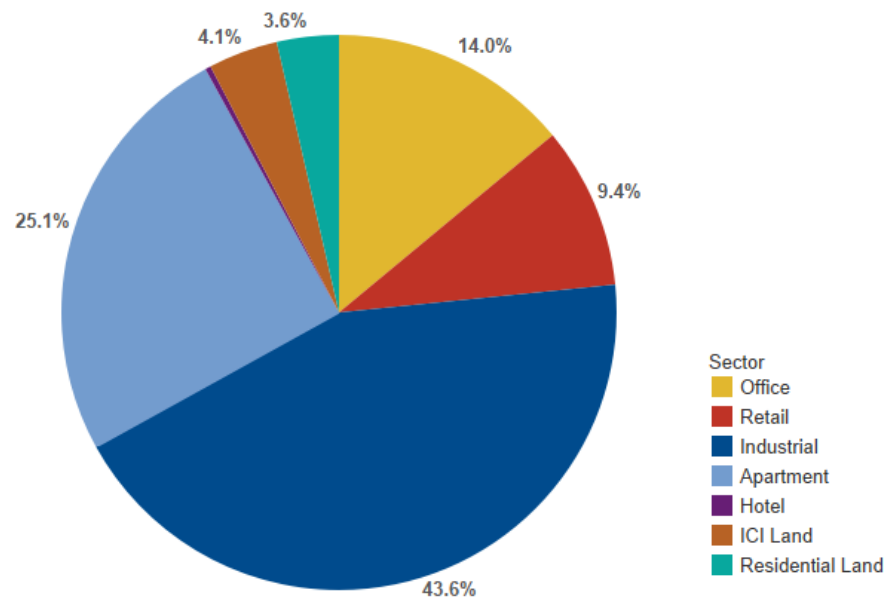

Montreal Market Area Commercial Q1 2022 Statistics



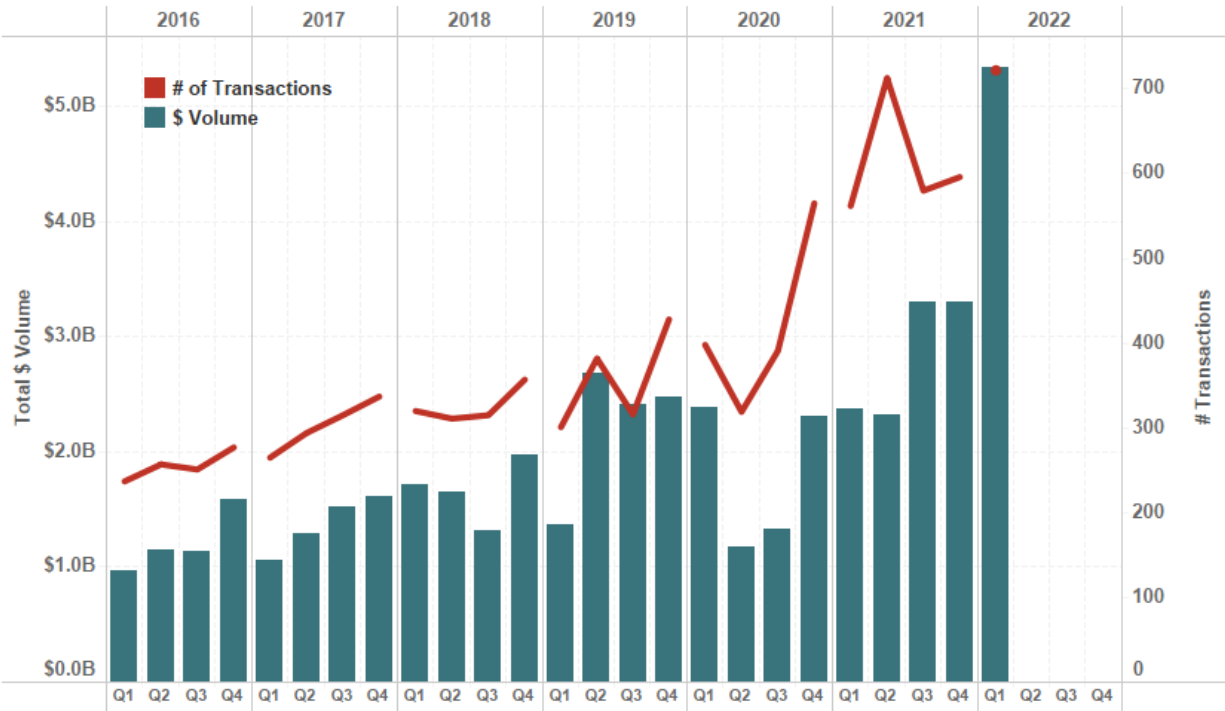
AltusGroup

Q1 2022 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



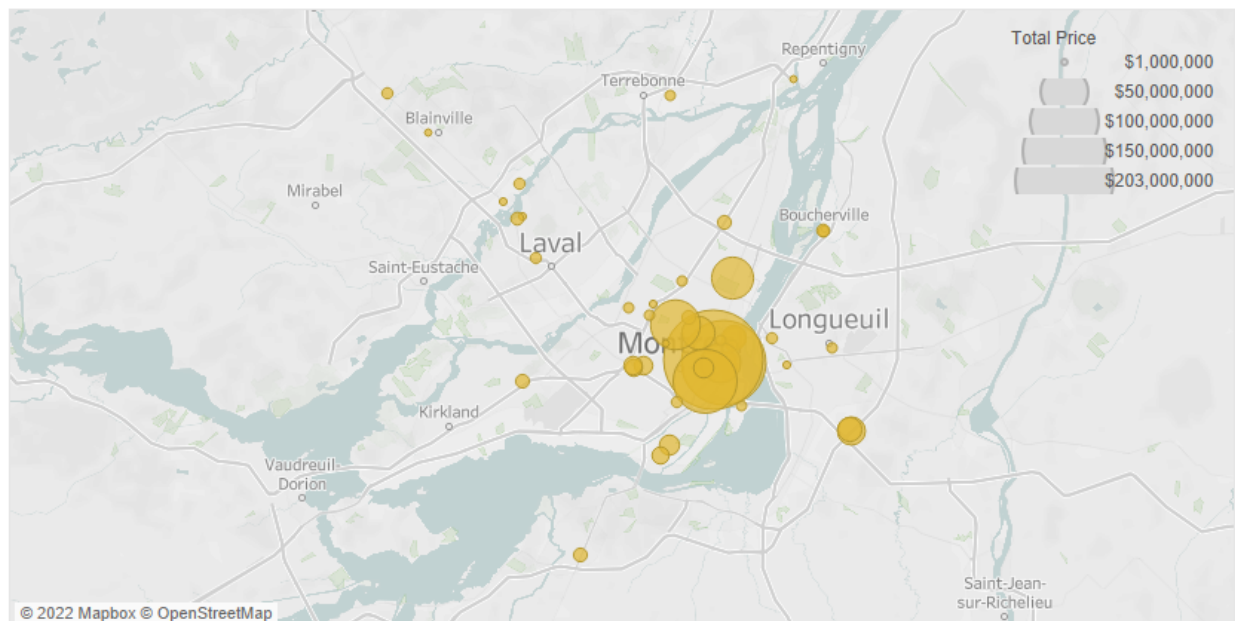
Source: Altus Group

	Q1 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Null					
Island of Montréal	\$684.28M	31	\$684.28M	31	\$316
Laval	\$6.88M	3	\$6.88M	3	\$295
Longueuil	\$6.06M	3	\$6.06M	3	\$299
North Shore	\$10.03M	6	\$10.03M	6	\$304
South Shore	\$38.47M	5	\$38.47M	5	\$136
Grand Total	\$745.72M	48	\$745.72M	48	\$294

Office - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
2001 McGill College Avenue	Island of Montréal	Ville-Marie	\$203,000,000	510,000	\$398
491 Viger Avenue West	Island of Montréal	Ville-Marie	\$147,000,000	230,000	\$639
1100 Atwater Avenue	Island of Montréal	Westmount	\$84,000,000	175,500	\$477
6820 Waverly Street	Island of Montréal	Rosemont-La Petite-Patrie	\$51,000,000	105,000	\$486
5100 Sherbrooke Street East	Island of Montréal	Mercier-Hochelaga...	\$36,000,000	371,894	\$97
1080 Côte du Beaver Hall Street	Island of Montréal	Ville-Marie	\$32,602,000	311,000	\$105

Office Property Transactions - Q1 2022

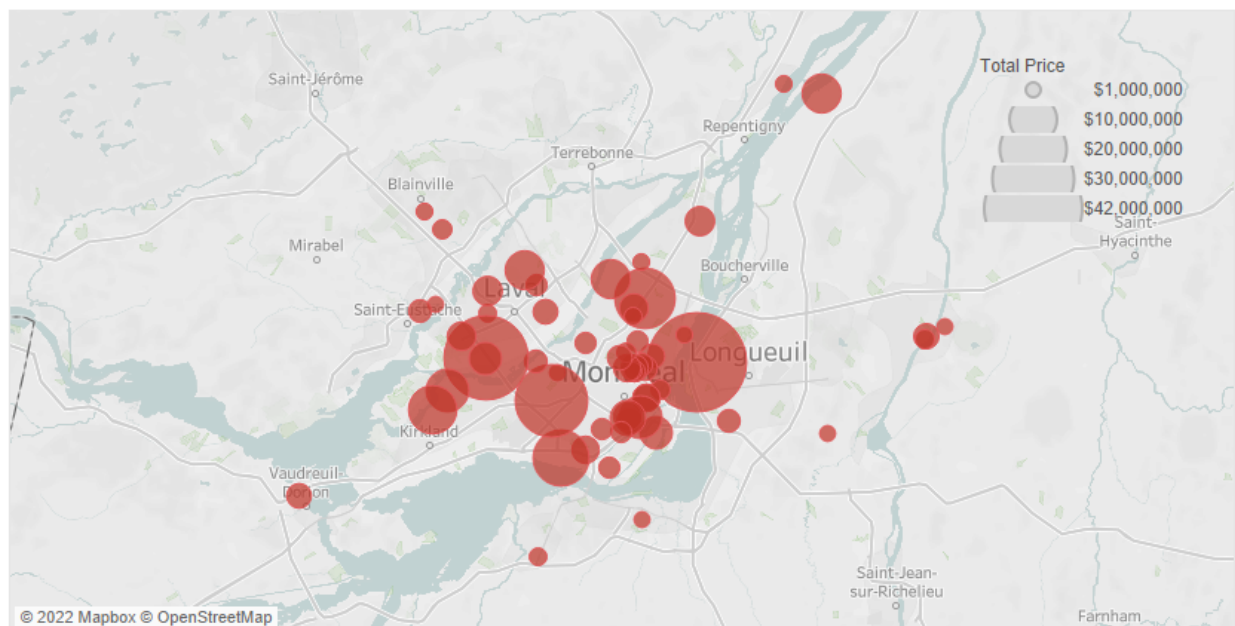


	Q1 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Null					
Island of Montréal	\$156.89M	36	\$156.89M	36	\$315
Laval	\$277.25M	9	\$277.25M	9	\$369
Longueuil	\$42.00M	1	\$42.00M	1	\$123
North Shore	\$7.48M	5	\$7.48M	5	\$253
South Shore	\$20.26M	9	\$20.26M	9	\$224
Grand Total	\$503.88M	60	\$503.88M	60	\$299

Retail - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Fo..
825 Saint-Laurent Street West	Longueuil	Vieux-Longueuil	\$42,000,000	342,303	\$123
1014 Chomedey Highway West	Laval	Laval	\$30,200,000	446,603	\$135
3310 de la Côte-Vertu Boulev..	Island of Montréal	Saint-Laurent	\$22,424,877	168,582	\$133
5834 Métropolitain Boulevard ..	Island of Montréal	Saint-Léonard	\$15,600,000	204,800	\$76
625 32nd Avenue	Island of Montréal	Lachine	\$13,400,000	38,216	\$351
4955 Saint-Pierre Street	Island of Montréal	Pierrefonds-Roxboro	\$9,950,000	22,217	\$448
4010 Saint-Antoine Street West	Island of Montréal	Le Sud-Ouest	\$7,800,000	5,320	Null
13005 Gouin Boulevard West	Island of Montréal	Pierrefonds-Roxboro	\$7,600,000	47,300	\$161
5333 Henri-Bourassa Bouleva..	Island of Montréal	Montréal-Nord	\$6,700,000	35,305	\$190
617 Duvernay Street	South Shore	Verchères	\$6,500,000	29,800	\$218
3000 des Laurentides Bouleva..	Laval	Laval	\$6,490,000	39,709	\$163

Retail Property Transactions - Q1 2022

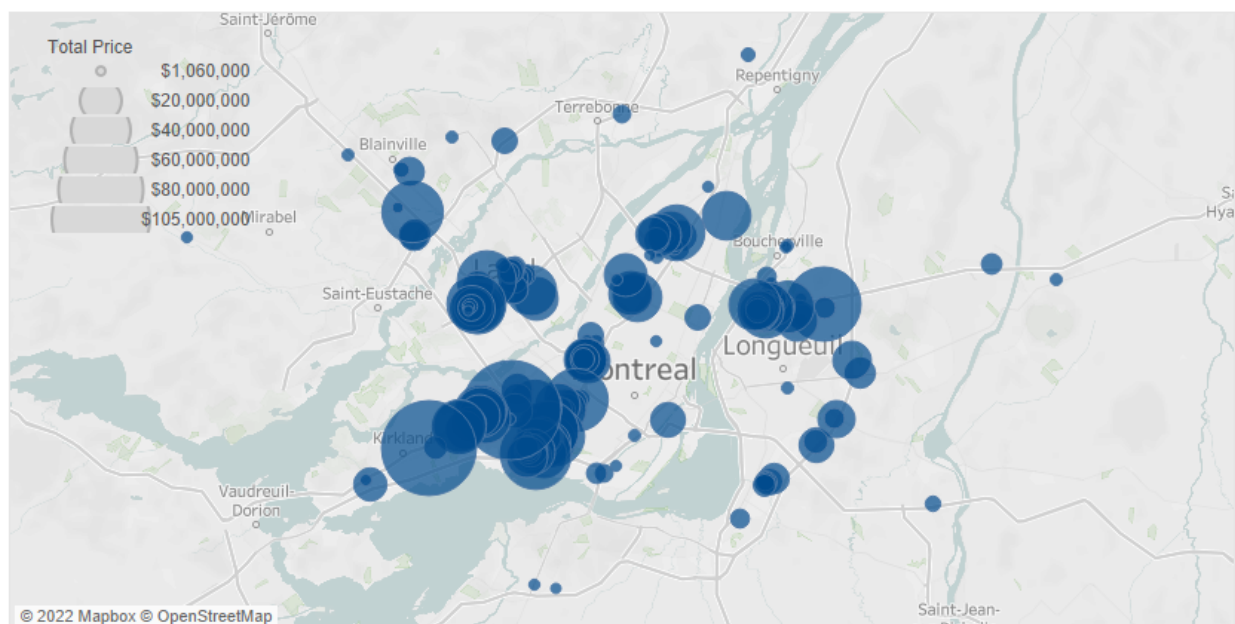


	Q1 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Null					
Island of Montréal	\$1,447.51M	95	\$1,447.51M	95	\$163
Laval	\$295.76M	26	\$295.76M	26	\$176
Longueuil	\$291.80M	32	\$291.80M	32	\$144
North Shore	\$88.34M	12	\$88.34M	12	\$183
South Shore	\$203.36M	24	\$203.36M	24	\$154
Grand Total	\$2,326.77M	189	\$2,326.77M	189	\$162

Industrial - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2000 Halpern Street	Island of Montréal	Saint-Laurent	\$105,000,000	526,978	\$199
7800 Transcanada Highway	Island of Montréal	Pointe-Claire	\$95,661,500	226,000	\$251
1580 Eiffel Street	South Shore	Boucherville	\$58,500,000	186,278	\$314
5203 Fairway Street	Island of Montréal	Lachine	\$53,400,000	294,804	\$181
8550 Montview Road	Island of Montréal	Mont-Royal	\$42,000,000	234,093	\$179
24 Sicard Place	North Shore	Sainte-Thérèse	\$40,000,000	186,900	\$214
2177 23rd Avenue	Island of Montréal	Lachine	\$39,000,000	220,554	\$177
4200 Louis-B.-Mayer Street	Laval	Laval	\$37,100,000	132,721	\$280
2525 Jean-Baptiste-Deschamps	Island of Montréal	Lachine	\$37,000,000	252,850	\$146
2103 Dagenais Boulevard West	Laval	Laval	\$36,200,000	265,393	\$136
2125 23rd Avenue	Island of Montréal	Lachine	\$35,300,000	184,892	\$191
9100 du Parcours Street	Island of Montréal	Anjou	\$33,200,000	195,594	\$170
2199 Fernand-Lafontaine Boul.	Longueuil	Vieux-Longueuil	\$33,000,000	208,604	\$158
8072 Transcanada Highway	Island of Montréal	Saint-Laurent	\$30,750,000	152,187	\$202
3300 Trans-Canada Highway	Island of Montréal	Pointe-Claire	\$30,500,000	220,655	\$138

Industrial Property Transactions - Q1 2022

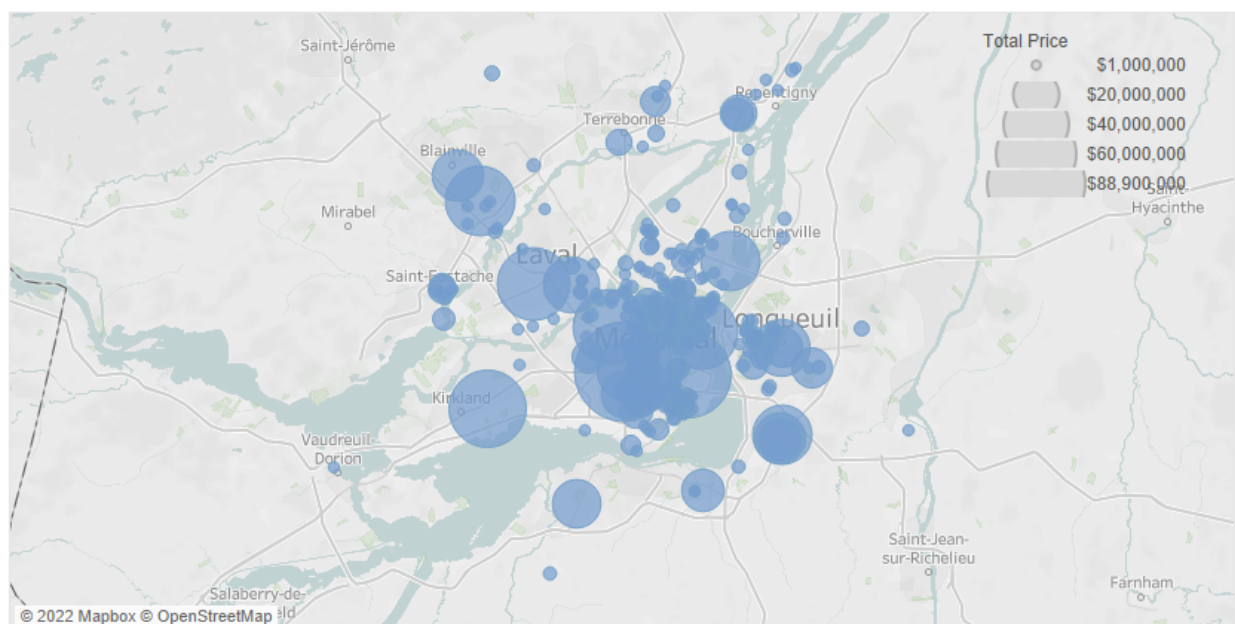


	Q1 2022		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Null					
Island of Montréal	\$868.35M	239	\$868.35M	239	\$227,844
Laval	\$91.07M	16	\$91.07M	16	\$260,255
Longueuil	\$107.79M	26	\$107.79M	26	\$188,016
North Shore	\$142.55M	27	\$142.55M	27	\$187,175
South Shore	\$128.37M	19	\$128.37M	19	\$195,960
Grand Total	\$1,338.15M	327	\$1,338.15M	327	\$221,053

Apartment - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
6801 Abraham de Sola Street	Island of Montréal	Côte-Saint-Luc	\$88,900,000	120	\$740,833
370 des Seigneurs Street	Island of Montréal	Le Sud-Ouest	\$67,300,000	117	\$575,214
265 Hymus Boulevard	Island of Montréal	Pointe-Claire	\$53,773,361	135	\$398,321
50 Crépeau Street	Island of Montréal	Saint-Laurent	\$51,000,000	288	\$177,083
2130 Laforce Street	Island of Montréal	Ville-Marie	\$47,600,000	102	\$466,667
290 Claude-Dagenais Place	North Shore	Sainte-Thérèse	\$43,769,799	258	\$254,463
3440 Saint-Elzéar Boulevard West	Laval	Laval	\$41,563,200	139	\$373,770
6500 Decarie Boulevard	Island of Montréal	Côte-des-Neiges-Notre-Dame...	\$33,900,000	80	\$423,750
8075 La Fontaine Street	Island of Montréal	Mercier-Hochelaga-Maisonneu...	\$31,200,000	208	\$150,000

Apartment Property Transactions - Q1 2022

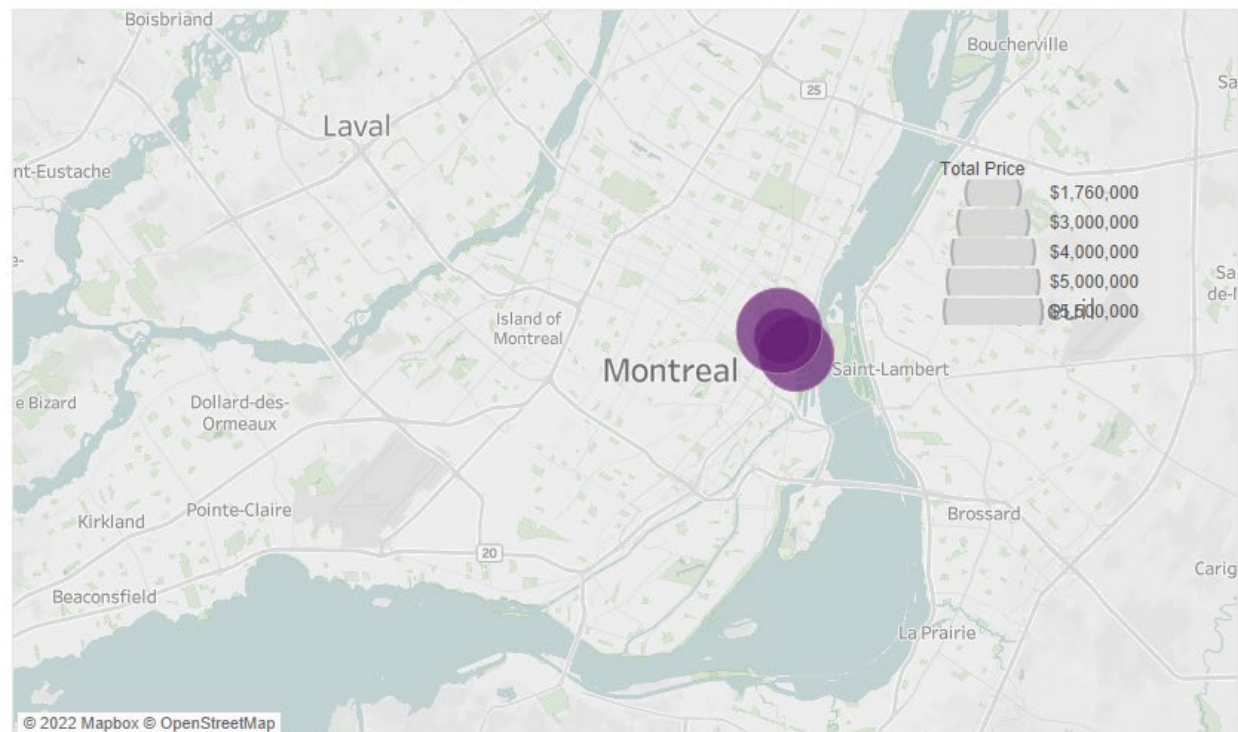


	Q1 2022	#	YTD	#	YTD - Avg \$/Room
	\$ Volume		\$ Volume		
Island of Montréal	\$8.96M	3			
Laval			\$8.96M	3	\$117,902
Longueuil					
North Shore	\$5.50M	1	\$5.50M	1	\$152,778
South Shore	\$2.58M	1	\$2.58M	1	\$99,231
Grand Total	\$17.04M	5	\$17.04M	5	\$121,143

Hotel - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
115 Céline-Dion Boulevard	North Shore	Charlemagne	\$5,500,000	36	\$152,778
1750 Atateken Street	Island of Montréal	Ville-Marie	\$4,100,000	35	\$117,143
756 Berri Street	Island of Montréal	Ville-Marie	\$3,100,000	26	\$119,231
53 Saint-Jean-Baptiste Boulevard	South Shore	Châteauguay	\$2,580,000	26	\$99,231

Hotel Property Transactions - Q1 2022

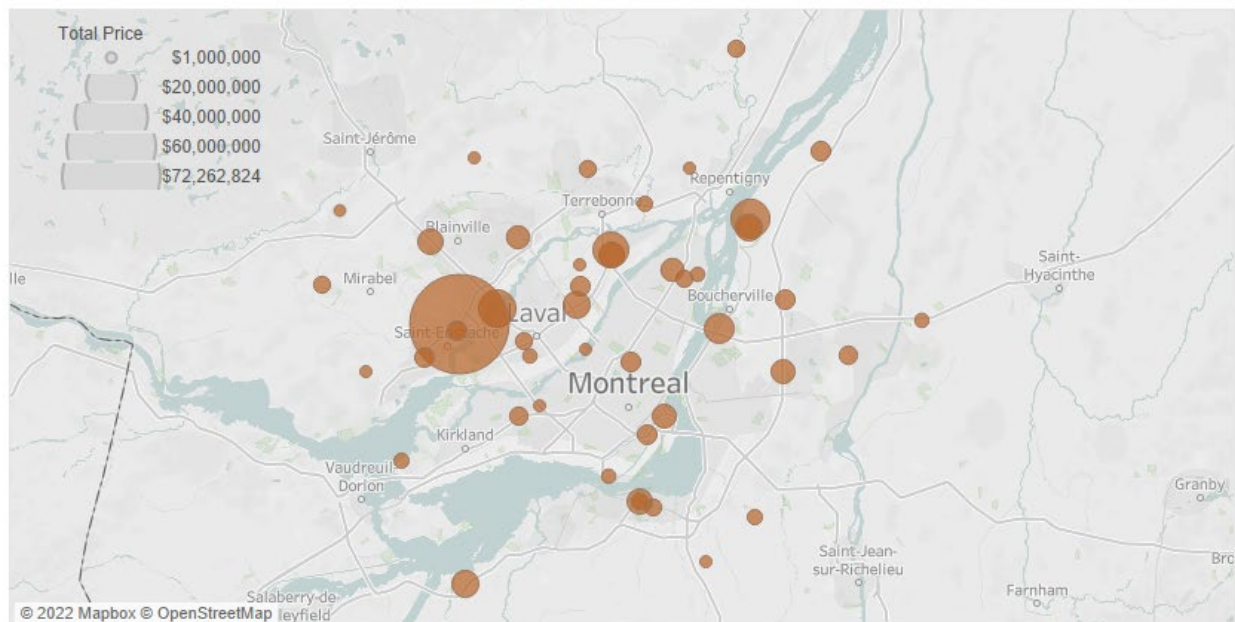


	Q1 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Null					
Island of Montréal	\$24.77M	10	\$24.77M	10	\$1,099,952
Laval	\$39.00M	10	\$39.00M	10	\$660,568
Longueuil					
North Shore	\$99.79M	13	\$99.79M	13	\$419,494
South Shore	\$53.91M	16	\$53.91M	16	\$295,559
Grand Total	\$217.47M	49	\$217.47M	49	\$484,887

ICI Land - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Ac..
Dubois Street	North Shore	Saint-Eustache	\$72,262,824	97.584	\$740,520
Marie-Victorin Road	South Shore	Varenes	\$11,100,067	44.852	\$247,480
de Lisbonne Boulevard	Laval	Laval	\$10,200,000	34.053	\$299,532

ICI Land Property Transactions - Q1 2022

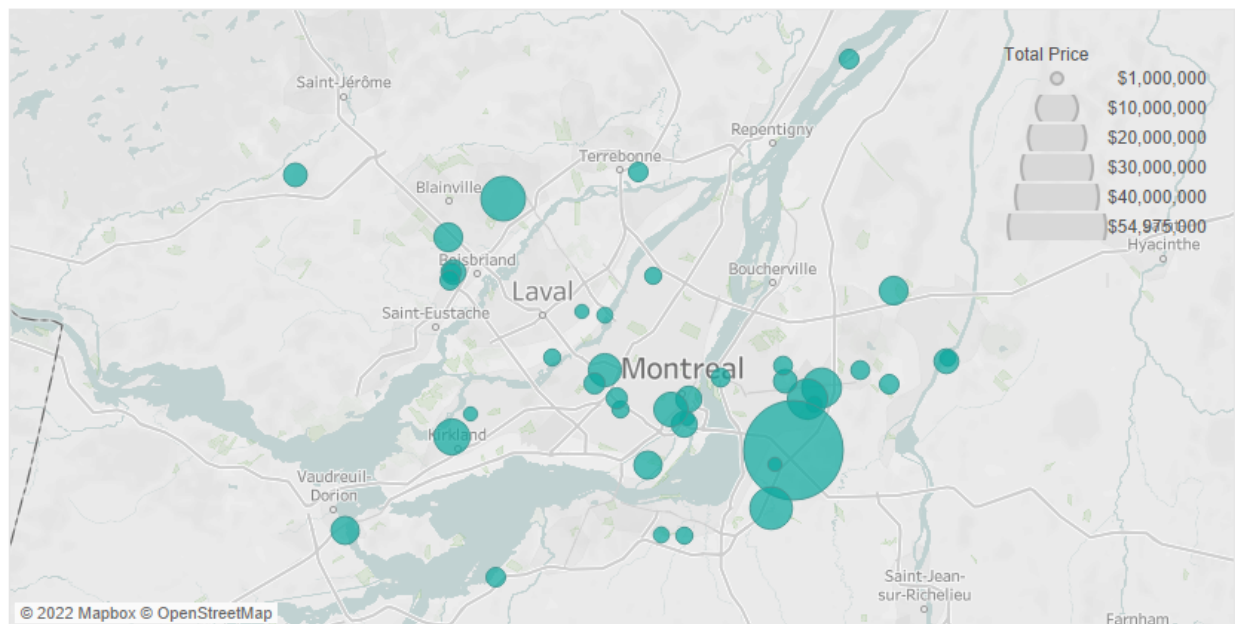


	Q1 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$42.06M	13			
Laval	\$4.18M	3	\$42.06M	13	\$2,657,556
Longueuil	\$15.20M	5	\$4.18M	3	
North Shore	\$30.52M	8	\$15.20M	5	
South Shore	\$99.30M	15	\$30.52M	8	\$1,445,813
			\$99.30M	15	\$1,723,279
Grand Total	\$191.27M	44	\$191.27M	44	\$1,786,503

Residential Land - Significant Transactions Q1 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
du Quartier Boulevard	South Shore	Brossard	\$54,975,000	8.156	\$6,740,800
de Chambéry Boulevard	North Shore	Blainville	\$10,952,000	7.167	\$1,528,057
Édouard-VII Road	South Shore	La Prairie	\$10,000,000	936.899	\$10,674

Residential Land Property Transactions - Q1 2022



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