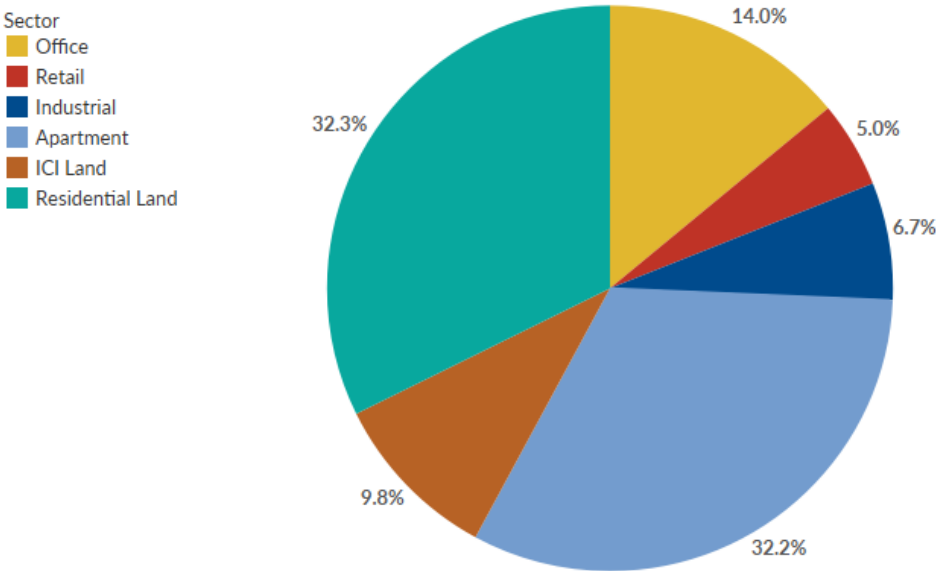

Ottawa & Gatineau Market Area Commercial Q2 2022 Statistics



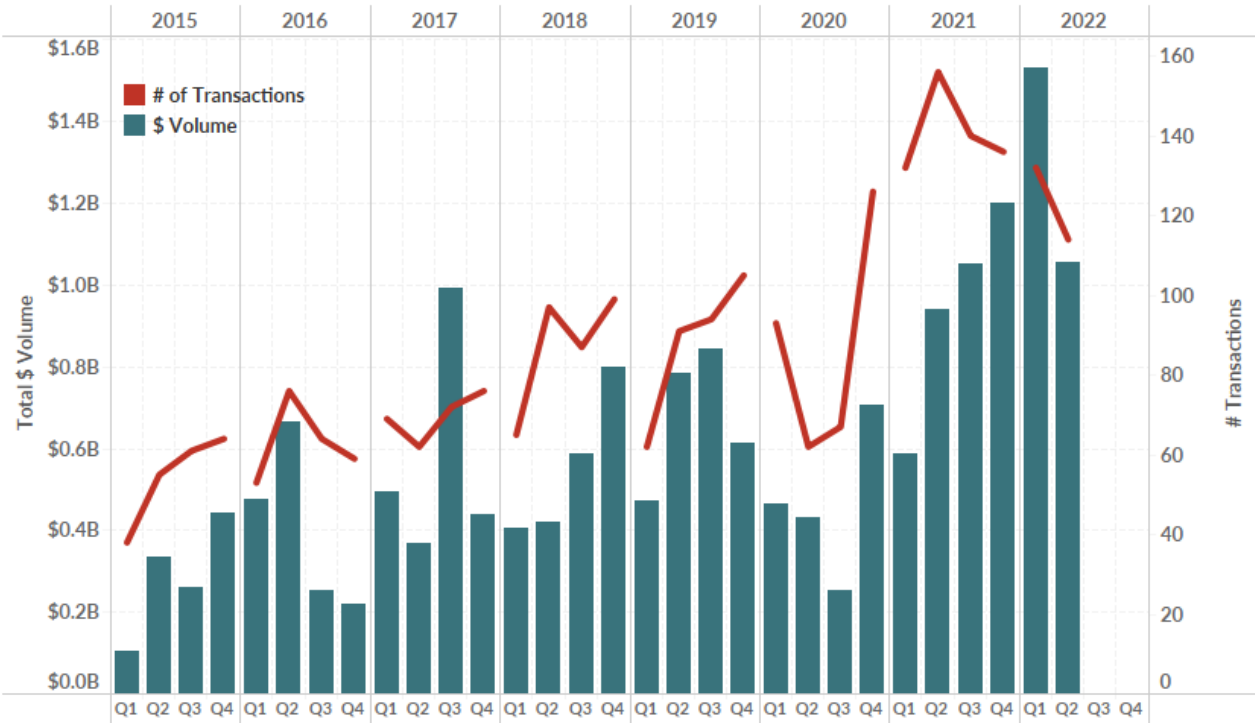
AltusGroup

Q2 2022 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



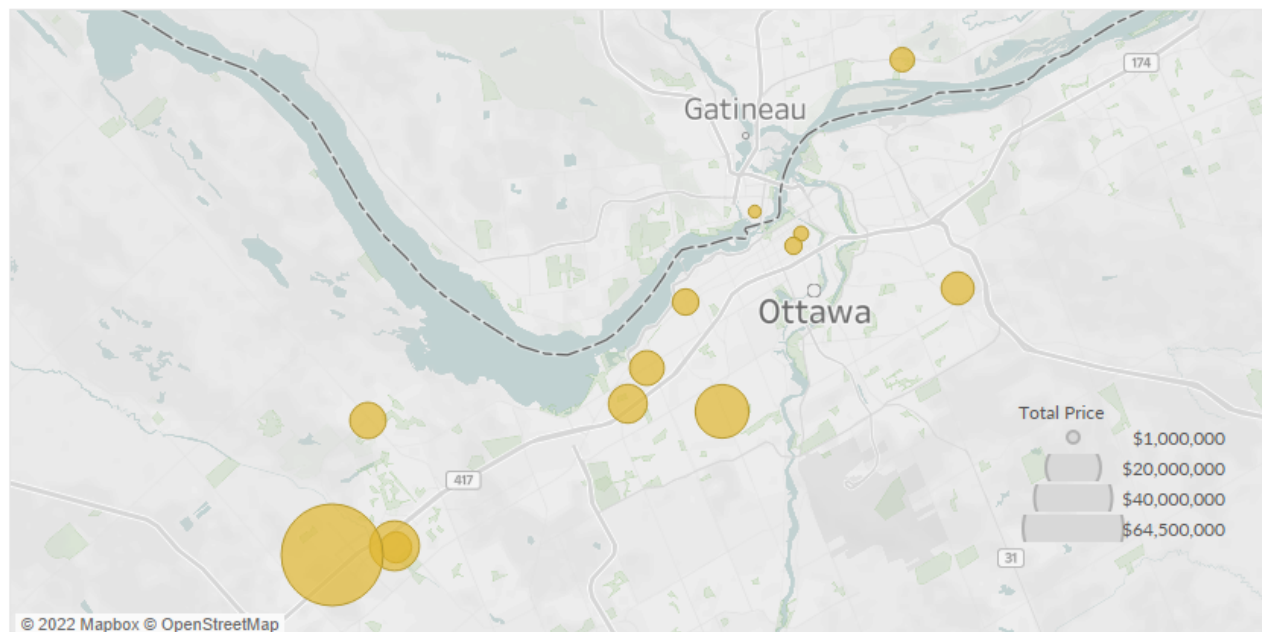
Source: Altus Group

	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

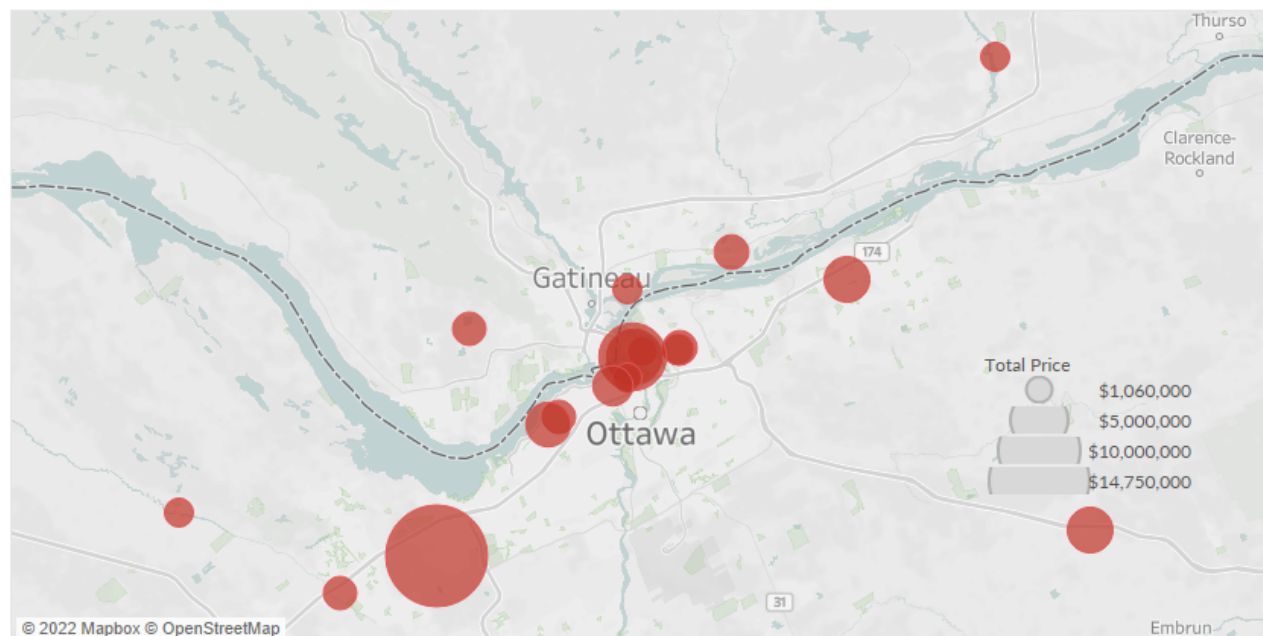


	Q2 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.98M	1	\$2.98M	1	
Gloucester	\$4.70M	2	\$51.50M	4	\$317
Goulbourn					
Kanata	\$1.57M	1	\$8.97M	3	\$370
Nepean	\$14.75M	1	\$57.17M	3	\$302
Osgoode					
Ottawa	\$21.39M	8	\$76.56M	15	\$534
Rideau					
Ville de Gatineau	\$5.71M	4	\$7.78M	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

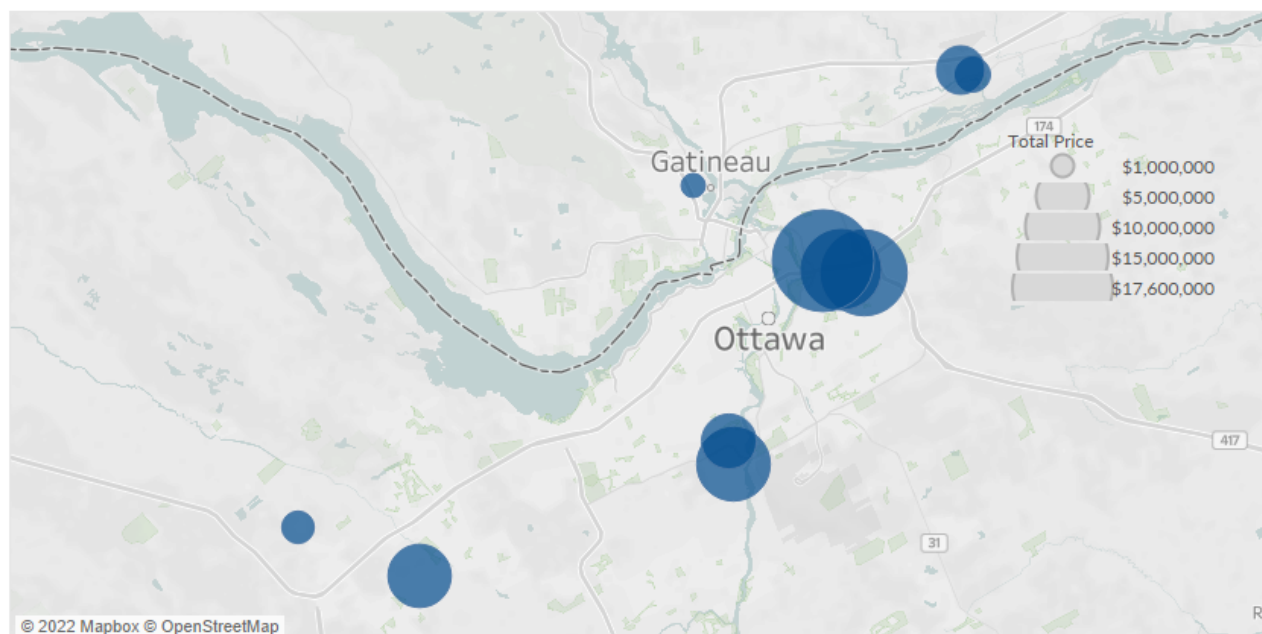


	Q2 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$41.10M	3	\$85.06M	8	\$311
Goulbourn	\$6.80M	1	\$6.80M	1	\$245
Kanata					
Nepean	\$14.33M	2	\$509.88M	4	\$282
Osgoode					
Ottawa			\$160.01M	4	\$220
Rideau					
Ville de Gatineau	\$7.08M	3	\$8.18M	4	\$219
West Carleton	\$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 Carrière Boulevard	Ville de Gatineau	\$1,000,000	3,332	\$300

Industrial Property Transactions - Q2 2022

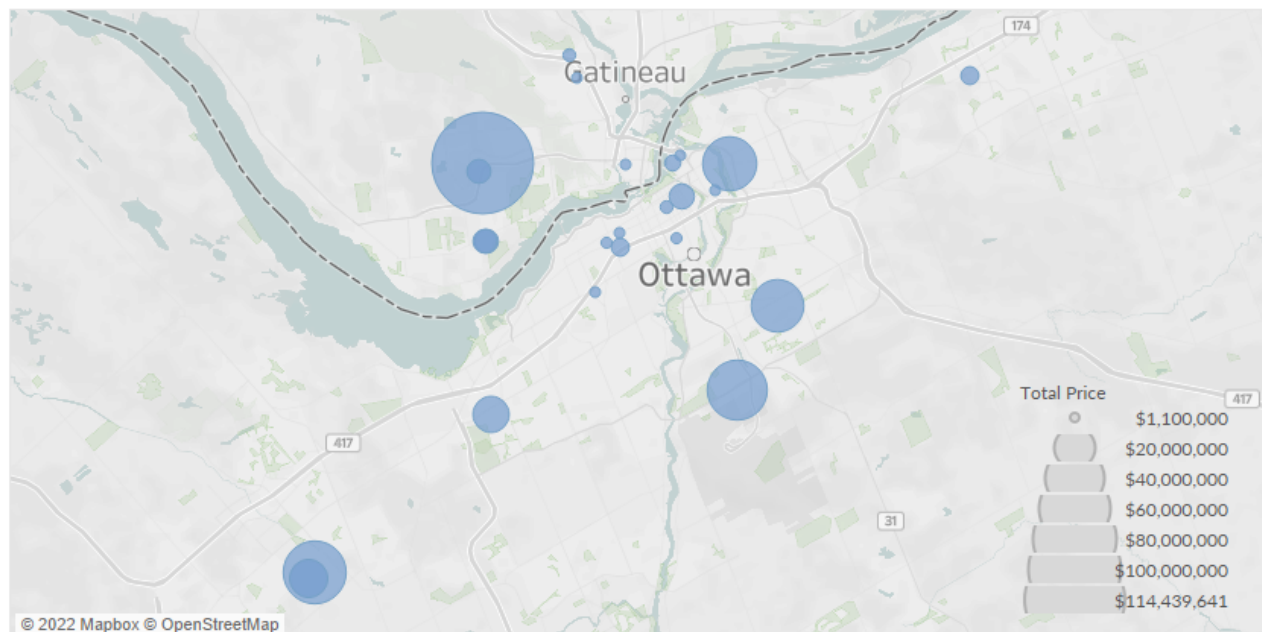


Q2 2022			YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland			\$3.30M	1	\$51,563
Gloucester	\$106.20M	4	\$134.89M	8	\$229,478
Goulbourn					
Kanata	\$59.70M	2	\$59.70M	2	\$417,312
Nepean	\$18.34M	4	\$27.27M	6	\$301,236
Osgoode					
Ottawa	\$18.95M	7	\$62.91M	20	\$286,562
Rideau					
Ville de 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

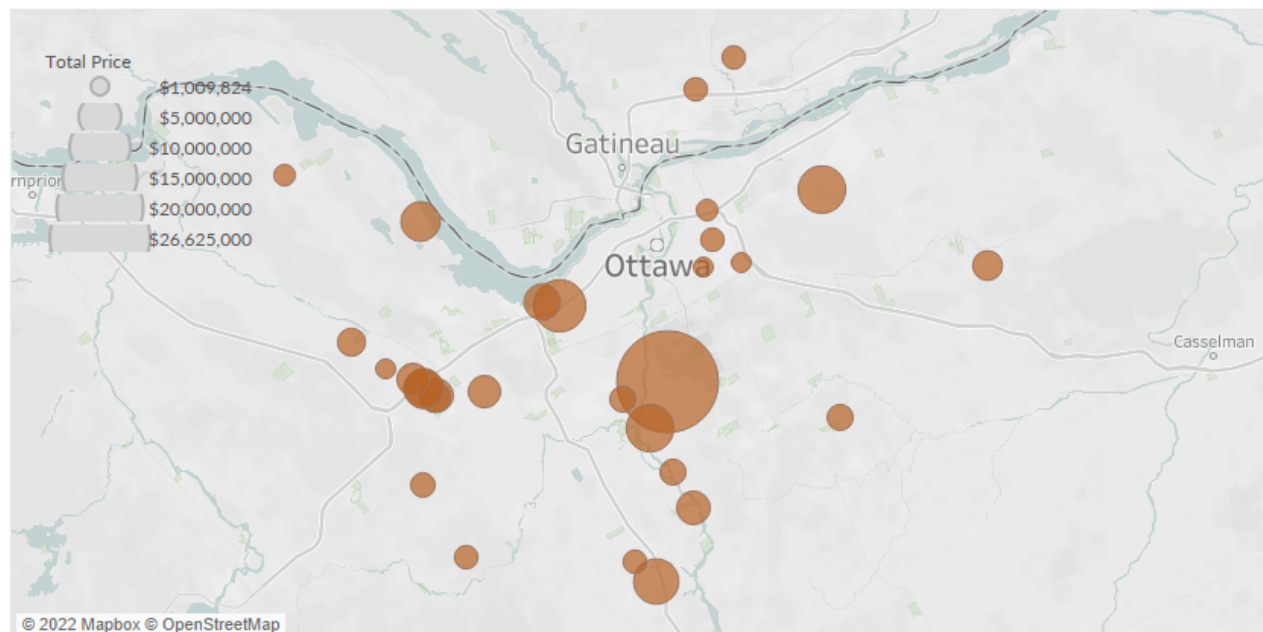


	Q2 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.30M	1	\$3.45M	2	\$258,567
Gloucester	\$34.64M	4	\$44.65M	7	\$432,997
Goulbourn	\$8.38M	4	\$9.39M	5	\$369,687
Kanata	\$6.60M	2	\$6.60M	2	\$356,110
Nepean	\$8.86M	2	\$41.56M	6	\$682,850
Osgoode	\$3.47M	2	\$8.32M	5	\$93,194
Ottawa	\$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

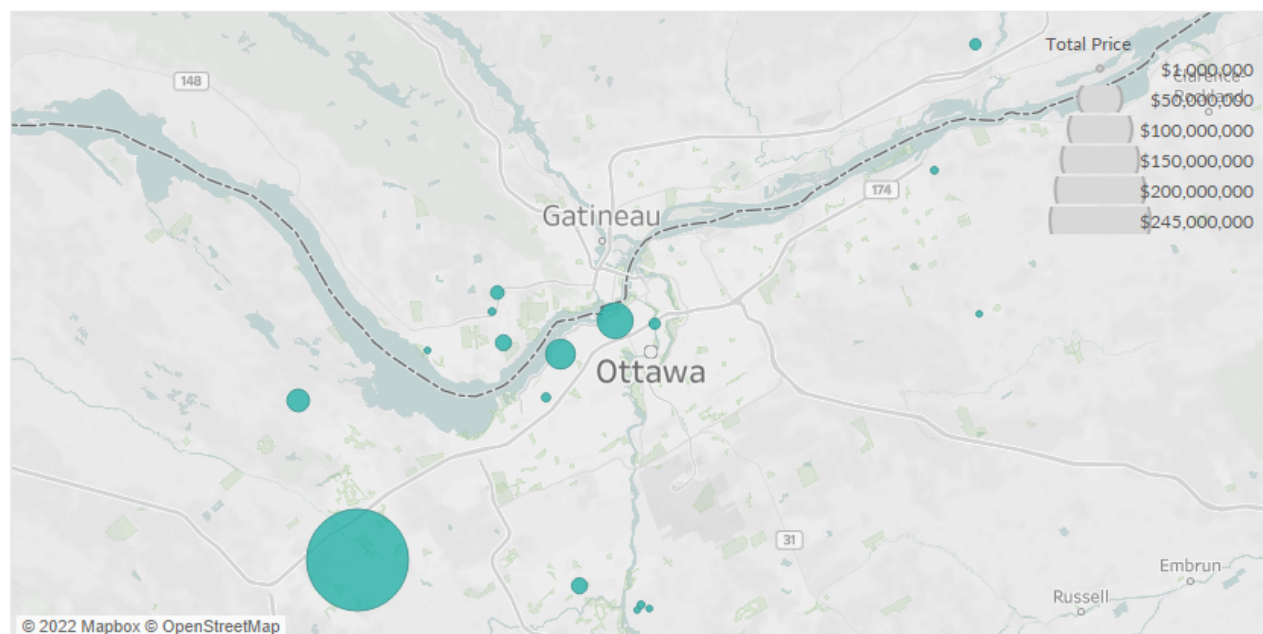


	Q2 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$2.40M	2	\$13.48M	4	\$103,708
Gloucester	\$3.94M	3	\$37.83M	7	\$981,195
Goulbourn	\$245.00M	1	\$245.00M	1	\$1,155,660
Kanata	\$12.03M	1	\$14.43M	3	\$202,601
Nepean	\$5.90M	1	\$8.68M	3	\$1,051,653
Osgoode			\$1.92M	1	\$47,255
Ottawa	\$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



Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.