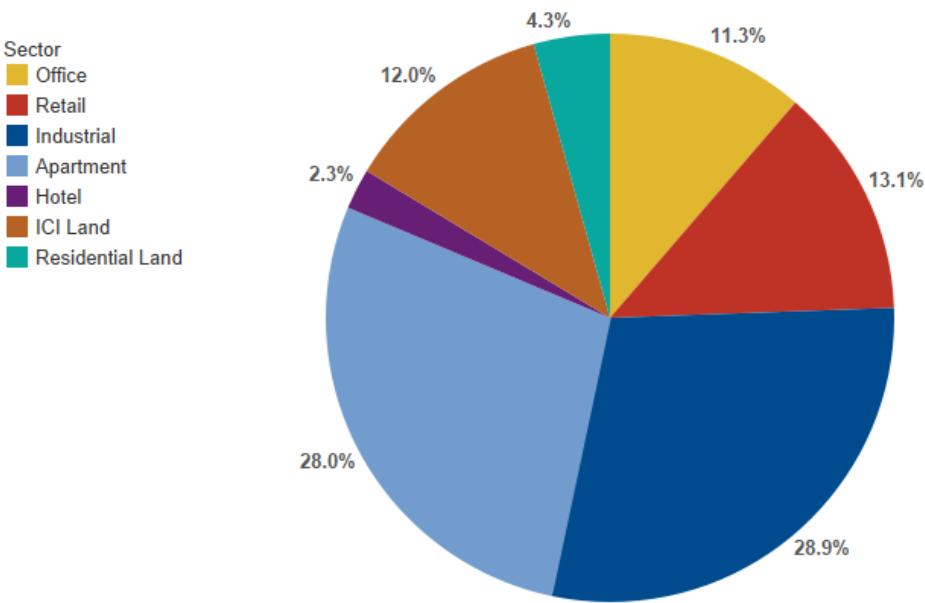

Montreal Market Area Commercial Q2 2023 Statistics



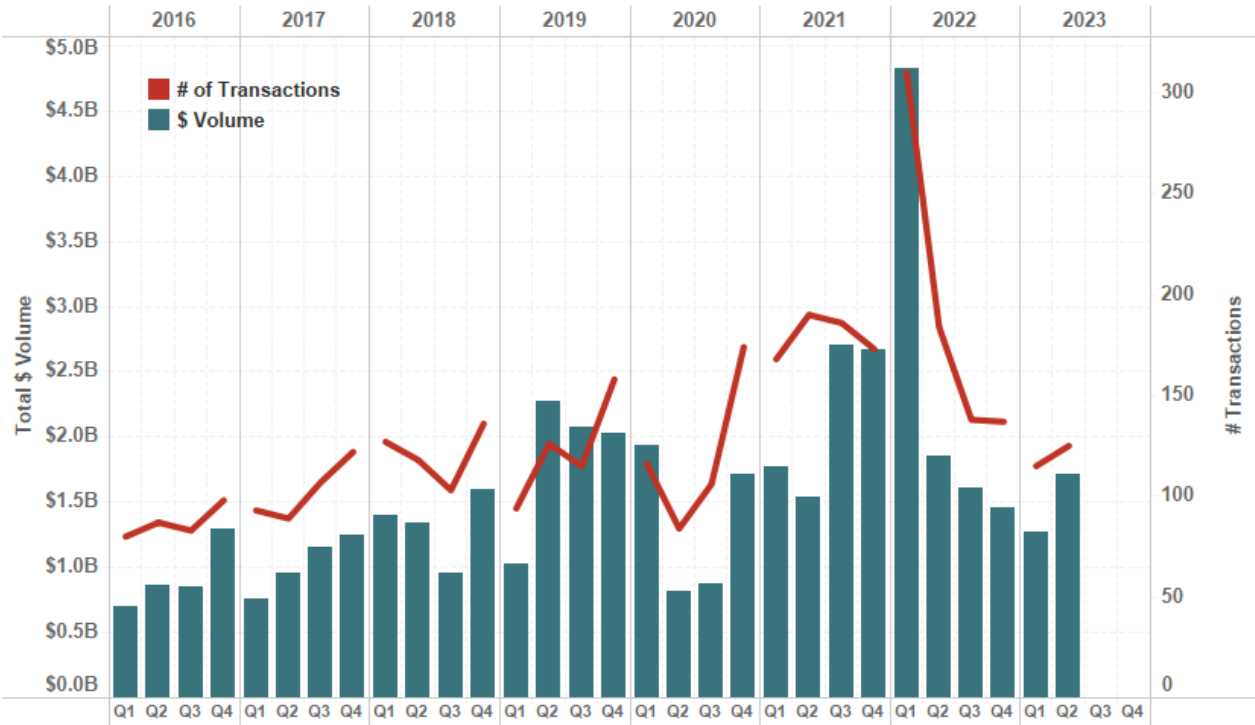
AltusGroup

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



Source: Altus Group

Property Transactions - All Sectors by Quarter



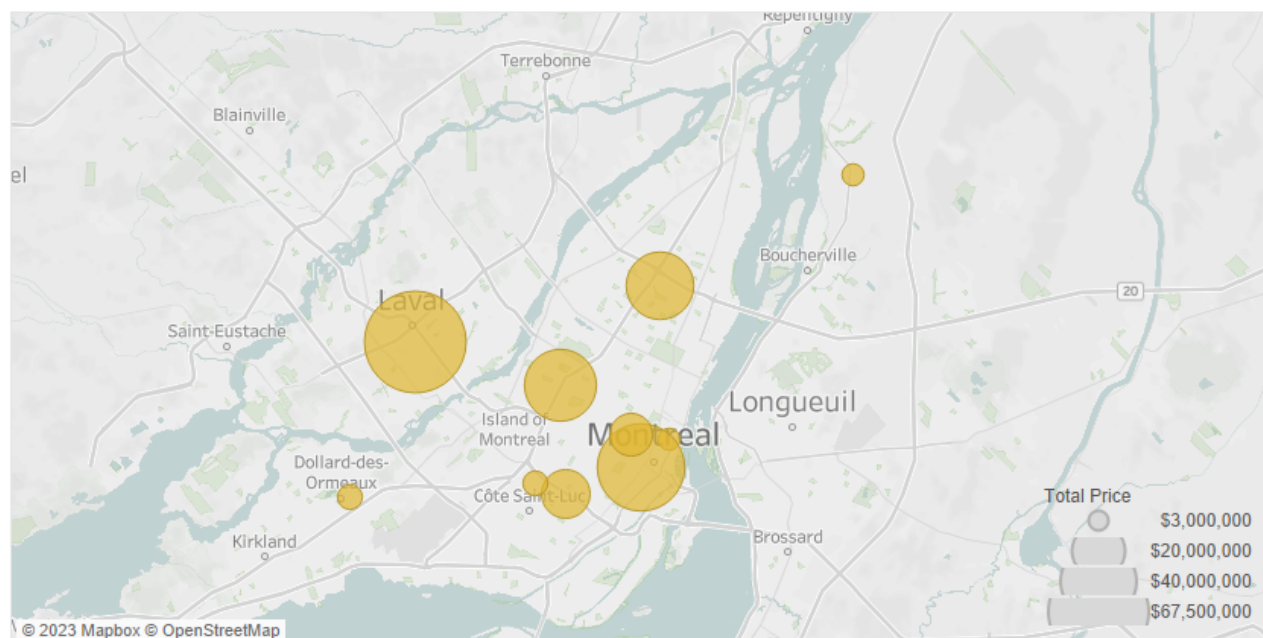
Source: Altus Group

	Q2 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$152.14M	8	\$266.74M	16	\$274
Laval	\$67.50M	1	\$67.50M	1	\$134
Longueuil					
North Shore					
South Shore	\$3.20M	1	\$3.20M	1	\$443
Grand Total	\$222.84M	10	\$337.44M	18	\$276

Office - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
3080 Le Carrefour Boulevard	Laval	Laval	\$67,500,000	503,977	\$134
1245 Sherbrooke Street West	Island of Montréal	Ville-Marie	\$49,850,000	217,377	\$229
255 Crémazie Boulevard East	Island of Montréal	Ahuntsic-Cartierville	\$33,750,000	251,479	\$134
7400 des Galeries-d'Anjou Boulevard	Island of Montréal	Anjou	\$29,750,000	185,404	\$160
5410 Décarie Boulevard	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$15,490,000	103,266	\$150

Office Property Transactions - Q2 2023

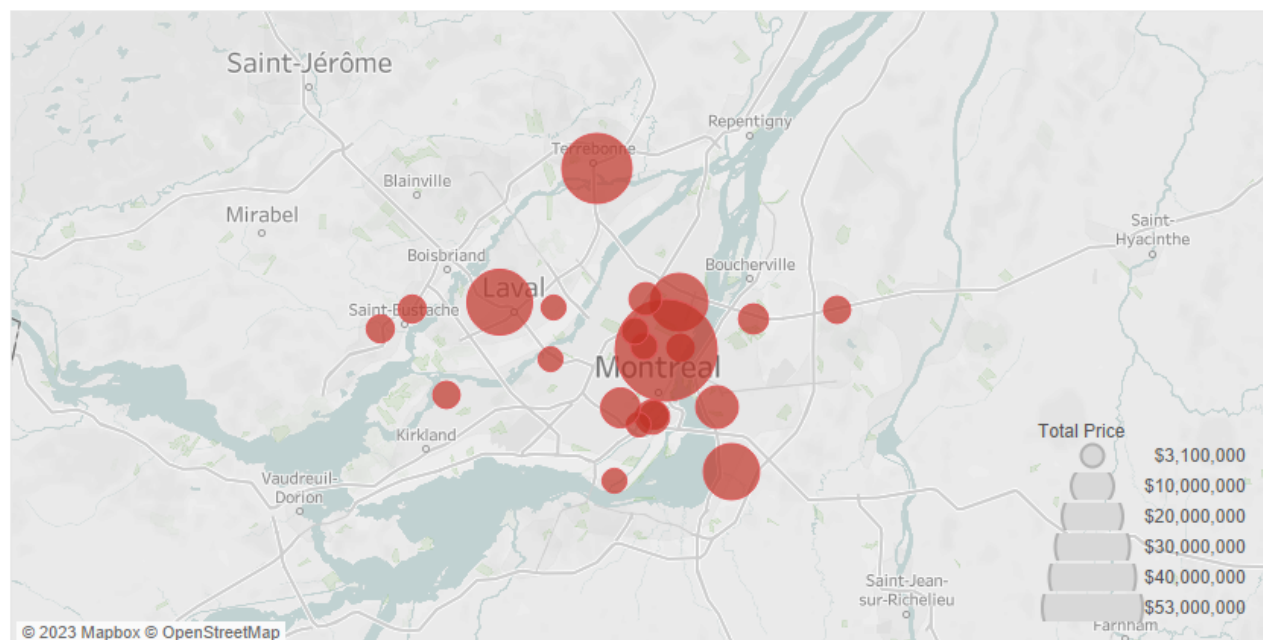


	Q2 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$117.02M	13	\$163.51M	20	\$367
Laval	\$25.20M	2	\$96.97M	7	\$449
Longueuil			\$9.10M	1	\$379
North Shore	\$32.85M	3	\$54.90M	5	\$325
South Shore	\$33.66M	4	\$66.81M	9	\$326
Grand Total	\$208.73M	22	\$391.29M	42	\$367

Retail - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
2925 Sherbrooke Street East	Island of Montréal	Rosemont-La Petite-Patrie	\$53,000,000	114,400	\$463
1125 Moody Boulevard	North Shore	Terrebonne	\$25,000,000	392,600	\$127
2160 Dagenais Boulevard West	Laval	Laval	\$22,000,000	71,800	\$306
6654 Sherbrooke Street East	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$17,000,000	52,411	\$324
9425 Taschereau Boulevard	South Shore	Brossard	\$16,100,000	40,200	\$401

Retail Property Transactions - Q2 2023

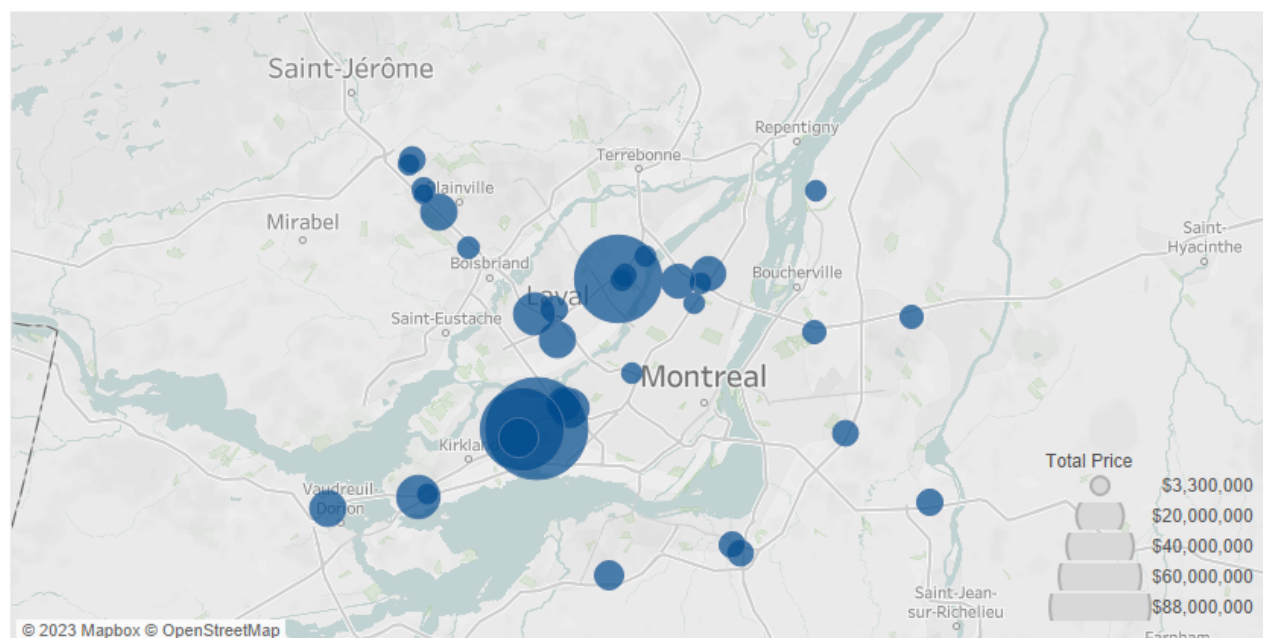


	Q2 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$234.39M	12	\$499.60M	30	\$229
Laval	\$109.08M	7	\$125.43M	10	\$359
Longueuil	\$5.60M	1	\$34.51M	3	\$278
North Shore	\$32.09M	6	\$96.18M	13	\$255
South Shore	\$47.97M	8	\$105.52M	11	\$223
Grand Total	\$429.13M	34	\$861.24M	67	\$256

Industrial - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft.
2770 André Avenue	Island of Montréal	Dorval	\$88,000,000	124,000	\$710
3701 Gaumont Road	Laval	Laval	\$64,701,324	192,000	\$337
2501 Transcanadienne Highway	Island of Montréal	Pointe-Claire	\$60,000,000	274,044	\$219
21500 Transcanada Highway	Island of Montréal	Baie-d'Urfé	\$15,875,000	84,191	\$189
2907 Dagenais Boulevard West	Laval	Laval	\$15,000,000	62,585	\$240

Industrial Property Transactions - Q2 2023

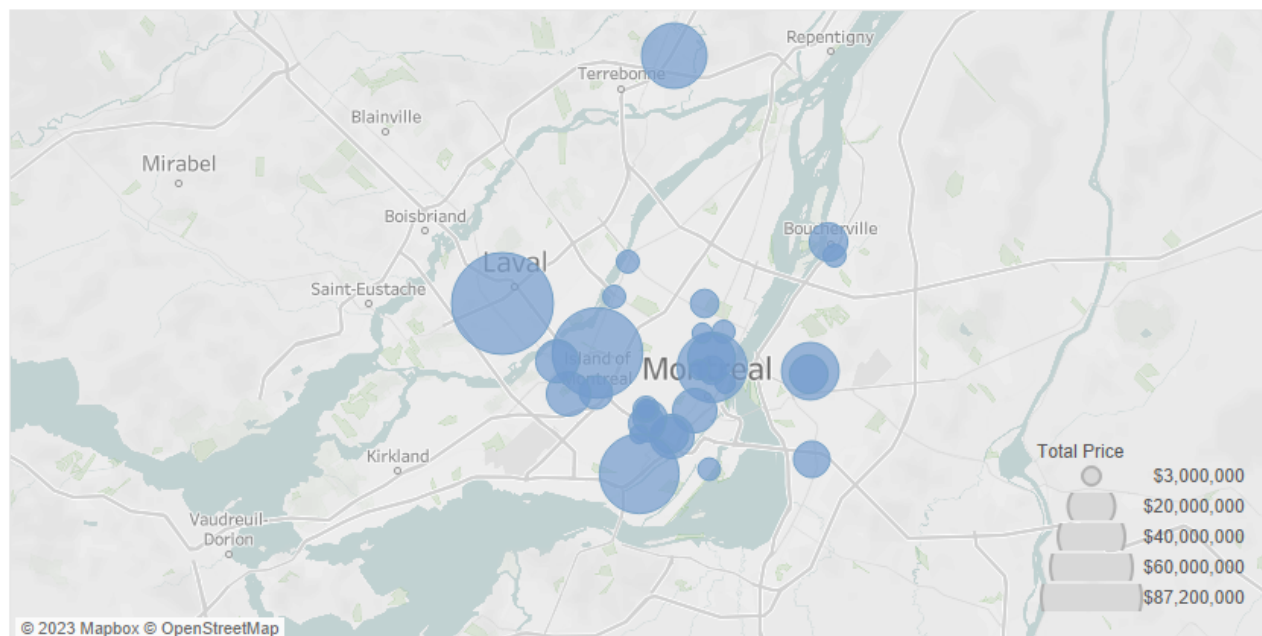


	Q2 2023		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$343.15M	24	\$458.24M	41	\$224,571
Laval	\$87.20M	1	\$184.17M	3	\$318,797
Longueuil	\$40.39M	2	\$59.33M	7	\$145,318
North Shore	\$35.91M	1	\$44.96M	3	\$265,382
South Shore	\$28.00M	3	\$88.50M	6	\$148,986
Grand Total	\$534.65M	31	\$835.20M	60	\$212,751

Apartment - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
3659 Jean-Béraud Avenue	Laval	Laval	\$87,200,000	170	Null
135 Deguire Boulevard	Island of Montréal	Saint-Laurent	\$68,900,000	393	\$175,318
255 Brock Avenue South	Island of Montréal	Côte-des-Neiges-Notre-Dame-de-Grâce	\$53,280,000	120	\$444,000
1150 Sherbrooke Street East	Island of Montréal	Ville-Marie	\$41,180,000	145	\$284,000
465 Sicard Street	North Shore	Mascouche	\$35,906,621	106	\$338,742

Apartment Property Transactions - Q2 2023



	Q2 2023	#	YTD	#	YTD - Avg \$/Room
	\$ Volume		\$ Volume		
Island of Montréal			\$58.45M	4	\$217,034
Laval	\$7.50M	1	\$7.50M	1	\$69,444
Longueuil					
North Shore	\$3.00M	1	\$3.00M	1	\$60,000
South Shore					
Grand Total	\$10.50M	2	\$68.95M	6	\$166,263

Hotel - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
375 Curé-Labelle Boulevard	Laval	Laval	\$7,500,000	108	\$69,444
2905 Gascon Road	North Shore	Mascouche	\$3,000,000	50	\$60,000

Hotel Property Transactions - Q2 2023

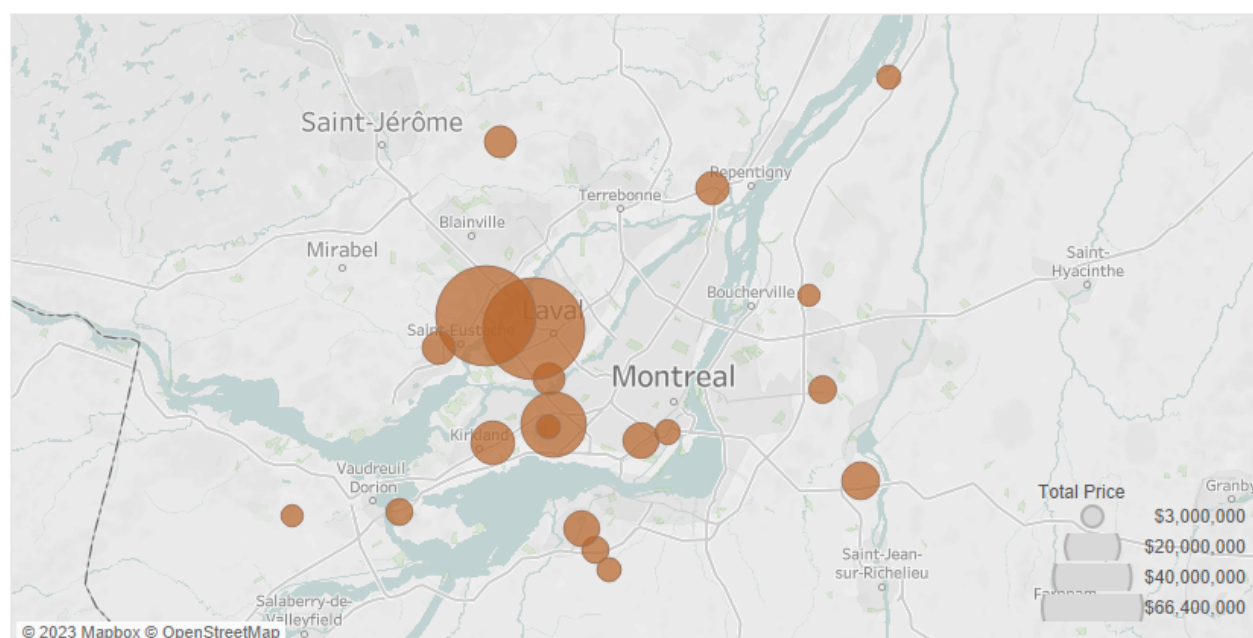


	Q2 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$59.31M	6	\$65.31M	7	\$1,959,263
Laval	\$72.90M	2	\$121.35M	5	\$1,373,881
Longueuil					
North Shore	\$77.91M	3	\$87.91M	4	\$874,659
South Shore	\$46.48M	9	\$84.10M	16	\$797,846
Grand Total	\$256.60M	20	\$358.67M	32	\$1,108,002

ICI Land - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Dagenais Boulevard West	Laval	Laval	\$66,400,000	88.958	\$754,545
Hector-Lanthier Street	North Shore	Boisbriand	\$64,000,000	59.720	\$1,071,666
LOT Marie-Curie Avenue	Island of Montréal	Saint-Laurent	\$27,111,707	24.066	\$1,126,548
Brunswick Boulevard	Island of Montréal	Kirkland	\$12,000,000	6.813	\$1,761,215
Samuel-Hatt Street	South Shore	Chambly	\$8,968,819	11.699	\$766,654

ICI Land Property Transactions - Q2 2023

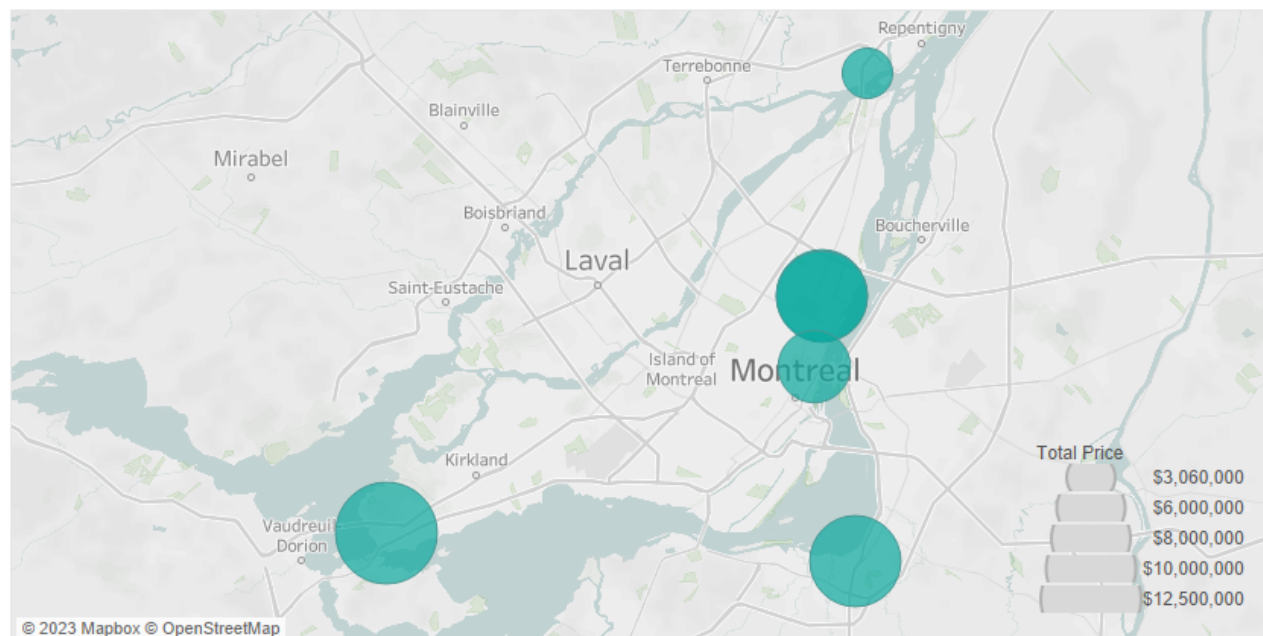


	Q2 2023	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$38.80M	4	\$60.55M	6	\$6,289,794
Laval			\$20.84M	2	\$709,470
Longueuil			\$13.31M	1	\$1,834,110
North Shore	\$3.06M	1	\$15.50M	3	\$1,369,608
South Shore	\$10.00M	1	\$18.41M	3	\$2,363,496
Grand Total	\$51.86M	6	\$128.62M	15	\$2,457,450

Residential Land - Significant Transactions Q2 2023

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
L'Assomption Boulevard	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$10,000,000	0.825	Null
				0.961	Null
des Anciens Combattants Boulevard	Island of Montréal	Sainte-Anne-De-Bellevue	\$12,500,000	12.473	\$1,002,406
d'Émeraude Street	South Shore	Candiac	\$10,000,000	2.441	\$4,098,361
1811 Sainte-Catherine East Street	Island of Montréal	Ville-Marie	\$6,300,000	0.808	Null
89 du Doré-Jaune Street	North Shore	Terrebonne	\$3,060,000	3.072	\$996,120

Residential Land Property Transactions - Q2 2023



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