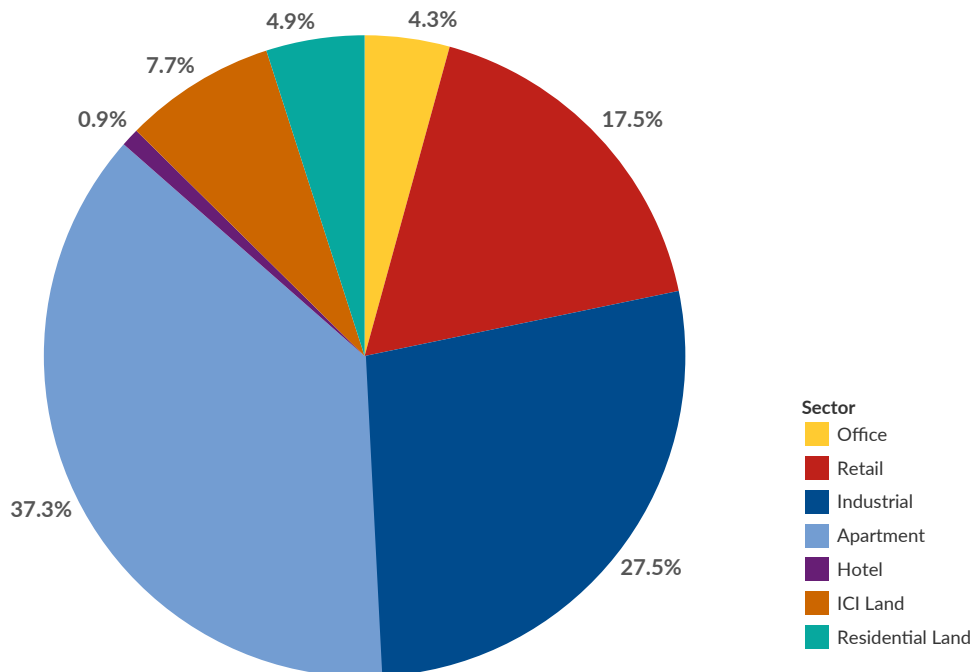

Montreal Market Commercial Q3 2024 Statistics

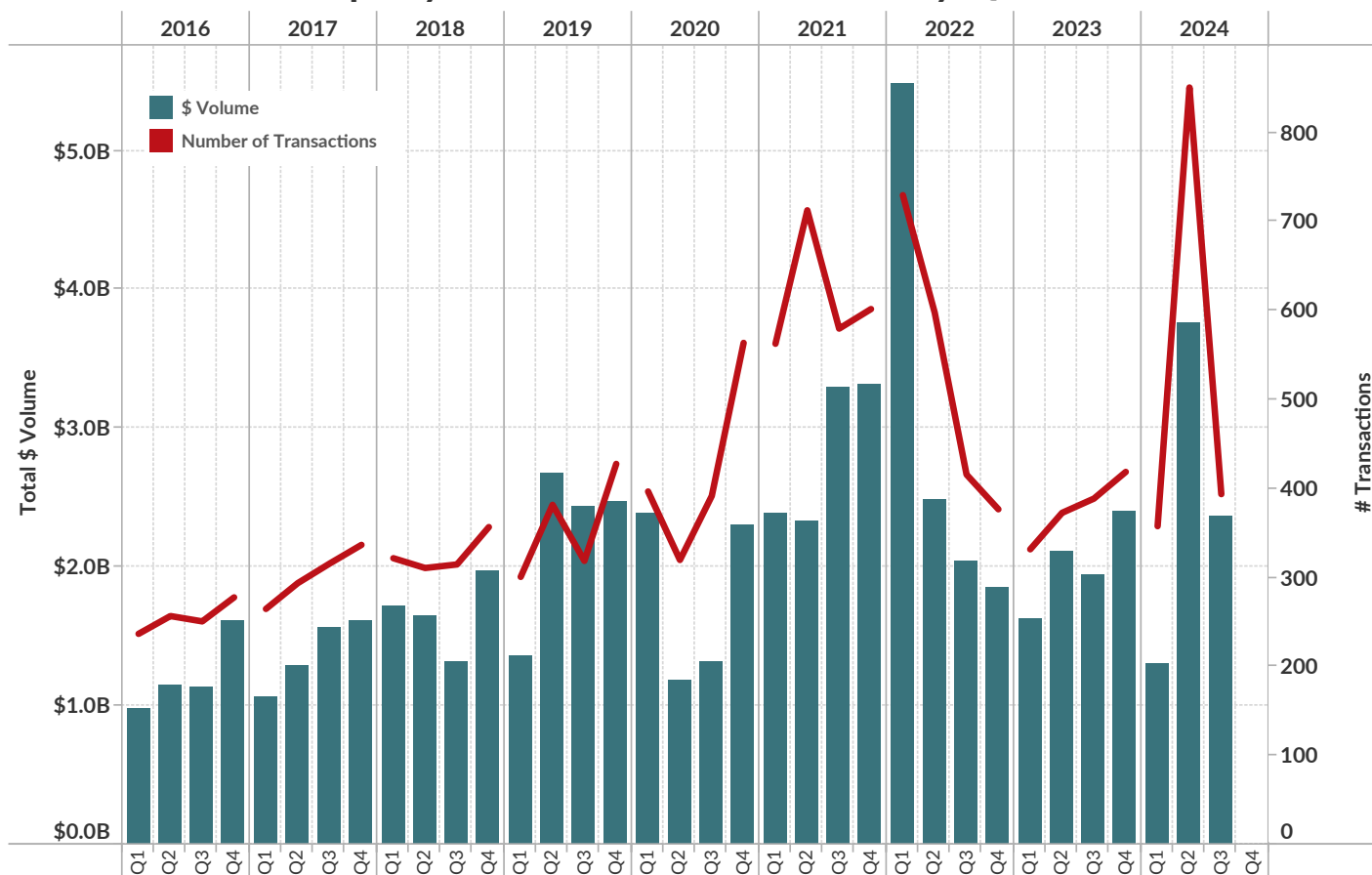


Q3 2024 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

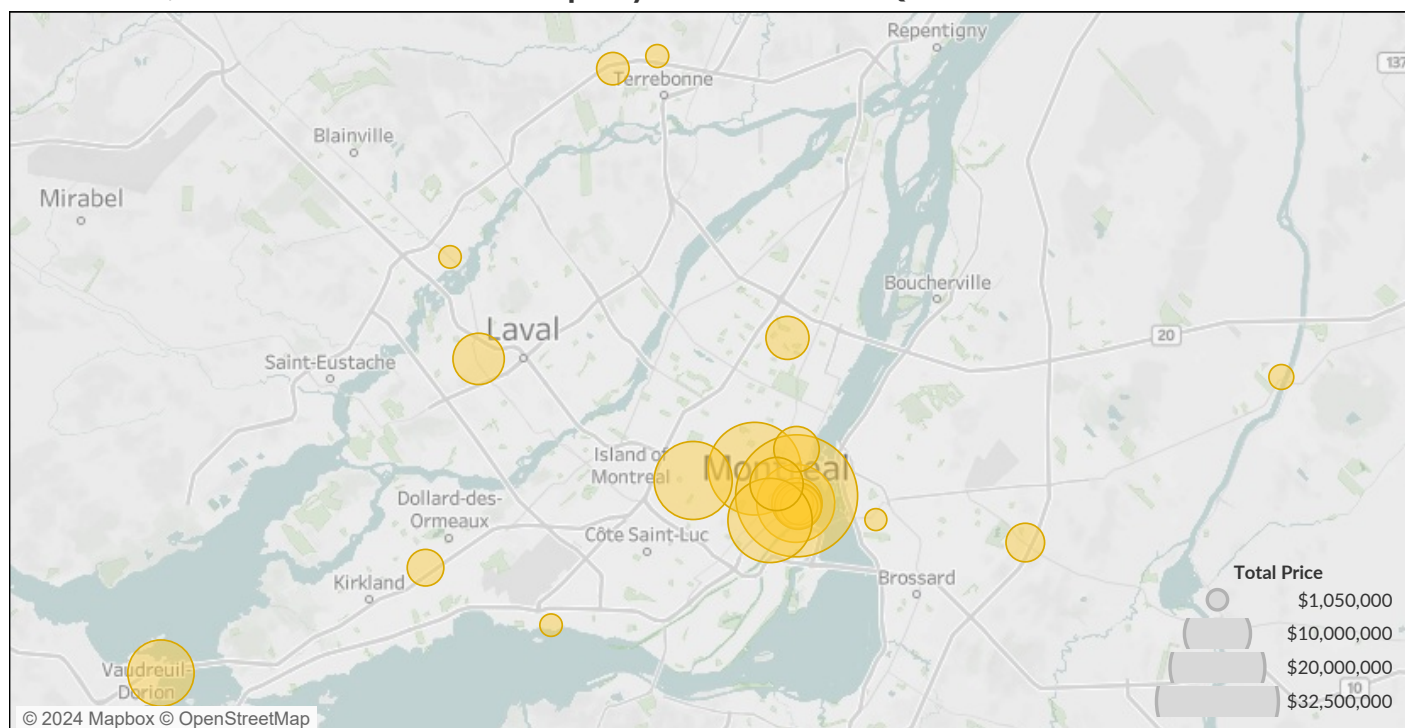
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$133.3M	15	\$381.5M	\$251.5M	-34.1%	\$271
Laval	\$5.8M	1	\$83.7M	\$10.9M	-87.0%	\$212
Longueuil	\$4.3M	2	\$2.7M	\$15.7M	480.8%	\$265
North Shore	\$4.6M	3	\$16.3M	\$13.9M	-15.2%	\$376
South Shore	\$11.0M	2	\$13.8M	\$24.7M	79.3%	\$285
Grand Total	\$158.8M	23	\$498.0M	\$316.6M	-36.4%	\$279

Office - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
480 Saint-Laurent Boulevard	Island of Montréal	Ville-Marie	\$32.5M	133,290	244
4436 Saint-Laurent Boulevard	Island of Montréal	Le Plateau-Mo..	\$18.8M	88,017	213
1600 René-Levesque Boulevard ..	Island of Montréal	Ville-Marie	\$15.5M	256,574	60
2550 Bates Road	Island of Montréal	Côte-des-Neig..	\$13.3M	48,099	276
410 Saint-Nicolas Street	Island of Montréal	Ville-Marie	\$13.3M	154,932	86

Source: Altus Group

Office Property Transactions - Q3 2024



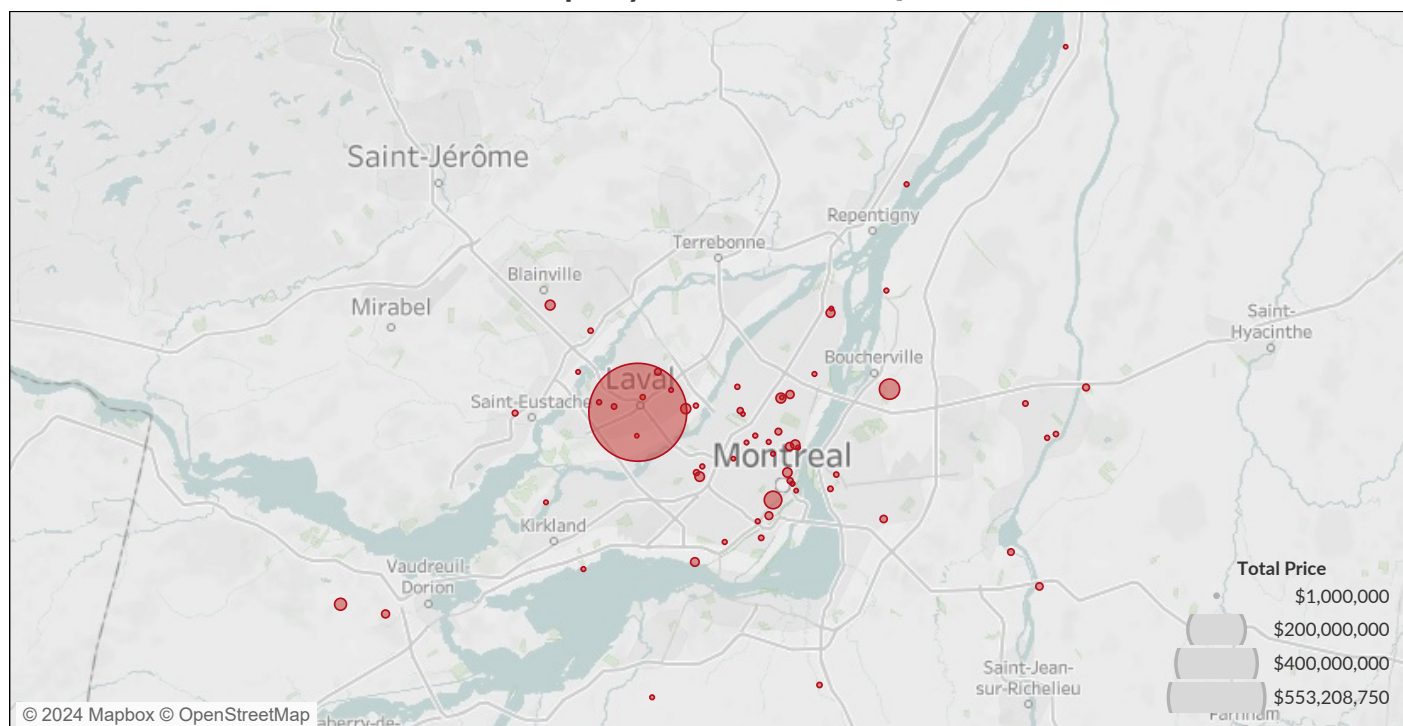
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$90.3M	34	\$299.0M	\$423.5M	41.7%	\$325
Laval	\$569.5M	9	\$143.8M	\$620.8M	331.8%	\$310
Longueuil	\$4.5M	2	\$43.6M	\$41.2M	-5.6%	\$276
North Shore	\$11.3M	5	\$105.9M	\$92.5M	-12.7%	\$276
South Shore	\$54.4M	14	\$135.2M	\$117.4M	-13.1%	\$310
Grand Total	\$729.9M	64	\$727.5M	\$1,295.4M	78.1%	\$312

Retail - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1011 Notre-Dame Street	North Shore	Repentigny	\$1.3M	11,537	111
102 Saint-Antoine Street West	Island of Montréal	Ville-Marie	\$1.1M	1,479	744
				1,650	667
1020 Saint-Germain Street	Island of Montréal	Saint-Laurent	\$2.0M	2,548	785
1100 Clark Street	Island of Montréal	Ville-Marie	\$2.0M	4,483	442

Source: Altus Group

Retail Property Transactions - Q3 2024



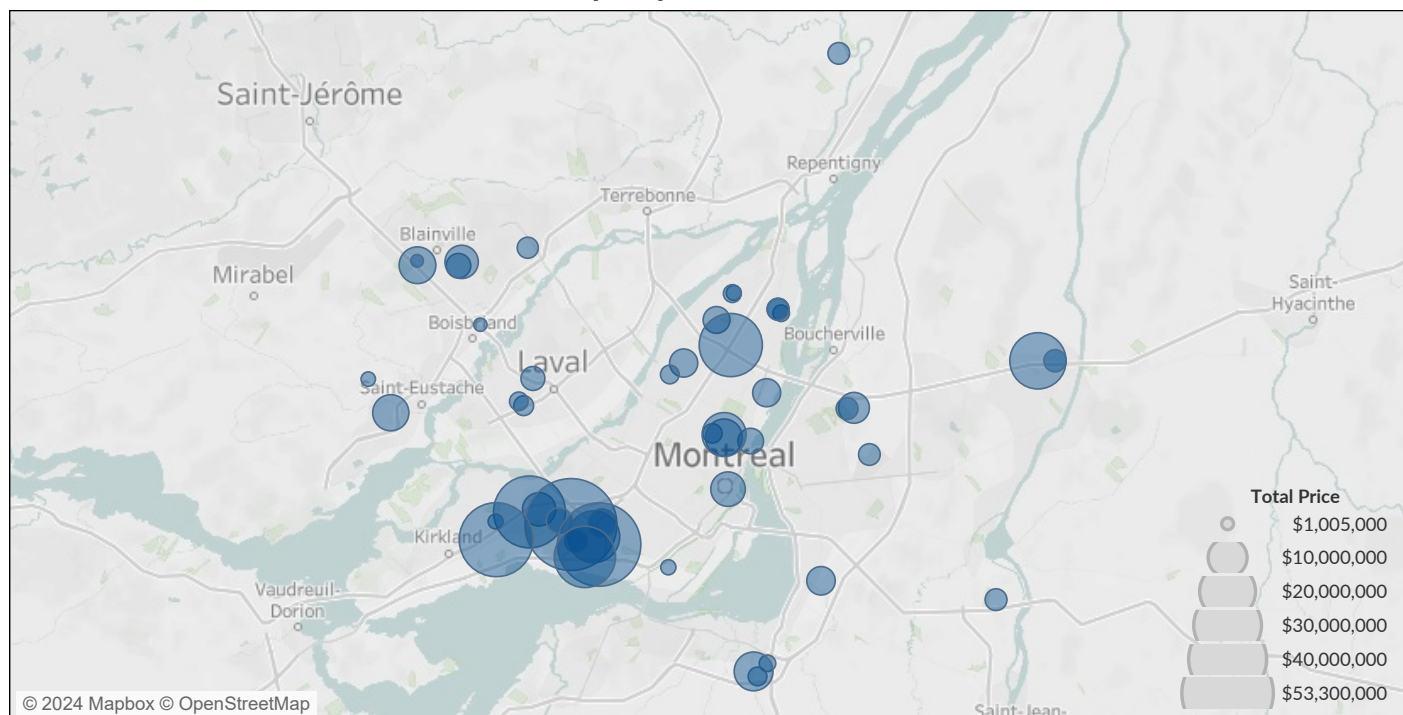
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$307.9M	26	\$922.3M	\$1,141.7M	23.8%	\$216
Laval	\$8.3M	3	\$192.6M	\$288.2M	49.6%	\$266
Longueuil	\$10.5M	2	\$39.1M	\$72.6M	86.0%	\$202
North Shore	\$36.7M	9	\$180.2M	\$272.2M	51.1%	\$282
South Shore	\$53.6M	9	\$163.5M	\$260.7M	59.5%	\$308
Grand Total	\$416.9M	49	\$1,497.6M	\$2,035.5M	35.9%	\$248

Industrial - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7171 de la Côte-Vertu Boulevard	Island of Montréal	Saint-Laurent	\$53.3M	265,000	201
1625 32e Avenue	Island of Montréal	Lachine	\$43.9M	192,261	228
165 Hymus Boulevard	Island of Montréal	Pointe-Claire	\$34.6M	220,713	157
2945 André Avenue	Island of Montréal	Dorval	\$32.7M	134,340	243
8051 Metropolitain East Boulevard	Island of Montréal	Anjou	\$25.2M	95,655	263

Source: Altus Group

Industrial Property Transactions - Q3 2024



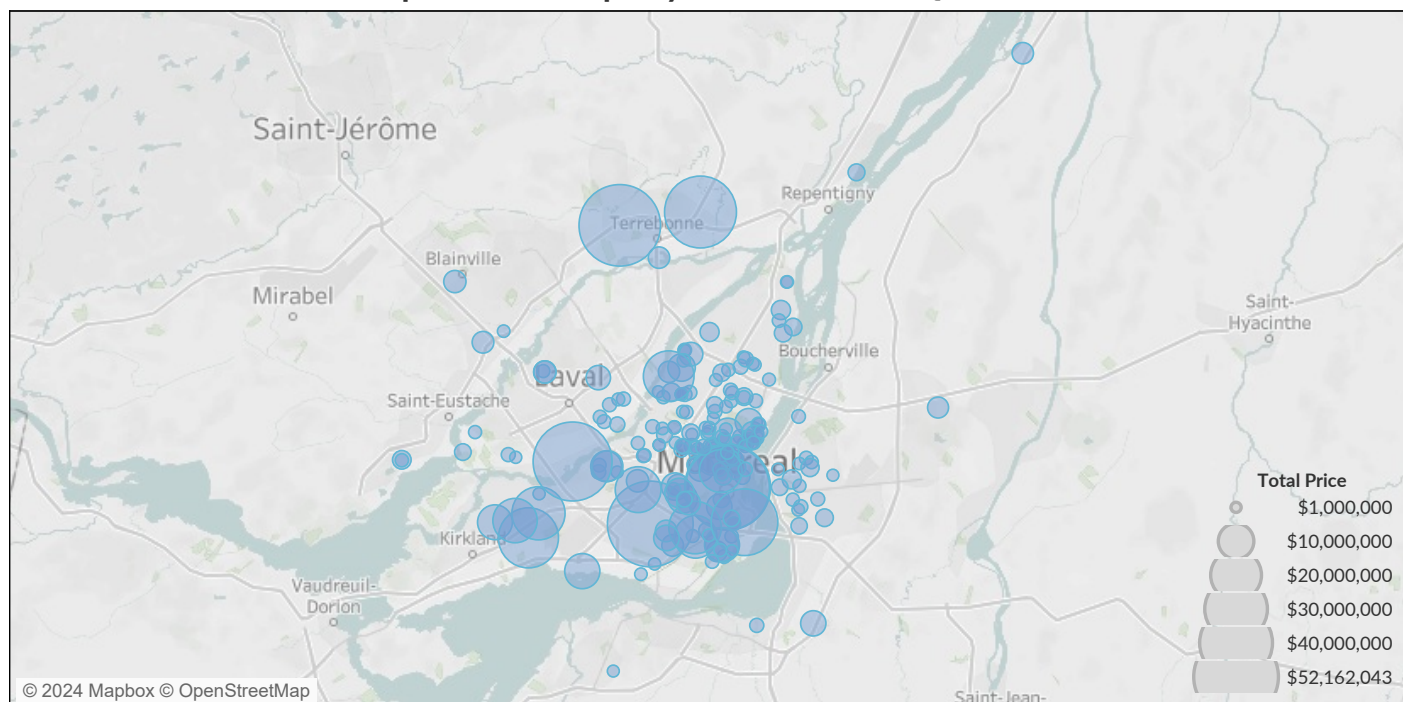
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Island of Montréal	\$633.1M	166	\$1,246.3M	\$2,104.0M	68.8%	\$226,468
Laval	\$70.2M	15	\$223.4M	\$143.0M	-36.0%	\$210,927
Longueuil	\$18.2M	13	\$242.8M	\$141.5M	-41.7%	\$182,251
North Shore	\$100.4M	9	\$156.4M	\$208.0M	32.9%	\$205,862
South Shore	\$20.7M	9	\$122.9M	\$168.2M	36.9%	\$182,673
Grand Total	\$842.6M	212	\$1,991.8M	\$2,764.7M	38.8%	\$218,460

Apartment - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2100 de Bleury Street	Island of Montréal	Ville-Marie	\$52.2M	160	\$326,013
5755 Sir-Walter-Scott Avenue	Island of Montréal	Côte-Saint-Luc	\$52.0M	223	\$233,184
375 de la Concorde Street	Island of Montréal	Ville-Marie	\$50.0M	157	\$318,155
2915 de la Pinière Boulevard	North Shore	Terrebonne	\$47.0M	226	\$207,983
25 des Îles Drive	Laval	Laval	\$44.1M	117	\$377,142

Source: Altus Group

Apartment Property Transactions - Q3 2024



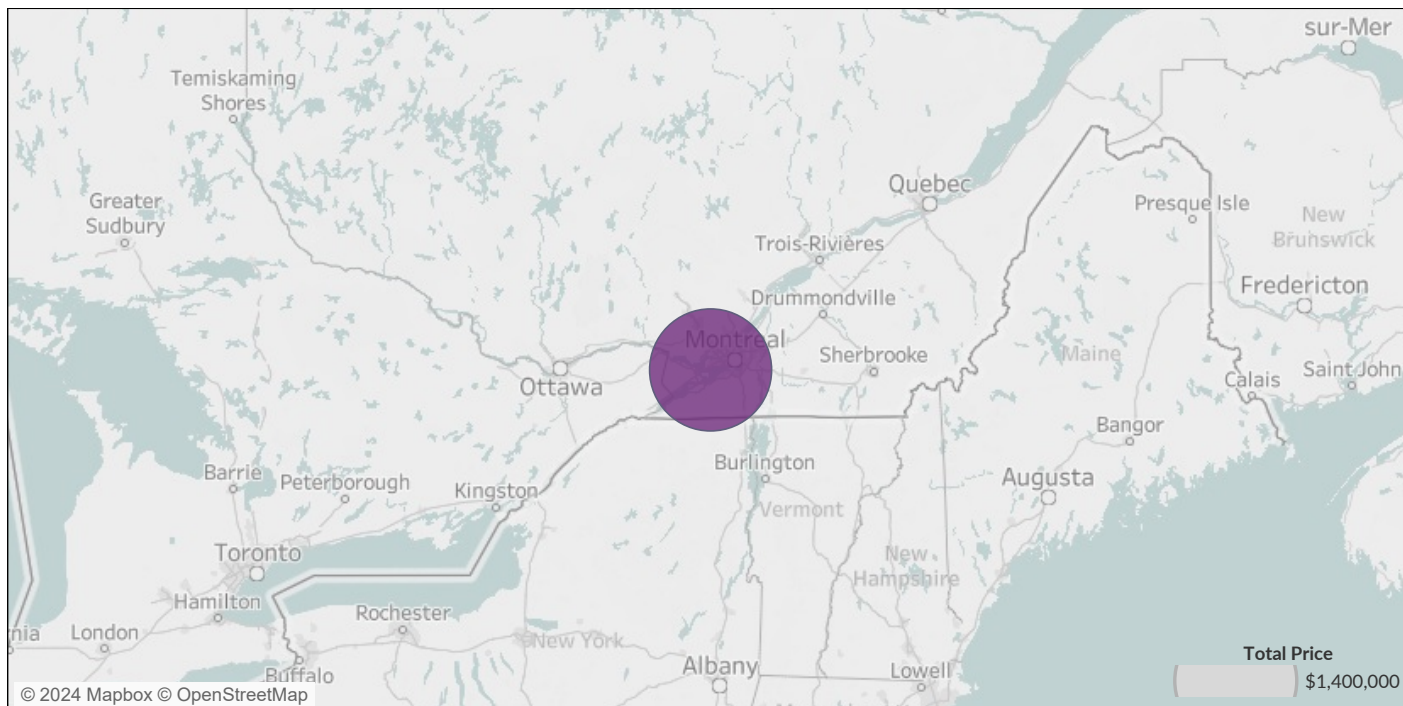
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Island of Montréal	\$1.4M	1	\$61.8M	\$67.7M	9.5%	\$114,937
Laval			\$7.5M		-100.0%	
Longueuil						
North Shore			\$7.1M		-100.0%	
South Shore			\$1.4M		-100.0%	
Grand Total	\$1.4M	1	\$77.8M	\$67.7M	-13.0%	\$114,937

Hotel - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
505 Beaconsfield Boulevard	Island of Montréal	Beaconsfield	\$1.4M	12	\$116,667

Source: Altus Group

Hotel Property Transactions - Q3 2024



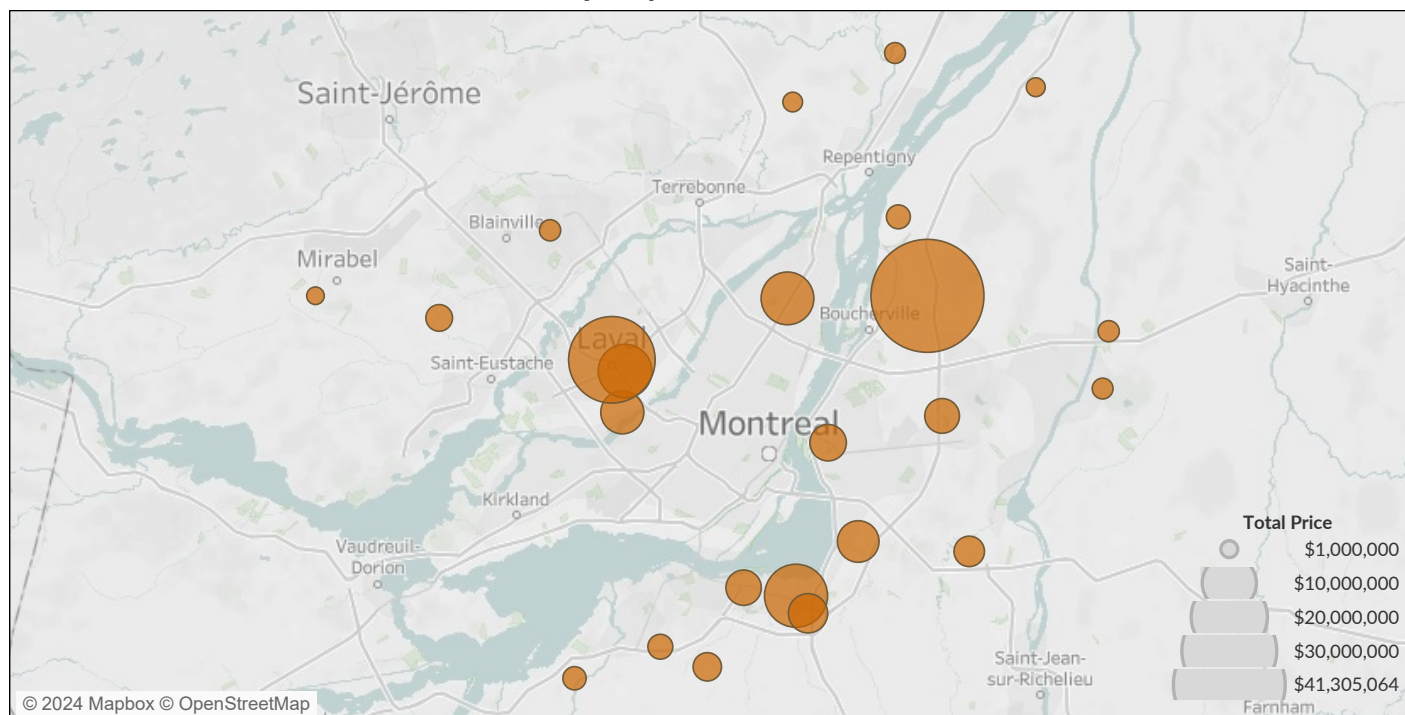
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$9.0M	1	\$176.2M	\$64.8M	-63.2%	\$2.0M
Laval	\$39.6M	3	\$164.8M	\$83.6M	-49.3%	\$2.4M
Longueuil	\$4.3M	1	\$22.4M	\$5.3M	-76.3%	\$1.8M
North Shore	\$7.4M	5	\$111.7M	\$161.7M	44.7%	\$0.4M
South Shore	\$87.9M	14	\$138.1M	\$252.3M	82.6%	\$0.7M
Grand Total	\$148.2M	24	\$613.2M	\$567.8M	-7.4%	\$0.9M

ICI Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
201 de l'Energie Road	South Shore	Varennes	\$41.3M	21.1	\$1,960,206
Saint-Elzear Boulevard West	Laval	Laval	\$24.3M	15.5	\$1,568,432
Robidoux Street	South Shore	Delson	\$12.9M	26.8	\$480,487
Le Corbusier Boulevard	Laval	Laval	\$9.3M	1.8	\$5,028,576
10447 Metropolitain Boulevard East	Island of Montréal	Montréal-Est	\$9.0M	15.9	\$565

Source: Altus Group

ICI Land Property Transactions - Q3 2024



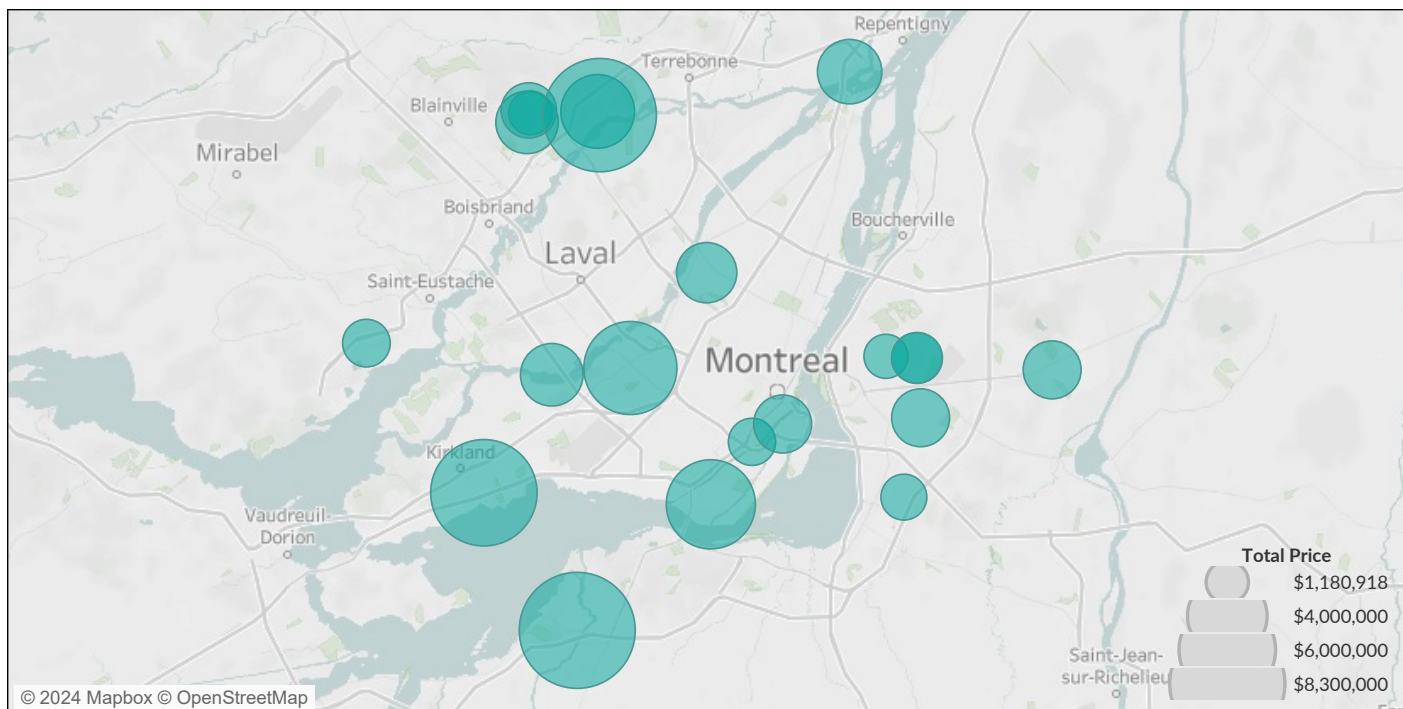
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$22.9M	6	\$108.0M	\$246.0M	127.7%	\$3.4M
Laval	\$2.4M	1	\$33.2M	\$24.7M	-25.8%	\$0.7M
Longueuil	\$6.4M	4	\$13.3M	\$21.8M	64.1%	\$2.2M
North Shore	\$20.7M	7	\$40.5M	\$45.7M	12.7%	\$1.8M
South Shore	\$11.7M	3	\$70.5M	\$28.0M	-60.3%	\$1.0M
Grand Total	\$64.2M	21	\$265.5M	\$366.1M	37.9%	\$2.4M

Residential Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
René-Lévesque Boulevard	South Shore	Châteauguay	\$8.3M	7.7	\$1,079,886
René-Lecavalier Street	North Shore	Terrebonne	\$7.9M	2.8	\$2,836,161
Alton Drive	Island of Montréal	Beaconsfield	\$7.0M	1.7	\$4,162,471
Harry-Halton Street	Island of Montréal	Saint-Laurent	\$5.3M	1.8	\$3,049,228
1855 Dollard Avenue	Island of Montréal	LaSalle	\$4.9M	1.6	\$2,986,658

Source: Altus Group

Residential Land Property Transactions - Q3 2024





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