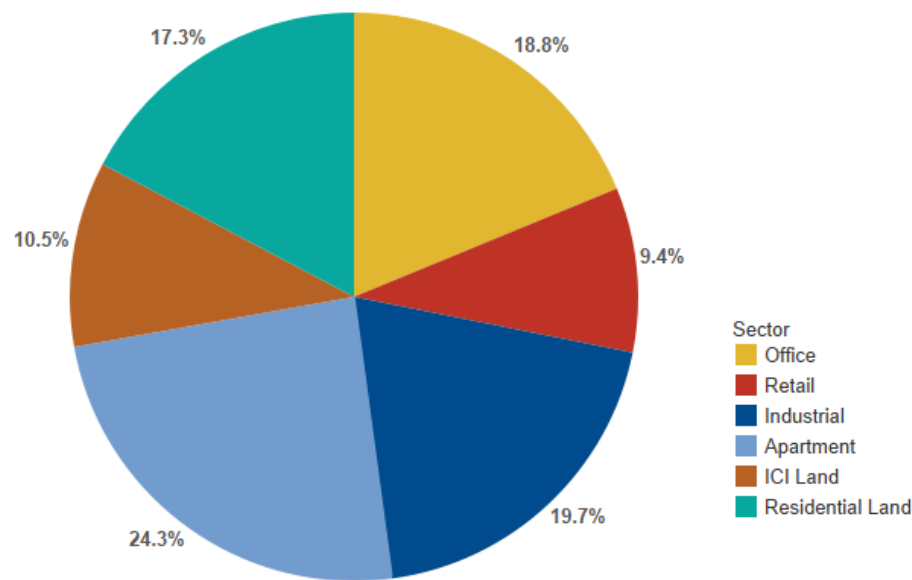

Ottawa & Hull Market Area Commercial Q4 2022 Statistics



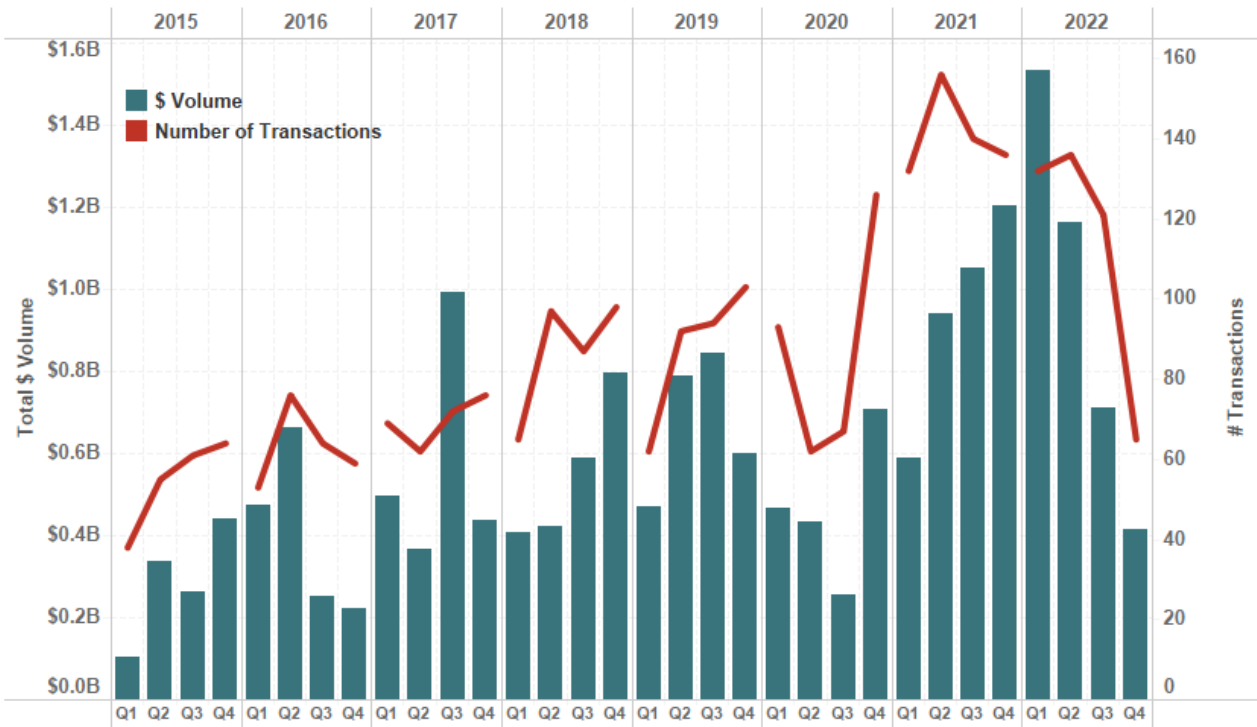
AltusGroup

2022 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



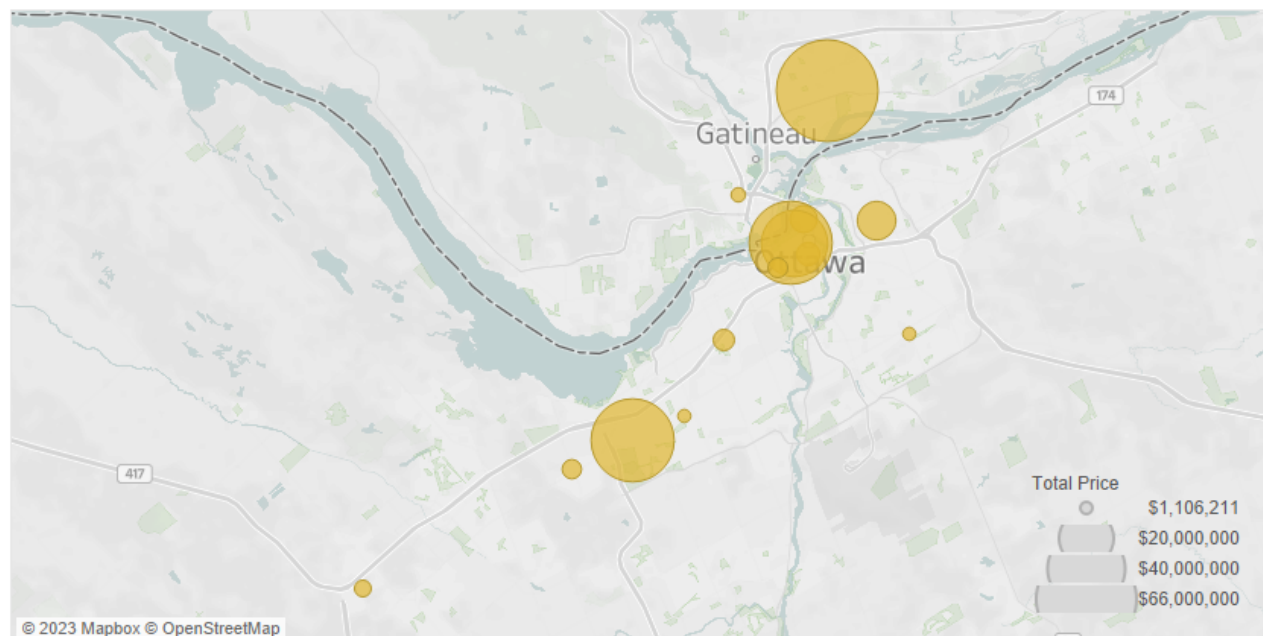
Source: Altus Group

	Q4 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$1.11M	1	\$75.77M	4	\$411
Goulbourn	\$1.81M	1	\$1.81M	1	\$248
Kanata			\$179.22M	8	\$234
Nepean	\$46.55M	3	\$166.82M	16	\$283
Osgoode					
Ottawa	\$95.21M	7	\$308.54M	28	\$307
Rideau					
Ville de Gatineau	\$67.34M	2	\$73.54M	5	\$187
West Carleton					
Grand Total	\$212.01M	14	\$805.70M	62	\$287

Office - Top Transactions Q4 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
550 de la Cité Boulevard	Ville de Gatineau	\$66,000,000	320,000	\$206
222 Queen Street	Ottawa	\$44,000,000	200,000	\$220
2930 Baseline Road	Nepean	\$43,000,000	214,593	\$200
215 Slater Street	Ottawa	\$28,123,781	109,208	\$515
435 Donald Street	Ottawa	\$9,500,000	50,084	\$190
109 Murray Street	Ottawa	\$4,740,000	19,000	\$249
296 Metcalfe Street	Ottawa	\$3,450,000	8,000	\$431
900 Lady Ellen Place	Ottawa	\$2,900,000	7,344	\$395
43 Eccles Street	Ottawa	\$2,500,000	11,756	\$213
346 Moodie Drive	Nepean	\$2,400,000	10,266	\$234

Office Property Transactions - Q4 2022

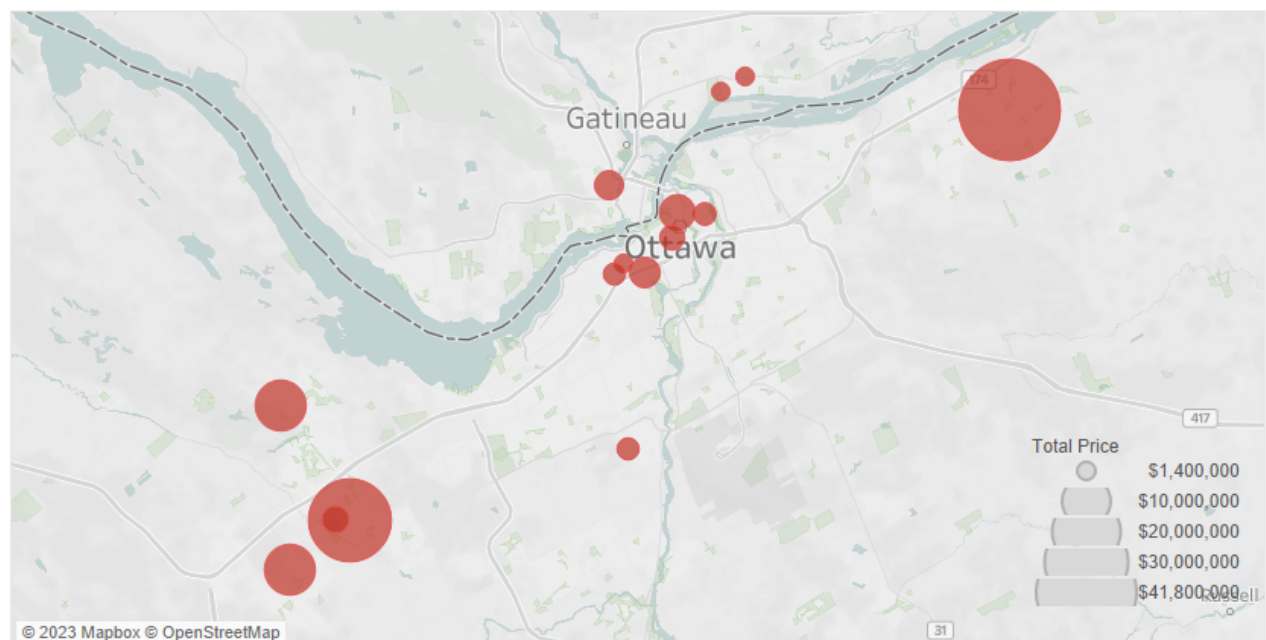


	Q4 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$41.80M	1	\$46.28M	3	\$367
Gloucester			\$52.60M	5	\$310
Goulbourn	\$10.50M	1	\$12.20M	2	\$446
Kanata	\$41.05M	3	\$51.35M	7	\$394
Nepean	\$2.00M	1	\$73.02M	5	\$323
Osgoode					
Ottawa	\$17.26M	6	\$96.52M	22	\$507
Rideau					
Ville de Gatineau	\$6.35M	3	\$66.07M	20	\$296
West Carleton			\$4.41M	2	\$397
Grand Total	\$118.96M	15	\$402.44M	66	\$392

Retail - Top Transactions Q4 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1675 Tenth Line Road	Cumberland	\$41,800,000	101,114	\$413
486 Hazeldean Road	Kanata	\$27,854,662	88,900	\$313
6001 Hazeldean Road	Goulbourn	\$10,500,000	18,400	\$571
5035 Innovation Drive	Kanata	\$10,200,000	15,375	\$663
71 William Street	Ottawa	\$5,200,000	10,500	\$495
75 Aberdeen Street	Ottawa	\$3,850,000	8,830	\$436
0 Nicolet Street	Ville de Gatineau	\$3,450,000	18,159	\$190
25 Edgewater Street	Kanata	\$3,000,000	10,200	\$294
327 Somerset Street West	Ottawa	\$2,555,000	3,500	\$730
43 Blackburn Avenue	Ottawa	\$2,100,000	6,500	\$323

Retail Property Transactions - Q4 2022

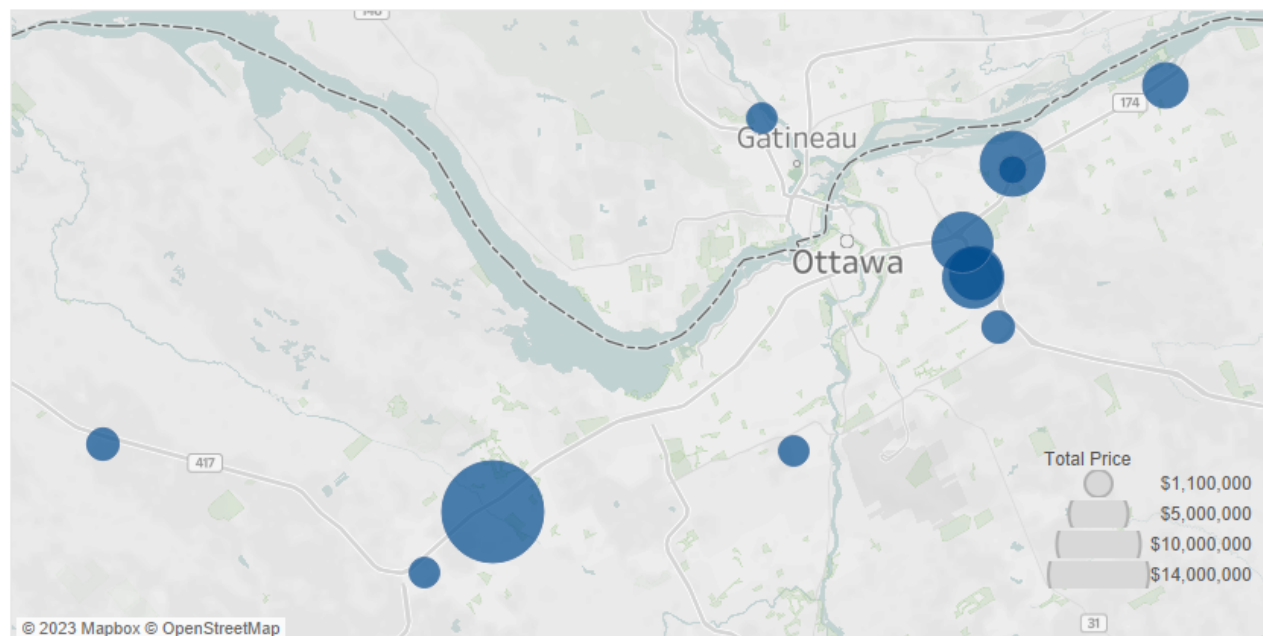


	Q4 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.75M	1	\$4.07M	2	\$428
Gloucester	\$18.20M	5	\$110.96M	15	\$300
Goulbourn			\$6.80M	1	\$245
Kanata	\$14.00M	1	\$14.00M	1	\$189
Nepean	\$1.25M	1	\$511.13M	5	\$262
Osgoode			\$1.80M	1	\$404
Ottawa	\$3.80M	1	\$175.31M	7	\$241
Rideau					
Ville de Gatineau	\$1.35M	1	\$12.63M	7	\$243
West Carleton	\$2.80M	2	\$9.35M	5	\$269
Grand Total	\$44.15M	12	\$846.04M	44	\$279

Industrial - Top Transactions Q4 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
50 Frank Nighbor Place	Kanata	\$14,000,000	74,014	\$189
5359 Canotek Road	Gloucester	\$5,675,000	26,279	\$216
1487 Cyrville Road	Gloucester	\$5,000,000	22,043	\$227
2590 Blackwell Street	Gloucester	\$5,000,000	7,265	\$688
2540 Sheffield Road	Ottawa	\$3,800,000	20,000	\$190
790 Taylor Creek Drive	Cumberland	\$2,750,000	9,000	\$306
2740 Marchwood Road	West Carleton	\$1,500,000	5,000	\$300
4117 Belgreen Drive	Gloucester	\$1,425,000	9,956	\$143
64 Audet Street	Ville de Gatineau	\$1,350,000	350	Null
239 Westbrook Road	West Carleton	\$1,300,000	4,100	\$317

Industrial Property Transactions - Q4 2022

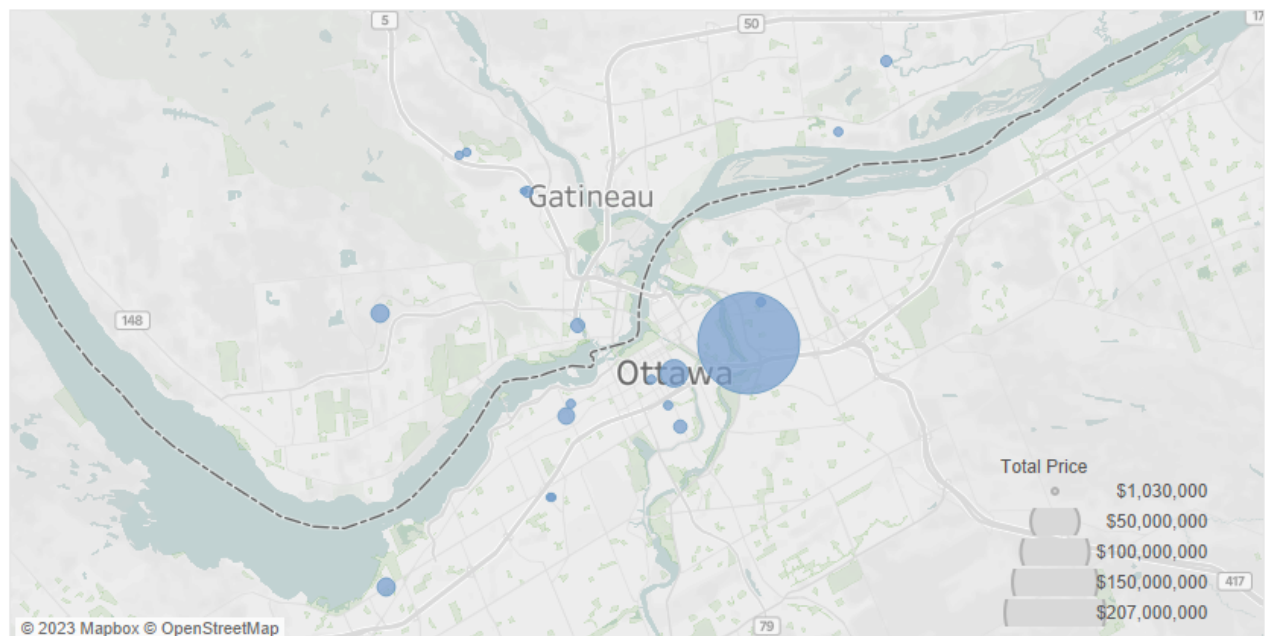


Q4 2022		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland		\$3.30M	1	\$51,563
Gloucester		\$140.29M	10	\$229,634
Goulbourn				
Kanata		\$59.70M	2	\$417,312
Nepean		\$25.90M	5	\$306,683
Osgoode				
Ottawa	\$248.08M	\$466.11M	44	\$307,631
Rideau				
Ville de Gatineau	\$20.05M	\$348.16M	58	\$206,949
West Carleton				
Grand Total	\$268.12M	\$1,043.46M	120	\$252,123

Apartment - Top Transactions Q4 2022

First Address	Municipality	Total Price	Number of Units	Price Per Unit
1425 Vanier Parkway	Ottawa	\$207,000,000	276	\$750,000
305 Metcalfe Street	Ottawa	\$15,000,000	55	\$272,727
2929 Carling Avenue	Ottawa	\$6,500,000	48	\$135,417
85 Marguerite-Maillé Street	Ville de Gatineau	\$6,015,000	27	\$222,778
1 Hamilton Avenue North	Ottawa	\$5,425,000	26	\$208,654
50 Hanson Street	Ville de Gatineau	\$3,800,000	29	\$131,034
27 Monk Street	Ottawa	\$3,400,000	7	\$485,714
156 Lorrain Boulevard	Ville de Gatineau	\$2,400,000	39	\$61,538
16 Tassé Street	Ville de Gatineau	\$2,325,000	16	\$145,313
189 Hinchey Avenue	Ottawa	\$2,140,000	4	\$535,000

Apartment Property Transactions - Q4 2022

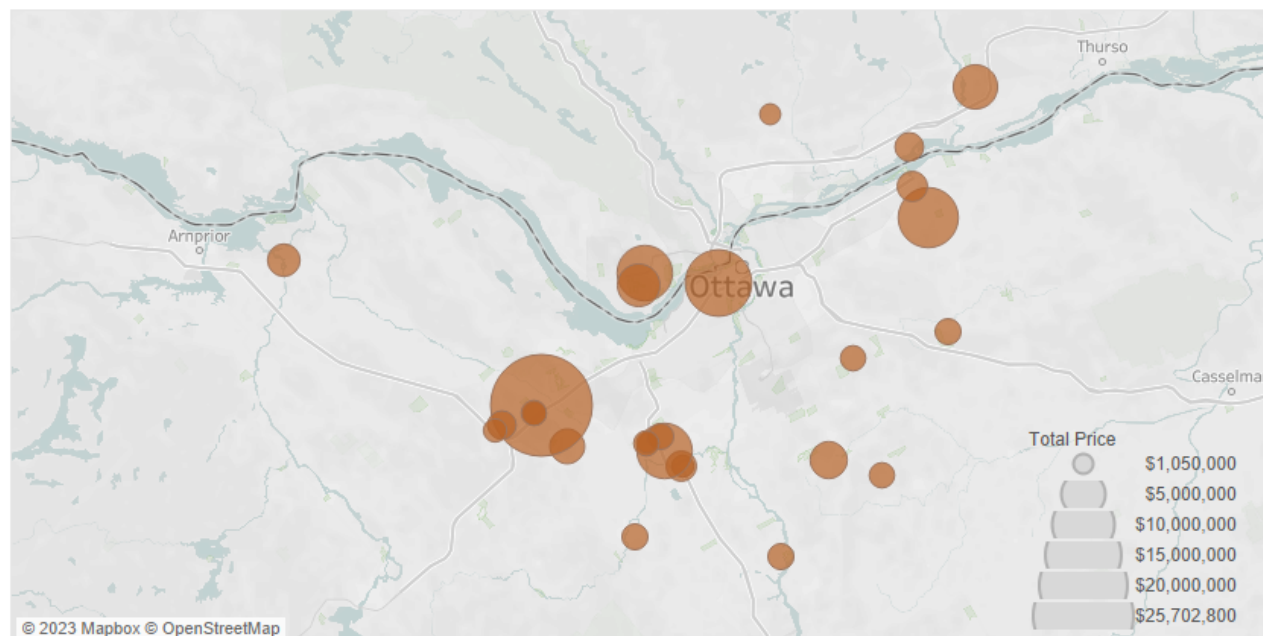


	Q4 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$12.94M	3	\$30.75M	10	\$459,998
Gloucester	\$1.60M	1	\$65.77M	13	\$527,645
Goulbourn	\$4.72M	2	\$22.34M	10	\$247,132
Kanata			\$6.60M	2	\$356,110
Nepean	\$15.60M	6	\$152.66M	20	\$694,079
Osgoode	\$5.00M	2	\$17.65M	10	\$66,414
Ottawa	\$11.00M	1	\$37.46M	7	\$718,566
Rideau	\$1.75M	1	\$16.09M	6	\$285,993
Ville de Gatineau	\$20.09M	5	\$34.63M	11	\$683,555
West Carleton	\$34.72M	6	\$68.12M	21	\$342,140
Grand Total	\$107.42M	27	\$452.07M	110	\$450,290

ICI Land - Top Transactions Q4 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
405 Huntmar Drive	West Carleton	\$25,702,800	21.372	\$1,202,646
1010 Somerset Street West	Ottawa	\$11,000,000	Null	Null
Provence Avenue	Cumberland	\$8,958,371	Null	Null
Dealership Drive	Nepean	\$7,600,000	15.587	\$487,573
de Alumettieres Boulevard	Ville de Gatineau	\$7,560,000	1.174	\$3,749,232
155 Lépine Avenue	Ville de Gatineau	\$4,880,193	9.855	\$495,209
du Golf Street	Ville de Gatineau	\$4,500,000	4.508	\$998,279
6729 Parkway Road	Osgoode	\$3,400,000	67.268	Null
Shea Road	Goulbourn	\$3,002,602	76.084	\$39,464
Galetta Side Road	West Carleton	\$2,642,000	4.065	\$649,999

ICI Land Property Transactions - Q4 2022

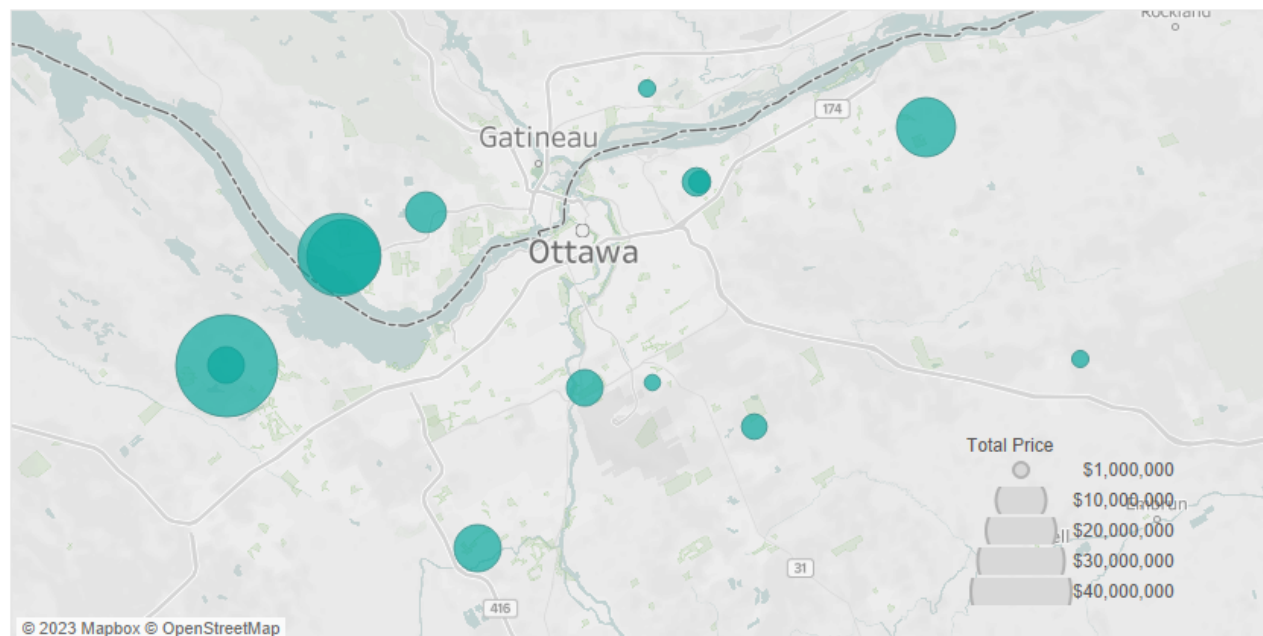


	Q4 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$14.53M	2	\$28.00M	6	\$72,958
Gloucester	\$8.38M	4	\$54.78M	13	\$731,039
Goulbourn			\$249.10M	3	\$612,048
Kanata	\$45.00M	3	\$87.44M	9	\$373,656
Nepean	\$8.50M	1	\$19.48M	5	\$883,407
Osgoode			\$1.92M	1	\$47,255
Ottawa	\$5.08M	1	\$198.39M	35	\$1,537,511
Rideau					
Ville de Gatineau	\$54.88M	4	\$88.71M	13	\$1,557,312
West Carleton			\$13.25M	4	\$906,109
Grand Total	\$136.36M	15	\$741.08M	89	\$819,529

Residential Land - Top Transactions Q4 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1310 Old Second Line Road	Kanata	\$36,000,000	85.369	\$498,880
		\$4,000,000	85.369	\$498,880
202 Eardley Road	Ville de Gatineau	\$26,320,000	7.722	Null
168 Eardley Road	Ville de Gatineau	\$21,035,000	5.751	Null
Frank Kenny Road	Cumberland	\$13,425,325	Null	Null
Strandherd Drive	Nepean	\$8,500,000	6.190	\$1,373,132
73 Marguerite-Maillé Street	Ville de Gatineau	\$6,325,000	0.232	Null
3750 North Bowesville Road	Ottawa	\$5,075,000	1.666	Null
1271 Old Carp Road	Kanata	\$5,000,000	4.833	\$498,880
1765 Montreal Road	Gloucester	\$3,100,000	0.980	Null

Residential Land Property Transactions - Q4 2022



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