
Montreal Market Area Commercial Q3 2021 Statistics



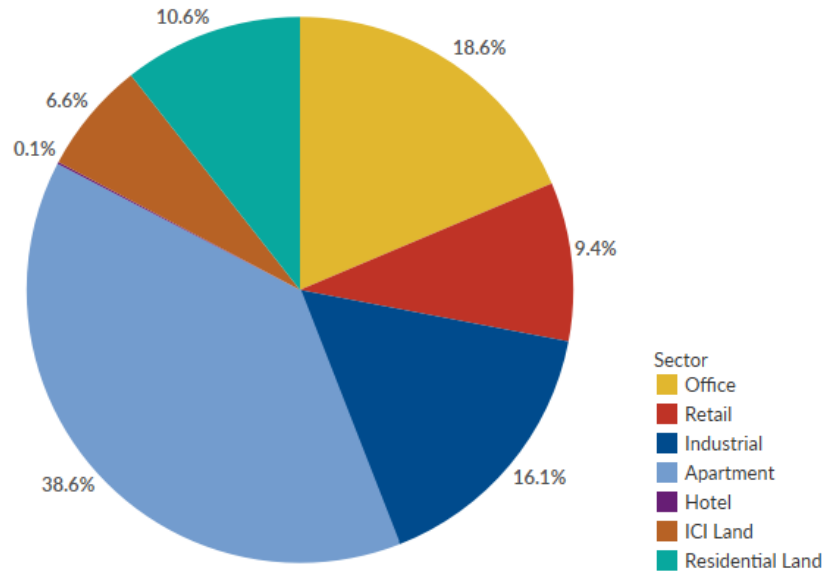
AltusGroup

MMA Property Transactions

The Montreal investment market continued to recover from the effects of the COVID-19 pandemic in Q3 2021 as overall transaction volumes were at \$3.3B, larger than pre-pandemic Q3 2020.

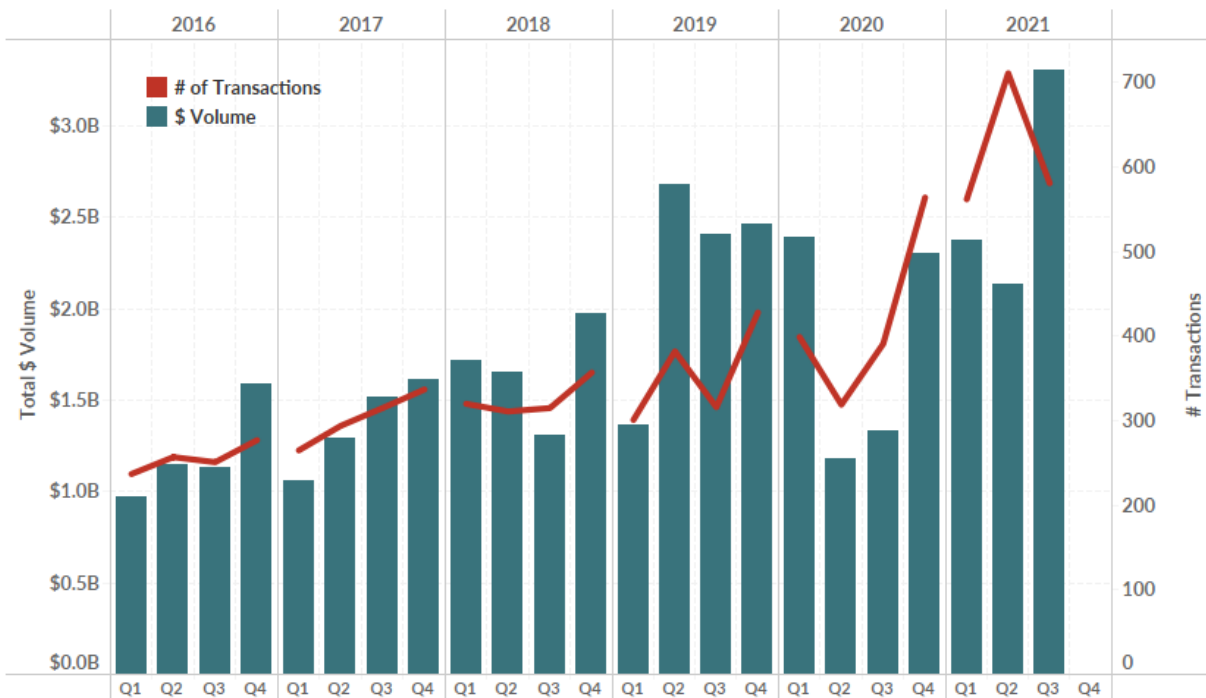


Q3 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

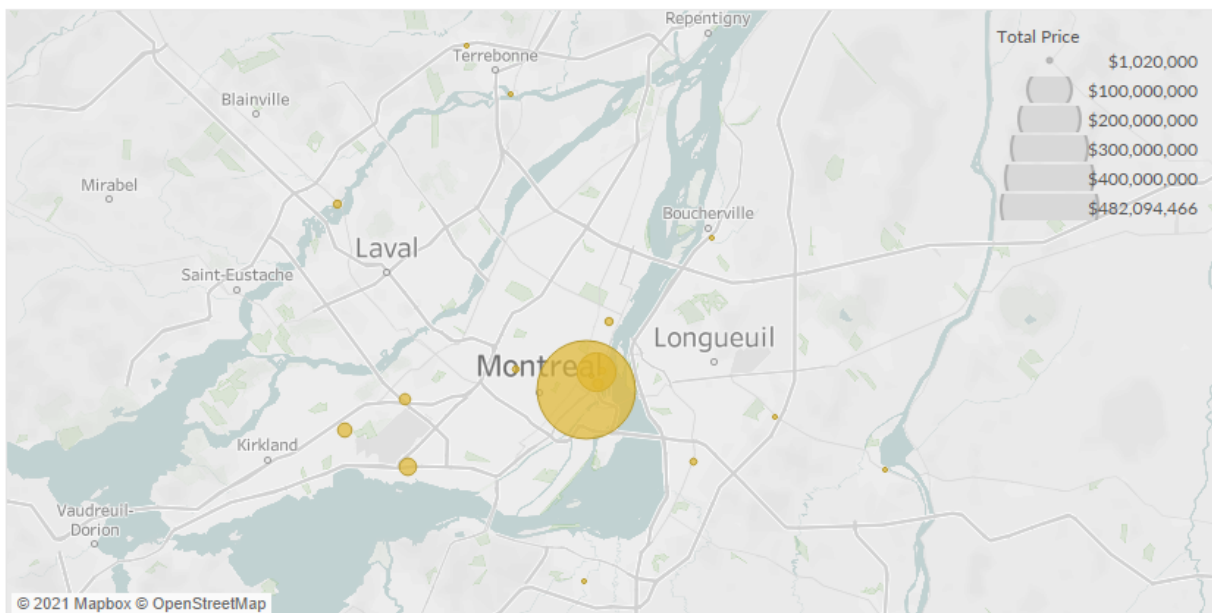
Q3 2021 saw a total of 18 office transactions worth \$616M. The top transaction in Q3 was a \$482M sale in the Island of Montreal.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$601.67M	10	\$697.24M	41	\$315
Laval			\$19.40M	8	\$171
Longueuil	\$1.56M	1	\$10.99M	4	\$392
North Shore	\$6.27M	3	\$32.31M	11	\$288
South Shore	\$6.28M	4	\$23.58M	10	\$223
Grand Total	\$615.77M	18	\$783.53M	74	\$287

Office - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
1000 de la Gauchetiere West Bo..	Island of Montréal	Ville-Marie	\$482,094,466	963,898	\$500
275 Viger East Avenue	Island of Montréal	Ville-Marie	\$74,000,000	200,771	\$369
385 Bouchard Boulevard	Island of Montréal	Dorval	\$15,000,000	125,101	\$120
334 Avro Avenue	Island of Montréal	Pointe-Claire	\$10,000,000	77,000	\$130
8777 Transcanada Highway	Island of Montréal	Saint-Laurent	\$6,300,000	31,055	\$203

Office Property Transactions - Q3 2021



Retail Transactions

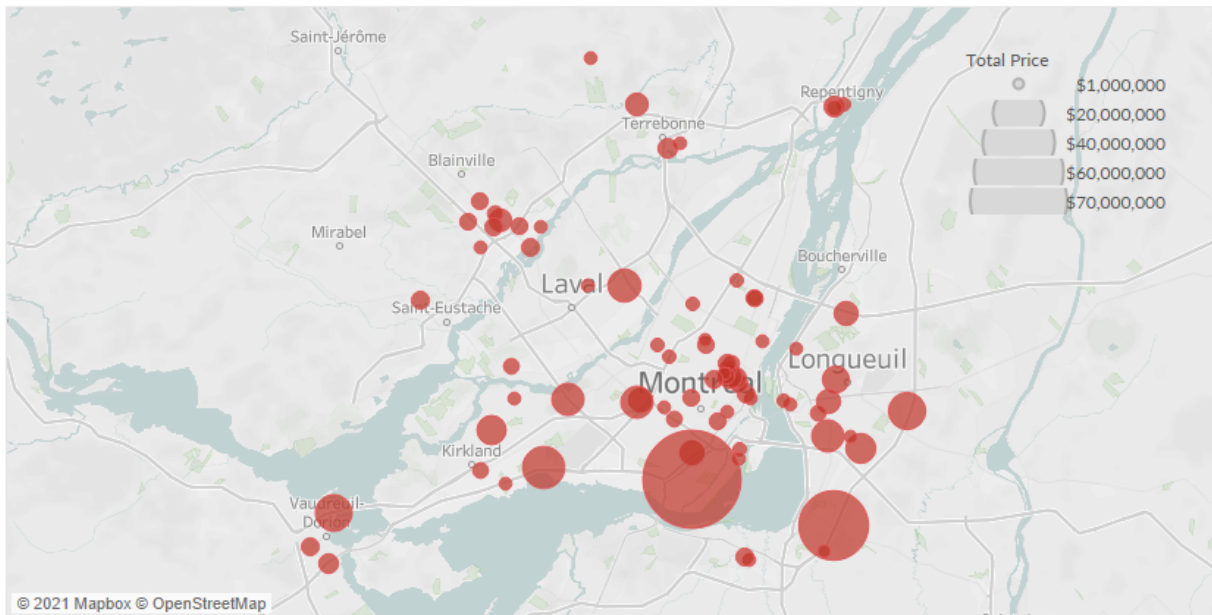
The retail sector, which had been resilient in the Montreal market in 2020, is strong in Q3 2021, with 76 retail transactions worth \$312M. The largest transaction was worth \$70M in the Island of Montreal.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$164.63M	38	\$373.02M	128	\$301
Laval	\$10.75M	3	\$54.05M	16	\$233
Longueuil	\$22.53M	5	\$61.55M	17	\$203
North Shore	\$36.36M	17	\$87.20M	38	\$223
South Shore	\$77.28M	13	\$220.71M	54	\$334
Grand Total	\$311.56M	76	\$796.54M	253	\$285

Retail - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
7333 Newman Boulevard	Island of Montréal	LaSalle	\$70,000,000	208,536	\$336
860 des Prés-Verts Boulevard	South Shore	La Prairie	\$35,227,695	119,303	\$295
1415 des Promenades Boulevard	Longueuil	Saint-Hubert	\$10,000,000	56,800	\$176
7 de la Cité-des-Jeunes Boulevard	South Shore	Vaudreuil-Dorion	\$9,750,000	21,366	\$456
1625 Saint-Martin Boulevard East	Laval	Laval	\$7,900,000	18,529	\$426

Retail Property Transactions - Q3 2021



Industrial Transactions

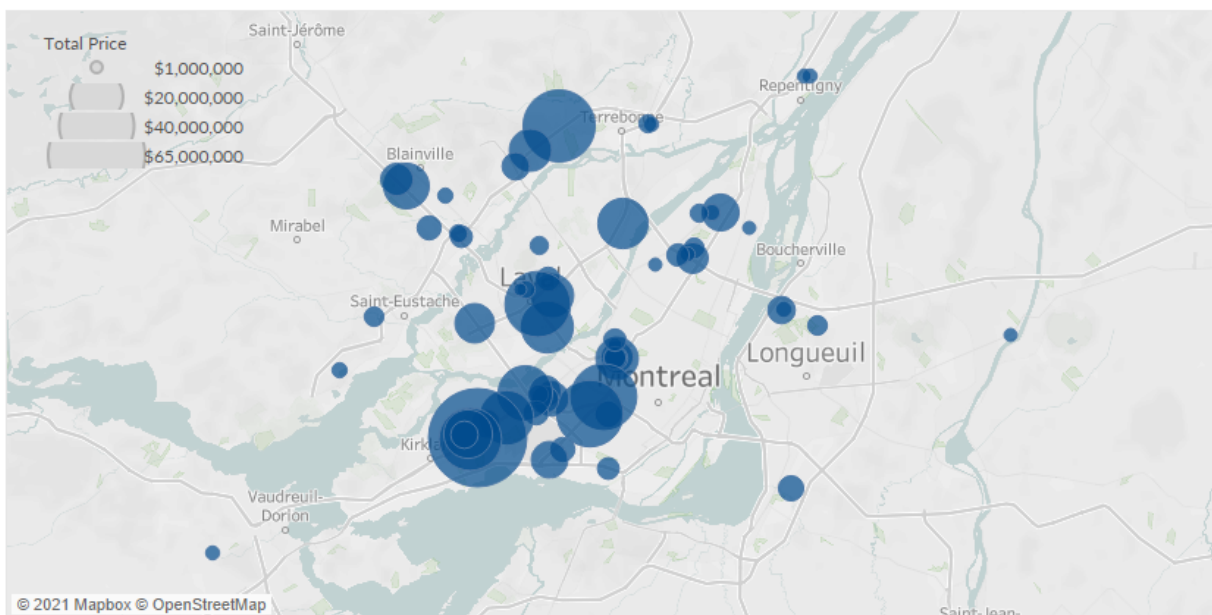
The industrial market, which has remained resilient since 2020 saw 64 industrial transactions worth \$531M, with the largest transaction worth \$65M in the Island of Montreal.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$326.11M	34	\$1,083.84M	127	\$144
Laval	\$95.02M	9	\$189.03M	25	\$190
Longueuil	\$6.40M	2	\$31.67M	13	\$139
North Shore	\$94.13M	15	\$239.86M	39	\$185
South Shore	\$9.42M	4	\$255.64M	28	\$149
Grand Total	\$531.09M	64	\$1,800.04M	232	\$156

Industrial - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
5000 Trans-Canada Highway	Island of Montréal	Pointe-Claire	\$65,000,000	408,969	\$159
3100 des Bâtisseurs Street	North Shore	Terrebonne	\$35,000,000	178,542	\$196
6100 de la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$29,925,354	174,785	\$171
5415 de-la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$29,000,000	217,288	\$133
2345 des Laurentides Highway	Laval	Laval	\$28,500,000	175,900	\$162

Industrial Property Transactions - Q3 2021



Apartment Transactions

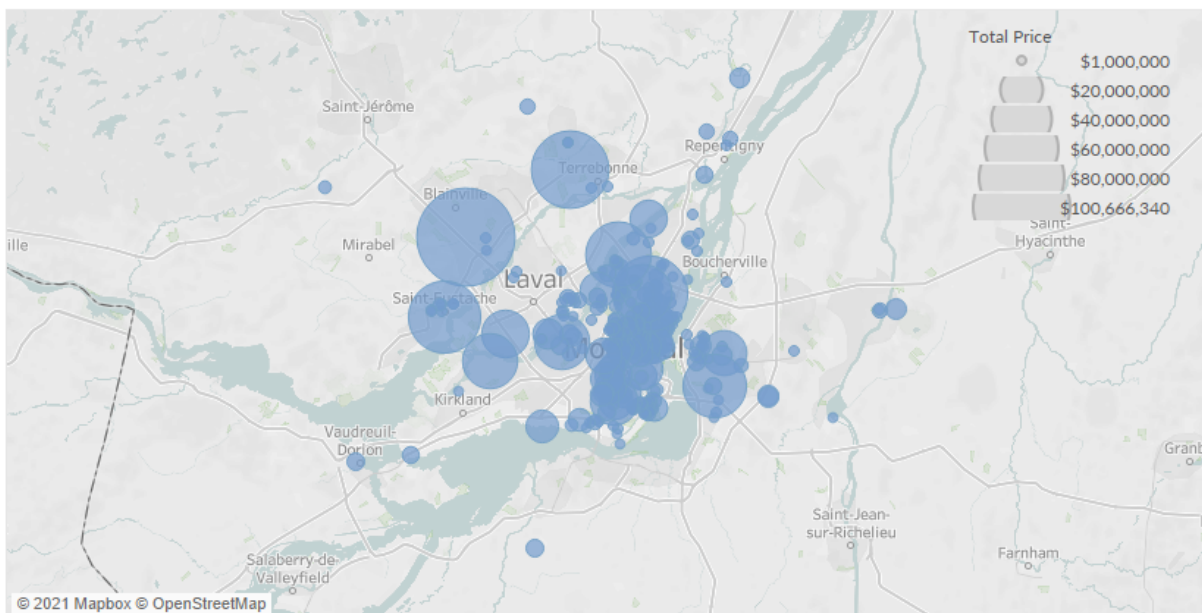
The multi-family sector, which also set a new record high since 2016, continues to perform as investors are attracted to the asset class. Q3 2021 transaction volumes were at 333, worth \$1.3B.

	Q3 2021 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
Island of Montréal	\$824.38M	255	\$2,076.62M	774	\$226,694
Laval	\$70.55M	19	\$131.85M	54	\$176,435
Longueuil	\$107.67M	24	\$268.28M	66	\$156,844
North Shore	\$251.02M	24	\$337.83M	58	\$172,272
South Shore	\$21.93M	11	\$156.85M	49	\$158,036
Grand Total	\$1,275.55M	333	\$2,971.43M	1,001	\$212,849

Apartment - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Number of Units	Price Per Uni
300 de la Cote-Saint-Louis Road	North Shore	Sainte-Thérèse	\$100,666,340	452	\$222,490
2915 de la Pinière Boulevard	North Shore	Terrebonne	\$62,583,039	191	\$326,022
6750 D'Avila Street	Island of Montréal	Saint-Léonard	\$59,050,000	412	\$143,325
158 Saint-Eustache Street	North Shore	Saint-Eustache	\$54,358,975	260	\$206,982
6880 Gouin East Boulevard	Island of Montréal	Montréal-Nord	\$45,000,000	443	\$99,548

Apartment Property Transactions - Q3 2021



Hotel Transactions

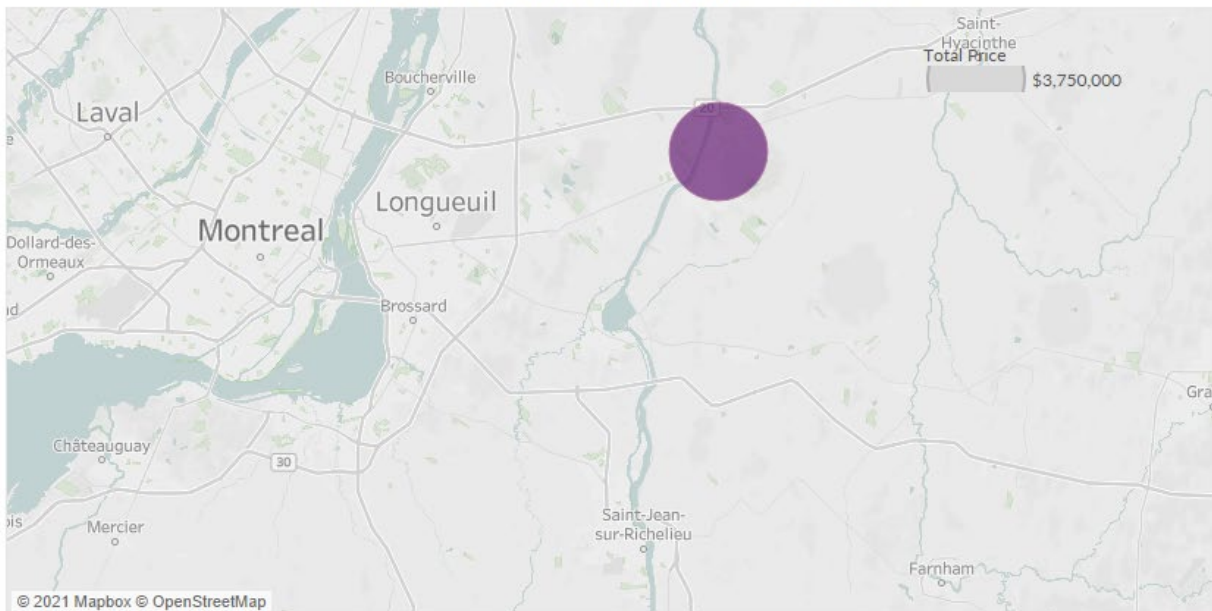
Hotel investments are typically quite inconsistent, though Q3 2021 did register one transaction worth \$3,750,000 in South Shore.

	Q3 2021	#	YTD	#	YTD - Avg \$/Room
	\$ Volume		\$ Volume		
Island of Montréal			\$3.00M	1	\$120,000
Laval					
Longueuil			\$4.00M	1	\$35,398
North Shore					
South Shore	\$3.75M	1	\$3.75M	1	\$83,333
Grand Total	\$3.75M	1	\$10.75M	3	\$79,577

Hotel - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
439 Sir-Wilfrid-Laurier Boulevard	South Shore	Mont-Saint-Hilaire	\$3,750,000	45	\$83,333

Hotel Property Transactions - Q3 2021



ICI Land Transactions

Investment in the Montreal ICI Land market has been steady throughout the pandemic and that has carried into the third quarter of 2021 with 40 ICI land transactions, worth in total \$219M.

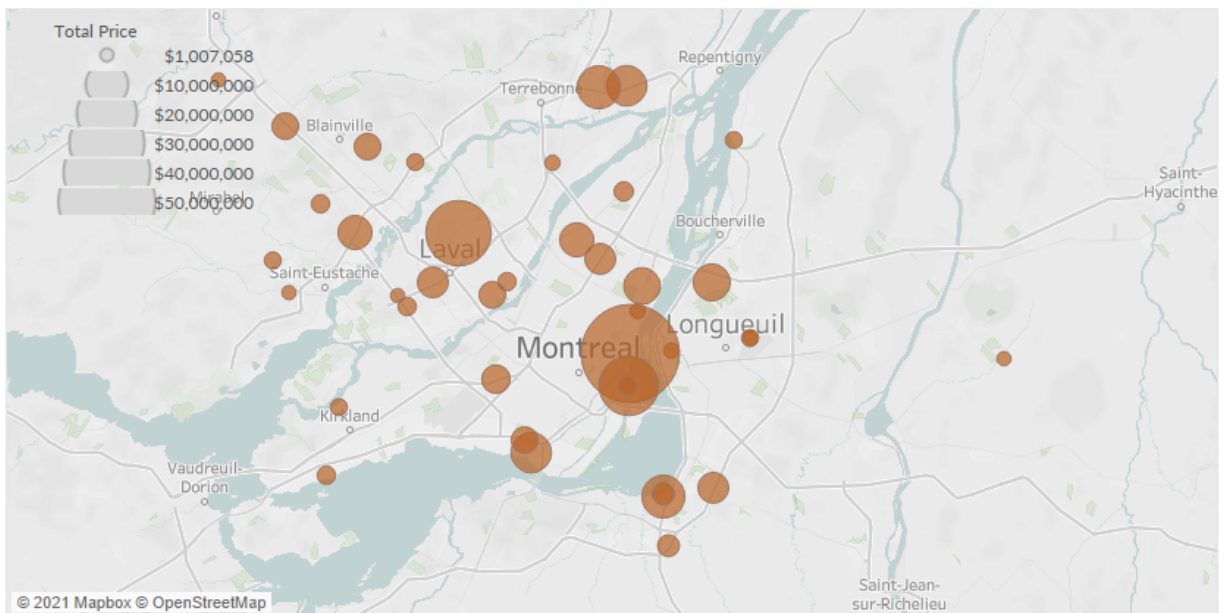


	Q3 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$110.89M	13	\$195.84M	29	\$3,031,228
Laval	\$36.78M	7	\$54.93M	14	\$669,807
Longueuil	\$11.06M	4	\$18.95M	5	\$848,578
North Shore	\$38.47M	10	\$75.65M	26	\$492,208
South Shore	\$22.02M	6	\$207.05M	48	\$328,871
Grand Total	\$219.22M	40	\$552.42M	122	\$907,602

ICI Land - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
810 Saint-Antoine East Street	Island of Montréal	Ville-Marie	\$50,000,000	1.738	\$28,774,494
137 Bellerose Boulevard West	Laval	Laval	\$22,000,000	16.696	\$1,317,683
383 Bridge Street	Island of Montréal	Le Sud-Ouest	\$18,260,800	2.577	\$7,086,042
3601 de la Gare Avenue	North Shore	Mascouche	\$9,979,200	11.027	\$907,200
d'Iberville Avenue	South Shore	Candiac	\$9,548,011	12.447	\$767,092

ICI Land Property Transactions - Q3 2021



Residential Land Transactions

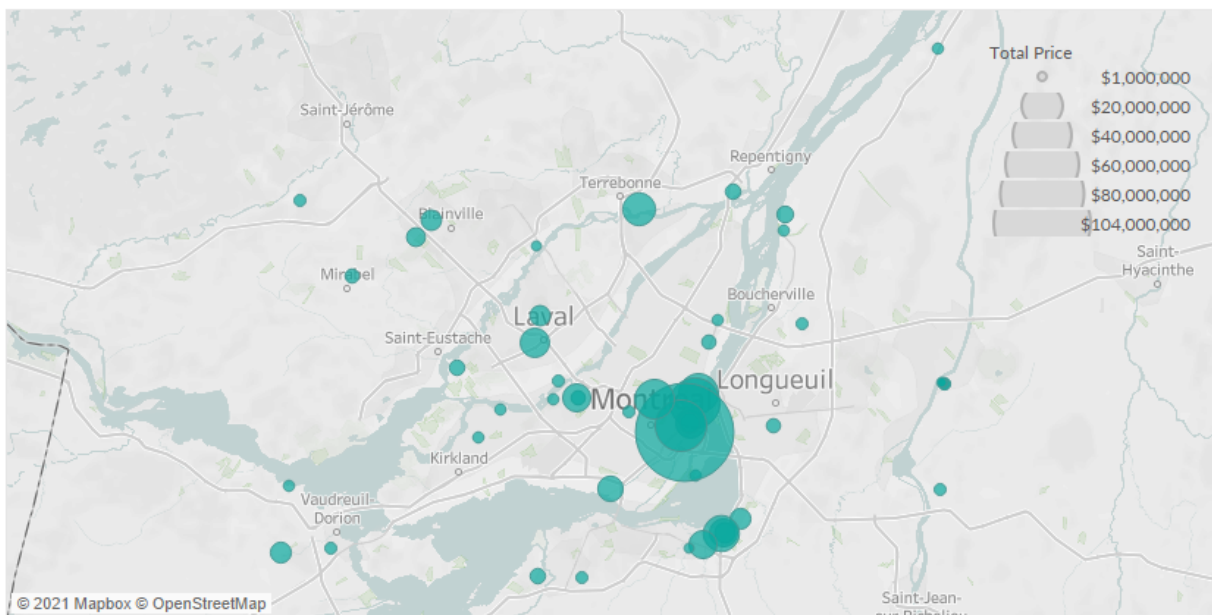
The residential land sector appears to be on the upswing, as buyers look for available development land. Overall investment volume was \$351M in Q3 2021, with 49 residential transactions.

	Q3 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$235.81M	17	\$506.19M	57	\$8,113,190
Laval	\$18.15M	4	\$57.48M	15	\$1,481,035
Longueuil	\$2.16M	1	\$21.44M	6	\$1,734,315
North Shore	\$26.65M	7	\$112.02M	34	\$1,225,502
South Shore	\$68.10M	20	\$205.19M	57	\$1,072,298
Grand Total	\$350.87M	49	\$902.31M	169	\$2,394,490

Residential Land - Significant Transactions Q3 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
355 Guy Street	Island of Montréal	Le Sud-Ouest	\$104,000,000	6.892	\$15,094,339
1050 de la Montagne Street	Island of Montréal	Ville-Marie	\$28,500,000	0.261	Null
Wolfe Street	Island of Montréal	Ville-Marie	\$27,022,732	2.275	\$11,876,192
450 Querbes Avenue	Island of Montréal	Outremont	\$18,007,000	1.729	\$10,411,860
Parthenais Street	Island of Montréal	Ville-Marie	\$16,921,305	0.823	Null

Residential Land Property Transactions - Q3 2021



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