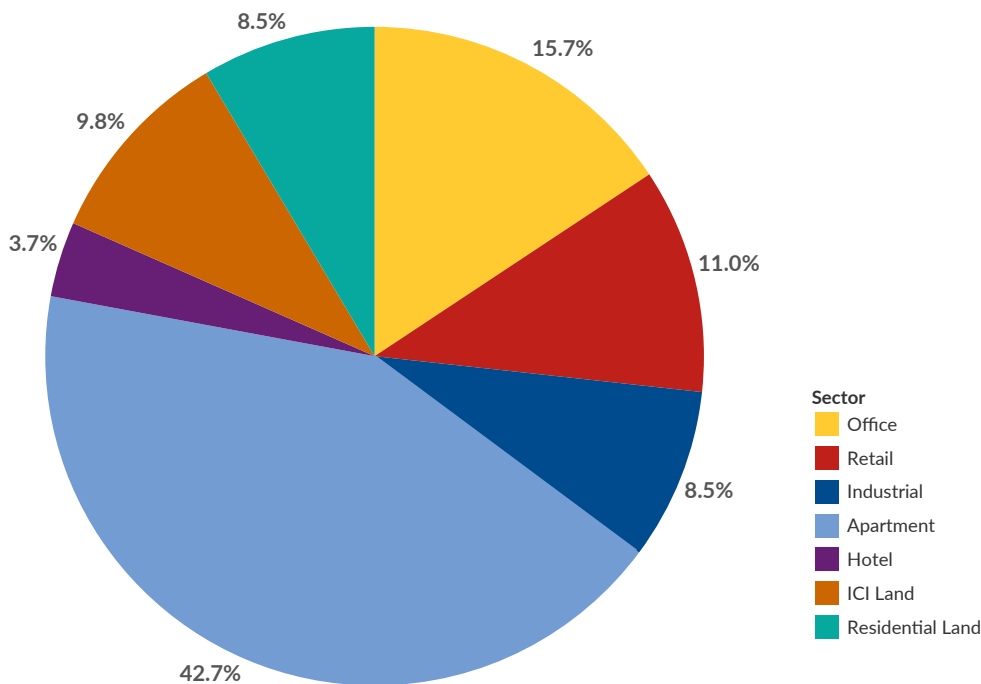

Ottawa & Gatineau Commercial Q3 2024 Statistics



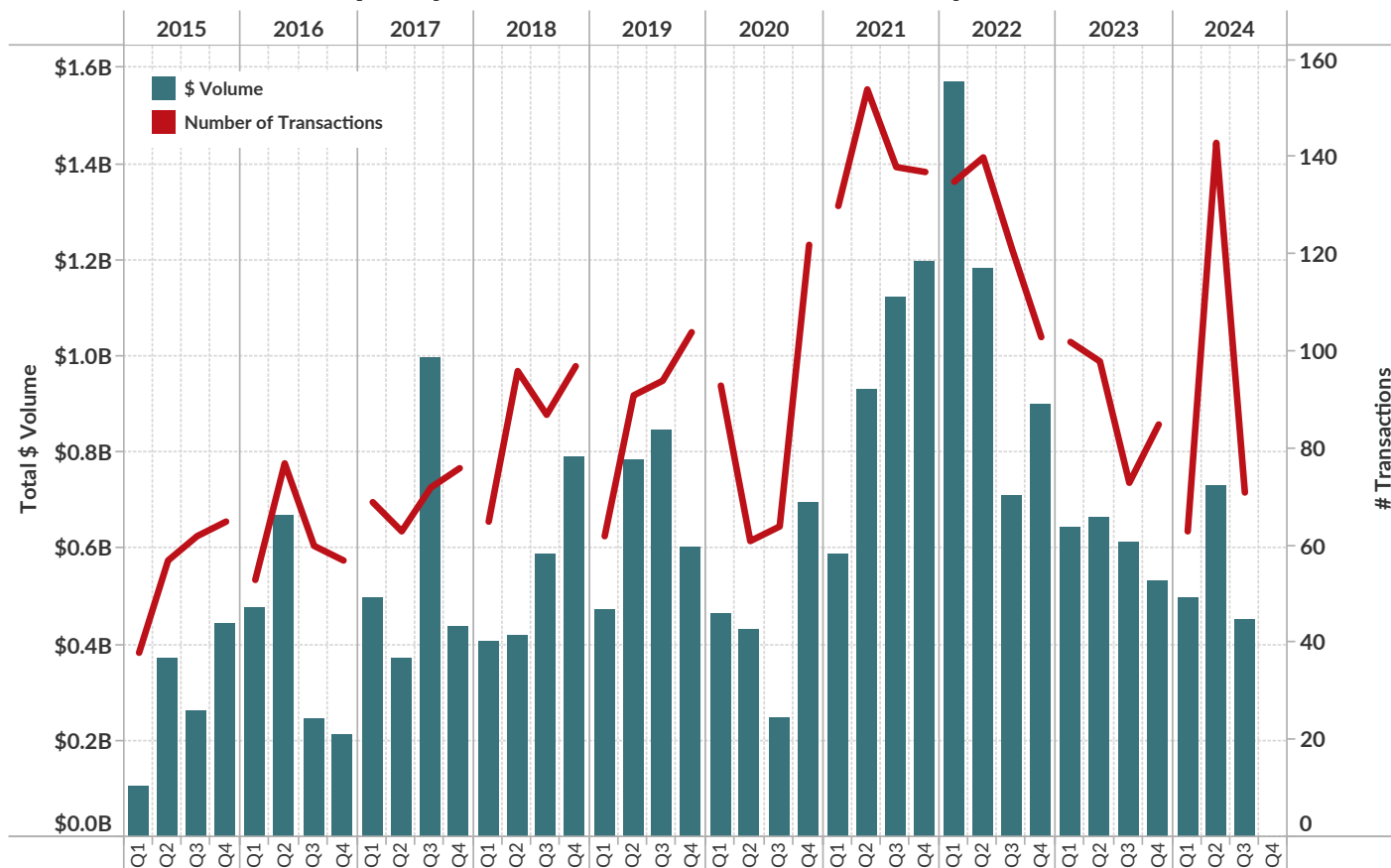
AltusGroup

Q3 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

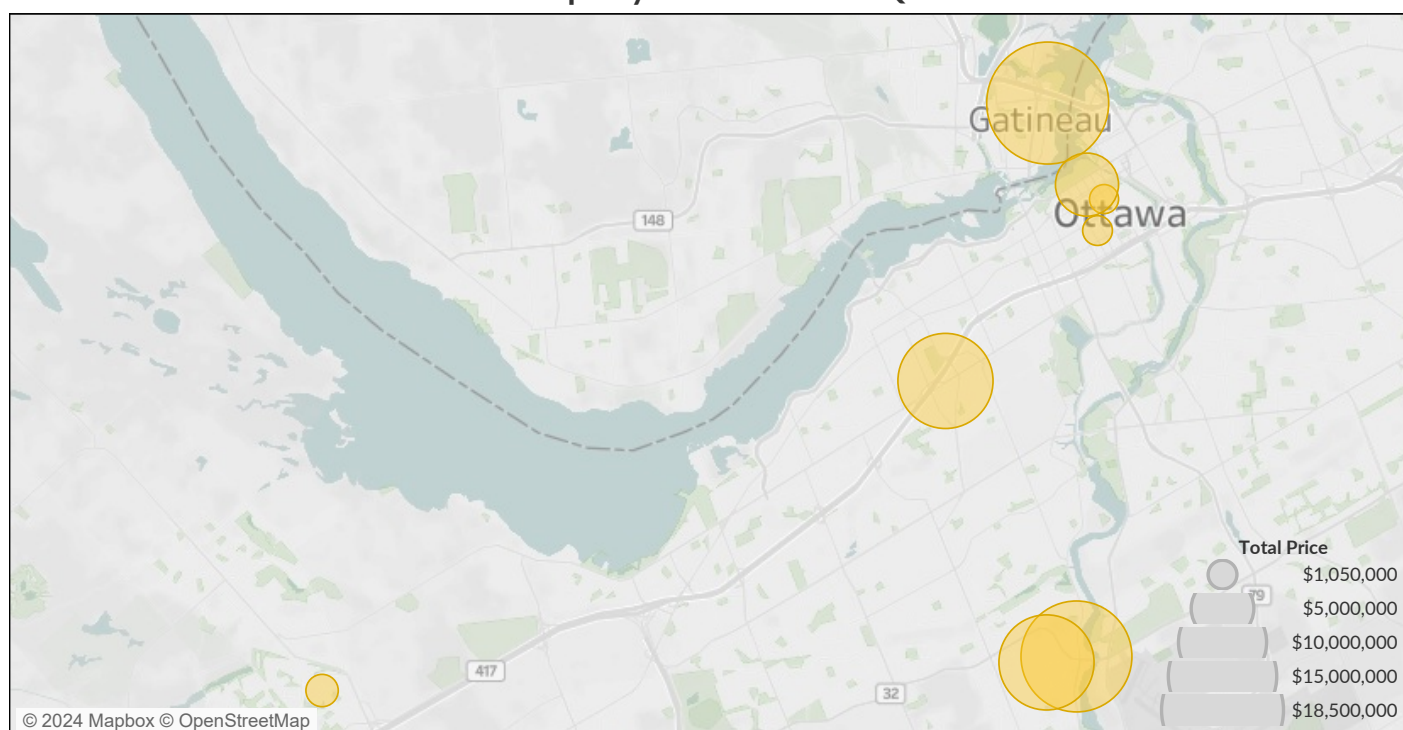
Region	Q3 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2023	2024		
Gatineau	\$18.5M	1	\$20.5M	\$22.2M	8.3%	\$345
Ottawa Central	\$18.4M	4	\$408.6M	\$178.7M	-56.3%	\$294
Ottawa East			\$3.5M	\$18.7M	435.4%	\$241
Ottawa Rural			\$1.7M		-100.0%	
Ottawa West	\$27.9M	3	\$66.3M	\$43.8M	-33.9%	\$256
Grand Total	\$64.7M	8	\$500.6M	\$263.5M	-47.4%	\$279

Office - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
200 Sacré-Coeur Boulevard	Gatineau	Ville de Gatineau	\$18.5M	201,979	\$92
2 Gurdwara Road	Ottawa West	Nepean	\$15.3M	94,460	\$162
36 Antares Drive	Ottawa West	Nepean	\$11.3M	86,378	\$130
1335 Carling Avenue	Ottawa Central	Ottawa	\$11.3M	69,369	\$162
148 Sparks Street	Ottawa Central	Ottawa	\$5.0M	17,800	\$278

Source: Altus Group

Office Property Transactions - Q3 2024



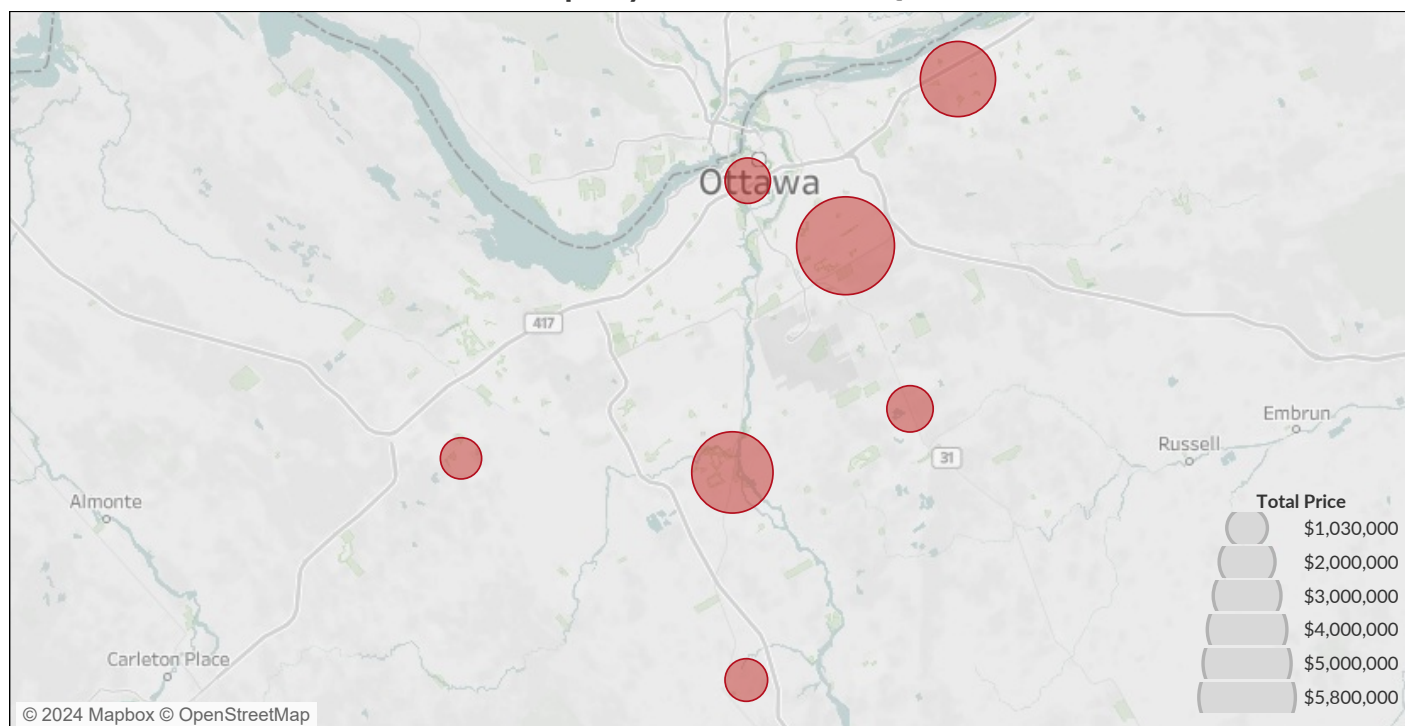
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau			\$36.8M	\$10.6M	-71.2%	\$207
Ottawa Central	\$7.1M	2	\$16.2M	\$124.7M	672.3%	\$456
Ottawa East	\$4.7M	2	\$18.7M	\$13.3M	-28.8%	\$433
Ottawa Rural	\$2.1M	2	\$4.2M	\$10.2M	145.0%	\$458
Ottawa West	\$4.0M	1	\$14.6M	\$26.7M	83.5%	\$487
Grand Total	\$17.9M	7	\$90.3M	\$185.6M	105.5%	\$414

Retail - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3225 Conroy Road	Ottawa Central	Ottawa	\$5.8M	Null	Null
3788 Prince of Wales Drive	Ottawa West	Nepean	\$4.0M	23,900	\$167
2034 St Joseph Boulevard	Ottawa East	Gloucester	\$3.4M	11,925	\$287
5352 Bank Street	Ottawa East	Gloucester	\$1.3M	4,000	\$325
553 Gladstone Avenue	Ottawa Central	Ottawa	\$1.3M	1,500	\$833

Source: Altus Group

Retail Property Transactions - Q3 2024



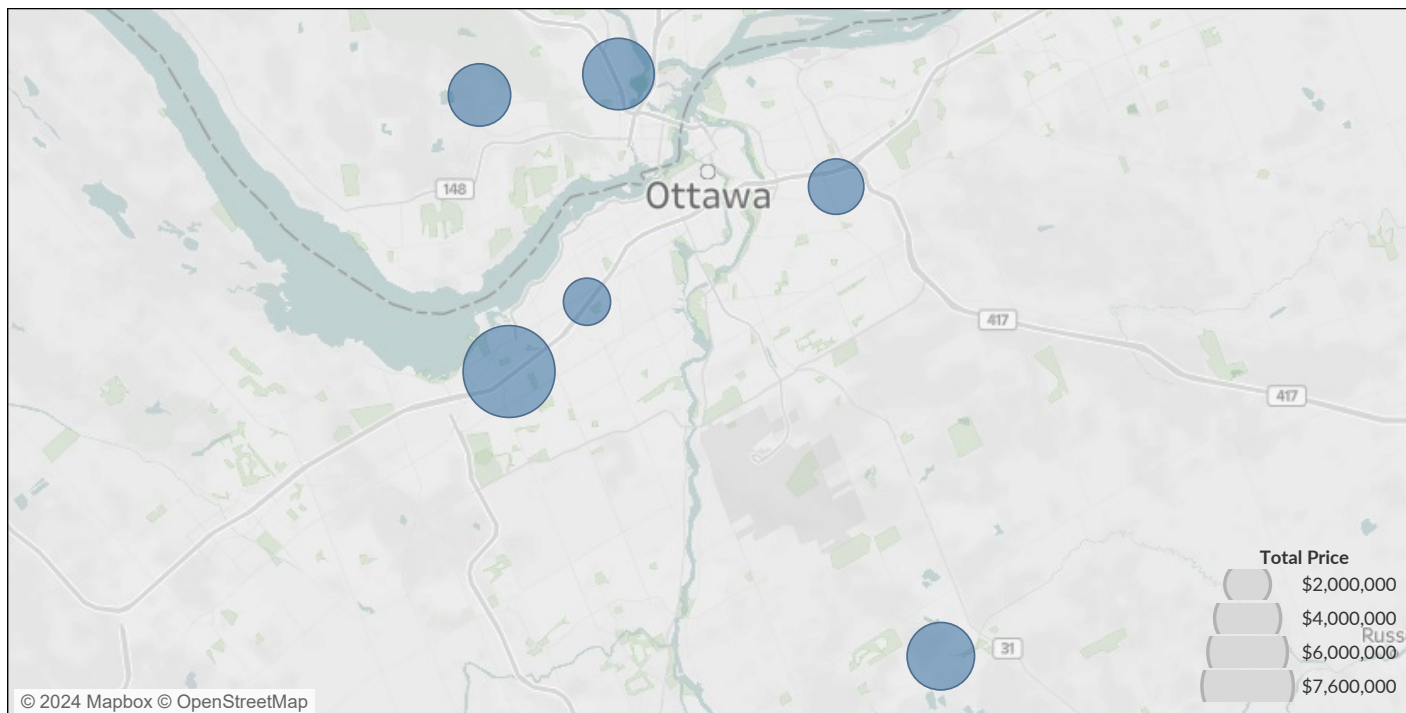
Region	Q3 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$8.1M	2	\$29.6M	\$44.4M	50.1%	\$268
Ottawa Central	\$12.4M	3	\$27.1M	\$26.5M	-2.2%	\$299
Ottawa East			\$20.8M	\$37.0M	77.6%	\$266
Ottawa Rural	\$4.1M	1	\$11.1M	\$15.7M	41.8%	\$528
Ottawa West			\$25.3M	\$18.4M	-27.4%	\$287
Grand Total	\$24.6M	6	\$113.8M	\$141.9M	24.7%	\$300

Industrial - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2655 Queensview Drive	Ottawa Central	Ottawa	\$7.6M	30,123	\$252
35 Adrien-Robert Street	Gatineau	Ville de Gatineau	\$4.6M	11,371	\$405
6786 Hiram Drive	Ottawa Rural	Osgoode	\$4.1M	9,700	\$423
595 Vernon Street	Gatineau	Ville de Gatineau	\$3.5M	16,135	\$216
1419 Michael Street	Ottawa Central	Ottawa	\$2.8M	10,981	\$252

Source: Altus Group

Industrial Property Transactions - Q3 2024



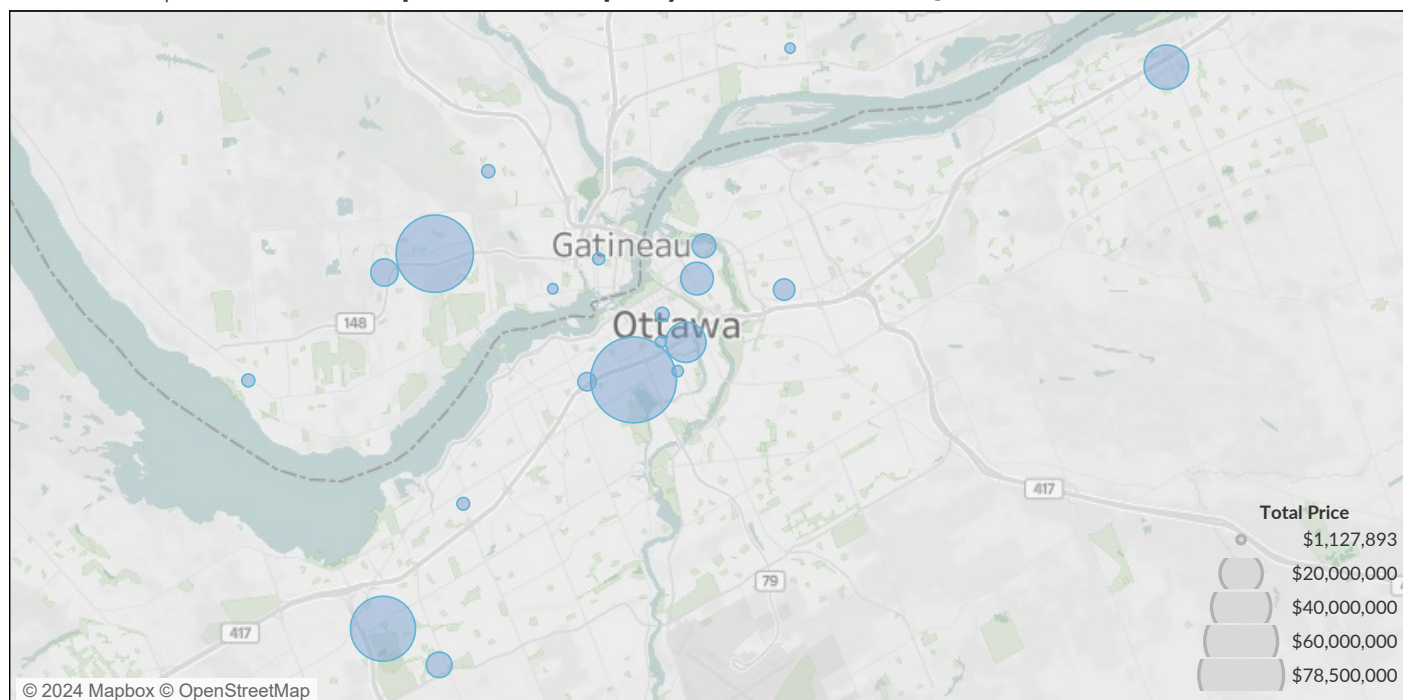
Region	Q3 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2023	2024		
Gatineau	\$79.0M	7	\$261.3M	\$253.4M	-3.0%	\$184,394
Ottawa Central	\$128.2M	10	\$360.3M	\$274.9M	-23.7%	\$306,952
Ottawa East	\$21.0M	1	\$2.5M	\$29.1M	1063.6%	\$236,863
Ottawa Rural						
Ottawa West	\$52.0M	2	\$82.7M	\$160.5M	94.1%	\$257,197
Grand Total	\$280.2M	20	\$706.7M	\$717.8M	1.6%	\$257,083

Apartment - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
514 Rochester Street	Ottawa Central	Ottawa	\$78.5M	144	\$545,139
245 du Plateau Boulevard	Gatineau	Ville de Gatineau	\$63.6M	306	\$207,983
91 Valley Stream Drive	Ottawa West	Nepean	\$45.0M	136	\$330,882
525 Recolte Private	Ottawa East	Cumberland	\$21.0M	54	\$388,889
480 Metcalfe Street	Ottawa Central	Ottawa	\$17.4M	154	\$112,808

Source: Altus Group

Apartment Property Transactions - Q3 2024



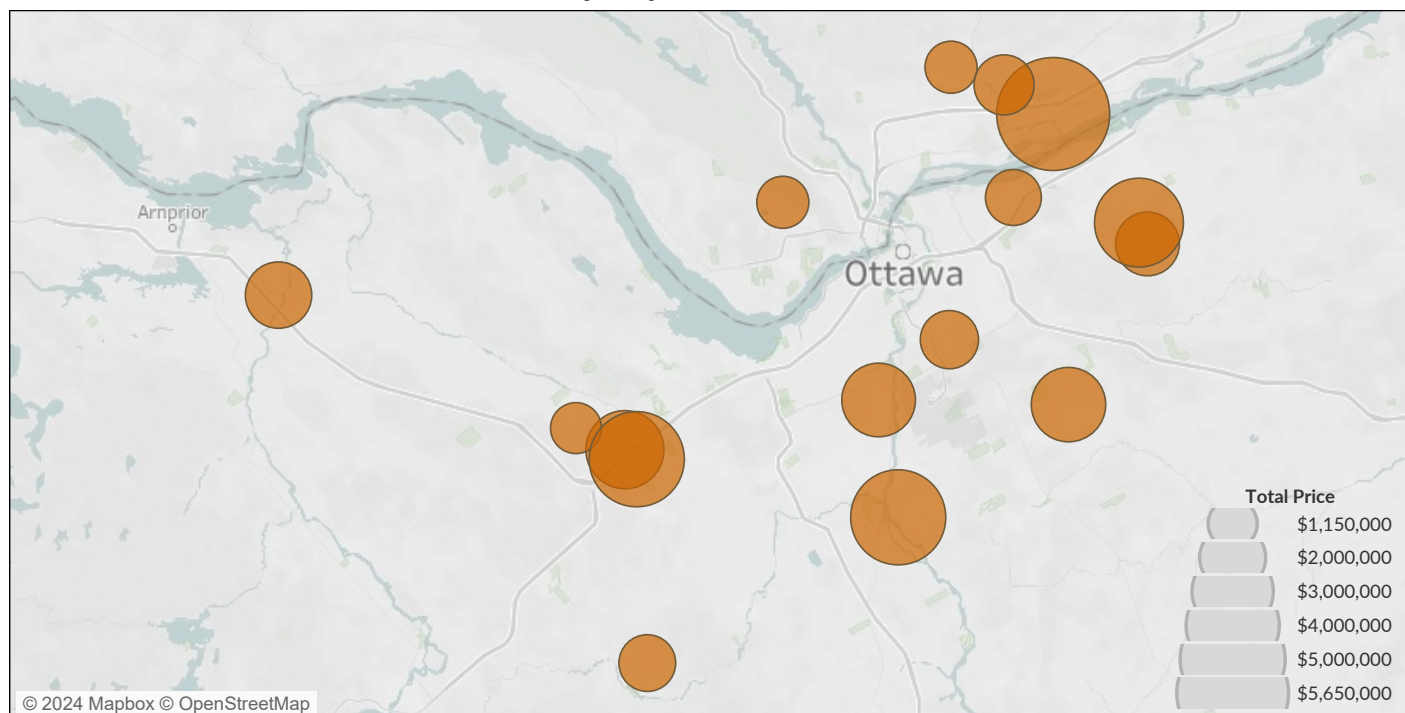
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Gatineau	\$9.7M	4	\$10.2M	\$27.1M	165.4%	\$0.5M
Ottawa Central	\$3.5M	2	\$13.1M	\$54.2M	314.4%	\$0.4M
Ottawa East	\$13.1M	5	\$48.7M	\$29.7M	-39.1%	\$0.2M
Ottawa Rural	\$9.3M	4	\$76.0M	\$30.0M	-60.6%	\$0.4M
Ottawa West	\$2.4M	1	\$62.2M	\$24.3M	-60.9%	\$1.2M
Grand Total	\$37.9M	16	\$210.1M	\$165.2M	-21.4%	\$0.4M

ICI Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Pierre-Ménard Street	Gatineau	Ville de Gatineau	\$5.7M	4.6	\$1,215,299
425 Culdaff Road	Ottawa Rural	West Carleton	\$4.0M	2.4	\$1,667,360
838 River Road	Ottawa East	Gloucester	\$4.0M	9.5	\$490,858
Tenth Line Road	Ottawa East	Cumberland	\$3.5M	Null	Null
101 Nipissing Court	Ottawa Rural	West Carleton	\$2.7M	2.9	\$940,767

Source: Altus Group

ICI Land Property Transactions - Q3 2024



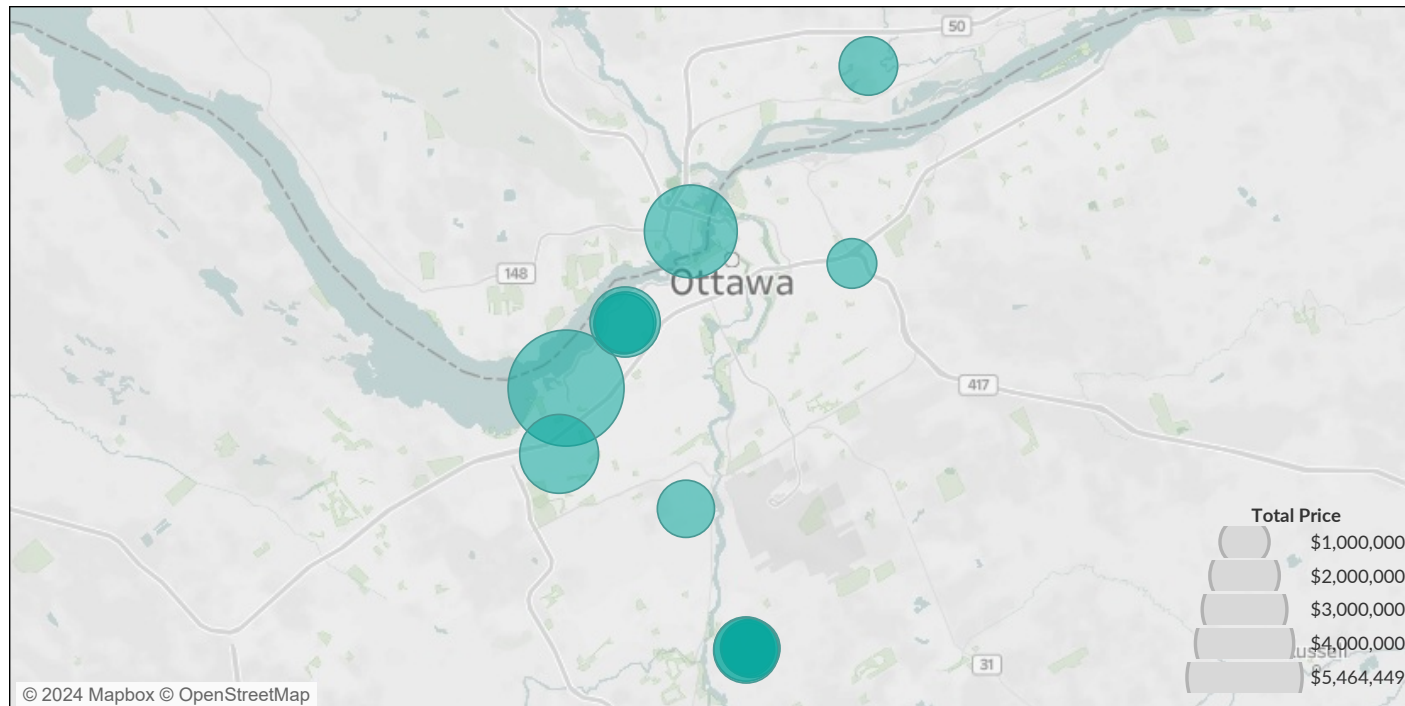
Region	Q3 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$4.9M	2	\$20.9M	\$30.9M	47.5%	\$0.8M
Ottawa Central	\$12.9M	5	\$50.4M	\$55.0M	9.2%	\$0.5M
Ottawa East	\$8.1M	6	\$97.7M	\$37.5M	-61.6%	\$1.0M
Ottawa Rural			\$26.6M	\$14.6M	-45.2%	\$0.2M
Ottawa West	\$1.3M	1	\$19.2M	\$5.4M	-72.0%	
Grand Total	\$27.3M	14	\$214.7M	\$143.3M	-33.2%	\$0.7M

Residential Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2475 Regina Street	Ottawa Central	Ottawa	\$5.5M	2.6	Null
202 Papineau Street	Gatineau	Ville de Gatineau	\$3.5M	0.5	Null
2596 Draper Avenue	Ottawa Central	Ottawa	\$2.5M	0.7	Null
314 Tweedsmuir Avenue	Ottawa Central	Ottawa	\$2.0M	0.1	Null
674 Acai Way	Ottawa East	Gloucester	\$1.7M	0.7	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2024





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