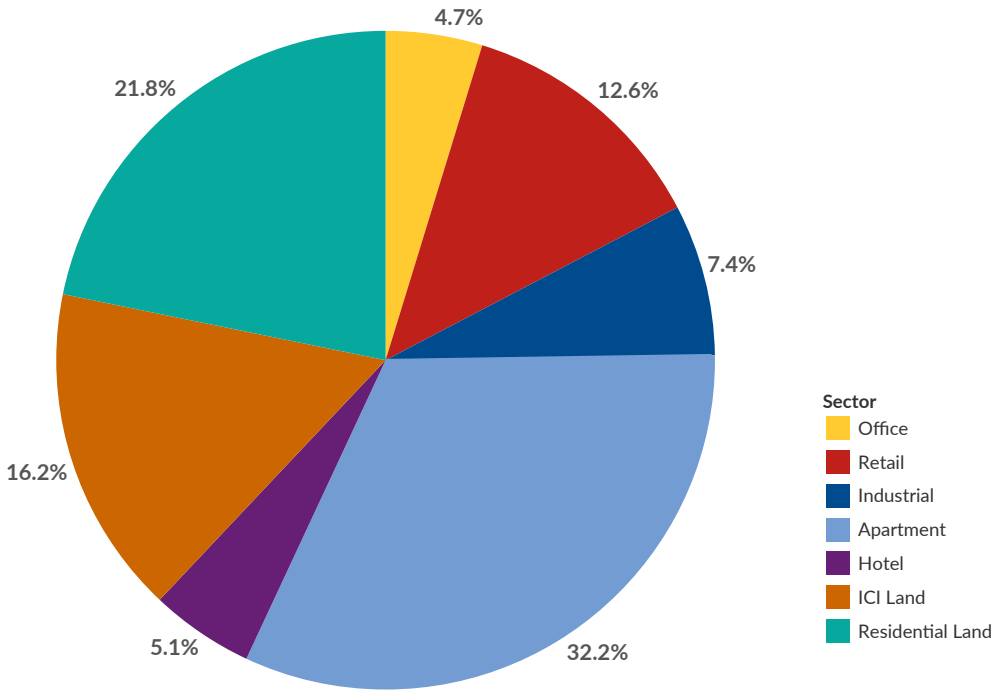
Ottawa & Gatineau Commercial Q2 2025 Statistics

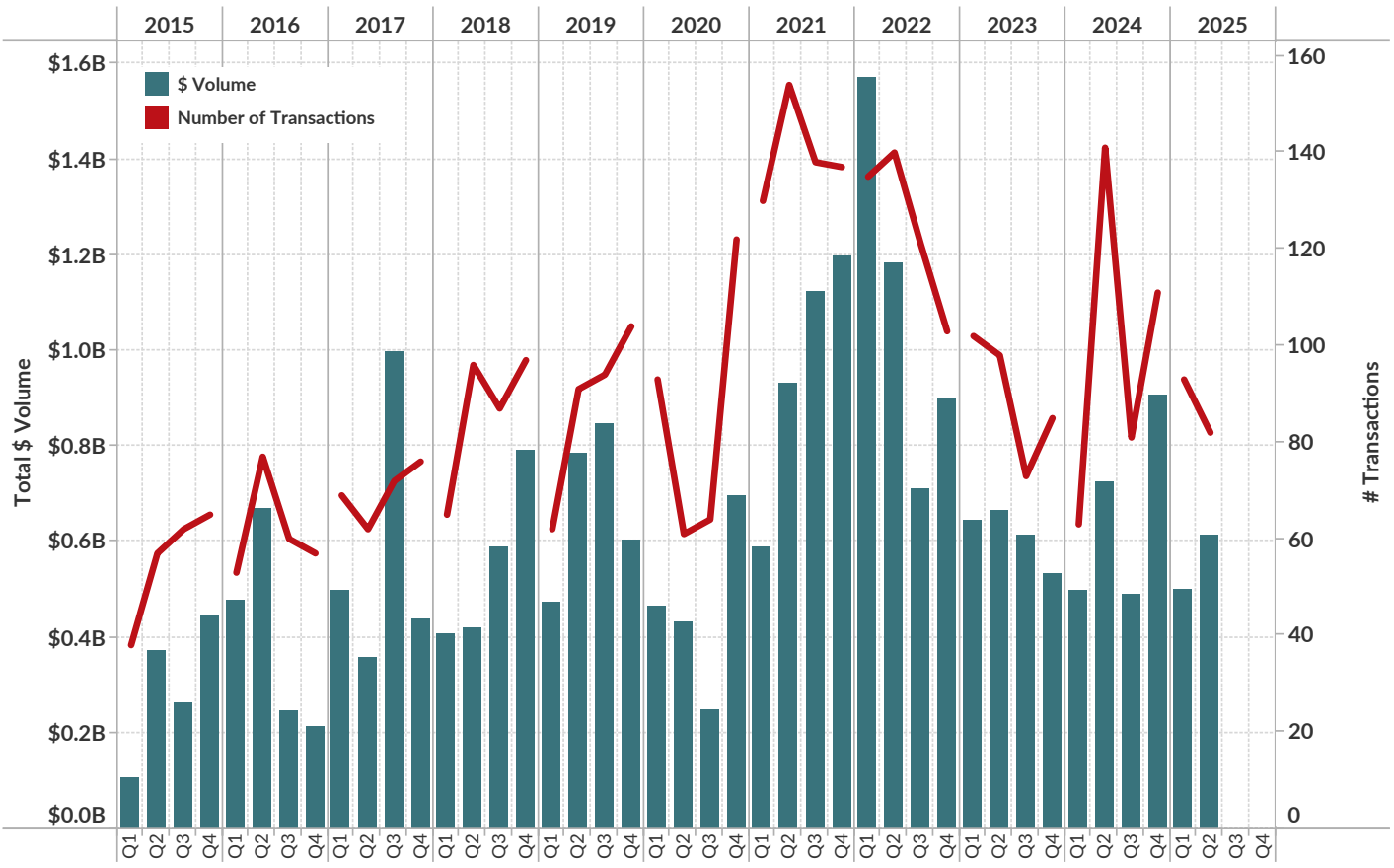
Altus Group

Q2 2025 YTD Property Transactions - Total $ Volume by Sector



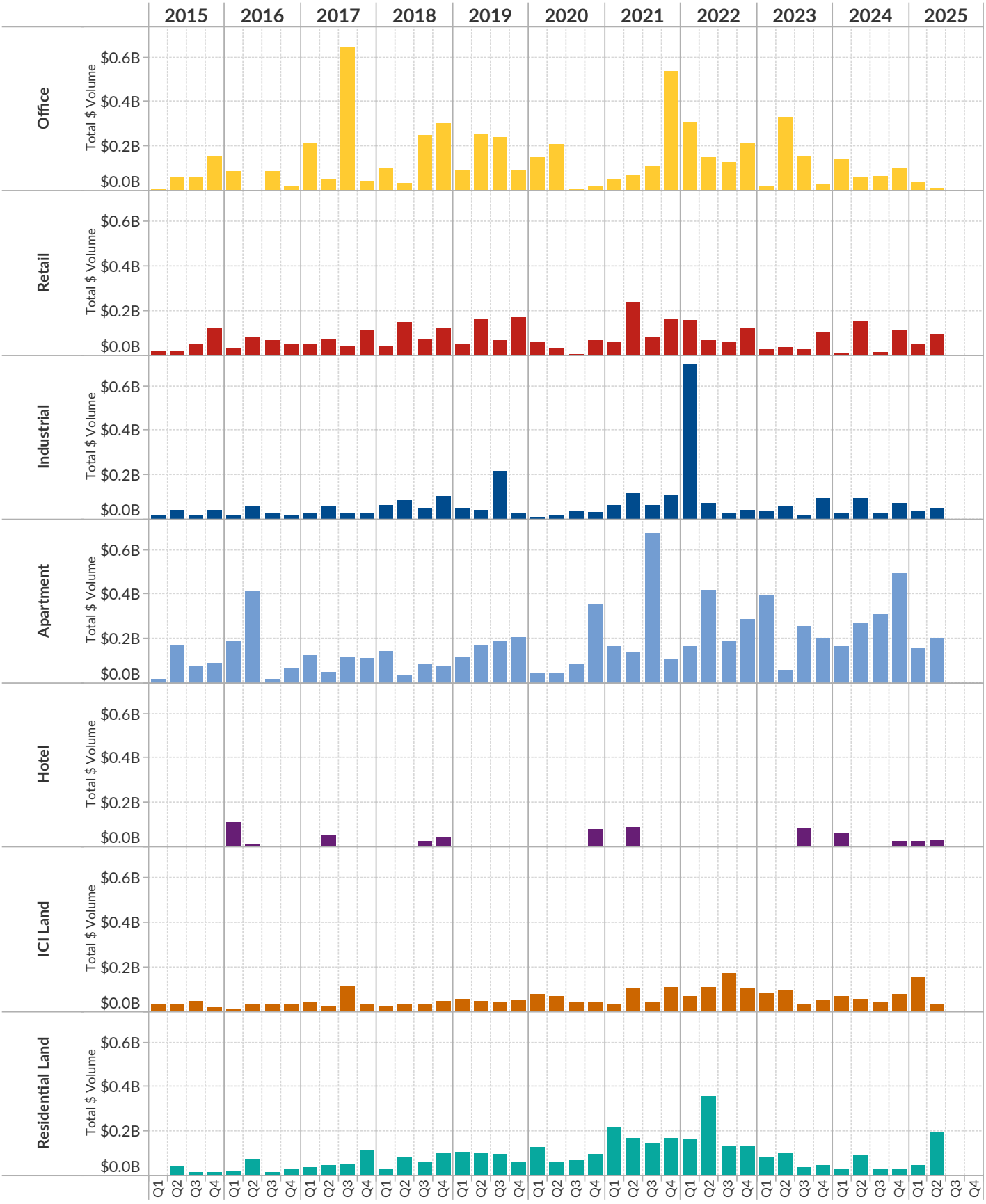
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total $ Volume by Quarter & Sector



Source: Altus Group

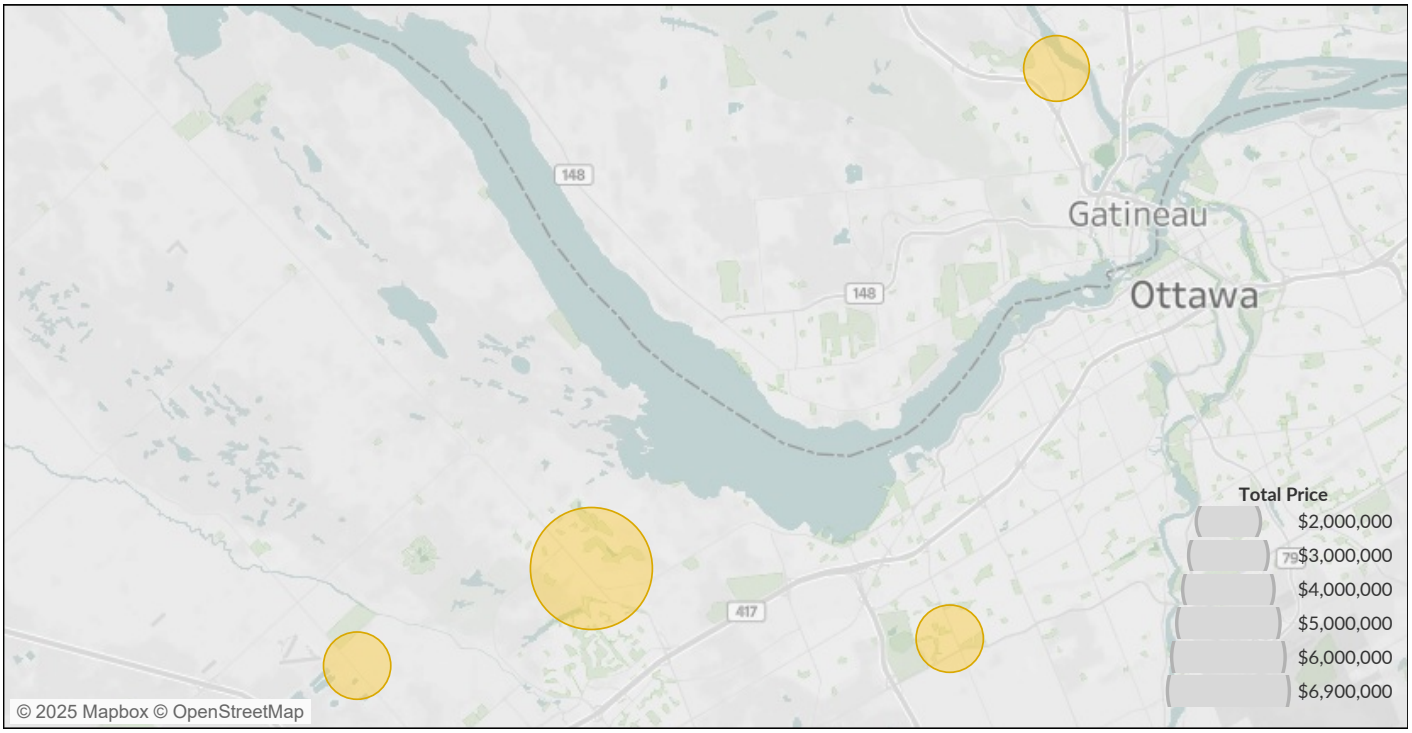
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Gatineau	$2.0M	1	$3.7M	$5.5M	49.4%	$206
Ottawa Central			$161.5M	$18.5M	-88.6%	$289
Ottawa East			$18.7M	$4.2M	-77.7%	$283
Ottawa Rural	$2.1M	1		$7.1M		$235
Ottawa West	$9.0M	2	$16.0M	$17.5M	9.1%	$200
Grand Total	$13.1M	4	$200.0M	$52.7M	-73.7%	$243

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3000 Solandt Road	Ottawa West	Kanata	$6.9M	40,036	$172
63 Glencoe Street	Ottawa West	Nepean	$2.1M	15,000	$140
3096 Carp Road	Ottawa Rural	West Carleton	$2.1M	12,750	$165
1187 Saint-Joseph Boulevard	Gatineau	Ville de Gatineau	$2.0M	5,978	$335

Source: Altus Group

Office Property Transactions - Q2 2025



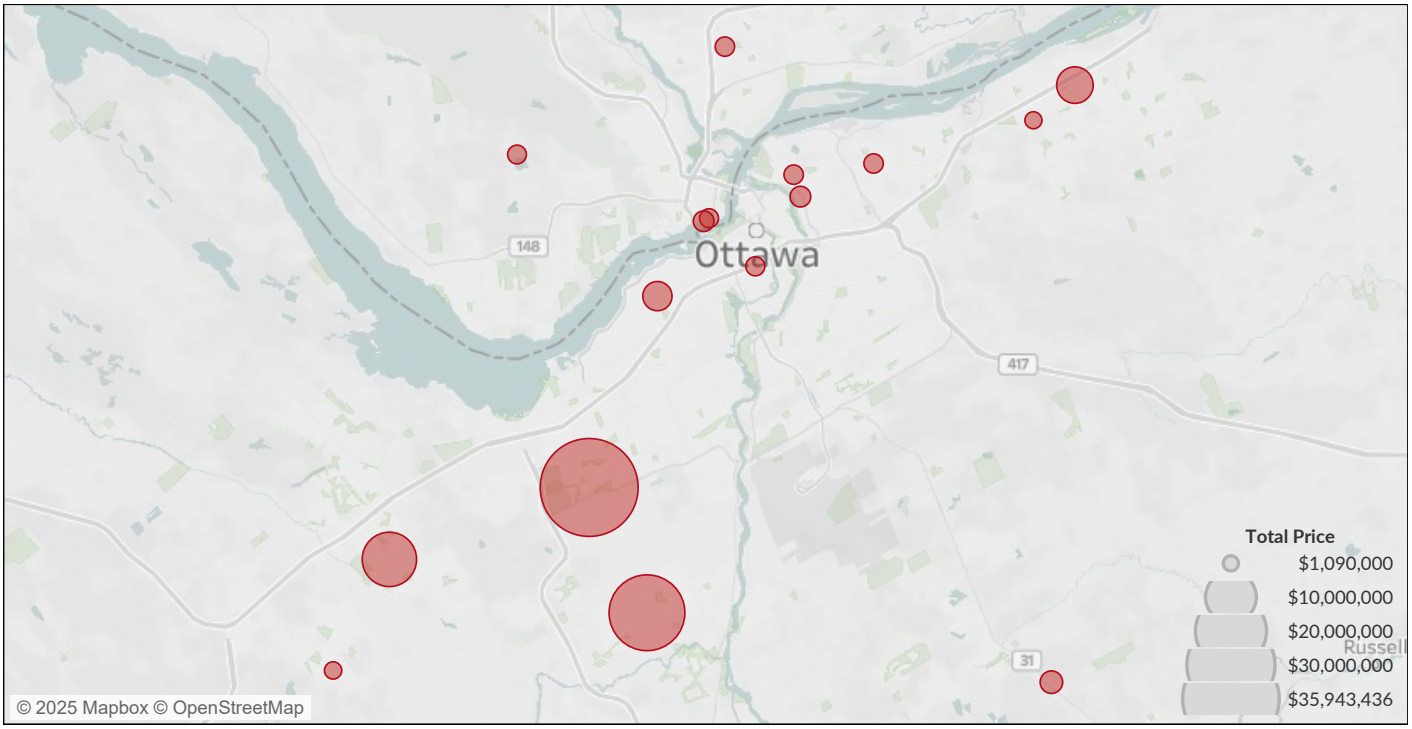
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Gatineau	$5.7M	4	$10.6M	$13.9M	30.8%	$274
Ottawa Central	$9.0M	5	$116.5M	$44.3M	-62.0%	$414
Ottawa East	$6.1M	2	$7.1M	$6.1M	-14.0%	$498
Ottawa Rural	$3.0M	2	$6.3M	$5.6M	-11.5%	$593
Ottawa West	$68.6M	3	$19.7M	$70.3M	256.5%	$448
Grand Total	$92.3M	16	$160.3M	$140.1M	-12.6%	$405

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
250 Greenbank Road	Ottawa West	Nepean	$35.9M	96,741	$372
30 Highbury Park Drive	Ottawa West	Nepean	$21.5M	42,011	$513
474 Hazeldean Road	Ottawa West	Kanata	$11.1M	28,629	$388
1180 Place d'Orléans Drive	Ottawa East	Gloucester	$5.0M	10,225	$489
101 Richmond Road	Ottawa Central	Ottawa	$3.2M	6,032	$531

Source: Altus Group

Retail Property Transactions - Q2 2025



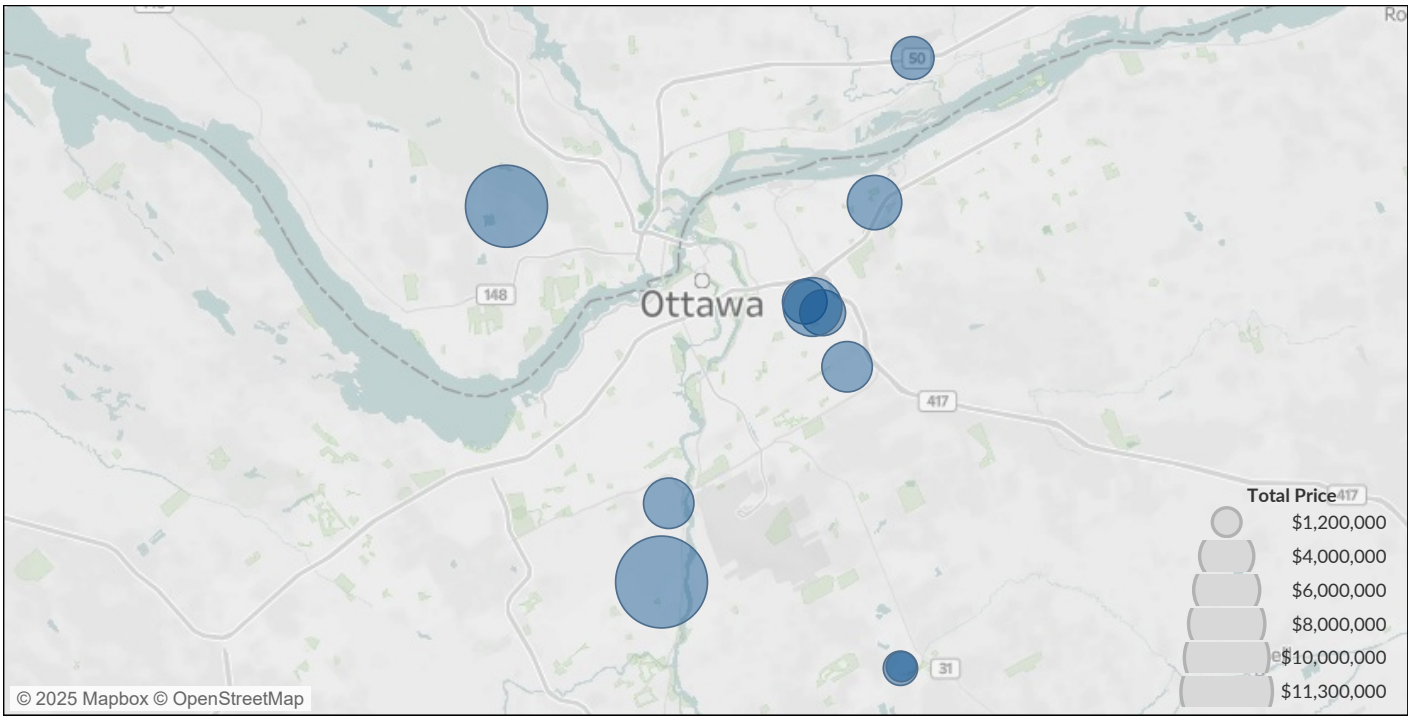
Region	Q2 2025 $ Volume	#	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/SF
Gatineau	$11.5M	2	$36.3M	$13.5M	-62.9%	$395
Ottawa Central	$13.5M	4	$14.2M	$29.7M	110.2%	$279
Ottawa East	$4.0M	1	$37.0M	$8.3M	-77.7%	$562
Ottawa Rural	$2.8M	2	$11.6M	$8.2M	-29.5%	$345
Ottawa West	$14.7M	2	$18.4M	$23.1M	25.6%	$337
Grand Total	$46.3M	11	$117.4M	$82.7M	-29.5%	$346

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2 Bill Leathem Drive	Ottawa West	Nepean	$11.3M	35,000	$323
815 de Vernon Street	Gatineau	Ville de Gatineau	$9.0M	9,926	$907
1621 Michael Street	Ottawa Central	Ottawa	$4.6M	24,115	$191
1166 Rainbow Street	Ottawa East	Gloucester	$4.0M	5,168	$764
75 Auriga Drive	Ottawa West	Nepean	$3.4M	11,000	$309

Source: Altus Group

Industrial Property Transactions - Q2 2025



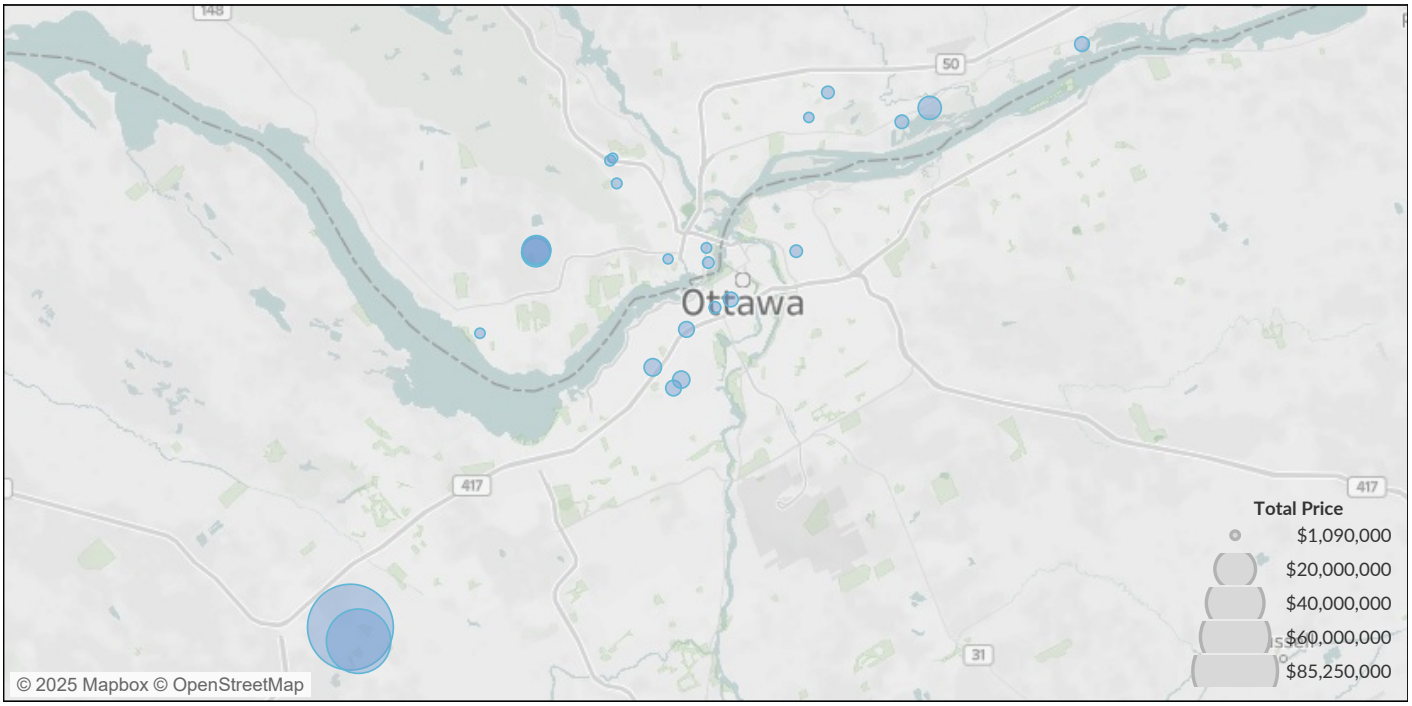
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Unit
Gatineau	$50.8M	15	$174.4M	$68.8M	-60.5%	$279,085
Ottawa Central	$18.3M	7	$146.6M	$156.6M	6.8%	$274,168
Ottawa East			$8.1M		-100.0%	
Ottawa Rural	$133.3M	2		$133.3M		$393,275
Ottawa West			$108.5M		-100.0%	
Grand Total	$202.4M	24	$437.6M	$358.7M	-18.0%	$281,337

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
6130 Hazeldean Road	Ottawa Rural	Goulbourn	$85.3M	172	$495,640
10 Wildpine Court	Ottawa Rural	Goulbourn	$48.0M	165	$290,909
933 Vanier Road	Gatineau	Ville de Gatineau	$9.4M	24	$392,864
925 Vanier Road	Gatineau	Ville de Gatineau	$9.4M	24	$392,863
905 Vanier Road	Gatineau	Ville de Gatineau	$9.4M	24	$392,864

Source: Altus Group

Apartment Property Transactions - Q2 2025



Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Room
Gatineau						
Ottawa Central	$32.5M	1	$43.2M	$32.5M	-24.8%	$232,143
Ottawa East						
Ottawa Rural						
Ottawa West			$19.0M	$24.0M	26.3%	$235,294
Grand Total	$32.5M	1	$62.2M	$56.5M	-9.2%	$233,719

Hotel - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
25 Cartier Street	Ottawa Central	Ottawa	$32.5M	140	$232,143

Source: Altus Group

Hotel Property Transactions - Q2 2025

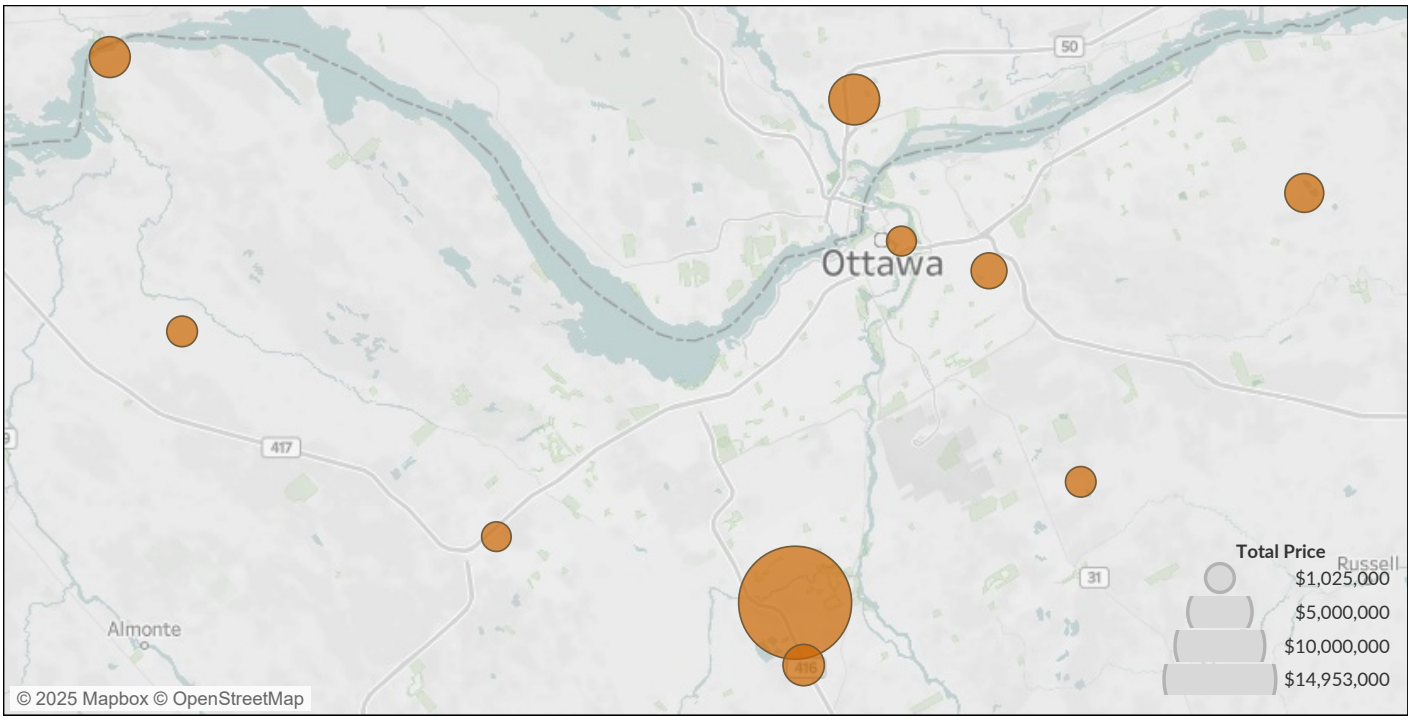
Region	Q2 2025 $ Volume	Q2 2025 #	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Acre
Gatineau	$3.0M	1	$17.4M	$4.0M	-77.0%	$1.0M
Ottawa Central	$2.5M	2	$49.5M	$2.5M	-94.9%	$0.8M
Ottawa East	$2.9M	2	$16.5M	$8.7M	-47.5%	$0.4M
Ottawa Rural	$4.1M	3	$20.7M	$16.4M	-20.7%	$0.3M
Ottawa West	$17.0M	2	$21.9M	$148.6M	577.9%	$0.7M
Grand Total	$29.4M	10	$126.0M	$180.2M	43.0%	$0.6M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3853 Cambrian Road	Ottawa West	Nepean	$15.0M	14.9	$1,001,876
1335 La Vérendrye Boulevard West	Gatineau	Ville de Gatineau	$3.0M	1.6	$1,897,533
4186 William McEwen Drive	Ottawa West	Nepean	$2.0M	53.2	$37,622
5689 Ferry Road	Ottawa Rural	West Carleton	$2.0M	223.0	$8,744
Giroux Road	Ottawa East	Cumberland	$1.8M	100.3	$17,594

Source: Altus Group

ICI Land Property Transactions - Q2 2025



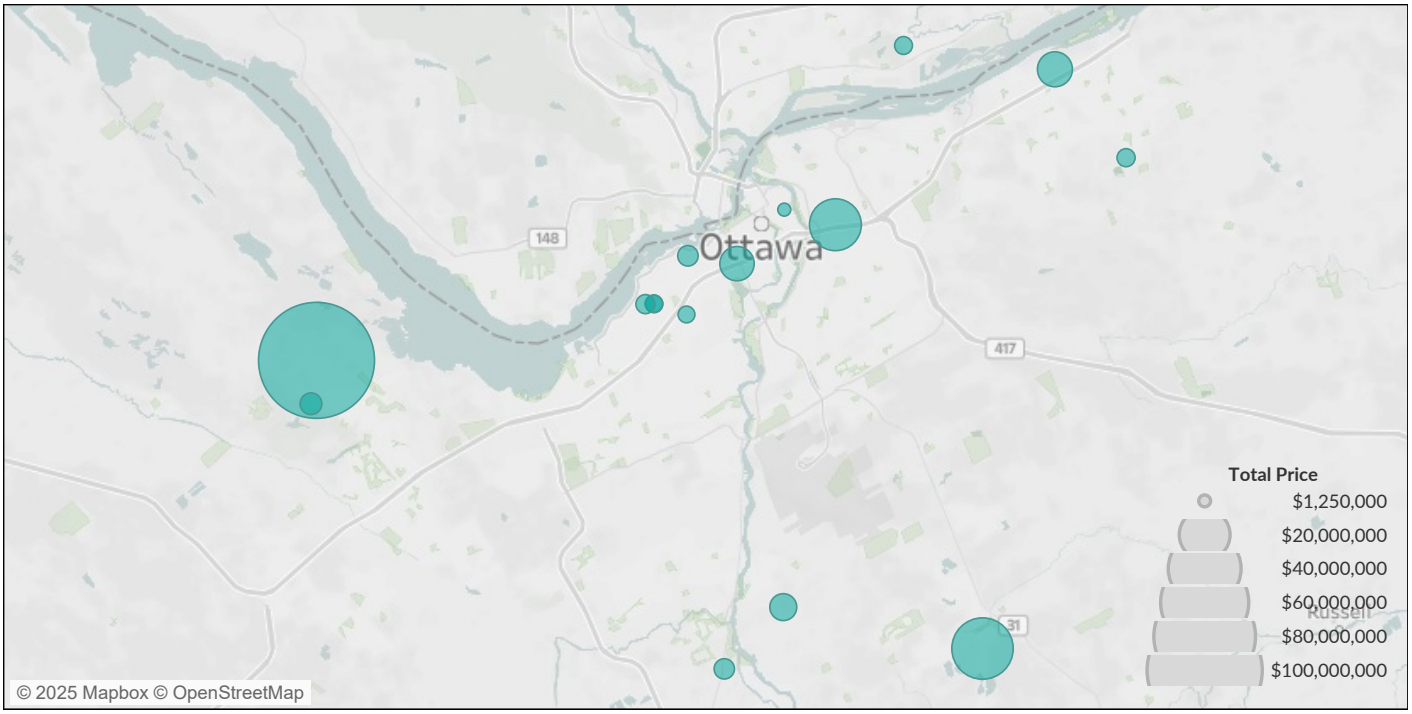
Region	Q2 2025 $ Volume	#	YTD Volume 2024	YTD Volume 2025	YoY - % Change	YTD - Avg $/Acre
Gatineau	$2.4M	1	$27.3M	$16.8M	-38.4%	
Ottawa Central	$42.4M	8	$43.3M	$72.6M	67.6%	$1.5M
Ottawa East	$16.9M	3	$29.4M	$16.9M	-42.5%	$1.5M
Ottawa Rural	$28.0M	1	$14.6M	$29.6M	103.1%	$0.5M
Ottawa West	$106.6M	3	$4.0M	$106.6M	2540.9%	$0.8M
Grand Total	$196.2M	16	$118.6M	$242.5M	104.4%	$1.0M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1020 March Road	Ottawa West	Kanata	$100.0M	113.0	$885,230
1626 Old Prescott Road	Ottawa Rural	Osgoode	$28.0M	106.4	$263,163
400 Coventry Road	Ottawa Central	Ottawa	$20.0M	4.9	Null
500 Famille-Côté Avenue	Ottawa East	Gloucester	$9.1M	2.2	Null
384 Arlington Avenue	Ottawa Central	Ottawa	$8.8M	0.5	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2025



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