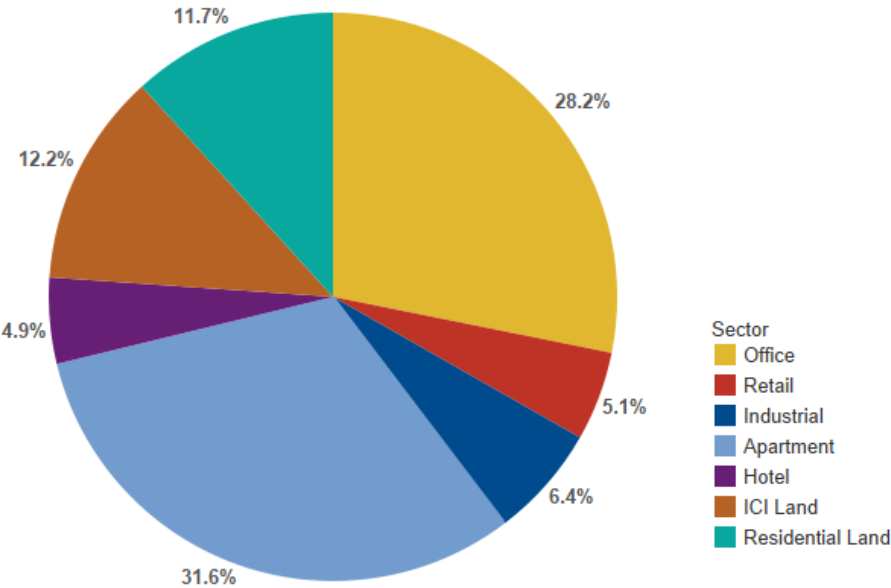

Ottawa & Gatineau Market Area Commercial Q3 2023 Statistics



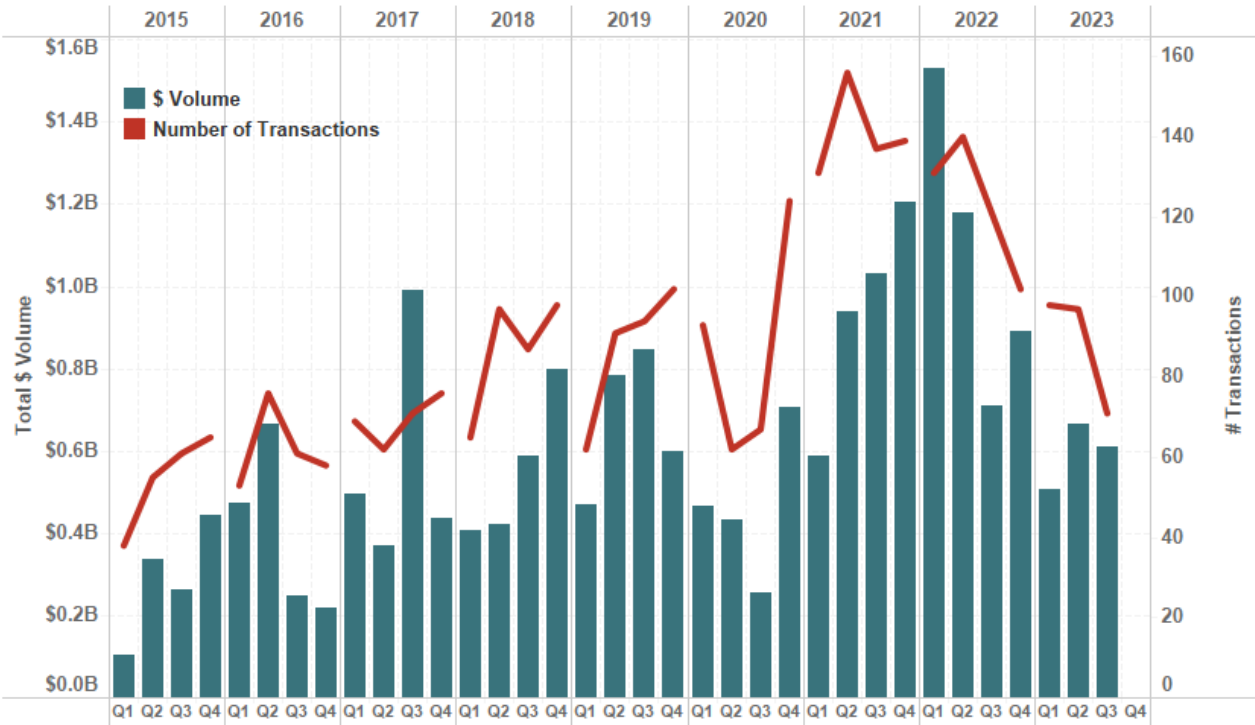
AltusGroup

Q3 2023 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



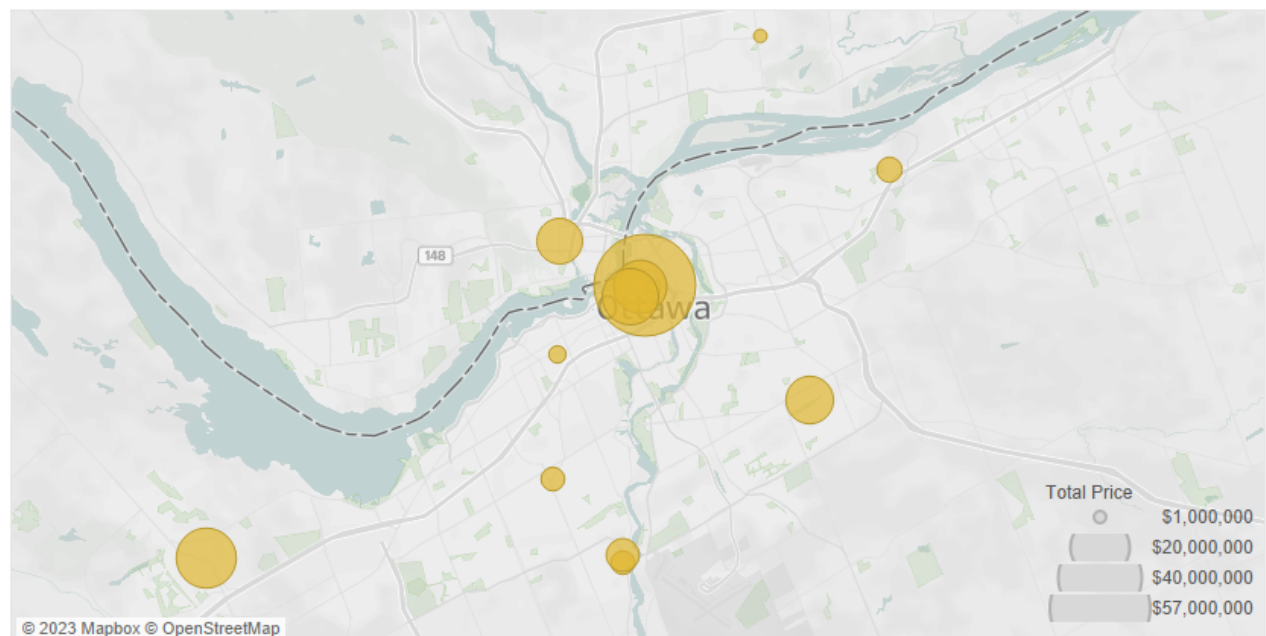
Source: Altus Group

	Q3 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$3.50M	1	\$3.50M	1	\$230
Goulbourn					
Kanata	\$19.85M	1	\$34.83M	3	\$207
Nepean	\$12.00M	3	\$31.50M	6	\$234
Osgoode					
Ottawa	\$104.18M	5	\$408.61M	16	\$325
Rideau			\$1.70M	1	\$345
Ville de Gatineau	\$12.50M	2	\$20.50M	4	\$247
West Carleton					
Grand Total	\$152.03M	12	\$500.64M	31	\$282

Office - Top Transactions Q3 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
66 Slater Street	Ottawa	\$57,000,000	260,000	\$219
100 Herzberg Road	Kanata	\$19,850,000	106,000	\$187
360 Laurier Avenue West	Ottawa	\$17,500,000	107,067	\$163
130 Slater Street	Ottawa	\$15,500,000	122,906	\$126
2301 St. Laurent Boulevard	Ottawa	\$12,500,000	63,248	\$198
228 Saint-Joseph Boulevard	Ville de Gatineau	\$11,500,000	57,601	\$200
9 Auriga Drive	Nepean	\$6,000,000	29,150	\$206
5430 Canotek Road	Gloucester	\$3,500,000	15,250	\$230
31 Auriga Drive	Nepean	\$3,100,000	29,338	\$106
1493 Merivale Road	Nepean	\$2,900,000	10,000	\$290

Office Property Transactions - Q3 2023

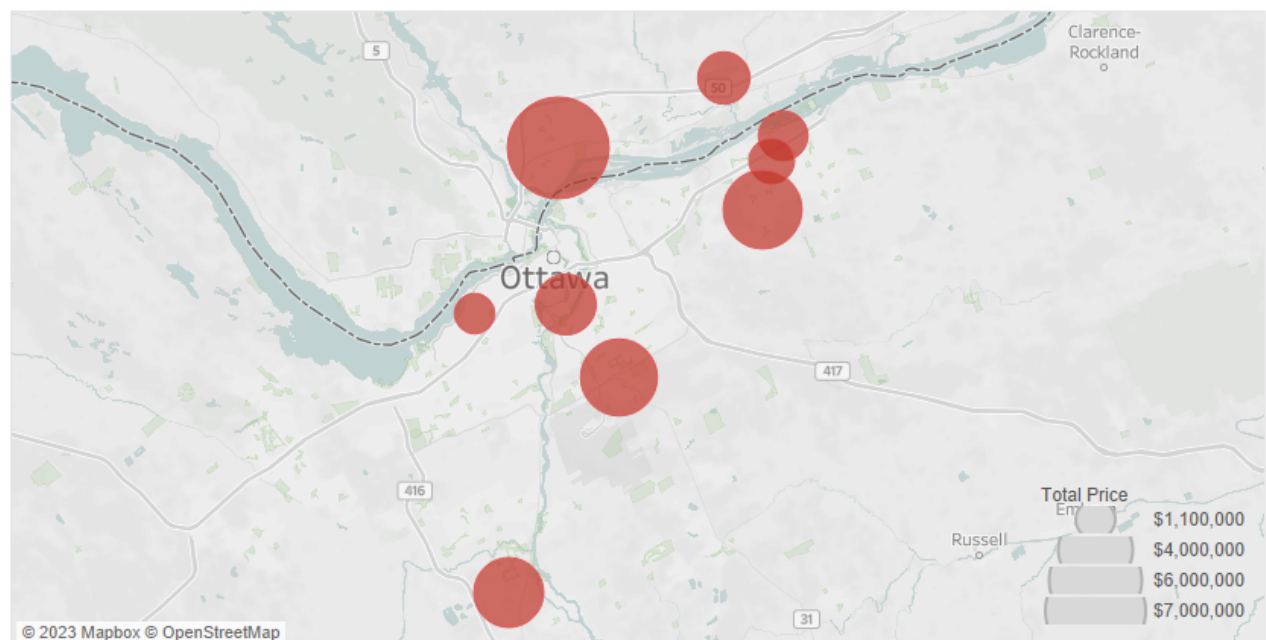


	Q3 2023		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$11.27M	4	\$18.67M	7	\$423
Goulbourn			\$1.50M	1	\$469
Kanata			\$2.50M	1	\$312
Nepean	\$3.30M	1	\$12.06M	3	\$489
Osgoode					
Ottawa	\$3.60M	2	\$16.15M	10	\$418
Rideau					
Ville de Gatineau	\$8.85M	2	\$36.76M	11	\$238
West Carleton			\$2.68M	2	\$498
Grand Total	\$27.02M	9	\$90.31M	35	\$372

Retail - Top Transactions Q3 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
120 de l'Hôpital Boulevard	Ville de Gatineau	\$7,000,000	66,261	\$106
3469 Innes Road	Gloucester	\$4,200,000	9,100	\$462
1493 Sieveright Avenue	Gloucester	\$4,000,000	4,840	\$826
3971 Greenbank Road	Nepean	\$3,300,000	3,700	\$892
240 Sunnyside Avenue	Ottawa	\$2,500,000	10,680	\$234
1743 Arthur-Fecteau Street	Ville de Gatineau	\$1,850,000	9,777	\$189
8154 Jeanne d'Arc Boulevard North	Gloucester	\$1,665,000	5,100	\$326
2837 St Joseph Boulevard	Gloucester	\$1,400,000	5,260	\$266
461 Churchill Avenue North	Ottawa	\$1,100,000	2,480	\$444

Retail Property Transactions - Q3 2023

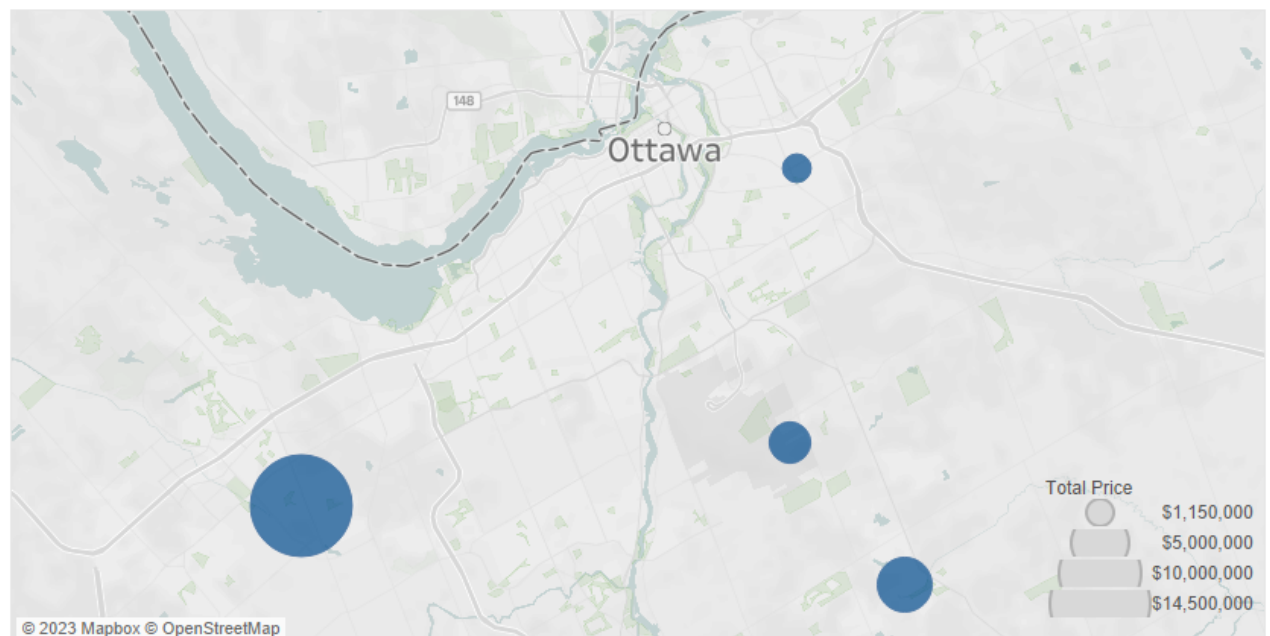


	Q3 2023	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Cumberland					
Gloucester	\$2.40M	1	\$20.82M	9	\$321
Goulbourn			\$1.90M	1	\$255
Kanata	\$14.50M	1	\$17.75M	2	\$258
Nepean			\$7.55M	2	\$202
Osgoode	\$4.20M	1	\$4.20M	1	\$194
Ottawa	\$1.15M	1	\$27.10M	4	\$240
Rideau					
Ville de Gatineau			\$29.55M	7	\$206
West Carleton			\$4.98M	3	\$229
Grand Total	\$22.25M	4	\$113.85M	29	\$255

Industrial - Top Transactions Q3 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot
65 Denzil Doyle Court	Kanata	\$14,500,000	54,850	\$264
6968 McKeown Drive	Osgoode	\$4,200,000	21,600	\$194
2510 Del Zotto Avenue	Gloucester	\$2,400,000	4,050	\$593
2212 Gladwin Crescent	Ottawa	\$1,150,000	4,800	\$240

Industrial Property Transactions - Q3 2023

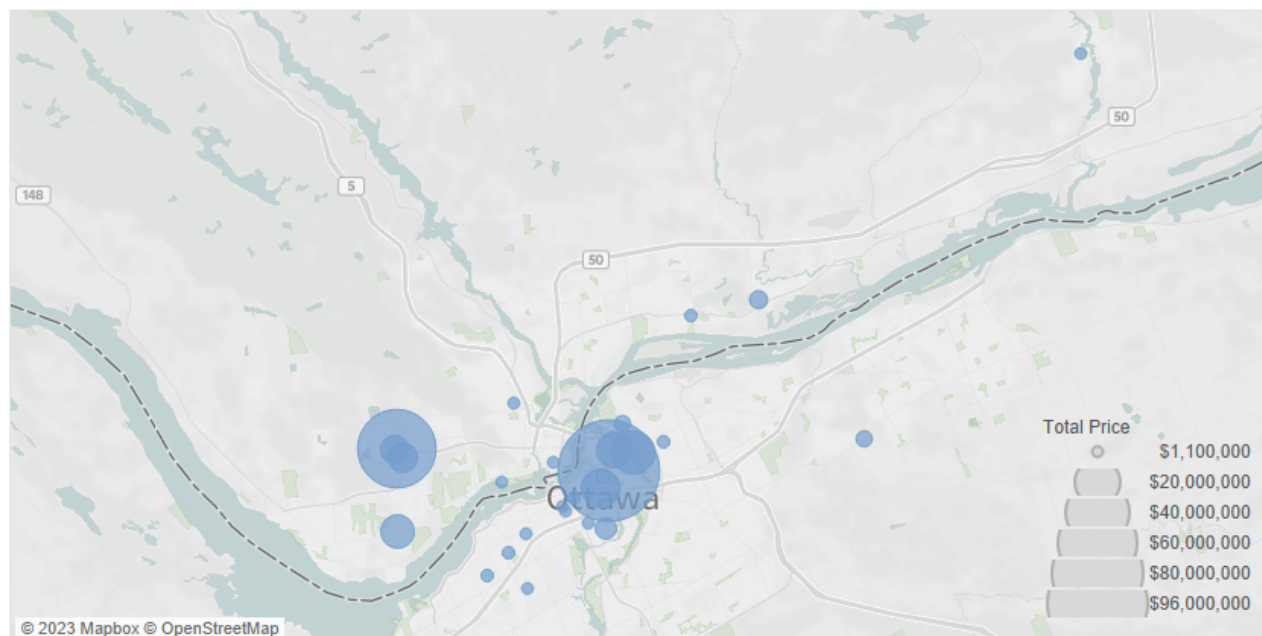


Q3 2023			YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Cumberland					
Gloucester	\$2.50M	1	\$2.50M	1	\$277,778
Goulbourn					
Kanata			\$80.00M	3	\$365,666
Nepean	\$1.29M	1	\$1.29M	1	\$214,167
Osgoode					
Ottawa	\$156.12M	14	\$224.03M	34	\$285,981
Rideau					
Ville de Gatineau	\$92.10M	10	\$253.38M	26	\$220,877
West Carleton					
Grand Total	\$252.00M	26	\$561.20M	65	\$262,018

Apartment - Top Transactions Q3 2023

First Address	Municipality	Total Price	Number of Units	Price Per Unit
50 Laurier Avenue East	Ottawa	\$96,000,000	212	\$452,830
40 Marguerite-Maillé Street	Ville de Gatineau	\$57,133,438	158	\$361,604
550 Wilbrod Street	Ottawa	\$17,500,000	110	\$159,091
222 MacLaren Street	Ottawa	\$13,850,000	47	\$294,681
180 Beausoleil Drive	Ottawa	\$11,500,000	54	\$212,963
70 Nancy-Elliott Street	Ville de Gatineau	\$10,437,052	32	\$326,158
464 de l'Amérique-Française Boulevard	Ville de Gatineau	\$8,000,000	26	\$307,692
25 Marguerite-Maillé Street	Ville de Gatineau	\$7,200,000	26	\$276,923
7 Monk Street	Ottawa	\$4,200,000	8	\$525,000
37 Lorrain Boulevard	Ville de Gatineau	\$3,072,564	12	\$256,047

Apartment Property Transactions - Q3 2023

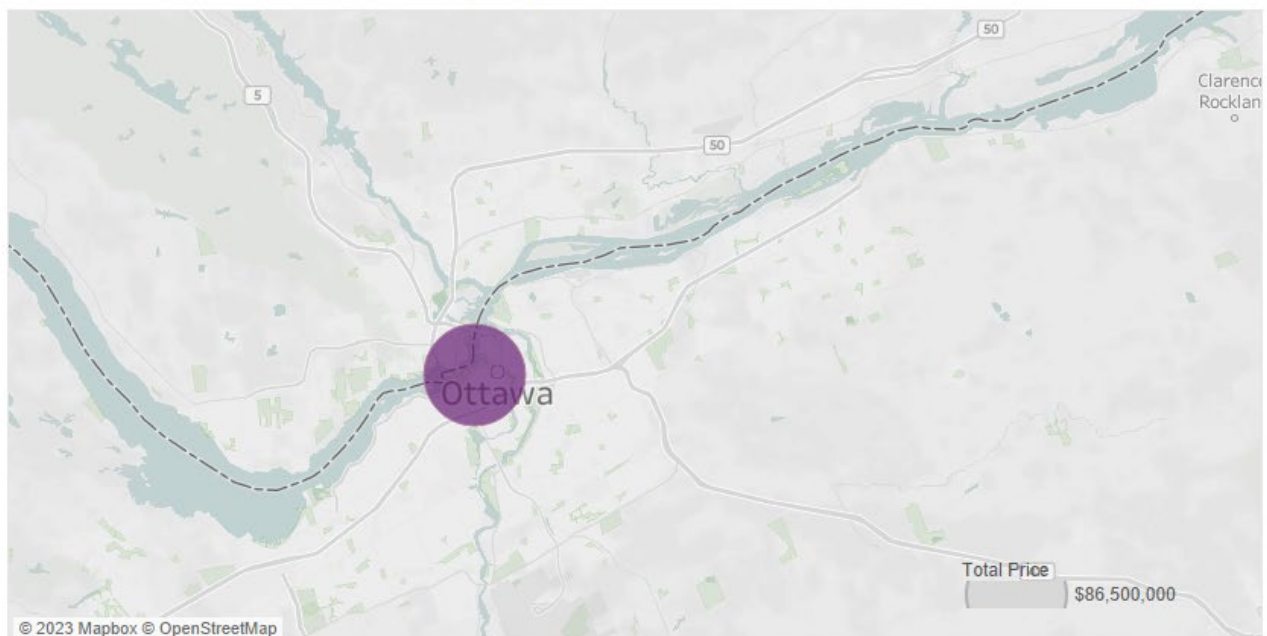


	Q3 2023	#	YTD	#	YTD - Avg \$/Room
	\$ Volume		\$ Volume		
Cumberland					
Gloucester					
Goulbourn					
Kanata					
Nepean					
Osgoode					
Ottawa	\$86.50M	1	\$86.50M	1	\$176,892
Rideau					
Ville de Gatineau					
West Carleton					
Grand Total	\$86.50M	1	\$86.50M	1	\$176,892

Hotel - Top Transactions Q3 2023

First Address	Municipality	Total Price	Number of Rooms	Price Per Room
100 Kent Street	Ottawa	\$86,500,000	489	\$176,892

Hotel Property Transactions - Q3 2023

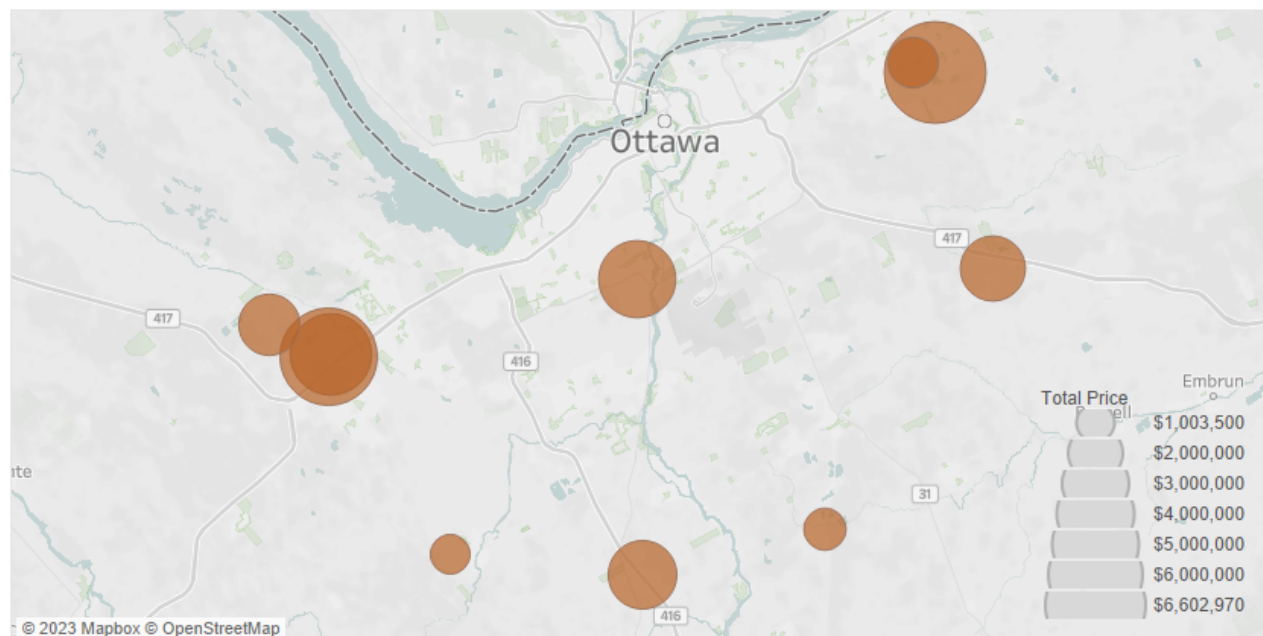


	Q3 2023		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland	\$10.94M	3	\$28.31M	7	\$676,779
Gloucester			\$20.36M	4	\$268,167
Goulbourn	\$1.00M	1	\$37.24M	18	\$63,859
Kanata			\$24.12M	2	\$1,546,224
Nepean	\$3.80M	1	\$44.34M	15	\$465,135
Osgoode	\$1.13M	1	\$7.08M	5	\$17,170
Ottawa			\$13.07M	3	\$3,732,570
Rideau	\$3.00M	1	\$4.00M	2	\$29,720
Ville de Gatineau			\$10.20M	2	\$300,974
West Carleton	\$12.67M	3	\$27.70M	7	\$537,244
Grand Total	\$32.54M	10	\$216.43M	65	\$402,234

ICI Land - Top Transactions Q3 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
730 Déceour Drive	Cumberland	\$6,602,970	7.047	\$936,997
3075 Palladium Drive	West Carleton	\$6,045,800	6.352	\$1,008,455
3095 Palladium Drive	West Carleton	\$4,225,000	4.358	\$969,550
140 Bentley Avenue	Nepean	\$3,800,000	1.423	\$2,669,814
5993 Second Line Road	Rideau	\$3,000,000	60.408	\$49,662
5425 Boundary Road	Cumberland	\$2,700,000	1.753	\$1,540,032
2914 Carp Road	West Carleton	\$2,400,000	60.294	\$39,805
2115 Mer-Bleue Road	Cumberland	\$1,635,000	0.888	\$1,743,860
2460 Stagecoach Road	Osgoode	\$1,130,000	102.548	\$11,019
6335 Perth Street	Goulbourn	\$1,003,500	4.454	\$225,325

ICI Land Property Transactions - Q3 2023

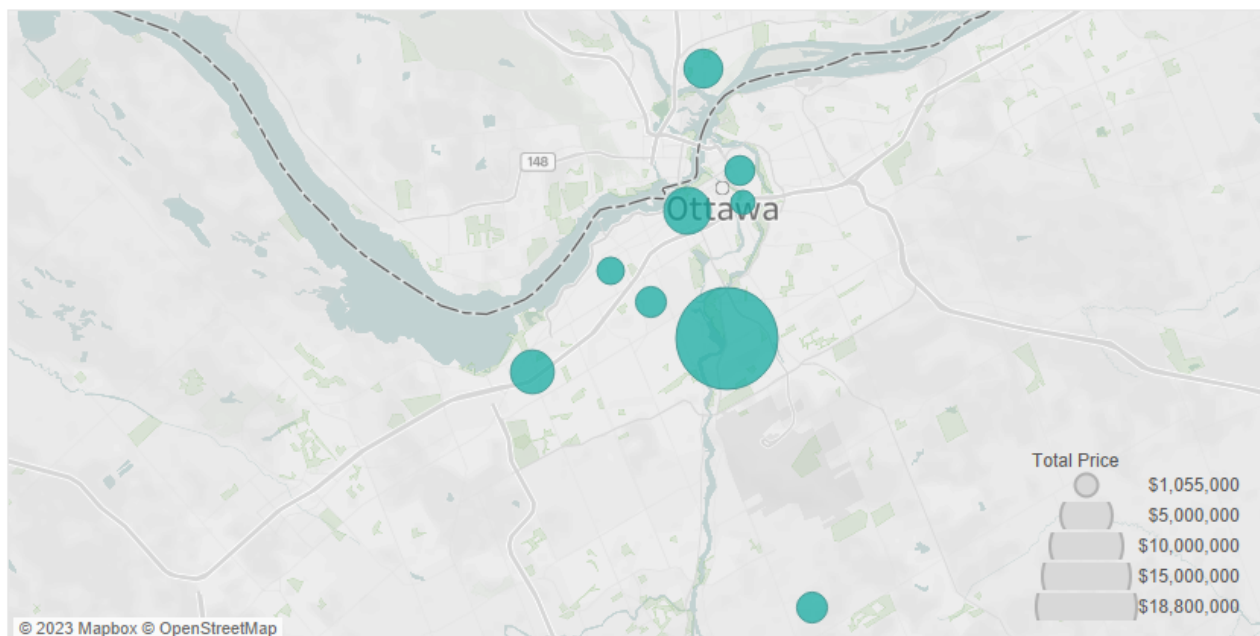


Q3 2023			YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Cumberland			\$33.09M	4	\$222,807
Gloucester	\$1.71M	1	\$64.58M	6	\$125,374
Goulbourn			\$13.67M	1	\$416,816
Kanata			\$1.93M	1	\$267,190
Nepean	\$1.75M	1	\$10.92M	3	
Osgoode			\$4.30M	2	\$62,002
Ottawa	\$30.26M	6	\$50.39M	12	\$2,362,618
Rideau					
Ville de Gatineau	\$2.70M	1	\$20.92M	9	\$1,516,197
West Carleton			\$8.62M	2	\$1,367,495
Grand Total	\$36.42M	9	\$208.42M	40	\$900,879

Residential Land - Top Transactions Q3 2023

First Address	Municipality	Total Price	Lot Area	Price Per Acre
3071 Riverside Drive	Ottawa	\$18,800,000	8.481	\$2,216,811
58 Primrose Avenue East	Ottawa	\$4,000,000	0.272	Null
2831 Dumaaurier Avenue	Ottawa	\$3,450,000	1.035	Null
111 Gréber Boulevard	Ville de Gatineau	\$2,700,000	0.439	Null
1058 Silver Street	Nepean	\$1,750,000	0.389	Null
5289 Downey Road	Gloucester	\$1,710,000	75.857	\$22,542
300 Wilbrod Street	Ottawa	\$1,600,000	0.240	Null
493 Highcroft Avenue	Ottawa	\$1,350,000	0.188	Null
70 Havelock Street	Ottawa	\$1,055,000	0.150	Null

Residential Land Property Transactions - Q3 2023



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