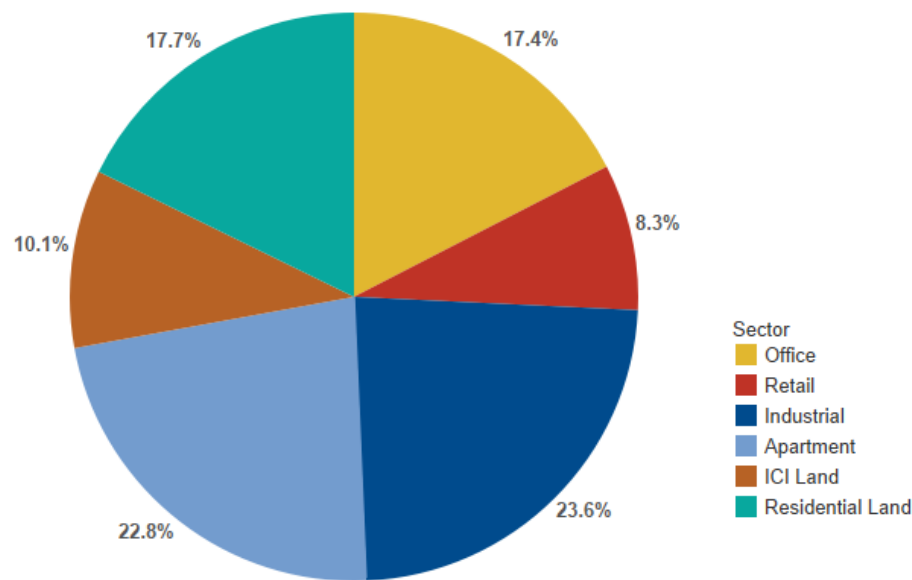

Ottawa & Gatineau Market Area Commercial Q3 2022 Statistics



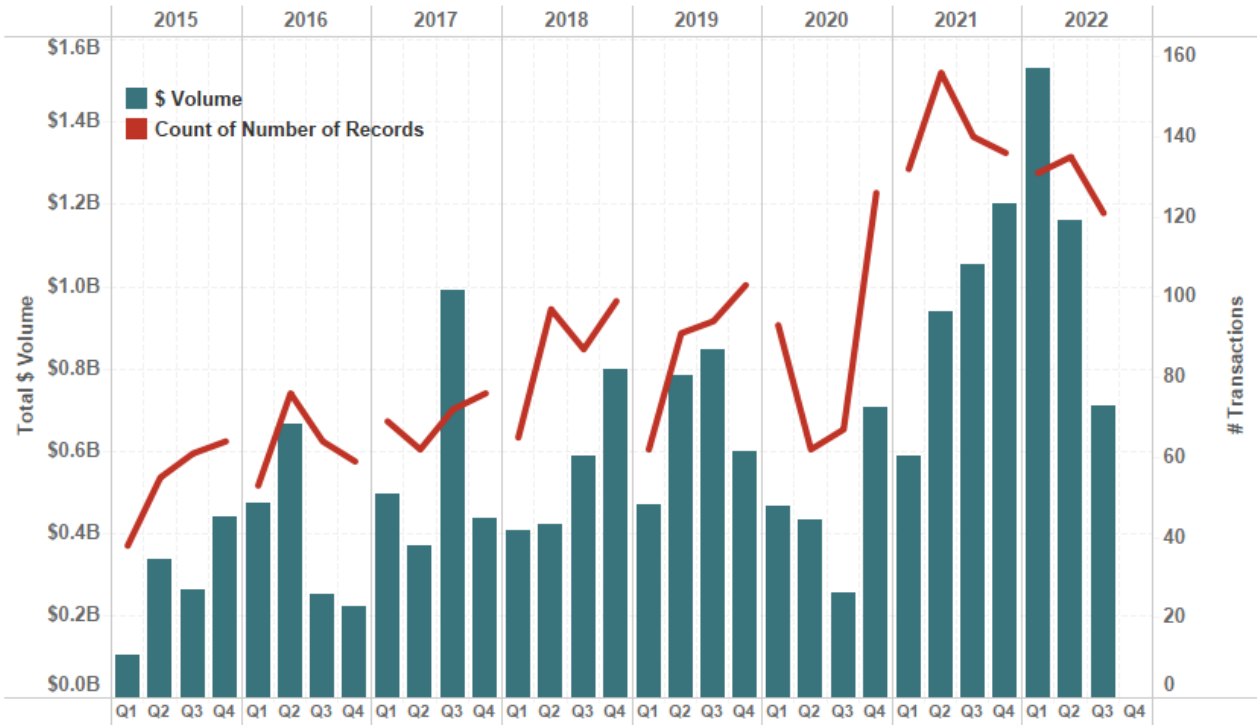
AltusGroup

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



Source: Altus Group

Property Transactions - All Sectors by Quarter



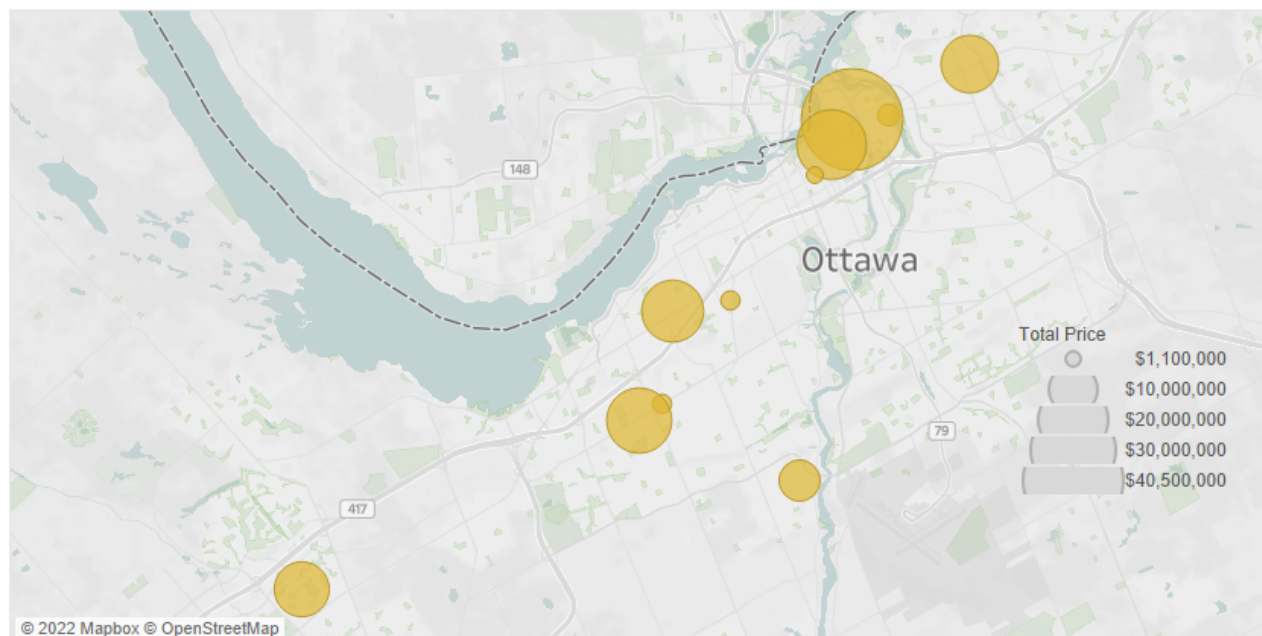
Source: Altus Group

	Q3 2022	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$13.00M	1	\$74.67M	3	\$385
Goulbourn					
Kanata	\$11.83M	1	\$160.38M	7	\$250
Nepean	\$23.23M	2	\$120.27M	13	\$290
Osgoode					
Ottawa	\$80.39M	7	\$277.97M	23	\$296
Rideau					
Ville de Gatineau			\$73.54M	5	\$187
West Carleton					
Grand Total	\$128.44M	11	\$706.82M	51	\$282

Office - Top Transactions Q3 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
400 Cumberland Street	Ottawa	\$40,500,000	174,274	\$232
77 Metcalfe Street	Ottawa	\$19,100,000	147,382	\$130
1 Centrepointhe Drive	Nepean	\$16,600,000	46,235	\$359
770 Broadview Avenue	Ottawa	\$15,000,000	40,000	\$375
595 Montreal Road	Gloucester	\$13,000,000	42,000	\$310
99 Kakulu Road	Kanata	\$11,829,091	39,000	\$303
7 Capella Court	Nepean	\$6,625,000	34,193	\$194
457 Laurier Avenue East	Ottawa	\$1,900,000	Null	Null
1310 Woodward Avenue	Ottawa	\$1,450,000	3,464	\$419
1897 Baseline Road	Ottawa	\$1,340,000	3,591	\$373

Office Property Transactions - Q3 2022

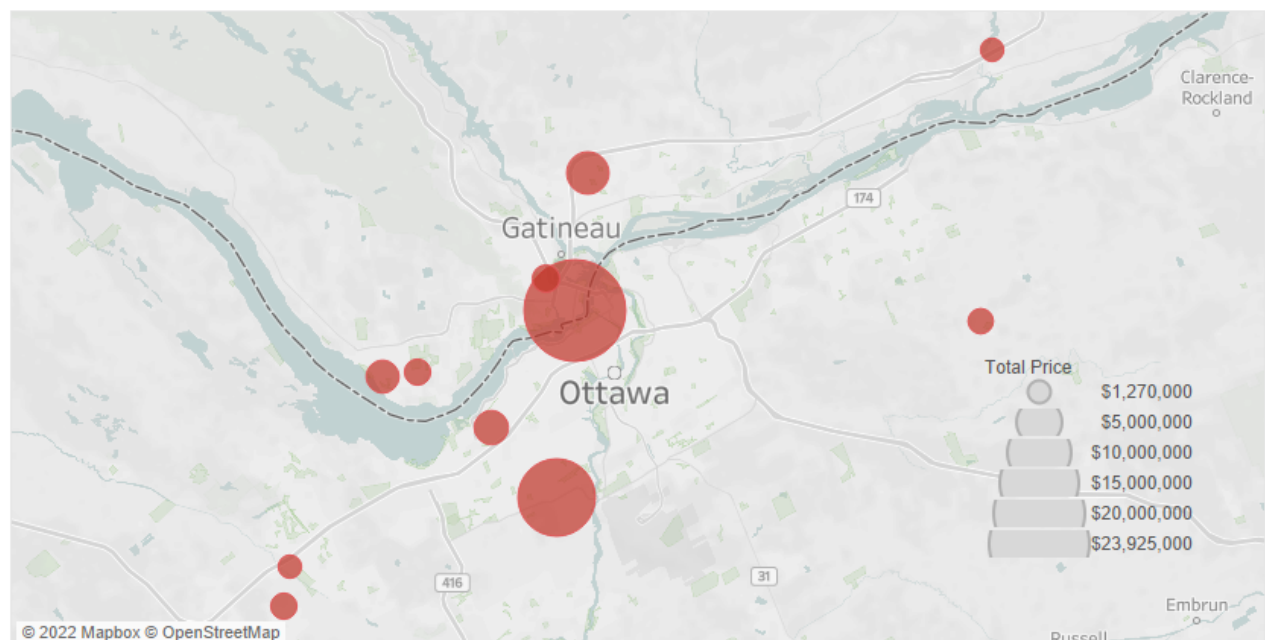


	Q3 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.50M	1	\$4.48M	2	\$469
Gloucester			\$52.60M	5	\$310
Goulbourn	\$1.70M	1	\$1.70M	1	\$321
Kanata	\$1.33M	1	\$10.30M	4	\$371
Nepean	\$13.85M	1	\$71.02M	4	\$323
Osgoode					
Ottawa	\$2.70M	1	\$82.86M	18	\$500
Rideau					
Ville de Gatineau	\$35.19M	6	\$59.72M	17	\$306
West Carleton			\$4.41M	2	\$397
Grand Total	\$56.26M	11	\$287.08M	53	\$387

Retail - Top Transactions Q3 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
160 de L'Hotel de Ville Street	Ville de Gatineau	\$23,925,000	521,582	\$46
1830 Merivale Road	Nepean	\$13,850,000	38,000	\$364
680 Gréber Boulevard	Ville de Gatineau	\$4,144,000	16,029	\$259
2195 Carling Avenue	Ottawa	\$2,700,000	3,060	\$882
61 Principale Street	Ville de Gatineau	\$2,500,000	6,564	\$381
365 Saint-Joseph Boulevard	Ville de Gatineau	\$1,750,000	12,492	\$140
10 Cedarow Court	Goulbourn	\$1,700,000	5,300	\$321
375 d'Aylmer Road	Ville de Gatineau	\$1,600,000	8,353	\$192
3435 Trim Road	Cumberland	\$1,500,000	3,200	\$469
747 Silver Seven Road	Kanata	\$1,325,625	3,536	\$375

Retail Property Transactions - Q3 2022

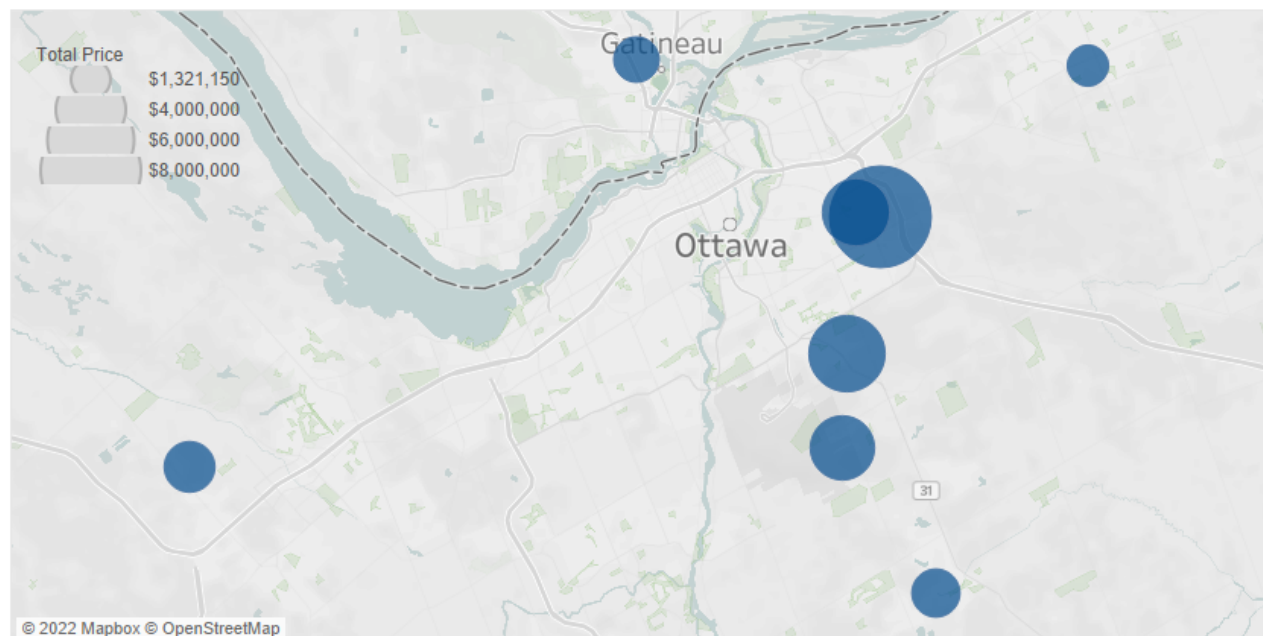


	Q3 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.32M	1	\$1.32M	1	\$550
Gloucester	\$7.70M	2	\$97.76M	11	\$301
Goulbourn			\$6.80M	1	\$245
Kanata					
Nepean			\$511.13M	5	\$260
Osgoode	\$1.80M	1	\$1.80M	1	\$404
Ottawa	\$11.50M	2	\$171.51M	6	\$250
Rideau					
Ville de Gatineau	\$1.60M	1	\$11.28M	6	\$243
West Carleton	\$2.00M	1	\$6.55M	3	\$260
Grand Total	\$25.92M	8	\$808.14M	34	\$281

Industrial - Top Transactions Q3 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foo
2750 Sheffield Road	Ottawa	\$8,000,000	67,213	\$119
1754 Queensdale Avenue	Gloucester	\$4,500,000	36,730	\$118
2474 Lancaster Road	Ottawa	\$3,500,000	11,750	\$298
2540 Del Zotto Avenue	Gloucester	\$3,200,000	8,000	\$400
147 Tansley Drive	West Carleton	\$2,000,000	6,250	\$320
6876 McKeown Drive	Osgoode	\$1,800,000	4,450	\$404
130 Adrien-Robert Street	Ville de Gatineau	\$1,600,000	19,500	\$82
2040 Lanthier Drive	Cumberland	\$1,321,150	2,400	\$550

Industrial Property Transactions - Q3 2022

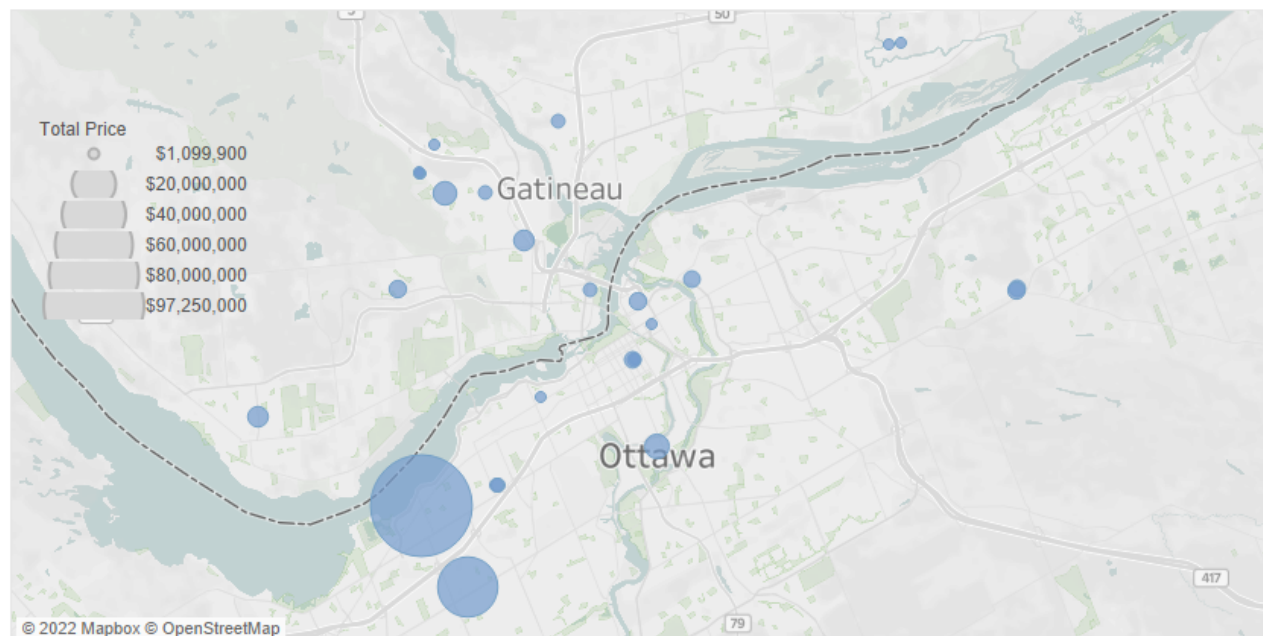


Q3 2022		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland		\$3.30M	1	\$51,563
Gloucester	\$5.40M	\$140.29M	10	\$229,634
Goulbourn				
Kanata		\$59.70M	2	\$417,312
Nepean		\$25.90M	5	\$306,683
Osgoode				
Ottawa	\$153.76M	\$434.30M	37	\$311,157
Rideau				
Ville de Gatineau	\$27.73M	\$330.52M	51	\$212,862
West Carleton				
Grand Total	\$186.88M	\$994.00M	106	\$255,517

Apartment - Top Transactions Q3 2022

First Address	Municipality	Total Price	Number of Units	Price Per Unit
929 Richmond Road	Ottawa	\$97,250,000	175	\$555,714
2181 Navaho Drive	Ottawa	\$33,900,000	137	\$247,445
337 Sunnyside Avenue	Ottawa	\$5,650,000	12	\$470,833
2 de la Décosse Street	Ville de Gatineau	\$5,210,000	36	\$144,722
14 Roy Street	Ville de Gatineau	\$4,000,000	28	\$142,857
535 Wilfrid-Lavigne Boulevard	Ville de Gatineau	\$3,861,000	24	\$160,875
189 St. Andrew Street	Ottawa	\$2,985,000	10	\$298,500
2444 Cleroux Crescent	Gloucester	\$2,800,000	12	\$233,333
39 du Stratus Street	Ville de Gatineau	\$2,625,000	14	\$187,500
2459 Cleroux Crescent	Gloucester	\$2,600,000	12	\$216,667

Apartment Property Transactions - Q3 2022

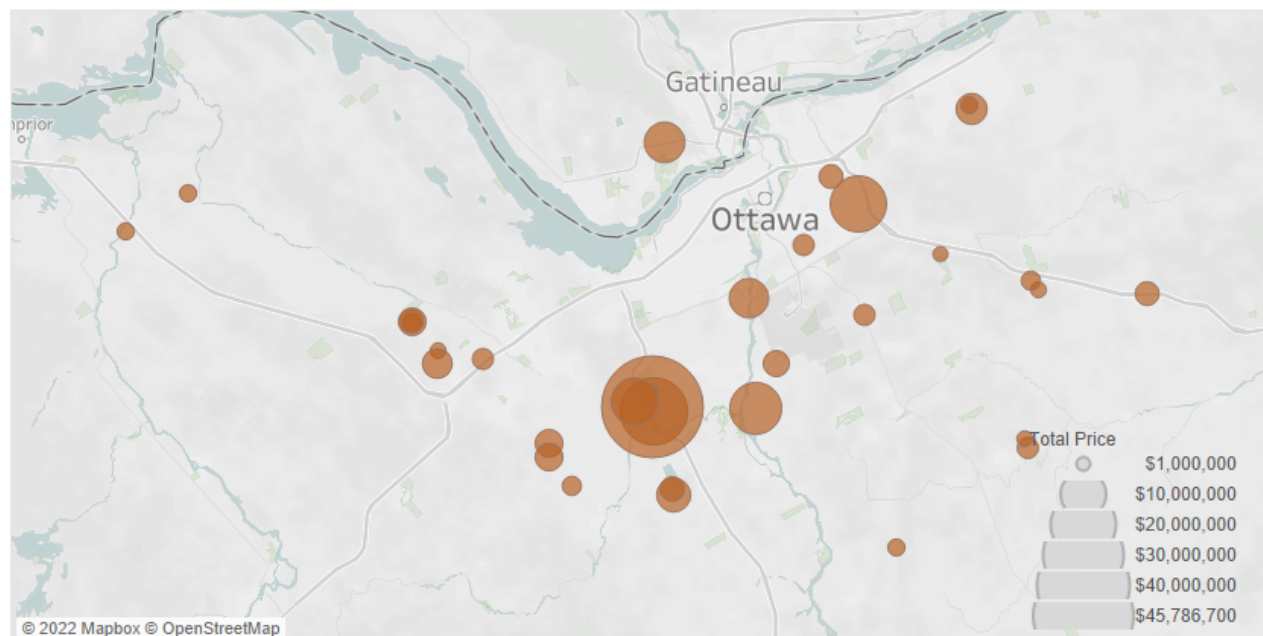


	Q3 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$9.26M	4	\$20.11M	8	\$513,259
Gloucester	\$19.52M	5	\$64.17M	12	\$574,116
Goulbourn	\$8.23M	3	\$20.62M	9	\$218,287
Kanata			\$6.60M	2	\$356,110
Nepean	\$92.10M	7	\$143.86M	18	\$679,266
Osgoode	\$4.33M	3	\$12.65M	8	\$70,130
Ottawa	\$18.20M	3	\$26.46M	6	\$718,566
Rideau			\$16.09M	6	\$226,924
Ville de Gatineau	\$7.30M	1	\$14.55M	6	\$239,701
West Carleton	\$17.02M	8	\$62.47M	18	\$317,594
Grand Total	\$175.96M	34	\$387.57M	93	\$405,496

ICI Land - Top Transactions Q3 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
2949 Moodie Drive	Nepean	\$45,786,700	50.035	\$1,040,607
575 Dealership Drive	Nepean	\$20,000,000	14.940	\$1,338,688
2646 Walkley Road	Ottawa	\$14,000,000	28.000	\$500,000
675 Borbridge	Gloucester	\$11,876,000	14.811	\$801,864
2732 Moodie Drive	Nepean	\$10,000,000	16.273	\$703,635
des Grives Boulevard	Ville de Gatineau	\$7,300,000	13.369	\$546,039
2175 Prince of Wales Drive	Nepean	\$6,867,500	7.968	\$861,843
4221 Moodie Drive	Nepean	\$5,100,000	105.959	\$48,132
4200 Innes Road	Cumberland	\$4,284,000	28.065	\$152,646
151 Wescar Lane	West Carleton	\$3,950,000	11.411	\$346,155

ICI Land Property Transactions - Q3 2022

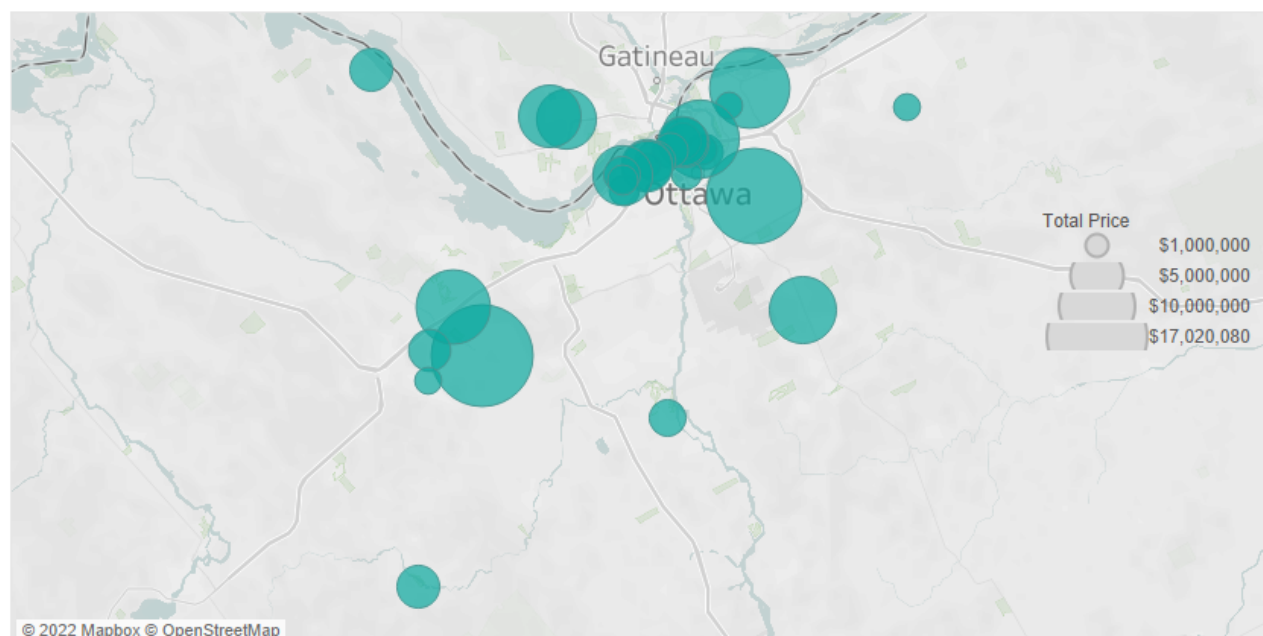


Q3 2022			YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland			\$13.48M	4	\$103,708
Gloucester	\$8.57M	2	\$49.18M	11	\$854,378
Goulbourn	\$4.10M	2	\$249.10M	3	\$612,048
Kanata	\$26.10M	2	\$42.44M	6	\$279,738
Nepean	\$2.30M	1	\$10.98M	4	\$638,544
Osgoode			\$1.92M	1	\$47,255
Ottawa	\$77.16M	19	\$192.09M	33	\$1,537,511
Rideau					
Ville de Gatineau	\$12.35M	2	\$33.83M	9	\$1,560,346
West Carleton	\$5.92M	2	\$13.25M	4	\$241,479
Grand Total	\$136.49M	30	\$606.27M	75	\$840,014

Residential Land - Top Transactions Q3 2022

First Address	Municipality	Total Price	Lot Area	Price Per Acre
1039 Terry Fox Drive	Kanata	\$17,020,080	33.298	\$511,149
1900 Walkley Road	Ottawa	\$15,000,000	14.694	\$1,020,825
Vedette Way	Ottawa	\$10,584,000	4.019	\$2,633,491
50 The Driveway	Ottawa	\$10,000,000	0.729	Null
150 Kanata Avenue	Kanata	\$9,075,000	3.668	Null
Cedar Creek Drive	Gloucester	\$7,370,401	7.219	\$1,020,913
911 Vanier Road	Ville de Gatineau	\$6,400,000	4.074	\$1,572,482
365 de L'Amerique Francaise Boulevard	Ville de Gatineau	\$5,950,000	0.232	Null
314 Athlone Avenue	Ottawa	\$5,850,000	0.138	Null
233 Armstrong Street	Ottawa	\$4,250,000	0.218	Null

Residential Land Property Transactions - Q3 2022



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