
Montreal Market Area Commercial Q2 2021 Statistics

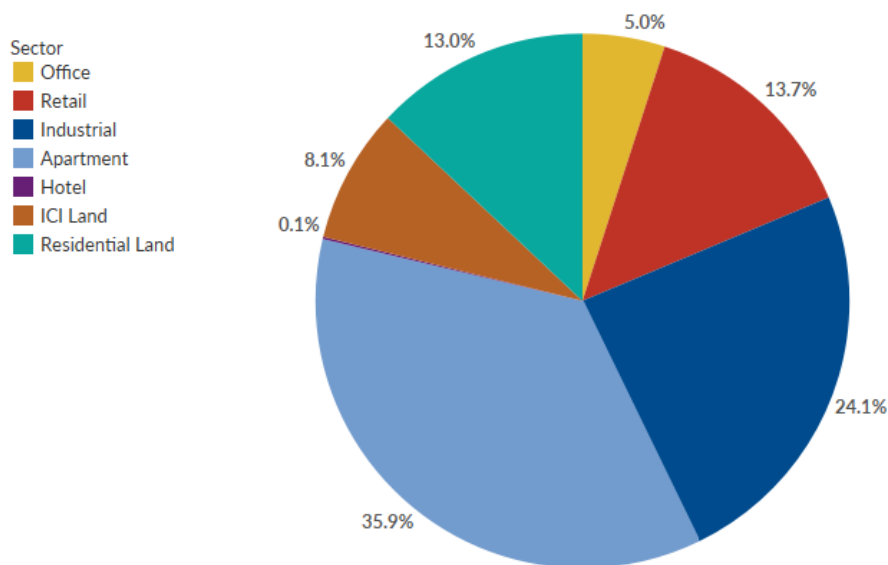


MMA Property Transactions

The Montreal investment market continued to recover from the effects of the COVID-19 pandemic in Q2 2021 as overall transaction volumes were at \$2.1B, larger than pre-pandemic Q2 2020.

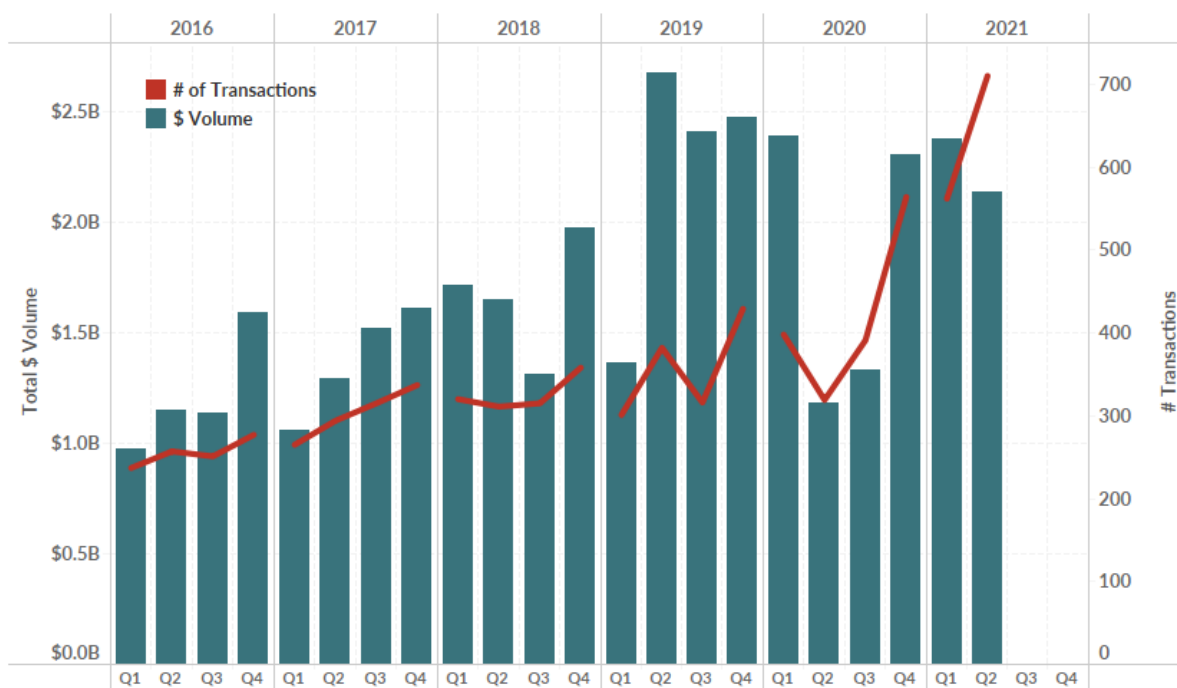


Q2 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

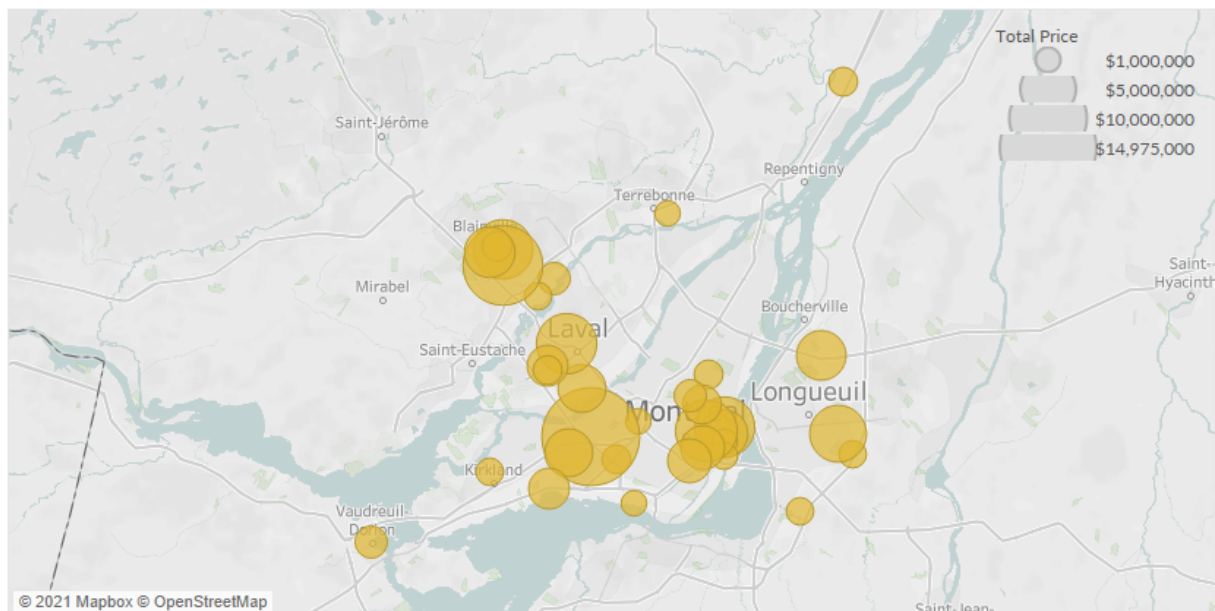
Q2 2021 saw a total of 34 office transactions worth \$106M. The top transaction in Q2 was a \$15M sale in the Island of Montreal.

	Q2 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$54.01M	17	\$95.57M	31	\$334
Laval	\$13.00M	4	\$19.40M	8	\$171
Longueuil	\$6.23M	2	\$9.43M	3	\$312
North Shore	\$26.04M	8	\$26.04M	8	\$316
South Shore	\$6.66M	3	\$17.31M	6	\$199
Grand Total	\$105.94M	34	\$167.76M	56	\$293

Office - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2350 Cohen Street	Island of Montréal	Saint-Laurent	\$14,975,000	44,340	\$338
519 Curé-Labelle Boulevard	North Shore	Blainville	\$9,940,000	36,000	\$276
3664 de la Montagne Street	Island of Montréal	Ville-Marie	\$5,975,000	5,922	\$1,009
44 Saint-Antoine West Street	Island of Montréal	Ville-Marie	\$5,700,000	35,100	\$162
5580 des Rossignols Boulevard	Laval	Laval	\$5,700,000	38,696	\$147

Office Property Transactions - Q2 2021



Retail Transactions

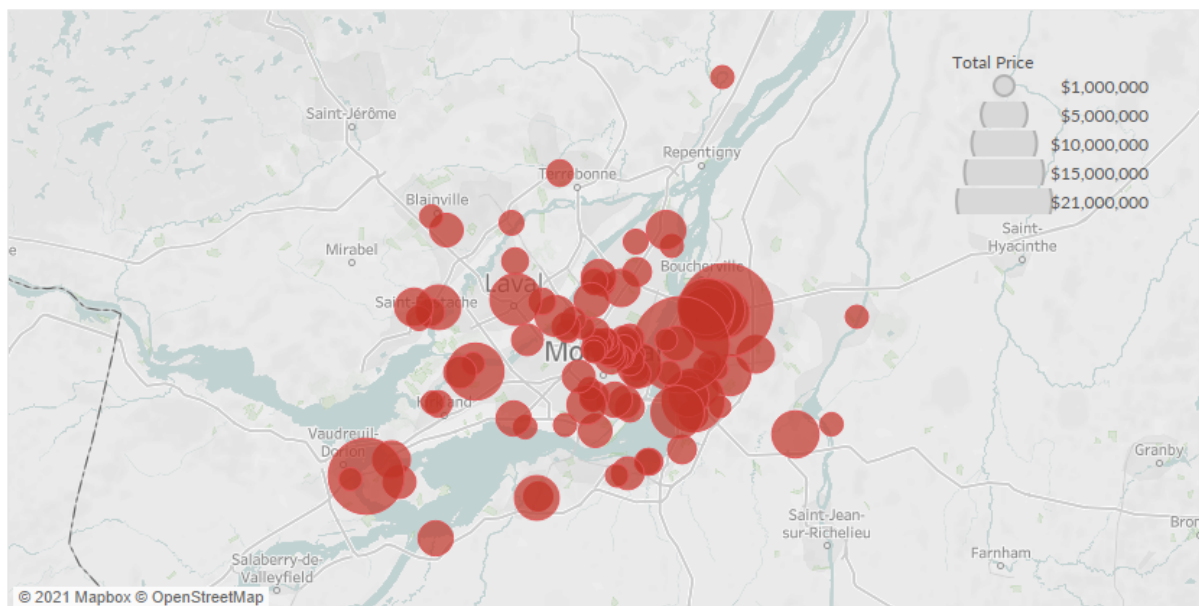
The retail sector, which had been resilient in the Montreal market in 2020, got off to a good start in Q2 2021, with 106 retail transactions worth \$293M. The largest transaction was worth \$21M in Longueuil.

	Q2 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$106.93M	56	\$208.39M	90	\$289
Laval	\$15.25M	5	\$43.30M	13	\$230
Longueuil	\$34.32M	9	\$39.02M	12	\$216
North Shore	\$18.84M	9	\$50.84M	21	\$170
South Shore	\$116.94M	27	\$143.43M	41	\$262
Grand Total	\$292.28M	106	\$484.98M	177	\$259

Retail - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
1395 de Chambly Road	Longueuil	Vieux-Longueuil	\$21,000,000	216,000	\$97
1200 du Traversier Boulevard	South Shore	Pincourt	\$13,000,000	86,692	\$150
1530 Ampère Street	South Shore	Boucherville	\$12,310,000	24,219	\$508
6835 Taschereau Boulevard	South Shore	Brossard	\$8,850,000	29,000	\$305
1301 Ampère Street	South Shore	Boucherville	\$8,360,000	22,066	\$379

Retail Property Transactions - Q2 2021



Industrial Transactions

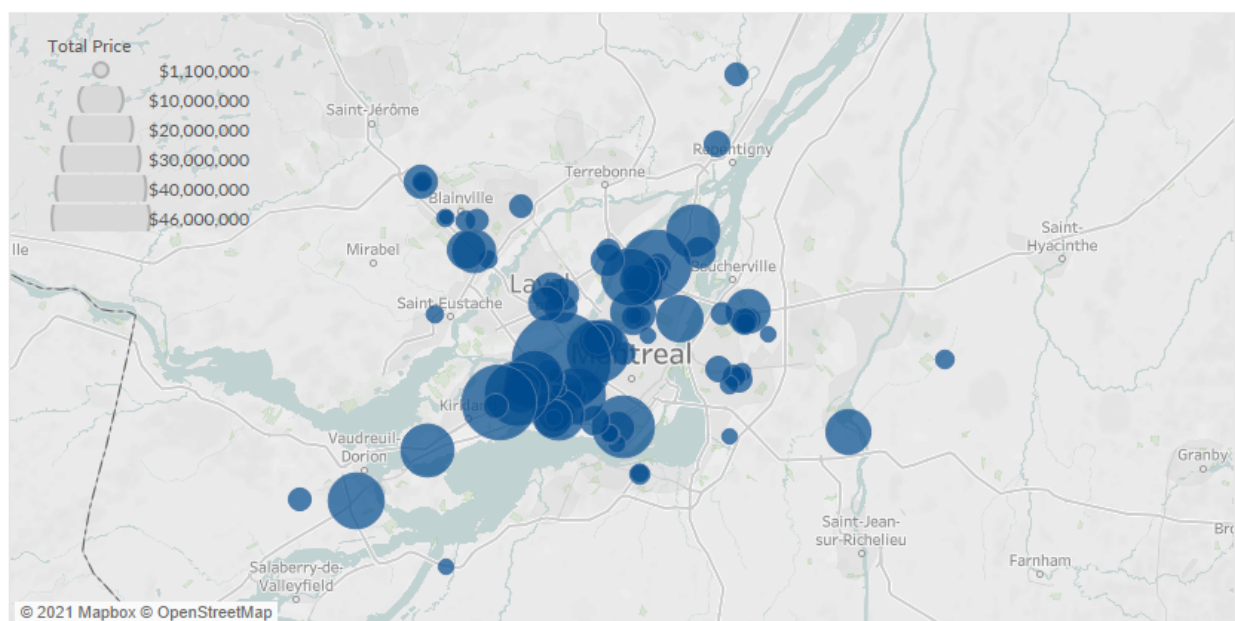
The industrial market, which has remained resilient since 2020 saw 94 industrial transactions worth \$515M, with the largest transaction worth \$46M in the Island of Montreal.

	Q2 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$376.59M	53	\$757.73M	93	\$136
Laval	\$30.50M	7	\$94.01M	16	\$179
Longueuil	\$13.69M	6	\$25.27M	11	\$140
North Shore	\$41.22M	14	\$145.73M	24	\$178
South Shore	\$52.59M	14	\$246.22M	24	\$149
Grand Total	\$514.59M	94	\$1,268.95M	168	\$148

Industrial - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
5700 Henri-Bourassa Boulevard West	Island of Montréal	Saint-Laurent	\$46,000,000	243,761	\$189
5501 Trans-Canada Highway	Island of Montréal	Pointe-Claire	\$26,000,000	360,000	\$72
9989 Ray-Lawson Boulevard	Island of Montréal	Anjou	\$22,200,000	168,332	\$132
2200 Transcanada Place	Island of Montréal	Dorval	\$18,850,000	182,790	\$103
2301 De Cannes-Brûlées Street	Island of Montréal	LaSalle	\$17,800,000	89,339	\$199

Industrial Property Transactions - Q2 2021



Apartment Transactions

The multi-family sector, which also set a new record high since 2016, continues to perform as investors are attracted to the asset class. Q2 2021 transaction volumes were at 357, worth \$766M.

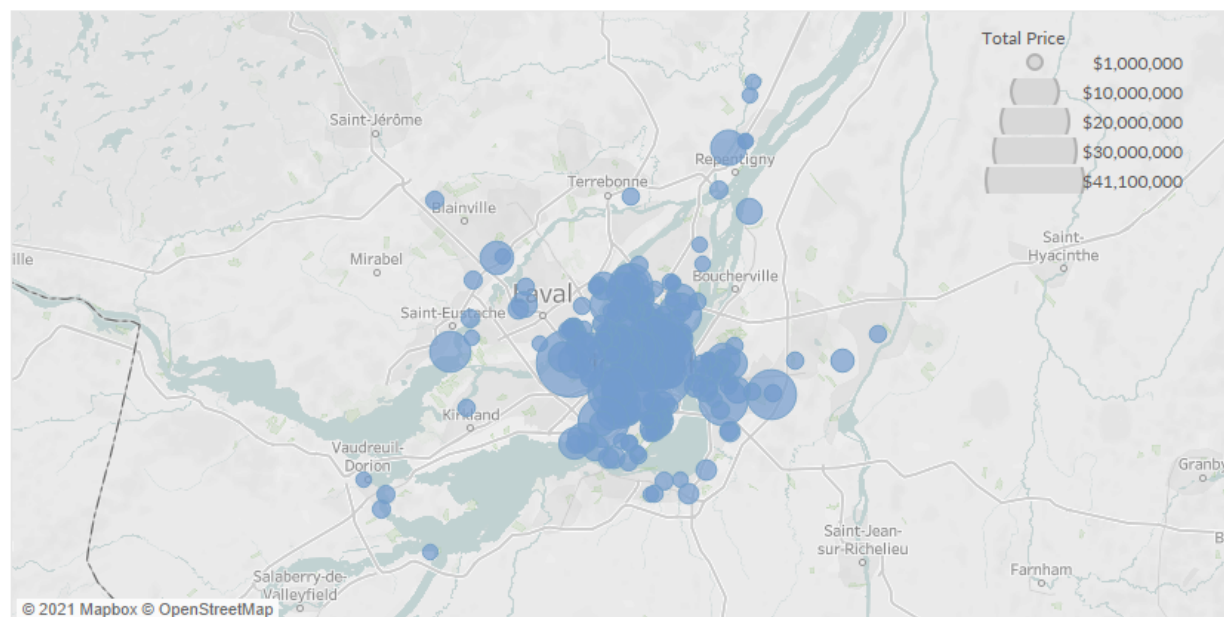


	Q2 2021		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$615.34M	275	\$1,252.24M	519	\$226,575
Laval	\$30.94M	21	\$61.30M	35	\$167,584
Longueuil	\$61.07M	28	\$160.61M	42	\$152,985
North Shore	\$29.10M	13	\$86.80M	34	\$169,435
South Shore	\$29.57M	20	\$134.92M	38	\$154,862
Grand Total	\$766.01M	357	\$1,695.88M	668	\$211,848

Apartment - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
30 Saint-Joseph Boulevard East	Island of Montréal	Le Plateau-Mont-Royal	\$41,100,000	89	\$461,798
11810 Ranger Street	Island of Montréal	Ahuntsic-Cartierville	\$19,831,914	78	\$254,255
4080 Côte-Sainte-Catherine Road	Island of Montréal	Côte-des-Neiges-Notre-Dame...	\$19,375,000	87	\$222,701
5460 Sunnybrooke Avenue	Island of Montréal	Côte-Saint-Luc	\$11,175,000	64	\$174,609
2665 Frontenac Street	Island of Montréal	Ville-Marie	\$10,750,000	55	\$195,455

Apartment Property Transactions - Q2 2021



Hotel Transactions

Hotel investments are typically quite inconsistent, though Q2 2021 did register one transaction worth \$3,000,000 in the Island of Montreal.

	Q2 2021		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$3.00M	1	\$3.00M	1	\$120,000
Laval					
Longueuil			\$4.00M	1	\$35,398
North Shore					
South Shore					
Grand Total	\$3.00M	1	\$7.00M	2	\$77,699

Hotel - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
2024 Saint-Denis Street	Island of Montréal	Ville-Marie	\$3,000,000	25	\$120,000

Hotel Property Transactions - Q2 2021



ICI Land Transactions

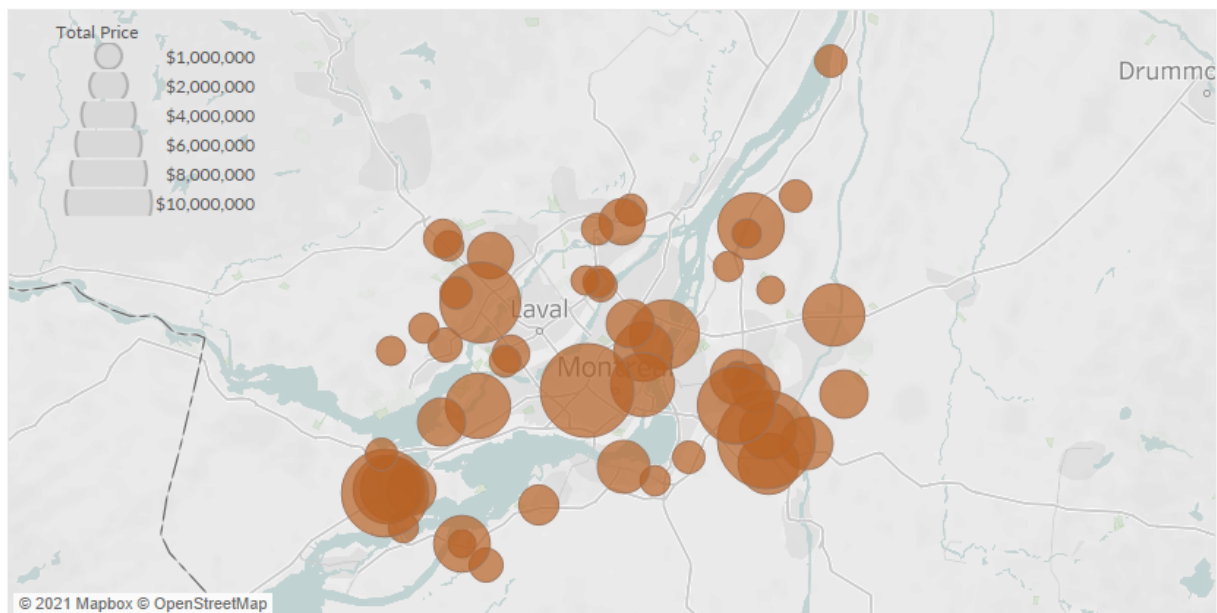
Investment in the Montreal ICI Land market has been steady throughout the pandemic and that has carried into the second quarter of 2021 with 52 ICI land transactions, worth \$173M.

	Q2 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$39.01M	7	\$84.95M	16	\$1,130,883
Laval	\$6.76M	5	\$18.15M	7	\$591,911
Longueuil	\$7.89M	1	\$7.89M	1	\$1,306,800
North Shore	\$24.95M	11	\$36.18M	15	\$532,756
South Shore	\$94.76M	28	\$179.03M	41	\$218,377
Grand Total	\$173.36M	52	\$326.20M	80	\$451,970

ICI Land - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Salaberry Road	South Shore	Carignan	\$12,483,700	787.000	\$15,858
5441 Royalmount Avenue	Island of Montréal	Mont-Royal	\$11,400,000	3.000	\$3,589,534
Chicoine Street	South Shore	Vaudreuil-Dorion	\$9,900,000	13.000	\$788,419
De la Rivière Cachée Road	North Shore	Boisbriand	\$8,430,203	73.000	\$115,678
Cousineau Boulevard	Longueuil	Saint-Hubert	\$7,889,097	6.000	\$1,306,800

ICI Land Property Transactions - Q2 2021



Residential Land Transactions

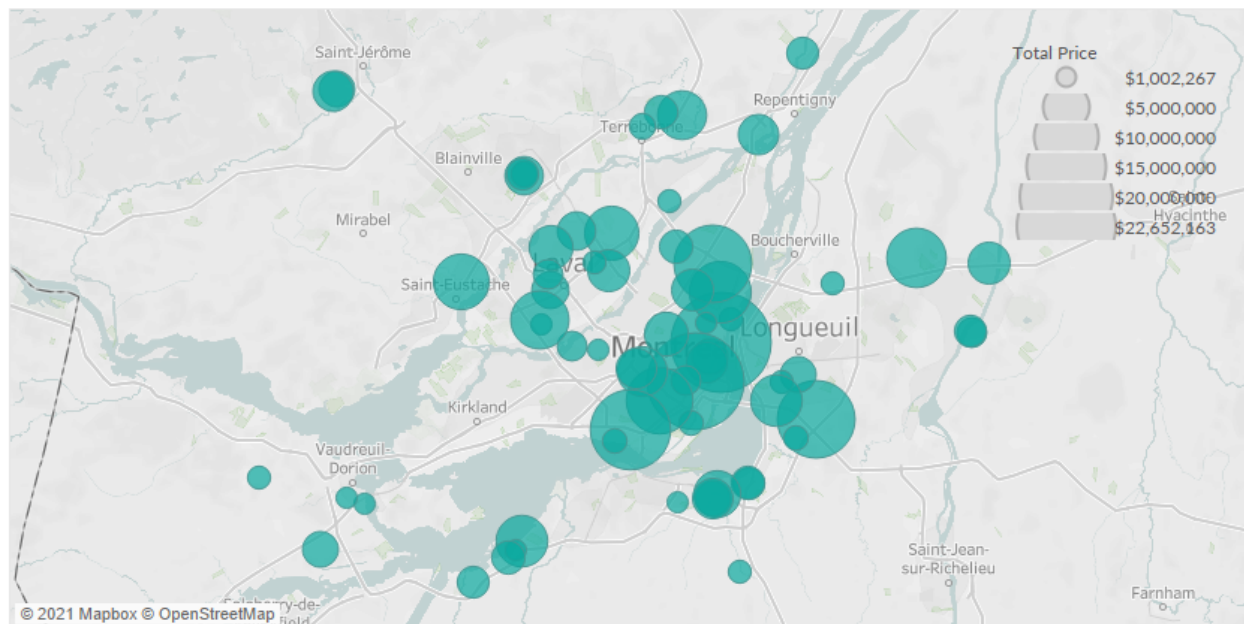
The residential land sector appears to be on the upswing, as buyers look for available development land. Overall investment volume was \$277M in Q2 2021, with 66 residential transactions.

	Q2 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$127.18M	20	\$270.37M	40	\$8,329,818
Laval	\$34.38M	10	\$39.33M	11	\$1,517,360
Longueuil	\$4.11M	2	\$19.28M	5	\$1,794,298
North Shore	\$36.18M	11	\$85.37M	27	\$1,211,266
South Shore	\$75.38M	23	\$143.09M	38	\$1,016,552
Grand Total	\$277.24M	66	\$557.44M	121	\$2,320,546

Residential Land - Significant Transactions Q2 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Parthenais Street	Island of Montréal	Ville-Marie	\$22,652,163	6.000	\$3,765,532
René-Lévesque West Boulevard	Island of Montréal	Ville-Marie	\$21,222,000	2.000	\$34,997,317
775 1st Avenue	Island of Montréal	Lachine	\$14,500,001	6.000	\$2,294,954
Champagner Street	South Shore	Brossard	\$13,599,900	6.000	\$2,132,963
7250 Saint-Zotique East Street	Island of Montréal	Anjou	\$13,500,000	1.000	\$10,507,063

Residential Land Property Transactions - Q2 2021



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