
Ottawa Market Area Commercial Q3 2021 Statistics

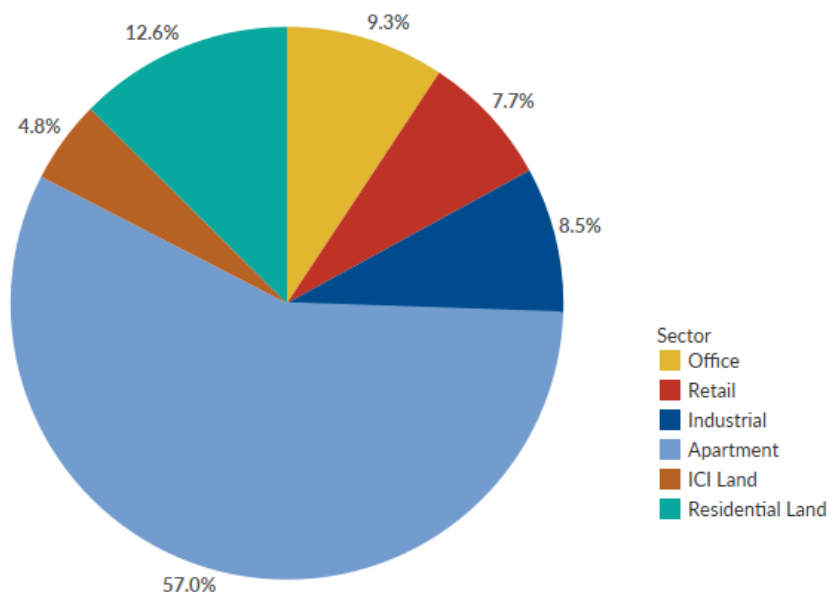


OMA Property Transactions

The Ottawa investment market continues to recover from the effects of the COVID-19 pandemic as transaction volumes in Q3 2021 were at \$1B, up more than 100% from the same period in 2020.

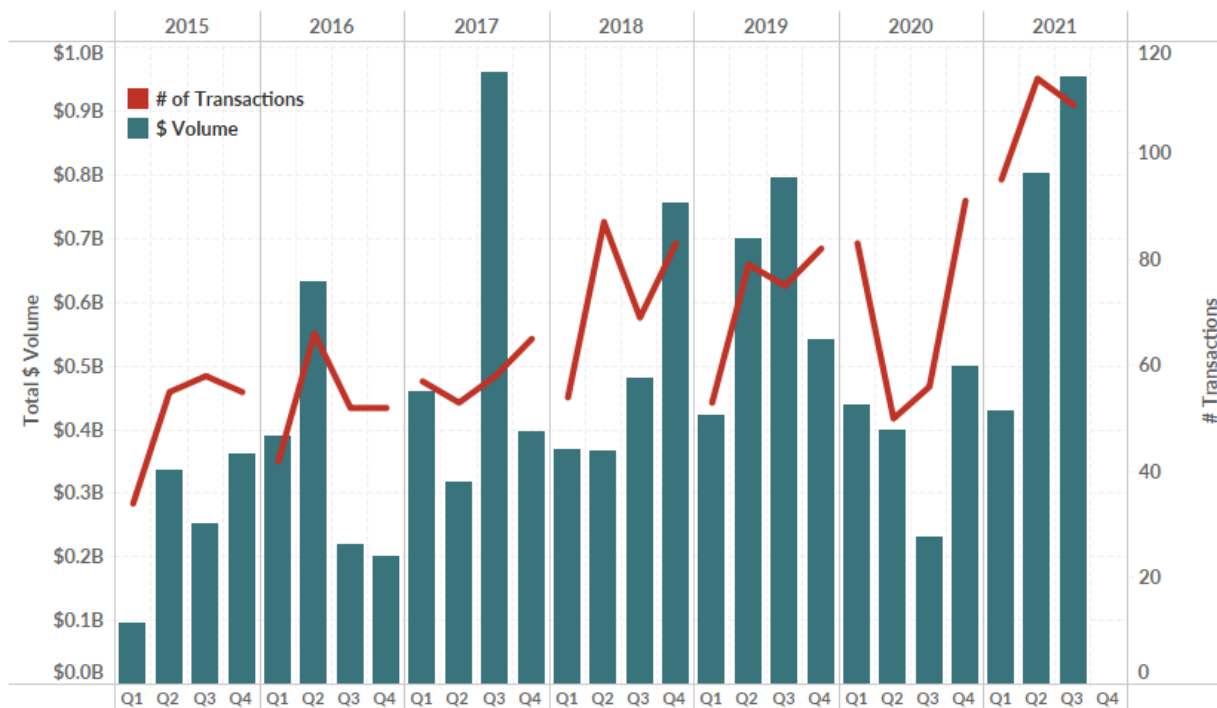


Q3 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

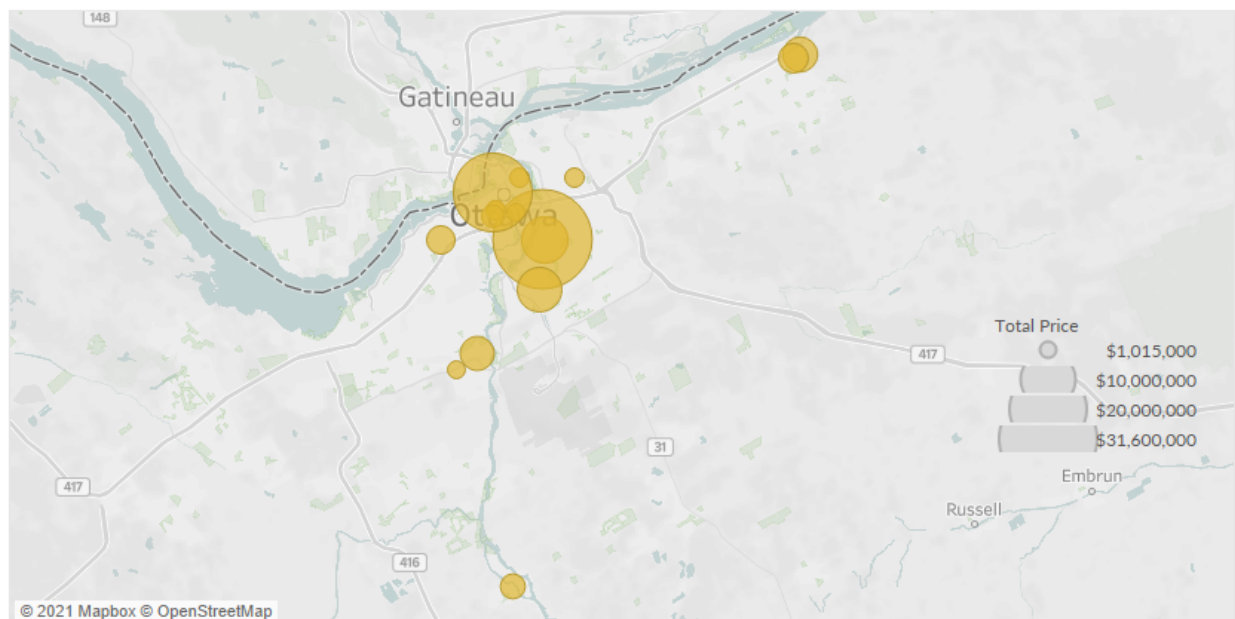
The office market, which has been hit particularly hard by the pandemic and subsequent shift to work-from-home, continues to recover into the third quarter of 2021 with 16 total transactions, at \$89M.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$6.75M	2	\$6.75M	2	\$374
Gloucester			\$18.25M	1	\$219
Goulbourn					
Kanata					
Nepean	\$4.75M	2	\$9.15M	5	\$353
Osgoode					
Ottawa	\$75.11M	11	\$157.19M	27	\$358
Rideau	\$2.00M	1	\$2.00M	1	\$278
West Carleton					
Grand Total	\$88.61M	16	\$193.33M	36	\$352

Office - Top Transactions Q3 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1870 Alta Vista Drive	Ottawa	\$31,600,000	112,000	\$282
100 Sparks Street	Ottawa	\$19,900,000	55,843	\$356
255 Smyth Road	Ottawa	\$6,925,000	38,000	\$182
1729 Bank Street	Ottawa	\$6,351,000	26,000	\$244
500 Lacolle Way	Cumberland	\$3,900,000	10,600	\$368

Office Property Transactions - Q3 2021



Retail Transactions

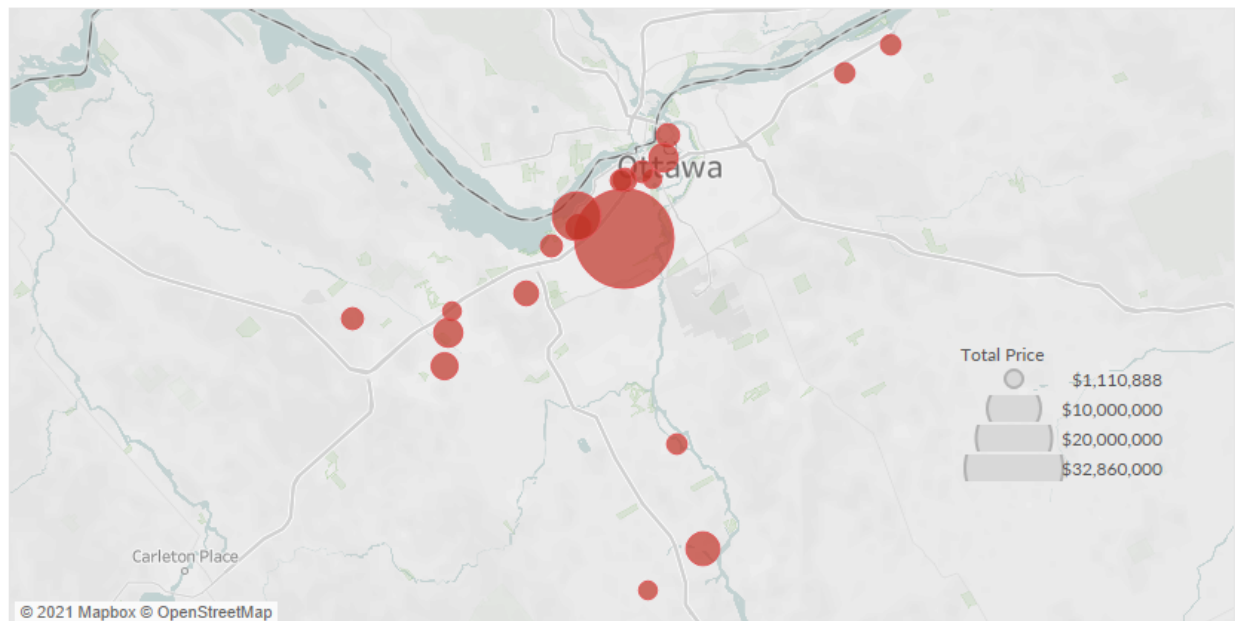
The retail sector, which overall had a challenging 2020 overall, saw investment volumes in Q3 2021 lower than in Q3 2020.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.39M	1	\$8.41M	3	\$309
Gloucester	\$1.33M	1	\$14.44M	7	\$392
Goulbourn	\$2.40M	1	\$2.40M	1	\$198
Kanata	\$4.05M	2	\$6.90M	3	\$222
Nepean	\$34.86M	2	\$236.89M	5	\$392
Osgoode					
Ottawa	\$22.23M	9	\$83.74M	25	\$465
Rideau	\$6.14M	3	\$7.39M	4	\$248
West Carleton	\$1.57M	1	\$1.57M	1	\$275
Grand Total	\$73.95M	20	\$361.72M	49	\$399

Retail - Top Transactions Q3 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1465 Merivale Road	Nepean	\$32,860,000	78,848	\$417
979 Richmond Road	Ottawa	\$7,775,000	8,500	\$915
1622 Roger Stevens Drive	Rideau	\$3,750,000	3,120	Null
36 Edgewater Street	Kanata	\$2,900,000	7,525	\$385
311 Bank Street	Ottawa	\$2,800,000	9,200	\$304

Retail Property Transactions - Q3 2021



Industrial Transactions

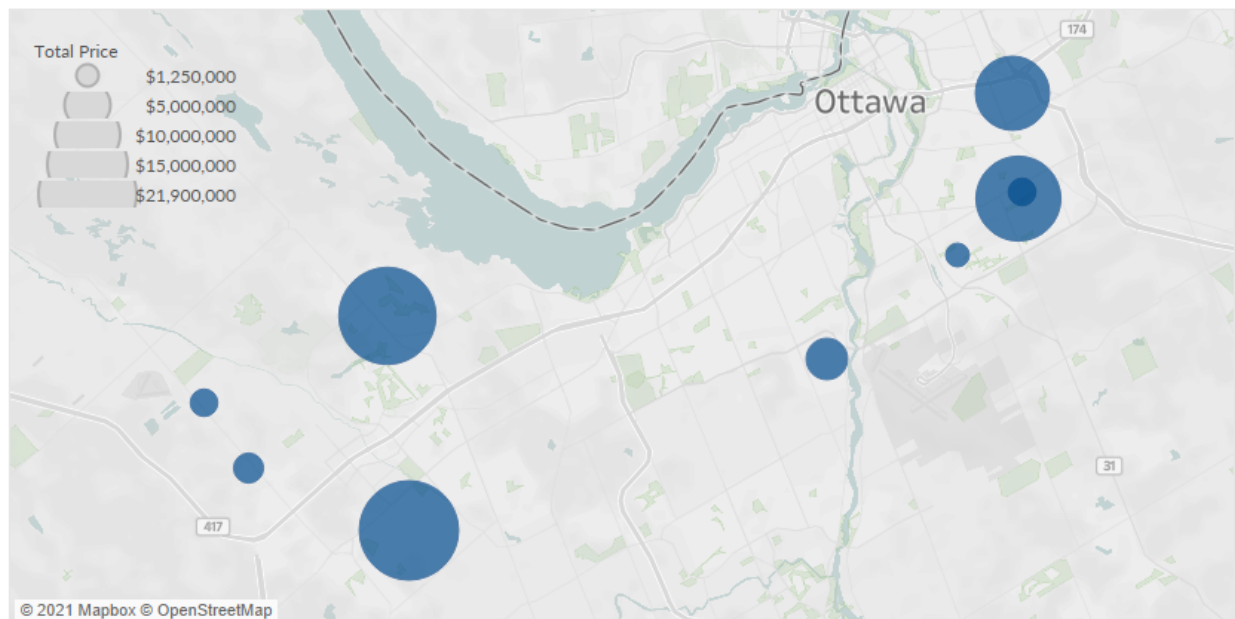
Industrial sale volumes were down significantly in the third quarter of 2021, when compared to Q3 2020. However, the highest transaction recorded in Q3 2021 was in Goulbourn at \$21.9M.

	Q3 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$29.30M	3	\$193
Gloucester	\$12.18M	1	\$40.67M	5	\$186
Goulbourn	\$21.90M	1	\$21.90M	1	\$222
Kanata	\$20.94M	1	\$20.94M	1	\$107
Nepean	\$3.81M	1	\$59.85M	6	\$228
Osgoode					
Ottawa	\$18.93M	3	\$28.53M	6	\$213
Rideau					
West Carleton	\$3.60M	2	\$17.94M	4	\$255
Grand Total	\$81.35M	9	\$219.12M	26	\$212

Industrial - Top Transactions Q3 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
130 Iber Road	Goulbourn	\$21,900,000	98,675	\$222
415 Legget Drive	Kanata	\$20,937,000	194,816	\$107
2355 St Laurent Boulevard	Ottawa	\$16,000,000	72,000	\$222
1100 Algoma Road	Gloucester	\$12,176,681	46,539	\$262
56 Antares Drive	Nepean	\$3,810,000	15,201	\$251

Industrial Property Transactions - Q3 2021



Apartment Transactions

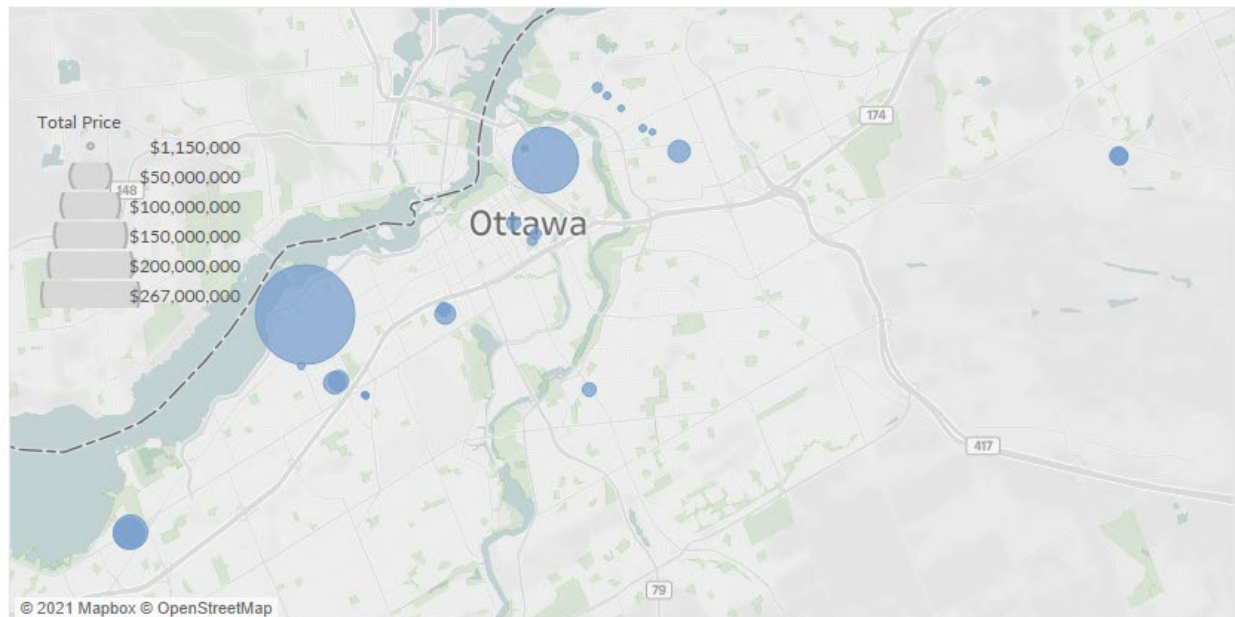
Q3 2021 saw investment in the multi-family sector total 25 transactions, worth \$544M. The highest transaction was worth \$267M, located in Ottawa.

	Q3 2021		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland			\$3.13M	1	\$54,984
Gloucester	\$16.83M	2	\$36.42M	7	\$260,821
Goulbourn					
Kanata					
Nepean			\$5.88M	1	\$53,967
Osgoode					
Ottawa	\$527.55M	23	\$695.01M	64	\$275,164
Rideau					
West Carleton					
Grand Total	\$544.38M	25	\$740.45M	73	\$267,742

Apartment - Top Transactions Q3 2021

First Address	Municipality	Total Price	Number of Units	Price Per Unit
185 Clearview	Ottawa	\$267,000,000	642	\$415,888
303 Rideau Street	Ottawa	\$116,300,000	193	\$602,591
2880 Carling Avenue	Ottawa	\$31,770,000	157	\$202,357
2900 Carling Avenue	Ottawa	\$26,720,000	134	\$199,403
902 Moorvale Street	Ottawa	\$13,346,659	64	\$208,542

Apartment Property Transactions - Q3 2021



ICI Land Transactions

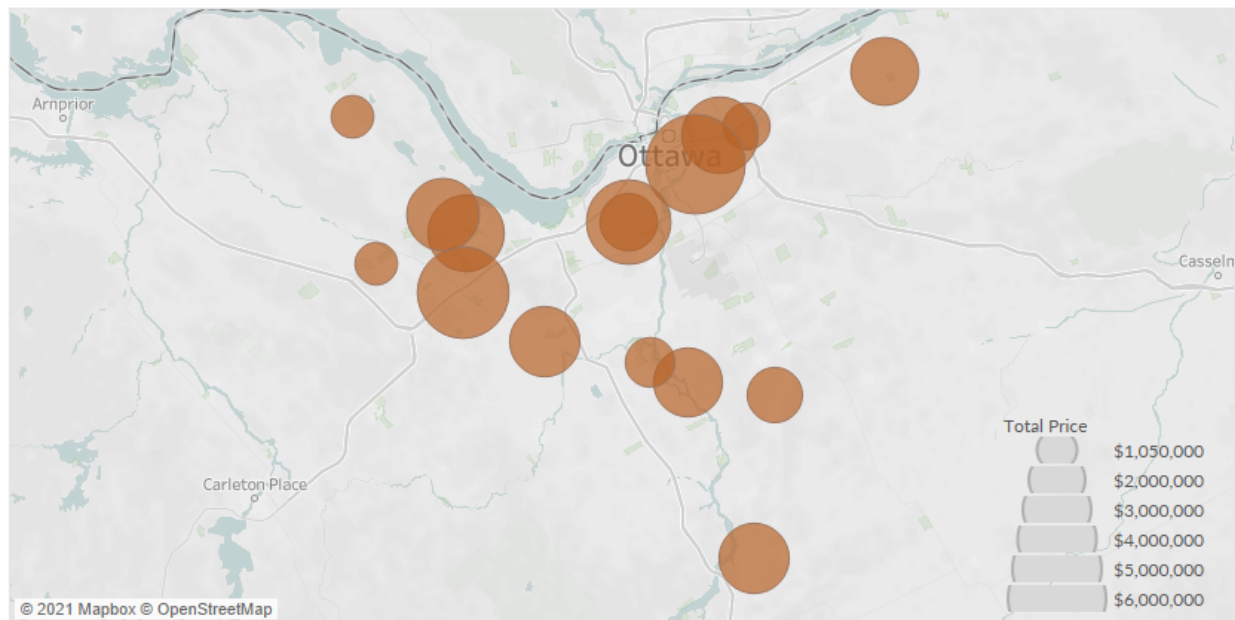
The ICI Land sector, which was a consistent performer in 2020, took a significant step back in Q3 2021, with overall investment totaling 16 transactions, worth \$46M.

	Q3 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.80M	1	\$13.81M	7	\$476,905
Gloucester	\$4.88M	2	\$67.09M	15	\$535,107
Goulbourn			\$2.00M	1	\$26,057
Kanata	\$11.85M	3	\$14.95M	5	\$335,991
Nepean	\$10.83M	4	\$23.42M	8	\$756,090
Osgoode	\$7.73M	3	\$16.23M	7	\$39,795
Ottawa	\$6.00M	1	\$37.15M	10	\$1,869,499
Rideau					
West Carleton	\$2.15M	2	\$20.40M	9	\$94,043
Grand Total	\$46.23M	16	\$195.04M	62	\$521,859

ICI Land - Top Transactions Q3 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1867 Alta Vista Drive	Ottawa	\$6,000,000	3.000	\$2,000,000
30 Frank Nighbor Place	Kanata	\$5,089,740	9.000	\$539,053
1545 A Merivale Road	Nepean	\$4,325,000	2.000	\$2,539,636
2700 Solandt Road	Kanata	\$3,563,000	7.000	\$533,064
1200 Lemieux Street	Gloucester	\$3,550,000	0.000	Null

ICI Land Property Transactions - Q3 2021



Residential Land Transactions

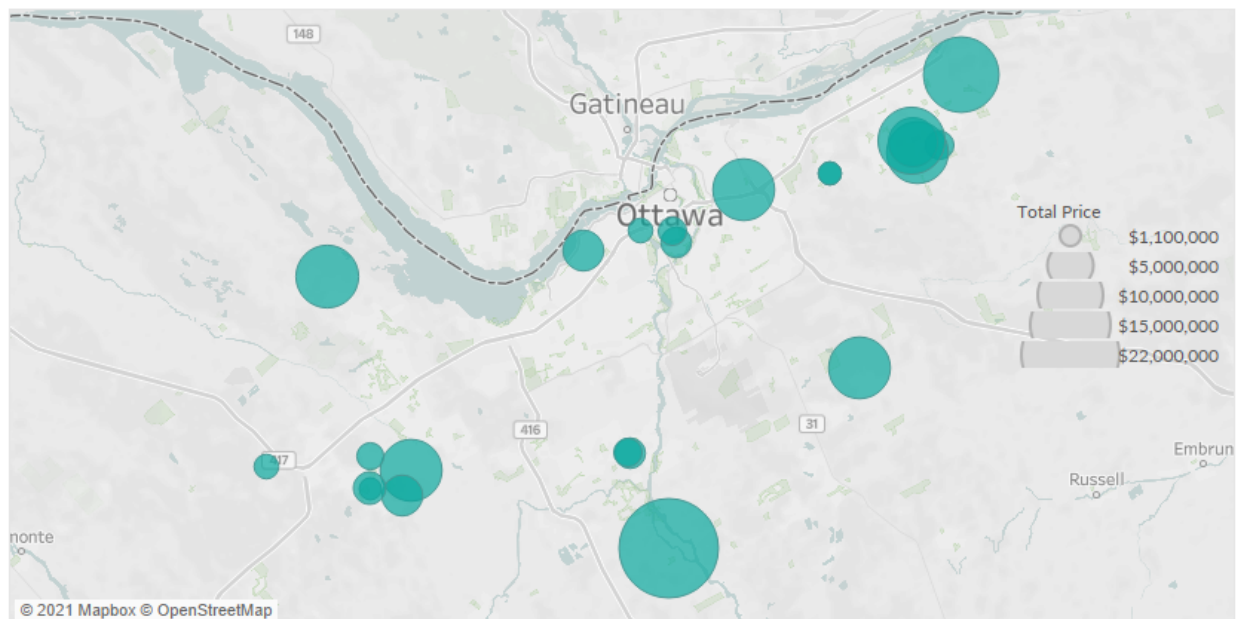
The residential land sector saw overall investment totaling 23 transactions, worth \$120M in Q3 2021. The top transaction was in Nepeany, worth \$22M.

	Q3 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$38.35M	5	\$38.35M	5	\$314,477
Gloucester	\$19.55M	4	\$58.27M	15	\$503,046
Goulbourn	\$17.12M	5	\$48.23M	11	\$537,271
Kanata	\$8.76M	1	\$70.15M	5	\$354,789
Nepean	\$26.10M	3	\$40.74M	6	\$947,620
Osgoode			\$10.29M	1	\$791,968
Ottawa	\$8.94M	4	\$141.46M	23	\$2,120,542
Rideau					
West Carleton	\$1.30M	1	\$10.38M	4	\$83,698
Grand Total	\$120.11M	23	\$417.86M	70	\$595,546

Residential Land - Top Transactions Q3 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
4386 Rideau Valley Drive	Nepean	\$22,000,000	50.000	\$442,309
1177 Watters Road	Cumberland	\$12,700,000	91.000	\$139,020
2127 Mer-Bleue Road	Cumberland	\$10,000,000	24.000	\$416,337
680 Cameron Harvey Drive	Kanata	\$8,756,240	44.000	\$200,211
4624 Ramsayville Road	Gloucester	\$8,650,000	96.000	\$90,535

Residential Land Property Transactions - Q3 2021



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