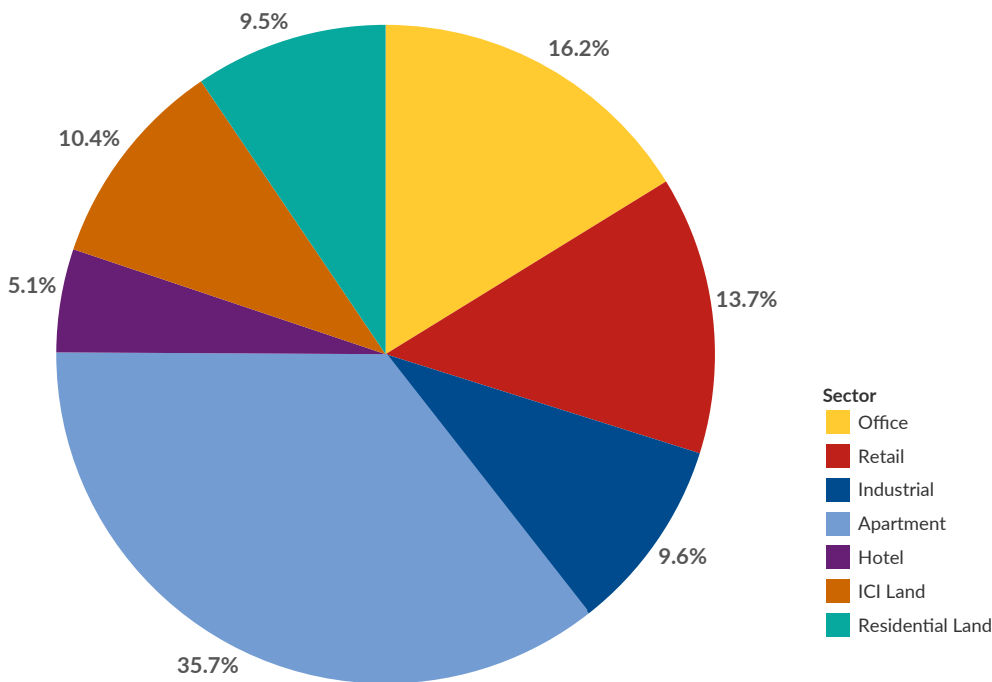

Ottawa & Gatineau Market Area Commercial Q2 2024 Statistics



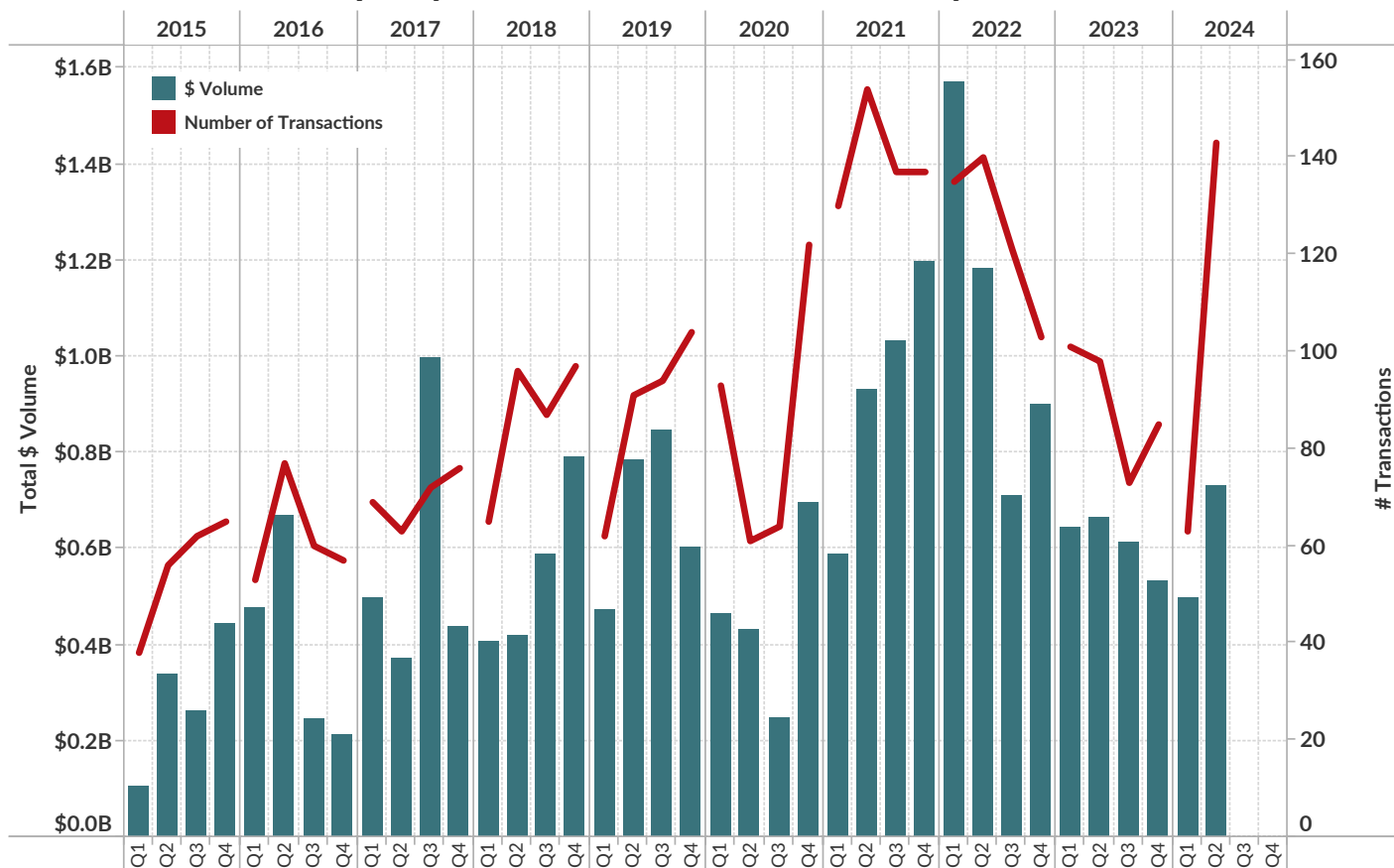
AltusGroup

Q2 2024 YTD Property Transactions - Total \$ Volume by Sector



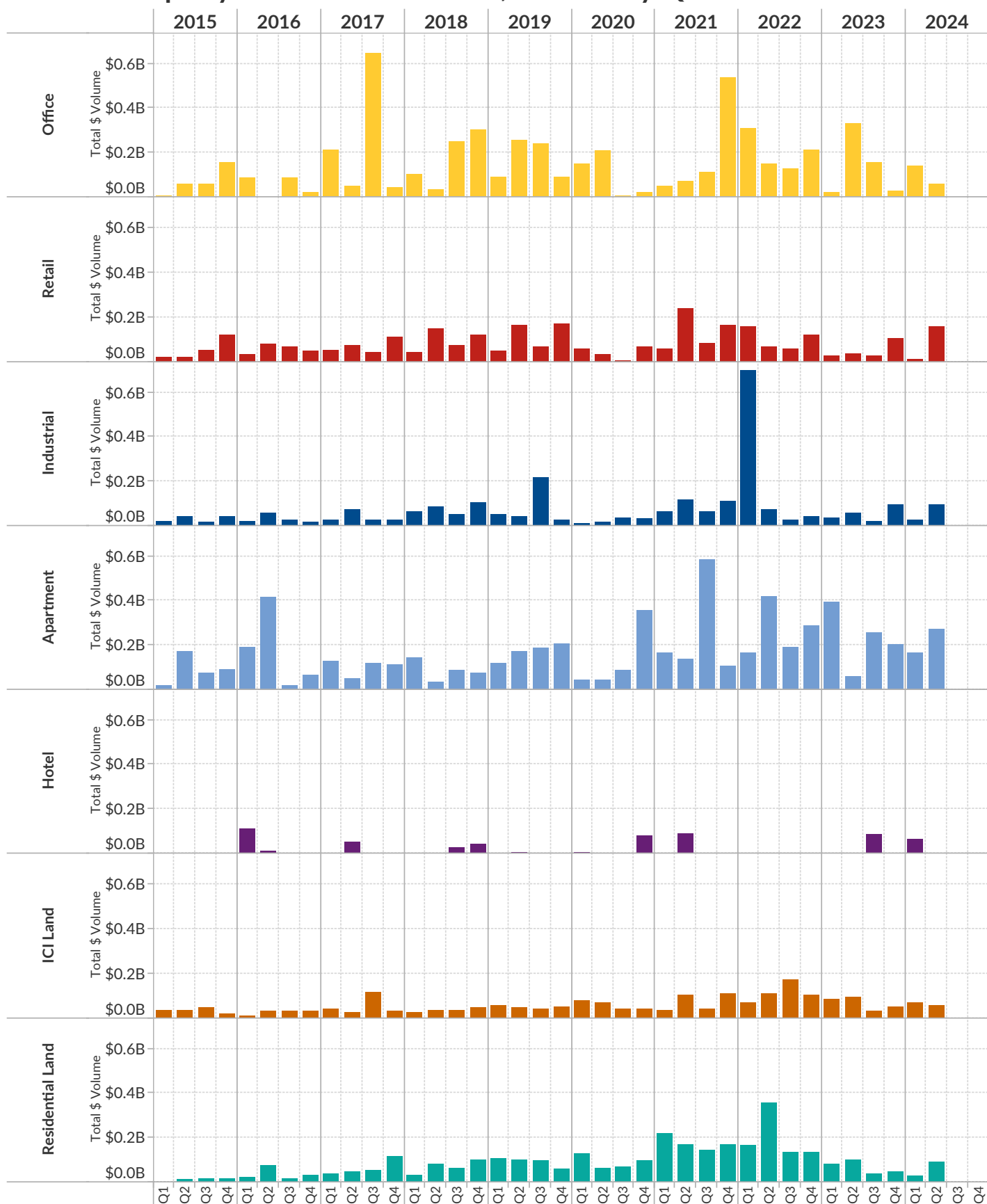
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

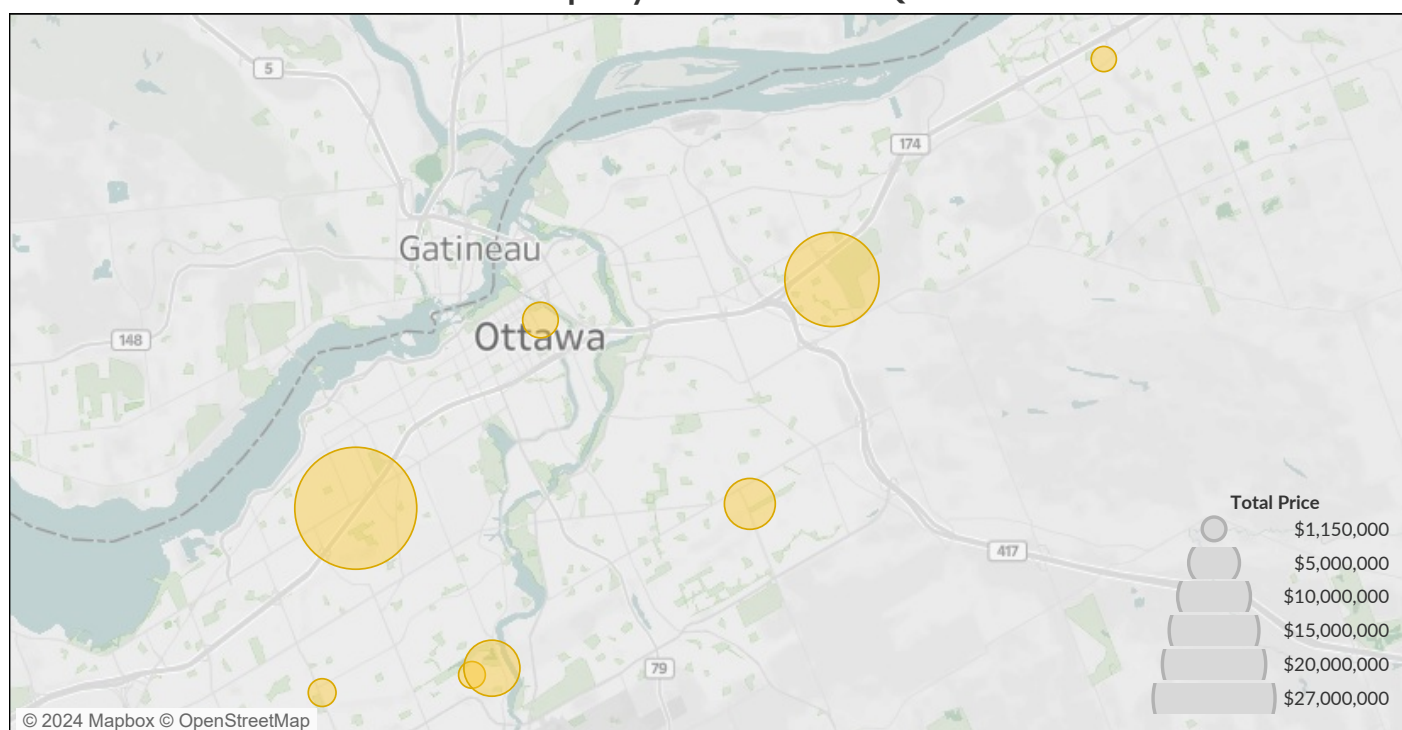
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau			\$8.0M	\$3.7M	-53.8%	\$471
Ottawa Central	\$34.0M	3	\$304.4M	\$163.6M	-46.3%	\$294
Ottawa East	\$17.3M	2		\$18.7M		\$241
Ottawa Rural			\$1.7M		-100.0%	
Ottawa West	\$8.4M	3	\$34.5M	\$12.7M	-63.1%	\$323
Grand Total	\$59.7M	8	\$348.6M	\$198.8M	-43.0%	\$322

Office - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
106 Colonnade Road	Ottawa West	Nepean	\$5.7M	37,283	\$153
112 Lisgar Street	Ottawa Central	Ottawa	\$2.3M	Null	Null
1145 St Pierre Street	Ottawa East	Cumberland	\$1.2M	Null	Null
1441 Woodroffe Avenue	Ottawa West	Nepean	\$1.4M	2,082	\$672
1600 Carling Avenue	Ottawa Central	Ottawa	\$27.0M	183,272	\$147

Source: Altus Group

Office Property Transactions - Q2 2024



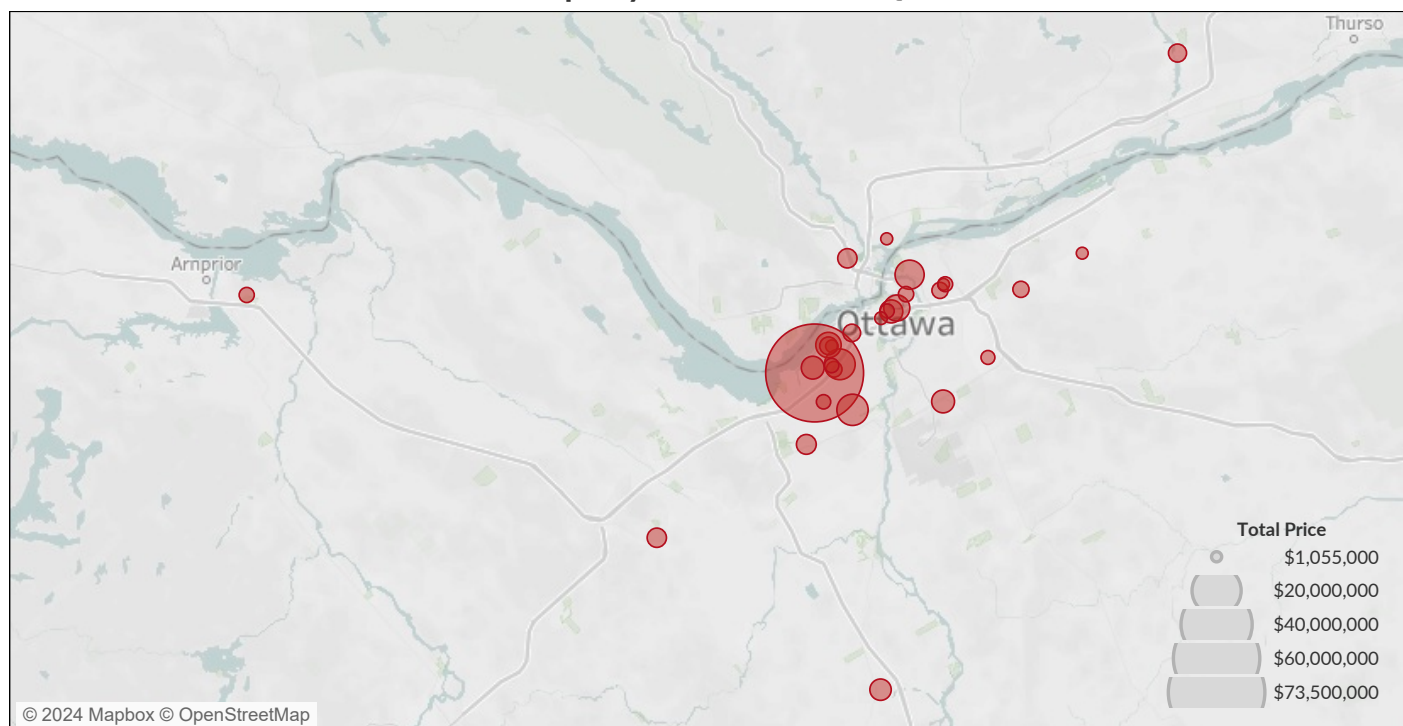
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau	\$6.5M	3	\$27.9M	\$10.6M	-62.0%	\$207
Ottawa Central	\$118.5M	16	\$12.6M	\$121.1M	865.2%	\$451
Ottawa East	\$8.6M	4	\$7.4M	\$8.6M	15.6%	\$518
Ottawa Rural	\$8.1M	3	\$4.2M	\$8.1M	94.0%	
Ottawa West	\$17.8M	5	\$11.3M	\$19.3M	71.1%	\$639
Grand Total	\$159.4M	31	\$63.3M	\$167.7M	164.9%	\$433

Retail - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1255 Wellington Street West	Ottawa Central	Ottawa	\$2.4M	5,500	\$427
1463 Stittsville Main Street	Ottawa Rural	Goulbourn	\$2.9M	Null	Null
1618 Merivale Road	Ottawa Central	Ottawa	\$7.5M	37,180	\$202
17 Beechwood Avenue	Ottawa Central	Ottawa	\$6.5M	15,902	\$409
1754 Carling Avenue	Ottawa Central	Ottawa	\$1.6M	9,850	\$162

Source: Altus Group

Retail Property Transactions - Q2 2024



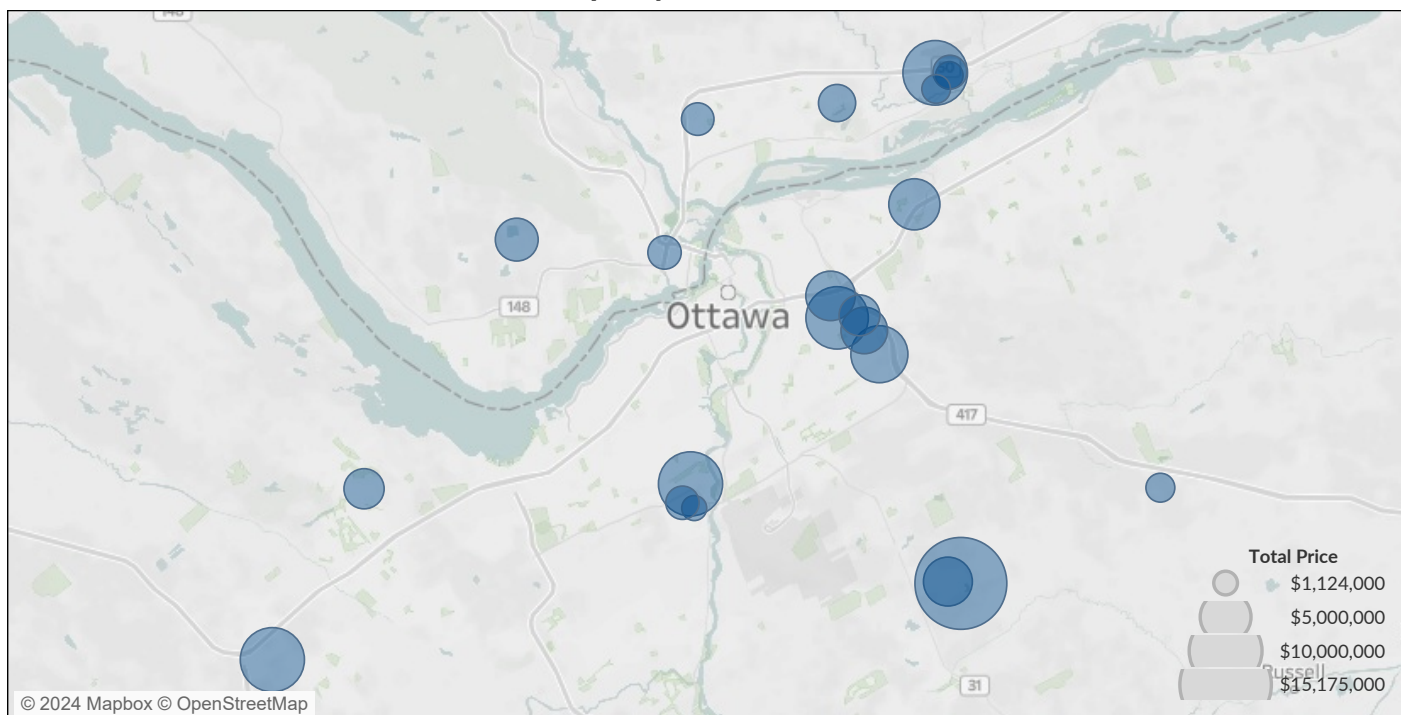
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau	\$22.1M	8	\$29.6M	\$36.3M	22.7%	\$261
Ottawa Central	\$12.9M	2	\$26.0M	\$14.2M	-45.5%	\$323
Ottawa East	\$37.0M	7	\$18.4M	\$37.0M	100.7%	\$266
Ottawa Rural	\$7.4M	1	\$6.9M	\$11.6M	68.7%	\$581
Ottawa West	\$13.4M	4	\$10.8M	\$18.4M	70.1%	\$295
Grand Total	\$92.7M	22	\$91.6M	\$117.4M	28.1%	\$299

Industrial - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
106 Schneider Road	Ottawa West	Kanata	\$2.9M	8,885	\$326
1303 Michael Street	Ottawa East	Gloucester	\$4.4M	14,550	\$302
1410 Windmill Lane	Ottawa East	Gloucester	\$3.0M	2,230	Null
145 Walgreen Drive	Ottawa Rural	West Carleton	\$7.4M	14,500	\$510
1580 Michael Street	Ottawa Central	Ottawa	\$7.0M	25,500	\$275

Source: Altus Group

Industrial Property Transactions - Q2 2024



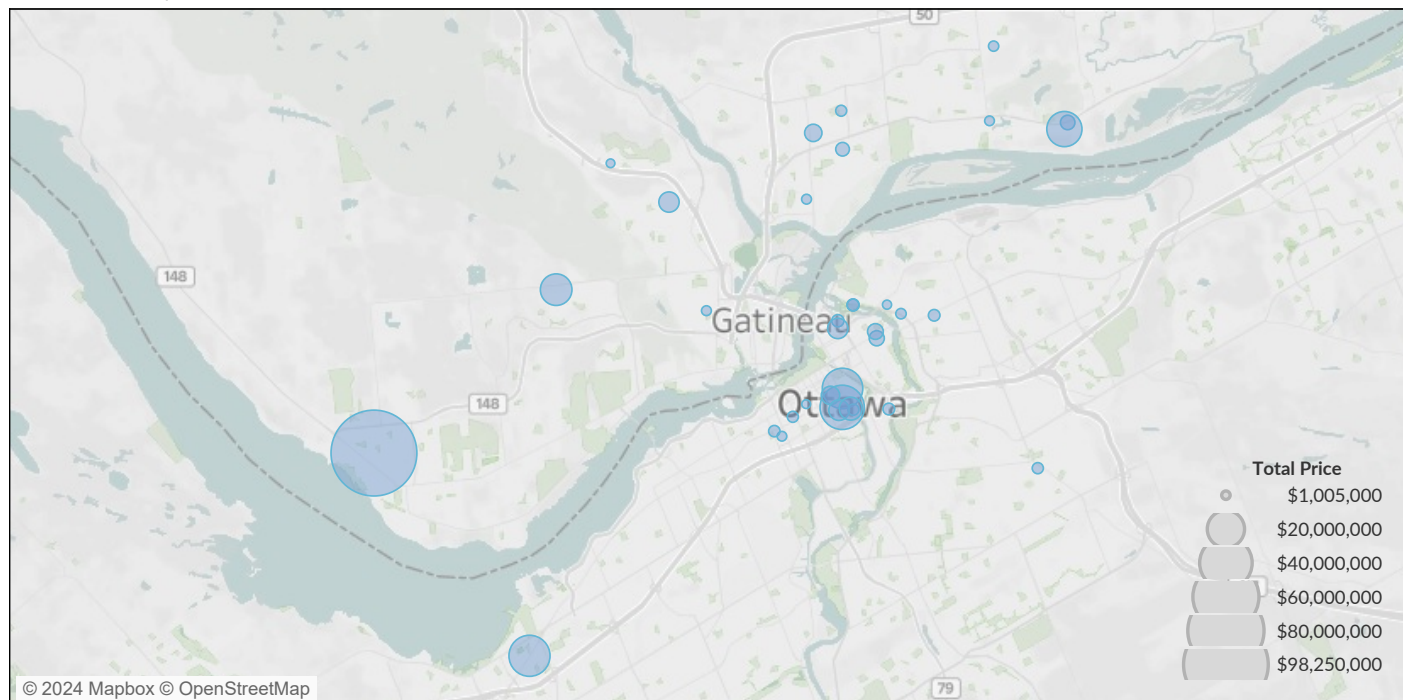
Region	Q2 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2023	2024		
Gatineau	\$150.7M	13	\$164.7M	\$174.4M	5.9%	\$173,381
Ottawa Central	\$90.6M	16	\$204.2M	\$143.7M	-29.6%	\$320,338
Ottawa East	\$4.3M	3		\$8.1M		\$198,856
Ottawa Rural						
Ottawa West	\$25.4M	3	\$80.0M	\$111.4M	39.3%	\$212,048
Grand Total	\$271.0M	35	\$448.9M	\$437.6M	-2.5%	\$251,991

Apartment - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
10 d'Orléans Street	Gatineau	Ville de Gatineau	\$4.0M	24	\$166,667
100 King Edward Avenue	Ottawa Central	Ottawa	\$2.0M	6	\$331,250
102 Cambridge Street N..	Ottawa Central	Ottawa	\$1.6M	6	\$269,333
122 Cobourg Street	Ottawa Central	Ottawa	\$3.3M	15	\$220,000
138 Lees Avenue	Ottawa Central	Ottawa	\$1.8M	4	\$457,500

Source: Altus Group

Apartment Property Transactions - Q2 2024



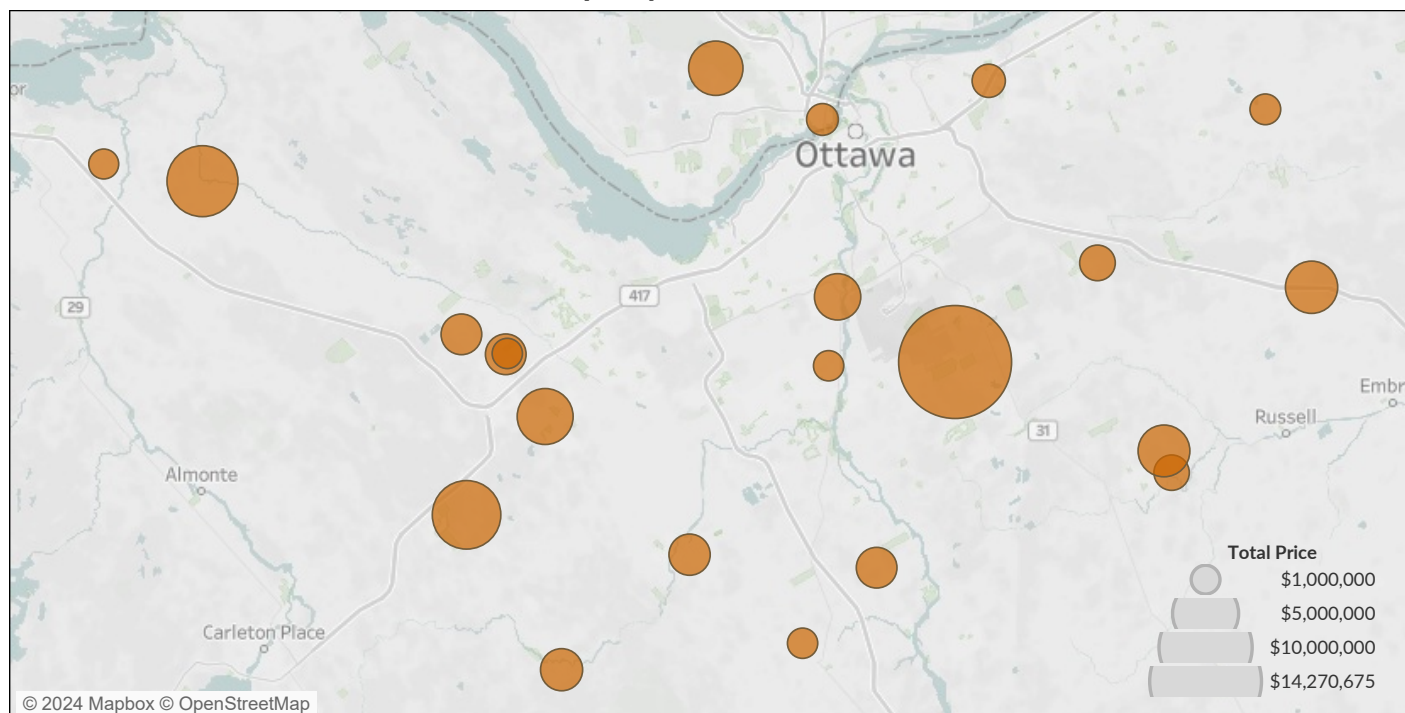
Region	Q2 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$4.4M	2	\$10.2M	\$17.4M	70.8%	\$0.6M
Ottawa Central	\$30.2M	6	\$13.1M	\$50.7M	288.0%	\$0.4M
Ottawa East	\$8.5M	4	\$37.7M	\$16.5M	-56.2%	\$0.2M
Ottawa Rural	\$13.6M	8	\$58.2M	\$20.7M	-64.5%	\$0.3M
Ottawa West	\$3.4M	2	\$58.4M	\$21.9M	-62.4%	\$1.2M
Grand Total	\$60.1M	22	\$177.6M	\$127.3M	-28.3%	\$0.4M

ICI Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Bill Leathem Drive	Ottawa West	Nepean	\$1.0M	1.1	Null
de la Montagne Road	Gatineau	Ville de Gatineau	\$3.3M	30.9	\$106,948
Russland Road	Ottawa East	Cumberland	\$3.1M	73.1	\$118,872
30 Auriga Drive	Ottawa West	Nepean	\$2.4M	2.0	\$1,230,769
79 Laval Street	Gatineau	Ville de Gatineau	\$1.1M	0.2	Null

Source: Altus Group

ICI Land Property Transactions - Q2 2024



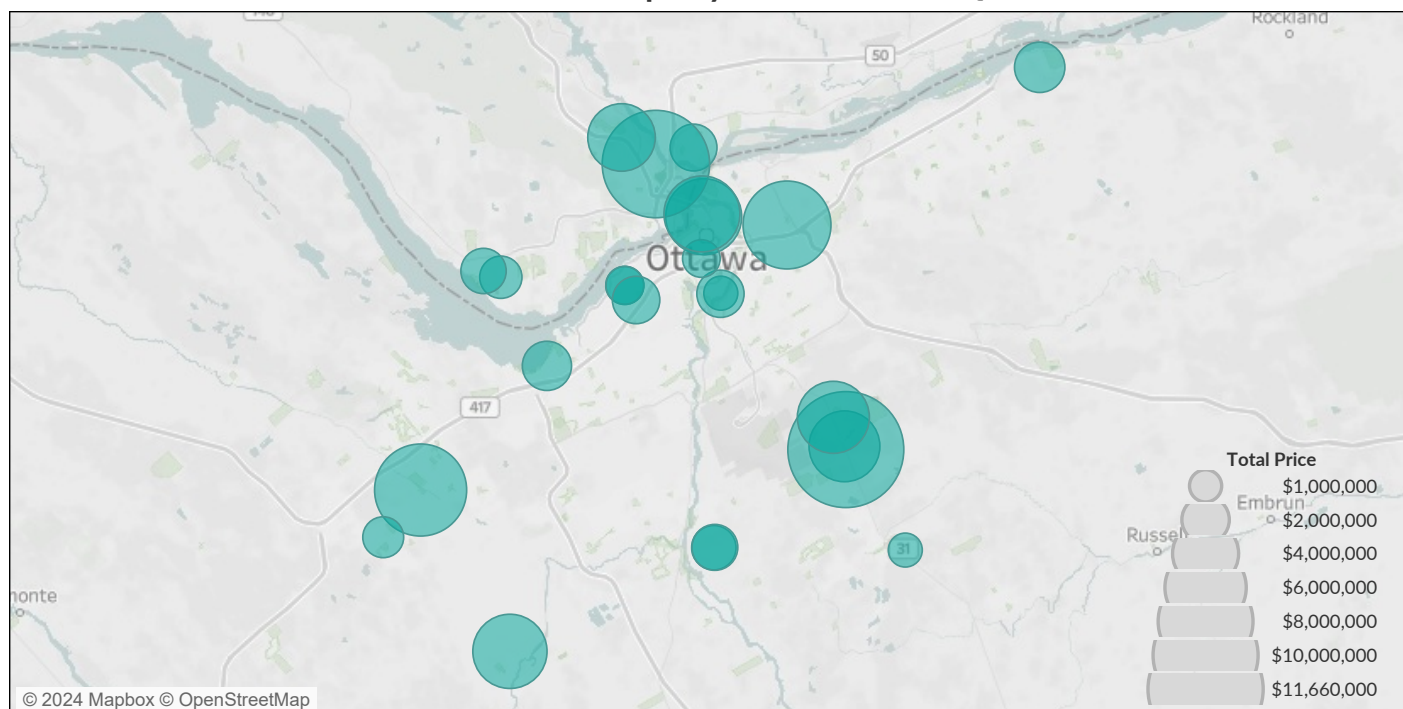
Region	Q2 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$19.2M	5	\$18.2M	\$26.0M	42.6%	\$0.8M
Ottawa Central	\$20.2M	9	\$20.1M	\$42.1M	109.0%	\$0.5M
Ottawa East	\$29.4M	5	\$96.0M	\$29.4M	-69.4%	\$1.0M
Ottawa Rural	\$14.6M	4	\$26.6M	\$14.6M	-45.2%	\$0.1M
Ottawa West	\$4.0M	2	\$17.4M	\$4.0M	-76.8%	
Grand Total	\$87.4M	25	\$178.3M	\$116.1M	-34.9%	\$0.7M

Residential Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Atawe Street	Gatineau	Ville de Gatineau	\$10.0M	41.5	\$240,726
1111 Cummings Avenue	Ottawa East	Gloucester	\$6.7M	1.1	Null
117 Gréber Boulevard	Gatineau	Ville de Gatineau	\$1.9M	0.2	Null
1235 Bank Street	Ottawa West	Nepean	\$1.9M	0.3	Null
130 North Street	Gatineau	Ville de Gatineau	\$1.6M	0.7	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2024





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