
Edmonton Market Area Commercial Q3 2018 Statistics

Data as of September 30, 2018



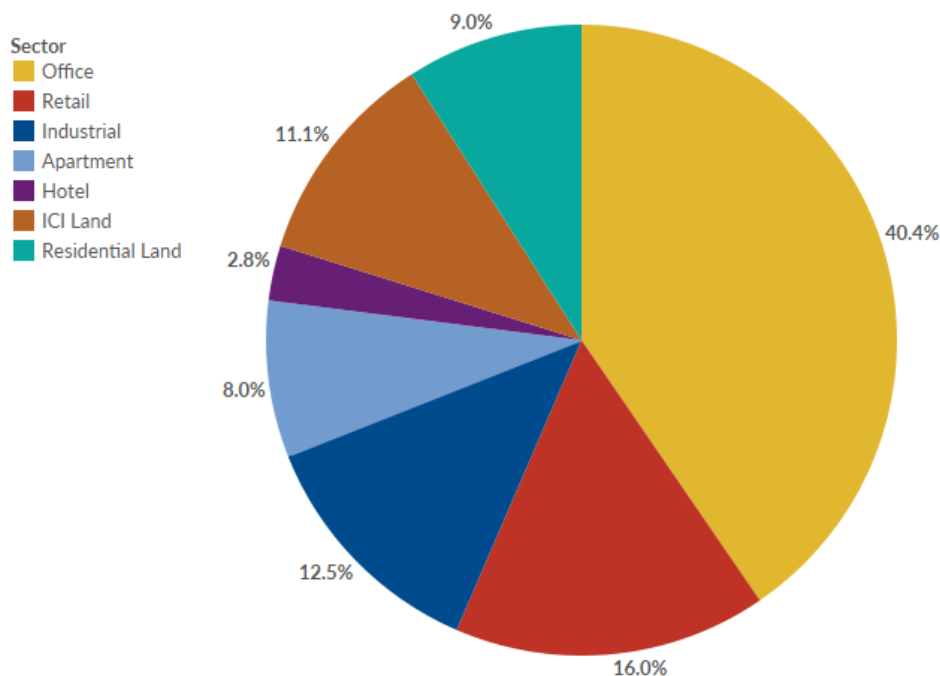
AltusGroup

GEA Property Transactions

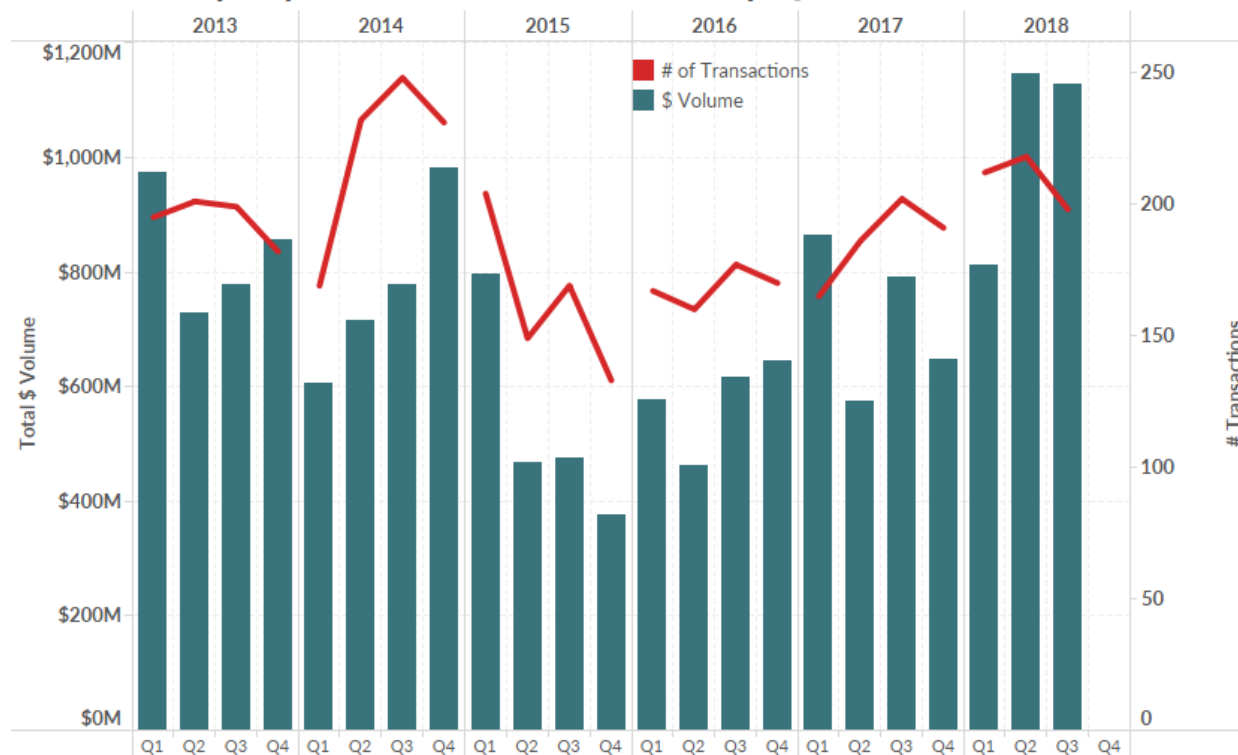
Q3 2018 registered a total of 198 transactions in excess of \$500K, worth \$1.1B, down -2% from the previous quarter. Office was the most active sector at 40% of activity.



Q3 2018 Property Transactions - Total \$ Volume by Sector



Property Transactions - All Sectors by Quarter



Office Transactions

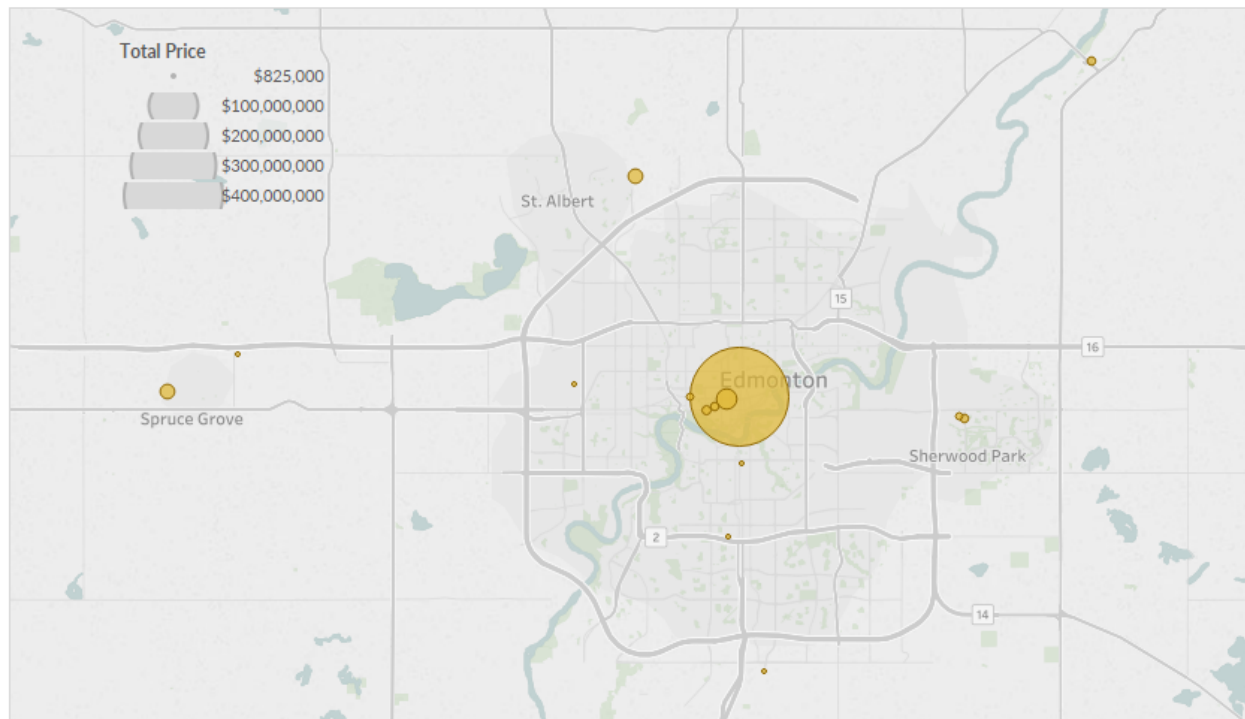
Q3 2018 saw 16 office transactions worth \$456M. The top transaction in Q3 was an \$400M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$429.17M	9	\$477.77M	29	\$281
Leduc County					
Parkland County	\$9.95M	3	\$13.80M	6	\$256
Strathcona County	\$8.49M	3	\$17.10M	7	\$268
Sturgeon County	\$8.78M	1	\$8.78M	1	\$299
Grand Total	\$456.39M	16	\$517.44M	43	\$276

Office - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
10111 104th Avenue N.W.	Edmonton	City of Edmonton	\$400,000,000	631,027	\$634
10345 107th Street N.W.	Edmonton	City of Edmonton	\$17,200,000	46,910	\$367
7 Tri-Leisure Way	Spruce Grove	Parkland County	\$8,900,000	40,302	\$221
110 Carleton Drive	St. Albert	Sturgeon County	\$8,780,200	29,369	\$299
11508 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$3,480,000	11,788	\$295

Office Property Transactions - Q3 2018



Retail Transactions

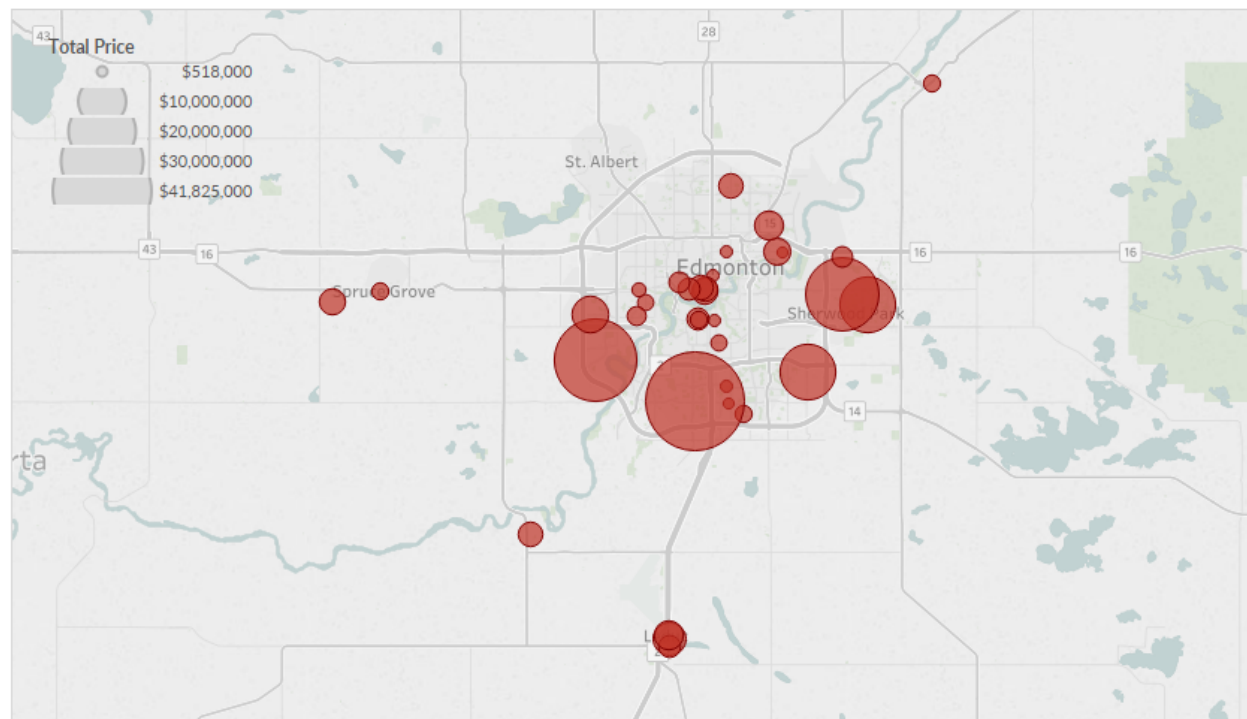
Q3 2018 saw 35 retail transactions worth \$180M. The top transaction in Q3 was a \$42M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$124.12M	25	\$396.41M	85	\$331
Leduc County	\$13.00M	4	\$19.85M	5	\$356
Parkland County	\$4.40M	2	\$48.32M	5	\$305
Strathcona County	\$39.41M	4	\$128.98M	16	\$414
Sturgeon County			\$16.22M	5	\$289
Grand Total	\$180.92M	35	\$609.77M	116	\$340

Retail - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
2303 111st Street N.W.	Edmonton	City of Edmonton	\$41,825,000	86,848	\$482
4903 184th Street N.W.	Edmonton	City of Edmonton	\$29,200,000	88,955	\$328
800 Broadmoor Boulevard	Sherwood Park	Strathcona County	\$23,000,000	65,453	\$351
101 Granada Boulevard	Sherwood Park	Strathcona County	\$13,300,000	44,267	\$300
2341 Maple Road N.W.	Edmonton	City of Edmonton	\$13,250,000	55,672	\$238

Retail Property Transactions - Q3 2018



Industrial Transactions

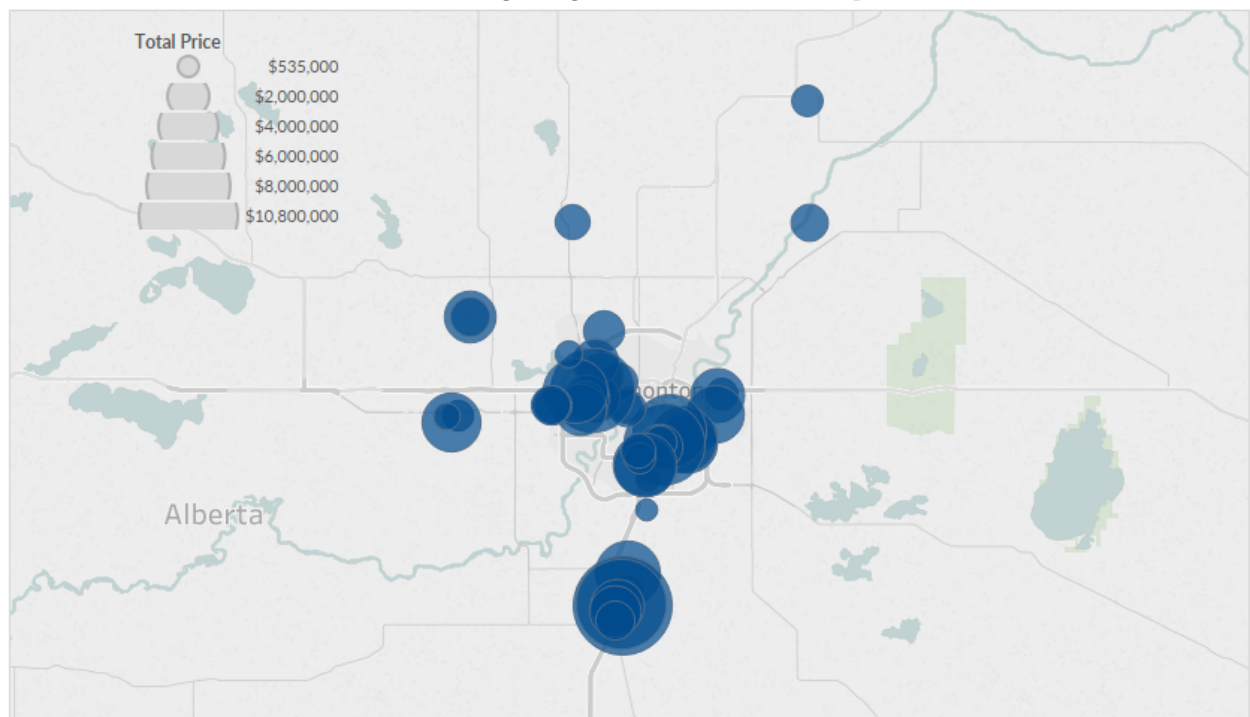
Q3 2018 saw 54 industrial transactions worth \$142M. The top transaction in Q3 was an \$11M sale in Leduc.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$81.27M	32	\$452.23M	111	\$183
Leduc County	\$35.12M	8	\$95.13M	19	\$228
Parkland County	\$5.58M	4	\$39.70M	10	\$188
Strathcona County	\$9.58M	4	\$36.64M	14	\$212
Sturgeon County	\$10.00M	6	\$15.01M	11	\$218
Grand Total	\$141.54M	54	\$638.72M	165	\$193

Industrial - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
3905 Allard Avenue	Leduc	Leduc County	\$10,800,000	51,747	\$209
7501 42nd Street	Leduc	Leduc County	\$9,000,000	41,630	\$216
15986 118th Avenue N.W.	Edmonton	City of Edmonton	\$7,862,500	48,883	\$161
6415 75th Street N.W.	Edmonton	City of Edmonton	\$7,300,000	50,139	\$146
6215 82nd Avenue N.W.	Edmonton	City of Edmonton	\$5,982,975	11,668	\$513

Industrial Property Transactions - Q3 2018



Apartment Transactions

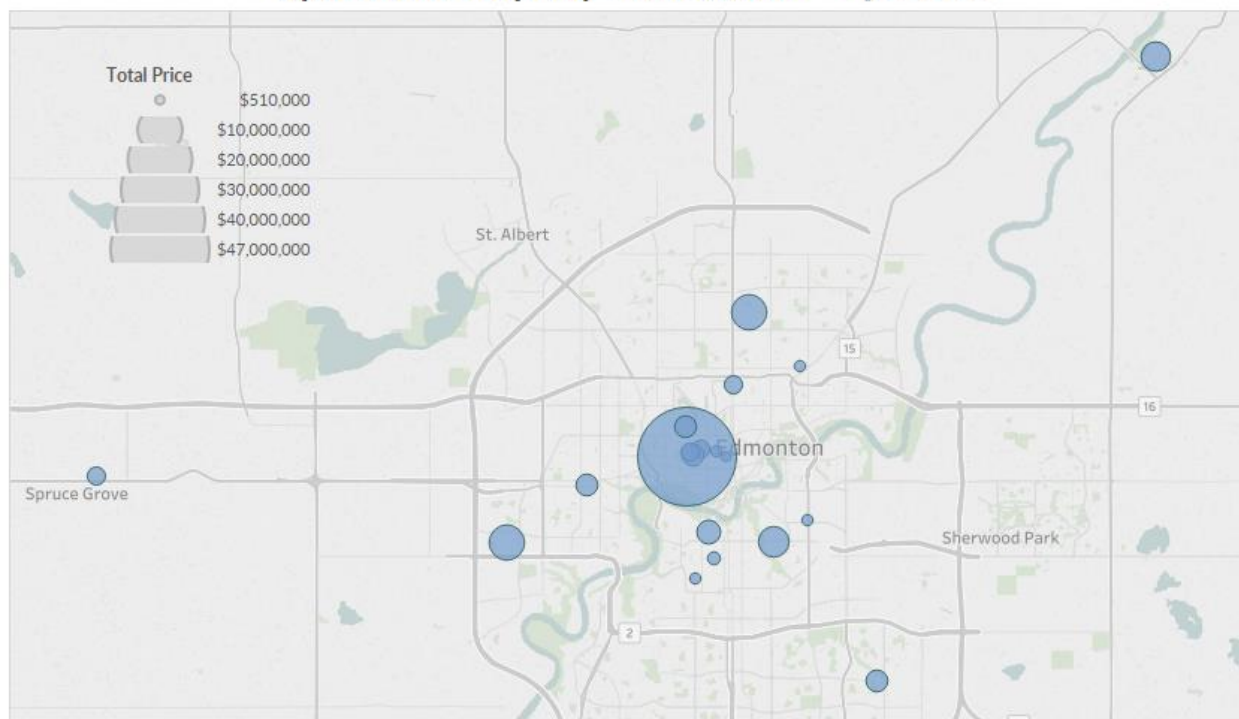
Q3 2018 saw 20 apartment transactions worth \$90M. The top transaction in Q3 was a \$47M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$84.29M	18	\$426.66M	57	\$149,323
Leduc County			\$1.35M	1	\$135,000
Parkland County	\$1.75M	1	\$30.48M	3	\$173,037
Strathcona County	\$4.20M	1	\$4.20M	1	\$110,526
Sturgeon County			\$107.59M	2	\$400,712
Grand Total	\$90.24M	20	\$570.28M	64	\$153,599

Apartment - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
10620 116th Street N.W.	Edmonton	City of Edmonton	\$47,000,000	176	\$267,045
18240 84th Avenue N.W.	Edmonton	City of Edmonton	\$6,200,000	35	\$177,143
14415 92nd Street N.W.	Edmonton	City of Edmonton	\$5,988,722	48	\$124,765
8927 82nd Avenue N.W.	Edmonton	City of Edmonton	\$4,520,000	24	\$188,333
9612 Sherridon Drive	Fort Saskatchewan	Strathcona County	\$4,200,000	38	\$110,526

Apartment Property Transactions - Q3 2018



Hotel Transactions

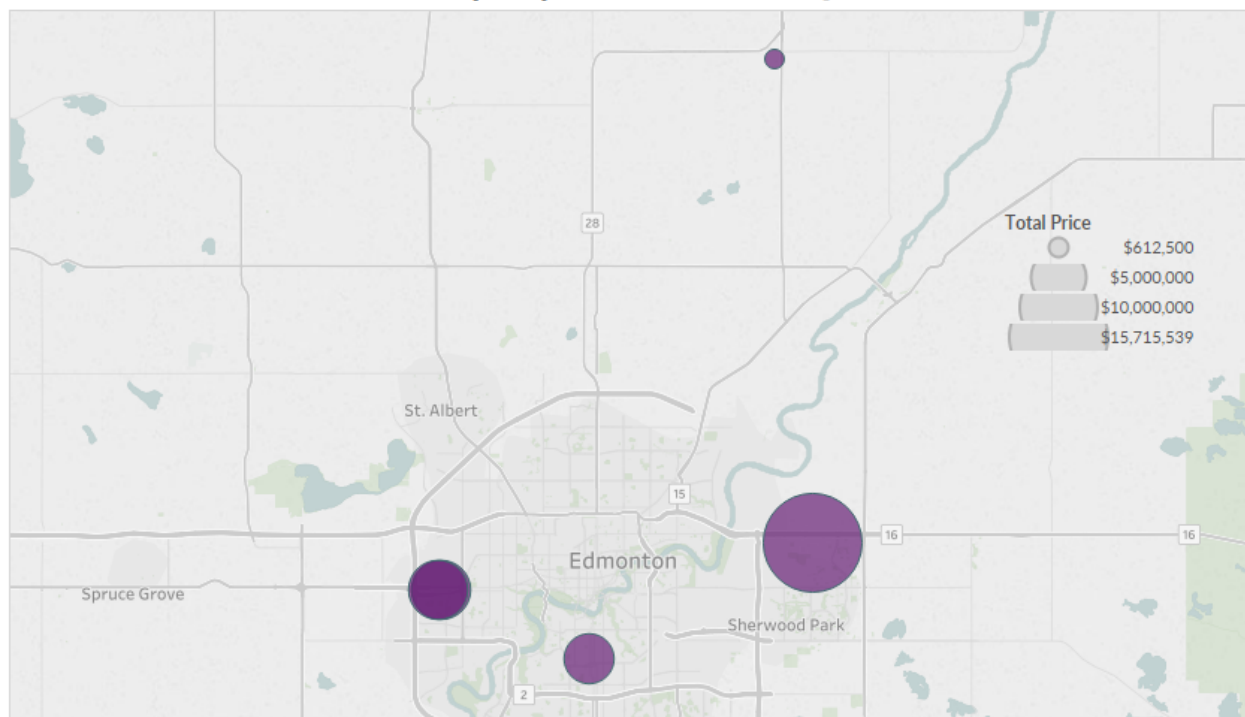
Q3 2018 saw 5 Hotel transactions worth \$32M. The top transaction in Q3 was a \$16M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Room
City of Edmonton	\$15.34M	3	\$77.83M	7	\$90,236
Leduc County					
Parkland County					
Strathcona County	\$15.72M	1	\$15.72M	1	\$130,963
Sturgeon County	\$0.61M	1	\$0.61M	1	\$51,042
Grand Total	\$31.67M	5	\$94.16M	9	\$90,406

Hotel - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Number of Rooms	Price Per Room
950 Emerald Drive	Sherwood Park	Strathcona County	\$15,715,539	120	\$130,963
18125 Stony Plain Road N.W.	Edmonton	City of Edmonton	\$5,650,000	53	\$106,604
18245 Stony Plain Road N.W.	Edmonton	City of Edmonton	\$5,650,000	53	\$106,604
6622 104th Street N.W.	Edmonton	City of Edmonton	\$4,040,000	46	\$87,826
5010 50th Avenue	Gibbons	Sturgeon County	\$612,500	12	\$51,042

Hotel Property Transactions - Q3 2018



ICI Land Transactions

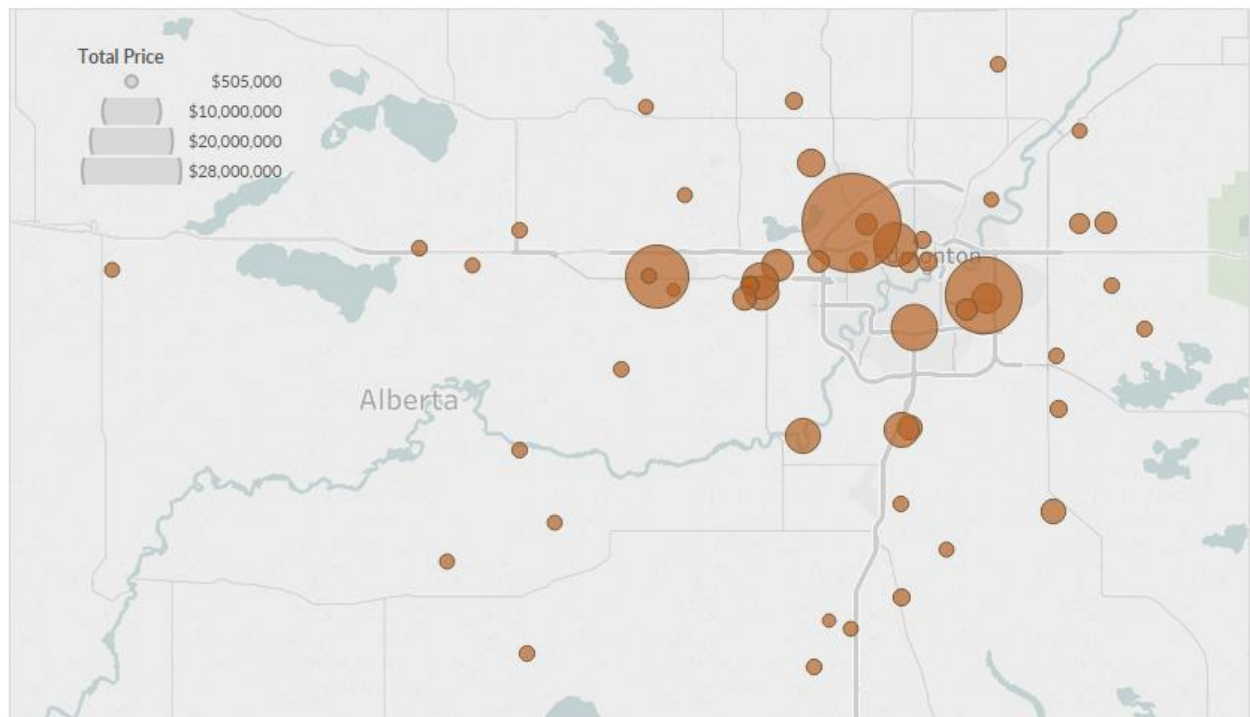
Q3 2018 saw 55 ICI Land transactions worth \$126M. The top transaction in Q3 was a \$28M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$48.36M	11	\$178.44M	53	\$785,589
Leduc County	\$13.52M	14	\$55.70M	43	\$102,500
Parkland County	\$33.95M	17	\$144.97M	41	\$198,410
Strathcona County	\$26.12M	10	\$38.46M	25	\$92,475
Sturgeon County	\$3.69M	3	\$17.16M	19	\$43,106
Grand Total	\$125.64M	55	\$434.73M	181	\$282,899

ICI Land - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
14010 164th Street N.W.	Edmonton	City of Edmonton	\$28,000,000	61.529	\$455,070
9050 14th Street *Sherwood Park	Sherwood Park	Strathcona County	\$17,000,000	163.840	\$103,760
27510 Highway 16A	Stony Plain	Parkland County	\$11,400,000	152.610	\$74,700
5138 Gateway Boulevard N.W.	Edmonton	City of Edmonton	\$6,090,000	2.310	\$2,636,364
12380 121st Street N.W.	Edmonton	City of Edmonton	\$5,500,000	5.708	\$963,560

ICI Land Property Transactions - Q3 2018



Residential Land Transactions

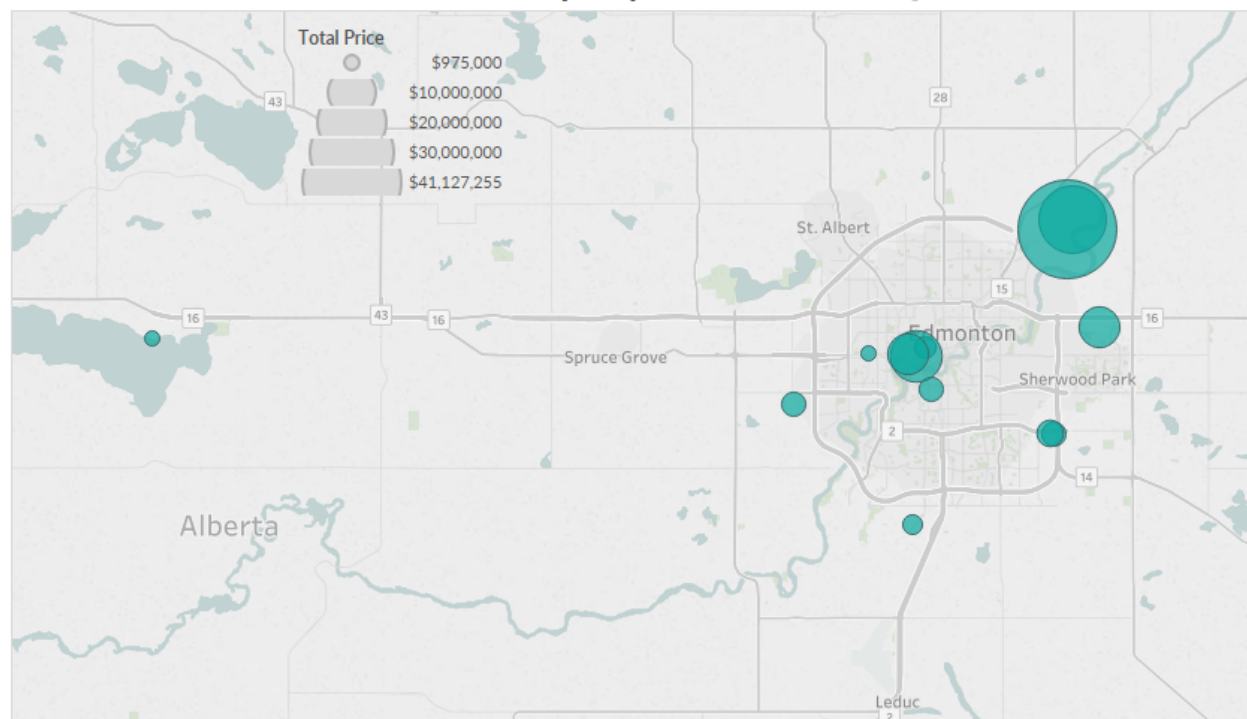
Q3 2018 saw 13 Residential Land transactions worth \$102M. The top transaction in Q3 was a \$41M sale in the City of Edmonton.

	Q3 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$93.82M	11	\$197.61M	43	\$715,902
Leduc County			\$8.80M	1	\$55,000
Parkland County	\$1.11M	1	\$2.24M	2	\$25,191
Strathcona County	\$7.04M	1	\$9.86M	3	\$1,023,160
Sturgeon County			\$1.45M	1	\$183,544
Grand Total	\$101.97M	13	\$219.96M	50	\$640,511

Residential Land - Top Transactions Q3 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
17861 Meridian Street N.E.	Edmonton	City of Edmonton	\$41,127,255	353.500	\$116,343
17404 Meridian Street N.E.	Edmonton	City of Edmonton	\$19,199,466	166.330	\$115,430
12010 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$11,233,120	0.660	Null
10156 Clifton Place N.W.	Edmonton	City of Edmonton	\$7,077,380	0.827	Null
Ebony Boulevard & Amberley Way	Sherwood Park	Strathcona County	\$7,038,000	8.280	\$850,000

Residential Land Property Transactions - Q3 2018



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