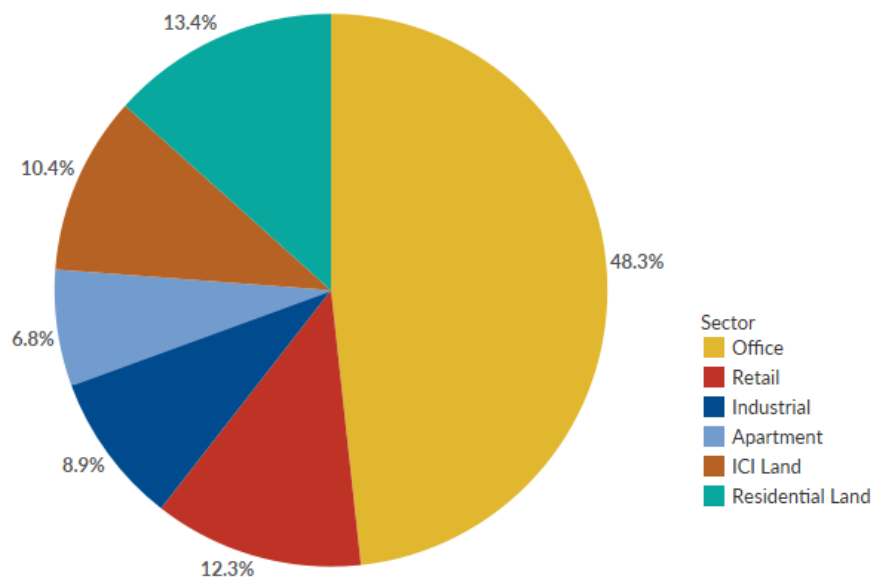

Ottawa Market Area Commercial Q4 2021 Statistics

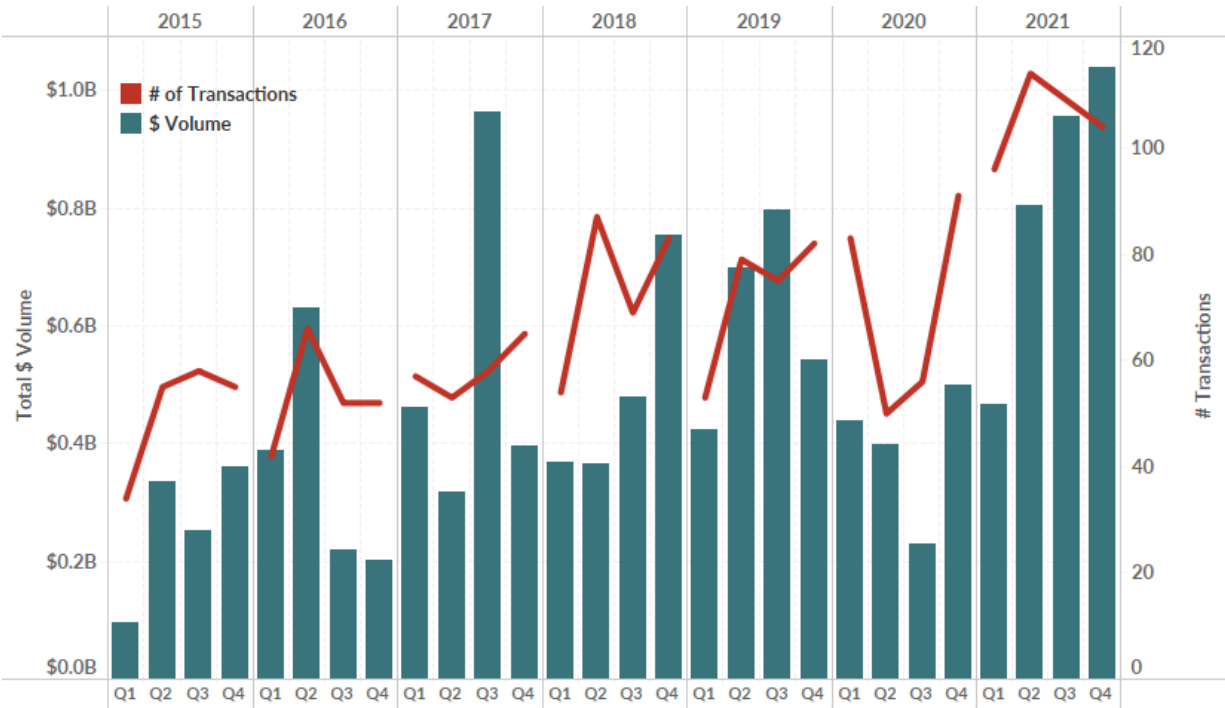


Q4 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



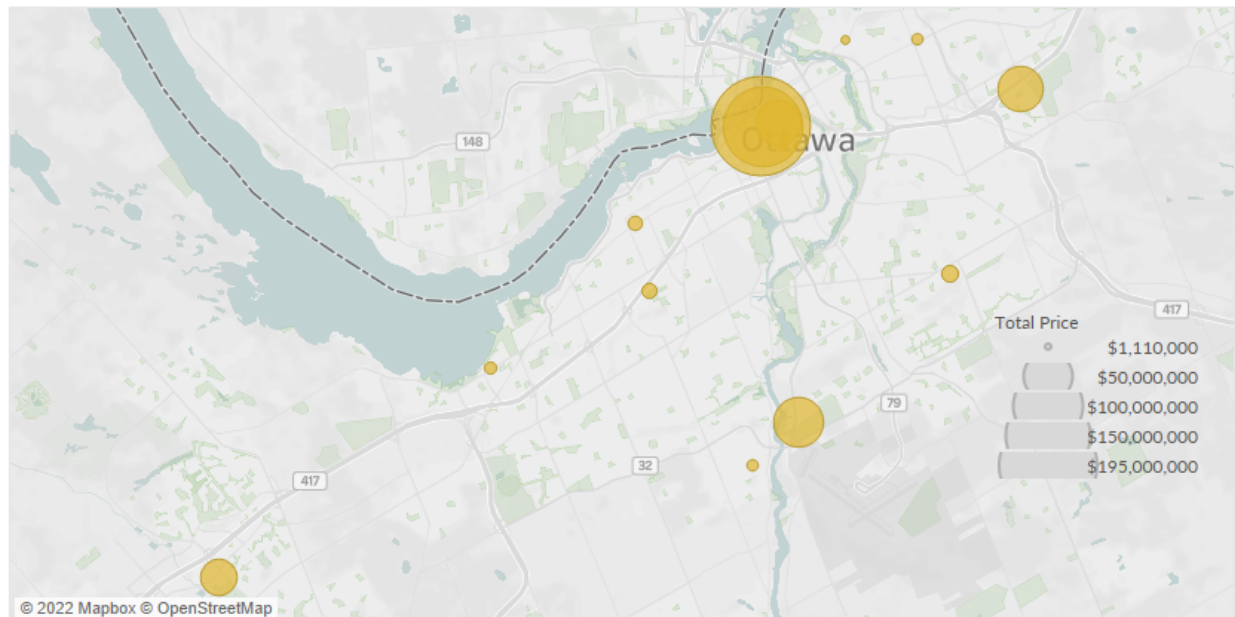
Source: Altus Group

	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland			\$6.75M	2	\$368
Gloucester	\$91.13M	3	\$109.38M	4	\$288
Goulbourn					
Kanata	\$26.20M	1	\$47.14M	2	\$185
Nepean	\$2.53M	1	\$11.67M	6	\$313
Osgoode					
Ottawa	\$382.29M	10	\$577.57M	38	\$343
Rideau			\$2.00M	1	\$278
West Carleton					
Grand Total	\$502.14M	15	\$754.50M	53	\$329

Office - Top Transactions Q4 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
300 Sparks Street	Ottawa	\$195,000,000	607,043	\$321
112 Kent Street	Ottawa	\$125,000,000	562,529	\$222
3755 Riverside Drive	Gloucester	\$49,000,000	268,346	\$183
1600 James Naismith Drive	Gloucester	\$40,550,000	333,944	\$121
110 O'Connor Street	Ottawa	\$40,050,000	202,516	\$198

Office Property Transactions - Q4 2021

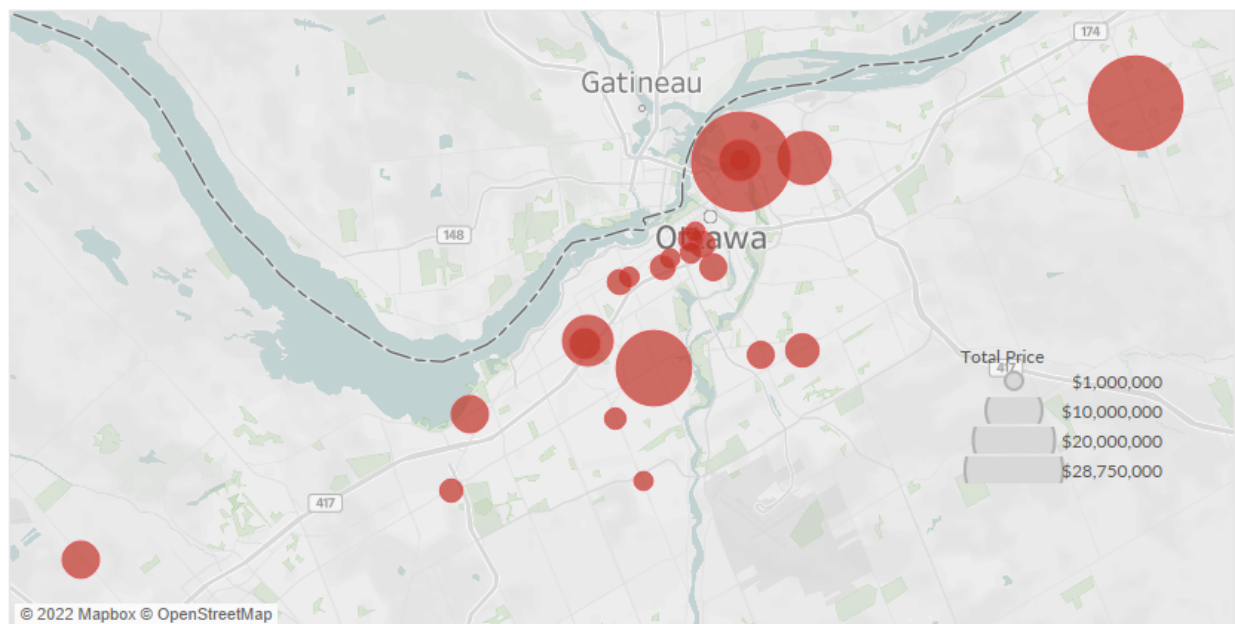


	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$25.93M	1	\$34.33M	4	\$307
Gloucester	\$28.75M	1	\$43.19M	8	\$458
Goulbourn			\$2.40M	1	\$198
Kanata			\$6.90M	3	\$222
Nepean	\$27.90M	5	\$264.79M	10	\$355
Osgoode					
Ottawa	\$41.00M	16	\$124.75M	41	\$452
Rideau			\$7.39M	4	\$248
West Carleton	\$3.88M	1	\$5.44M	2	\$245
Grand Total	\$127.46M	24	\$489.18M	73	\$404

Retail - Top Transactions Q4 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
50 Beechwood Avenue	Gloucester	\$28,750,000	31,108	\$924
2030 Tenth Line Road	Cumberland	\$25,925,000	85,630	\$303
780 Baseline Road	Nepean	\$16,500,000	36,330	\$454
520 Montreal Road	Ottawa	\$8,200,000	26,000	\$315
1657 Carling Avenue	Nepean	\$7,400,000	24,772	\$299

Retail Property Transactions - Q4 2021

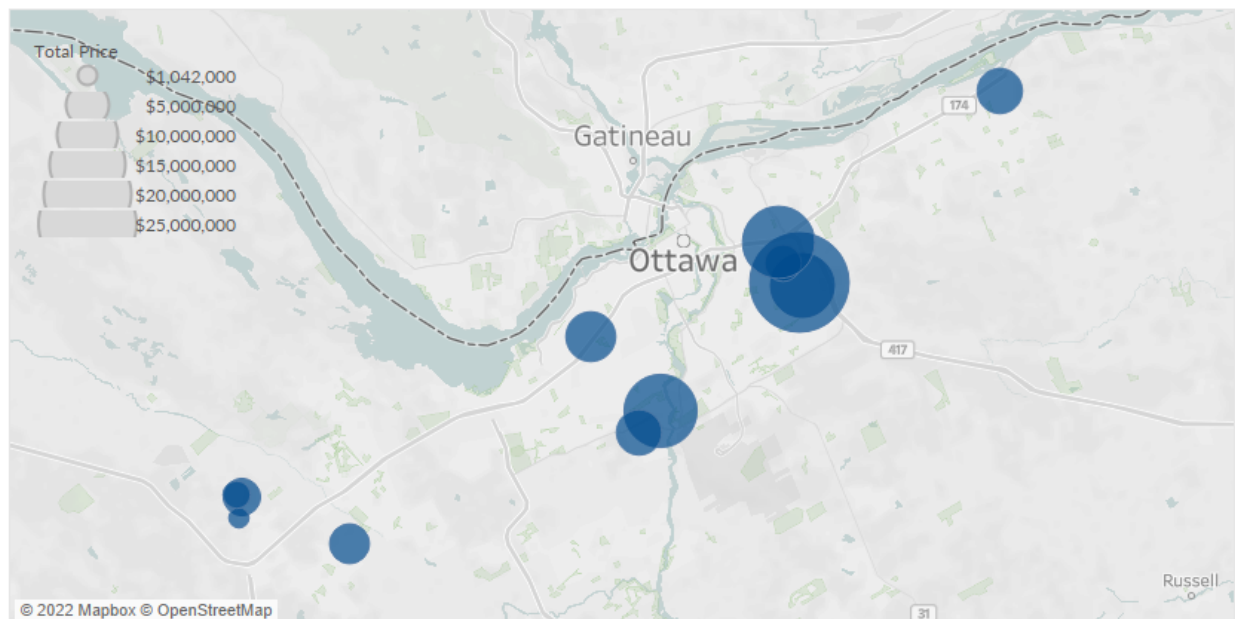


	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$5.20M	1	\$34.50M	4	\$202
Gloucester	\$13.25M	1	\$53.92M	6	\$185
Goulbourn	\$4.00M	1	\$25.90M	2	\$183
Kanata					
Nepean	\$24.90M	3	\$84.74M	9	\$211
Osgoode					
Ottawa	\$38.62M	3	\$67.14M	9	\$196
Rideau					
West Carleton	\$6.45M	3	\$24.39M	7	\$232
Grand Total	\$92.41M	12	\$290.59M	37	\$205

Industrial - Top Transactions Q4 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
155 Colonnade Road	Nepean	\$13,500,000	75,000	\$180
1151 Parisien Street	Gloucester	\$13,250,000	74,458	\$178
2571 Lancaster Road	Ottawa	\$10,250,000	70,000	\$146
843 Boyd Avenue	Nepean	\$6,300,000	32,845	\$192
530 Lacolle Way	Cumberland	\$5,200,000	22,850	\$228

Industrial Property Transactions - Q4 2021

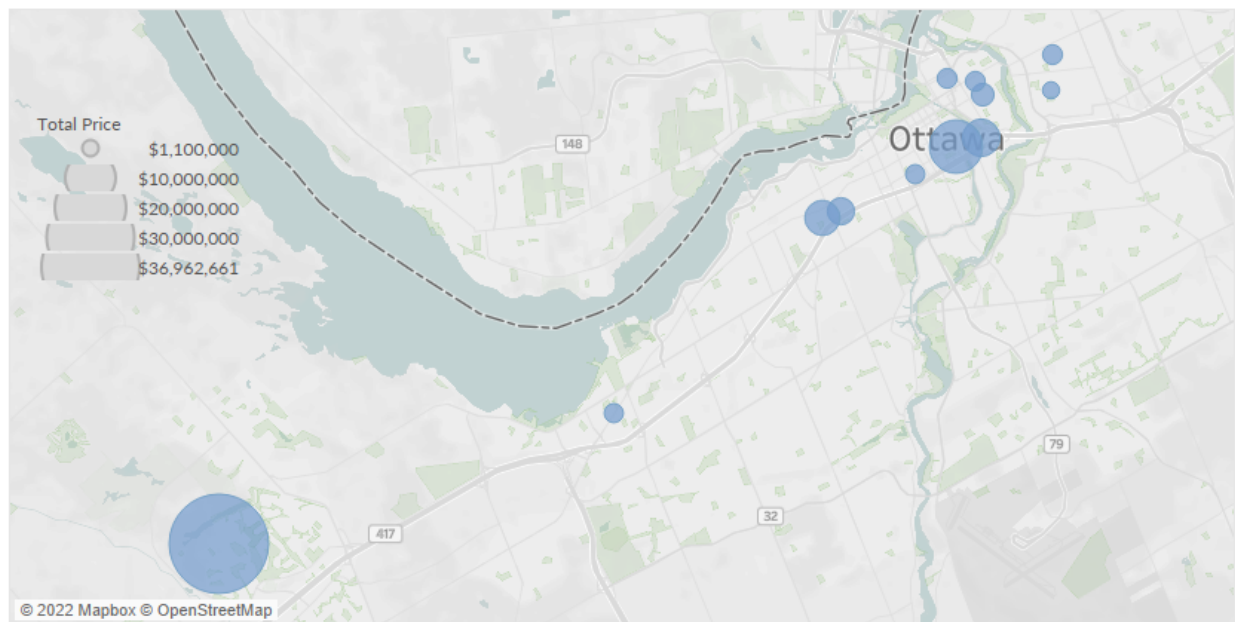


Q4 2021			YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland			\$3.13M	1	\$54,984
Gloucester			\$36.42M	7	\$260,821
Goulbourn					
Kanata	\$36.96M	1	\$36.96M	1	\$258,480
Nepean			\$5.88M	1	\$53,967
Osgoode					
Ottawa	\$33.47M	11	\$728.49M	75	\$278,085
Rideau					
West Carleton					
Grand Total	\$70.43M	12	\$810.88M	85	\$271,004

Apartment - Top Transactions Q4 2021

First Address	Municipality	Total Price	Number of Units	Price Per Unit
130 Goulbourn Forced Road	Kanata	\$36,962,661	143	\$258,480
407 Elgin Street	Ottawa	\$10,600,000	33	\$321,212
41 Concord Street	Ottawa	\$5,210,000	12	\$434,167
171 Holland Avenue	Ottawa	\$4,600,000	13	\$353,846
99 Rosemount Avenue	Ottawa	\$2,762,500	12	\$230,208

Apartment Property Transactions - Q4 2021

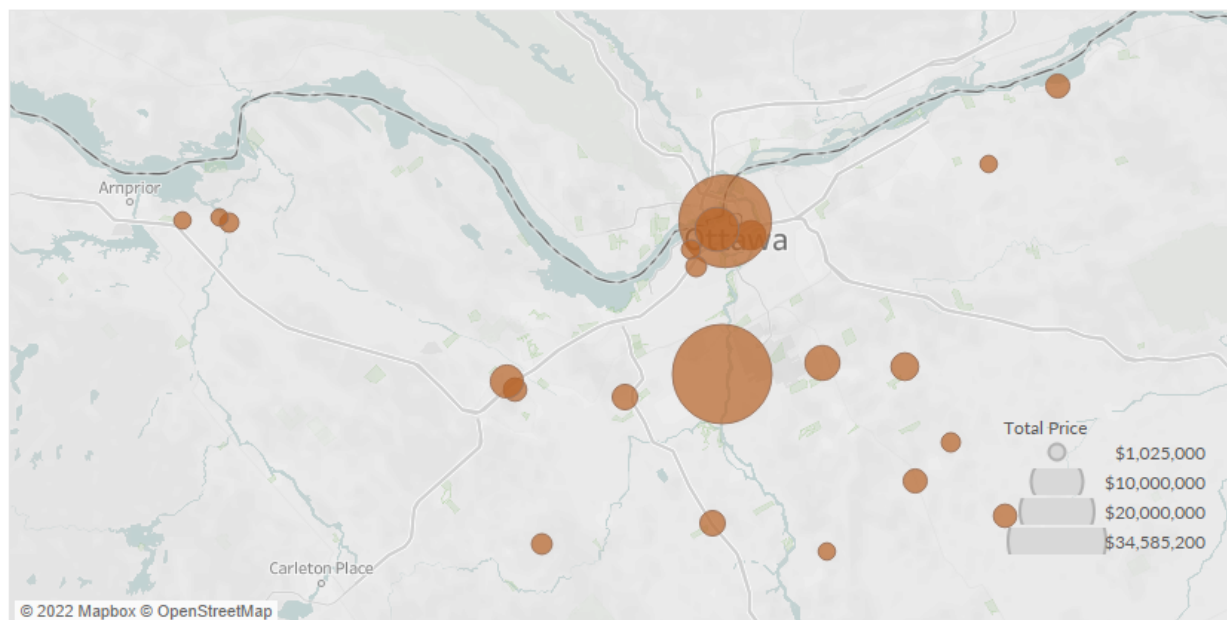


	Q4 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$3.05M	2	\$16.86M	9	\$376,402
Gloucester	\$6.94M	2	\$70.47M	16	\$508,753
Goulbourn	\$1.50M	1	\$3.50M	2	\$17,562
Kanata	\$1.83M	1	\$16.78M	6	\$335,991
Nepean	\$36.99M	2	\$60.41M	10	\$678,591
Osgoode	\$6.50M	4	\$22.73M	11	\$30,704
Ottawa	\$42.38M	5	\$79.53M	15	\$1,869,499
Rideau	\$2.26M	1	\$2.26M	1	\$20,619
West Carleton	\$7.13M	4	\$27.52M	13	\$153,753
Grand Total	\$108.57M	22	\$300.06M	83	\$439,462

ICI Land - Top Transactions Q4 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
11 Beckstead Road	Nepean	\$34,585,200	86.470	\$399,968
280 Queen Street	Ottawa	\$30,000,000	1.161	Null
665 Albert Street	Ottawa	\$6,744,034	Null	Null
4501 Kelly Farm Drive	Gloucester	\$4,246,425	6.289	\$675,214
Palladium Drive	West Carleton	\$3,800,000	4.358	\$871,960

ICI Land Property Transactions - Q4 2021

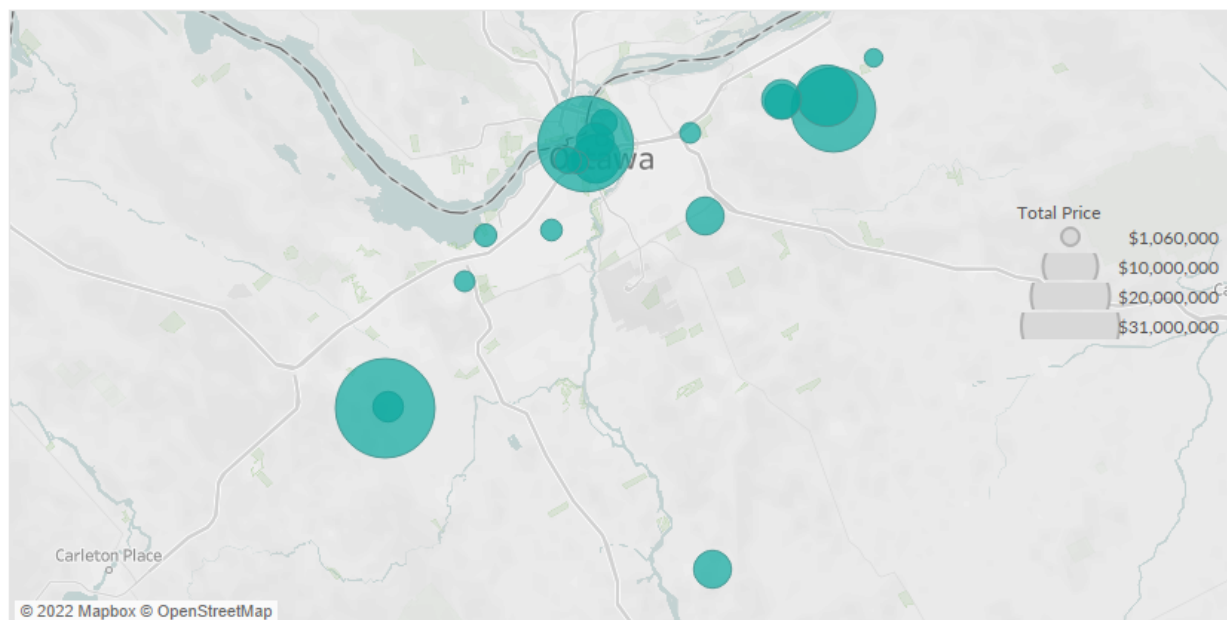


	Q4 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$35.15M	3	\$73.50M	8	\$541,147
Gloucester	\$14.45M	4	\$76.27M	20	\$542,415
Goulbourn	\$33.90M	2	\$82.13M	13	\$768,860
Kanata			\$70.15M	5	\$354,789
Nepean	\$1.20M	1	\$41.94M	7	\$961,278
Osgoode	\$4.47M	1	\$14.77M	2	\$416,883
Ottawa	\$49.71M	8	\$191.16M	31	\$2,120,542
Rideau					
West Carleton			\$10.38M	4	\$83,698
Grand Total	\$138.89M	19	\$560.30M	90	\$653,907

Residential Land - Top Transactions Q4 2021

First Address	Municipality	Total Price	Lot Area	Price Per Acre
5995 Flewellyn Road	Goulbourn	\$31,000,000	42.935	\$722,022
400 Albert Street	Ottawa	\$28,700,000	1.217	Null
2671 Tenth Line Road	Cumberland	\$22,320,000	35.324	\$631,865
2370 Tenth Line Road	Cumberland	\$11,773,125	8.991	\$1,309,434
288 Catherine Street	Ottawa	\$7,365,000	0.812	Null

Residential Land Property Transactions - Q4 2021



Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.