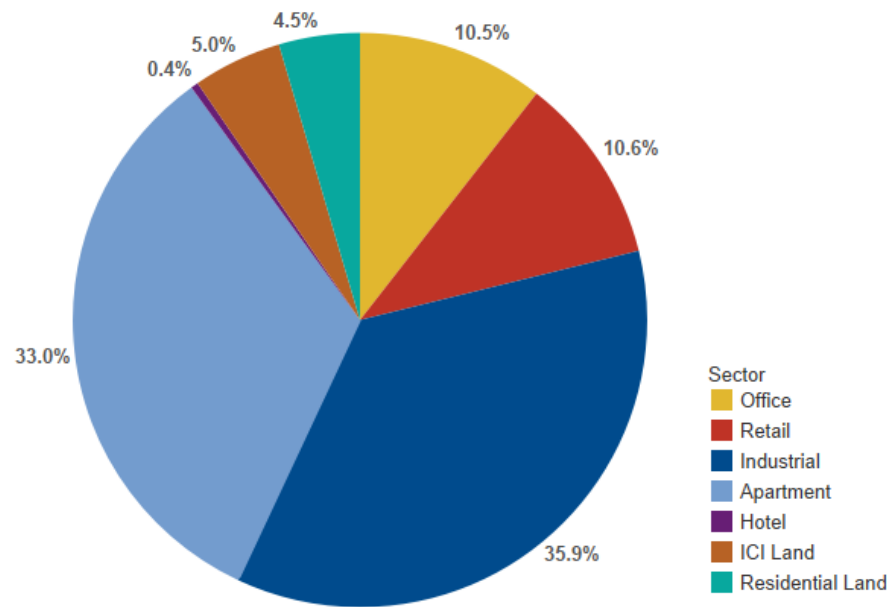

Montreal Market Area Commercial Q3 2022 Statistics



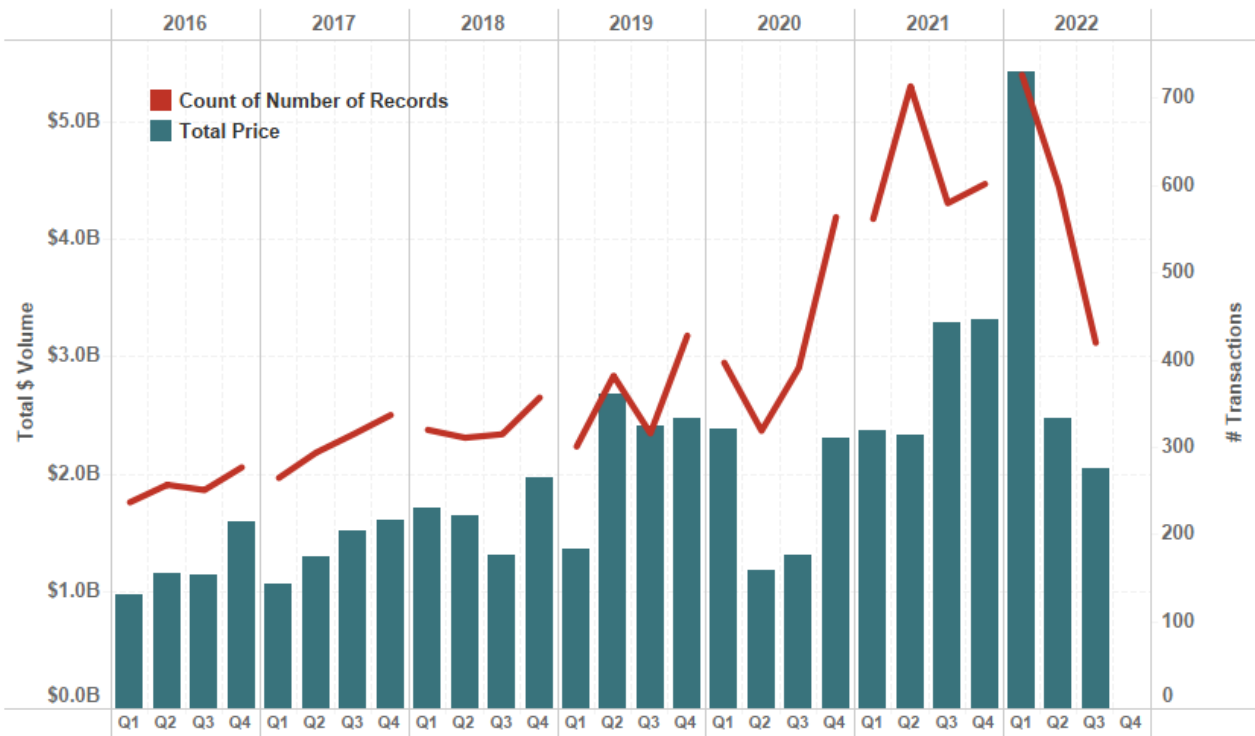
AltusGroup

Q3 2022 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



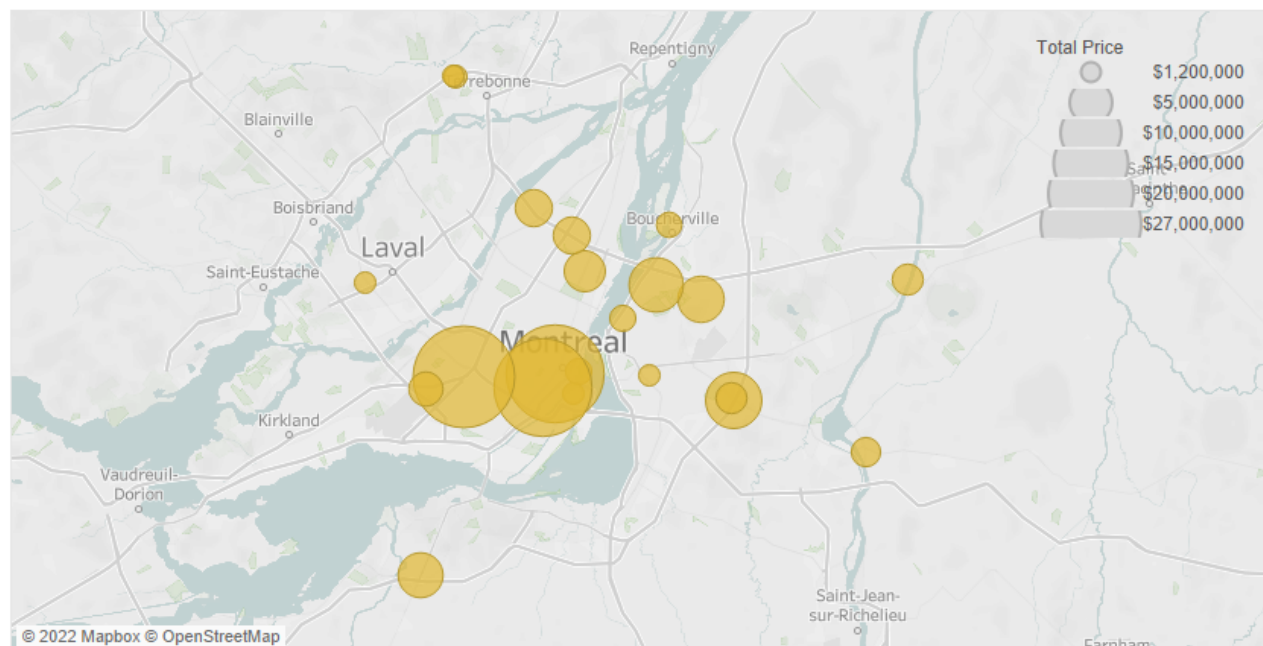
Source: Altus Group

	Q3 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$94.63M	9	\$855.81M	51	\$329
Laval	\$1.28M	1	\$14.15M	5	\$288
Longueuil	\$21.54M	6	\$104.85M	11	\$288
North Shore	\$2.68M	2	\$22.08M	12	\$269
South Shore	\$17.35M	5	\$81.41M	15	\$233
Grand Total	\$137.47M	23	\$1,078.30M	94	\$299

Office - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
100 Alexis-Nihon Boulevard	Island of Montréal	Saint-Laurent	\$27,000,000	294,502	\$92
1350 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$25,000,000	82,528	\$303
4131 Sherbrooke Street West	Island of Montréal	Westmount	\$25,000,000	90,555	\$276
3131 2e Street	Longueuil	Saint-Hubert	\$8,250,000	45,000	\$183
2165 de la Province Street	Longueuil	Vieux-Longueuil	\$7,700,000	61,276	\$126

Office Property Transactions - Q3 2022

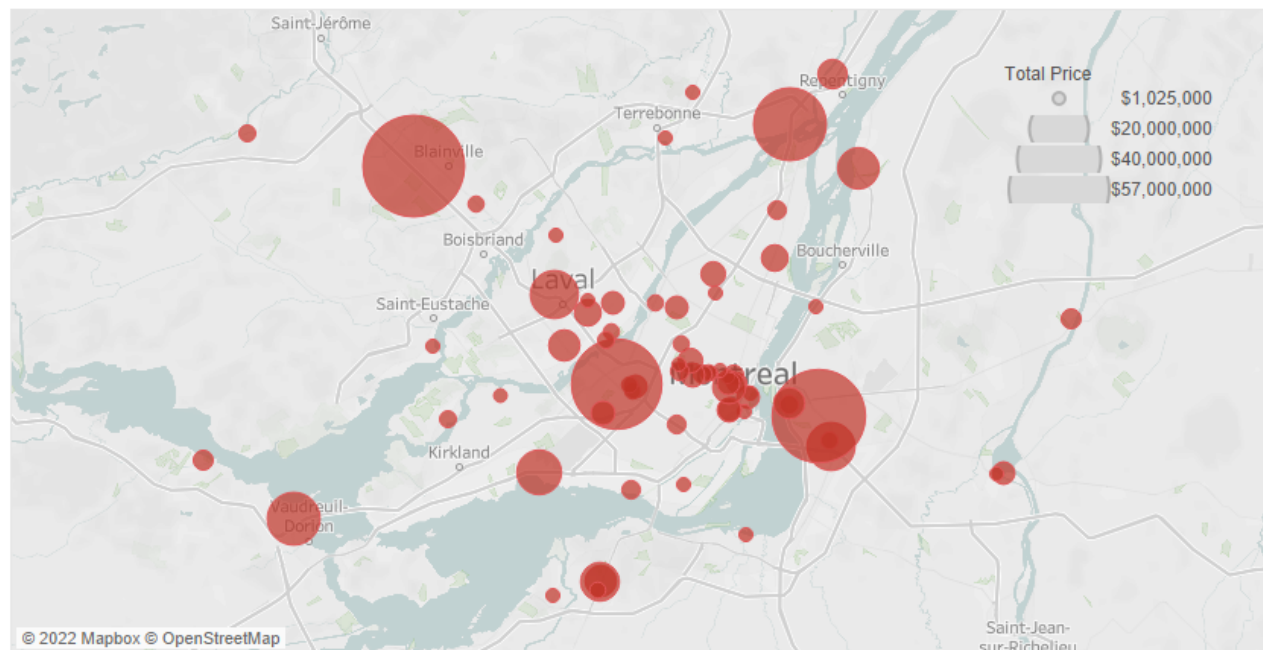


	Q3 2022	#	YTD	#	YTD - Avg
	\$ Volume		\$ Volume		\$/SF
Island of Montréal	\$129.27M	36	\$409.66M	118	\$359
Laval	\$29.57M	8	\$323.74M	26	\$375
Longueuil	\$49.16M	2	\$113.39M	8	\$184
North Shore	\$97.62M	8	\$139.52M	22	\$272
South Shore	\$72.18M	15	\$104.88M	31	\$300
Grand Total	\$377.79M	69	\$1,091.19M	205	\$335

Retail - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
1395 Michèle-Bohec Boulevard	North Shore	Blainville	\$57,000,000	162,243	\$351
3344 Taschereau Boulevard	Longueuil	Greenfield Park	\$48,000,000	398,000	\$121
1515 Marcel-Laurin Boulevard	Island of Montréal	Saint-Laurent	\$45,000,000	122,805	\$366
250 Montée des Pionniers	North Shore	Terrebonne	\$29,250,000	107,631	\$272
976 Saint-Charles Avenue	South Shore	Vaudreuil-Dorion	\$15,400,000	74,477	\$207

Retail Property Transactions - Q3 2022

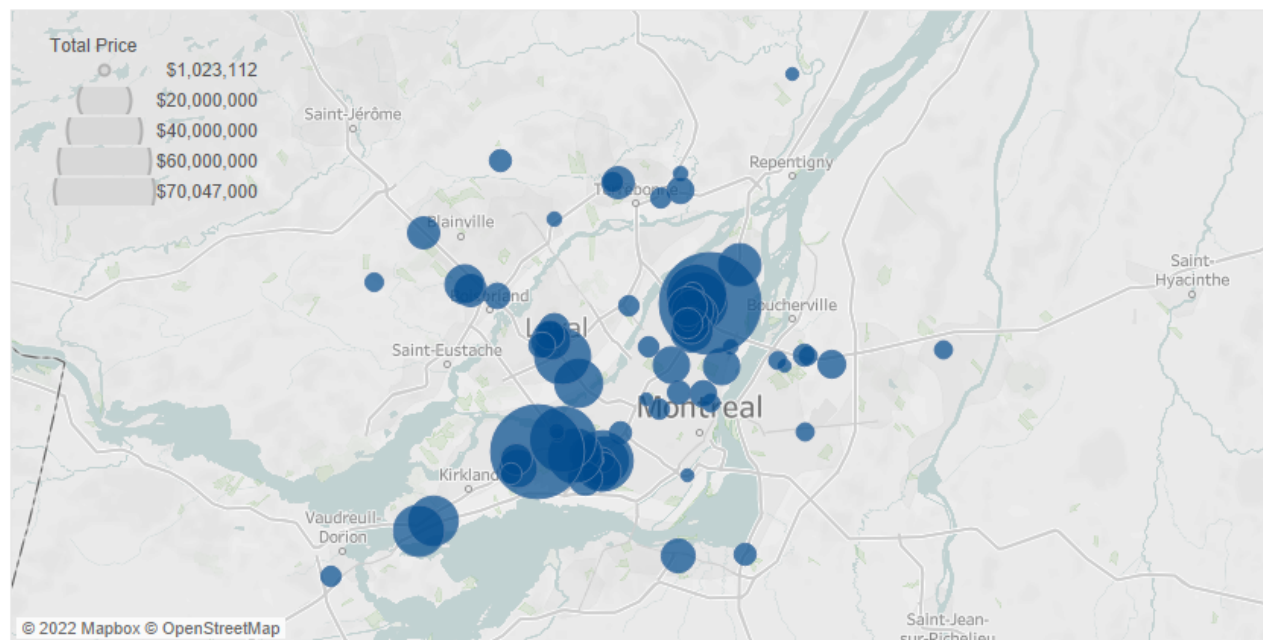


	Q3 2022		YTD		YTD - Avg
	\$ Volume	#	\$ Volume	#	\$/SF
Island of Montréal	\$482.37M	41	\$2,222.07M	179	\$187
Laval	\$66.25M	7	\$388.41M	42	\$202
Longueuil	\$5.30M	3	\$420.39M	44	\$161
North Shore	\$56.99M	13	\$191.47M	41	\$244
South Shore	\$26.36M	7	\$371.68M	52	\$175
Grand Total	\$637.27M	71	\$3,594.03M	358	\$190

Industrial - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
9000 des Sciences Boulevard	Island of Montréal	Anjou	\$70,047,000	226,895	\$309
1600 Transcanada Highway	Island of Montréal	Dorval	\$59,500,000	301,520	\$197
2850 Botham Street	Island of Montréal	Saint-Laurent	\$29,000,000	110,000	\$264
10000 Ray-Lawson Boulevard	Island of Montréal	Anjou	\$25,000,000	95,000	\$263
11100 du Golf Boulevard	Island of Montréal	Anjou	\$25,000,000	39,442	\$634

Industrial Property Transactions - Q3 2022

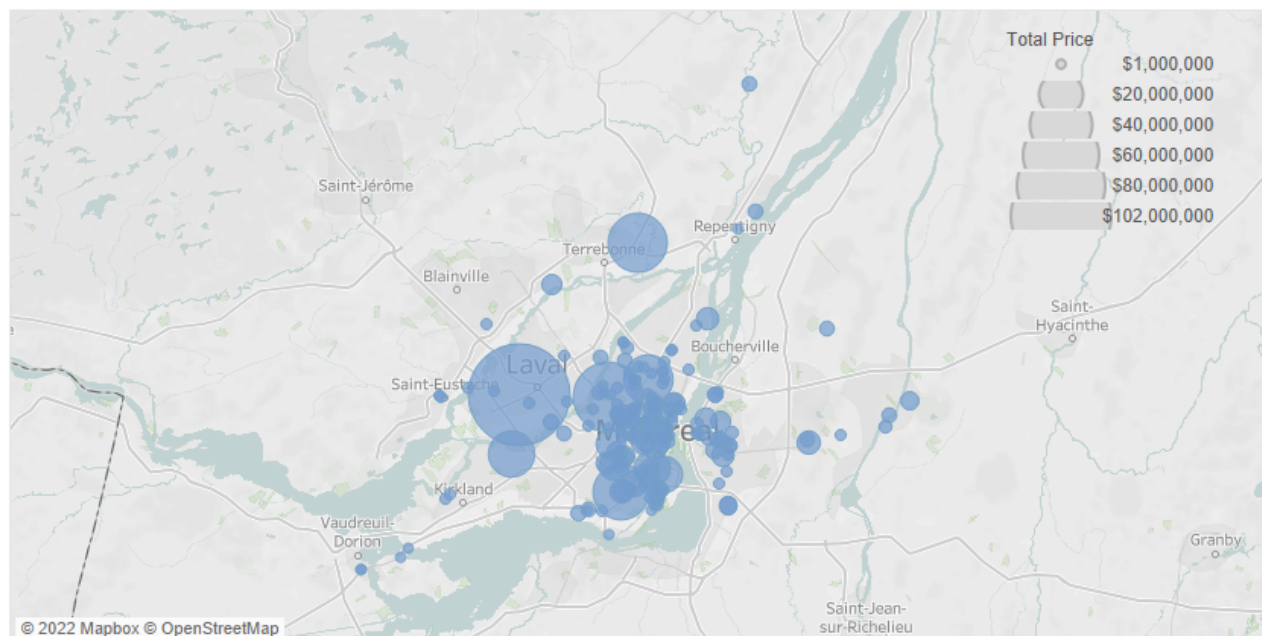


	Q3 2022		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$452.15M	159	\$2,265.95M	672	\$233,550
Laval	\$111.62M	7	\$236.69M	47	\$235,544
Longueuil	\$45.10M	21	\$230.73M	69	\$181,086
North Shore	\$48.34M	9	\$242.76M	61	\$190,775
South Shore	\$28.57M	13	\$475.44M	67	\$212,211
Grand Total	\$685.77M	209	\$3,451.57M	916	\$225,291

Apartment - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	# of Units	Price Per Unit
3972 Saint-Elzéar Boulevard West	Laval	Laval	\$102,000,000	235	\$434,043
9675 Papineau Avenue	Island of Montréal	Ahuntsic-Cartierville	\$48,000,000	133	\$360,902
455 Sicard Street	North Shore	Mascouche	\$34,451,189	106	\$325,011
6350 Sherbrooke Street West	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$30,800,000	181	\$146,343
7675 Lespinay Street	Island of Montréal	Saint-Léonard	\$24,000,000	169	\$139,882
9801 Cérés Street	Island of Montréal	Dollard-des-Ormeaux	\$21,150,000	52	\$406,731

Apartment Property Transactions - Q3 2022

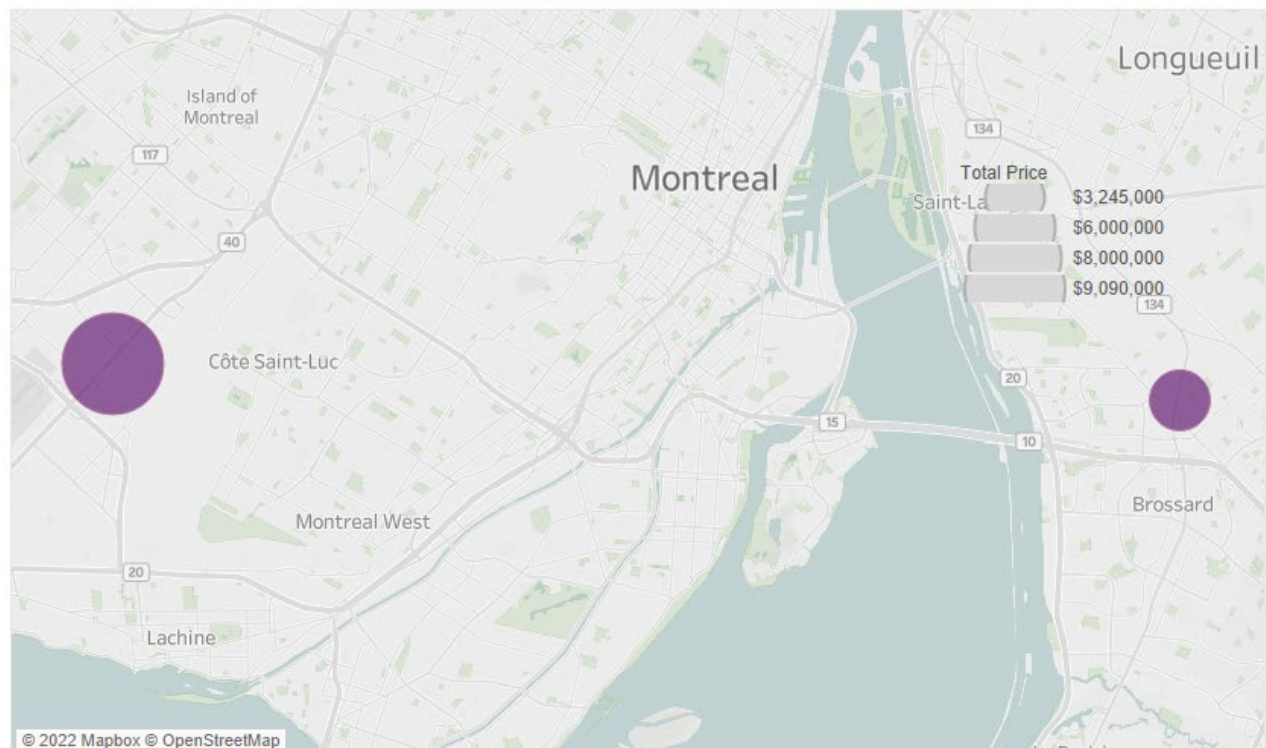


	Q3 2022		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$9.09M	1	\$27.23M	6	\$156,795
Laval					
Longueuil					
North Shore			\$5.50M	1	\$152,778
South Shore	\$3.25M	1	\$8.19M	3	\$168,140
Grand Total	\$12.34M	2	\$40.91M	10	\$159,797

Hotel - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
7300 de la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$9,090,000	186	\$48,871
6225 Taschereau Boulevard	South Shore	Brossard	\$3,245,000	48	\$67,604

Hotel Property Transactions - Q3 2022

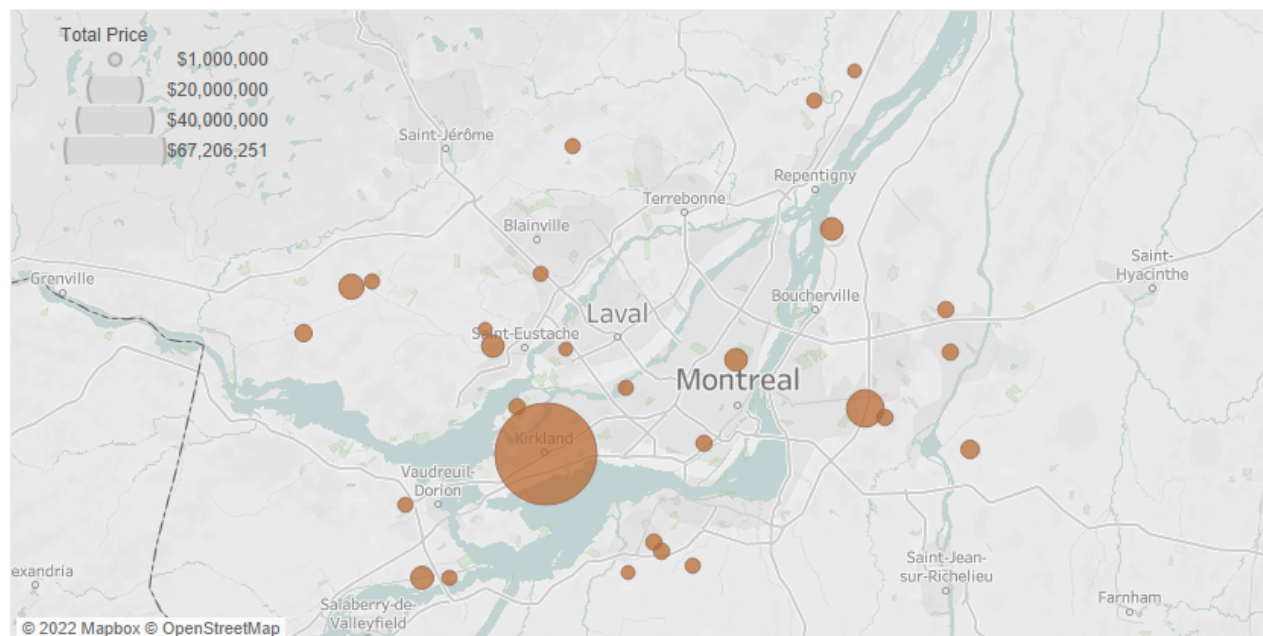


	Q3 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$75.18M	5	\$154.00M	26	\$1,225,269
Laval	\$1.20M	1	\$68.02M	15	\$723,688
Longueuil			\$2.12M	1	
North Shore	\$16.88M	9	\$199.37M	29	\$348,333
South Shore	\$30.91M	13	\$130.35M	42	\$382,445
Grand Total	\$124.17M	28	\$553.86M	113	\$506,808

ICI Land - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Transcanada Highway	Island of Montréal	Kirkland	\$67,206,251	31.241	\$2,151,288
1251 des Promenades Boulevard	South Shore	Saint-Bruno-de-Montarville	\$9,017,843	8.281	\$1,089,000
Clément-Pesant Road	North Shore	Mirabel	\$4,057,480	250.169	\$16,219
du Fleuve Road	South Shore	Les Cèdres	\$3,400,000	180.633	\$18,889
Riendeau Street	South Shore	Varenes	\$3,300,000	5.538	\$595,831

ICI Land Property Transactions - Q3 2022

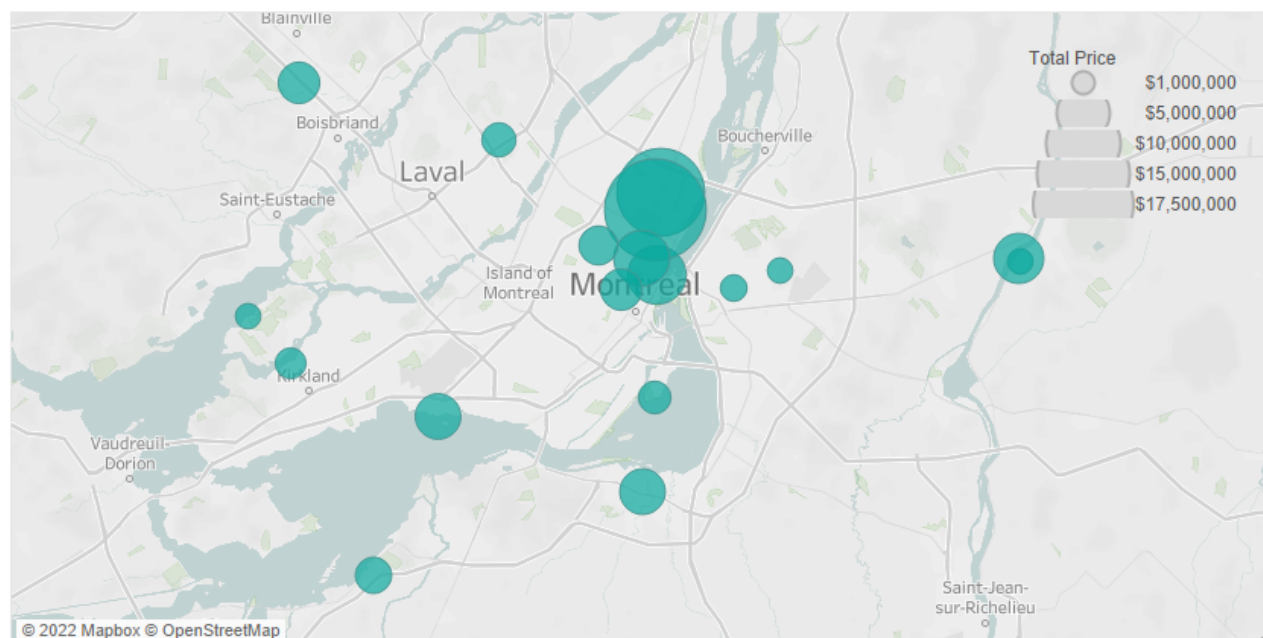


	Q3 2022	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$54.97M	10	\$206.91M	38	\$4,504,883
Laval	\$1.95M	1	\$11.13M	5	\$2,407,971
Longueuil	\$2.28M	2	\$28.49M	8	\$4,680,851
North Shore	\$2.86M	1	\$65.80M	17	\$1,094,114
South Shore	\$11.06M	4	\$139.67M	27	\$1,364,190
Grand Total	\$73.12M	18	\$452.00M	95	\$2,041,064

Residential Land - Significant Transactions Q3 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
5222 Sherbrooke Street East	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$17,500,000	1.409	\$12,421,390
6085 Sherbrooke Street East	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$13,024,906	4.501	\$2,893,568
De Maisonneuve East Boulevard	Island of Montréal	Ville-Marie	\$5,750,000	0.235	Null
2500 Rachel Street East	Island of Montréal	Le Plateau-Mont-Royal	\$5,321,660	0.368	\$14,461,033

Residential Land Property Transactions - Q3 2022



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