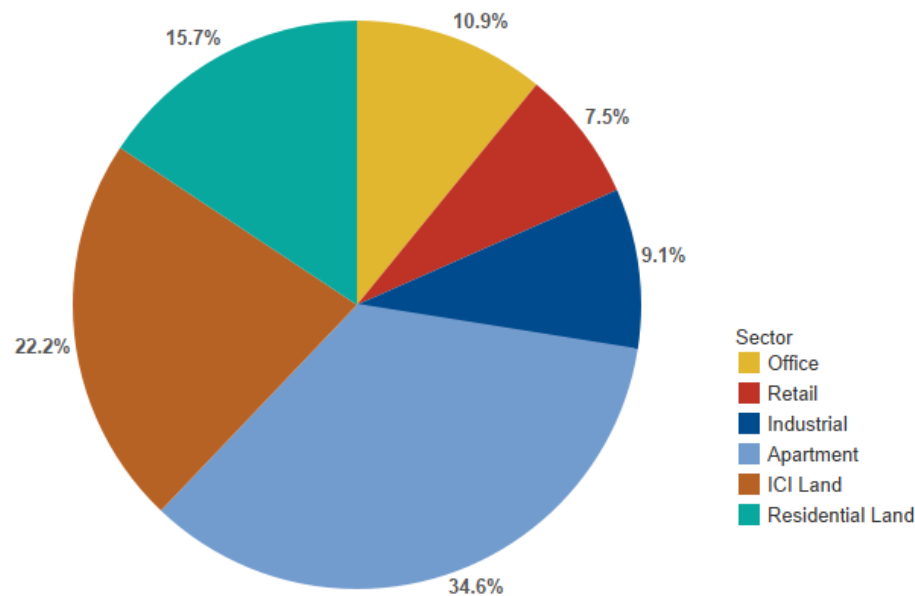

Ottawa & Gatineau Market Area Commercial Q1 2023 Statistics



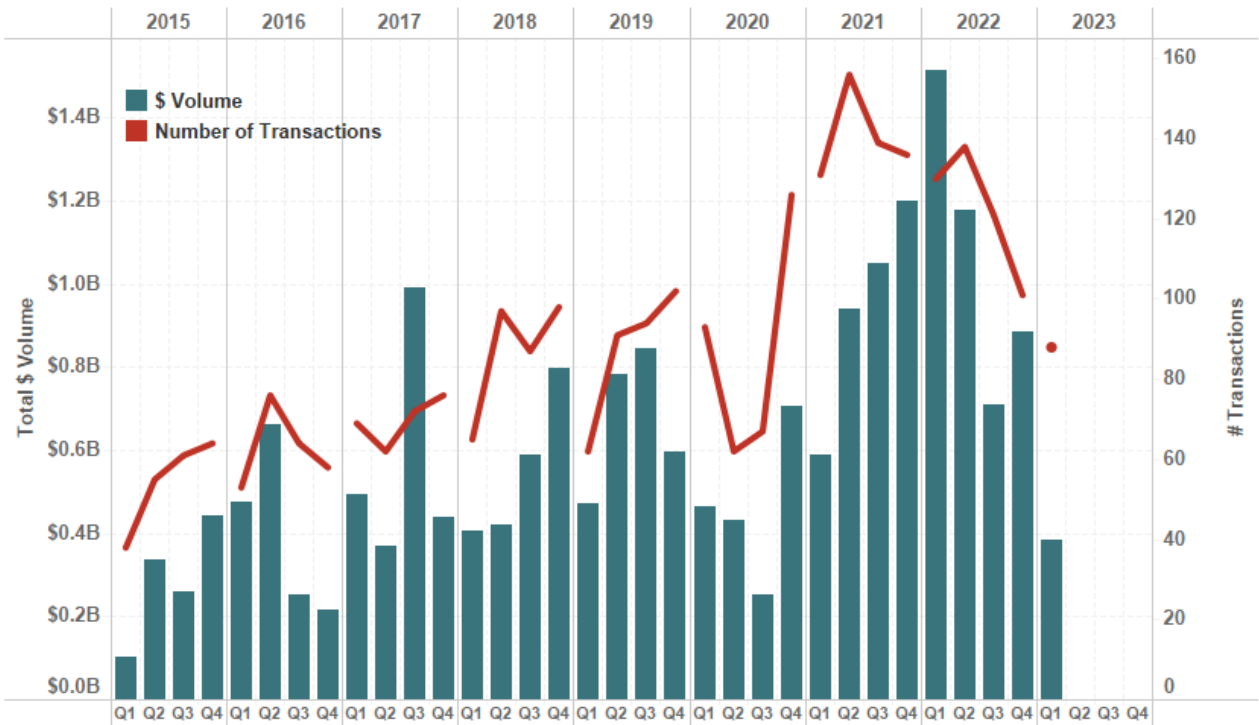
AltusGroup

Q1 2023 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



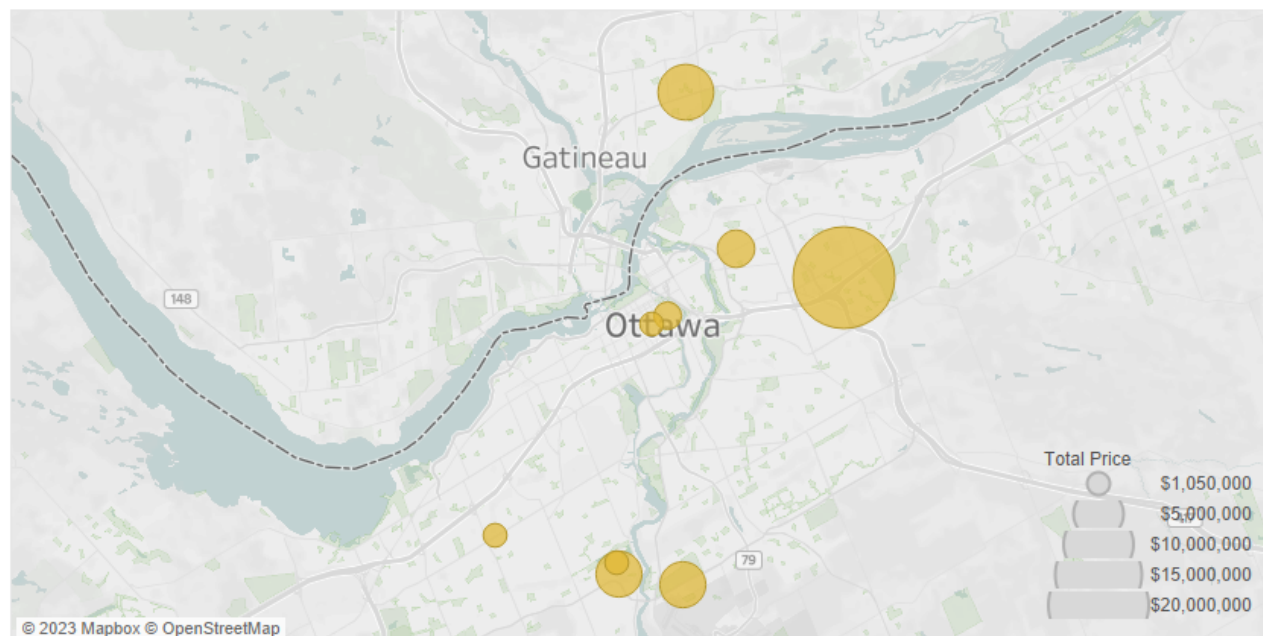
Source: Altus Group

	Q1 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$20.00M	1	\$20.00M	1	\$214
Goulbourn					
Kanata					
Nepean	\$5.25M	2	\$5.25M	2	\$302
Osgoode					
Ottawa	\$10.46M	5	\$10.46M	5	\$347
Rideau					
Ville de Gatineau	\$6.00M	1	\$6.00M	1	\$128
West Carleton					
Grand Total	\$41.71M	9	\$41.71M	9	\$292

Office - Top Transactions Q1 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1900 City Park Drive	Gloucester	\$20,000,000	93,381	\$214
480 de la Cité Boulevard	Ville de Gatineau	\$6,000,000	46,934	\$128
169 Colonnade Road South	Nepean	\$4,200,000	11,896	\$353
380 Hunt Club Road	Ottawa	\$4,080,000	50,869	Null
295 Montreal Road	Ottawa	\$2,700,000	7,000	\$386
159 Gilmour Street	Ottawa	\$1,475,000	3,300	\$447
1907 Baseline Road	Ottawa	\$1,100,000	3,591	\$306
340 MacLaren Street	Ottawa	\$1,100,000	4,405	\$250
30 Concourse Gate	Nepean	\$1,050,000	4,207	\$250

Office Property Transactions - Q1 2023

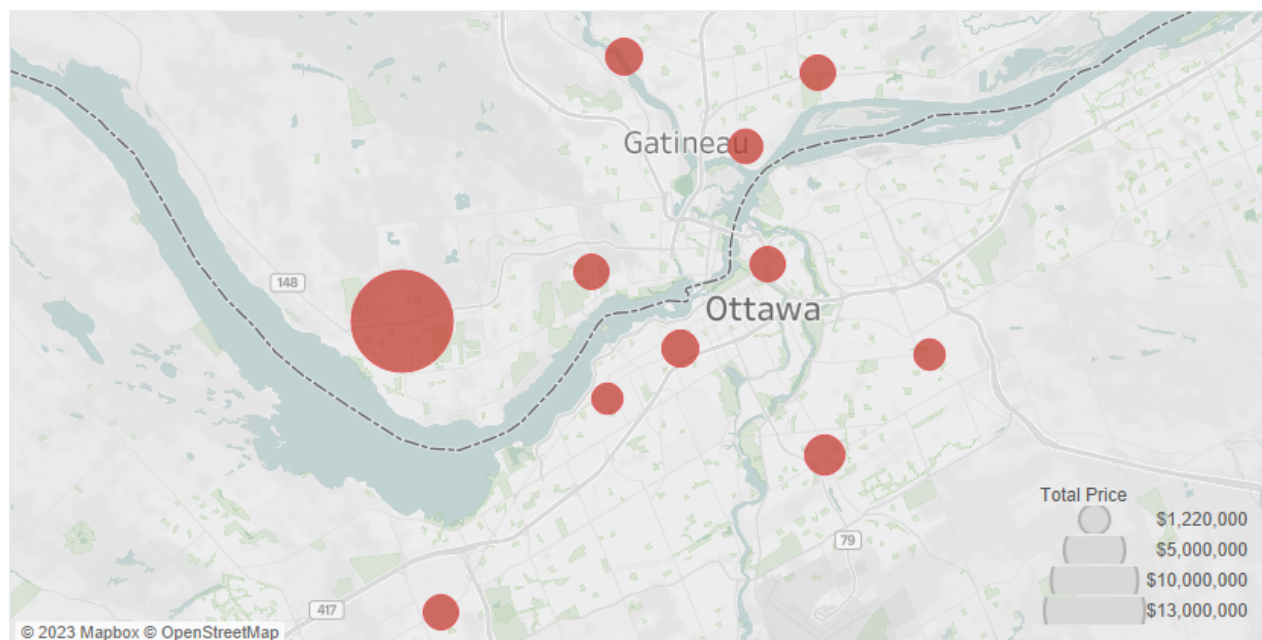


Q1 2023		YTD		YTD - Avg \$/SF
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester				
Goulbourn				
Kanata				
Nepean	1	\$1.66M	1	\$332
Osgoode				
Ottawa	5	\$7.76M	5	\$412
Rideau				
Ville de Gatineau	5	\$19.35M	5	\$236
West Carleton				
Grand Total	11	\$28.77M	11	\$325

Retail - Top Transactions Q1 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
795 Wilfrid-Lavigne Boulevard	Ville de Gatineau	\$13,000,000	48,224	\$270
1818 Bank Street	Ottawa	\$2,000,000	3,100	\$645
2368 Saint-Louis Street	Ville de Gatineau	\$1,730,000	6,831	\$253
1084 Wellington Street West	Ottawa	\$1,685,000	4,600	\$366
1980 Robertson Road	Nepean	\$1,660,000	5,000	\$332
223 Rideau Street	Ottawa	\$1,600,000	3,000	\$533
300 Saint-Raymond Boulevard	Ville de Gatineau	\$1,600,000	6,304	\$254
450 Maloney Boulevard West	Ville de Gatineau	\$1,545,000	5,209	\$297
1087 Saint-Louis Street	Ville de Gatineau	\$1,470,000	13,690	\$107
415 Kenwood Avenue	Ottawa	\$1,255,000	4,300	\$292

Retail Property Transactions - Q1 2023

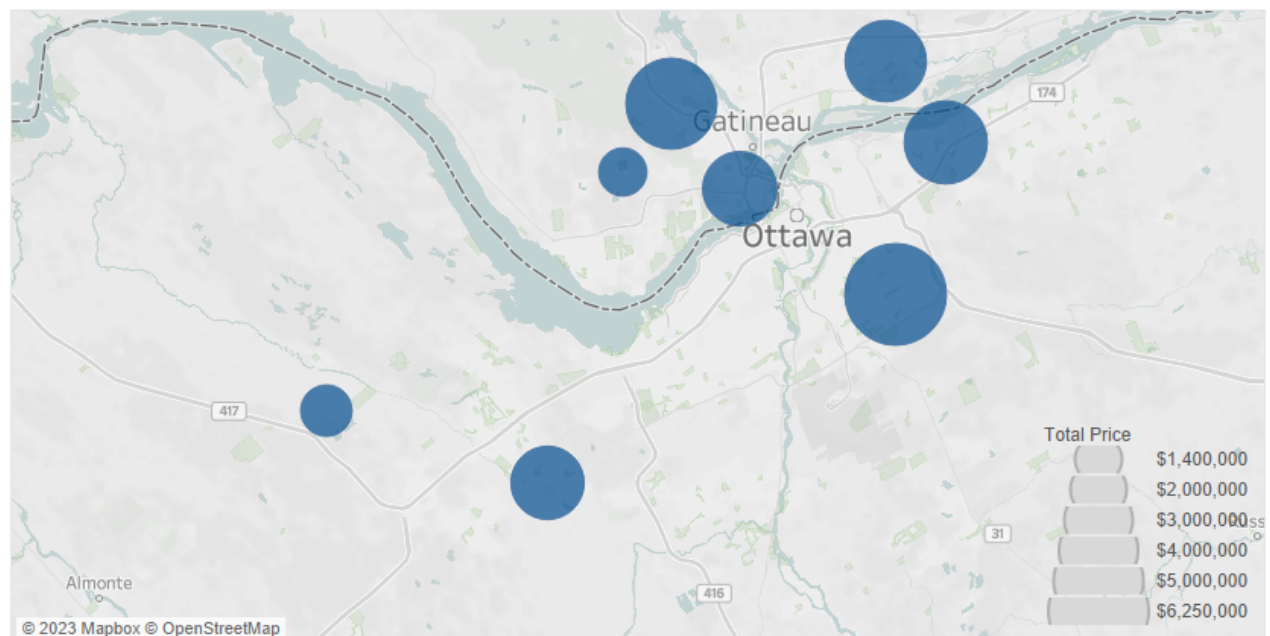


	Q1 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$4.17M	3	\$4.17M	3	\$290
Goulbourn					
Kanata	\$3.25M	1	\$3.25M	1	\$252
Nepean					
Osgoode					
Ottawa	\$6.25M	1	\$6.25M	1	\$156
Rideau					
Ville de Gatineau	\$13.75M	4	\$13.75M	4	\$240
West Carleton	\$1.60M	1	\$1.60M	1	\$175
Grand Total	\$29.02M	10	\$29.02M	10	\$241

Industrial - Top Transactions Q1 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
2210 Thurston Drive	Ottawa	\$6,250,000	40,140	\$156
165 de la Technologie Bouleva..	Ville de Gatineau	\$5,000,000	23,002	\$217
5459 Canotek Road	Gloucester	\$1,400,000	4,800	\$292
		\$1,395,000	4,800	\$291
		\$1,375,000	4,800	\$286
703 Saint-René Boulevard East	Ville de Gatineau	\$4,000,000	23,206	\$172
99 Crémazie Street	Ville de Gatineau	\$3,350,000	10,128	\$331
160 Michael Cowpland Drive	Kanata	\$3,250,000	10,511	\$252
1500 Thomas Argue Road	West Carleton	\$1,600,000	9,150	\$175
600 Auguste-Mondoux Street	Ville de Gatineau	\$1,400,000	16,546	Null

Industrial Property Transactions - Q1 2023

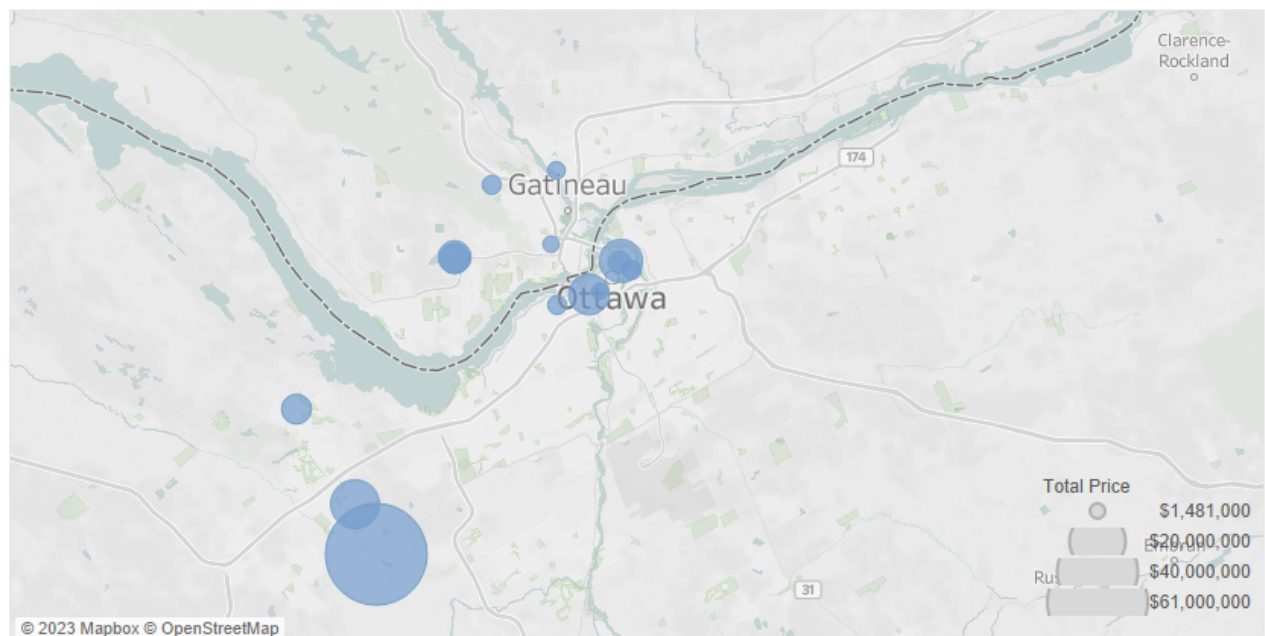


	Q1 2023		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester					
Goulbourn					
Kanata	\$80.00M	3	\$80.00M	3	\$365,666
Nepean					
Osgoode					
Ottawa	\$29.67M	6	\$29.67M	6	\$305,510
Rideau					
Ville de Gatineau	\$17.21M	5	\$17.21M	5	\$222,819
West Carleton					
Grand Total	\$126.88M	14	\$126.88M	14	\$288,868

Apartment - Top Transactions Q1 2023

First Address	Municipality	Total Price	Number of Units	Price Per Unit
800 Eagleson Road	Kanata	\$61,000,000	143	\$426,573
23 Bachman Terrace	Kanata	\$14,000,000	23	\$608,696
325 Besserer Street	Ottawa	\$11,000,000	47	\$234,043
266 Bronson Avenue	Ottawa	\$9,800,000	43	\$227,907
625 du Plateau Boulevard	Ville de Gatineau	\$6,375,000	26	\$245,192
637 du Plateau Boulevard	Ville de Gatineau	\$5,296,154	18	\$294,231
20 Shirley's Brook Drive	Kanata	\$5,000,000	81	\$61,728
295 Besserer Street	Ottawa	\$3,000,000	9	\$333,333
700 de la Cité-des-Jeunes Boulevard	Ville de Gatineau	\$2,200,000	14	\$157,143
191 Hinchey Avenue	Ottawa	\$2,140,000	4	\$535,000

Apartment Property Transactions - Q1 2023

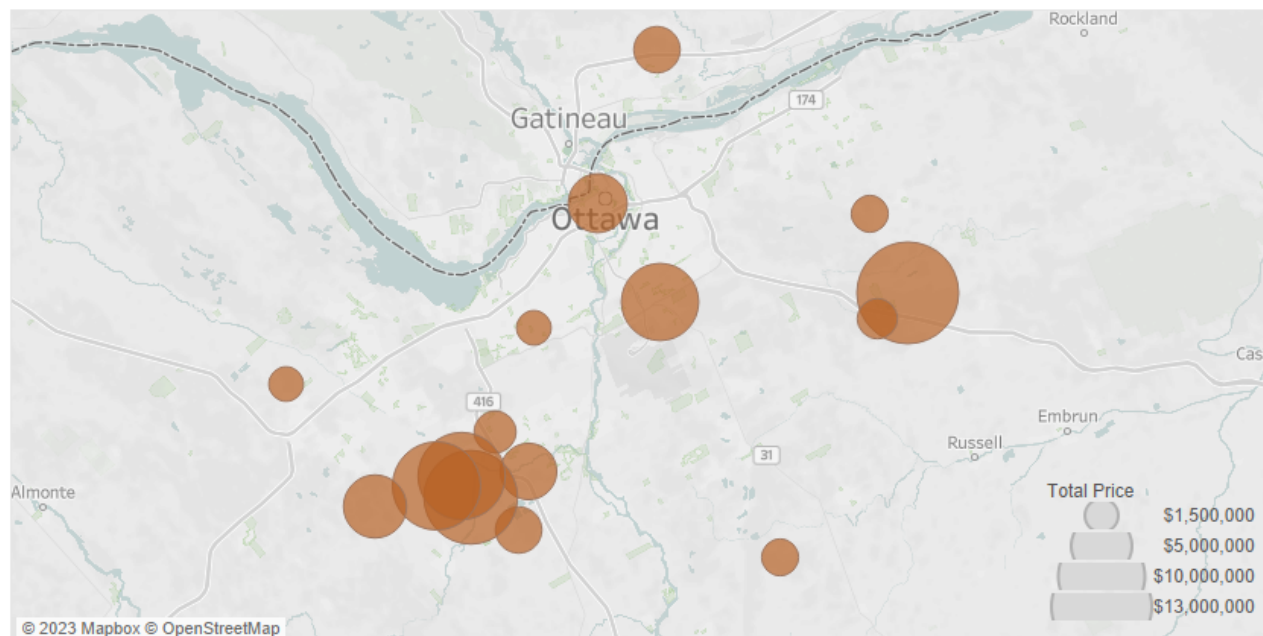


	Q1 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$14.70M	2	\$14.70M	2	\$24,942
Gloucester	\$2.01M	1	\$2.01M	1	\$327,187
Goulbourn	\$5.00M	1	\$5.00M	1	\$97,499
Kanata					
Nepean	\$40.71M	7	\$40.71M	7	\$378,637
Osgoode	\$1.75M	1	\$1.75M	1	\$18,850
Ottawa	\$11.87M	2	\$11.87M	2	\$3,732,570
Rideau					
Ville de Gatineau	\$2.70M	1	\$2.70M	1	\$583,405
West Carleton	\$1.50M	1	\$1.50M	1	\$345,866
Grand Total	\$80.25M	16	\$80.25M	16	\$530,506

ICI Land - Top Transactions Q1 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
5830 Sand Road	Cumberland	\$13,000,000	904.271	\$14,376
6407 Old Richmond Road	Nepean	\$11,011,068	421.112	\$26,148
6023 Old Richmond Road	Nepean	\$9,780,461	416.128	\$23,503
6100 Fallowfield Road	Nepean	\$9,537,634	484.514	\$19,685
1406 Hunt Club Road	Ottawa	\$7,495,000	2.008	\$3,732,570
2330 Huntley Road	Goulbourn	\$5,000,000	51.283	\$97,499
144 Nepean Street	Ottawa	\$4,374,869	0.135	Null
Flagstaff Drive	Nepean	\$4,000,000	5.920	\$675,716
481 des Affaires Boulevard	Ville de Gatineau	\$2,700,000	4.628	\$583,405
4139 Moodie Drive	Nepean	\$2,685,000	51.788	\$51,846

ICI Land Property Transactions - Q1 2023

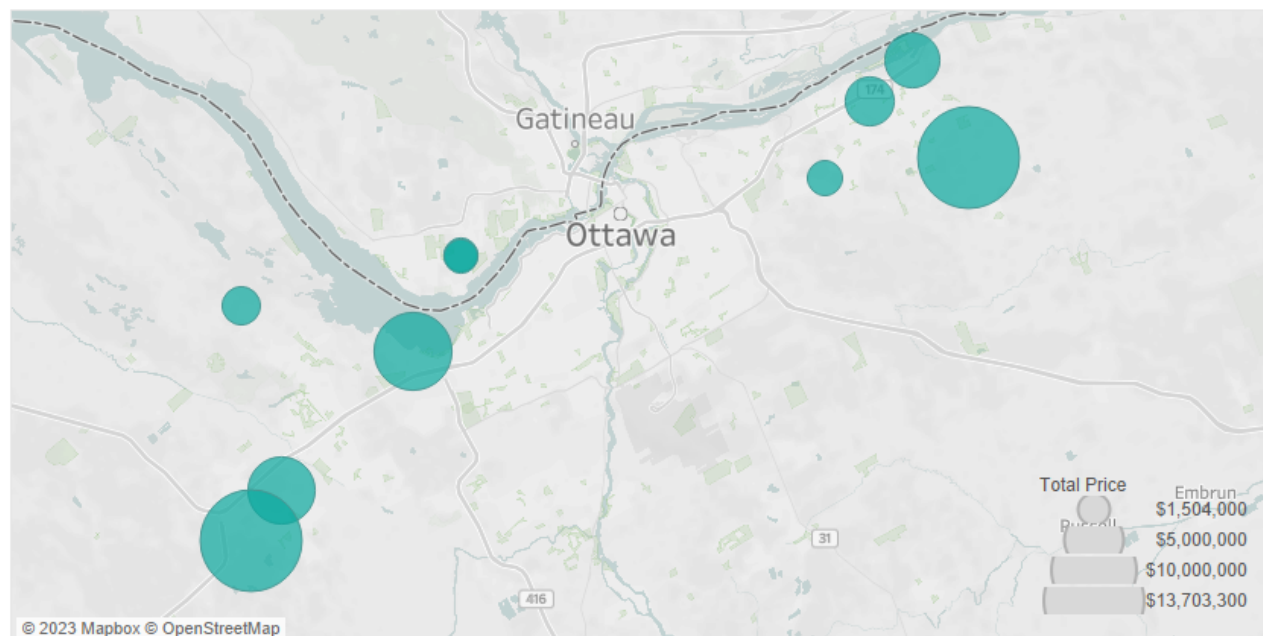


	Q1 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$20.88M	3	\$20.88M	3	\$130,335
Gloucester	\$1.63M	1	\$1.63M	1	
Goulbourn	\$13.67M	1	\$13.67M	1	\$416,816
Kanata	\$1.93M	1	\$1.93M	1	\$267,190
Nepean	\$8.02M	1	\$8.02M	1	
Osgoode					
Ottawa					
Rideau					
Ville de Gatineau	\$3.01M	2	\$3.01M	2	
West Carleton	\$5.97M	1	\$5.97M	1	\$2,713,372
Grand Total	\$55.10M	10	\$55.10M	10	\$881,928

Residential Land - Top Transactions Q1 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
2656 Trim Road	Cumberland	\$13,703,300	105.139	\$130,335
6559 Hazeldean Road	Goulbourn	\$13,669,496	32.795	\$416,816
3430 Carling Avenue	Nepean	\$8,023,110	1.521	Null
1927 Maple Grove Road	West Carleton	\$5,966,000	2.199	\$2,713,372
1015 Tweddle Road	Cumberland	\$4,000,000	8.253	Null
3030 St. Joseph Boulevard	Cumberland	\$3,175,000	0.651	Null

Residential Land Property Transactions - Q1 2023



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