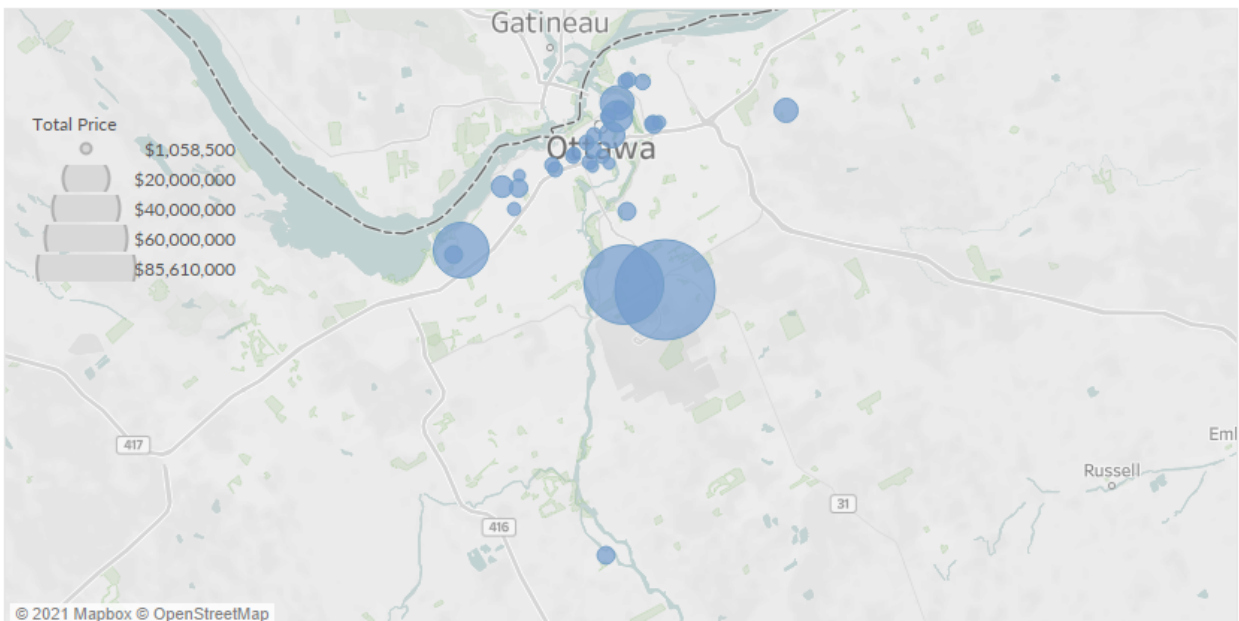
The apartment sector accounted for nearly half of all Ottawa commercial investments in 2020. However, the nearly \$400M in total volume was 34% less than 2019.

	Q4 2020		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland			\$1.60M	1	\$69,565
Gloucester	\$152.51M	7	\$154.41M	8	\$234,182
Goulbourn					
Kanata					
Nepean	\$30.10M	3	\$68.48M	6	\$162,202
Osgoode					
Ottawa	\$57.92M	22	\$169.42M	52	\$260,346
Rideau	\$2.50M	1	\$2.50M	1	\$311,875
West Carleton					
Grand Total	\$243.02M	33	\$396.39M	68	\$246,560

Apartment - Top Transactions Q4 2020

First Address	Municipality	Total Price	Number of Units	Price Per Unit
2591 Equus Way	Gloucester	\$85,610,000	330	\$259,424
3360 Paul Anka Drive	Gloucester	\$53,840,000	232	\$232,069
2400 Carling Avenue	Nepean	\$26,200,000	119	\$220,168
141 Augusta Street	Ottawa	\$9,890,000	50	\$197,800
280 Laurier Avenue East	Ottawa	\$8,300,000	40	\$207,500

Apartment Property Transactions - Q4 2020



Hotel Transactions

While Hotel investments are typically quite inconsistent, Q4 2020 did register two transactions totalling \$79M, which represents the largest of any quarter in the Ottawa market since Q1 2016.

	Q4 2020		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester			\$3.15M	1	\$68,478
Goulbourn					
Kanata					
Nepean					
Osgoode					
Ottawa	\$79.40M	2	\$79.40M	2	\$233,437
Rideau					
West Carleton					
Grand Total	\$79.40M	2	\$82.55M	3	\$178,450

Hotel - Top Transactions Q4 2020

First Address	Municipality	Total Price	Number of Rooms	Price Per Room
435 Albert Street	Ottawa	\$58,500,000	197	\$296,954
377 O'Connor Street	Ottawa	\$20,900,000	123	\$169,919

Hotel Property Transactions - Q4 2020



ICI Land Transactions

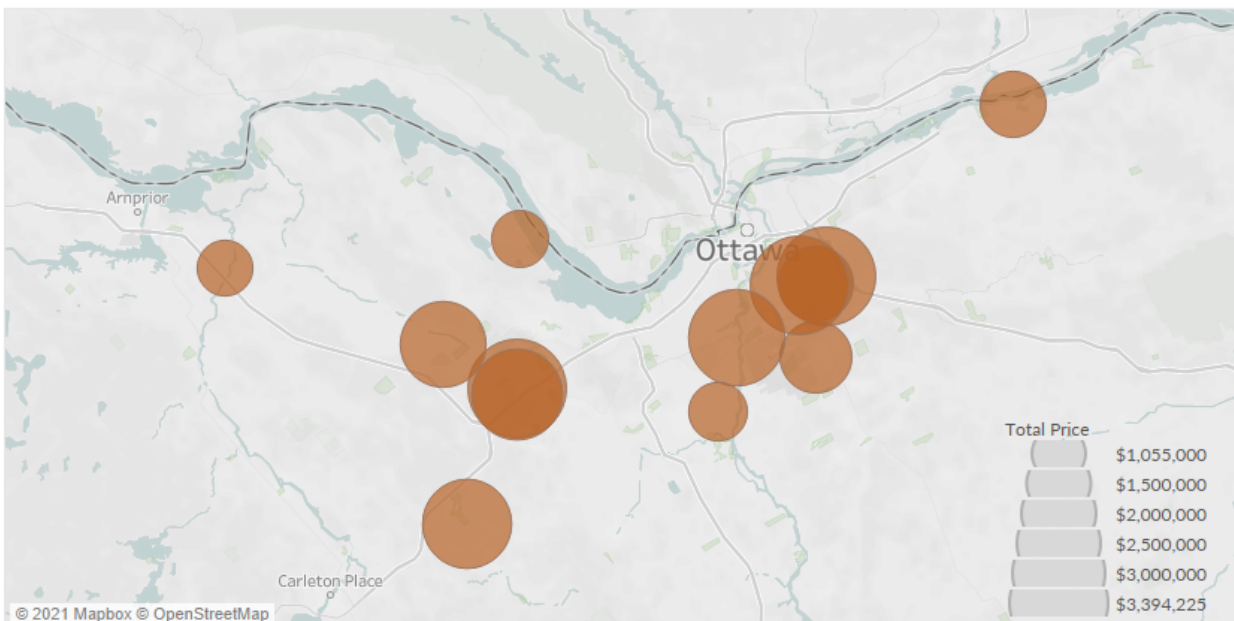
The ICI Land sector sales saw a year-over-year increase in sales, with total 2020 volumes up 5% compared to 2019.

	Q4 2020		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.48M	1	\$17.70M	6	\$243,632
Gloucester	\$10.26M	4	\$74.87M	15	\$470,738
Goulbourn	\$2.70M	1	\$15.70M	6	\$329,019
Kanata	\$6.20M	2	\$25.45M	9	\$386,996
Nepean	\$4.32M	2	\$58.55M	6	\$616,195
Osgoode			\$6.79M	2	\$419,188
Ottawa			\$7.37M	1	\$1,510,656
Rideau					
West Carleton	\$4.66M	3	\$5.86M	4	\$11,512
Grand Total	\$29.61M	13	\$212.28M	49	\$397,641

ICI Land - Top Transactions Q4 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1300 Upper Canada Street	Kanata	\$3,394,225	5.891	\$576,269
2445 Don Reid Drive	Gloucester	\$3,300,000	6.003	\$549,725
3149 Hawthorne Road	Gloucester	\$3,300,000	1.526	\$2,162,516
86 Rideau Heights Drive	Nepean	\$3,150,000	2.865	\$1,097,561
Kanata West Centre Drive	Kanata	\$2,805,300	4.285	\$675,000

ICI Land Property Transactions - Q4 2020



Residential Land Transactions

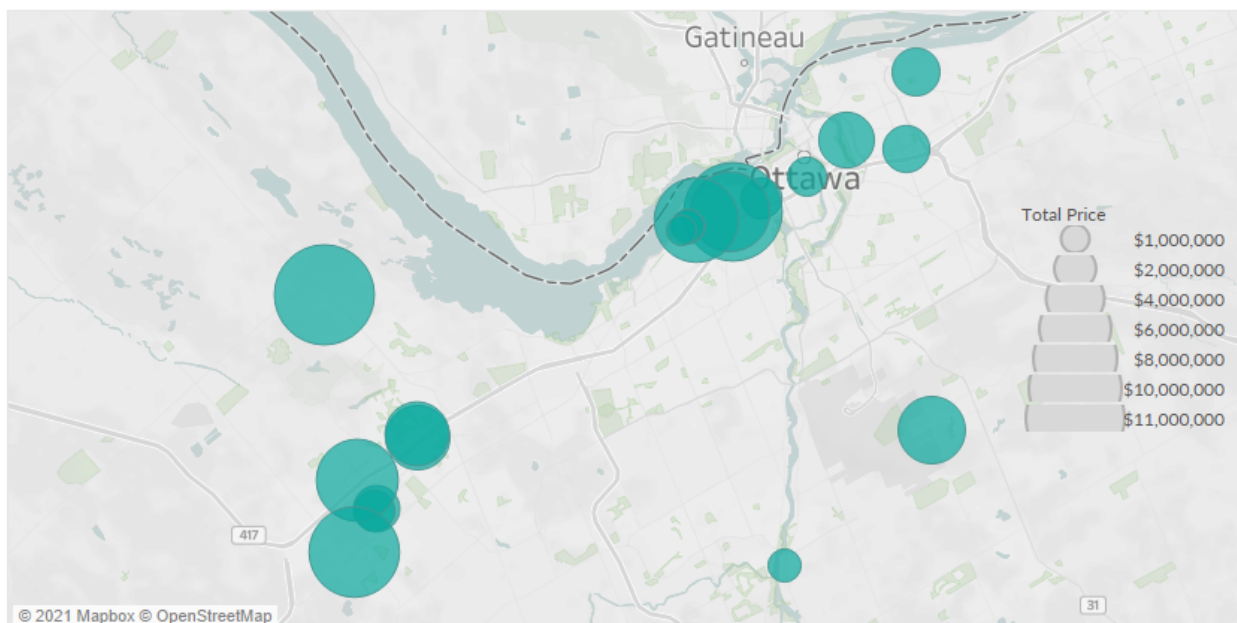
Residential Land sales finished the year on a strong note, up 5% from 2019 driven by strong high density land activity.

Q4 2020			YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland			\$20.64M	5	\$573,618
Gloucester	\$12.11M	4	\$26.88M	8	\$625,095
Goulbourn	\$13.25M	3	\$44.53M	7	\$475,342
Kanata	\$27.43M	4	\$36.10M	7	\$558,168
Nepean			\$17.61M	2	\$215,628
Osgoode					
Ottawa	\$34.91M	9	\$186.62M	42	\$1,945,337
Rideau					
West Carleton					
Grand Total	\$87.69M	20	\$332.39M	71	\$787,647

Residential Land - Top Transactions Q4 2020

First Address	Municipality	Total Price	Lot Area	Price Per Acre
14 Murphy Court	Kanata	\$11,000,000	29.946	\$367,279
1186 Wellington Street West	Ottawa	\$10,650,000	0.615	Null
6171 Hazeldean Road	Goulbourn	\$9,000,000	22.241	\$404,658
1950 Scott Street	Ottawa	\$7,850,000	0.535	Null
8555 Campeau Drive	Kanata	\$7,372,250	7.971	Null

Residential Land Property Transactions - Q4 2020



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