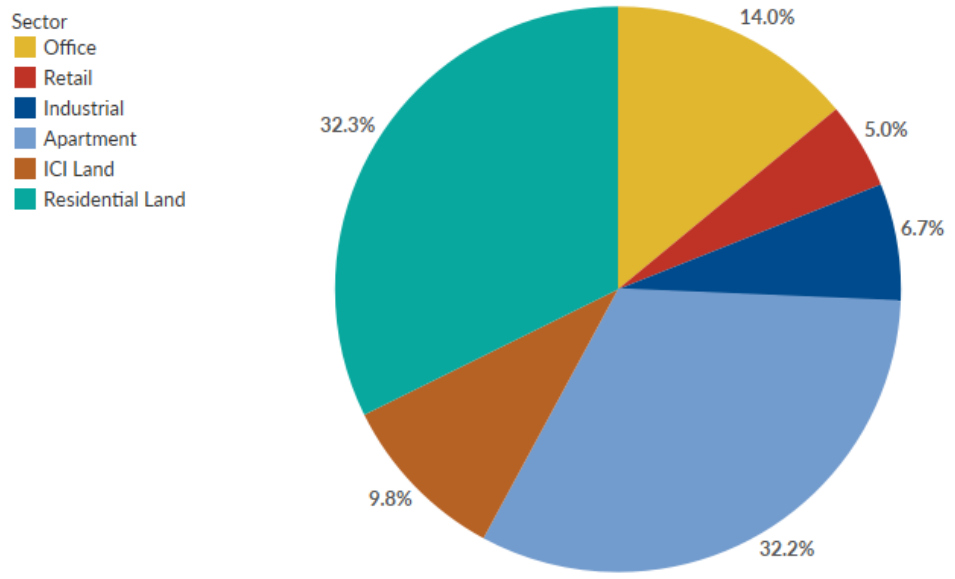
Ottawa Market Area Commercial Q2 2022 Statistics

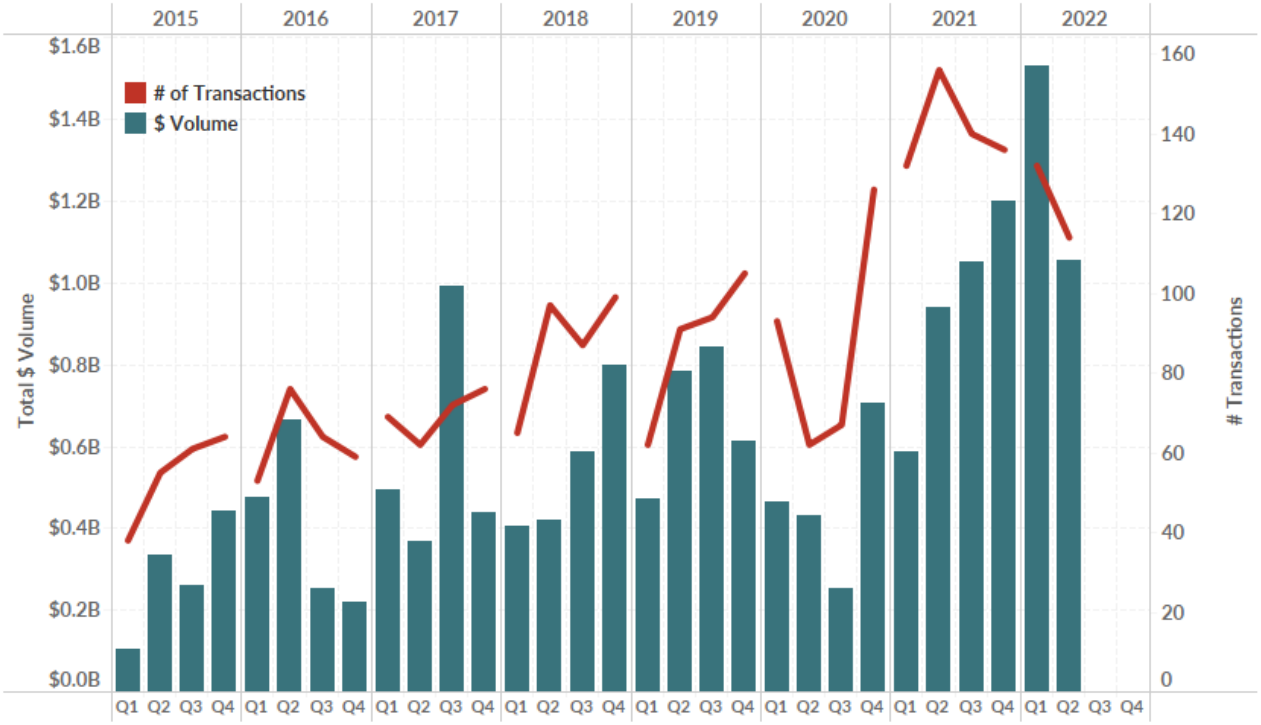
Altus Group

Q2 2022 Property Transactions - Total $ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



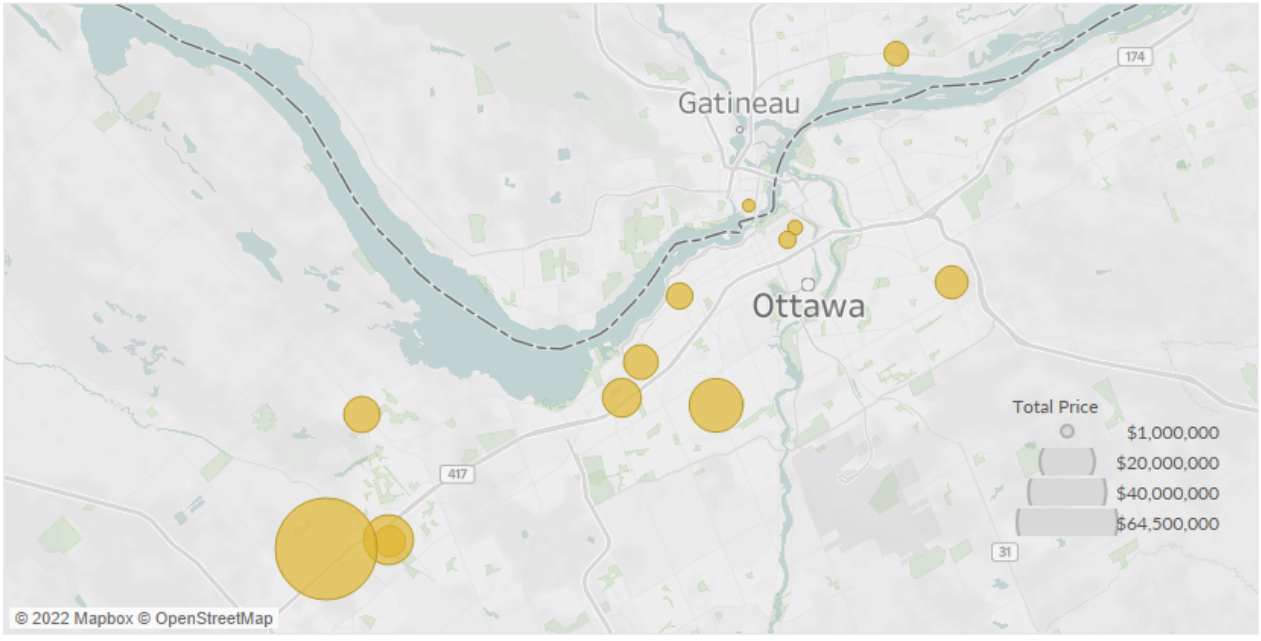
Source: Altus Group

	Q2 2022		YTD		YTD - Avg $/SF
	$ Volume	#	$ Volume	#	
Cumberland					
Gloucester			$64.03M	3	$349
Goulbourn					
Kanata	$94.10M	4	$148.55M	6	$228
Nepean	$34.72M	3	$97.04M	11	$274
Osgoode					
Ottawa	$14.33M	4	$148.31M	13	$254
Rideau					
Ville de Gatineau	$4.70M	2	$6.20M	3	$170
West Carleton					
Grand Total	$147.85M	13	$464.14M	36	$257

Office - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1445 Upper Canada Street	Kanata	$64,500,000	150,000	$379
1580 Merivale Road	Nepean	$17,900,000	78,758	$227
700 Silver Seven Road	Kanata	$15,450,000	73,330	$211
2625 Queensview Drive	Nepean	$9,350,000	46,156	$203
603 March Road	Kanata	$8,150,000	77,000	$106
2286 Carling Avenue	Nepean	$7,470,000	27,238	$274
2713 Lancaster Road	Ottawa	$6,700,000	34,000	$197
350 Palladium Drive	Kanata	$6,000,000	25,635	$234
376 Churchill Avenue North	Ottawa	$4,350,000	13,005	$334
420 Maloney Boulevard East	Ville de Gatineau	$3,700,000	50,870	$126

Office Property Transactions - Q2 2022

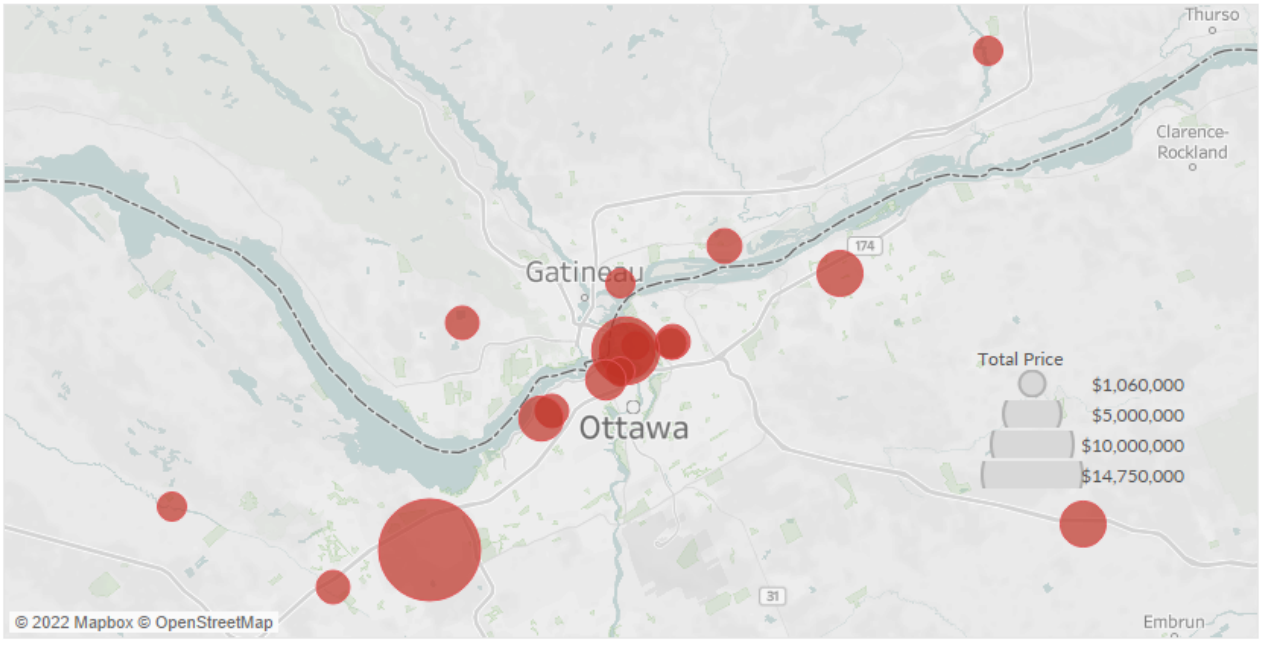


	Q2 2022		YTD		YTD - Avg $/SF
	$ Volume	#	$ Volume	#	
Cumberland	$2.98M	1	$2.98M	1	
Gloucester	$4.70M	2	$51.50M	4	$317
Goulbourn					
Kanata	$1.57M	1	$8.97M	3	$370
Nepean	$14.75M	1	$57.17M	3	$302
Osgoode					
Ottawa	$21.39M	8	$76.56M	15	$534
Rideau					
Ville de Gatineau	$5.71M	4	$7.78M	5	$392
West Carleton	$1.21M	1	$4.41M	2	$397
Grand Total	$52.30M	18	$209.37M	33	$434

Retail - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2165 Robertson Road	Nepean	$14,750,000	48,565	$304
74 George Street	Ottawa	$6,500,000	Null	Null
147 Rideau Street	Ottawa	$4,350,000	15,827	$275
2396 St. Joseph Boulevard	Gloucester	$3,000,000	20,000	$150
121 St. Pierre Road	Cumberland	$2,976,688	Null	Null
388 Richmond Road	Ottawa	$2,850,000	4,496	$634
681 Somerset Street West	Ottawa	$2,300,000	Null	Null
295 McArthur Avenue	Gloucester	$1,700,000	8,650	$197
779 Maloney Boulevard East	Ville de Gatineau	$1,700,000	14,378	$118
181 Richmond Road	Ottawa	$1,575,000	1,600	$984

Retail Property Transactions - Q2 2022

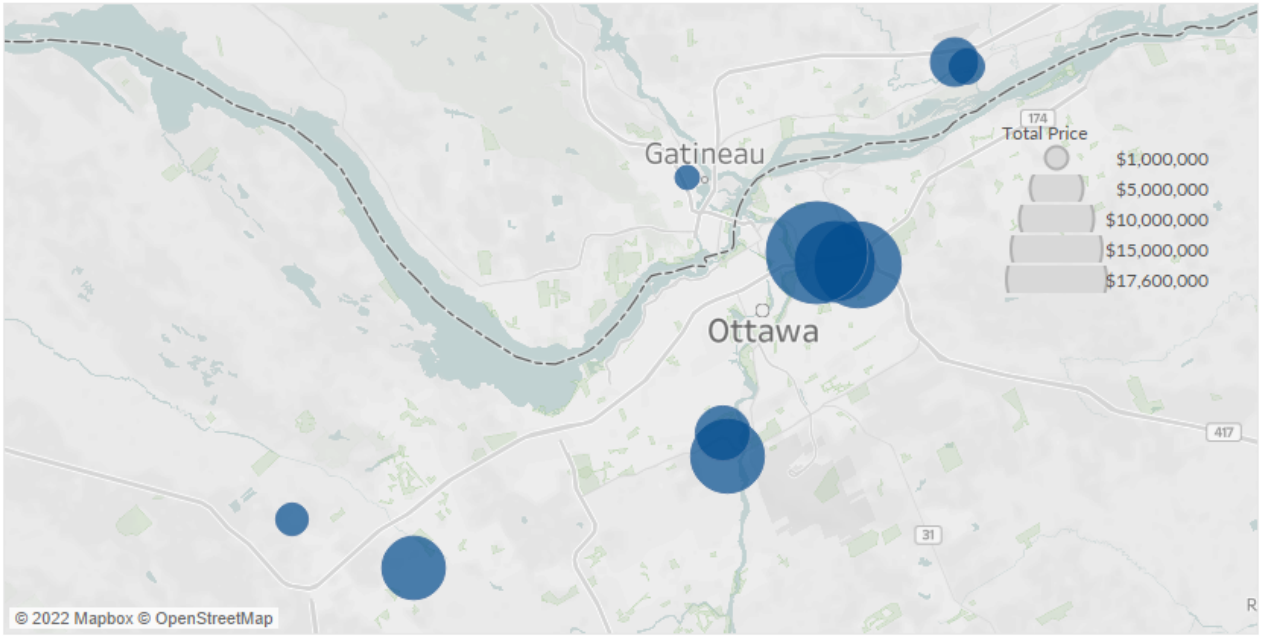


	Q2 2022		YTD		YTD - Avg $/SF
	$ Volume	#	$ Volume	#	
Cumberland					
Gloucester	$41.10M	3	$85.06M	8	$311
Goulbourn	$6.80M	1	$6.80M	1	$245
Kanata					
Nepean	$14.33M	2	$509.88M	4	$282
Osgoode					
Ottawa			$160.01M	4	$220
Rideau					
Ville de Gatineau	$7.08M	3	$8.18M	4	$219
West Carleton	$1.80M	1	$1.80M	1	$200
Grand Total	$71.10M	10	$771.72M	22	$269

Industrial - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1155 Lola Street	Gloucester	$17,600,000	62,211	$281
1100 Algoma Road	Gloucester	$12,500,000	46,539	$269
466 Tremblay Road	Gloucester	$11,000,000	19,000	$579
47 Antares Drive	Nepean	$9,200,000	53,000	$174
27 Iber Road	Goulbourn	$6,800,000	27,794	$245
183 Colonnade Road South	Nepean	$5,125,000	15,657	$327
195 de l'Aéroport Boulevard	Ville de Gatineau	$3,995,000	24,000	$166
1765 Maloney Boulevard East	Ville de Gatineau	$2,080,000	11,676	$178
2755 Carp Road	West Carleton	$1,800,000	9,010	$200
1025 de la Carriere Boulevard	Ville de Gatineau	$1,000,000	3,332	$300

Industrial Property Transactions - Q2 2022

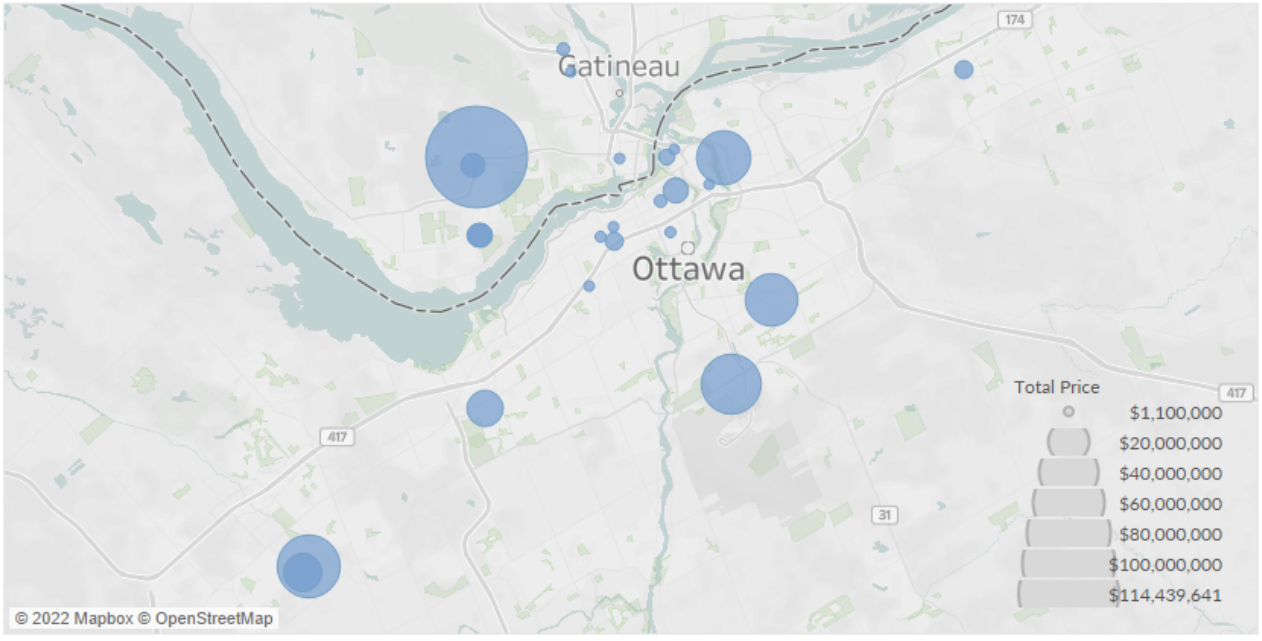


	Q2 2022		YTD		YTD - Avg $/Unit
	$ Volume	#	$ Volume	#	
Cumberland			$3.30M	1	$51,563
Gloucester	$106.20M	4	$134.89M	8	$229,478
Goulbourn					
Kanata	$59.70M	2	$59.70M	2	$417,312
Nepean	$18.34M	4	$27.27M	6	$301,236
Osgoode					
Ottawa	$18.95M	7	$62.91M	20	$286,562
Rideau					
Ville de Gatineau	$137.12M	9	$233.62M	30	$224,077
West Carleton					
Grand Total	$340.31M	26	$521.69M	67	$253,841

Apartment - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Number of Units	Price Per Unit
420 de l'Atmosphère Street	Ville de Gatineau	$48,507,983	149	$325,557
96 Tapadero Avenue	Kanata	$43,700,000	112	$390,179
450 de l'Atmosphère Street	Ville de Gatineau	$40,558,336	118	$343,715
3528 Downpatrick Road	Gloucester	$39,803,000	207	$192,271
350 Montgomery Street	Gloucester	$32,350,000	105	$308,095
2969 Fairlea Crescent	Gloucester	$30,450,000	163	$186,810
400 de l'Atmosphère Street	Ville de Gatineau	$25,373,322	78	$325,299
328 Livery Street	Kanata	$16,000,000	36	$444,444
39 Costello Avenue	Nepean	$14,500,000	24	$604,167
182 Lisgar Street	Ottawa	$7,000,000	25	$280,000

Apartment Property Transactions - Q2 2022

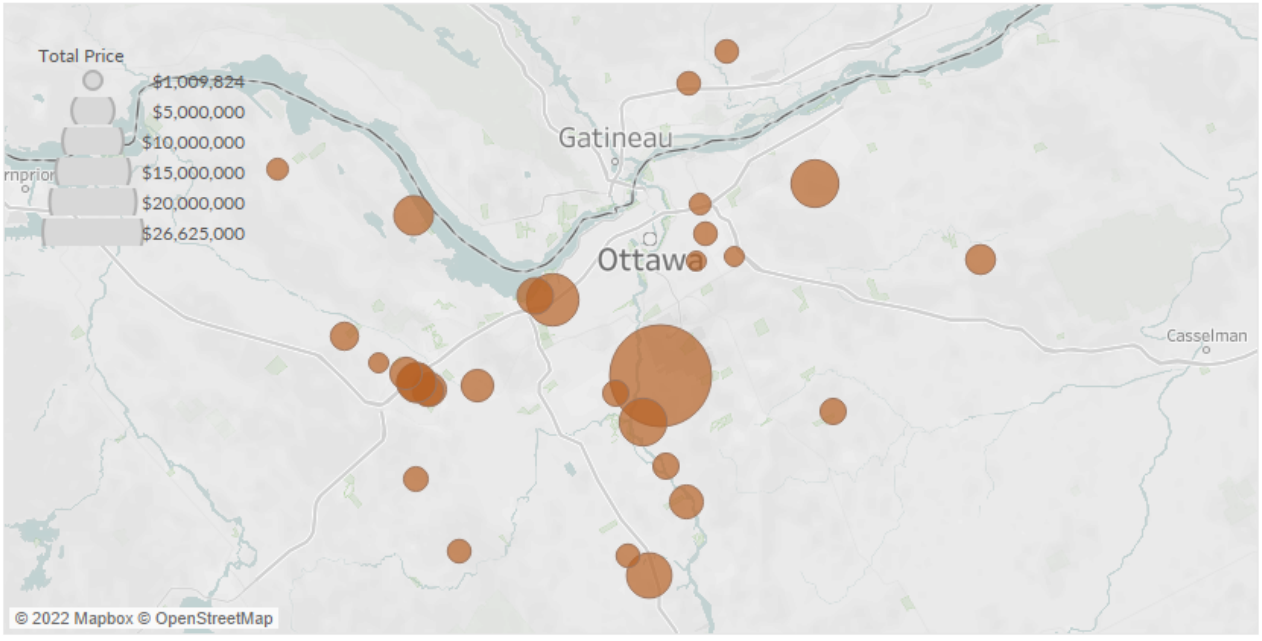


	Q2 2022		YTD		YTD - Avg $/Acre
	$ Volume	#	$ Volume	#	
Cumberland	$2.30M	1	$3.45M	2	$258,567
Gloucester	$34.64M	4	$44.65M	7	$432,997
Goulbourn	$8.38M	4	$9.39M	5	$369,687
Kanata	$6.60M	2	$6.60M	2	$356,110
Nepean	$8.86M	2	$41.56M	6	$682,850
Osgoode	$3.47M	2	$8.32M	5	$93,194
Ottawa	$11.66M	4	$11.66M	4	$710,858
Rideau	$9.65M	3	$15.64M	6	$226,869
Ville de Gatineau	$2.88M	2	$4.04M	3	$175,158
West Carleton	$15.03M	6	$16.38M	7	$433,649
Grand Total	$103.48M	30	$161.69M	47	$362,311

ICI Land - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
Limebank Road	Gloucester	$26,625,000	37.300	$713,807
Culdaff Road	West Carleton	$3,997,500	4.096	$975,952
		$3,772,000	4.091	$922,024
2740 Queensview Drive	Nepean	$7,000,000	1.281	Null
Fern Casey Street	Gloucester	$5,816,250	7.035	$826,759
Solarium Avenue	Ottawa	$5,763,000	6.800	$847,500
1966 Roger Stevens Drive	Rideau	$5,250,000	112.000	$46,875
1936 Sixth Line Road	Kanata	$3,900,000	100.249	$38,903
3077 Carling Avenue	Ottawa	$3,400,000	0.630	Null
Mazon Street	Goulbourn	$2,972,700	3.295	$902,078

ICI Land Property Transactions - Q2 2022

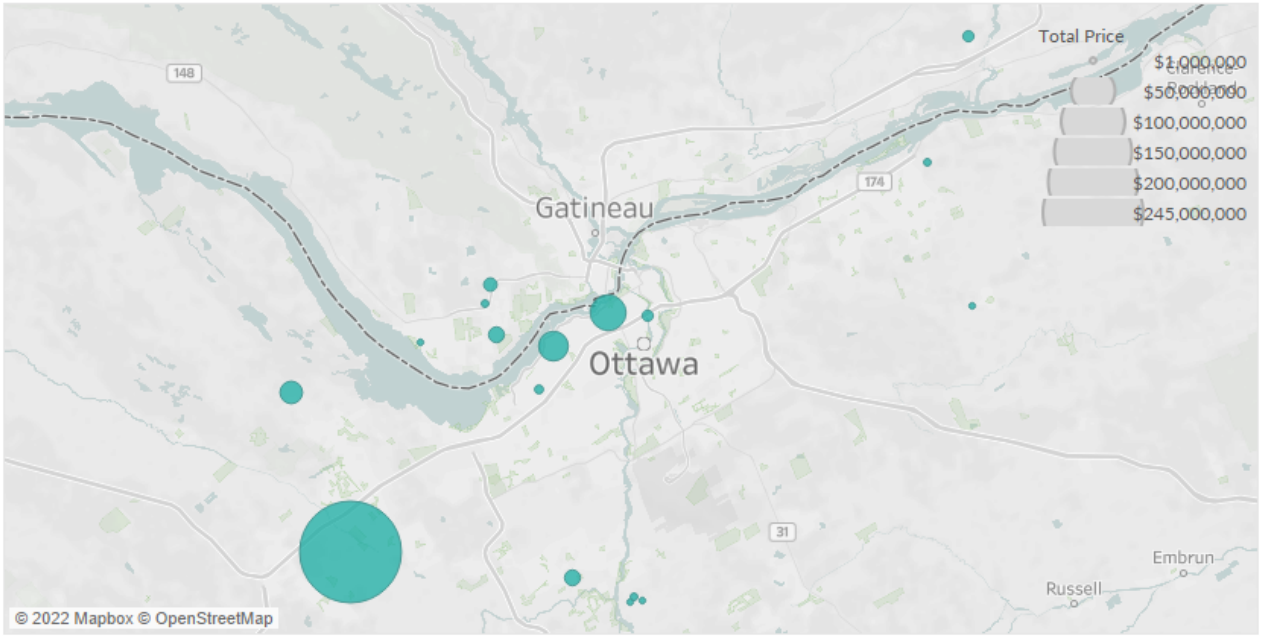


	Q2 2022		YTD		YTD - Avg $/Acre
	$ Volume	#	$ Volume	#	
Cumberland	$2.40M	2	$13.48M	4	$103,708
Gloucester	$3.94M	3	$37.83M	7	$981,195
Goulbourn	$245.00M	1	$245.00M	1	$1,155,660
Kanata	$12.03M	1	$14.43M	3	$202,601
Nepean	$5.90M	1	$8.68M	3	$1,051,653
Osgoode			$1.92M	1	$47,255
Ottawa	$55.88M	4	$114.13M	14	$2,332,046
Rideau					
Ville de Gatineau	$16.11M	5	$17.16M	6	$1,356,415
West Carleton			$7.34M	2	$220,722
Grand Total	$341.26M	17	$459.95M	41	$1,056,395

Residential Land - Significant Transactions Q2 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
Hazeldean Road	Goulbourn	$245,000,000	212.000	$1,155,660
665 Albert Street	Ottawa	$30,000,000	Null	Null
2026 Scott Street	Ottawa	$20,900,000	1.190	Null
1186 March Road	Kanata	$12,025,000	31.645	$380,000
260 Nancy-Elliott Street	Ville de Gatineau	$6,350,000	0.492	Null
150 Market Place Avenue	Nepean	$5,900,000	1.281	Null
476 de l'Amérique-Française Boulevard	Ville de Gatineau	$4,260,862	1.177	$3,620,104
12 Hawthorne Avenue	Ottawa	$2,985,000	0.277	Null
Foucault Street	Ville de Gatineau	$2,980,000	20.543	$145,061
832 Hare Avenue	Ottawa	$1,995,000	0.517	Null

Residential Land Property Transactions - Q2 2022



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