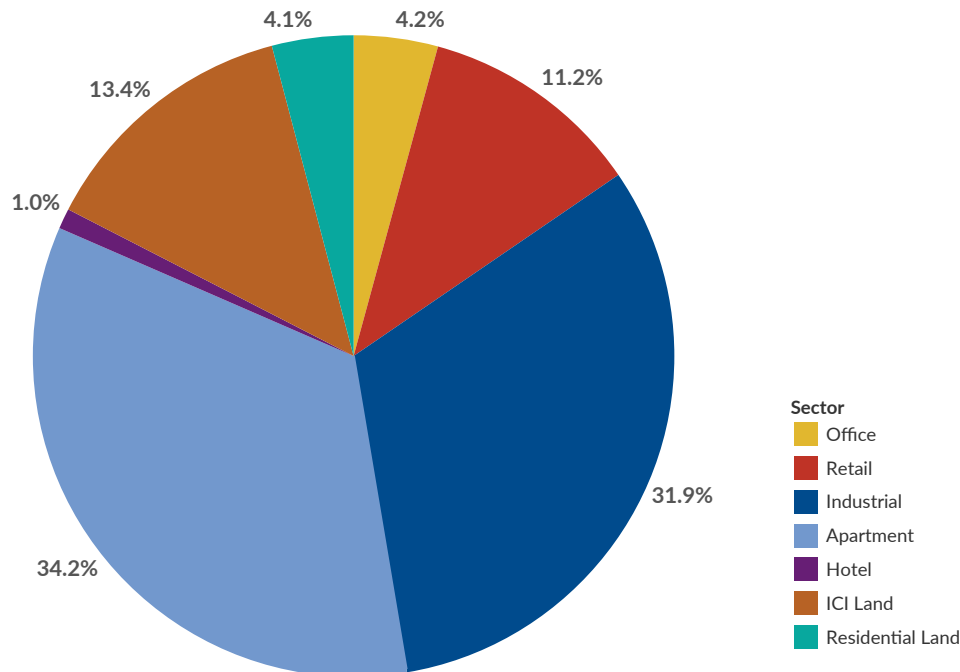

Montreal Market Area Commercial Q1 2024 Statistics

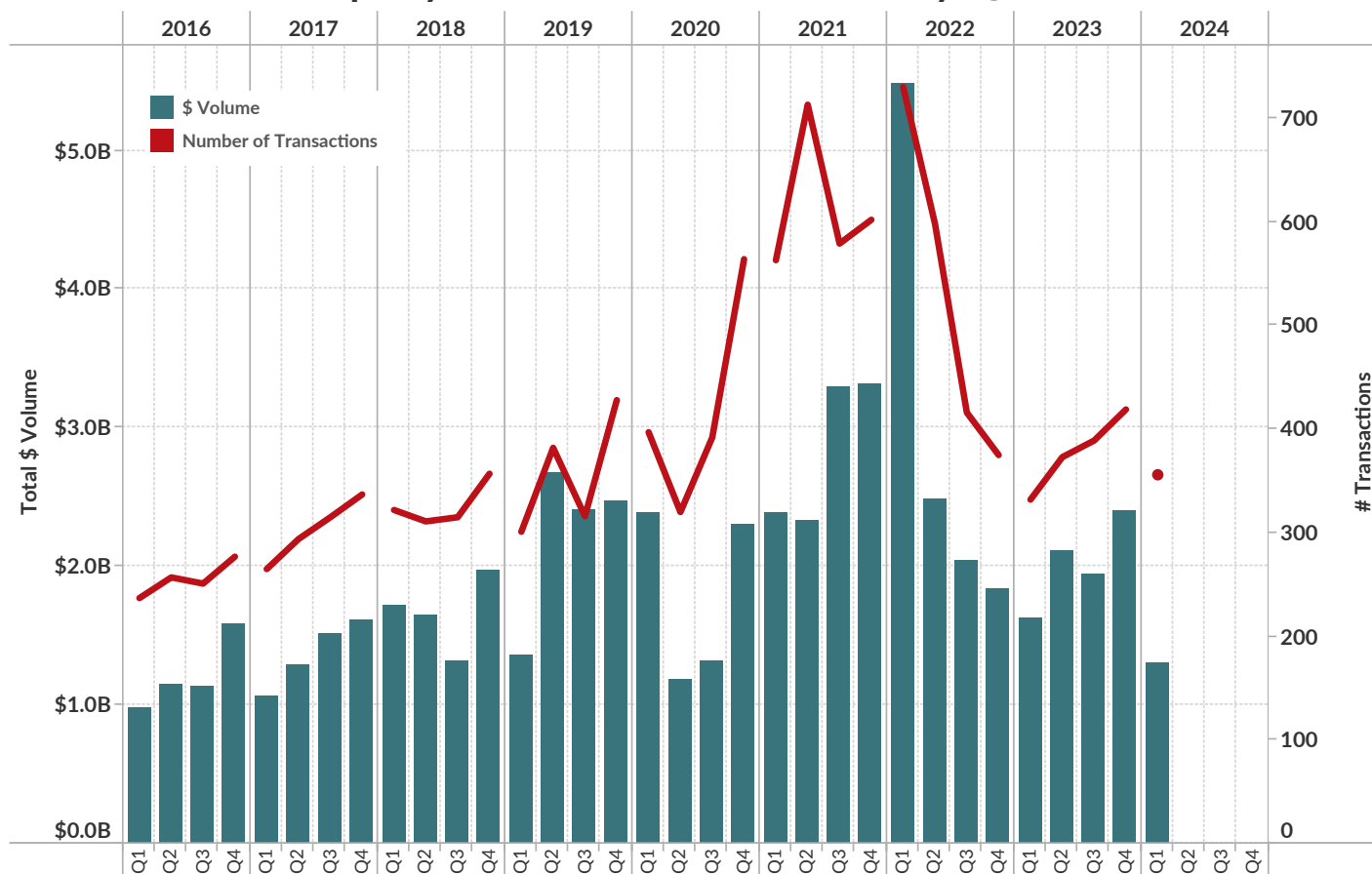


Q1 2024 Property Transactions - Total \$ Volume by Sector



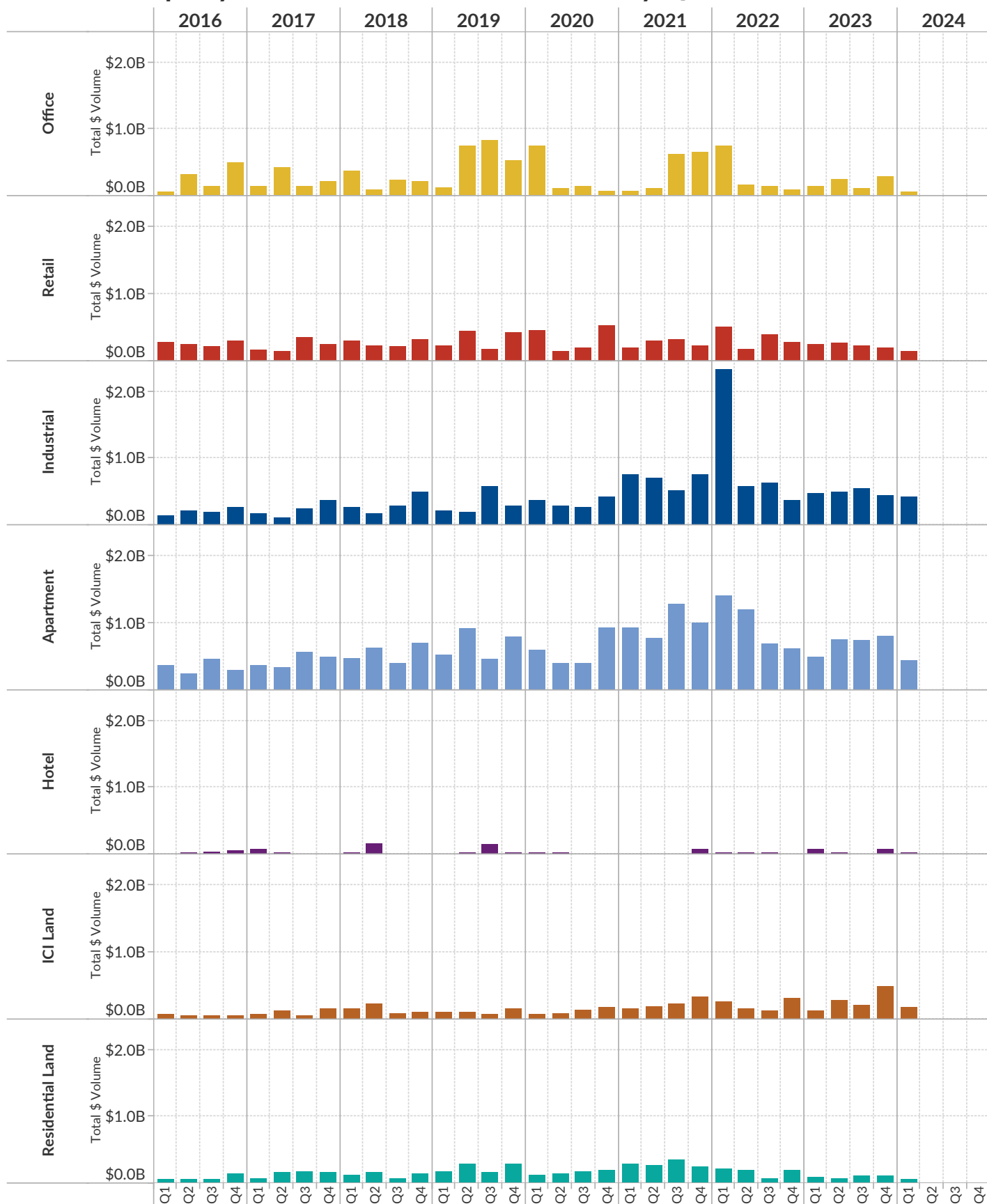
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

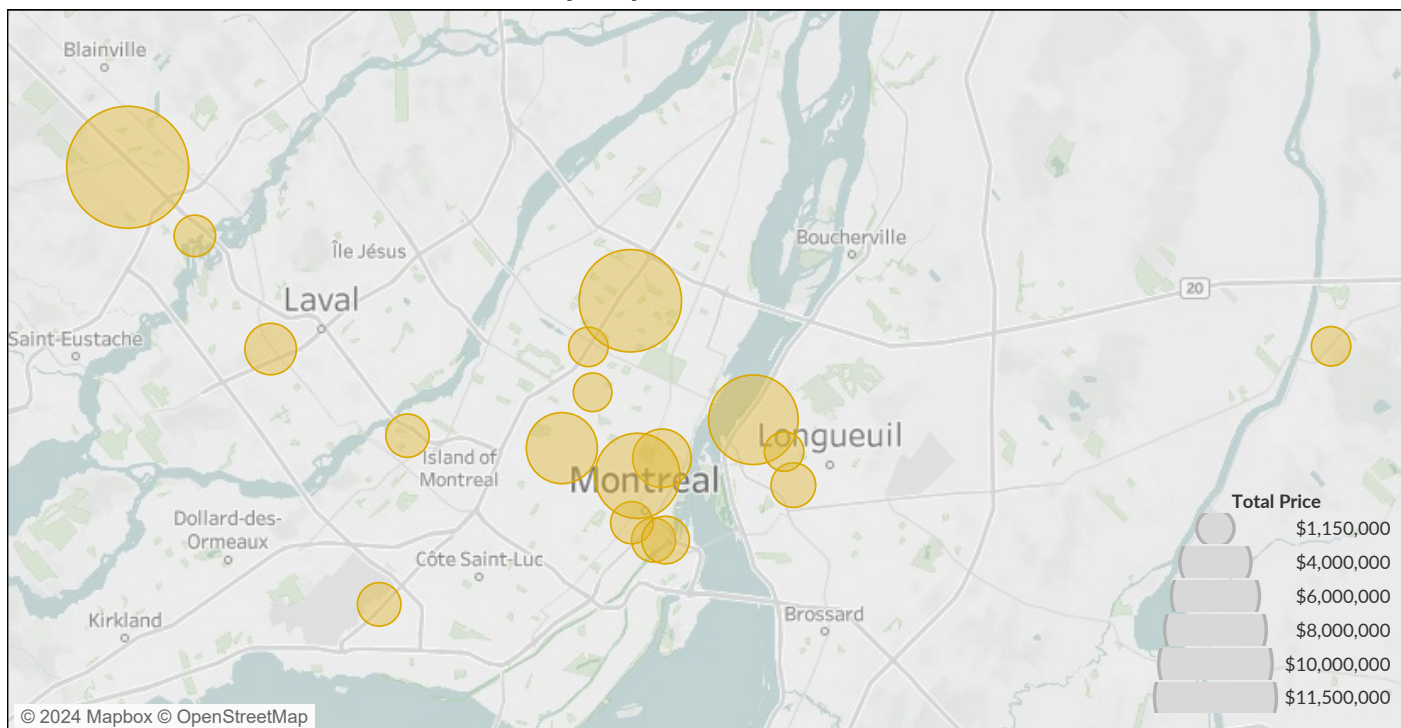
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Island of Montréal	\$30.1M	11	\$609M	\$30M	-76.6%	\$235
Laval	\$2.1M	1	\$126M	\$2M	67.3%	\$216
Longueuil	\$8.9M	3	\$5M	\$9M	688.8%	\$225
North Shore	\$12.8M	2	\$21M	\$13M	76.6%	\$320
South Shore	\$1.2M	1	\$14M	\$1M	-70.1%	\$274
Grand Total	\$55.2M	18	\$775M	\$55M	-61.2%	\$244

Office - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10500 Ryan Avenue	Island of Montréal	Dorval	\$1.5M	52,372	28
1195 Wellington Street	Island of Montréal	Le Sud-Ouest	\$1.8M	3,417	512
1370 Notre-Dame Street West	Island of Montréal	Le Sud-Ouest	\$1.5M	6,090	246
1551 Ontario Street East	Island of Montréal	Ville-Marie	\$2.7M	9,350	283
2060 de la Montagne Street	Island of Montréal	Ville-Marie	\$1.4M	12,088	184

Source: Altus Group

Office Property Transactions - Q1 2024



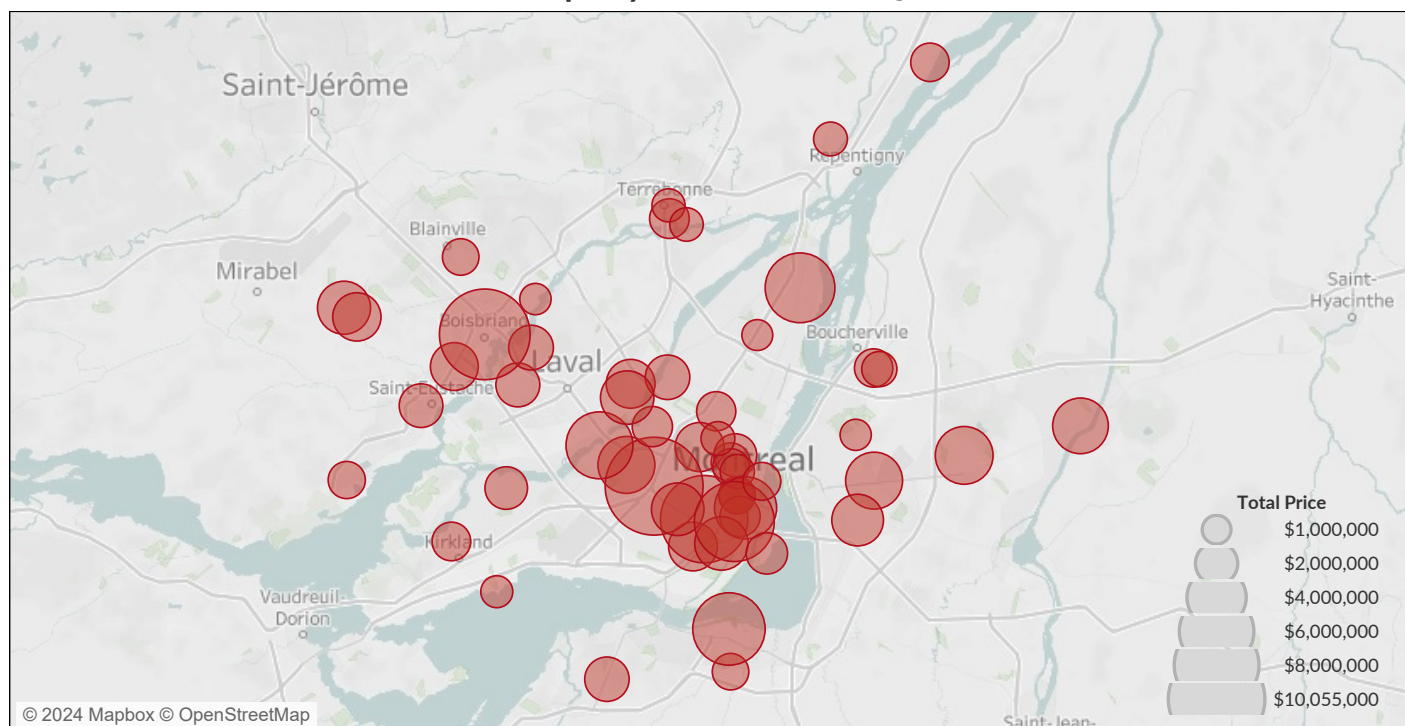
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Island of Montréal	\$81.7M	30	\$395M	\$82M	11.9%	\$291
Laval	\$9.6M	4	\$156M	\$10M	-87.9%	\$180
Longueuil	\$4.4M	2	\$52M	\$4M	-73.3%	\$333
North Shore	\$29.0M	13	\$136M	\$29M	-6.5%	\$249
South Shore	\$21.4M	8	\$184M	\$21M	-46.3%	\$327
Grand Total	\$146.2M	57	\$923M	\$146M	-39.0%	\$280

Retail - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1033 du Mont-Royal Avenue East	Island of Montréal	Le Plateau-Mont-Royal	\$1.9M	4,152	464
10340 Saint-Laurent Boulevard	Island of Montréal	Ahuntsic-Cartierville	\$1.7M	10,211	166
1052 Lionel-Daunais Street	South Shore	Boucherville	\$1.3M	2,562	507
1075 du Coteau Road	North Shore	Terrebonne	\$1.2M	11,922	96
1080 de la Grande-Allée Boulevard	North Shore	Boisbriand	\$8.6M	35,732	241

Source: Altus Group

Retail Property Transactions - Q1 2024



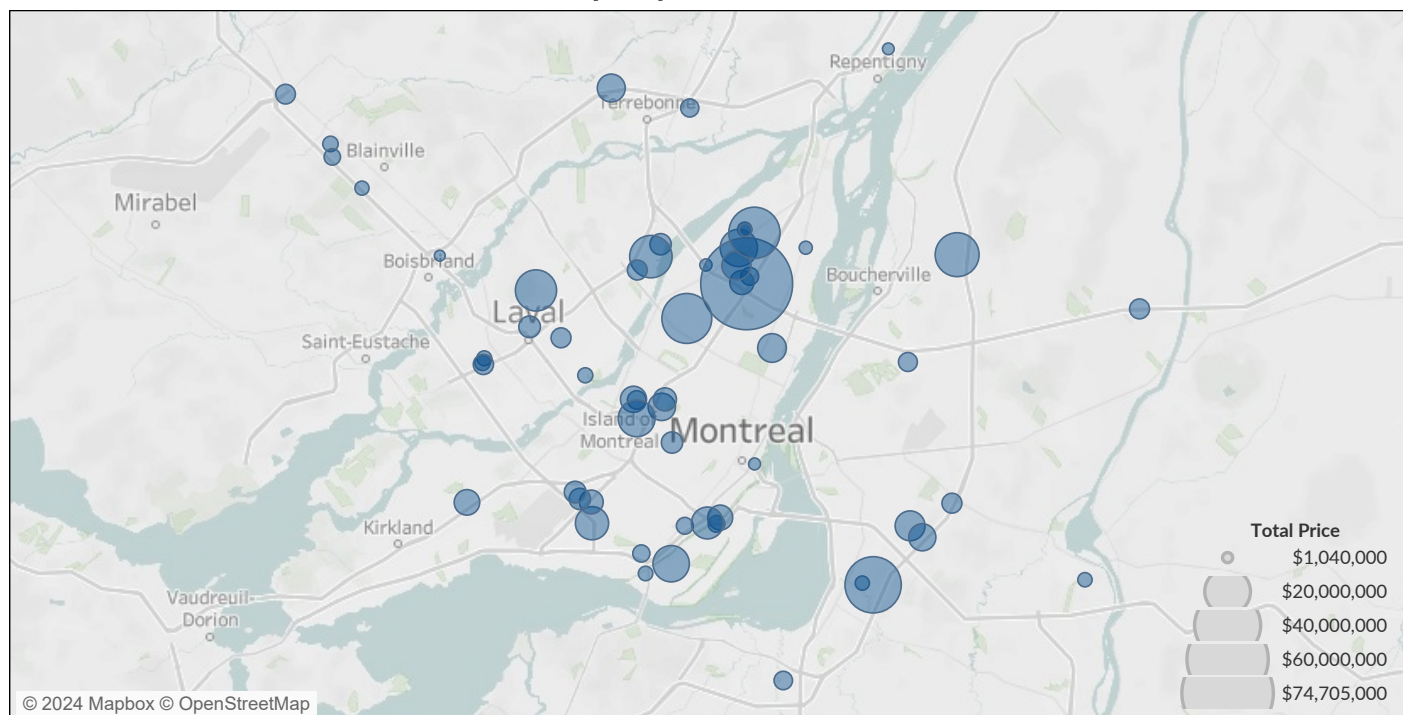
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Island of Montréal	\$262.7M	31	\$1,094M	\$263M	-6.7%	\$190
Laval	\$55.7M	10	\$243M	\$56M	160.4%	\$229
Longueuil	\$14.4M	2	\$56M	\$14M	-50.3%	\$146
North Shore	\$21.7M	8	\$319M	\$22M	-70.7%	\$261
South Shore	\$61.8M	8	\$233M	\$62M	-4.7%	\$321
Grand Total	\$416.2M	59	\$1,945M	\$416M	-11.6%	\$224

Industrial - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1060 Michèle-Bohec Boulevard	North Shore	Blainville	\$1.8M	6,785	258
10601 Lamoureux Avenue	Island of Montréal	Montréal-Nord	\$1.3M	9,824	128
11000A Sherbrooke Street East	Island of Montréal	Montréal-Est	\$1.5M	12,475	120
11805 Adolphe-Caron Avenue	Island of Montréal	Rivière-des-Prairies-Poi..	\$1.4M	7,128	196
11835 Adolphe-Caron Avenue	Island of Montréal	Rivière-des-Prairies-Poi..	\$1.8M	11,525	152

Source: Altus Group

Industrial Property Transactions - Q1 2024



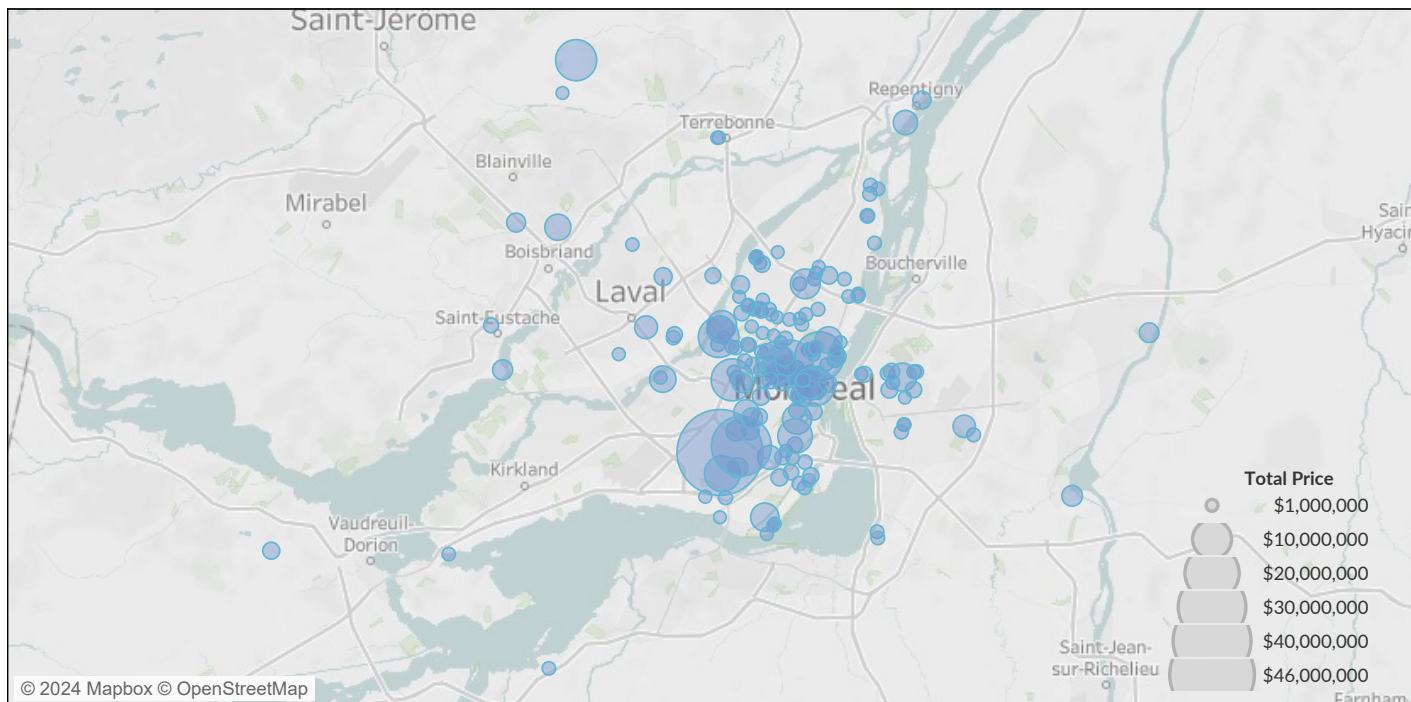
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Unit
Island of Montréal	\$368.0M	142	\$1,951M	\$368M	32.8%	\$200,114
Laval	\$11.7M	7	\$240M	\$12M	-89.6%	\$186,836
Longueuil	\$26.2M	16	\$263M	\$26M	14.1%	\$169,616
North Shore	\$29.8M	10	\$185M	\$30M	81.5%	\$177,011
South Shore	\$10.3M	6	\$165M	\$10M	-85.1%	\$203,438
Grand Total	\$445.9M	181	\$2,805M	\$446M	-10.4%	\$195,738

Apartment - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1020 Saint-Ferdinand Street	Island of Montréal	Le Sud-Ouest	\$1.1M	6	\$180,833
1022 de Louvain Street East	Island of Montréal	Ahuntsic-Cartierville	\$1.1M	4	\$284,955
10285 Hamel Avenue	Island of Montréal	Ahuntsic-Cartierville	\$1.1M	6	\$187,083
10432 Péloquin Avenue	Island of Montréal	Ahuntsic-Cartierville	\$1.3M	5	\$256,000
1070 Shevchenko Boulevard	Island of Montréal	LaSalle	\$5.0M	105	\$47,619

Source: Altus Group

Apartment Property Transactions - Q1 2024



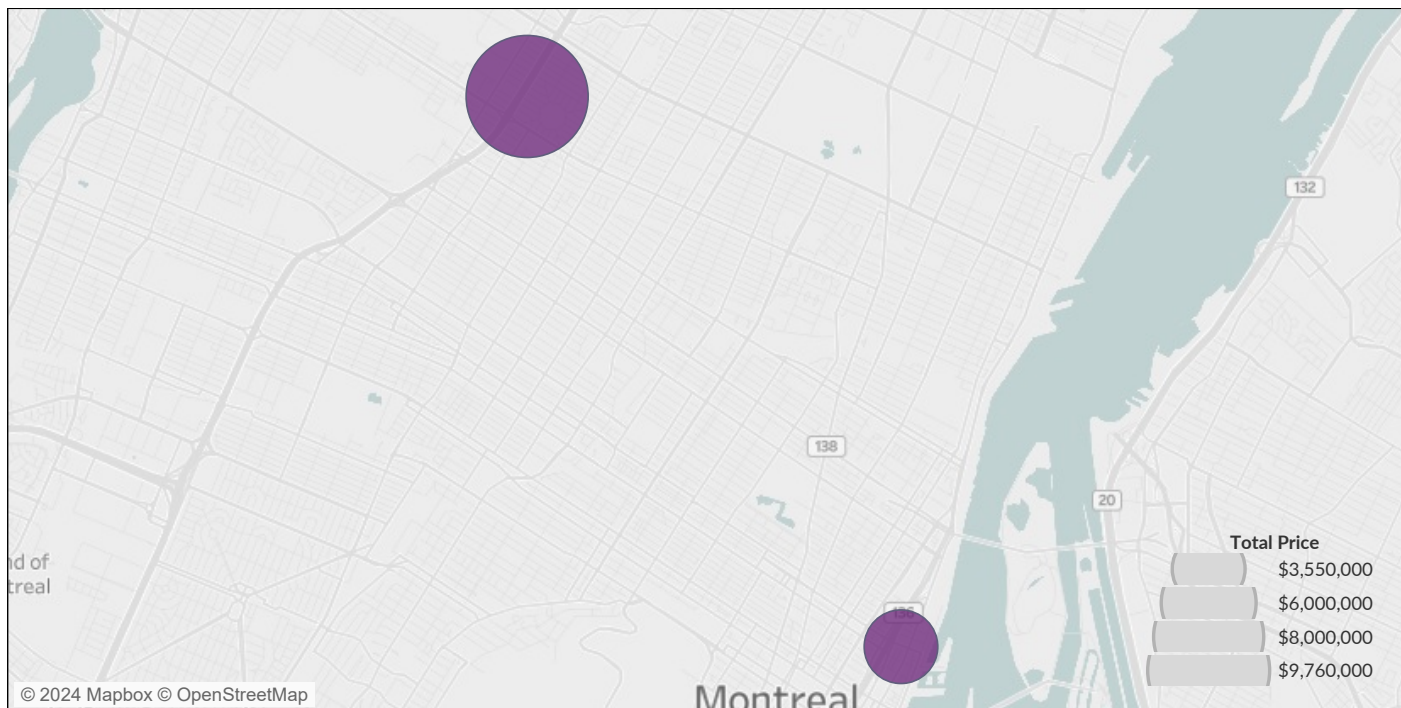
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Island of Montréal	\$13.3M	2	\$97M	\$13M	-78.5%	\$127,002
Laval			\$36M			
Longueuil						
North Shore			\$7M			
South Shore			\$1M			
Grand Total	\$13.3M	2	\$141M	\$13M	-78.5%	\$127,002

Hotel - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
3400 Crémazie Boulevard East	Island of Montréal	Villeray-Saint-Mi..	\$9.8M	92	\$106,087
756 Berri Street	Island of Montréal	Ville-Marie	\$3.6M	24	\$147,917

Source: Altus Group

Hotel Property Transactions - Q1 2024



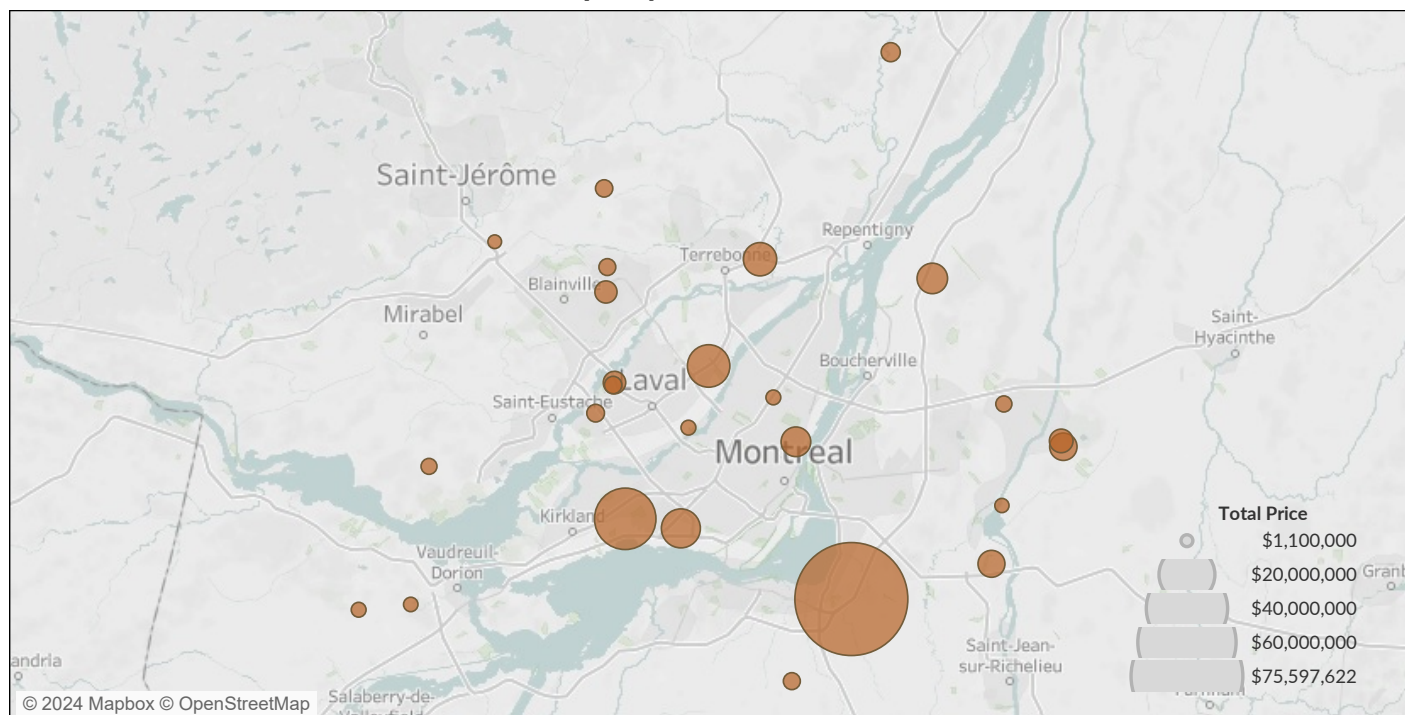
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Island of Montréal	\$37.9M	4	\$260M	\$38M	255.0%	\$2.9M
Laval	\$18.6M	5	\$175M	\$19M	-62.3%	\$1.0M
Longueuil			\$25M			
North Shore	\$17.7M	7	\$234M	\$18M	22.5%	\$0.2M
South Shore	\$100.1M	10	\$404M	\$100M	109.2%	\$0.4M
Grand Total	\$174.3M	26	\$1,098M	\$174M	42.4%	\$0.7M

ICI Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
50e Avenue	Island of Montréal	Lachine	\$9.0M	4.2	\$2,150,538
Avro Avenue	Island of Montréal	Pointe-Claire	\$22.4M	6.0	\$3,702,602
Carpentier Street	South Shore	Saint-Mathieu-de-B..	\$1.5M	2.7	\$566,280
de l'Acier Highway (A-30)	South Shore	Saint-Philippe	\$75.6M	95.9	\$789,119
de l'Ange-Gardien Boulevard North	North Shore	L'Assomption	\$2.1M	100.7	\$21,295

Source: Altus Group

ICI Land Property Transactions - Q1 2024



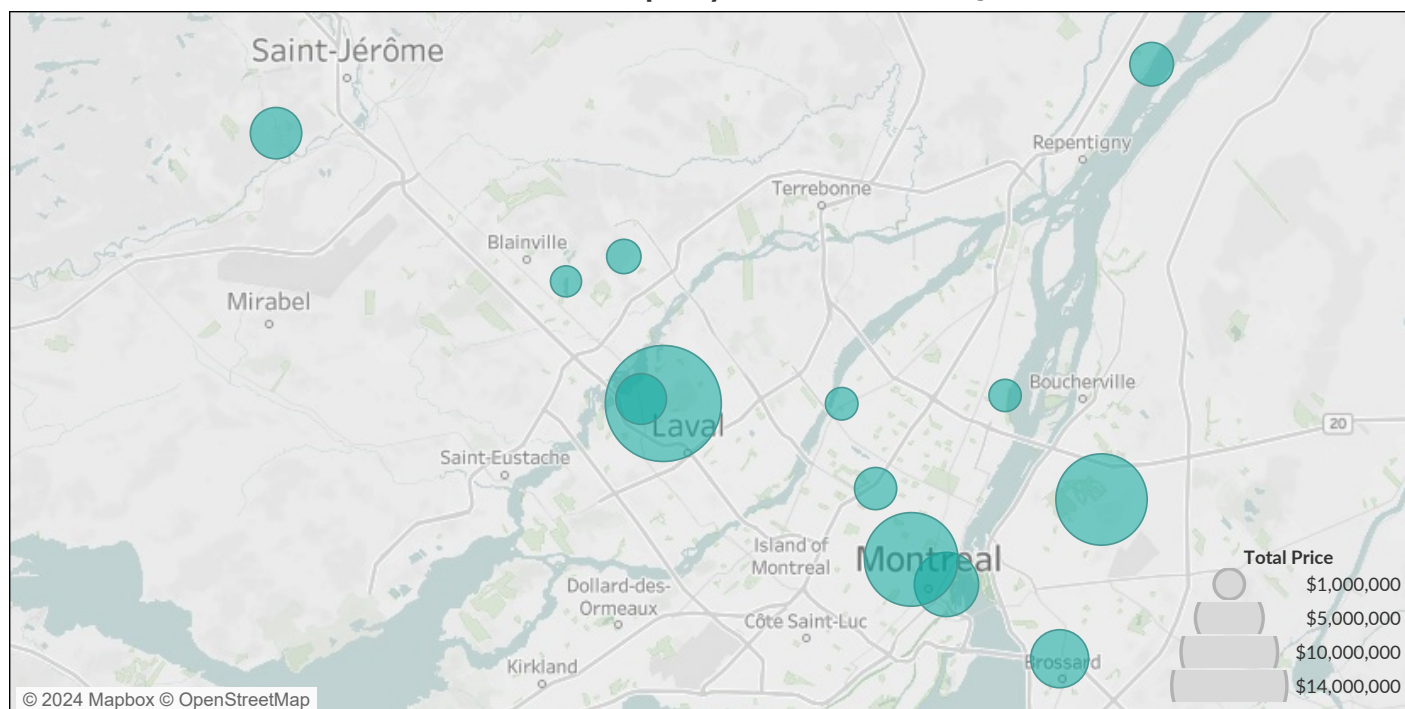
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Island of Montréal	\$17.4M	5	\$156M	\$17M	-36.4%	
Laval	\$16.7M	2	\$37M	\$17M	-20.0%	\$0.7M
Longueuil	\$8.7M	1	\$15M	\$9M	-34.8%	
North Shore	\$6.9M	4	\$55M	\$7M	-51.8%	\$1.5M
South Shore	\$3.5M	1	\$114M	\$4M	-58.4%	\$2.6M
Grand Total	\$53.2M	13	\$377M	\$53M	-36.9%	\$1.6M

Residential Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Léger Boulevard	Island of Montréal	Montréal-Nord	\$1.1M	0.1	Null
Notre-Dame Street East	Island of Montréal	Mercier-Hochelaga-M..	\$1.1M	0.6	Null
Panama Avenue	South Shore	Brossard	\$3.5M	1.4	\$2,565,456
Saint-Jacques Street	Island of Montréal	Ville-Marie	\$4.3M	0.1	Null
de Chambéry Boulevard	North Shore	Blainville	\$1.2M	0.6	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2024





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.