
Edmonton Market Area Commercial Q2 2018 Statistics

Data as of June 30, 2018

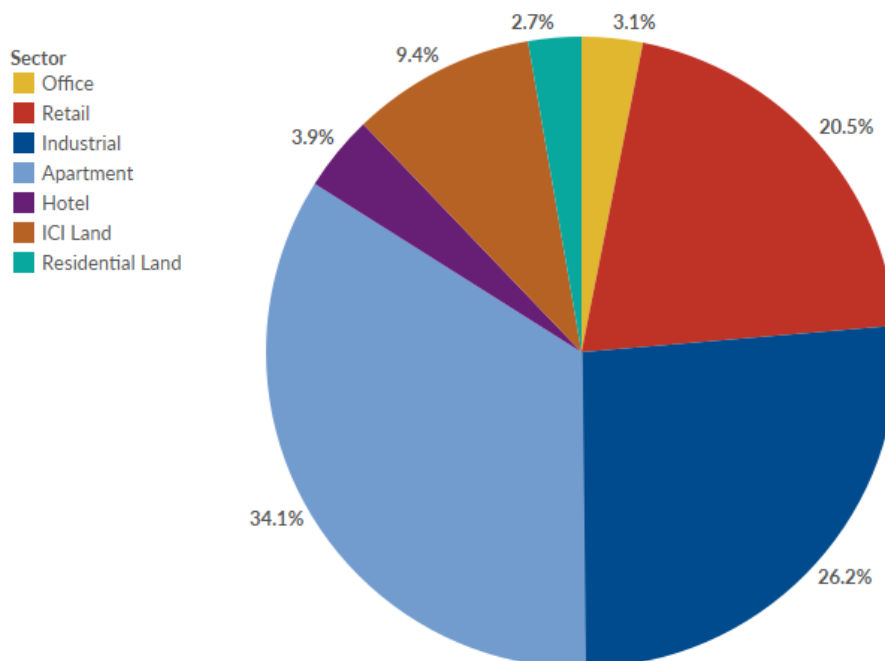


GEA Property Transactions

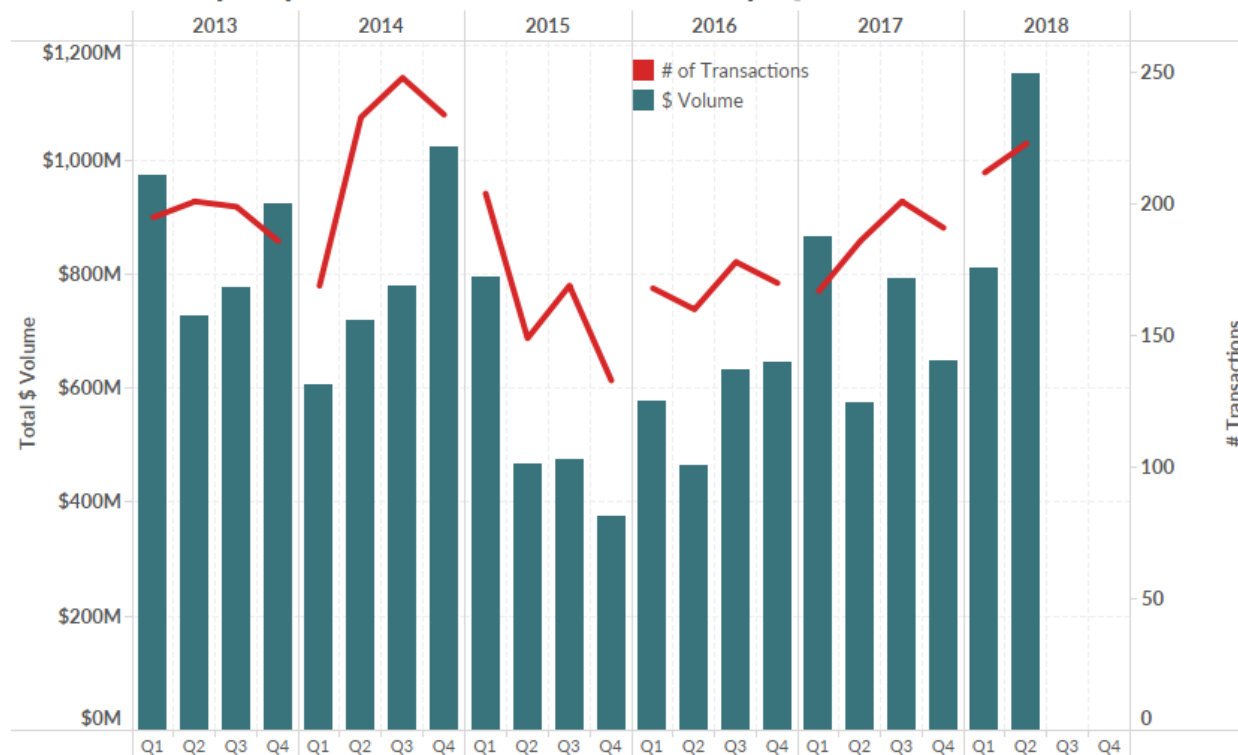
Q2 2018 registered a total of 223 transactions in excess of \$500K, worth \$1.2B, up +42% from the previous quarter. Apartment was the most active sector at 34% of activity.



Q2 2018 Property Transactions - Total \$ Volume by Sector



Property Transactions - All Sectors by Quarter



Office Transactions

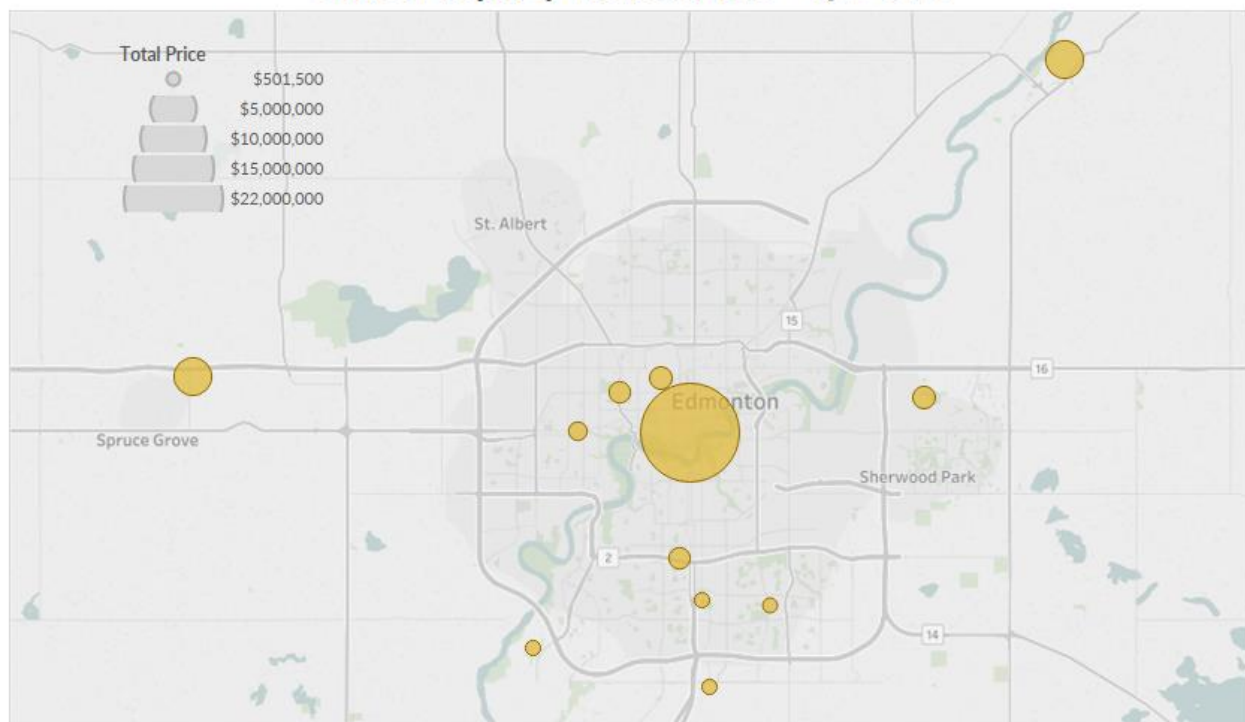
Q2 2018 saw 13 office transactions worth \$36M. The top transaction in Q2 was an \$22M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$28.21M	9	\$48.49M	20	\$270
Leduc County					
Parkland County	\$3.30M	2	\$3.85M	3	\$252
Strathcona County	\$4.39M	2	\$8.61M	4	\$242
Sturgeon County					
Grand Total	\$35.90M	13	\$60.95M	27	\$264

Office - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
10201 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$22,000,000	182,476	\$121
9821 108th Street	Fort Saskatchewan	Strathcona County	\$3,225,000	26,715	\$121
20 Westwind Drive	Spruce Grove	Parkland County	\$1,703,226	6,824	\$250
20 Westwind Drive.	Spruce Grove	Parkland County	\$1,596,774	6,459	\$247
11440 Kingsway Avenue N.W.	Edmonton	City of Edmonton	\$1,250,000	7,000	\$179

Office Property Transactions - Q2 2018



Retail Transactions

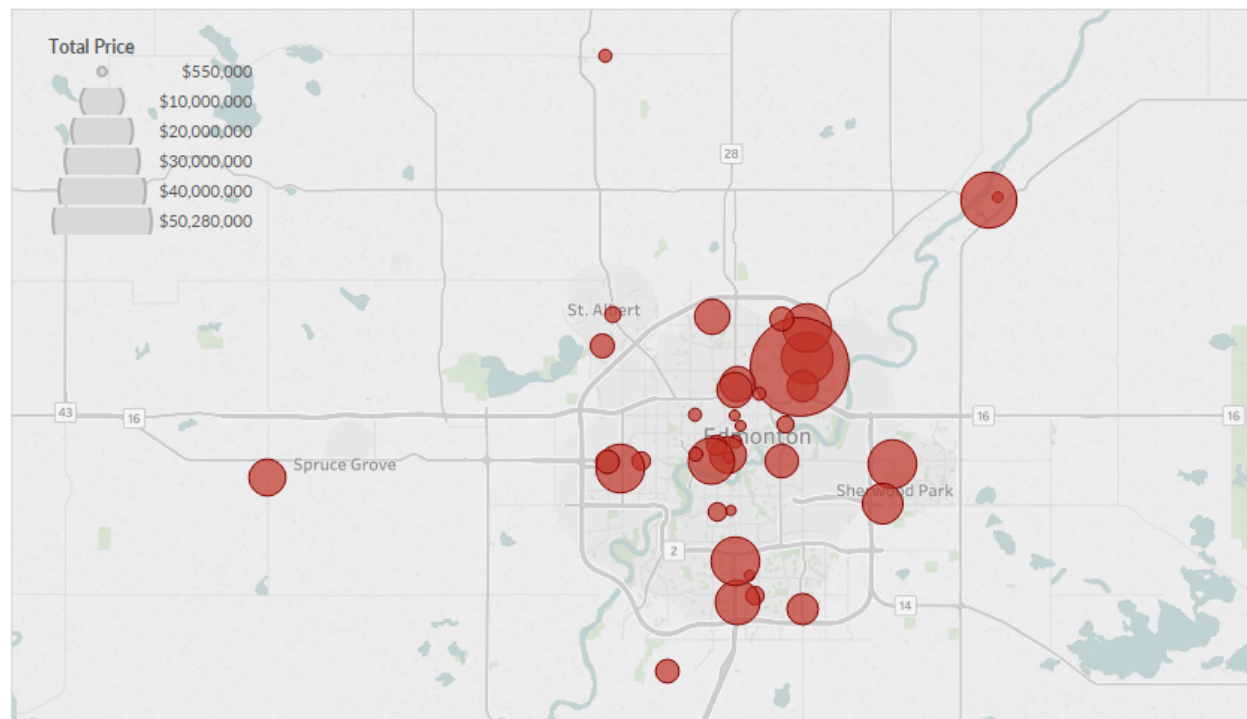
Q2 2018 saw 43 retail transactions worth \$236M. The top transaction in Q2 was a \$47M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$187.15M	35	\$286.47M	63	\$338
Leduc County			\$6.85M	1	\$296
Parkland County	\$6.65M	1	\$43.92M	3	\$331
Strathcona County	\$37.36M	4	\$89.56M	12	\$356
Sturgeon County	\$5.21M	3	\$16.22M	5	\$289
Grand Total	\$236.37M	43	\$443.03M	84	\$337

Retail - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
600 Manning Crossing N.W.	Edmonton	City of Edmonton	\$47,460,000	12,000	\$143
10002 99th Avenue	Fort Saskatchewan	Strathcona County	\$16,125,000	56,182	\$287
14403 Miller Boulevard N.W.	Edmonton	City of Edmonton	\$13,800,000	27,340	\$505
51 Kaska Road	Sherwood Park	Strathcona County	\$12,150,000	Null	Null
3940 Gateway Boulevard N.W.	Edmonton	City of Edmonton	\$12,100,000	52,975	\$228

Retail Property Transactions - Q2 2018



Industrial Transactions

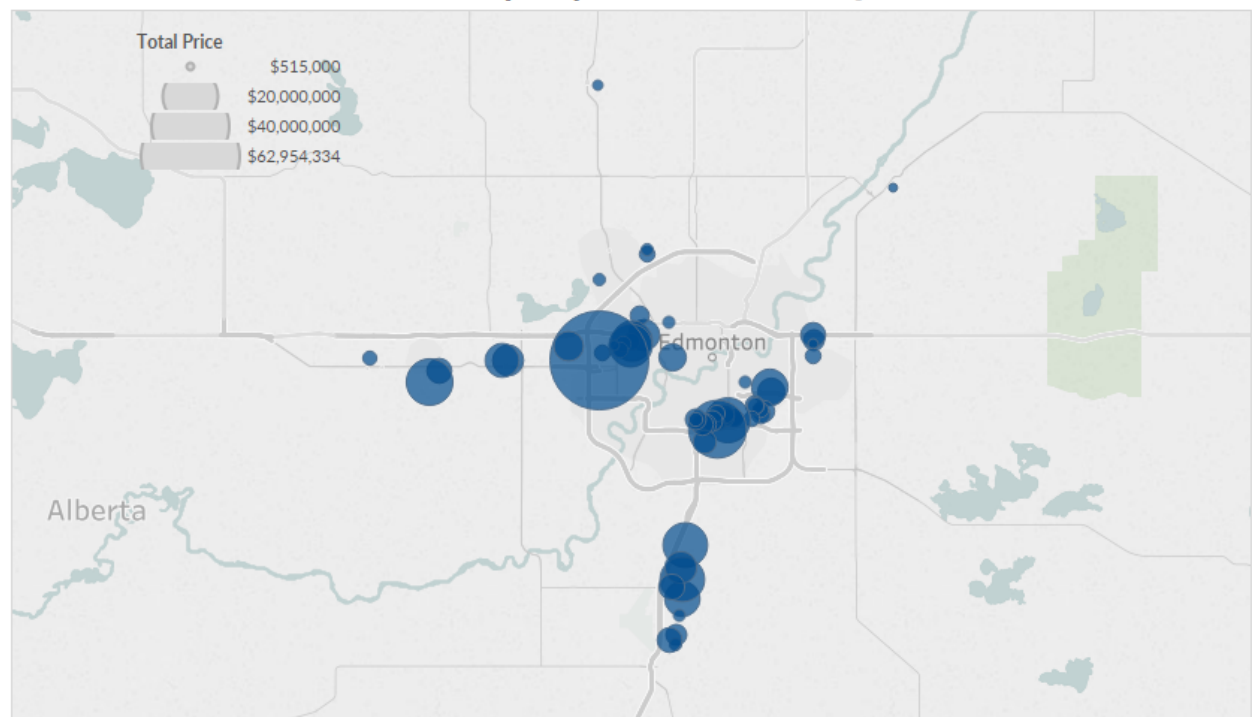
Q2 2018 saw 64 industrial transactions worth \$301M. The top transaction in Q2 was a \$63M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$193.00M	38	\$370.96M	79	\$176
Leduc County	\$52.46M	9	\$60.91M	12	\$198
Parkland County	\$32.83M	5	\$34.13M	6	\$156
Strathcona County	\$18.87M	8	\$27.07M	10	\$196
Sturgeon County	\$4.25M	4	\$5.68M	6	\$226
Grand Total	\$301.40M	64	\$498.75M	113	\$182

Industrial - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
10402-10442 184th Street N.W.	Edmonton	City of Edmonton	\$62,954,334	415,557	\$151
8810 - 8834 48th Avenue N.W.	Edmonton	City of Edmonton	\$21,600,000	324,767	\$67
25 Commerce Road South	Spruce Grove	Parkland County	\$14,000,000	68,315	\$205
5666 75th Street N.W.	Edmonton	City of Edmonton	\$13,000,000	37,500	\$347
915 34th Avenue	Nisku	Leduc County	\$12,800,000	56,000	\$229

Industrial Property Transactions - Q2 2018



Apartment Transactions

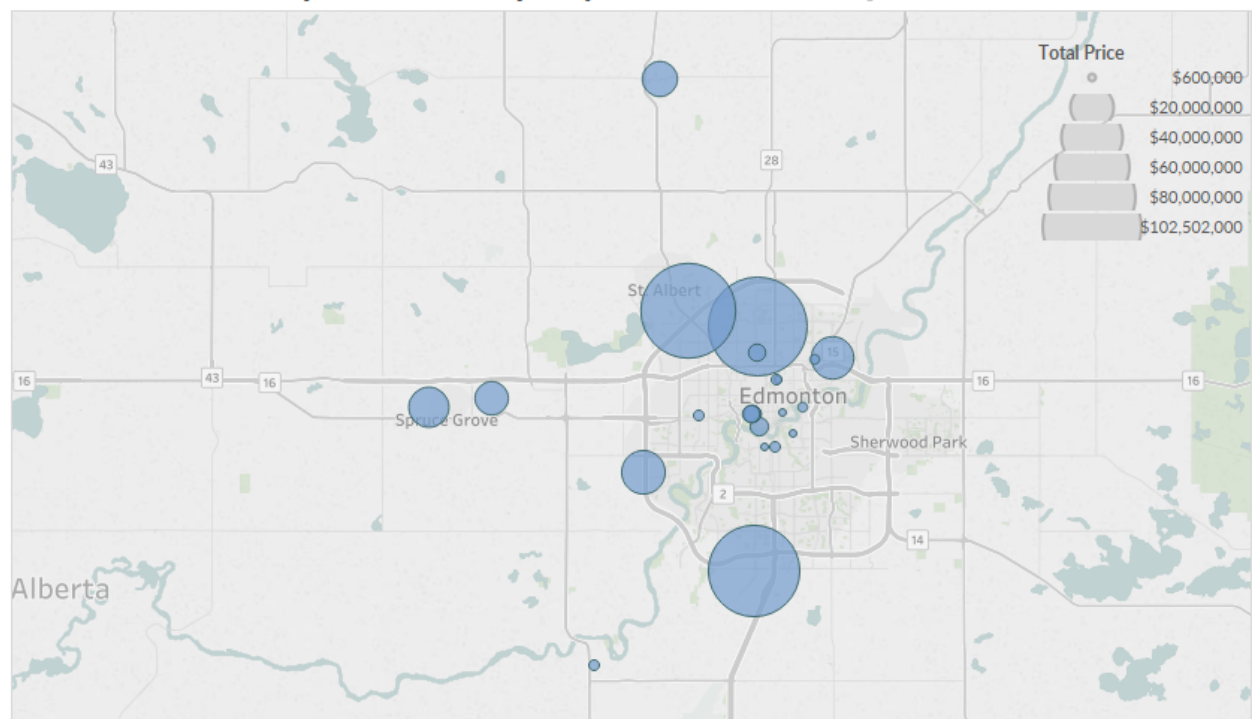
Q2 2018 saw 24 apartment transactions worth \$393M. The top transaction in Q2 was a \$103M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$255.36M	19	\$342.38M	39	\$150,778
Leduc County	\$1.35M	1	\$1.35M	1	\$135,000
Parkland County	\$28.73M	2	\$28.73M	2	\$215,806
Strathcona County					
Sturgeon County	\$107.59M	2	\$107.59M	2	\$6,711,856
Grand Total	\$393.04M	24	\$480.05M	44	\$451,606

Apartment - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
4480 McCrae Avenue N.W.	Edmonton	City of Edmonton	\$102,502,000	268	\$382,470
20 Hebert Road	St. Albert	Sturgeon County	\$94,568,000	236	\$400,712
944 James Mowatt Trail S.W.	Edmonton	City of Edmonton	\$87,807,000	205	\$428,327
6411 199th Street N.W.	Edmonton	City of Edmonton	\$20,000,000	110	\$181,818
12837 50th Street N.W.	Edmonton	City of Edmonton	\$19,000,000	73	\$260,274

Apartment Property Transactions - Q2 2018



Hotel Transactions

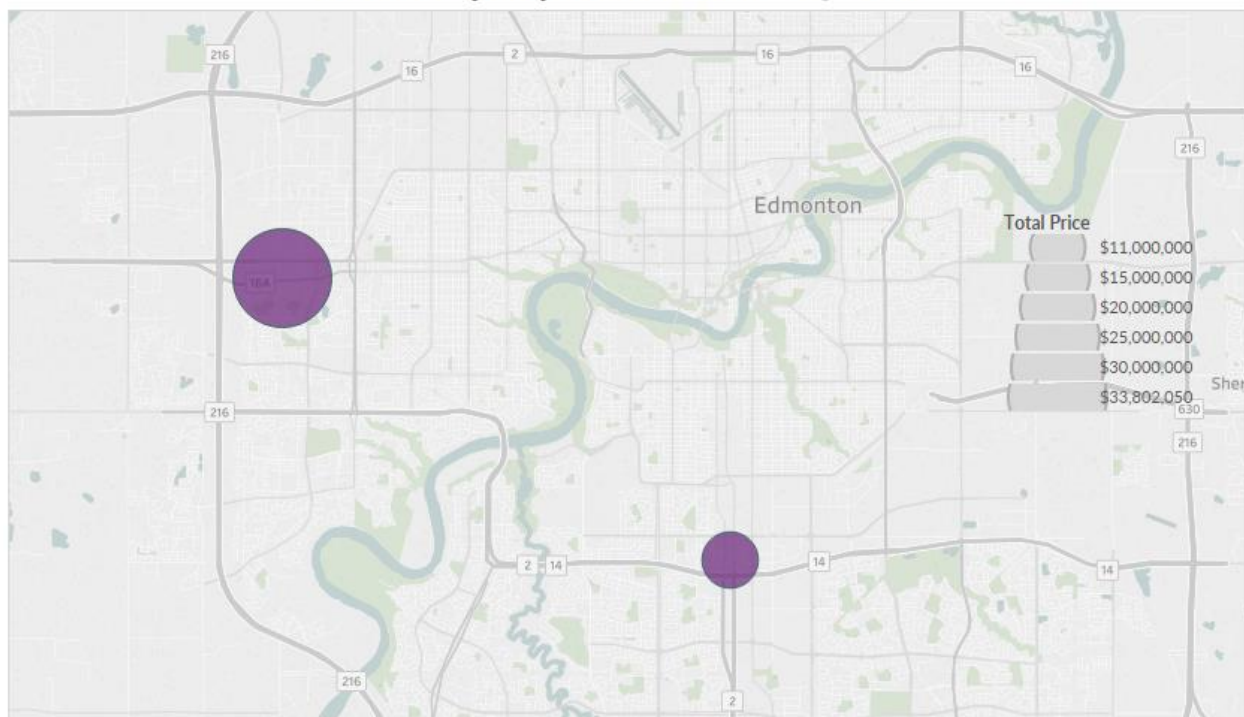
Q2 2018 saw 2 Hotel transactions worth \$45M. The top transaction in Q2 was a \$34M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Room
City of Edmonton	\$44.80M	2	\$62.49M	4	\$82,654
Leduc County					
Parkland County					
Strathcona County					
Sturgeon County					
Grand Total	\$44.80M	2	\$62.49M	4	\$82,654

Hotel - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Number of Rooms	Price Per Room
18304 100th Avenue N.W.	Edmonton	City of Edmonton	\$33,802,050	239	\$141,431
10310 45th Avenue N.W.	Edmonton	City of Edmonton	\$11,000,000	219	\$50,228

Hotel Property Transactions - Q2 2018



ICI Land Transactions

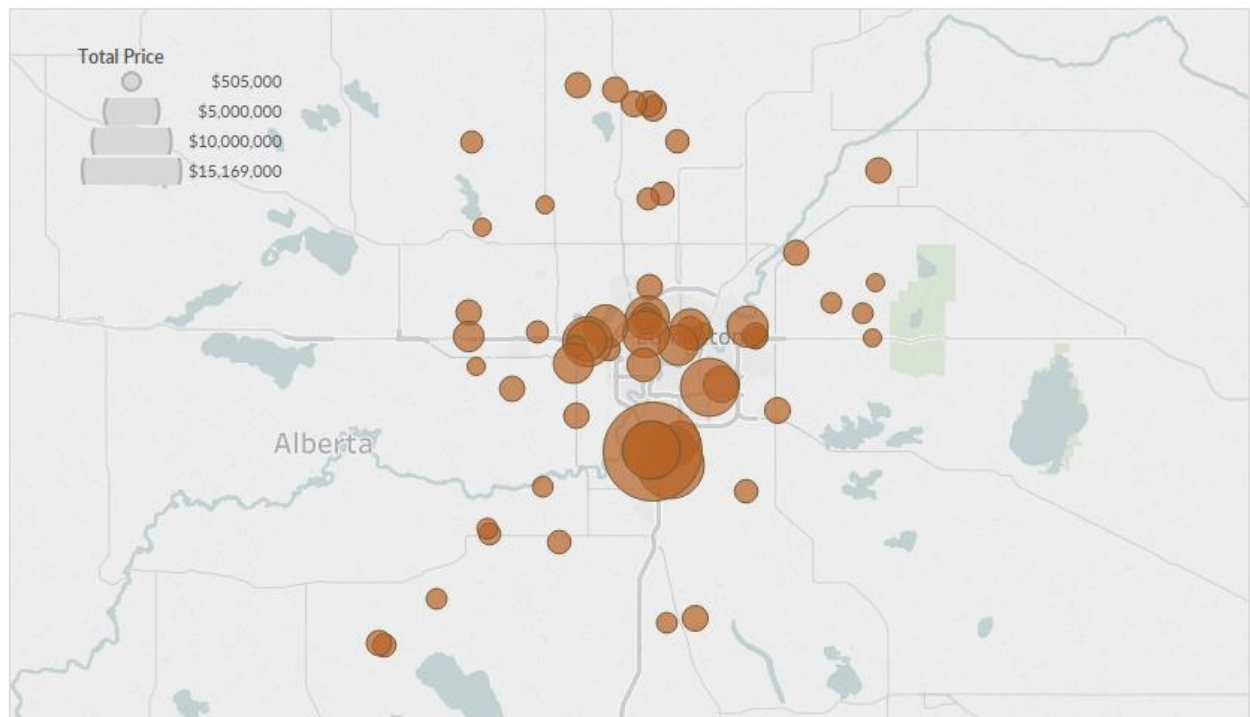
Q2 2018 saw 62 ICI Land transactions worth \$109M. The top transaction in Q2 was a \$15M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$63.51M	22	\$133.58M	44	\$717,594
Leduc County	\$14.75M	11	\$42.18M	29	\$89,340
Parkland County	\$15.04M	10	\$111.02M	24	\$201,408
Strathcona County	\$5.27M	7	\$12.34M	15	\$65,613
Sturgeon County	\$10.17M	12	\$13.47M	16	\$48,958
Grand Total	\$108.74M	62	\$312.59M	128	\$281,058

ICI Land - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
3920 Heritage Valley Trail S.W.	Edmonton	City of Edmonton	\$15,169,000	13.790	\$1,100,000
3201 4th Street	Nisku	Leduc County	\$7,000,000	14.310	\$489,168
4803 Roper Road N.W.	Edmonton	City of Edmonton	\$5,228,000	6.380	\$819,436
5055 Chappelle Road S.W.	Edmonton	City of Edmonton	\$5,113,500	4.890	\$1,045,706
6404 Cartmell Place S.W.	Edmonton	City of Edmonton	\$5,089,500	3.510	\$1,450,000

ICI Land Property Transactions - Q2 2018



Residential Land Transactions

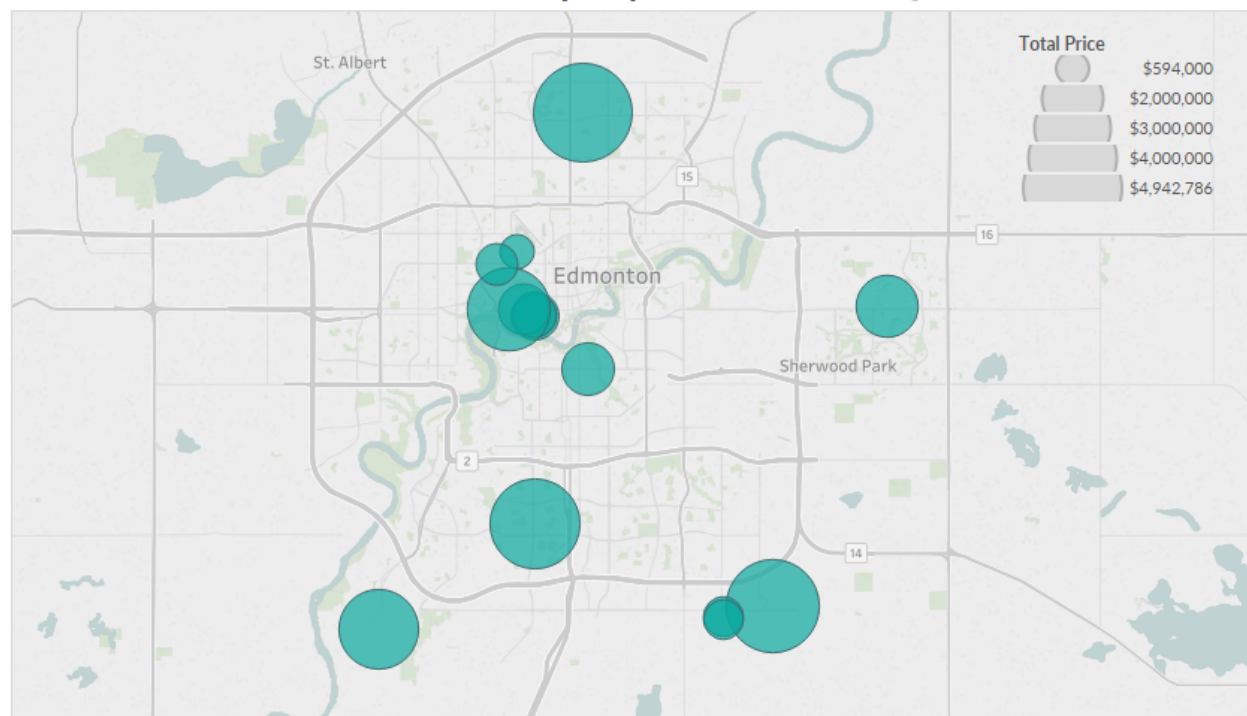
Q2 2018 saw 15 Residential Land transactions worth \$31M. The top transaction in Q2 was a \$5M sale in the City of Edmonton.

	Q2 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$29.08M	14	\$89.88M	30	\$760,360
Leduc County			\$8.80M	1	\$55,000
Parkland County			\$1.13M	1	\$14,125
Strathcona County	\$1.95M	1	\$2.83M	2	\$1,196,319
Sturgeon County			\$1.45M	1	\$183,544
Grand Total	\$31.03M	15	\$104.09M	35	\$671,891

Residential Land - Top Transactions Q2 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
9117 156th Avenue N.W.	Edmonton	City of Edmonton	\$4,942,786	6.550	\$754,624
511 17th Street S.W.	Edmonton	City of Edmonton	\$4,400,000	60.390	\$72,860
2611 111th Street N.W.	Edmonton	City of Edmonton	\$4,100,000	2.250	\$1,822,222
10113 122nd Street N.W.	Edmonton	City of Edmonton	\$3,500,000	0.470	Null
1820 Keene Crescent S.W.	Edmonton	City of Edmonton	\$3,217,800	3.460	\$930,000

Residential Land Property Transactions - Q2 2018



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