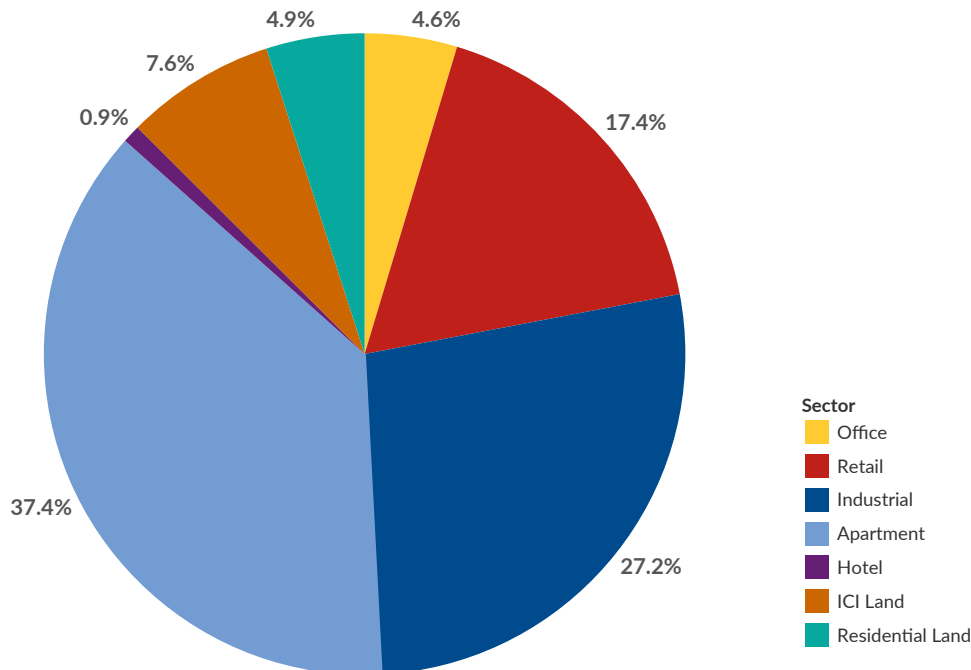

Montreal Market Commercial Q4 2024 Statistics

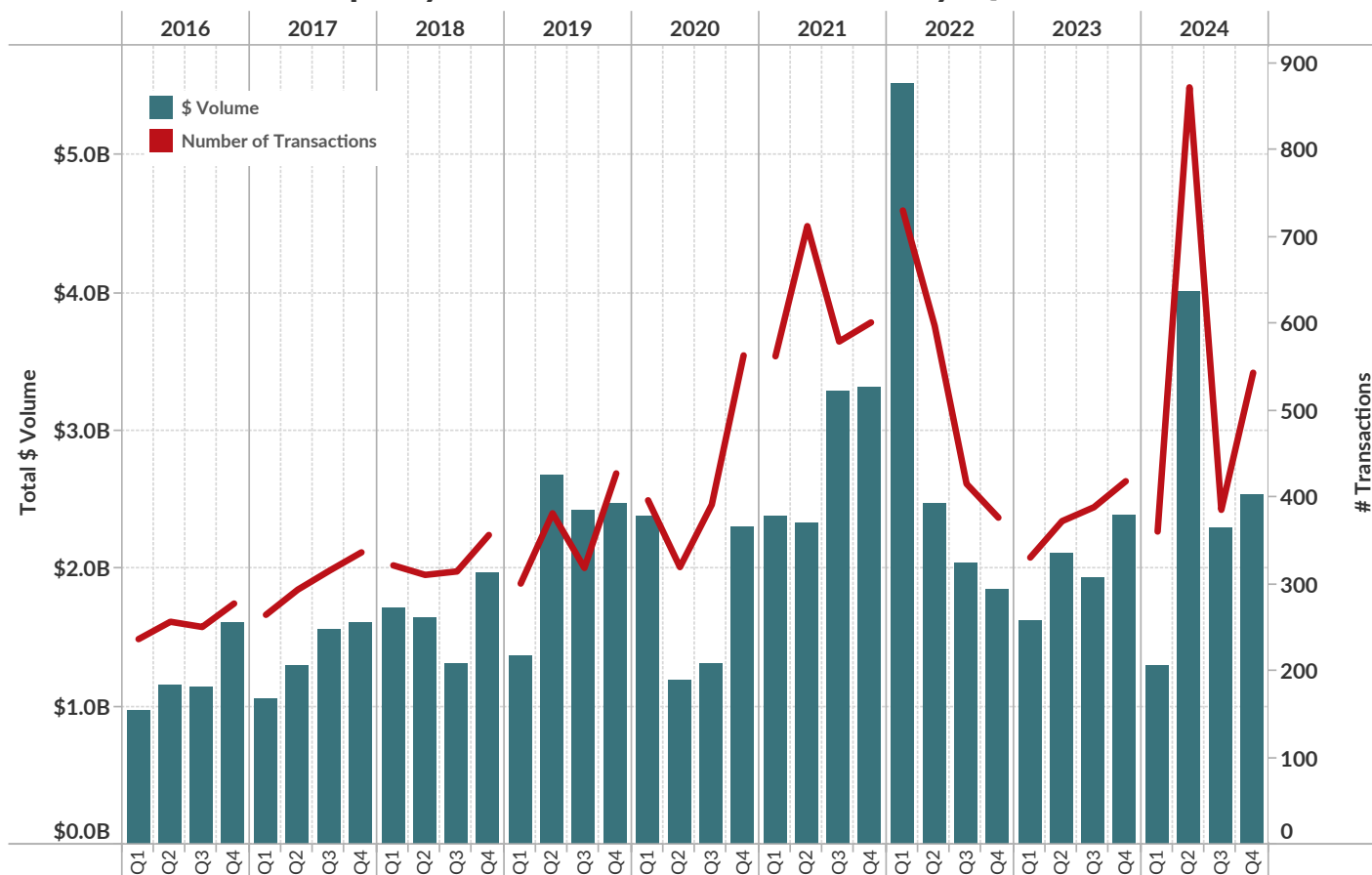


2024 Property Transactions - Total \$ Volume by Sector



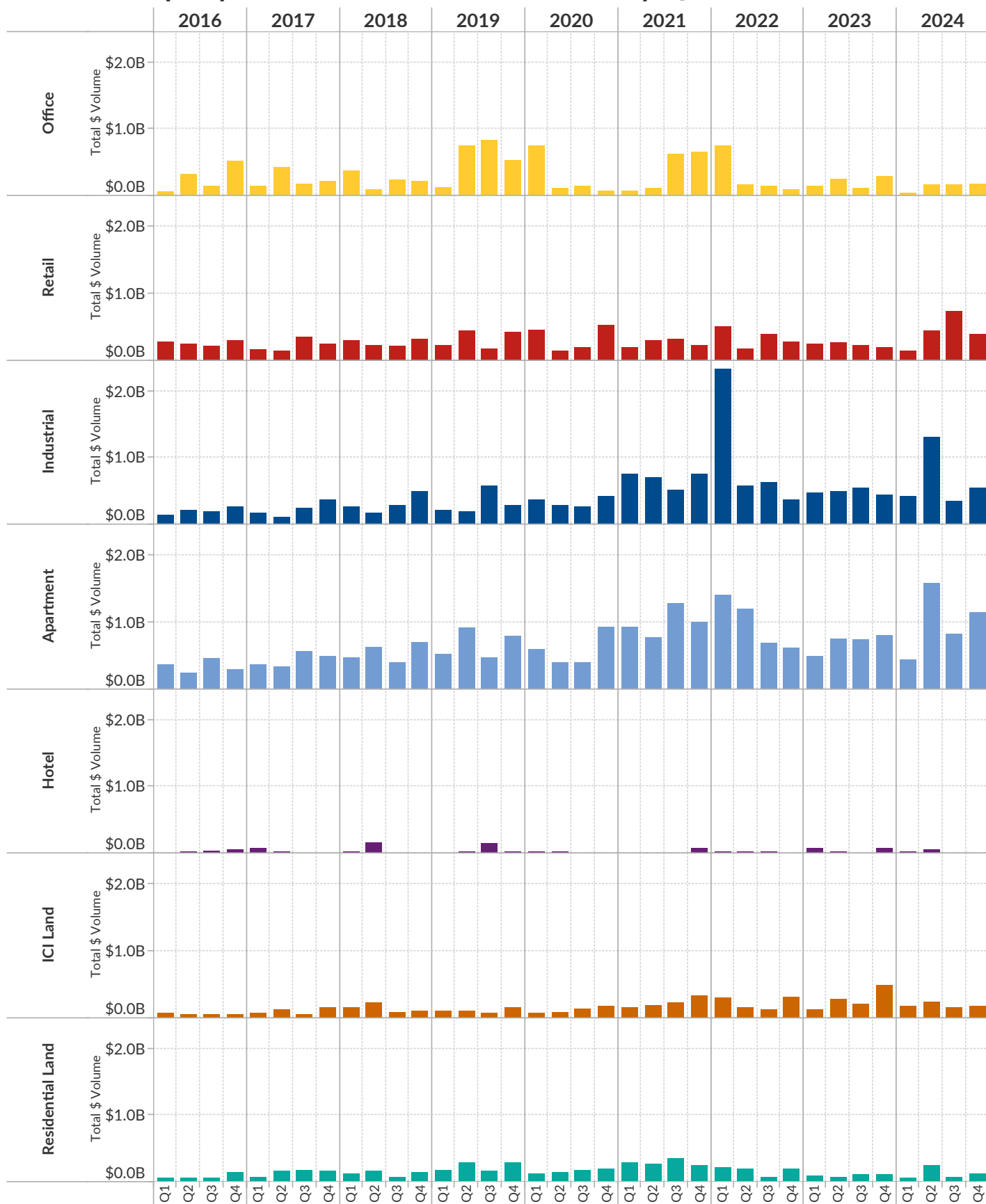
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

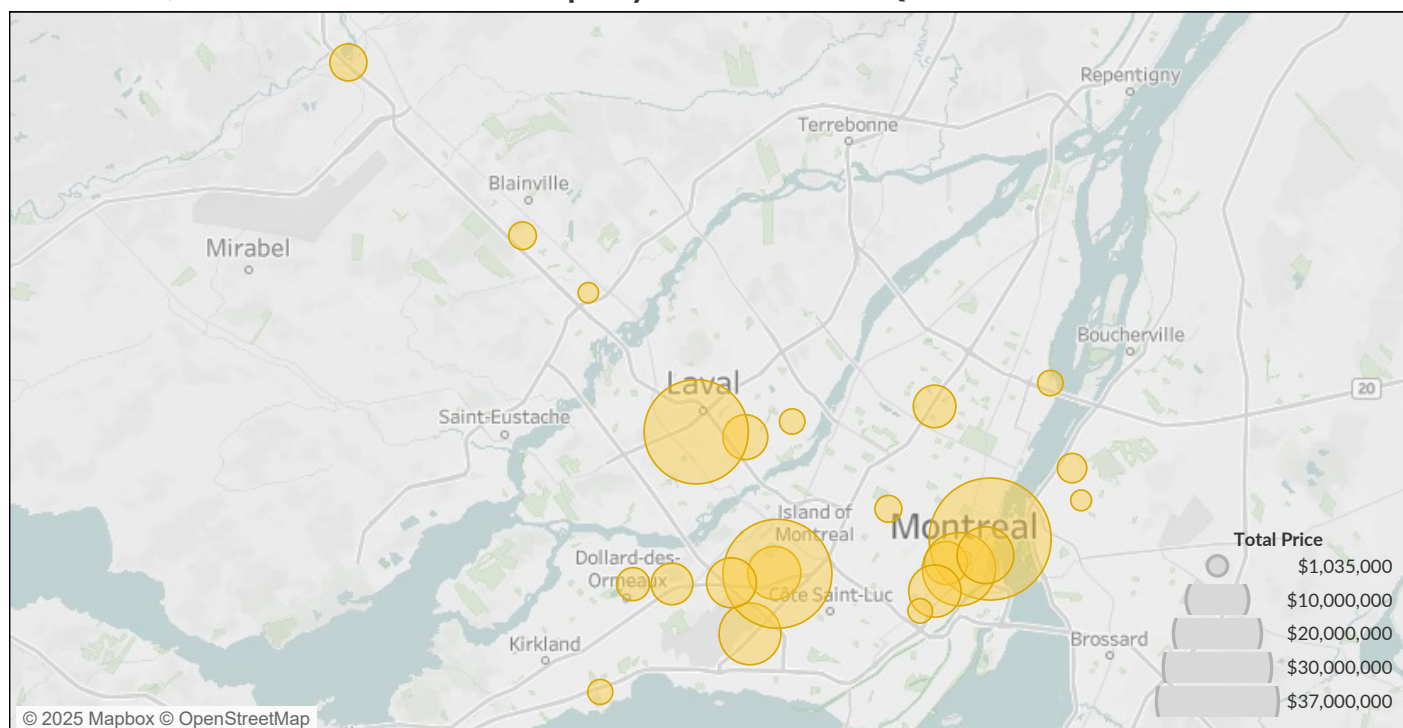
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$139.9M	16	\$608.9M	\$428.0M	-29.7%	\$293
Laval	\$33.6M	3	\$125.5M	\$44.5M	-64.6%	\$230
Longueuil	\$3.2M	2	\$5.5M	\$18.9M	244.2%	\$246
North Shore	\$6.3M	3	\$21.4M	\$20.2M	-5.7%	\$332
South Shore			\$13.8M	\$24.7M	79.3%	\$285
Grand Total	\$183.0M	24	\$775.1M	\$536.3M	-30.8%	\$288

Office - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
810 Saint-Antoine Street East	Island of Montréal	Ville-Marie	\$37.0M	147,000	252
1111 Dr-Frederik-Philips Boulev..	Island of Montréal	Saint-Laurent	\$29.5M	204,719	144
3400 Jean-Béraud Avenue	Laval	Laval	\$27.0M	156,270	173
1220 Sainte-Catherine Street W..	Island of Montréal	Ville-Marie	\$13.3M	32,200	413
10500 Ryan Avenue	Island of Montréal	Dorval	\$9.5M	52,372	182

Source: Altus Group

Office Property Transactions - Q4 2024



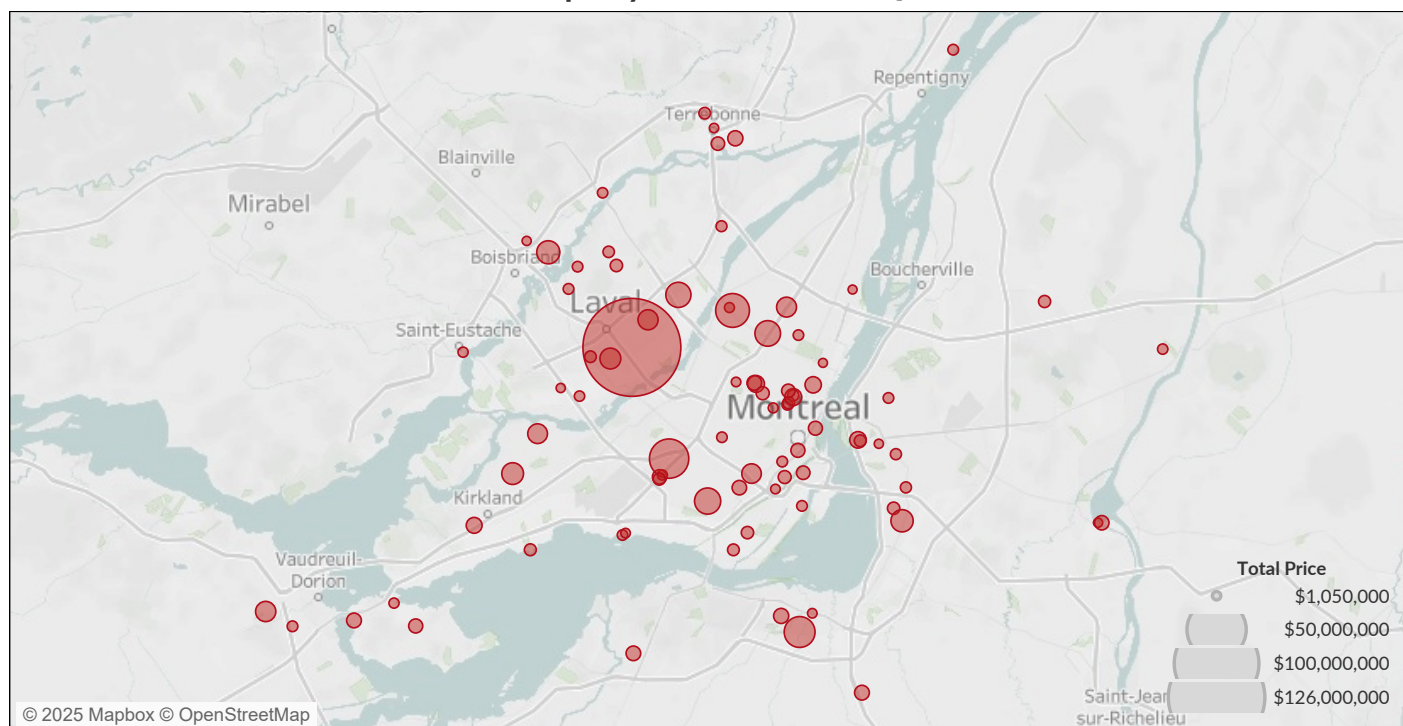
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$140.9M	41	\$395.0M	\$589.2M	49.2%	\$324
Laval	\$157.8M	12	\$156.1M	\$778.5M	398.9%	\$320
Longueuil	\$4.2M	3	\$52.4M	\$45.4M	-13.4%	\$282
North Shore	\$20.6M	9	\$134.6M	\$111.9M	-16.9%	\$285
South Shore	\$58.7M	19	\$183.8M	\$176.1M	-4.2%	\$340
Grand Total	\$382.1M	84	\$921.8M	\$1,701.1M	84.5%	\$320

Retail - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
100 Sainte-Rose Boulevard	Laval	Laval	\$1.5M	7,216	202
1000 Moody Boulevard	North Shore	Terrebonne	\$2.4M	3,631	647
100A Perrot Boulevard	South Shore	L'le-Perrot	\$1.4M	4,385	308
1030 de la Montagne Street	Island of Montréal	Ville-Marie	\$2.6M	944	Null
10495 Pie-IX Boulevard	Island of Montréal	Montréal-Nord	\$15.0M	116,824	128

Source: Altus Group

Retail Property Transactions - Q4 2024



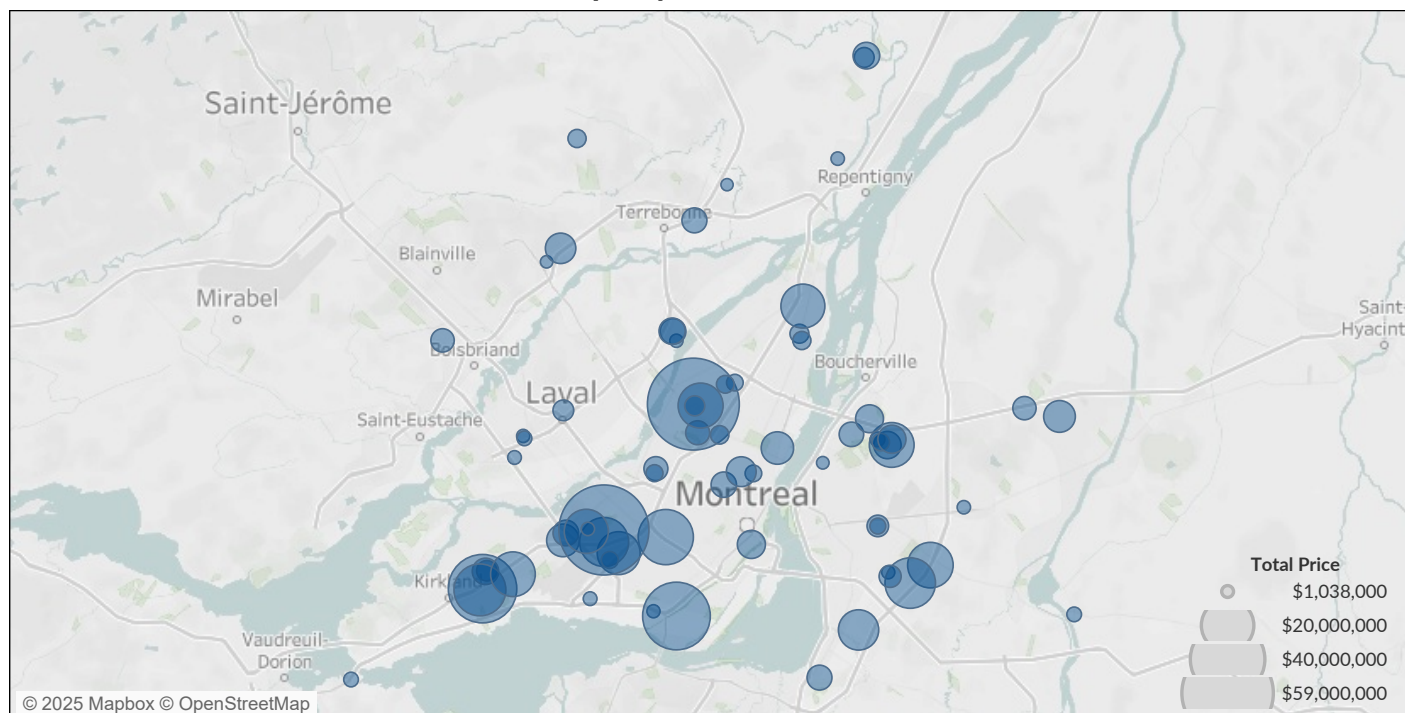
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Island of Montréal	\$380.5M	34	\$1,094.1M	\$1,449.2M	32.5%	\$216
Laval	\$17.7M	7	\$243.0M	\$410.0M	68.7%	\$279
Longueuil	\$47.2M	8	\$55.7M	\$119.8M	115.2%	\$233
North Shore	\$28.0M	9	\$317.5M	\$298.4M	-6.0%	\$288
South Shore	\$64.5M	13	\$234.5M	\$325.2M	38.6%	\$299
Grand Total	\$537.9M	71	\$1,944.9M	\$2,602.6M	33.8%	\$251

Industrial - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
4555 des Grandes Prairies Boulevard	Island of Montréal	Saint-Léonard	\$59.0M	369,464	160
1585 Beaulac Street	Island of Montréal	Saint-Laurent	\$56.7M	234,697	242
7300 Route Transcanadienne	Island of Montréal	Pointe-Claire	\$32.7M	73,800	444
8301 Elmslie Street	Island of Montréal	LaSalle	\$32.0M	120,000	267
5150 De Namur Street	Island of Montréal	Côte-des-Neig..	\$21.3M	143,719	148

Source: Altus Group

Industrial Property Transactions - Q4 2024



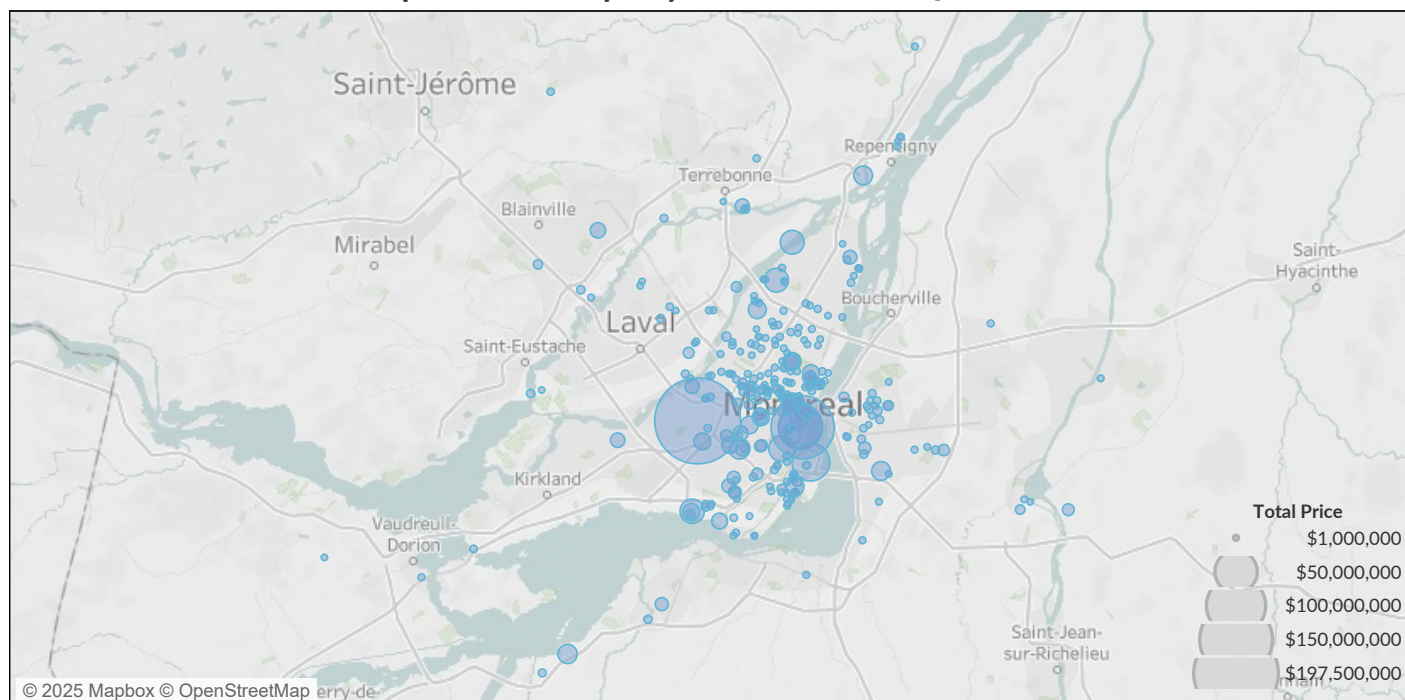
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Island of Montréal	\$961.6M	231	\$1,950.1M	\$3,062.3M	57.0%	\$228,202
Laval	\$36.2M	15	\$240.1M	\$175.6M	-26.9%	\$211,457
Longueuil	\$38.2M	22	\$264.5M	\$266.9M	0.9%	\$187,078
North Shore	\$43.1M	19	\$185.1M	\$251.1M	35.6%	\$216,480
South Shore	\$51.3M	20	\$165.0M	\$219.5M	33.1%	\$193,046
Grand Total	\$1,130.5M	307	\$2,804.9M	\$3,975.4M	41.7%	\$221,299

Apartment - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
170 René-Lévesque Boulevard..	Island of Montréal	Ville-Marie	\$107.0M	248	\$431,452
150 Sainte-Catherine Street Ea..	Island of Montréal	Ville-Marie	\$52.1M	118	\$441,843
1255 Saint-Dominique Street	Island of Montréal	Ville-Marie	\$52.1M	135	\$386,204
201 Bourgeois Street	Island of Montréal	Le Sud-Ouest	\$38.3M	122	\$313,963
2255 Chomedey Street	Island of Montréal	Ville-Marie	\$18.2M	55	\$331,363

Source: Altus Group

Apartment Property Transactions - Q4 2024



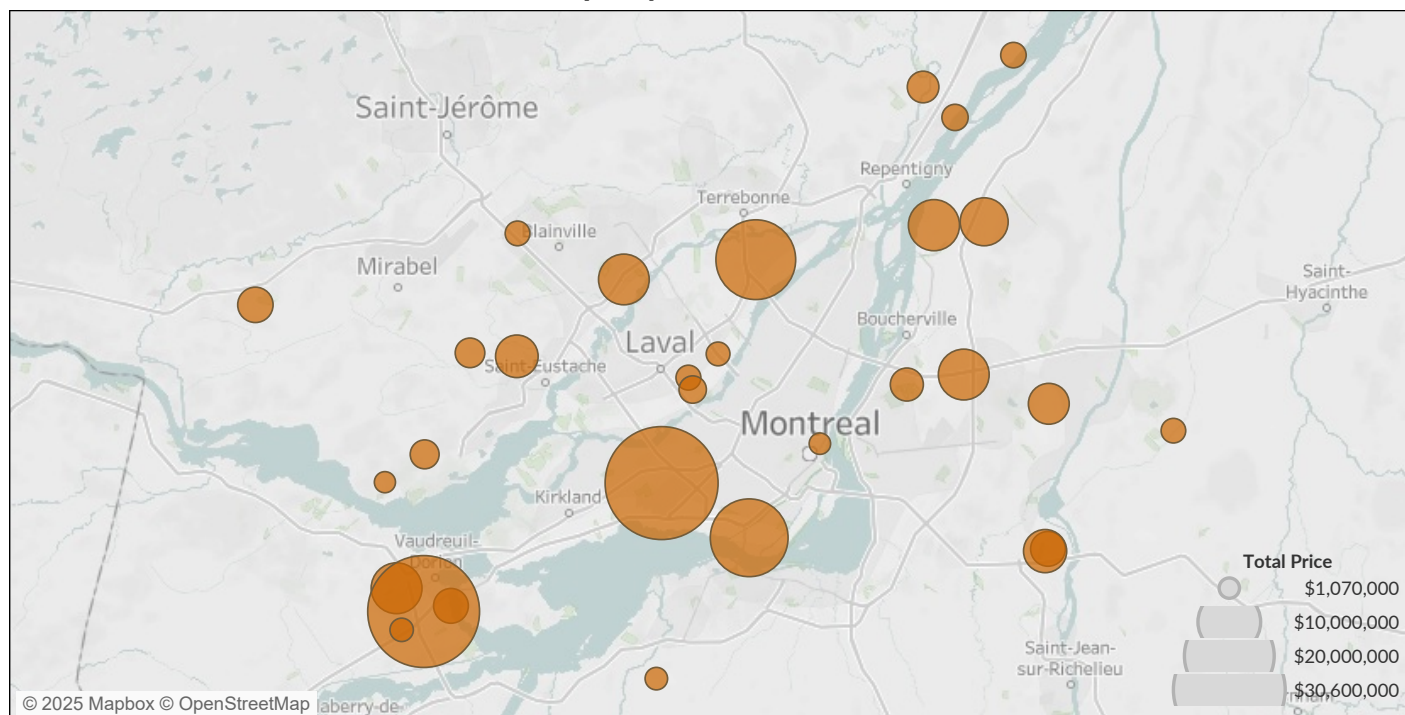
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$46.2M	3	\$255.6M	\$111.0M	-56.6%	\$1.8M
Laval	\$19.9M	4	\$174.7M	\$103.5M	-40.7%	\$2.1M
Longueuil	\$2.6M	1	\$25.2M	\$7.9M	-68.6%	\$1.3M
North Shore	\$25.7M	10	\$215.0M	\$192.1M	-10.6%	\$0.4M
South Shore	\$72.4M	12	\$427.2M	\$327.5M	-23.3%	\$0.6M
Grand Total	\$166.8M	30	\$1,097.8M	\$742.1M	-32.4%	\$0.8M

ICI Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Lot Saint-Laurent	Island of Montréal	Saint-Laurent	\$30.6M	27.2	\$1,126,549
Saint-Antoine Row	South Shore	Vaudreuil-Dorion	\$30.0M	60.7	\$494,334
Léopold-Hamelin Street	Laval	Laval	\$15.3M	10.4	\$1,460,489
Lot Lafleur Avenue	Island of Montréal	LaSalle	\$14.5M	7.2	\$2,010,752
Marie-Victorin Route	South Shore	Varenes	\$6.3M	48.0	\$130,680

Source: Altus Group

ICI Land Property Transactions - Q4 2024



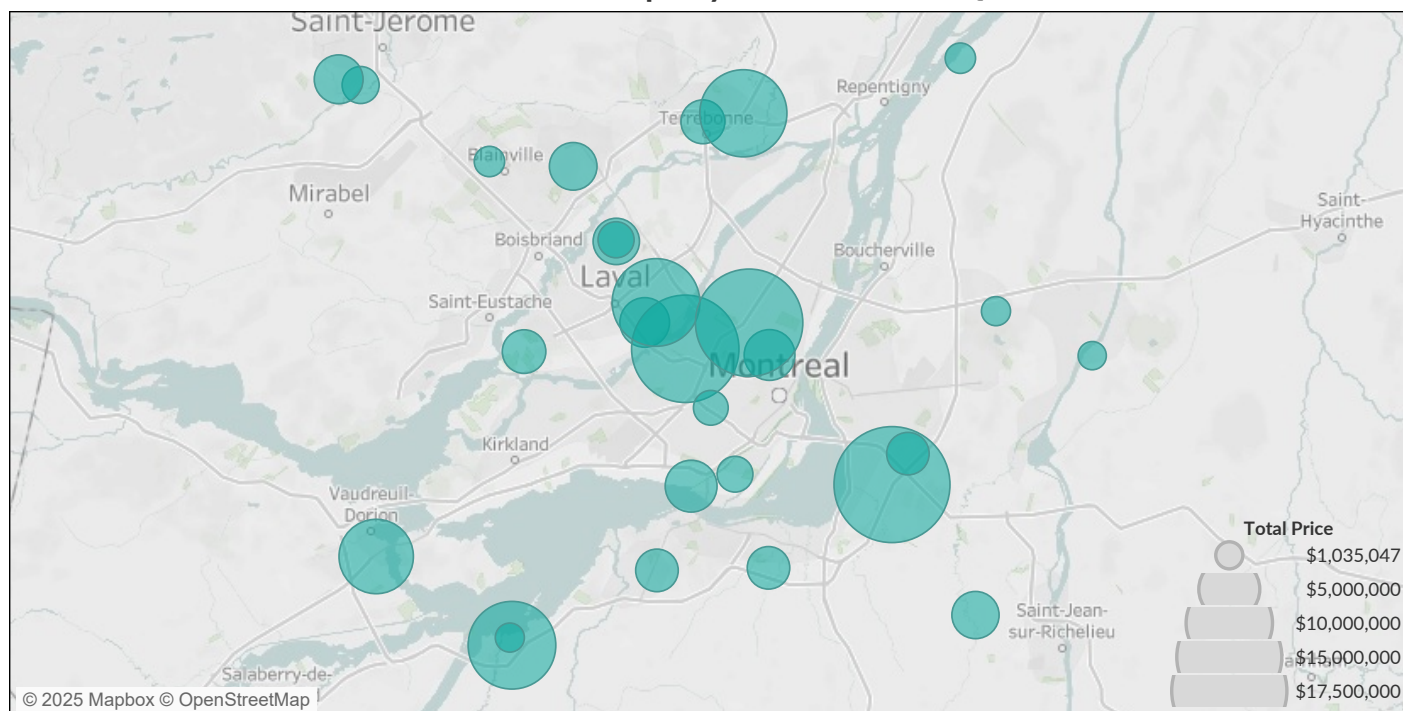
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Island of Montréal	\$43.0M	7	\$153.5M	\$297.5M	93.8%	\$3.8M
Laval	\$20.2M	5	\$36.8M	\$46.2M	25.5%	\$1.8M
Longueuil			\$17.9M	\$20.3M	13.4%	\$2.2M
North Shore	\$21.4M	6	\$52.6M	\$68.4M	30.0%	\$1.6M
South Shore	\$46.2M	10	\$116.5M	\$74.1M	-36.4%	\$1.3M
Grand Total	\$130.8M	28	\$377.3M	\$506.4M	34.2%	\$2.5M

Residential Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
des Prairies Road	South Shore	Brossard	\$17.5M	8.8	\$1,986,066
800 Henri-Bourassa Boulevard..	Island of Montréal	Ahuntsic-Cartierville	\$15.0M	11.5	\$1,305,617
7640 Saint-Michel Boulevard	Island of Montréal	Villeray-Saint-Michel..	\$15.0M	1.7	\$8,893,896
Saint-Martin Boulevard West	Laval	Laval	\$10.0M	8.0	\$1,242,815
Cadieux Boulevard	South Shore	Beauharnois	\$10.0M	65.8	\$152,021

Source: Altus Group

Residential Land Property Transactions - Q4 2024





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