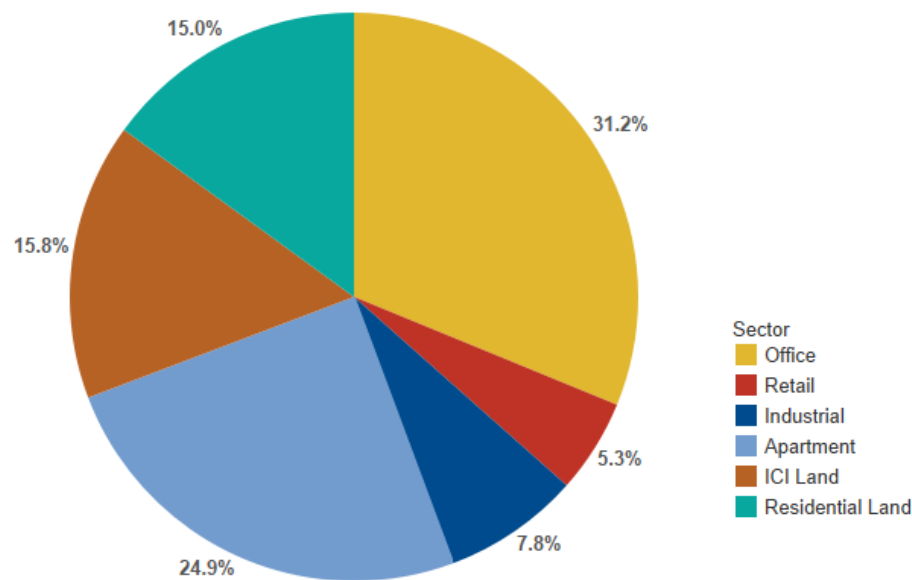

Ottawa & Gatineau Market Area Commercial Q2 2023 Statistics



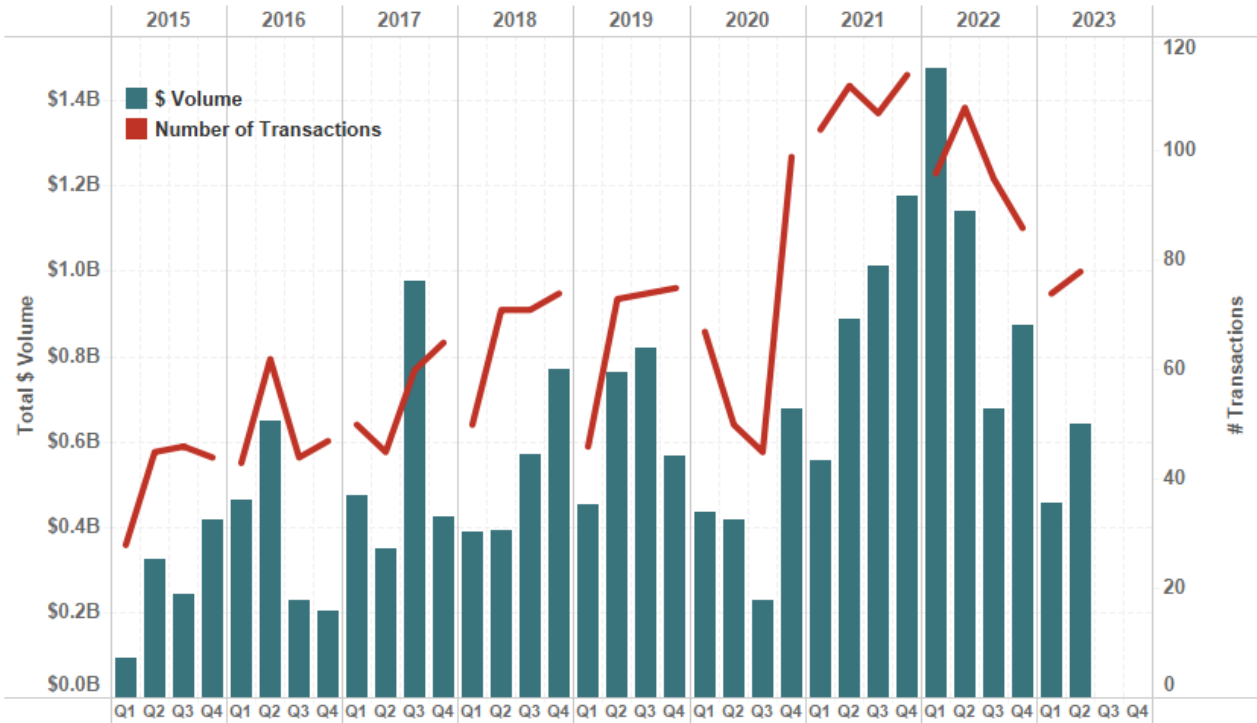
AltusGroup

Q2 2023 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



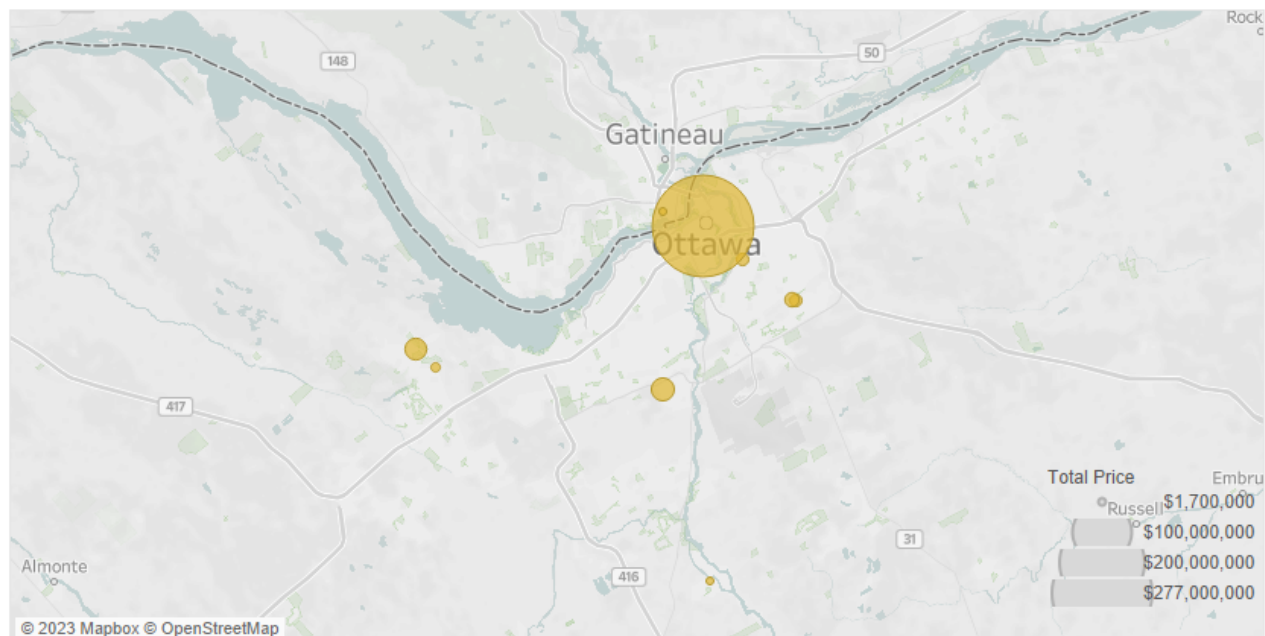
Source: Altus Group

Q2 2023			YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester					
Goulbourn					
Kanata	\$14.98M	2	\$14.98M	2	\$217
Nepean	\$14.25M	1	\$18.45M	2	\$276
Osgoode					
Ottawa	\$291.60M	4	\$299.86M	7	\$285
Rideau	\$1.70M	1	\$1.70M	1	\$345
Ville de Gatineau	\$2.00M	1	\$8.00M	2	\$220
West Carleton					
Grand Total	\$324.53M	9	\$342.98M	14	\$268

Office - Top Transactions Q2 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
160 Elgin Street	Ottawa	\$277,000,000	973,611	\$285
10 Camelot Drive	Nepean	\$14,250,000	71,601	\$199
340 Terry Fox Drive	Kanata	\$12,600,000	68,982	\$183
2151 Thurston Drive	Ottawa	\$5,600,000	34,331	\$163
1785 Alta Vista Drive	Ottawa	\$4,900,000	27,500	\$178
2170 Thurston Drive	Ottawa	\$4,100,000	16,380	\$250
250 Herzberg Road	Kanata	\$2,375,000	9,500	\$250
15 Sainte-Bernadette Street	Ville de Gatineau	\$2,000,000	6,410	\$312
5510 Manotick Main Street	Rideau	\$1,700,000	4,932	\$345

Office Property Transactions - Q2 2023

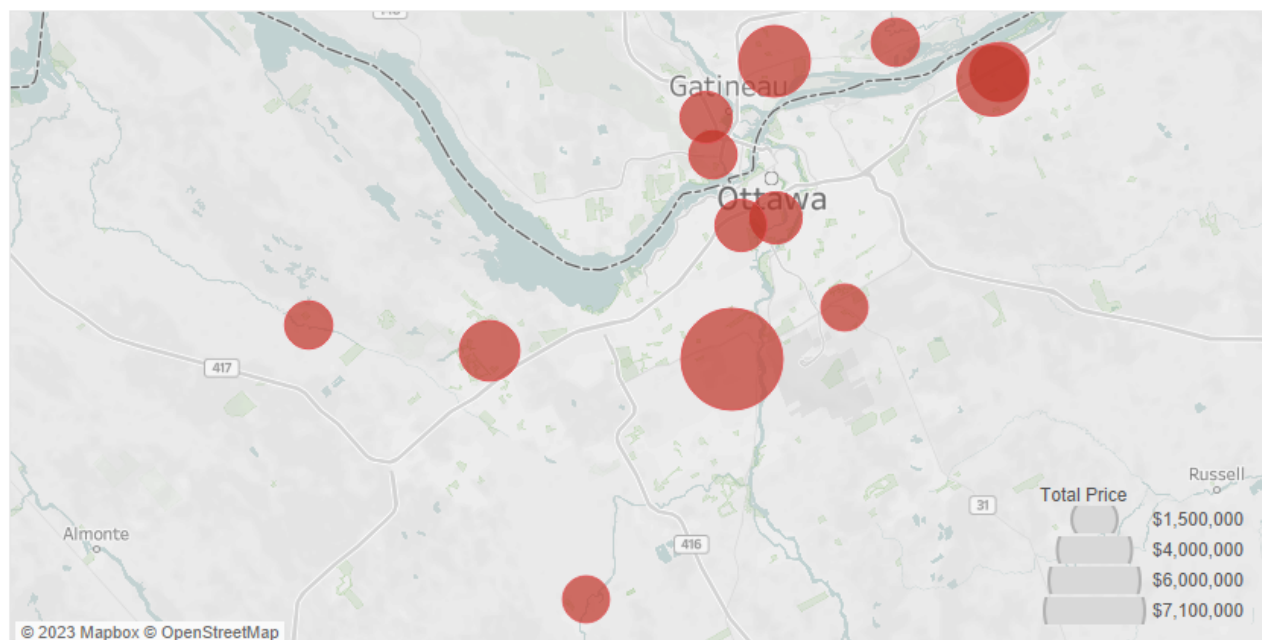


	Q2 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$7.40M	3	\$7.40M	3	\$359
Goulbourn	\$1.50M	1	\$1.50M	1	\$469
Kanata	\$2.50M	1	\$2.50M	1	\$312
Nepean	\$7.10M	1	\$8.76M	2	\$288
Osgoode					
Ottawa	\$3.75M	2	\$9.04M	5	\$482
Rideau					
Ville de Gatineau	\$8.57M	4	\$27.91M	9	\$259
West Carleton	\$1.60M	1	\$1.60M	1	\$336
Grand Total	\$32.42M	13	\$58.71M	22	\$341

Retail - Top Transactions Q2 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
1948 Merivale Road	Nepean	\$7,100,000	29,108	\$244
1237 Cousineau Street	Gloucester	\$3,500,000	14,360	\$244
139 de l'Hôpital Boulevard	Ville de Gatineau	\$3,490,000	14,362	\$243
1023 Teron Road	Kanata	\$2,500,000	8,010	\$312
1190 Place d'Orleans Drive	Gloucester	\$2,400,000	5,215	\$460
335 Breezehill Avenue South	Ottawa	\$1,900,000	6,400	\$297
656 Saint-Joseph Boulevard	Ville de Gatineau	\$1,900,000	4,830	\$393
911 Bank Street	Ottawa	\$1,851,800	3,250	\$570
189 Saint-Joseph Boulevard	Ville de Gatineau	\$1,600,000	4,400	\$364
421 Donald B. Munro Drive	West Carleton	\$1,600,000	4,760	\$336

Retail Property Transactions - Q2 2023

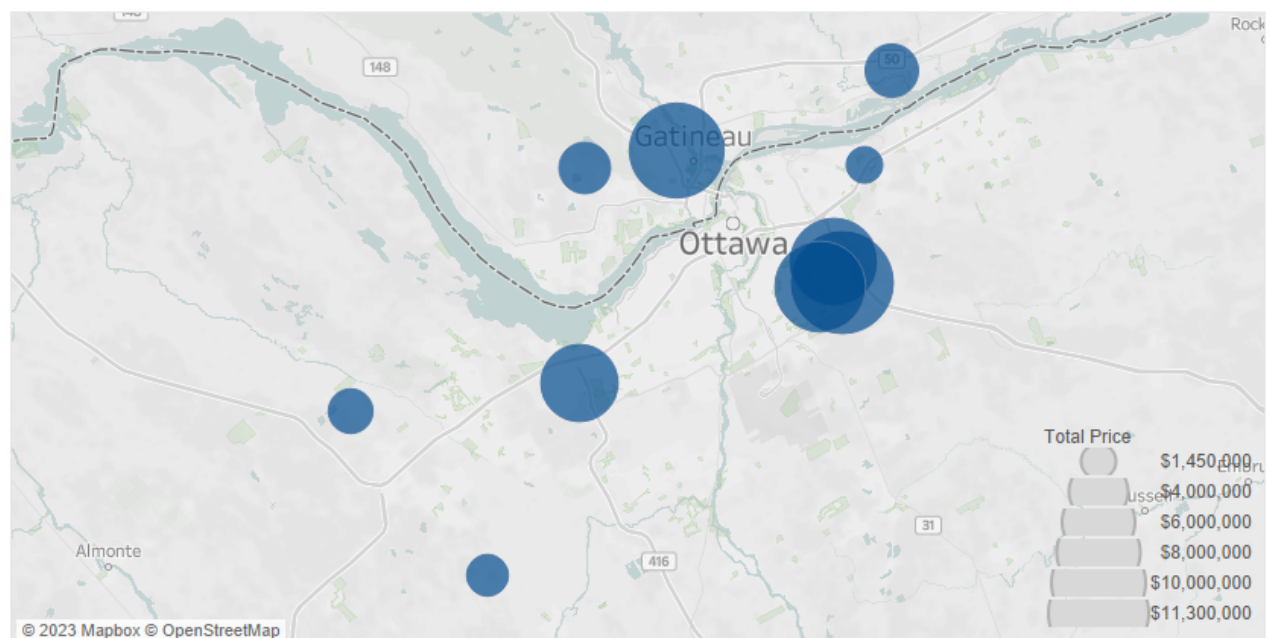


	Q2 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$10.45M	2	\$14.62M	5	\$301
Goulbourn	\$1.90M	1	\$1.90M	1	\$255
Kanata			\$3.25M	1	\$252
Nepean	\$6.50M	1	\$6.50M	1	\$203
Osgoode					
Ottawa	\$19.70M	2	\$25.95M	3	\$239
Rideau					
Ville de Gatineau	\$15.80M	3	\$29.55M	7	\$206
West Carleton	\$2.18M	1	\$3.78M	2	\$248
Grand Total	\$56.53M	10	\$85.55M	20	\$246

Industrial - Top Transactions Q2 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
3105 Hawthorne Road	Ottawa	\$11,300,000	29,925	\$378
171 Jean-Proulx Street	Ville de Gatineau	\$9,800,000	93,452	\$105
2320 St Laurent Boulevard	Gloucester	\$9,000,000	26,000	\$346
2655 Lancaster Road	Ottawa	\$8,400,000	45,755	\$184
27 Northside Road	Nepean	\$6,500,000	32,000	\$203
179 de l'Aéroport Boulevard	Ville de Gatineau	\$3,100,000	22,424	\$138
845 de Vernon Street	Ville de Gatineau	\$2,900,669	10,546	\$275
3009 Carp Road	West Carleton	\$2,175,000	6,800	\$320
2477 Huntley Road	Goulbourn	\$1,900,000	7,450	\$255
5350 Canotek Road	Gloucester	\$1,450,000	5,000	\$290

Industrial Property Transactions - Q2 2023

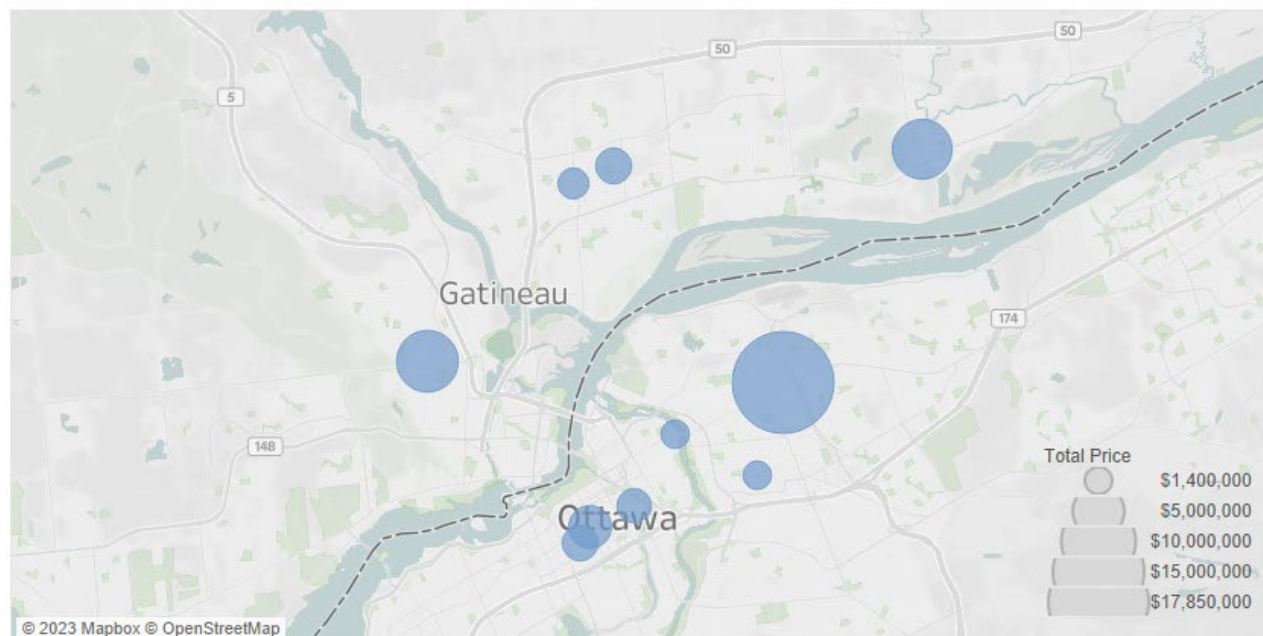


Q2 2023		YTD		YTD - Avg \$/Unit
\$ Volume	#	\$ Volume	#	
Cumberland				
Gloucester				
Goulbourn				
Kanata		\$80.00M	3	\$365,666
Nepean				
Osgoode				
Ottawa	\$28.03M	\$57.69M	12	\$279,631
Rideau				
Ville de Gatineau	\$16.54M	\$135.98M	10	\$219,643
West Carleton				
Grand Total	\$44.57M	\$273.68M	25	\$265,390

Apartment - Top Transactions Q2 2023

First Address	Municipality	Total Price	Number of Units	Price Per Unit
1090 Kristin Way	Ottawa	\$17,850,000	102	\$175,000
145 Archambault Street	Ville de Gatineau	\$6,550,000	48	\$136,458
37 Lorrain Boulevard	Ville de Gatineau	\$6,143,550	24	\$255,981
416 Somerset Street West	Ottawa	\$3,130,000	11	\$284,545
590 Gilmour Street	Ottawa	\$2,250,000	9	\$250,000
93 de la Drave Avenue	Ville de Gatineau	\$2,200,000	12	\$183,333
46 MacLaren Street	Ottawa	\$1,999,999	6	\$333,333
30 du Curé-André-Préseau Street	Ville de Gatineau	\$1,650,000	12	\$137,500
342 Queen Mary Street	Ottawa	\$1,400,000	22	Null
599 Besserer Street	Ottawa	\$1,400,000	7	\$200,000

Apartment Property Transactions - Q2 2023

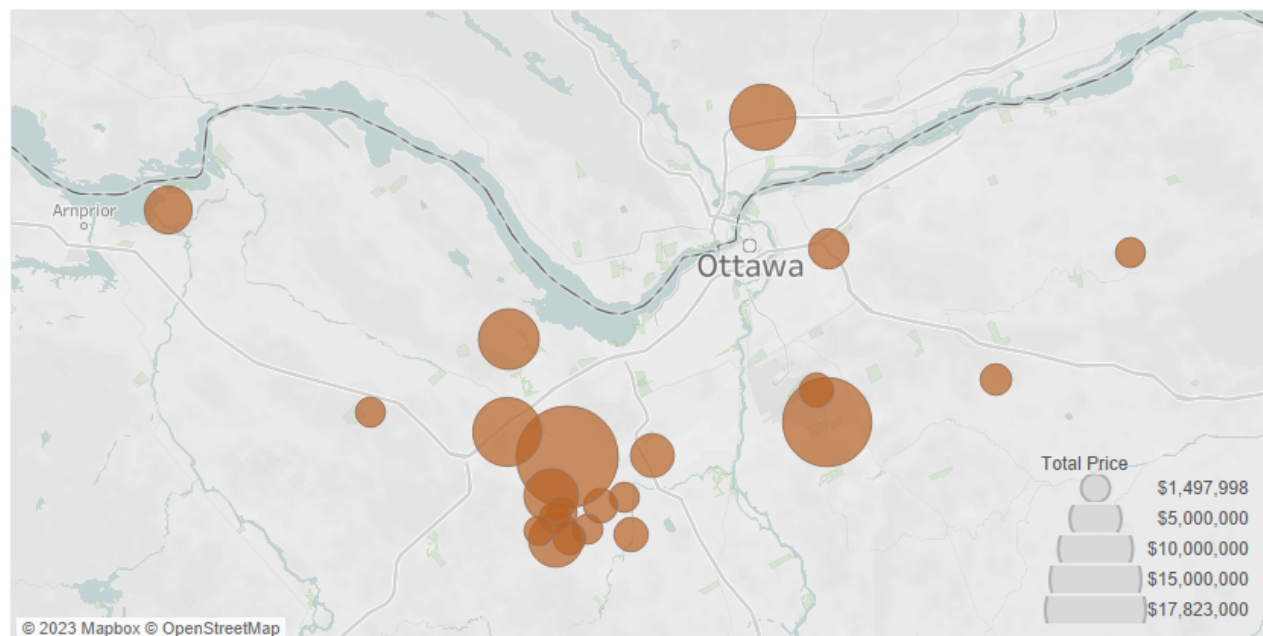


	Q2 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$1.55M	1	\$16.25M	3	\$22,289
Gloucester	\$18.34M	3	\$20.36M	4	\$268,167
Goulbourn	\$16.66M	6	\$31.56M	13	\$26,652
Kanata	\$24.12M	2	\$24.12M	2	\$1,546,224
Nepean	\$10.38M	5	\$40.54M	14	\$295,544
Osgoode	\$1.70M	1	\$3.45M	2	\$24,460
Ottawa			\$11.87M	2	\$3,732,570
Rideau					
Ville de Gatineau	\$7.50M	1	\$10.20M	2	\$300,974
West Carleton	\$13.53M	3	\$15.03M	4	\$435,725
Grand Total	\$93.79M	22	\$173.38M	46	\$332,063

ICI Land - Top Transactions Q2 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
5431 Fernbank Road	Kanata	\$17,823,000	18.236	\$977,360
4740 High Road	Gloucester	\$13,594,000	245.549	\$72,768
1765 Palladium Drive	West Carleton	\$8,125,079	6.328	\$1,284,015
888 Montée Paiement	Ville de Gatineau	\$7,500,000	404.462	\$18,543
788 March Road	Kanata	\$6,300,000	2.979	\$2,115,088
6450 Mansfield Road	Goulbourn	\$5,082,422	300.654	\$16,905
5988 Flewellyn Road	Goulbourn	\$5,029,380	111.526	\$45,096
5137 Loggers Way	West Carleton	\$3,900,000	1,244.970	\$3,133
4451 Fallowfield Road	Nepean	\$3,250,000	2.499	\$1,416,309
1594 Cyrville Road	Gloucester	\$2,750,000	0.896	Null

ICI Land Property Transactions - Q2 2023

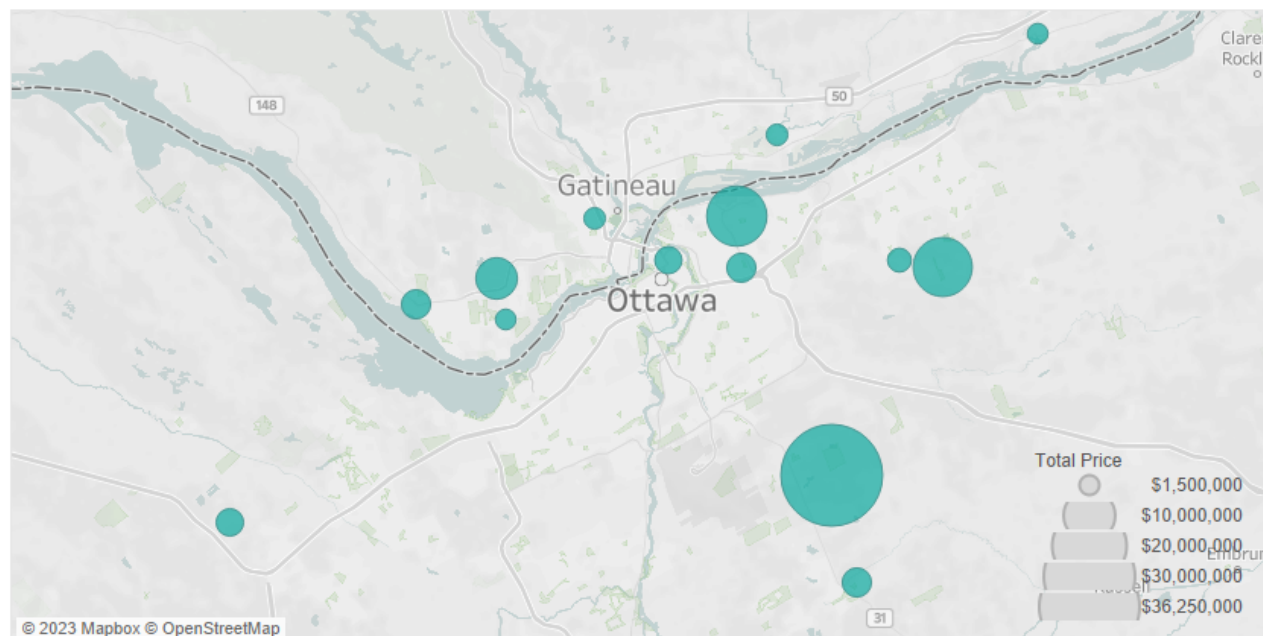


	Q2 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$12.21M	1	\$33.09M	4	\$222,807
Gloucester	\$41.25M	3	\$62.87M	5	\$228,205
Goulbourn			\$13.67M	1	\$416,816
Kanata			\$1.93M	1	\$267,190
Nepean			\$8.02M	1	
Osgoode	\$3.00M	1	\$3.00M	1	\$78,418
Ottawa	\$15.26M	2	\$15.26M	2	\$2,508,424
Rideau					
Ville de Gatineau	\$15.21M	6	\$18.22M	8	\$1,516,197
West Carleton	\$2.65M	1	\$8.62M	2	\$1,367,495
Grand Total	\$89.57M	14	\$164.67M	25	\$935,687

Residential Land - Top Transactions Q2 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
4570 Hawthorne Road	Gloucester	\$36,250,000	125.779	\$228,205
Hemlock Road	Ottawa	\$12,655,000	5.045	\$2,508,424
2653 Mer-Bleue Road	Cumberland	\$12,212,382	38.735	\$315,279
595 Vanier Road	Ville de Gatineau	\$6,035,000	1.113	Null
7281 Parkway Road	Osgoode	\$3,000,000	38.257	\$78,418
1184 Cummings Avenue	Gloucester	\$2,997,000	0.859	Null
2 Lattion Road	Ville de Gatineau	\$2,950,000	1.520	\$1,940,789
919 William Mooney Road	West Carleton	\$2,650,000	122.583	\$21,618
134 Nelson Street	Ottawa	\$2,600,000	0.171	Null
3080 Navan Road	Gloucester	\$2,000,000	1.641	Null

Residential Land Property Transactions - Q2 2023



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