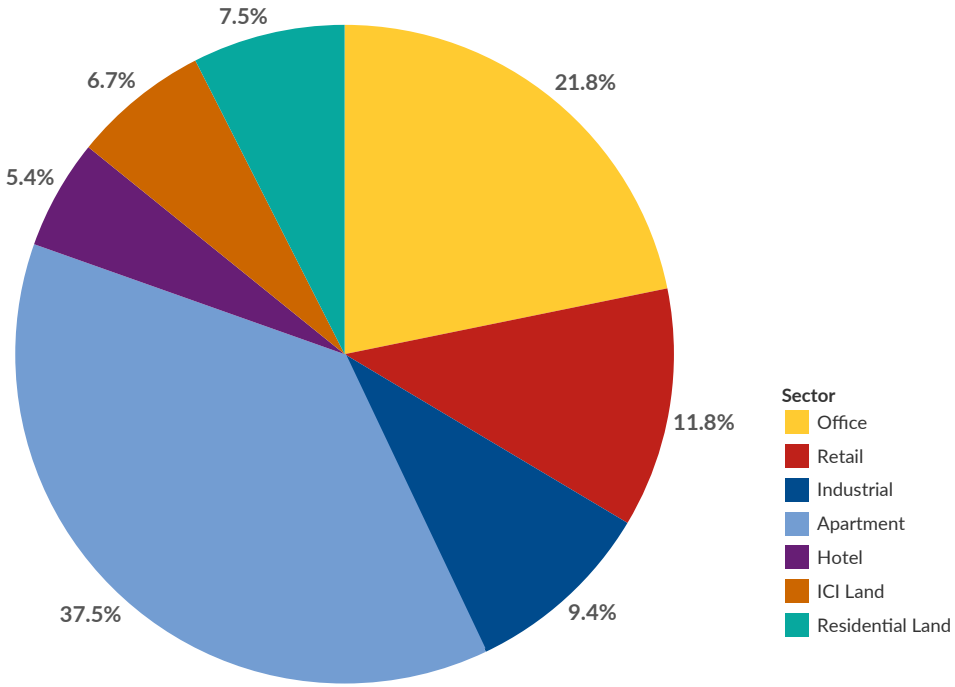
Ottawa & Gatineau Commercial Q3 2025 Statistics



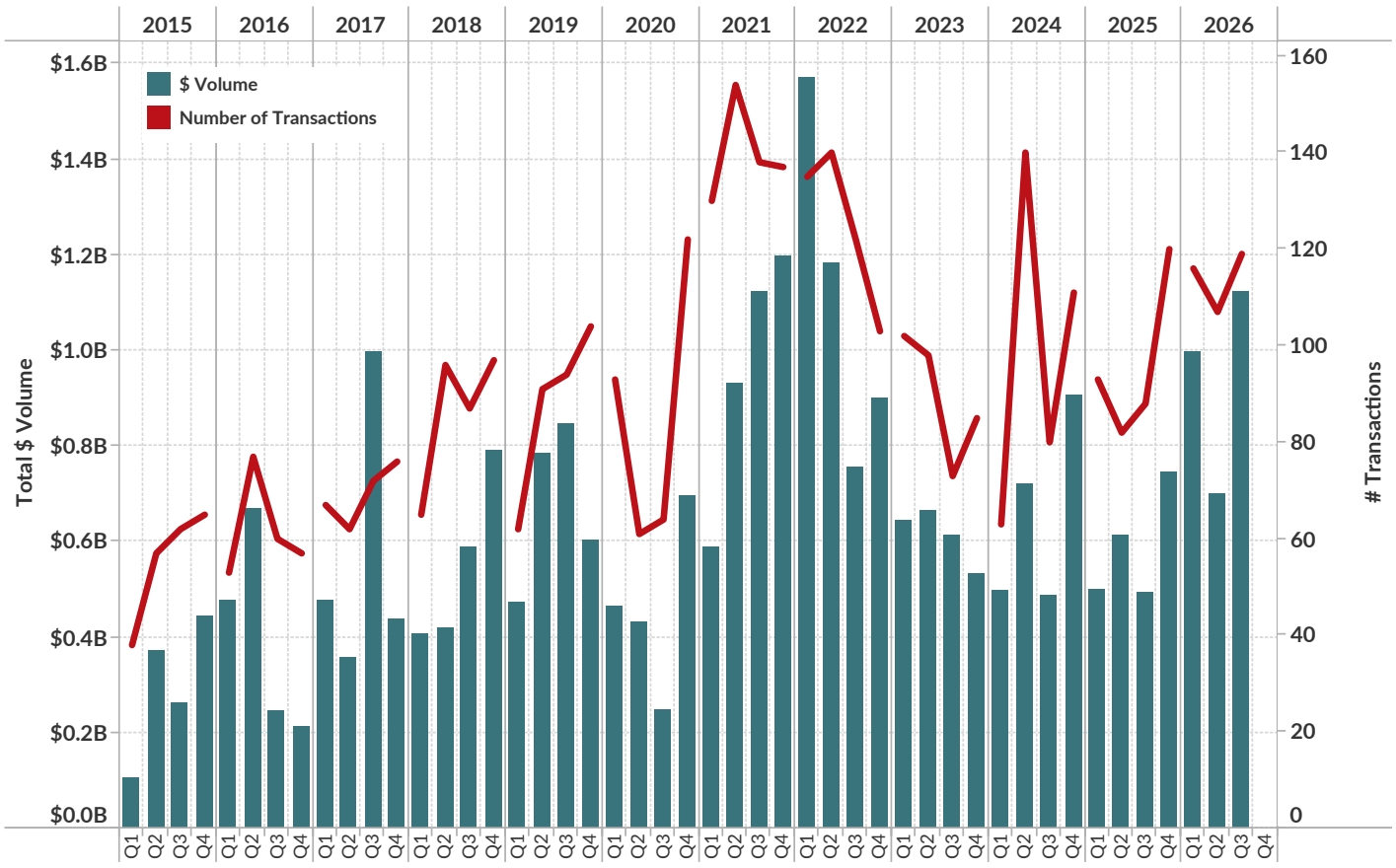
Altus Group

Q3 2026 YTD Property Transactions - Total $ Volume by Sector



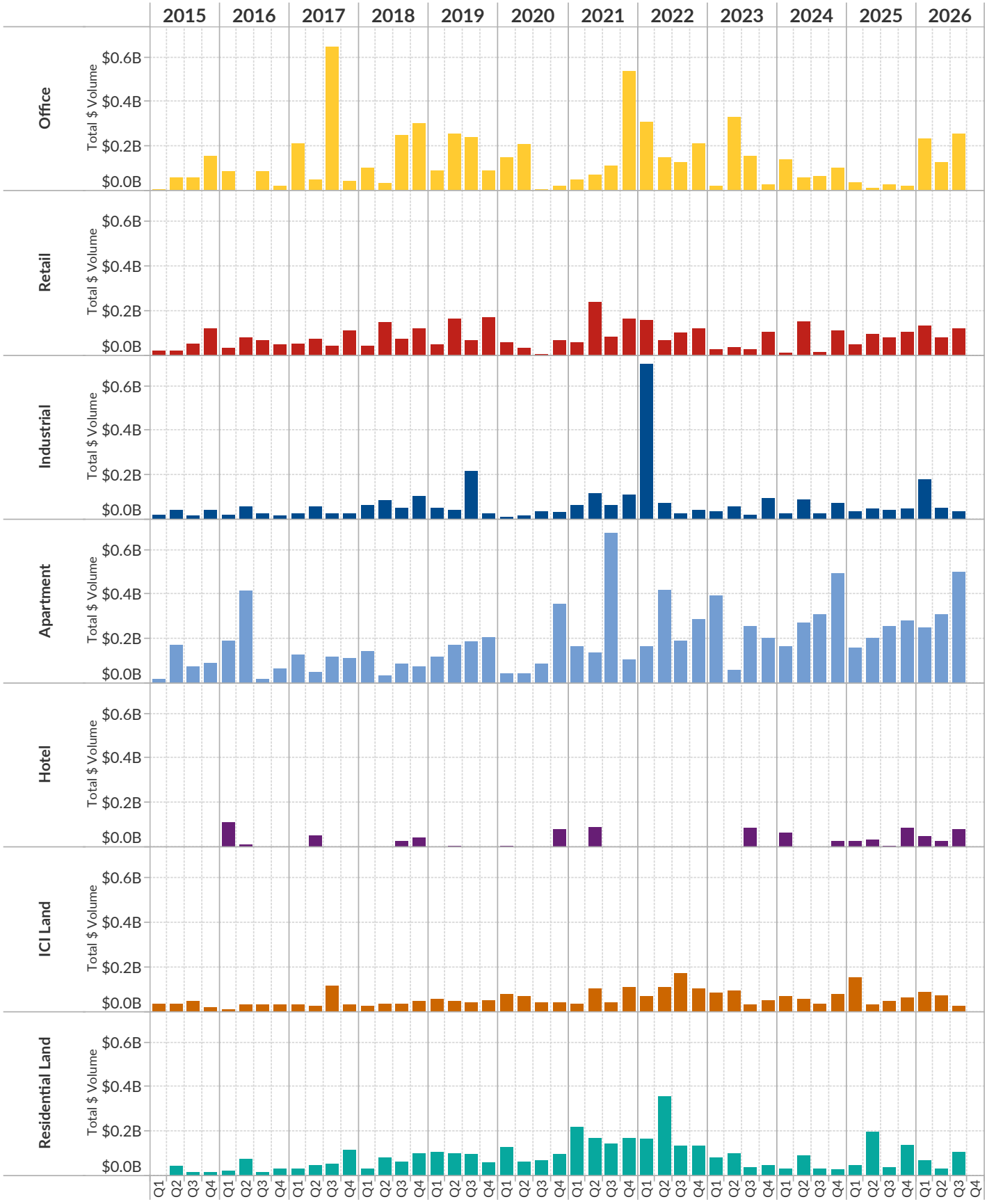
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total $ Volume by Quarter & Sector



Source: Altus Group

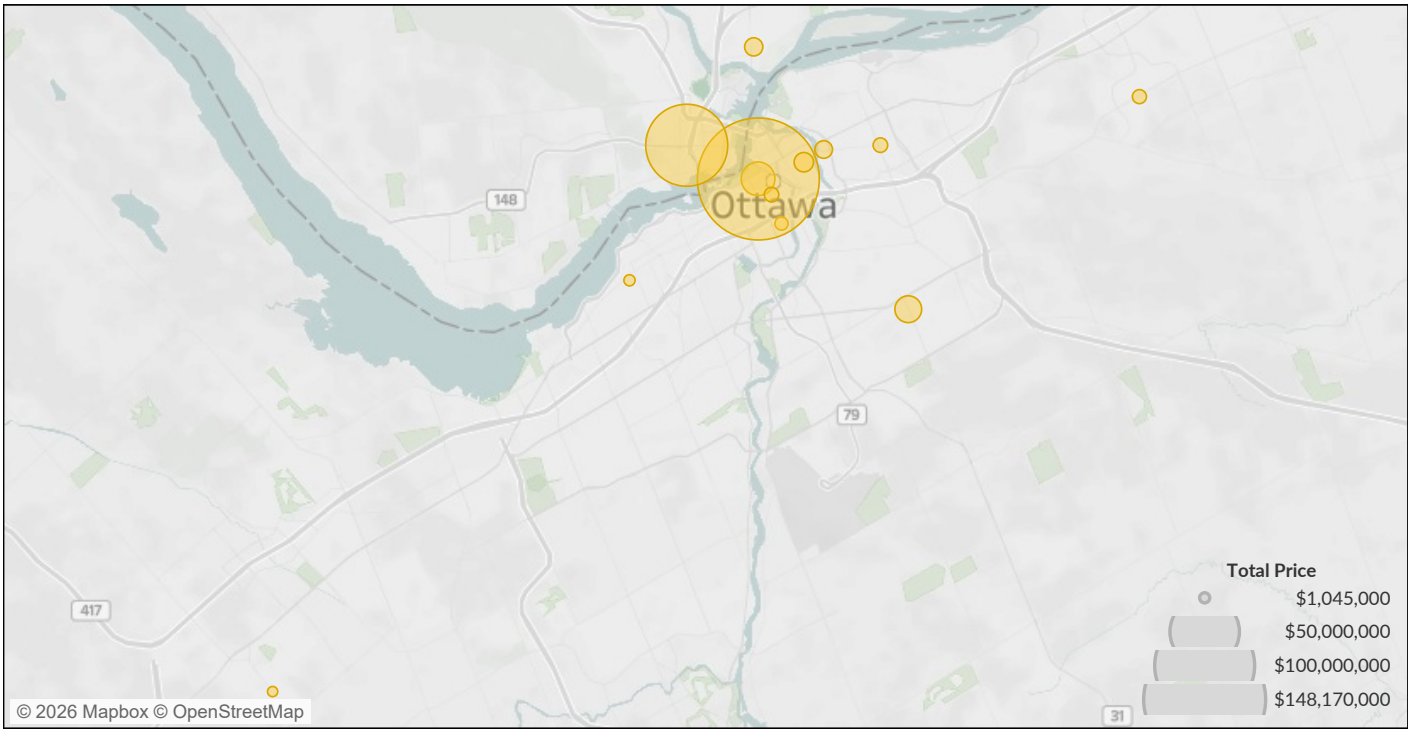
Region	Q3 2026 $ Volume	Q3 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau	$70.2M	2	$7.5M	$71.9M	857.3%	$315
Ottawa Central	$180.6M	9	$29.8M	$509.1M	1606.5%	$357
Ottawa East	$2.0M	1	$11.6M	$3.0M	-73.9%	$677
Ottawa Rural	$1.0M	1	$7.1M	$2.5M	-64.6%	$421
Ottawa West			$24.1M	$26.8M	11.5%	$260
Grand Total	$253.9M	13	$80.0M	$613.3M	666.7%	$364

Office - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
70 Crémazie Street	Gatineau	Ville de Gatineau	$66.9M	321,819	$208
131 Queen Street	Ottawa Central	Ottawa	$11.3M	Null	Null
2505 St. Laurent Boulevard	Ottawa Central	Ottawa	$7.2M	24,878	$287
5 Blackburn Avenue	Ottawa Central	Ottawa	$3.8M	10,000	$375
93 Gréber Boulevard	Gatineau	Ville de Gatineau	$3.3M	6,527	$506

Source: Altus Group

Office Property Transactions - Q3 2026



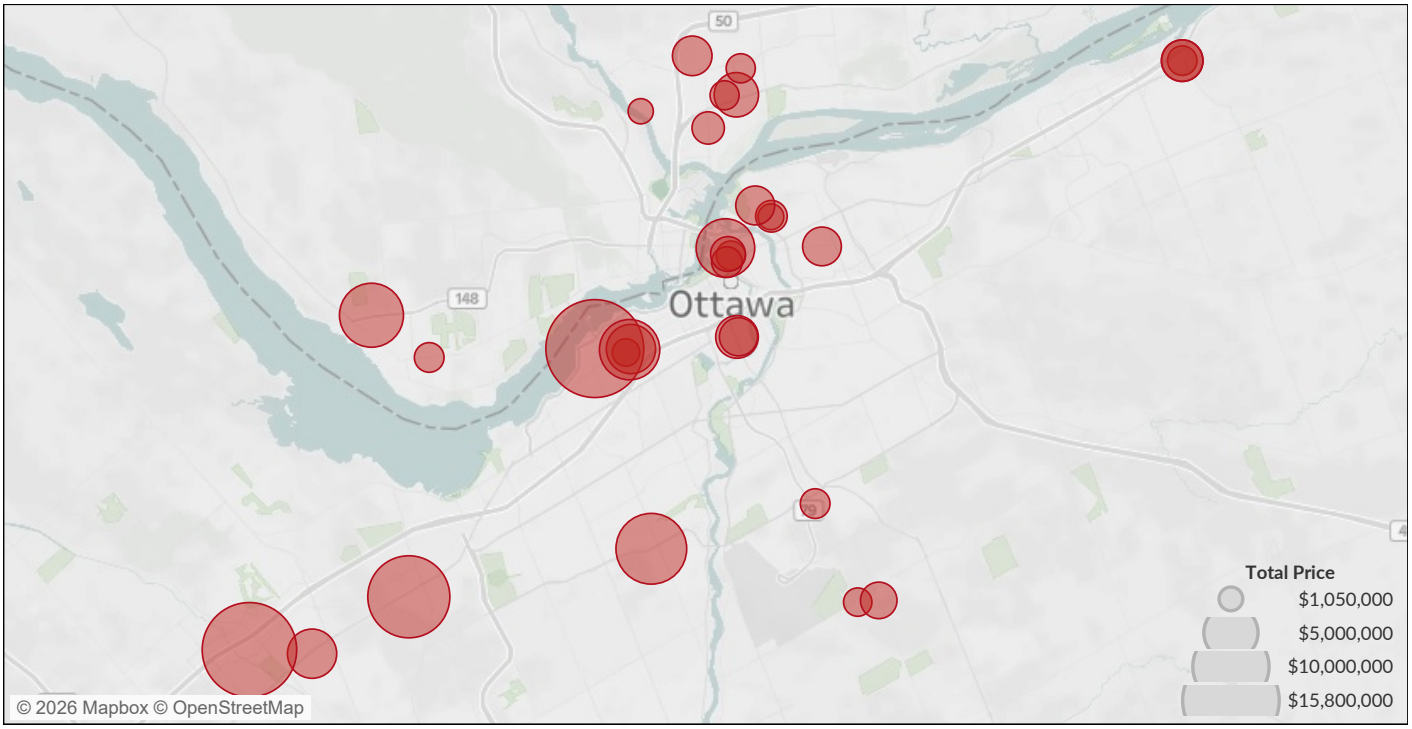
Region	Q3 2026 $ Volume	Q3 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau	$19.6M	8	$26.1M	$52.6M	101.4%	$264
Ottawa Central	$50.8M	14	$54.9M	$170.0M	209.8%	$450
Ottawa East	$12.1M	6	$6.1M	$46.7M	667.5%	$282
Ottawa Rural			$7.4M	$2.5M	-66.3%	$173
Ottawa West	$38.1M	4	$126.2M	$59.7M	-52.7%	$391
Grand Total	$120.5M	32	$220.7M	$331.5M	50.2%	$354

Retail - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
281 Lanark Avenue	Ottawa Central	Ottawa	$15.8M	Null	Null
747 Silver Seven Road	Ottawa West	Kanata	$14.7M	21,481	$685
2194 Robertson Road	Ottawa West	Nepean	$11.1M	43,151	$257
545 West Hunt Club Road	Ottawa West	Nepean	$8.3M	21,860	$377
10 de la Fabrique Street	Gatineau	Ville de Gatineau	$6.8M	13,147	$524

Source: Altus Group

Retail Property Transactions - Q3 2026



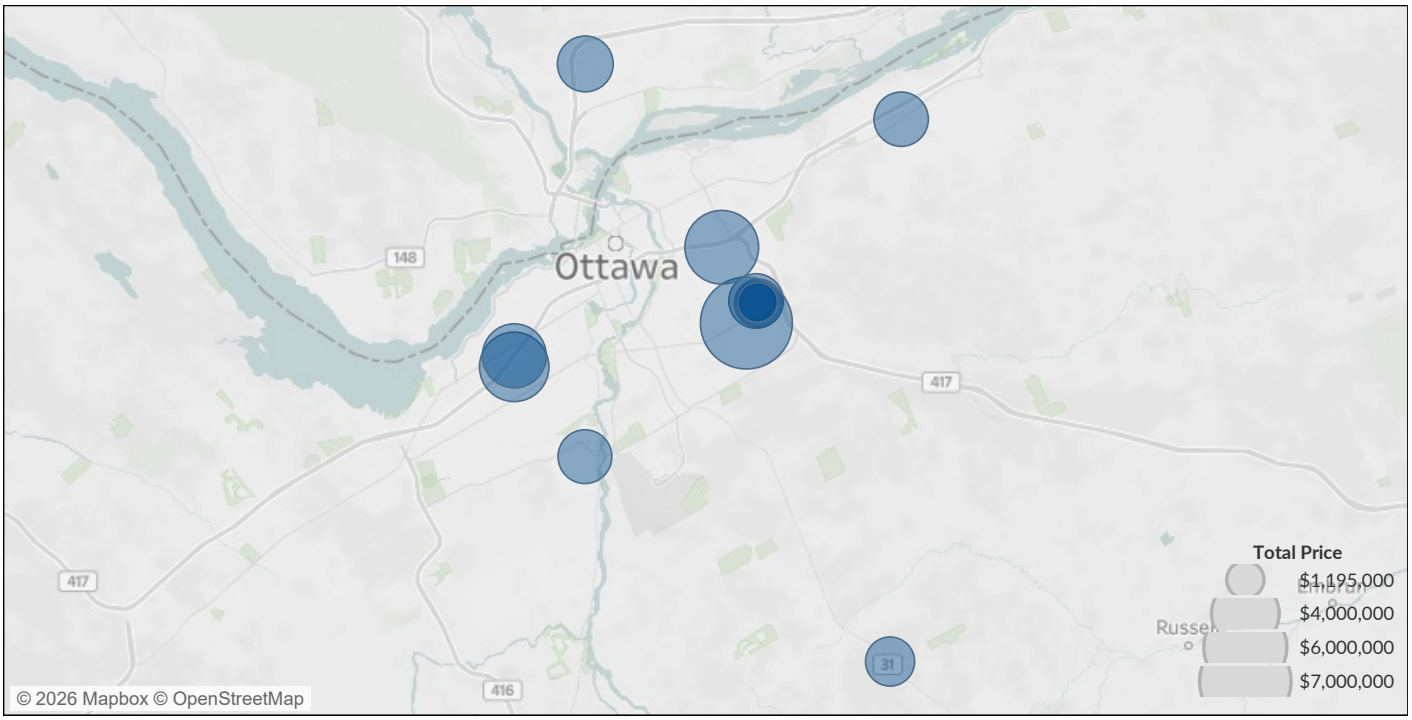
Region	Q3 2026 $ Volume	#	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/SF
Gatineau	$2.6M	1	$15.0M	$7.9M	-47.3%	$275
Ottawa Central	$21.3M	7	$50.0M	$119.7M	139.1%	$332
Ottawa East	$7.0M	2	$16.4M	$86.1M	424.8%	$310
Ottawa Rural	$2.0M	1	$9.6M	$22.3M	133.2%	$380
Ottawa West	$2.4M	1	$33.3M	$28.4M	-14.8%	$356
Grand Total	$35.2M	12	$124.3M	$264.3M	112.7%	$336

Industrial - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2260 Walkley Road	Ottawa Central	Ottawa	$7.0M	47,252	$148
1101 Parisien Street	Ottawa East	Gloucester	$4.5M	11,800	$381
1765 Courtwood Crescent	Ottawa Central	Ottawa	$4.0M	11,097	$360
883 Boyd Avenue	Ottawa Central	Ottawa	$3.4M	18,323	$186
36 de Varennes Street	Gatineau	Ville de Gatinea..	$2.6M	11,079	$233

Source: Altus Group

Industrial Property Transactions - Q3 2026



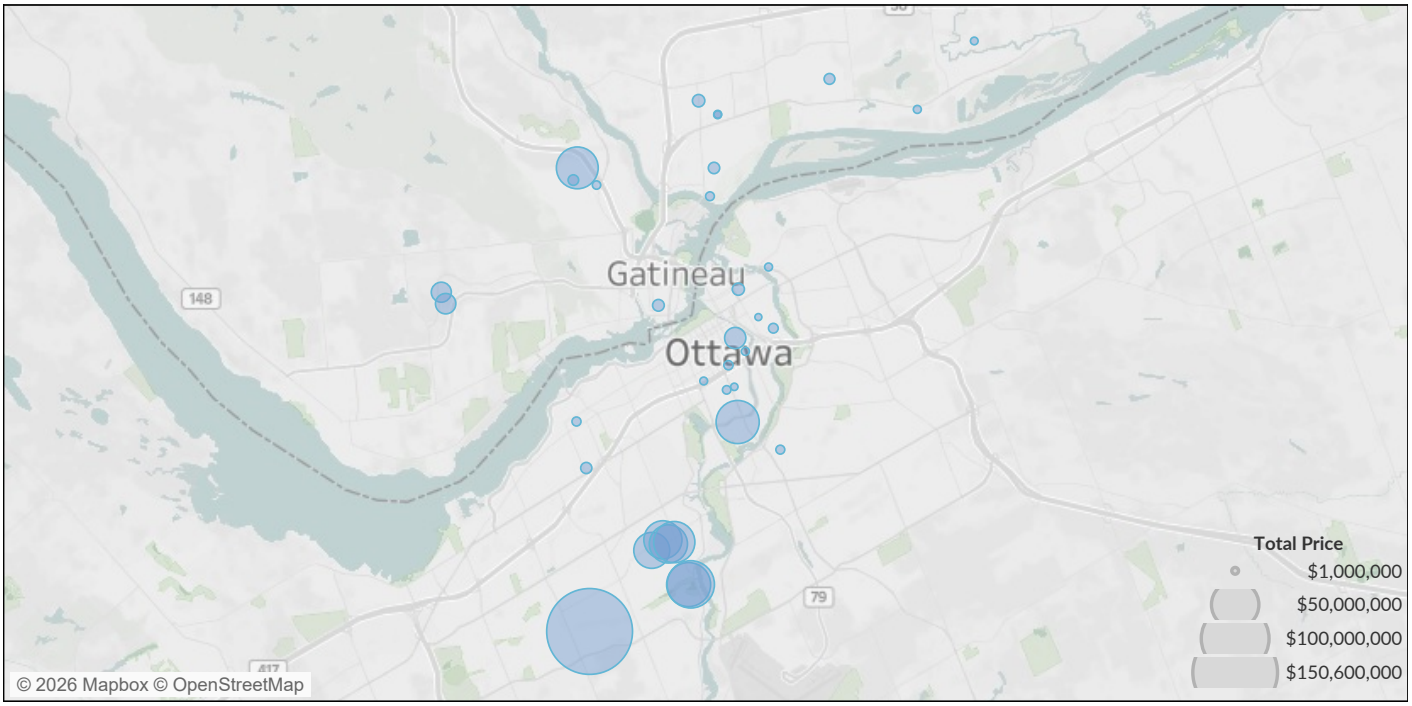
Region	Q3 2026 $ Volume	Q3 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Unit
Gatineau	$73.7M	14	$85.7M	$241.8M	181.9%	$233,289
Ottawa Central	$67.1M	14	$292.9M	$452.9M	54.7%	$312,153
Ottawa East			$98.2M		-100.0%	
Ottawa Rural			$133.3M		-100.0%	
Ottawa West	$356.6M	7	$4.3M	$359.9M	8238.7%	$271,046
Grand Total	$497.4M	35	$614.3M	$1,054.6M	71.7%	$272,619

Apartment - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
636 Prado Private	Ottawa West	Nepean	$45.8M	138	$331,522
626 Prade Private	Ottawa West	Nepean	$39.6M	125	$316,800
43 Aylmer Avenue	Ottawa Central	Ottawa	$38.0M	127	$299,213
40 Charles‑Alban..	Gatineau	Ville de Gatineau	$35.8M	226	$158,186
1124 Meadowlands Driv..	Ottawa West	Nepean	$34.7M	135	$257,259

Source: Altus Group

Apartment Property Transactions - Q3 2026



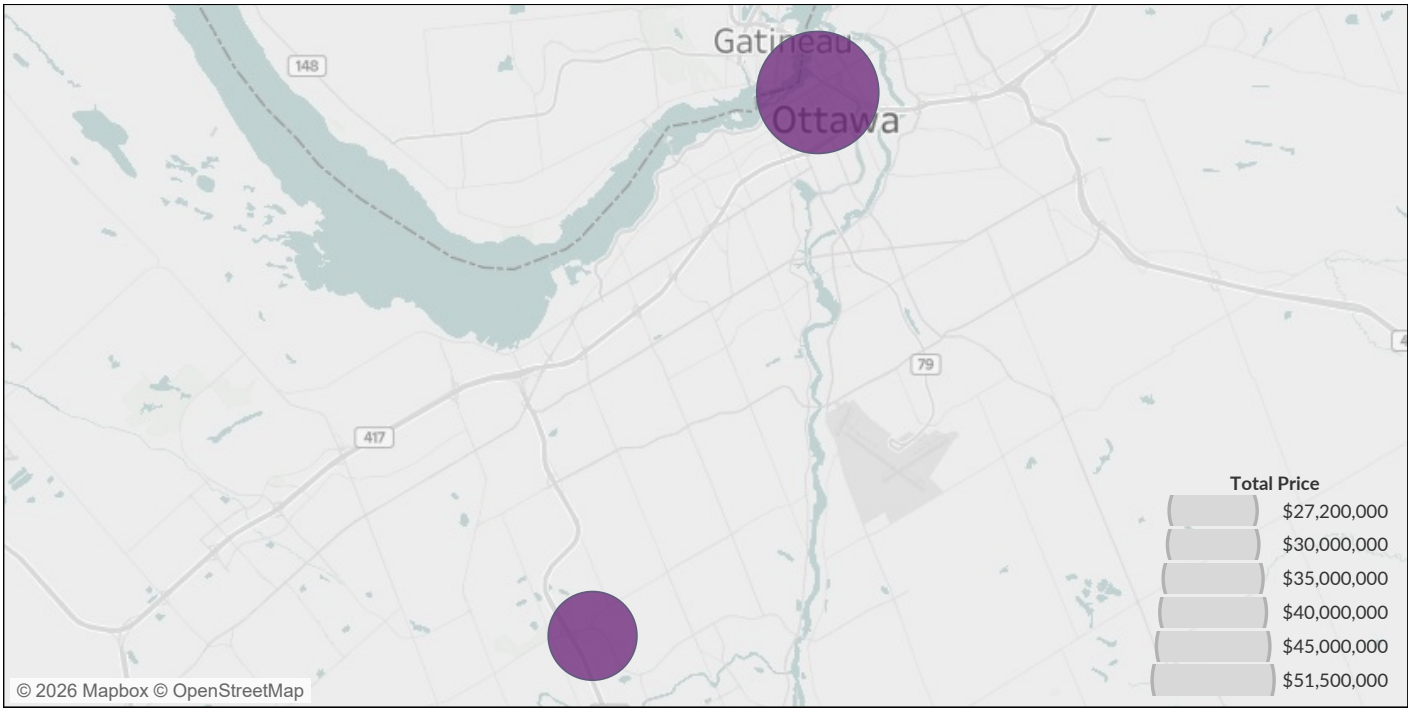
Region	Q3 2026 $ Volume	Q3 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Room
Gatineau						
Ottawa Central	$51.5M	1	$32.5M	$125.0M	284.5%	$323,994
Ottawa East						
Ottawa Rural						
Ottawa West	$27.2M	1	$28.8M	$27.2M	-5.6%	$274,747
Grand Total	$78.7M	2	$61.3M	$152.2M	148.2%	$311,683

Hotel - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
101 Queen Street	Ottawa Central	Ottawa	$51.5M	111	$463,964
101 Citigate Drive	Ottawa West	Nepean	$27.2M	99	$274,747

Source: Altus Group

Hotel Property Transactions - Q3 2026



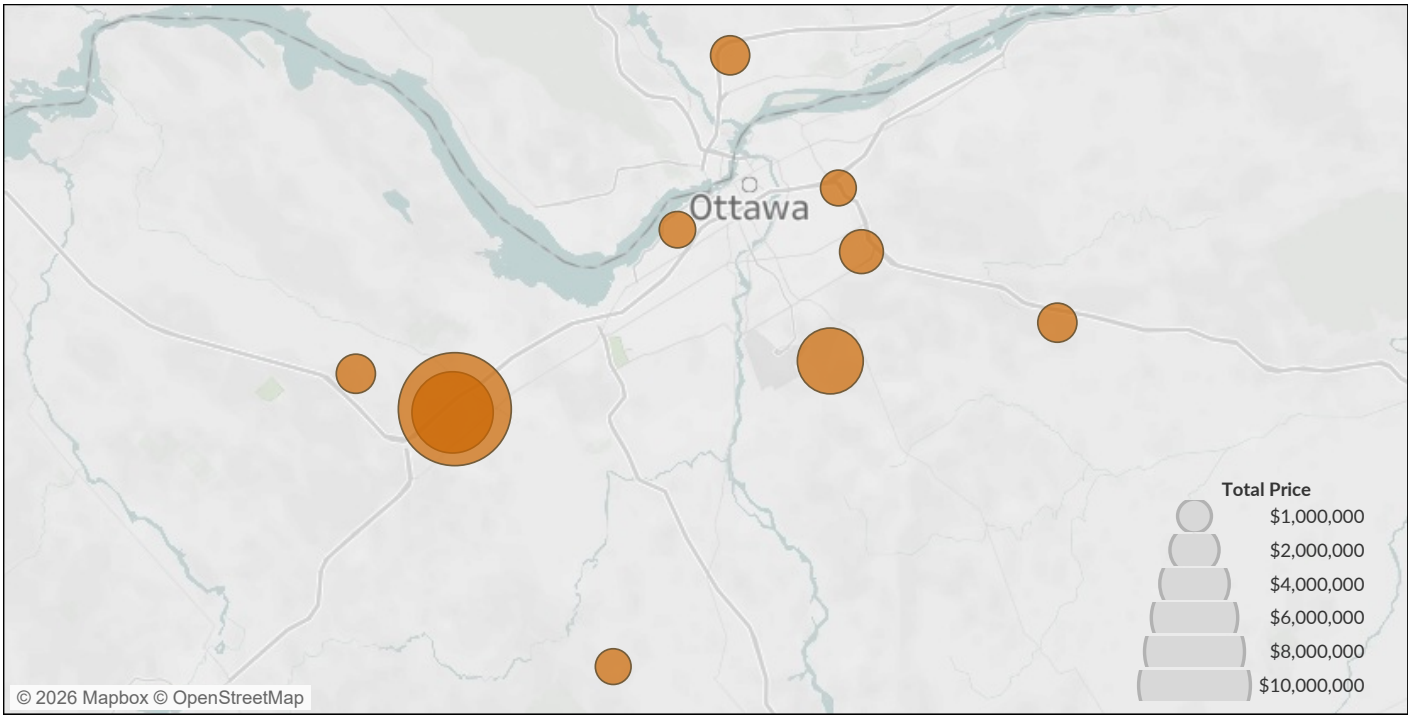
Region	Q3 2026 $ Volume	Q3 2026 #	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Acre
Gatineau	$1.2M	1	$8.6M	$24.8M	188.1%	$0.7M
Ottawa Central	$1.0M	1	$2.5M	$11.7M	362.6%	
Ottawa East	$7.1M	4	$13.0M	$89.8M	592.6%	$0.6M
Ottawa Rural	$17.4M	4	$25.7M	$38.4M	49.4%	$0.3M
Ottawa West			$177.0M	$23.9M	-86.5%	$1.4M
Grand Total	$26.7M	10	$226.9M	$188.7M	-16.8%	$0.5M

ICI Land - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2775 Palladium Drive	Ottawa Rural	West Carleton	$10.0M	8.2	$1,219,512
Culdaff Road	Ottawa Rural	West Carleton	$5.2M	4.9	$1,052,992
4084 Albion Road	Ottawa East	Gloucester	$3.4M	4.9	$687,702
2730 Stevenage Drive	Ottawa East	Gloucester	$1.5M	1.1	$1,339,286
321 Entrepreneur Crescent	Ottawa East	Cumberland	$1.2M	3.0	$397,746

Source: Altus Group

ICI Land Property Transactions - Q3 2026



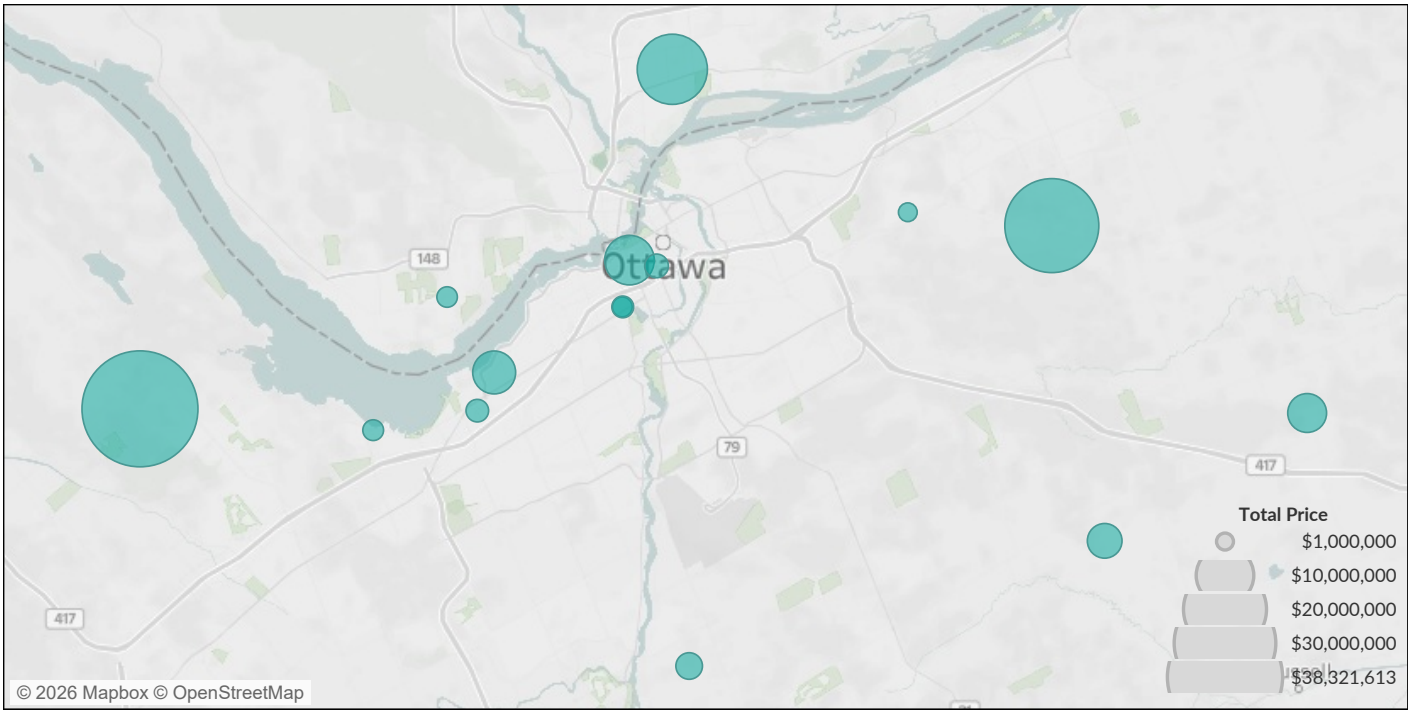
Region	Q3 2026 $ Volume	#	YTD Volume 2025	YTD Volume 2026	YoY - % Change	YTD - Avg $/Acre
Gatineau	$15.2M	2	$27.8M	$22.9M	-17.3%	$2.6M
Ottawa Central	$17.7M	6	$84.2M	$85.6M	1.6%	$1.8M
Ottawa East	$32.5M	4	$25.6M	$51.4M	101.0%	$1.4M
Ottawa Rural	$3.4M	1	$33.0M	$5.0M	-84.8%	$0.4M
Ottawa West	$39.5M	2	$107.7M	$45.3M	-57.9%	$0.8M
Grand Total	$108.4M	15	$278.2M	$210.3M	-24.4%	$1.5M

Residential Land - Top 5 Transactions Q3 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1410 Old Second Line Rd	Ottawa West	Kanata	$38.3M	58.1	$660,092
2653 Mer-Bleue Road	Ottawa East	Cumberland	$25.2M	38.7	$649,997
83 de la Cité-Jardin Street	Gatineau	Ville de Gatineau	$14.0M	2.7	$5,205,095
593 Laurier Avenue West	Ottawa Central	Ottawa	$7.0M	0.4	Null
1071 Richmond Road	Ottawa Central	Ottawa	$5.3M	0.6	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2026



Altus Group

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