
Ottawa Market Area Commercial Q2 2021 Statistics

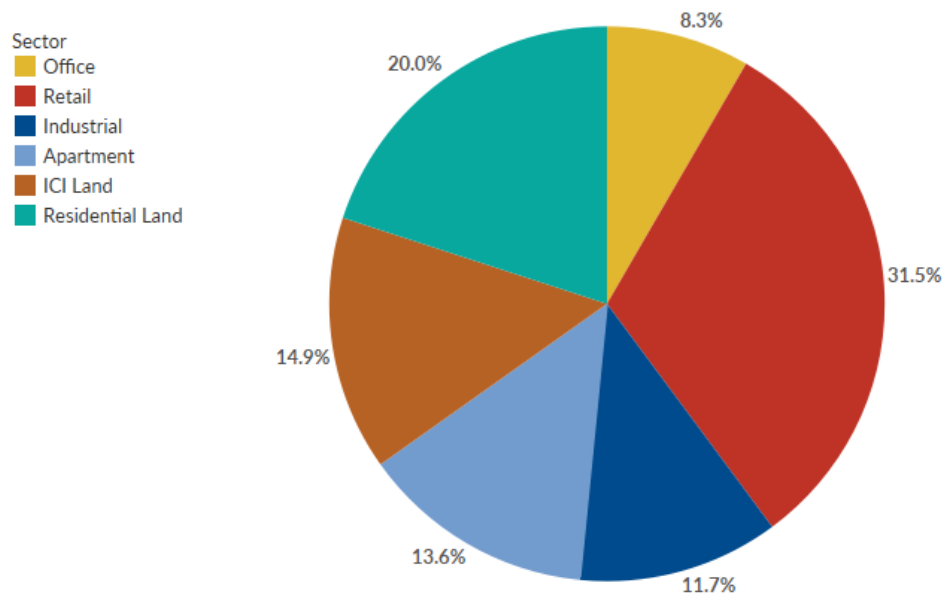


OMA Property Transactions

The Ottawa investment market continues to recover from the effects of the COVID-19 pandemic as transaction volumes in Q2 2021 were more than 50% above the same period in 2020.

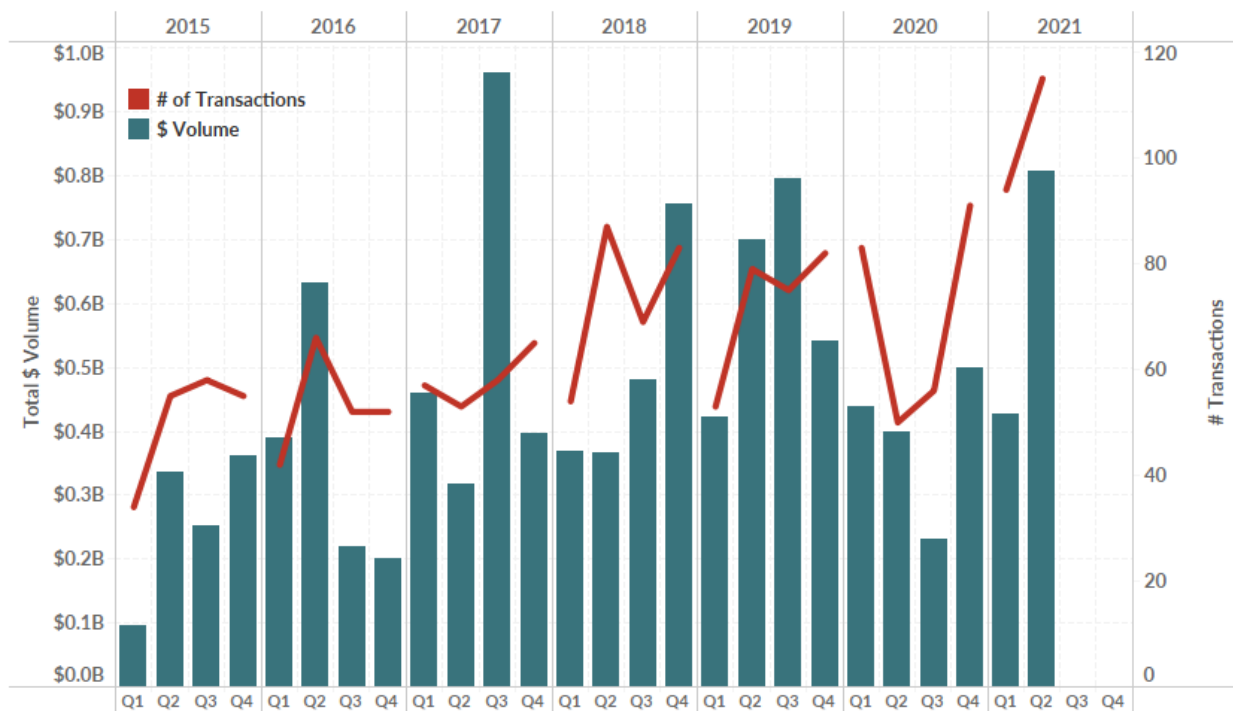


Q2 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

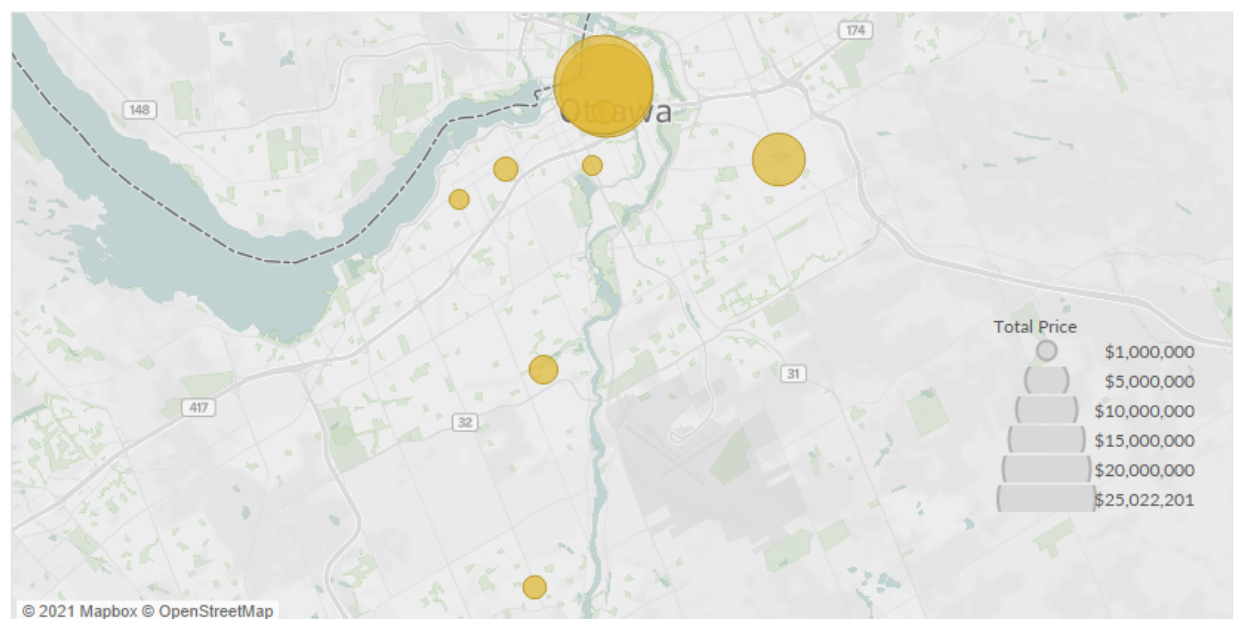
The office market, which has been hit particularly hard by the pandemic and subsequent shift to work-from-home, continues to recover into the second quarter of 2021 with 9 total transactions, at \$62M.

Q2 2021			YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$6.75M	2	\$374
Gloucester			\$18.25M	1	\$219
Goulbourn					
Kanata					
Nepean	\$3.37M	2	\$4.40M	3	\$317
Osgoode					
Ottawa	\$59.00M	7	\$83.35M	17	\$356
Rideau					
West Carleton					
Grand Total	\$62.36M	9	\$112.74M	23	\$347

Office - Top Transactions Q2 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
80 Elgin Street	Ottawa	\$25,022,201	62,000	\$404
141 Laurier Avenue West	Ottawa	\$22,000,000	110,500	\$200
1929 Russell Road	Ottawa	\$7,050,000	25,000	\$282
34 Colonnade Road North	Nepean	\$2,065,000	8,147	\$253
1276 Wellington Street	Ottawa	\$1,485,000	1,804	\$823

Office Property Transactions - Q2 2021



Retail Transactions

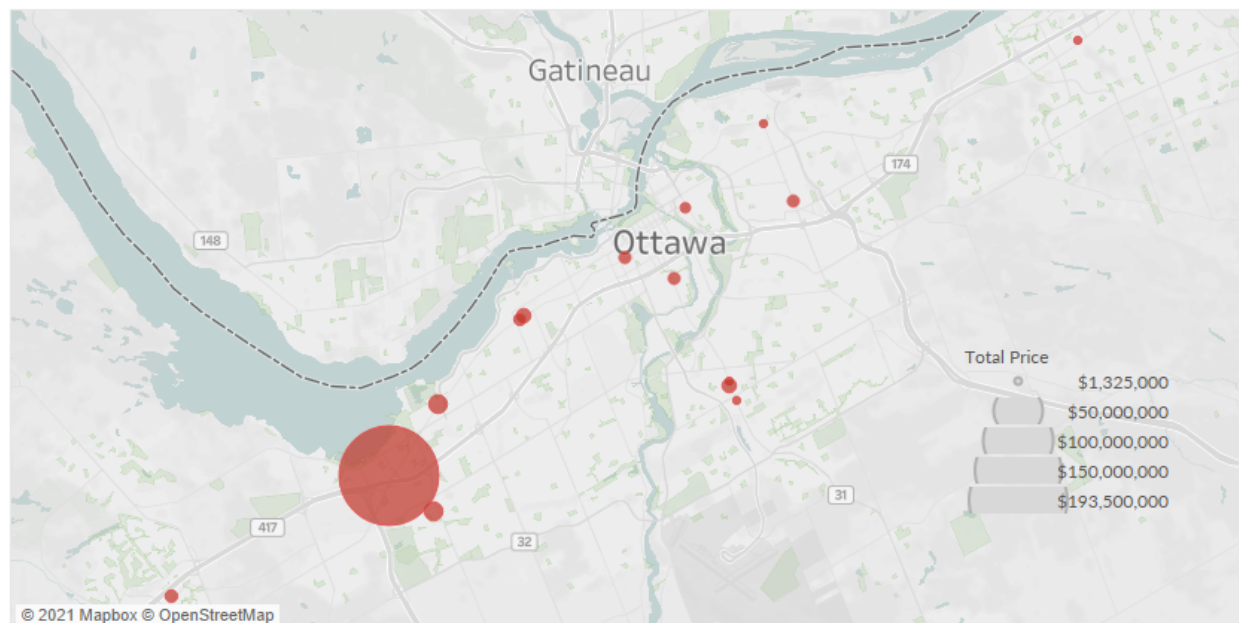
The retail sector, which overall had a challenging 2020 overall, saw investment volumes Q2 2021 slightly lower than in Q2 2020.

	Q2 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$7.02M	2	\$338
Gloucester	\$1.33M	1	\$14.44M	7	\$392
Goulbourn			\$2.40M	1	\$198
Kanata	\$2.85M	1	\$2.85M	1	\$128
Nepean	\$199.83M	2	\$202.03M	3	\$381
Osgoode					
Ottawa	\$31.91M	11	\$72.59M	21	\$470
Rideau			\$1.25M	1	\$170
West Carleton					
Grand Total	\$235.91M	15	\$302.57M	36	\$414

Retail - Top Transactions Q2 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
100 Bayshore Drive	Nepean	\$193,500,000	882,200	\$439
1299 Richmond Road	Ottawa	\$6,750,000	25,637	\$263
20 Harrison Street	Nepean	\$6,325,000	25,300	\$250
1750 Bank Street	Ottawa	\$4,000,000	8,536	\$471
251 Richmond Road	Ottawa	\$3,550,000	3,200	\$1,109

Retail Property Transactions - Q2 2021



Industrial Transactions

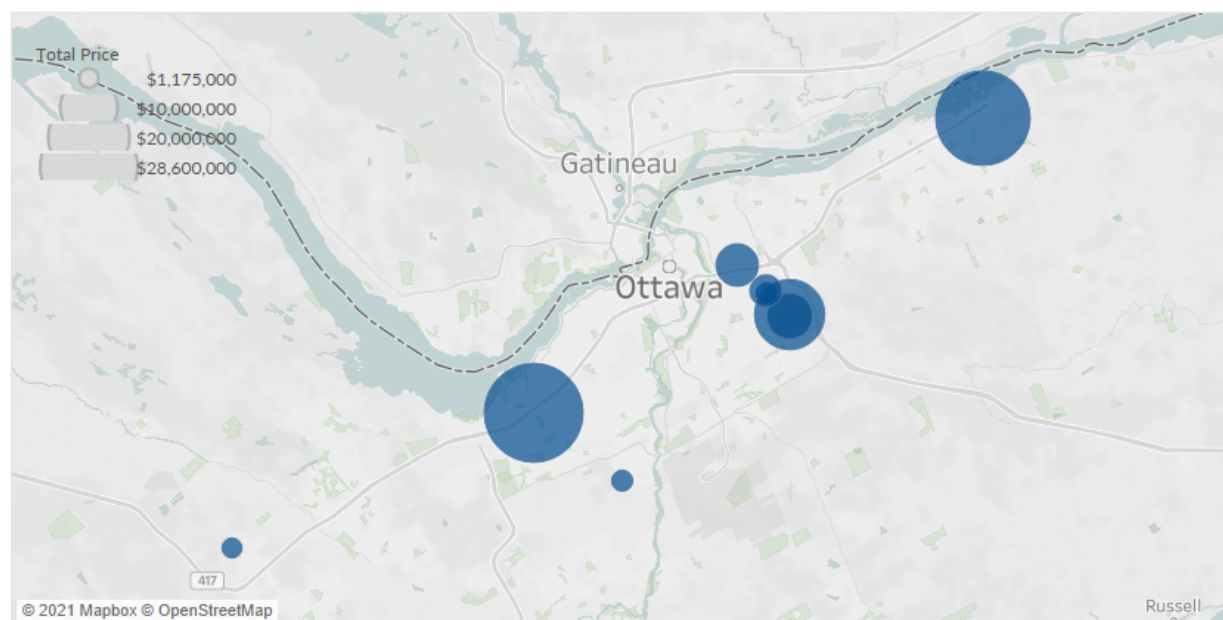
Industrial demand remains strong and the sector continues to attract investors. Sales volumes were up significantly in Q2 2021 after a relatively quiet Q2 2020.

	Q2 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$26.10M	1	\$29.30M	3	\$193
Gloucester			\$20.07M	3	\$199
Goulbourn			\$21.90M	1	\$222
Kanata			\$20.94M	1	\$107
Nepean	\$1.36M	1	\$27.44M	4	\$234
Osgoode					
Ottawa	\$58.80M	6	\$77.73M	9	\$199
Rideau					
West Carleton	\$1.18M	1	\$15.94M	3	\$267
Grand Total	\$87.44M	9	\$213.31M	24	\$210

Industrial - Top Transactions Q2 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2615 Lancaster Road	Ottawa	\$14,400,000	84,354	\$171
2620 Lancaster Road	Ottawa	\$6,200,000	38,081	\$163
455 Coventry Road	Ottawa	\$5,250,000	19,900	\$264
1604 Michael Street	Ottawa	\$3,050,000	18,990	\$161
36 Capital Drive	Nepean	\$1,360,000	3,285	\$414

Industrial Property Transactions - Q2 2021



Apartment Transactions

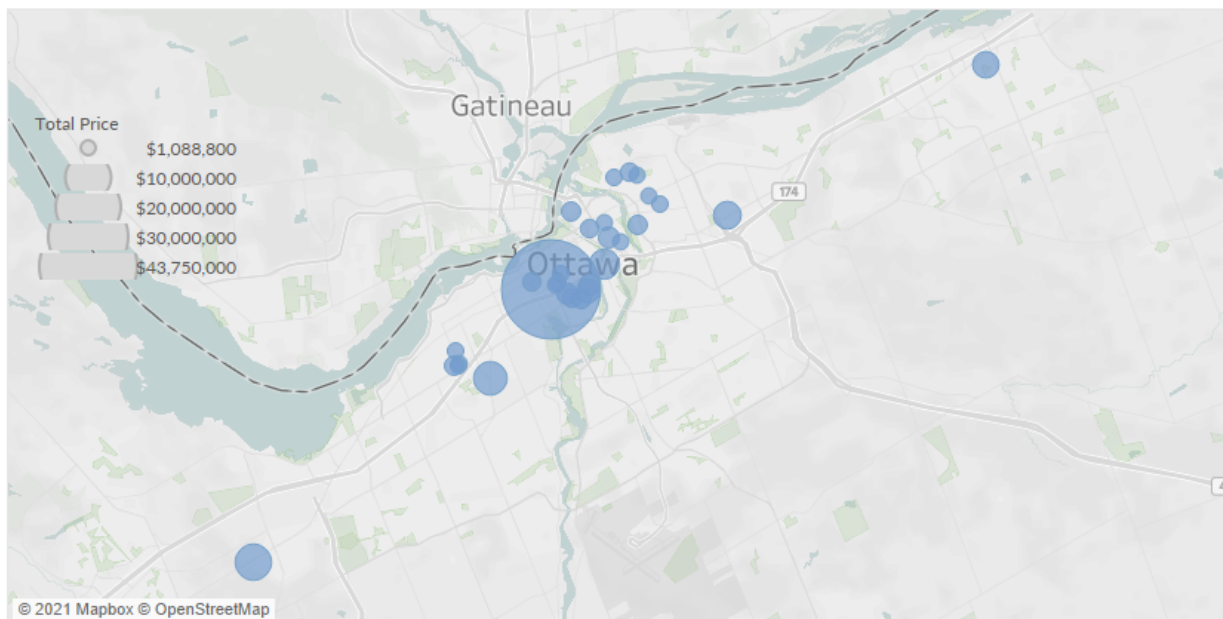
Q2 2021 saw investment in the multi-family sector total 30 transactions, worth \$102M. The highest transaction was worth \$44M, located in Ottawa.

	Q2 2021		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland	\$3.13M	1	\$3.13M	1	\$54,984
Gloucester	\$3.43M	1	\$19.59M	5	\$235,675
Goulbourn					
Kanata					
Nepean	\$5.88M	1	\$5.88M	1	\$53,967
Osgoode					
Ottawa	\$89.34M	27	\$381.11M	55	\$276,007
Rideau					
West Carleton					
Grand Total	\$101.79M	30	\$409.71M	62	\$265,608

Apartment - Top Transactions Q2 2021

First Address	Municipality	Total Price	Number of Units	Price Per Unit
324 Cambridge Street	Ottawa	\$43,750,000	200	\$218,750
1 Mill Hill Road	Nepean	\$5,882,353	109	\$53,967
1083 Merivale Road	Ottawa	\$5,000,000	107	\$46,729
73 Harvey Street	Ottawa	\$4,050,000	12	\$337,500
1345 Ogilvie Road	Gloucester	\$3,433,530	63	\$54,500

Apartment Property Transactions - Q2 2021



ICI Land Transactions

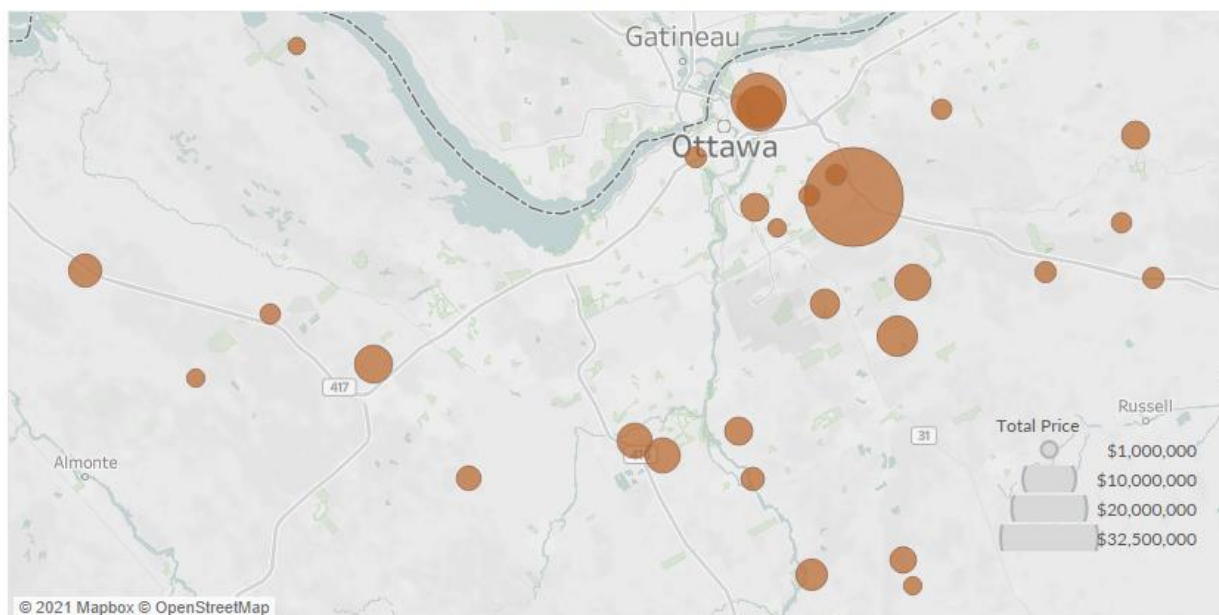
The ICI Land sector, which was a consistent performer in 2020, took a step back in Q2 2021, with overall investment totaling 29 transactions, worth \$111M.

	Q2 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$6.95M	4	\$13.81M	7	\$476,905
Gloucester	\$48.77M	6	\$65.76M	14	\$518,839
Goulbourn	\$2.00M	1	\$2.00M	1	\$26,057
Kanata			\$6.66M	3	\$221,358
Nepean	\$8.16M	2	\$18.92M	6	\$833,393
Osgoode	\$8.50M	4	\$10.35M	5	\$41,575
Ottawa	\$24.95M	7	\$31.15M	9	\$1,836,873
Rideau					
West Carleton	\$11.80M	5	\$19.35M	8	\$94,043
Grand Total	\$111.12M	29	\$168.00M	53	\$497,139

ICI Land - Top Transactions Q2 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
4055 Russell Road	Gloucester	\$32,500,000	100.000	\$324,692
211 Montreal Road	Ottawa	\$9,925,000	1.000	Null
175 Mcarthur Avenue	Ottawa	\$6,650,000	1.000	\$4,746,610
Sappers Ridge	Gloucester	\$5,368,000	44.000	\$121,820
2415 Carp Road	West Carleton	\$4,750,000	10.000	\$466,189

ICI Land Property Transactions - Q2 2021



Residential Land Transactions

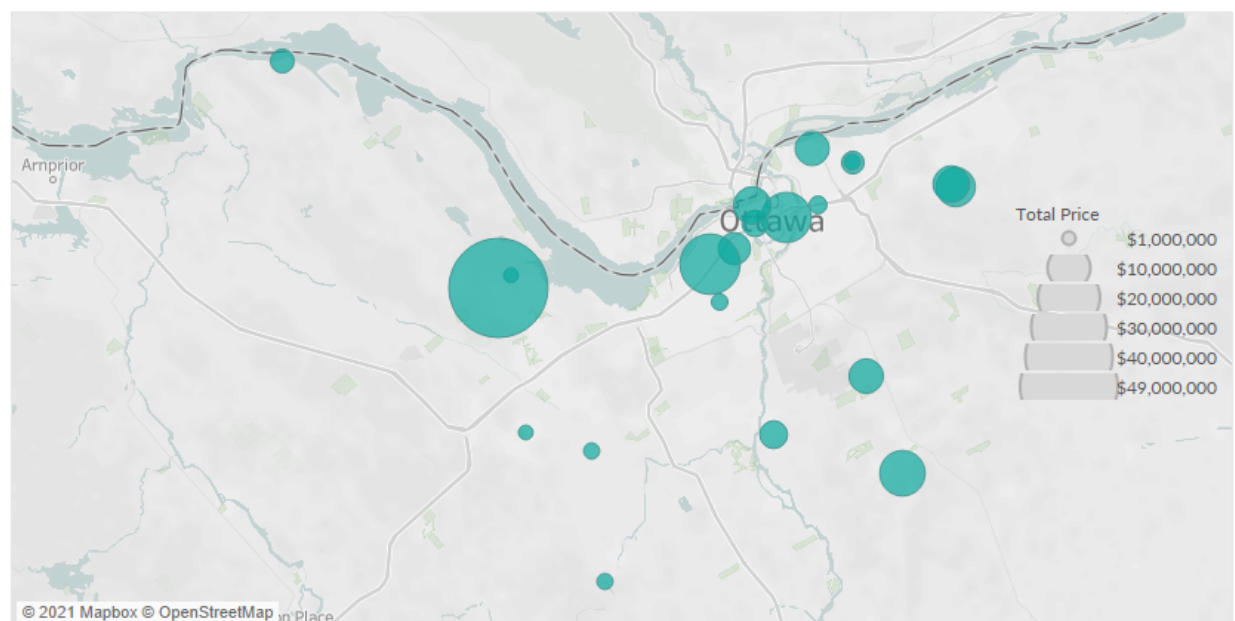
As the residential markets pick up early in 2021, so too does the residential land sector, which saw overall investment totaling 21 transactions, worth \$149M. The top transaction was in Kanata, worth \$49M.

	Q2 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$27.83M	6	\$38.72M	11	\$561,976
Goulbourn	\$3.49M	3	\$34.86M	7	\$219,974
Kanata	\$50.00M	2	\$70.15M	5	\$354,789
Nepean	\$1.35M	1	\$14.65M	3	\$835,470
Osgoode	\$10.29M	1	\$10.29M	1	\$791,968
Ottawa	\$53.58M	7	\$137.17M	21	\$2,120,542
Rideau					
West Carleton	\$2.82M	1	\$9.08M	3	\$100,760
Grand Total	\$149.36M	21	\$314.91M	51	\$550,717

Residential Land - Top Transactions Q2 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1020 March Road	Kanata	\$49,000,000	99.000	\$495,500
1619 Carling Avenue	Ottawa	\$18,100,000	1.000	Null
17 Oblats Avenue	Ottawa	\$12,527,000	2.000	Null
1-101 Stonecrop Avenue	Osgoode	\$10,294,006	13.000	\$791,968
3080 Navan Road	Gloucester	\$7,639,323	15.000	\$506,150

Residential Land Property Transactions - Q2 2021



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