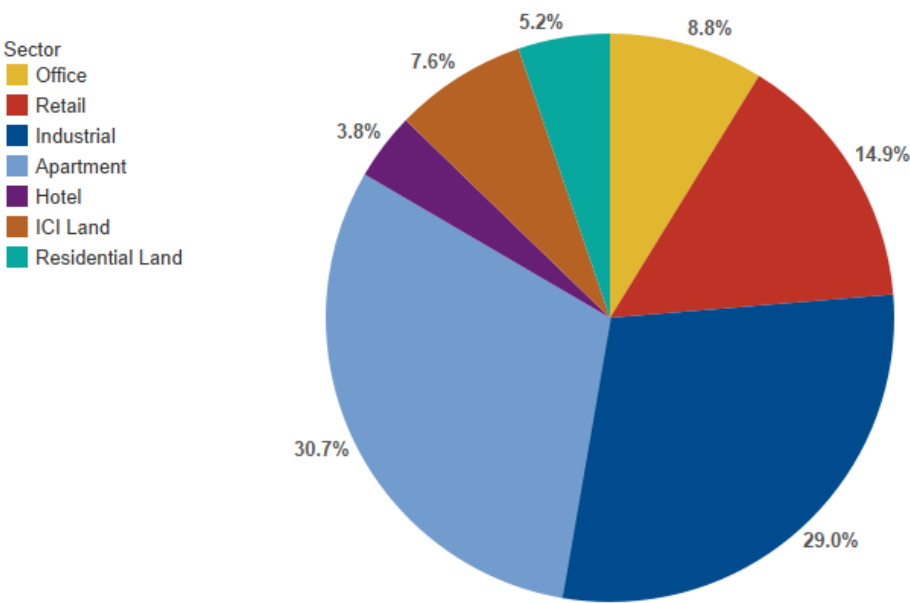

Montreal Market Area Commercial Q1 2023 Statistics

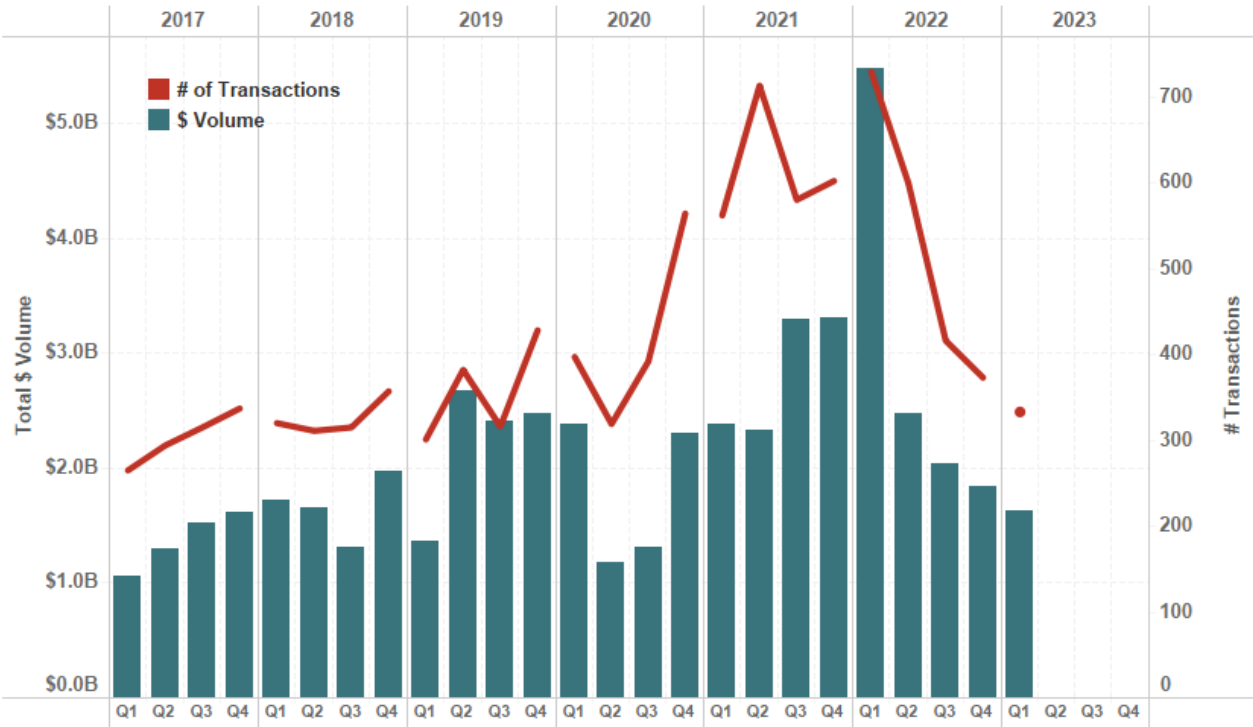


Q1 2023 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



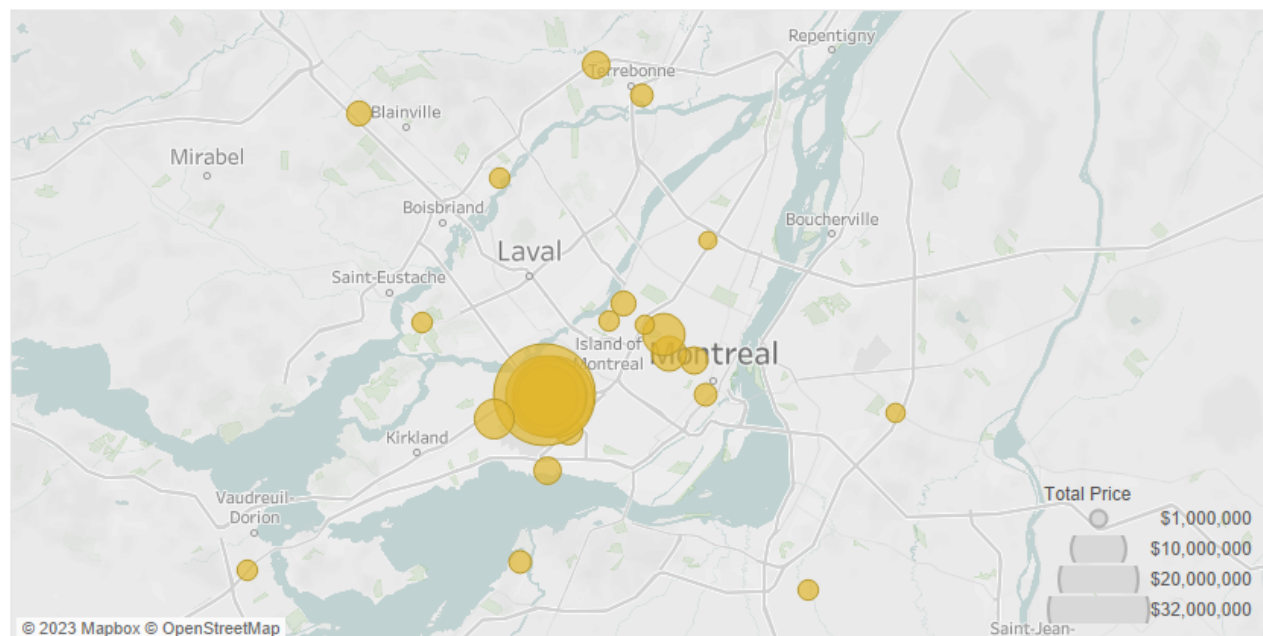
Source: Altus Group

	Q1 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$128.57M	16	\$128.57M	16	\$329
Laval	\$1.23M	1	\$1.23M	1	\$245
Longueuil	\$1.13M	1	\$1.13M	1	\$372
North Shore	\$7.27M	4	\$7.27M	4	\$317
South Shore	\$4.01M	3	\$4.01M	3	\$377
Grand Total	\$142.21M	25	\$142.21M	25	\$331

Office - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
8885 Trans-Canada Road	Island of Montréal	Saint-Laurent	\$32,000,000	132,670	\$241
8401 Trans-Canada Road	Island of Montréal	Saint-Laurent	\$20,500,000	84,065	\$244
8801 Trans-Canada Road	Island of Montréal	Saint-Laurent	\$20,000,000	112,636	\$178
4707 Levy Street	Island of Montréal	Saint-Laurent	\$16,500,000	105,560	\$156
8625 Trans-Canada Road	Island of Montréal	Saint-Laurent	\$11,500,000	50,550	\$228

Office Property Transactions - Q1 2023

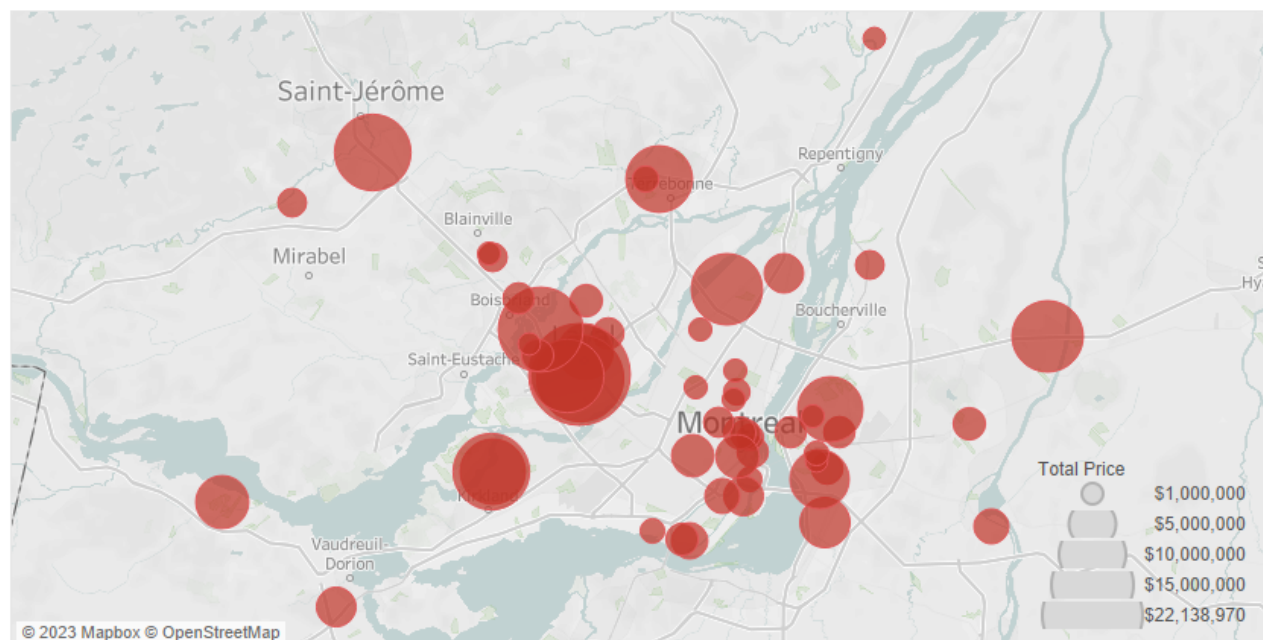


	Q1 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$73.01M	22	\$73.01M	22	\$370
Laval	\$79.38M	9	\$79.38M	9	\$394
Longueuil	\$18.63M	7	\$18.63M	7	\$287
North Shore	\$31.05M	8	\$31.05M	8	\$268
South Shore	\$39.79M	8	\$39.79M	8	\$324
Grand Total	\$241.86M	54	\$241.86M	54	\$341

Retail - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2385 Chomedey Boulevard	Laval	Laval	\$22,138,970	37,108	\$597
2200 Chomedey Boulevard	Laval	Laval	\$16,178,270	20,436	\$792
4555 de la Renaissance Avenue	Laval	Laval	\$15,375,000	21,608	\$712
16600 Montée Guénette	North Shore	Mirabel	\$12,550,000	35,500	\$354
14845 de Pierrefonds Boulevard	Island of Montréal	Pierrefonds-Roxboro	\$12,500,000	62,844	\$199

Retail Property Transactions - Q1 2023

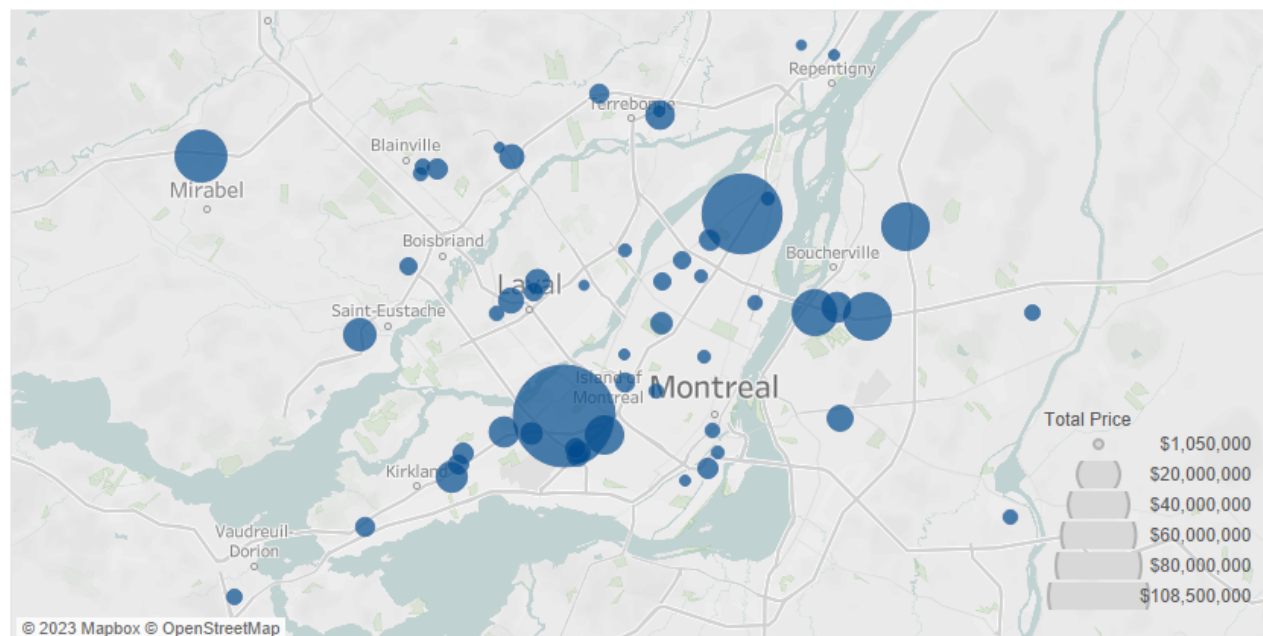


	Q1 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$281.46M	27	\$281.46M	27	\$196
Laval	\$21.38M	6	\$21.38M	6	\$242
Longueuil	\$28.91M	2	\$28.91M	2	\$326
North Shore	\$74.04M	13	\$74.04M	13	\$235
South Shore	\$64.87M	6	\$64.87M	6	\$258
Grand Total	\$470.66M	54	\$470.66M	54	\$222

Industrial - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
3400 Raymond-Lasnier Street	Island of Montréal	Saint-Laurent	\$108,500,000	474,000	\$229
8500 Place Marien	Island of Montréal	Montréal-Est	\$66,500,000	400,000	\$166
9900 Irénée Vachon Street	North Shore	Mirabel	\$28,000,000	176,819	\$158
1501 Ampère Street	South Shore	Boucherville	\$24,700,000	200,000	\$124
210 Jean Coutu Street	South Shore	Varenes	\$23,400,000	94,957	\$246

Industrial Property Transactions - Q1 2023

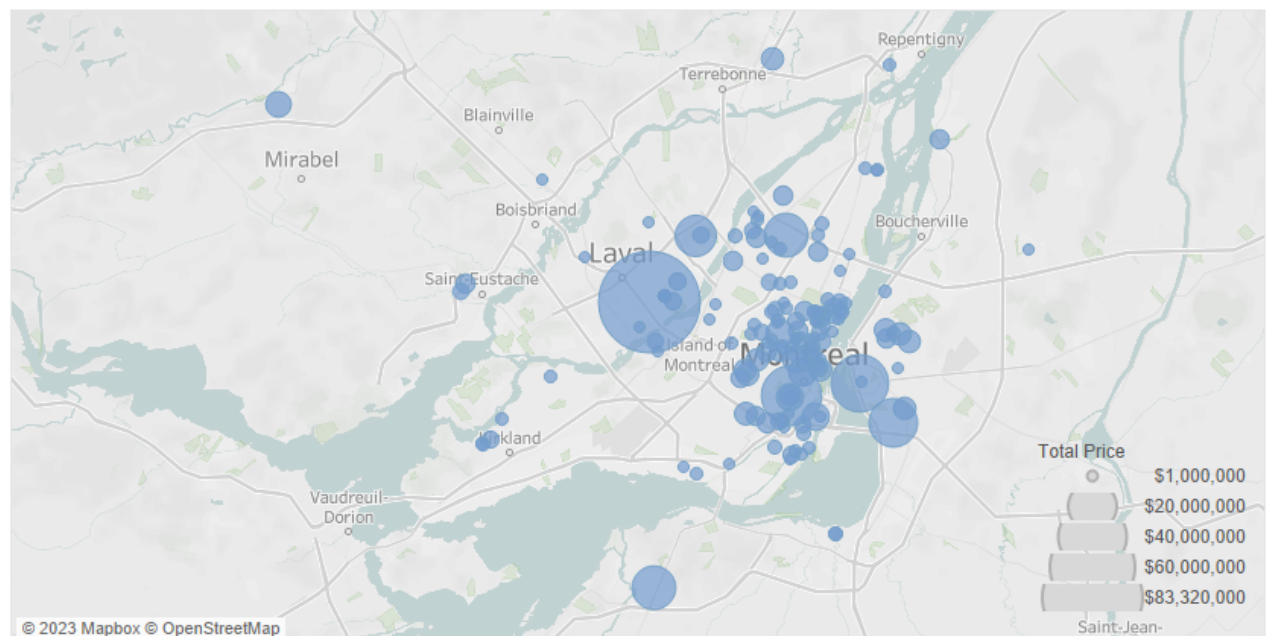


	Q1 2023		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$277.11M	119	\$277.11M	119	\$201,403
Laval	\$112.27M	12	\$112.27M	12	\$191,975
Longueuil	\$23.00M	8	\$23.00M	8	\$150,792
North Shore	\$16.39M	7	\$16.39M	7	\$190,959
South Shore	\$68.69M	10	\$68.69M	10	\$170,026
Grand Total	\$497.46M	156	\$497.46M	156	\$195,602

Apartment - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1355 Le Corbusier Boulevard	Laval	Laval	\$83,320,000	240	\$347,167
2000 Saint-Marc Street	Island of Montréal	Ville-Marie	\$29,250,000	160	\$180,619
33 Argyle Avenue	South Shore	Saint-Lambert	\$26,500,000	190	\$139,474
1200 Provencher Boulevard	South Shore	Brossard	\$19,000,000	123	\$154,472
7050 Bombardier Street	Island of Montréal	Anjou	\$15,400,000	84	\$172,619

Apartment Property Transactions - Q1 2023

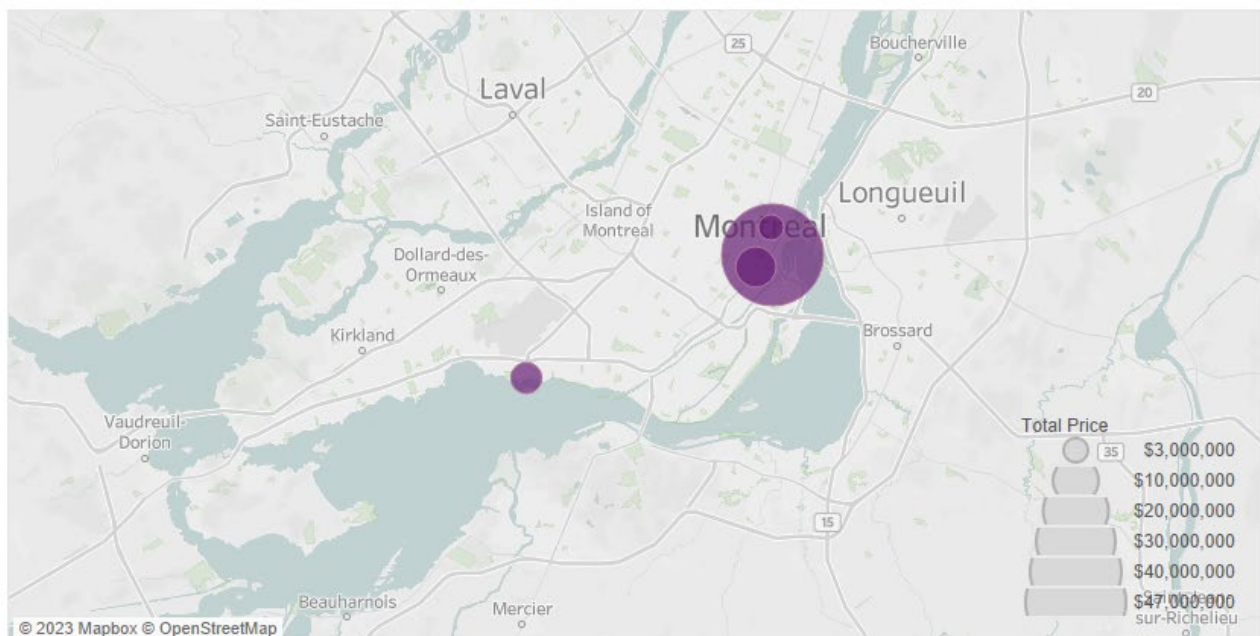


	Q1 2023		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$61.83M	6	\$61.83M	6	\$237,565
Laval					
Longueuil					
North Shore					
South Shore					
Grand Total	\$61.83M	6	\$61.83M	6	\$237,565

Hotel - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
360 Saint-Antoine Street West	Island of Montréal	Ville-Marie	\$47,000,000	357	\$131,653
1100 de la Montagne Street	Island of Montréal	Ville-Marie	\$4,035,440	131	\$278,626
			\$1,886,320	131	\$278,626
			\$1,495,040	131	\$278,626
945 Bord-du-Lac-Lakeshore Road	Island of Montréal	Dorval	\$4,410,000	14	\$315,000

Hotel Property Transactions - Q1 2023

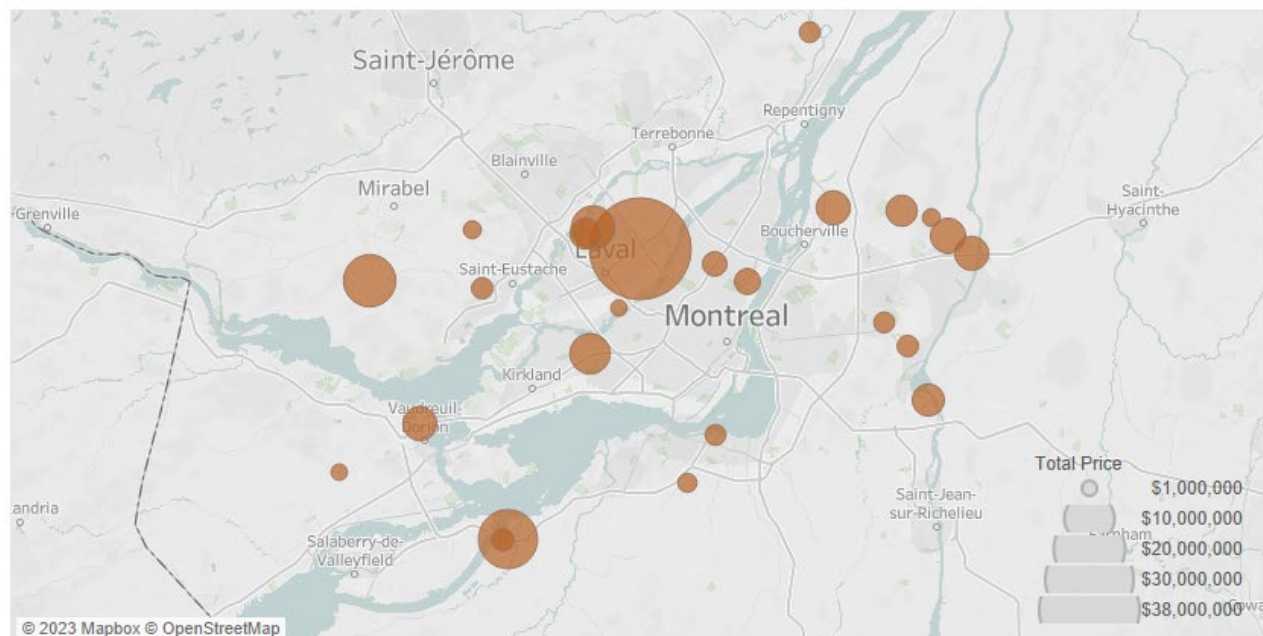


	Q1 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$10.67M	3	\$10.67M	3	\$1,875,205
Laval	\$49.45M	4	\$49.45M	4	\$1,664,724
Longueuil					
North Shore	\$14.42M	4	\$14.42M	4	\$21,174
South Shore	\$47.84M	14	\$47.84M	14	\$540,786
Grand Total	\$122.37M	25	\$122.37M	25	\$744,505

ICI Land - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Saulnier Street	Laval	Laval	\$38,000,000	18.408	\$2,065,217
LOT Turnbull Street	South Shore	Beauharnois	\$12,800,000	45.073	\$283,982
Saint-Étienne Row	North Shore	Mirabel	\$10,000,000	462.329	\$21,630
LOT Sainte-Rose Boulevard East	Laval	Laval	\$6,900,000	4.765	\$1,447,937
LOT Saint-Régis Boulevard	Island of Montréal	Dorval	\$6,000,000	2.217	\$2,706,323

ICI Land Property Transactions - Q1 2023

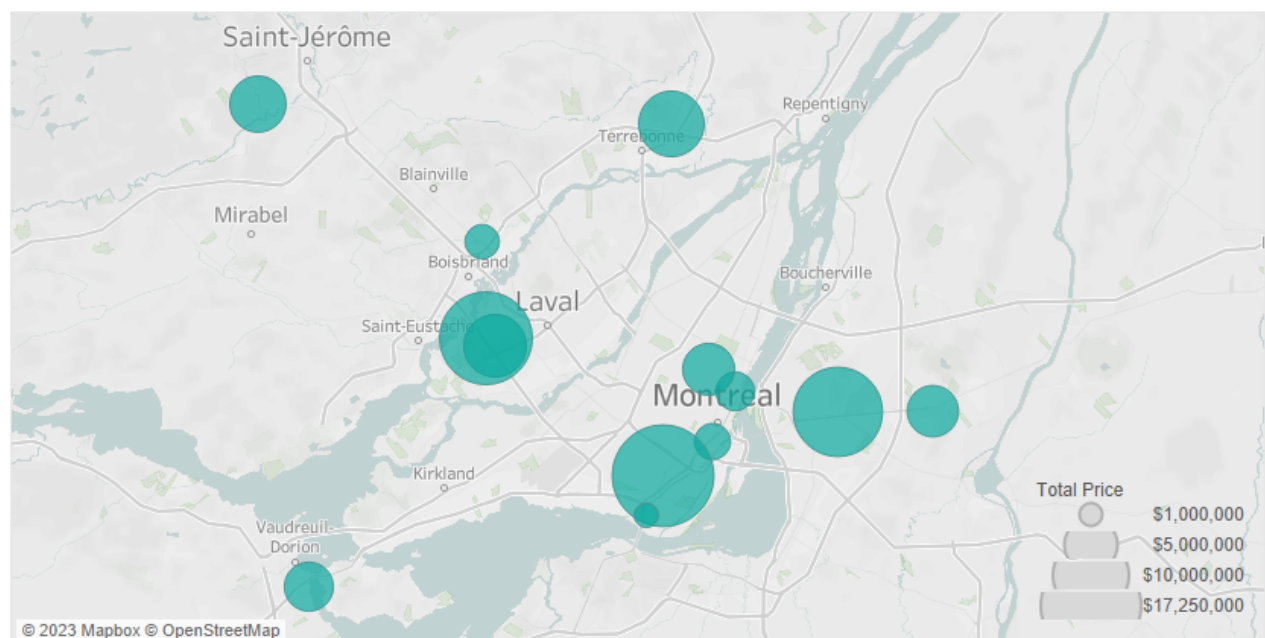


	Q1 2023	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$27.43M	5	\$27.43M	5	\$11,577,181
Laval	\$20.84M	2	\$20.84M	2	\$709,470
Longueuil	\$13.31M	1	\$13.31M	1	\$1,834,110
North Shore	\$14.40M	3	\$14.40M	3	\$1,526,641
South Shore	\$8.41M	2	\$8.41M	2	\$1,496,064
Grand Total	\$84.39M	13	\$84.39M	13	\$2,489,142

Residential Land - Significant Transactions Q1 2023

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2600 Cavendish Boulevard	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$17,250,000	1.495	\$11,577,181
Chomedey West Highway	Laval	Laval	\$14,329,364	16.075	\$897,423
LOT Brosseau Street	Longueuil	Saint-Hubert	\$13,310,521	7.257	\$1,834,110
LOT de l'Esplanade Avenue	North Shore	Mascouche	\$7,159,794	3.913	\$1,829,521
LOT Jasmine Street	Laval	Laval	\$6,514,000	12.491	\$521,517

Residential Land Property Transactions - Q1 2023



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