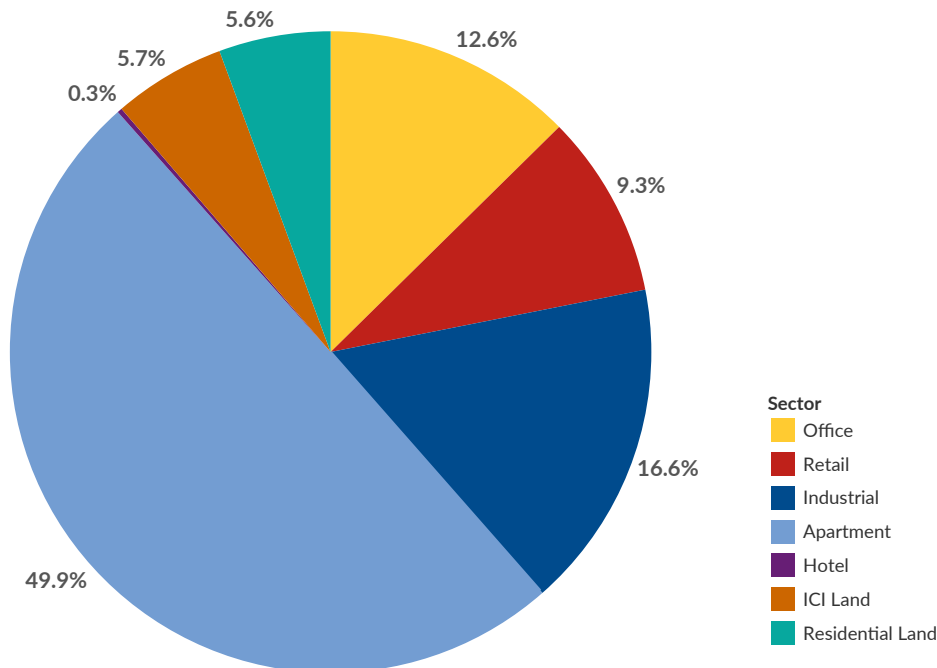

Montreal Market Commercial Q2 2026 Statistics

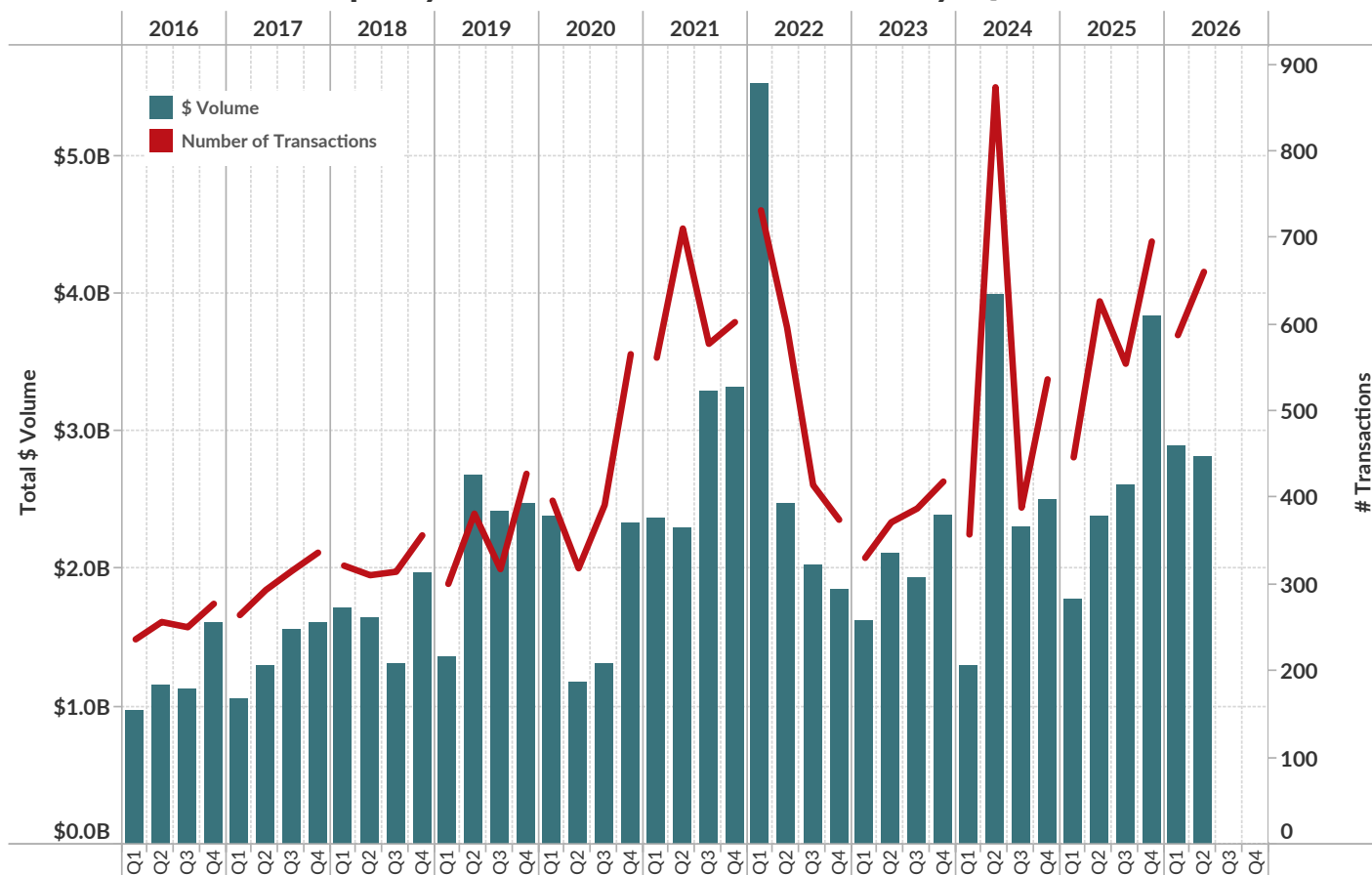


Q2 2026 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

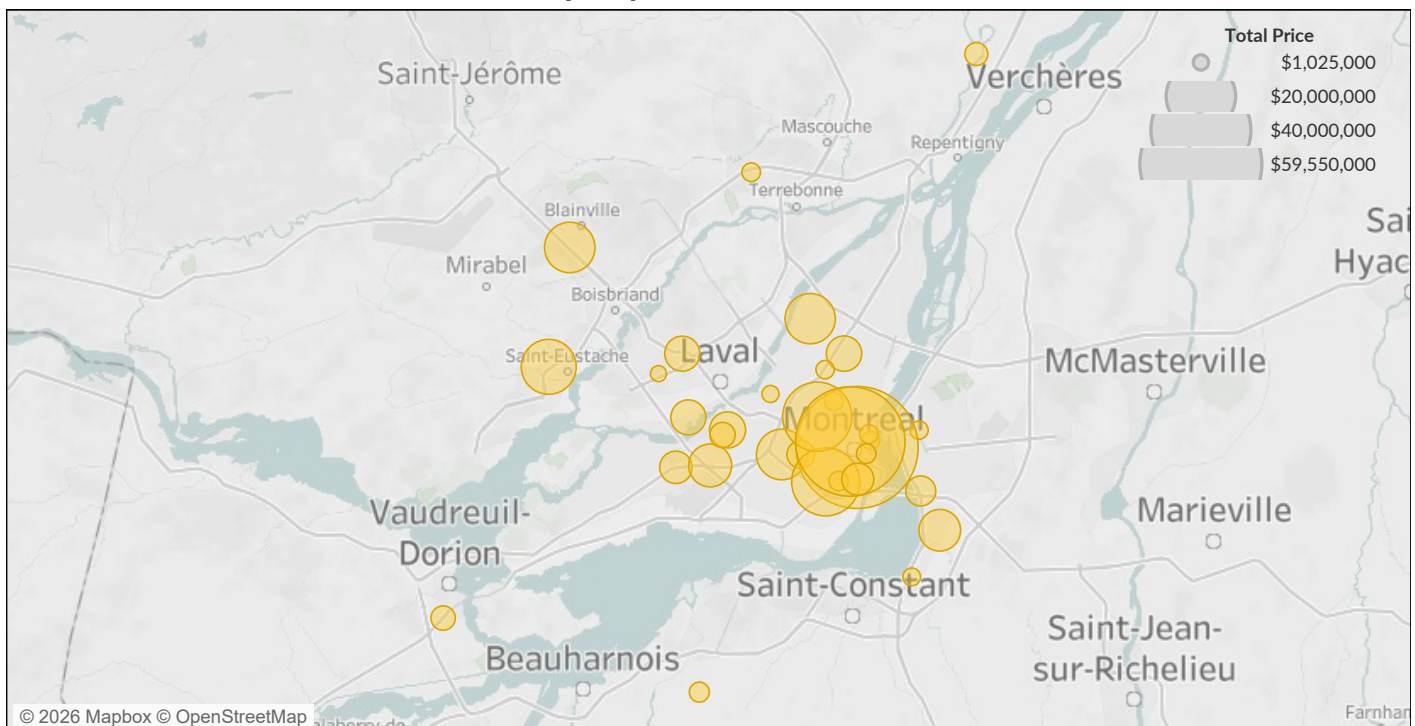
Region	Q2 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Island of Montréal	\$206.8M	20	\$181.1M	\$631.9M	248.9%	\$281
Laval	\$10.8M	3	\$72.3M	\$21.8M	-69.9%	\$356
Longueuil	\$1.3M	1	\$5.1M	\$1.3M	-73.7%	\$159
North Shore	\$25.7M	4	\$14.9M	\$39.2M	163.6%	\$337
South Shore	\$15.8M	5	\$15.6M	\$26.1M	67.1%	\$265
Grand Total	\$260.5M	33	\$289.0M	\$720.3M	149.2%	\$294

Office - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
372 Sainte-Catherine Street West	Island of Montréal	Ville-Marie	\$59.6M	230,000	259
300 Léo-Pariseau Street	Island of Montréal	Le Plateau-Mont-Royal	\$48.0M	567,545	85
6600 Saint-Urbain Street	Island of Montréal	Rosemont-La Petite-Pa..	\$19.2M	152,436	126
370 Victoria Avenue	Island of Montréal	Westmount	\$18.6M	76,460	243
465 Bibeau Street	North Shore	Saint-Eustache	\$12.1M	42,479	284

Source: Altus Group

Office Property Transactions - Q2 2026



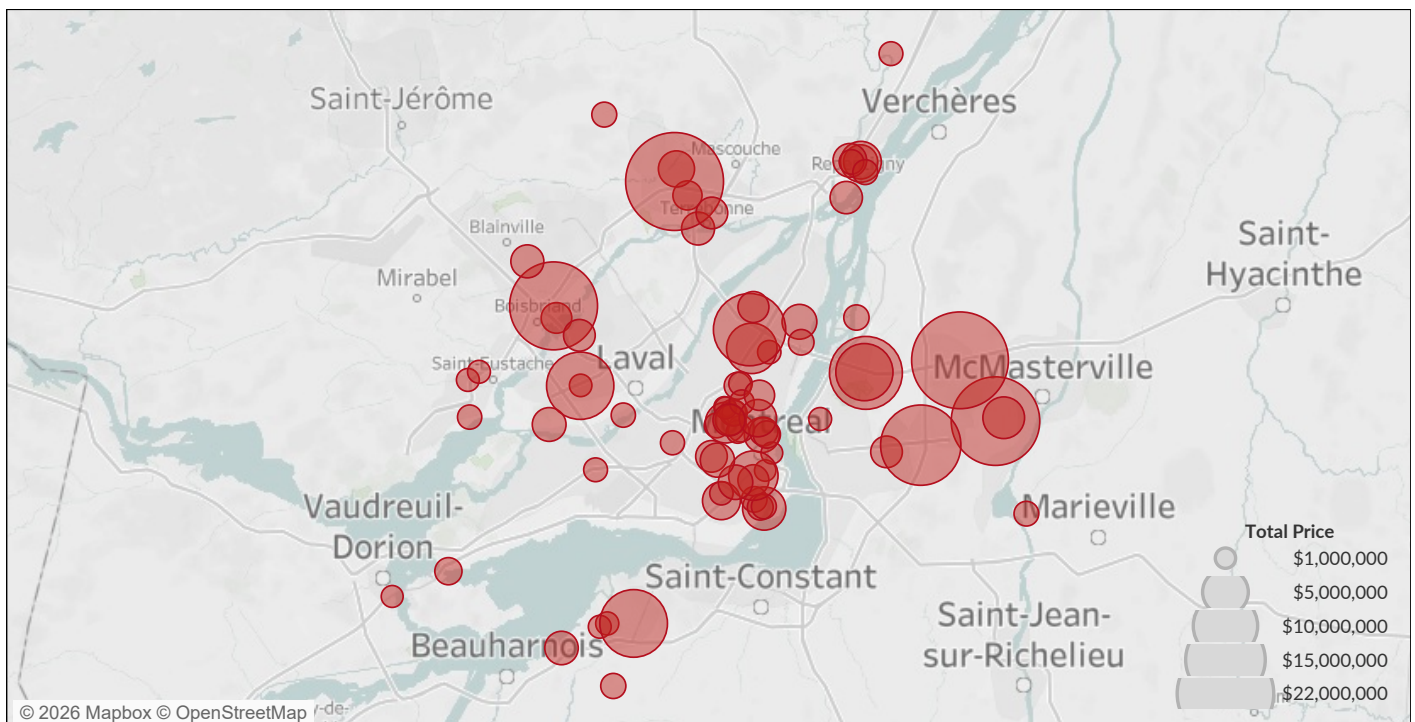
Region	Q2 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Island of Montréal	\$94.5M	40	\$267.3M	\$238.2M	-10.9%	\$349
Laval	\$17.8M	5	\$61.8M	\$34.2M	-44.7%	\$374
Longueuil	\$3.5M	2	\$18.5M	\$17.6M	-4.7%	\$234
North Shore	\$74.9M	19	\$74.8M	\$118.0M	57.8%	\$325
South Shore	\$98.9M	14	\$57.1M	\$120.6M	111.0%	\$373
Grand Total	\$289.6M	80	\$479.6M	\$528.7M	10.2%	\$343

Retail - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10013 Laurier Boulevard	North Shore	Terrebonne	\$1.4M	5,478	260
1017 Saint-Jean-Baptiste Boulevard	South Shore	Mercier	\$1.5M	6,960	208
107 J.-S.-Archambault Boulevard	North Shore	Terrebonne	\$2.5M	9,100	275
108 Principale Street	South Shore	Châteauguay	\$1.2M	1,500	817
1180 Place Nobel	South Shore	Boucherville	\$7.5M	33,640	223

Source: Altus Group

Retail Property Transactions - Q2 2026



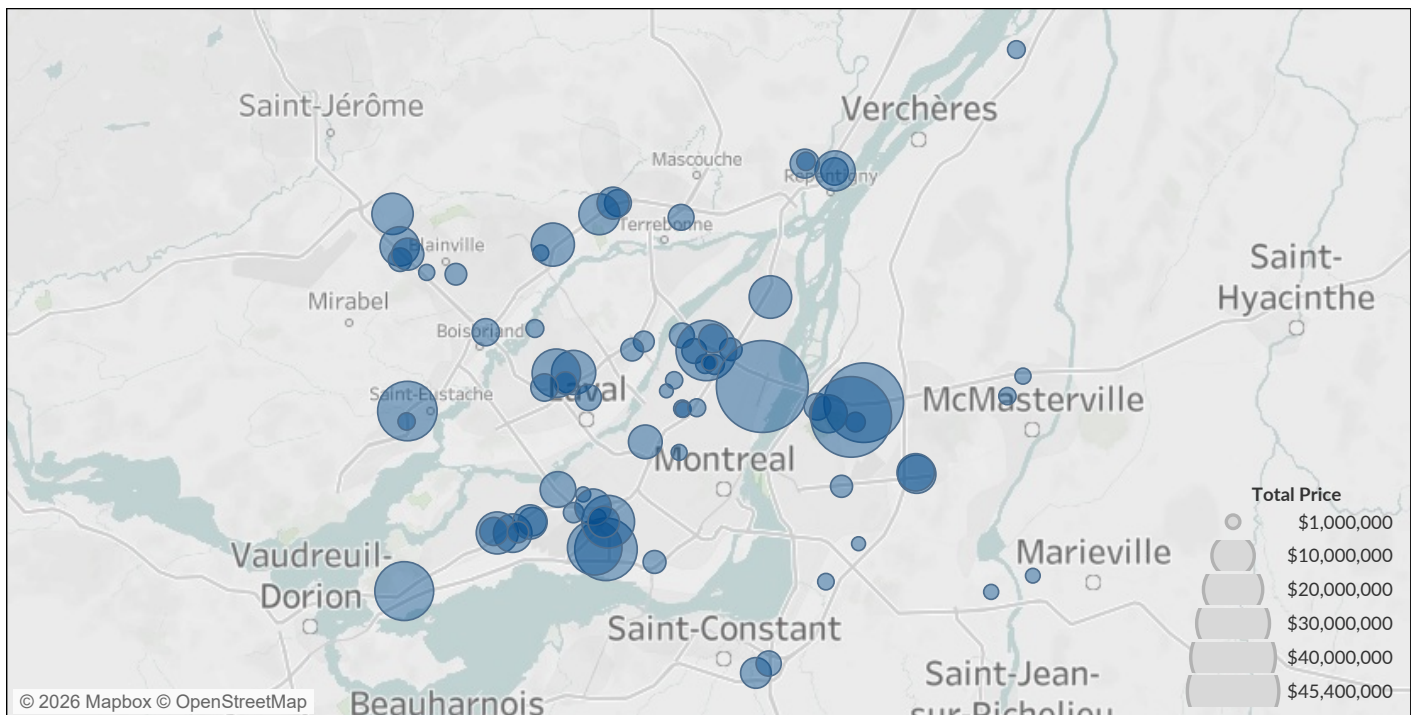
Region	Q2 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2025	2026		
Island of Montréal	\$240.6M	34	\$352.8M	\$444.5M	26.0%	\$253
Laval	\$40.2M	8	\$58.5M	\$65.5M	11.9%	\$359
Longueuil	\$15.1M	4	\$6.1M	\$64.5M	953.6%	\$265
North Shore	\$106.5M	19	\$99.3M	\$190.6M	92.0%	\$316
South Shore	\$103.3M	13	\$122.6M	\$185.0M	51.0%	\$278
Grand Total	\$505.7M	78	\$639.3M	\$950.1M	48.6%	\$283

Industrial - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
7000 Hochelaga Street	Island of Montréal	Mercier-Hochelaga-..	\$45.4M	160,453	283
1485 de Coulomb Street	South Shore	Boucherville	\$34.9M	239,825	146
1501 Ampère Street	South Shore	Boucherville	\$34.0M	137,065	248
1415 32e Avenue	Island of Montréal	Lachine	\$21.0M	71,503	294
10400 Renaude-Lapointe Street	Island of Montréal	Anjou	\$19.7M	111,328	177

Source: Altus Group

Industrial Property Transactions - Q2 2026



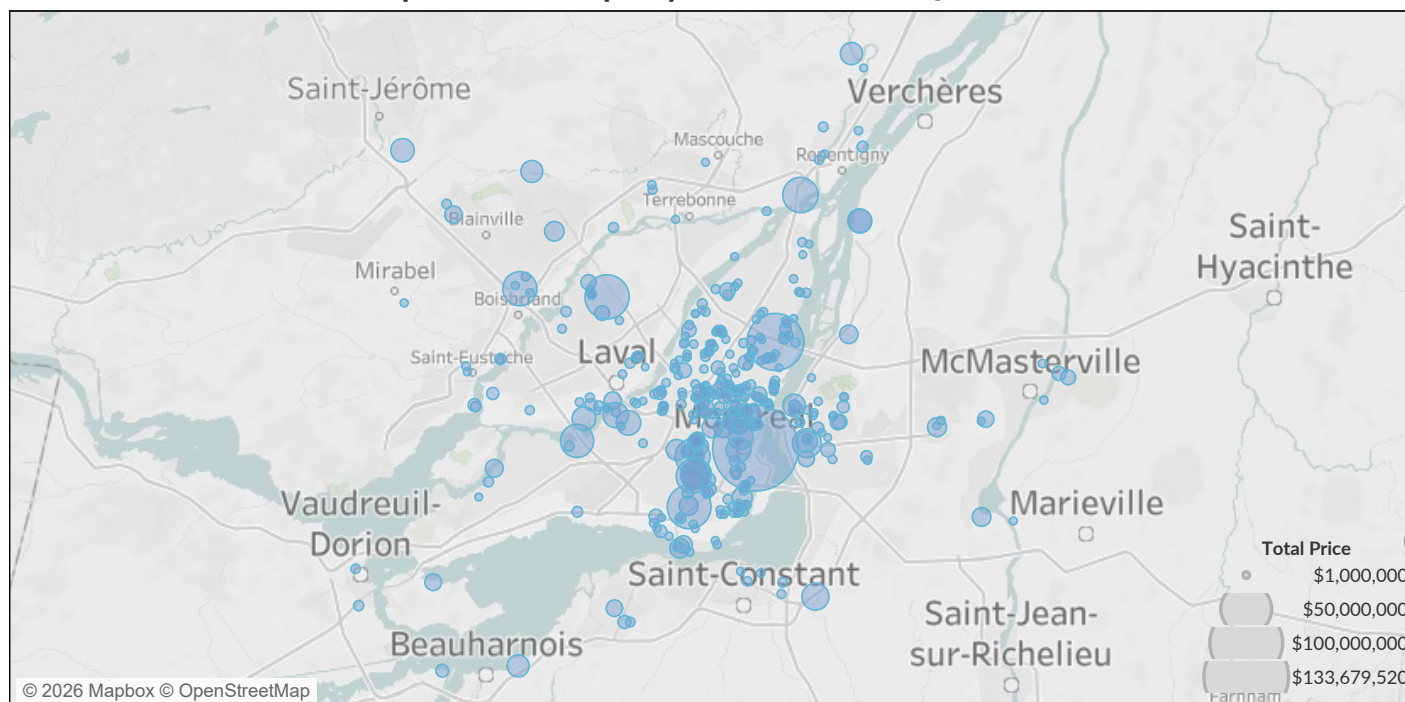
Region	Q2 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2025	2026		
Island of Montréal	\$865.3M	279	\$1,555.5M	\$1,954.4M	25.6%	\$256,094
Laval	\$93.8M	28	\$251.9M	\$203.4M	-19.2%	\$249,399
Longueuil	\$67.9M	29	\$90.3M	\$290.2M	221.6%	\$223,428
North Shore	\$115.7M	28	\$154.5M	\$207.9M	34.5%	\$259,773
South Shore	\$126.6M	32	\$146.9M	\$194.1M	32.2%	\$249,541
Grand Total	\$1,269.4M	396	\$2,199.0M	\$2,850.0M	29.6%	\$252,991

Apartment - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
240 Notre-Dame Street West	Island of Montréal	Ville-Marie	\$133.7M	230	\$581,215
3075 Paul‑David Street	Island of Montréal	Mercier-Hoche..	\$59.0M	317	\$186,262
3405 René-Laennec Boulevard	Laval	Laval	\$35.5M	98	\$362,245
2060 Patricia Avenue	Island of Montréal	Côte-des-Neig..	\$34.8M	188	\$184,894
95 du Doré-Jaune Street	North Shore	Terrebonne	\$22.5M	154	\$292,626

Source: Altus Group

Apartment Property Transactions - Q2 2026



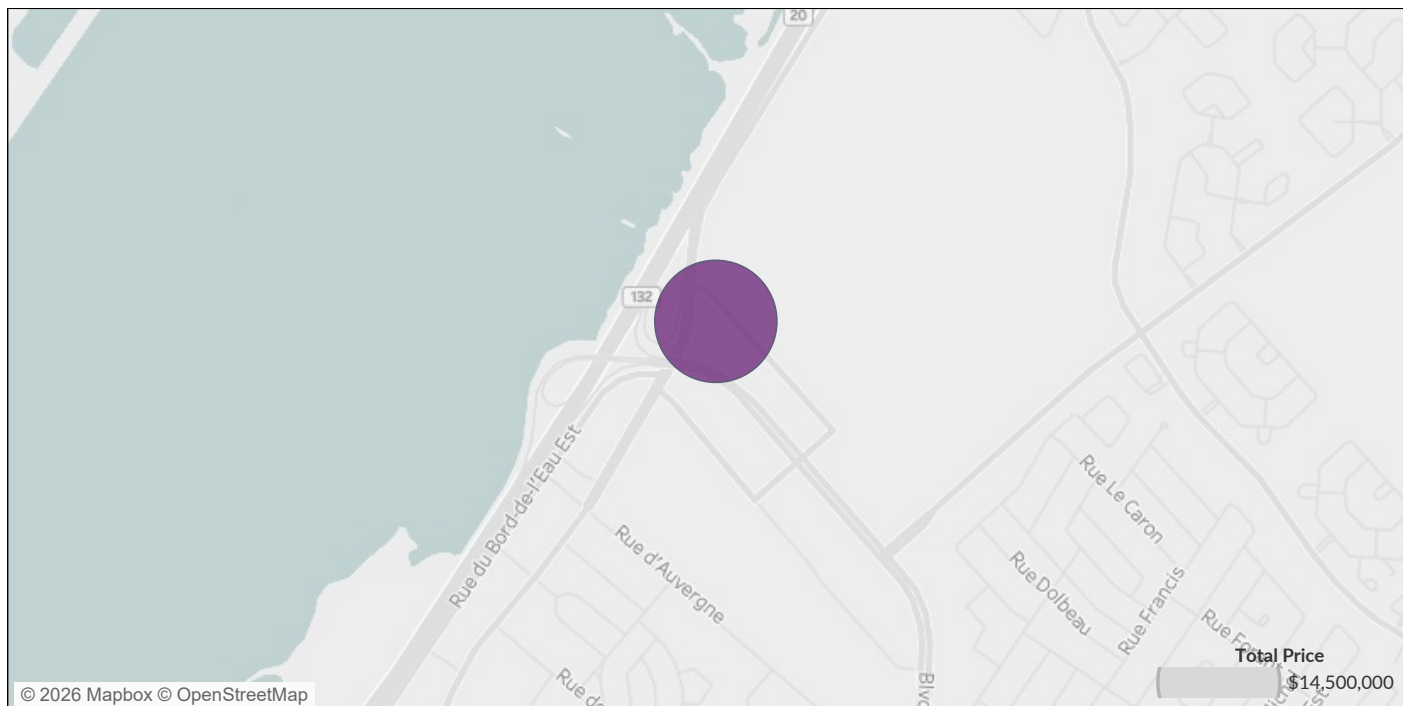
Region	Q2 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2025	2026		
Island of Montréal			\$26.9M		-100.0%	
Laval						
Longueuil	\$14.5M	1		\$14.5M		\$102,837
North Shore						
South Shore						
Grand Total	\$14.5M	1	\$26.9M	\$14.5M	-46.1%	\$102,837

Hotel - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
900 Saint-Charles Street East	Longueuil	Vieux-Longueuil	\$14.5M	141	\$102,837

Source: Altus Group

Hotel Property Transactions - Q2 2026



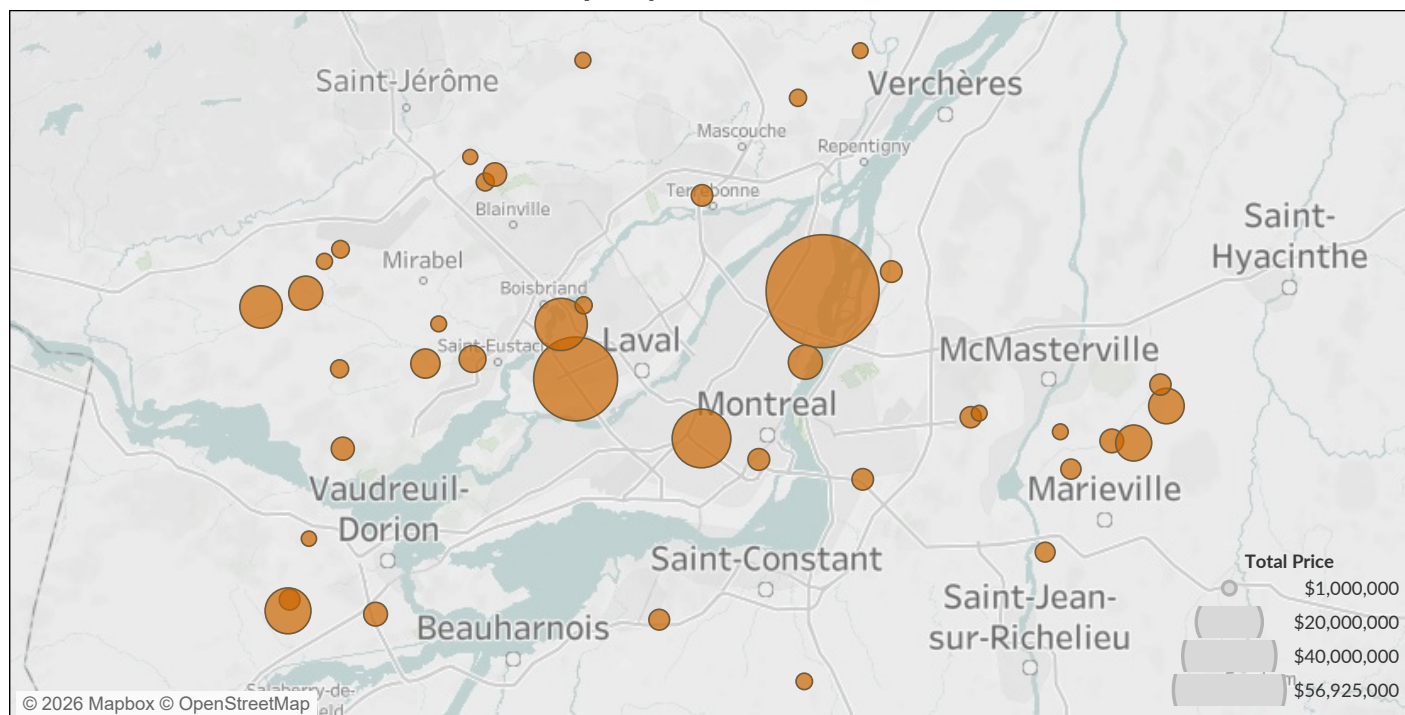
Region	Q2 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume		2025	2026		
Island of Montréal	\$79.5M	4	\$45.5M	\$89.4M	96.7%	\$2.6M
Laval	\$44.8M	3	\$97.4M	\$55.2M	-43.3%	\$1.0M
Longueuil						
North Shore	\$38.0M	16	\$77.4M	\$71.6M	-7.5%	\$0.2M
South Shore	\$45.7M	17	\$56.6M	\$107.8M	90.5%	\$0.2M
Grand Total	\$208.1M	40	\$276.8M	\$324.0M	17.1%	\$0.5M

ICI Land - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10800 Notre-Dame Street E..	Island of Montréal	Montréal-Est	\$56.9M	164.0	\$347,119
5421 Cléroux Boulevard	Laval	Laval	\$31.4M	15.0	\$2,085,404
de la Savane Street	Island of Montréal	Côte-des-Neig..	\$15.4M	1.8	\$8,358,290
1400 Mattawa Boulevard	Laval	Laval	\$12.2M	128.6	\$94,484
1174 Saint-Dominique Road	South Shore	Les Cèdres	\$9.4M	333.6	\$28,124

Source: Altus Group

ICI Land Property Transactions - Q2 2026



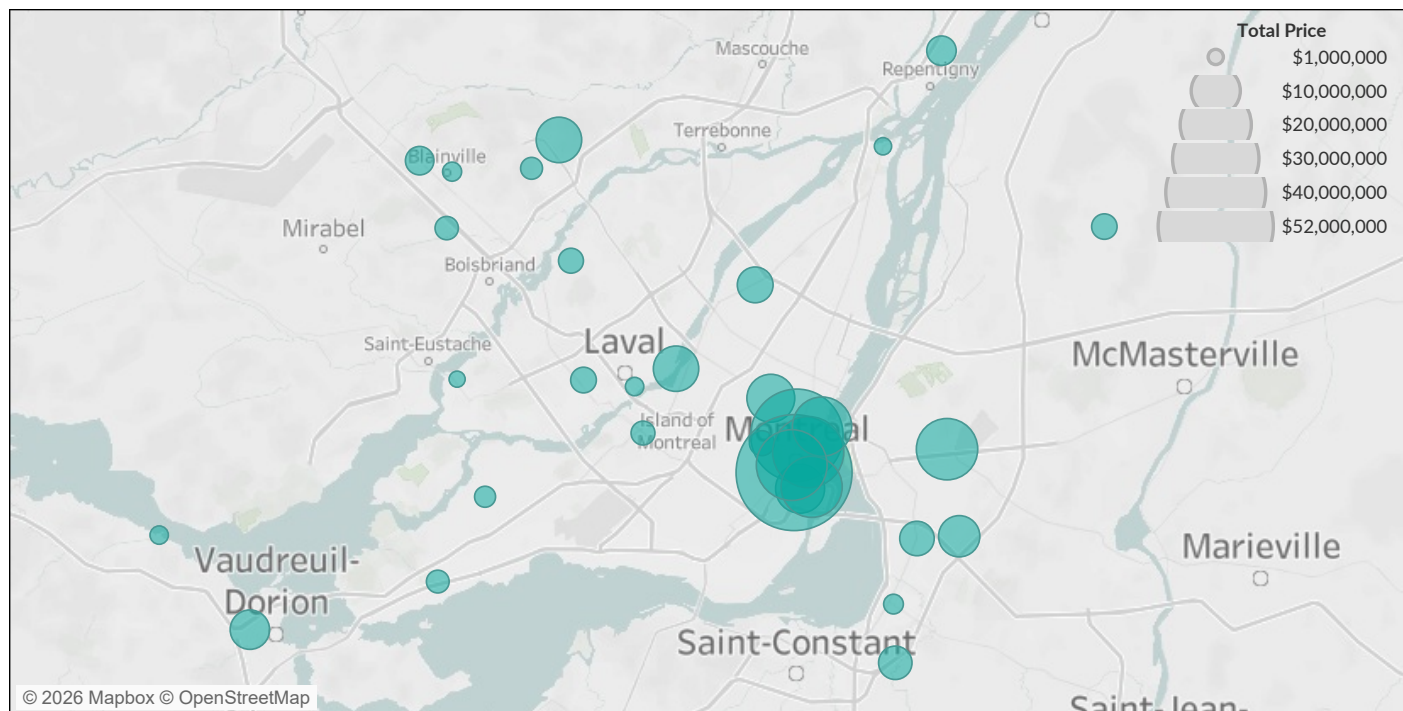
Region	Q2 2026		YTD Volume		YoY - % Change	YTD - Avg \$/Acre
	\$ Volume	#	2025	2026		
Island of Montréal	\$184.5M	14	\$157.8M	\$204.7M	29.8%	\$0.4M
Laval	\$15.2M	5	\$48.4M	\$22.0M	-54.5%	
Longueuil	\$14.6M	1	\$3.3M	\$15.7M	371.7%	
North Shore	\$19.8M	6	\$15.9M	\$37.0M	132.8%	\$1.5M
South Shore	\$26.8M	7	\$8.8M	\$40.8M	361.7%	\$2.4M
Grand Total	\$260.9M	33	\$234.2M	\$320.1M	36.7%	\$1.8M

Residential Land - Top 5 Transactions Q2 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1355 René-Lévesque Boulev..	Island of Montréal	Ville-Marie	\$52.0M	0.5	Null
3725 Saint-Denis Street	Island of Montréal	Le Plateau-Mont-Royal	\$33.0M	5.0	Null
1075 Saint-Laurent Boulevard	Island of Montréal	Ville-Marie	\$19.6M	0.9	Null
Peel Street	Island of Montréal	Ville-Marie	\$19.4M	0.2	Null
de Chambly Road	Longueuil	Saint-Hubert	\$14.6M	7.3	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2026



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