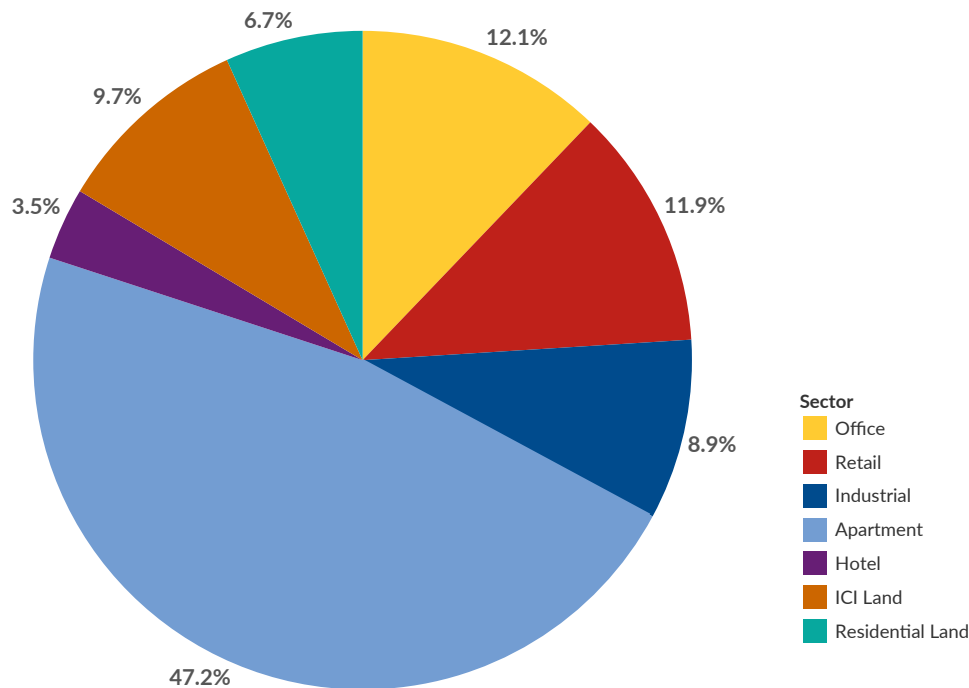

Ottawa & Gatineau Commercial Q4 2024 Statistics



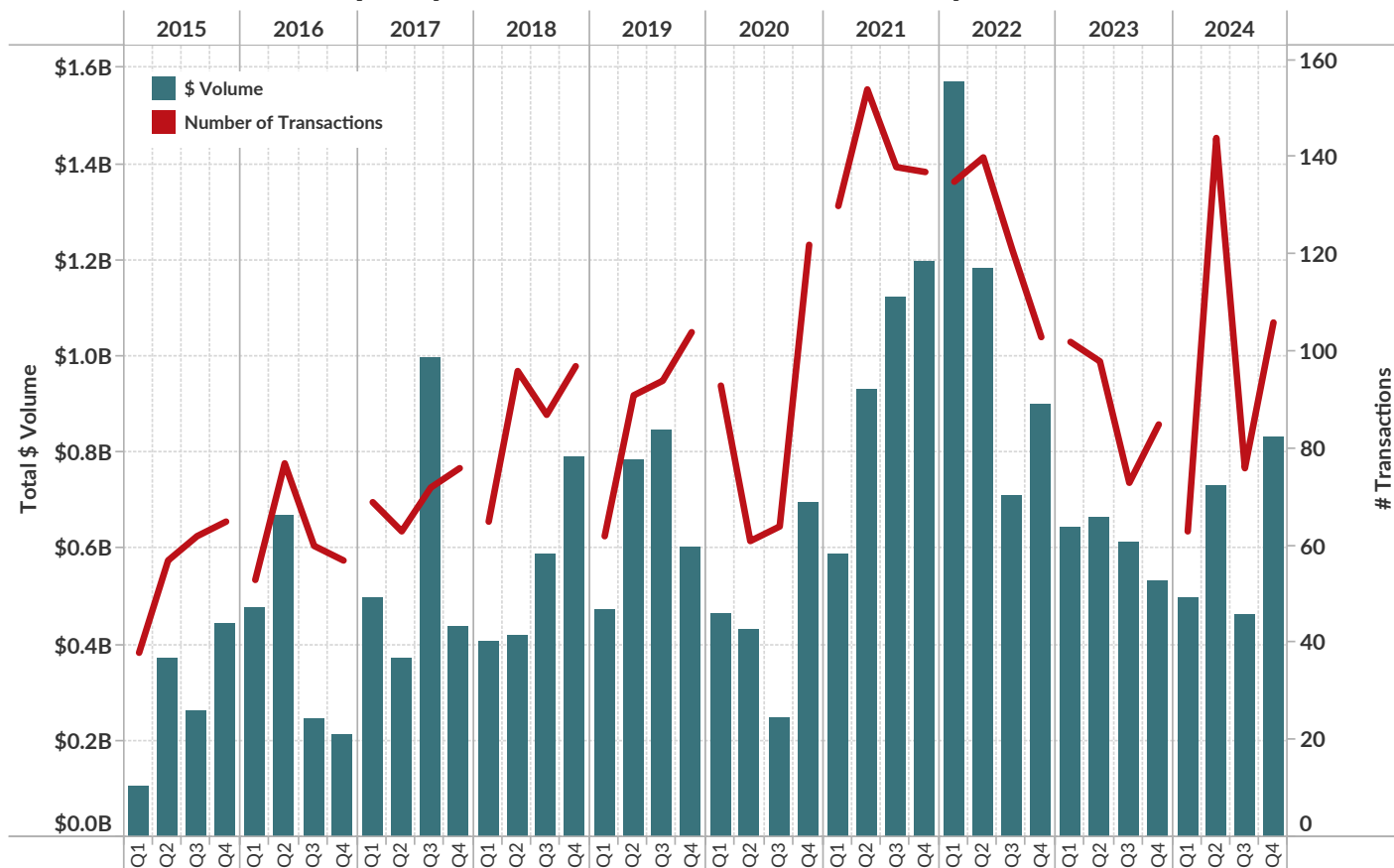
AltusGroup

2024 Property Transactions - Total \$ Volume by Sector



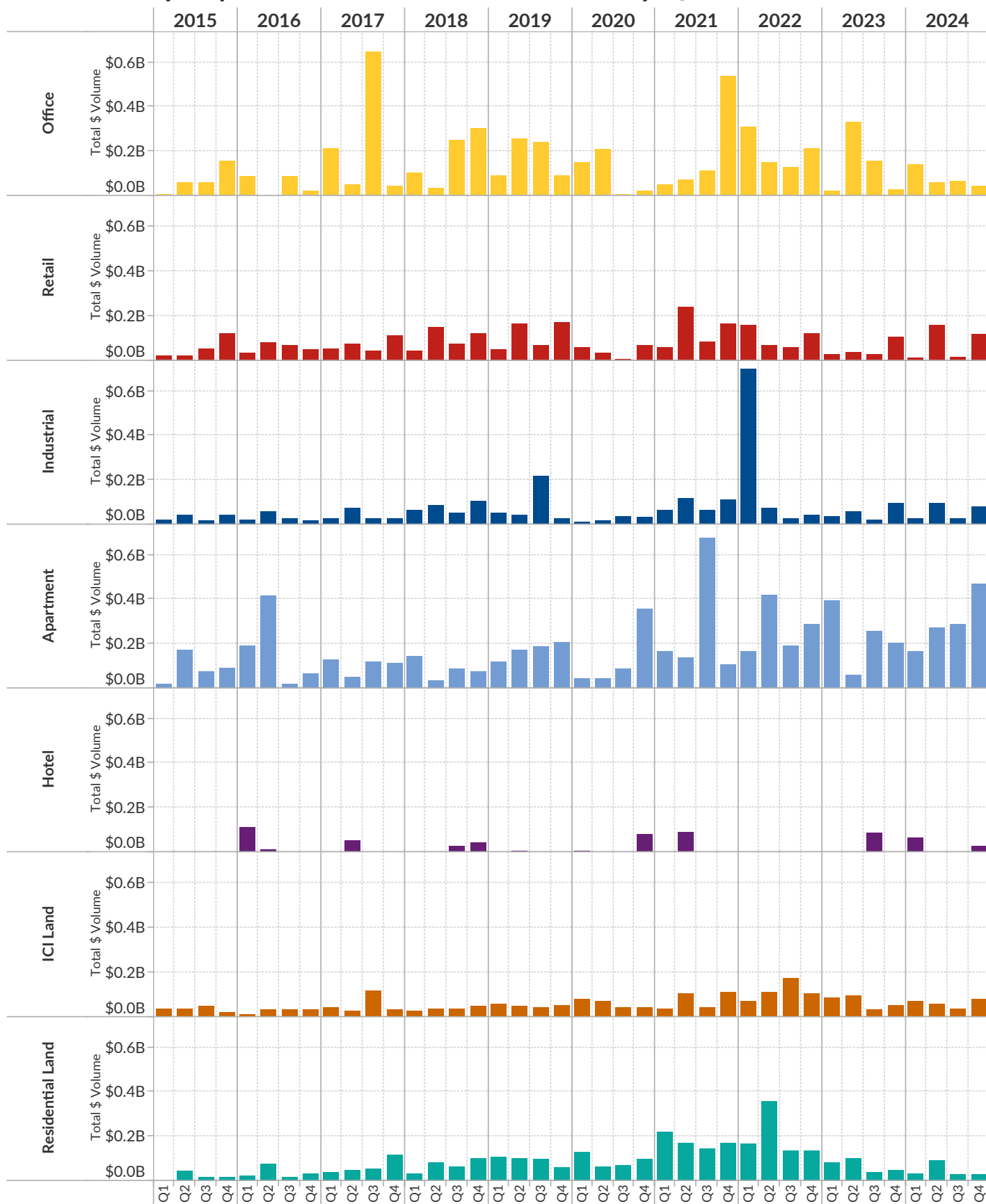
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

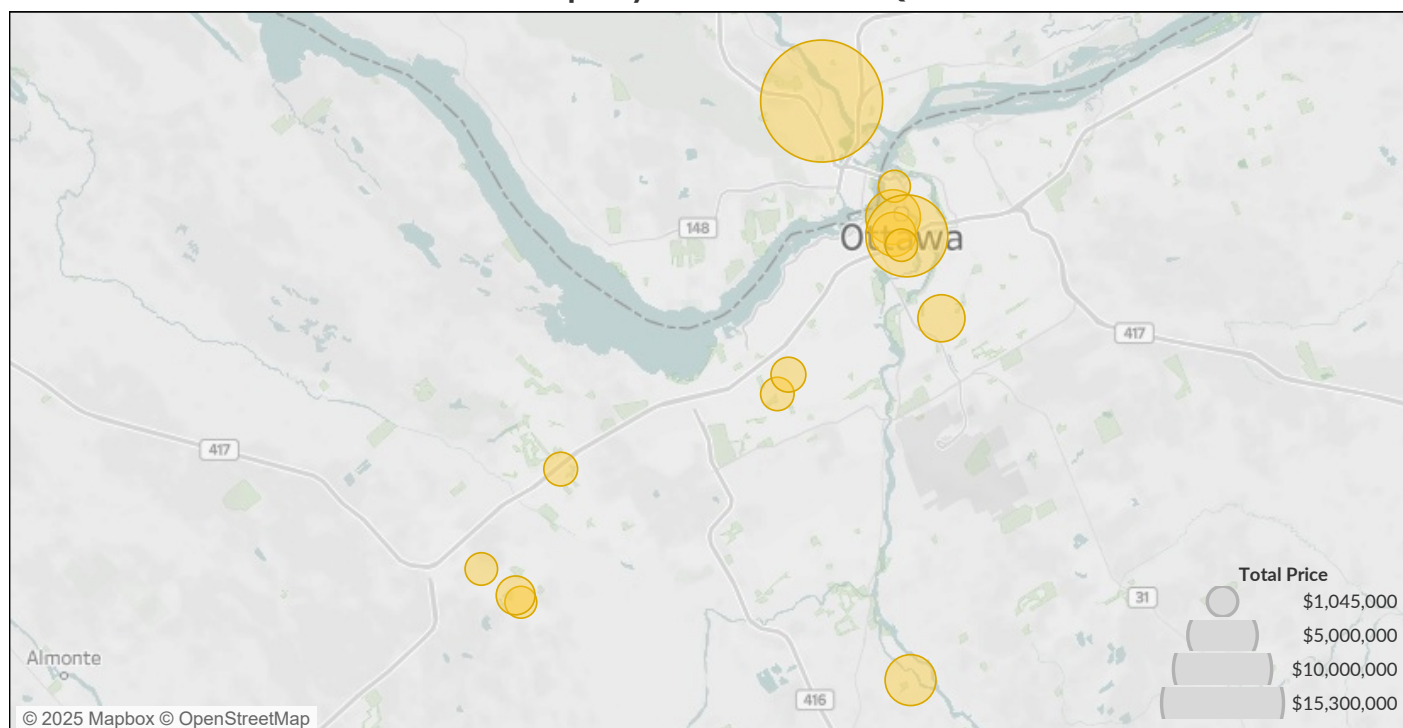
Region	Q4 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2023	2024		
Gatineau	\$15.3M	1	\$21.9M	\$38.7M	76.9%	\$265
Ottawa Central	\$17.6M	7	\$429.9M	\$196.3M	-54.3%	\$306
Ottawa East			\$3.5M	\$18.7M	435.4%	\$241
Ottawa Rural	\$6.3M	4	\$1.7M	\$6.3M	272.9%	\$349
Ottawa West	\$2.3M	2	\$70.4M	\$46.2M	-34.4%	\$279
Grand Total	\$41.6M	14	\$527.4M	\$306.3M	-41.9%	\$293

Office - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
975 Saint-Joseph Boulevard	Gatineau	Ville de Gatineau	\$15.3M	195,015	\$78
110 Argyle Avenue	Ottawa Central	Ottawa	\$6.9M	17,700	\$390
191 Laurier Avenue West	Ottawa Central	Ottawa	\$3.1M	291,216	\$211
1165 Beaverwood Road	Ottawa Rural	Rideau	\$2.7M	8,250	\$322
1637 Bank Street	Ottawa Central	Ottawa	\$2.3M	11,708	\$194

Source: Altus Group

Office Property Transactions - Q4 2024



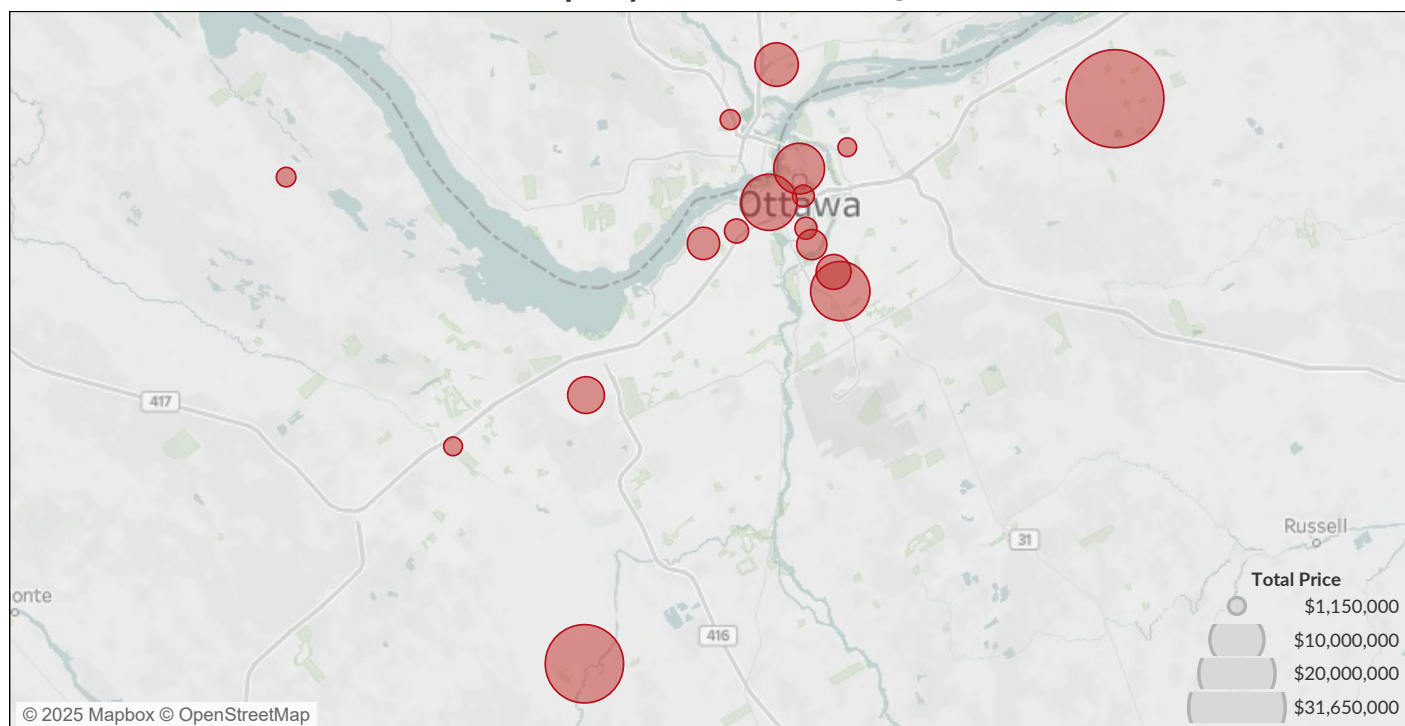
Region	Q4 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Gatineau	\$7.5M	2	\$74.4M	\$18.1M	-75.6%	\$239
Ottawa Central	\$47.1M	10	\$48.8M	\$171.9M	252.2%	\$468
Ottawa East	\$31.7M	1	\$22.1M	\$44.9M	103.6%	\$423
Ottawa Rural	\$21.5M	2	\$13.6M	\$31.7M	133.1%	\$334
Ottawa West	\$5.6M	2	\$38.3M	\$32.3M	-15.6%	\$466
Grand Total	\$113.4M	17	\$197.2M	\$299.0M	51.6%	\$413

Retail - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2030 Tenth Line Road	Ottawa East	Cumberland	\$31.7M	85,438	\$370
5873 Perth Street	Ottawa Rural	Goulbourn	\$20.3M	67,033	\$302
1800 Bank Street	Ottawa Central	Ottawa	\$11.6M	67,767	\$171
96 Empress Avenue	Ottawa Central	Ottawa	\$10.4M	68,800	\$151
135 Rideau Street	Ottawa Central	Ottawa	\$8.5M	52,267	\$163

Source: Altus Group

Retail Property Transactions - Q4 2024



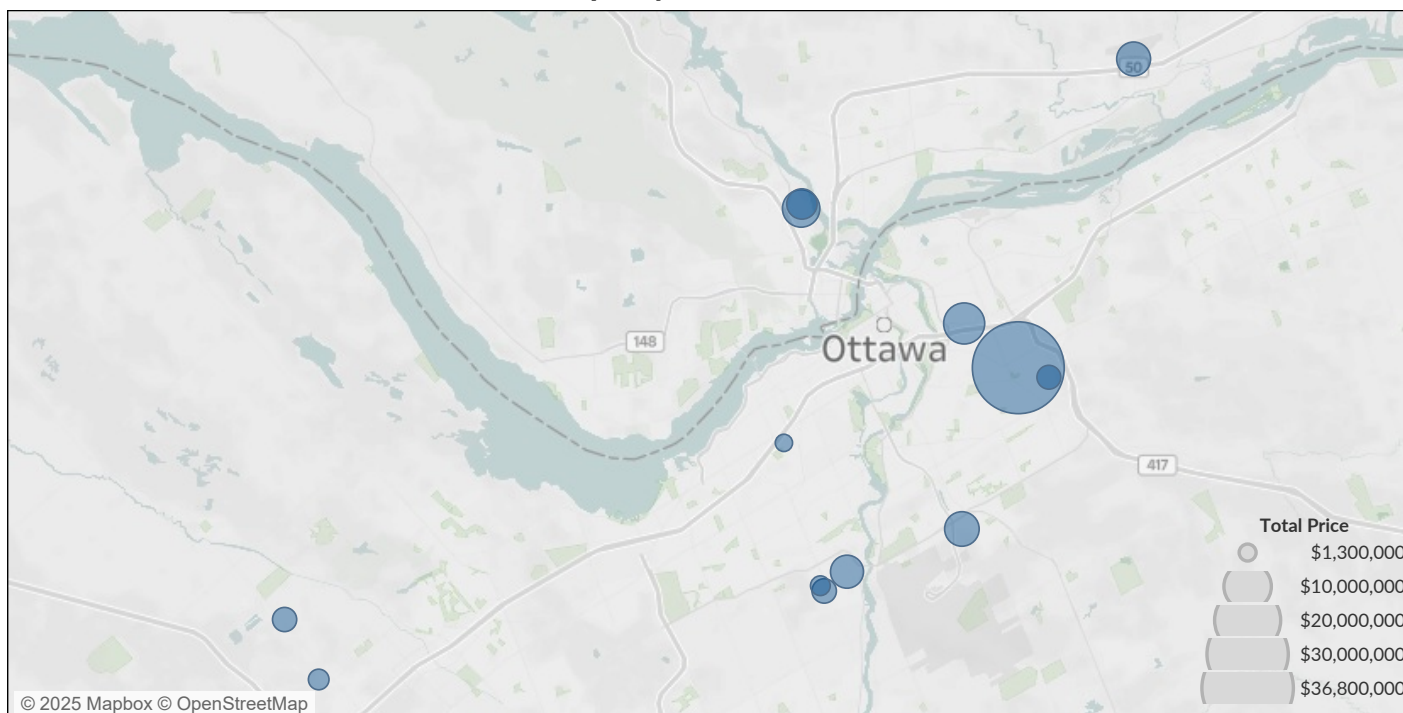
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Gatineau	\$15.1M	3	\$34.7M	\$59.5M	71.4%	\$259
Ottawa Central	\$47.9M	4	\$80.4M	\$74.4M	-7.4%	\$267
Ottawa East	\$5.2M	1	\$33.3M	\$42.2M	26.8%	\$260
Ottawa Rural	\$4.4M	2	\$17.6M	\$20.1M	14.4%	\$400
Ottawa West	\$9.0M	3	\$43.9M	\$27.4M	-37.5%	\$277
Grand Total	\$81.7M	13	\$209.8M	\$223.6M	6.6%	\$279

Industrial - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2215 Gladwin Crescent	Ottawa Central	Ottawa	\$36.8M	201,323	\$183
373 Coventry Road	Ottawa Central	Ottawa	\$7.4M	27,180	\$270
180 Jean-Proulx Street	Gatineau	Ville de Gatineau	\$6.1M	33,492	\$182
2636 Mac Street	Ottawa East	Gloucester	\$5.2M	22,888	\$227
1704 Arthur-Fecteau Street	Gatineau	Ville de Gatineau	\$5.0M	23,059	\$217

Source: Altus Group

Industrial Property Transactions - Q4 2024



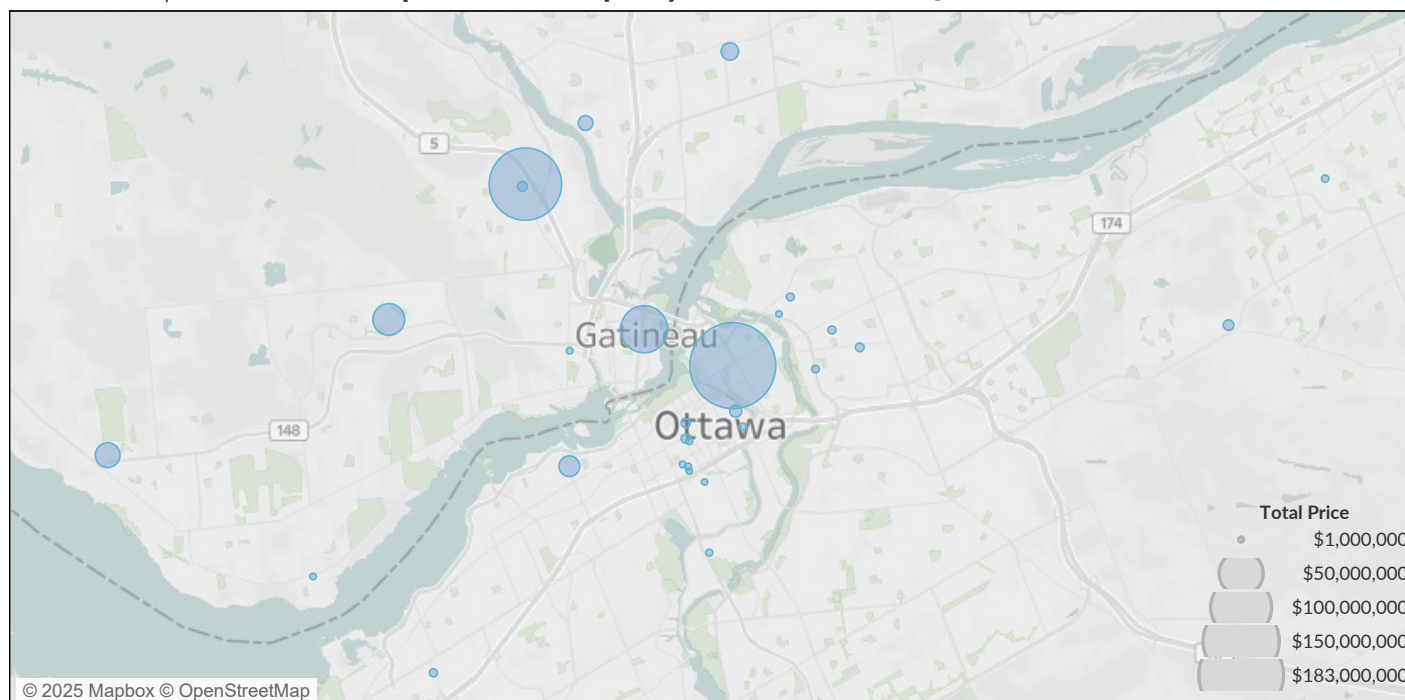
Region	Q4 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2023	2024		
Gatineau	\$242.8M	9	\$384.9M	\$499.4M	29.8%	\$199,840
Ottawa Central	\$218.4M	18	\$425.6M	\$493.3M	15.9%	\$290,264
Ottawa East	\$4.1M	2	\$2.5M	\$36.6M	1363.0%	\$274,477
Ottawa Rural						
Ottawa West			\$96.6M	\$160.5M	66.2%	\$257,197
Grand Total	\$465.3M	29	\$909.5M	\$1,189.8M	30.8%	\$256,701

Apartment - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2 Radisson Street	Gatineau	Ville de Gatineau	\$130.0M	623	\$208,668
250 Maisonneuve Boulev..	Gatineau	Ville de Gatineau	\$55.0M	178	\$308,989
400 des Grives Boulevard	Gatineau	Ville de Gatineau	\$25.0M	98	\$255,102
54 de la Fabrique Street	Gatineau	Ville de Gatineau	\$15.2M	52	\$292,308
131 Parkdale Avenue	Ottawa Central	Ottawa	\$10.6M	43	\$247,093

Source: Altus Group

Apartment Property Transactions - Q4 2024



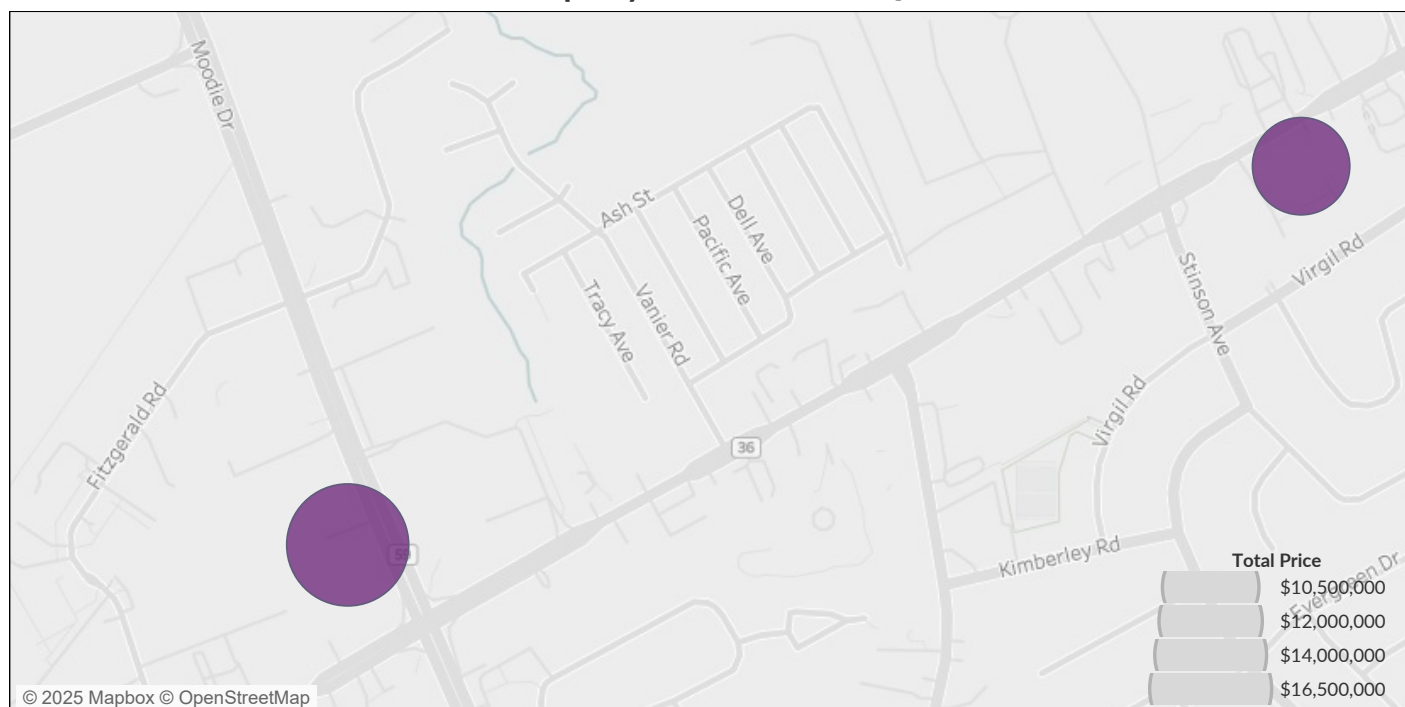
Region	Q4 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Room
Gatineau						
Ottawa Central			\$86.5M	\$43.2M	-50.1%	\$183,051
Ottawa East						
Ottawa Rural						
Ottawa West	\$27.0M	2		\$46.0M		\$138,525
Grand Total	\$27.0M	2	\$86.5M	\$89.2M	3.1%	\$149,657

Hotel - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
350 Moodie Drive	Ottawa West	Nepean	\$16.5M	131	\$125,954
1876 Robertson Road	Ottawa West	Nepean	\$10.5M	84	\$124,405

Source: Altus Group

Hotel Property Transactions - Q4 2024



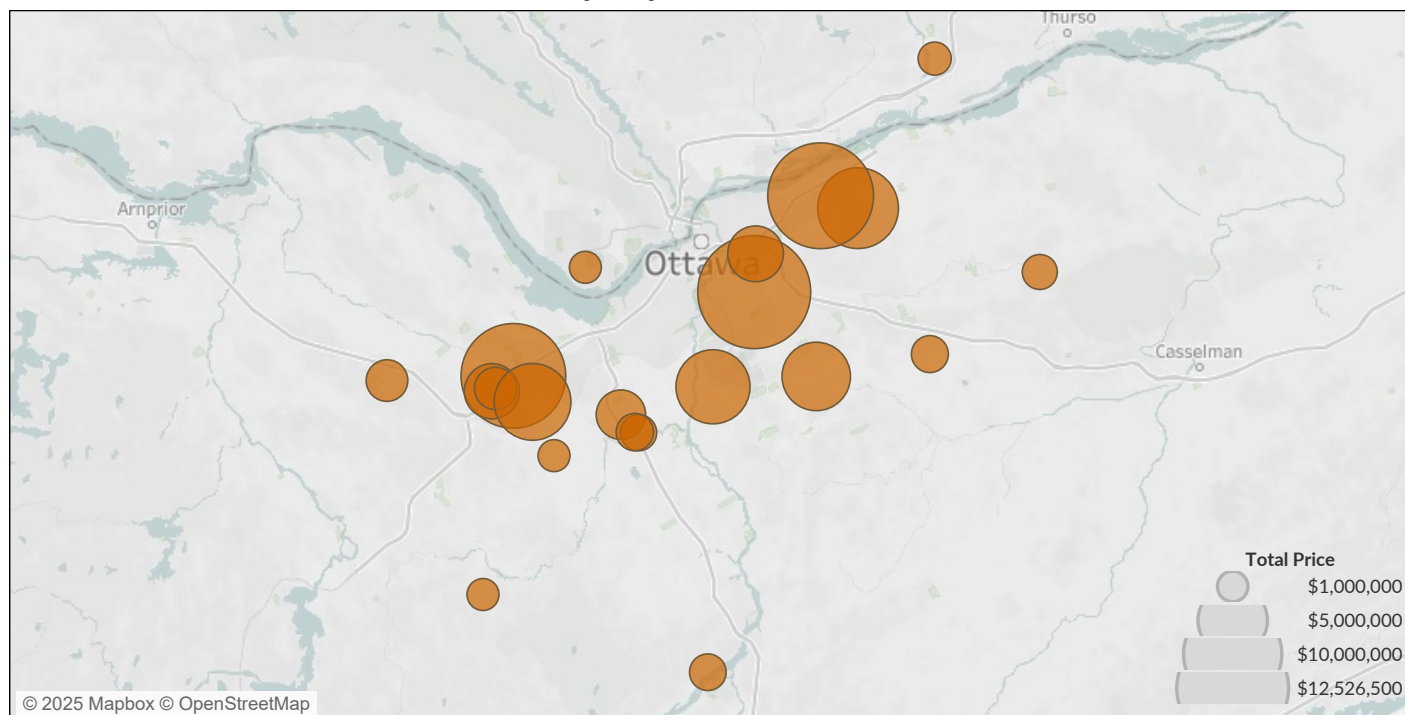
Region	Q4 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau	\$2.1M	2	\$11.5M	\$30.2M	163.4%	\$0.6M
Ottawa Central	\$15.6M	2	\$36.0M	\$68.5M	90.3%	\$0.6M
Ottawa East	\$29.9M	6	\$62.2M	\$59.6M	-4.2%	\$0.2M
Ottawa Rural	\$9.8M	6	\$84.1M	\$39.7M	-52.8%	\$0.4M
Ottawa West	\$21.6M	5	\$70.8M	\$45.9M	-35.2%	\$1.0M
Grand Total	\$78.9M	21	\$264.6M	\$243.9M	-7.8%	\$0.5M

ICI Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3145 Conroy Road	Ottawa Central	Ottawa	\$12.5M	12.0	Null
1754 St Joseph Boulevard	Ottawa East	Gloucester	\$11.0M	26.1	\$420,662
8201 Campeau Drive	Ottawa West	Kanata	\$10.8M	15.0	\$716,667
Mer-Bleue Road	Ottawa East	Gloucester	\$6.4M	9.7	\$660,747
Cranesbill Road	Ottawa West	Kanata	\$5.8M	5.8	\$998,101

Source: Altus Group

ICI Land Property Transactions - Q4 2024



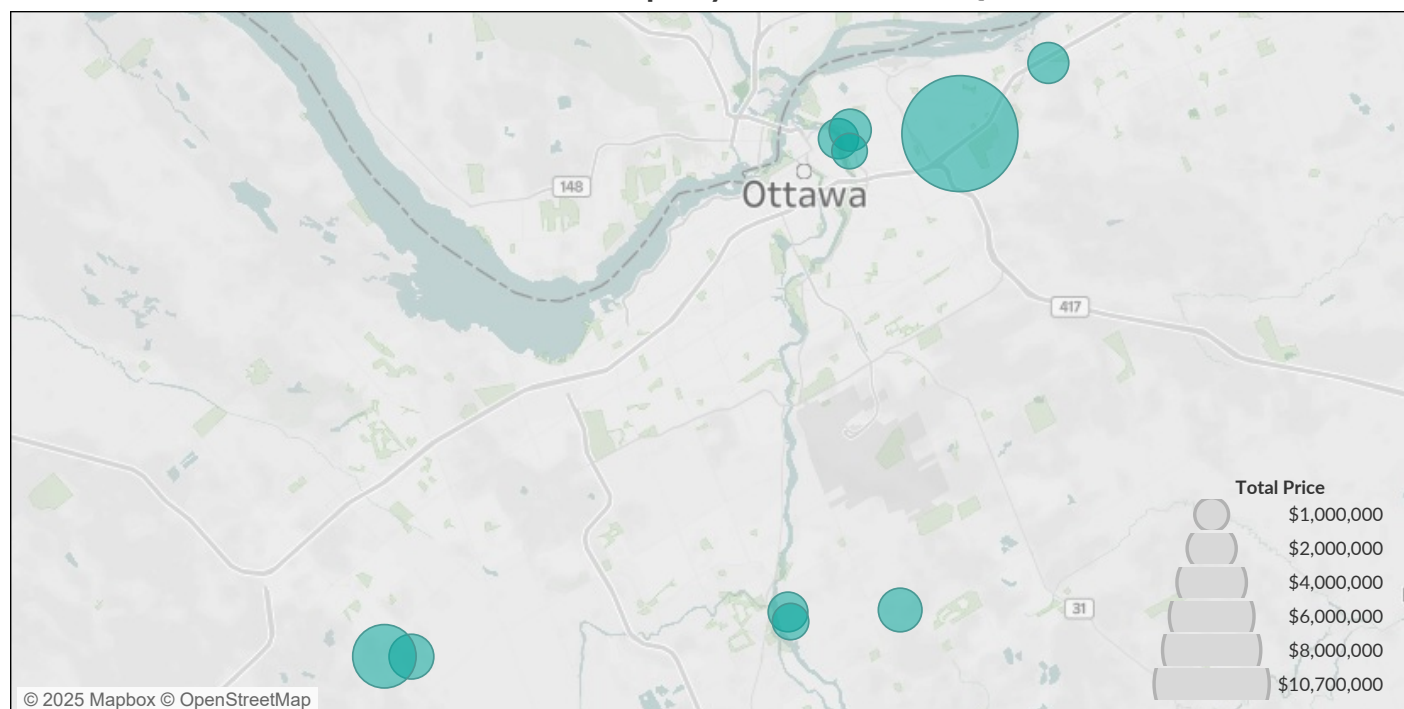
Region	Q4 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Gatineau			\$22.4M	\$32.2M	43.5%	\$1.0M
Ottawa Central	\$3.7M	3	\$77.0M	\$59.9M	-22.2%	\$0.5M
Ottawa East	\$15.8M	5	\$110.3M	\$53.4M	-51.6%	\$0.7M
Ottawa Rural	\$4.8M	2	\$30.0M	\$19.4M	-35.5%	\$0.5M
Ottawa West			\$20.3M	\$5.4M	-73.5%	
Grand Total	\$24.3M	10	\$260.0M	\$170.2M	-34.5%	\$0.7M

Residential Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1440 Blair Towers Place	Ottawa East	Gloucester	\$10.7M	Null	Null
1883 Stittsville Main Street	Ottawa Rural	Goulbourn	\$3.2M	2.6	\$1,242,272
6159 Flewellyn Road	Ottawa Rural	Goulbourn	\$1.6M	2.0	\$786,102
Downey Road	Ottawa East	Gloucester	\$1.5M	49.0	\$30,932
200 Durocher Street	Ottawa Central	Ottawa	\$1.4M	0.2	Null

Source: Altus Group

Residential Land Property Transactions - Q4 2024





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