
Edmonton Market Area Commercial Q4 2018 Statistics

Data as of December 31, 2018

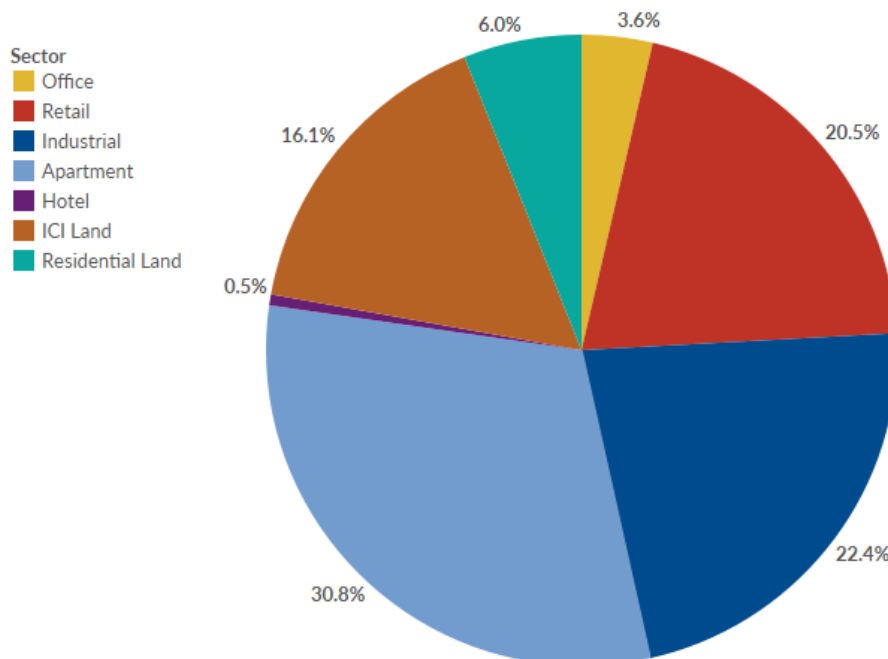


GEA Property Transactions

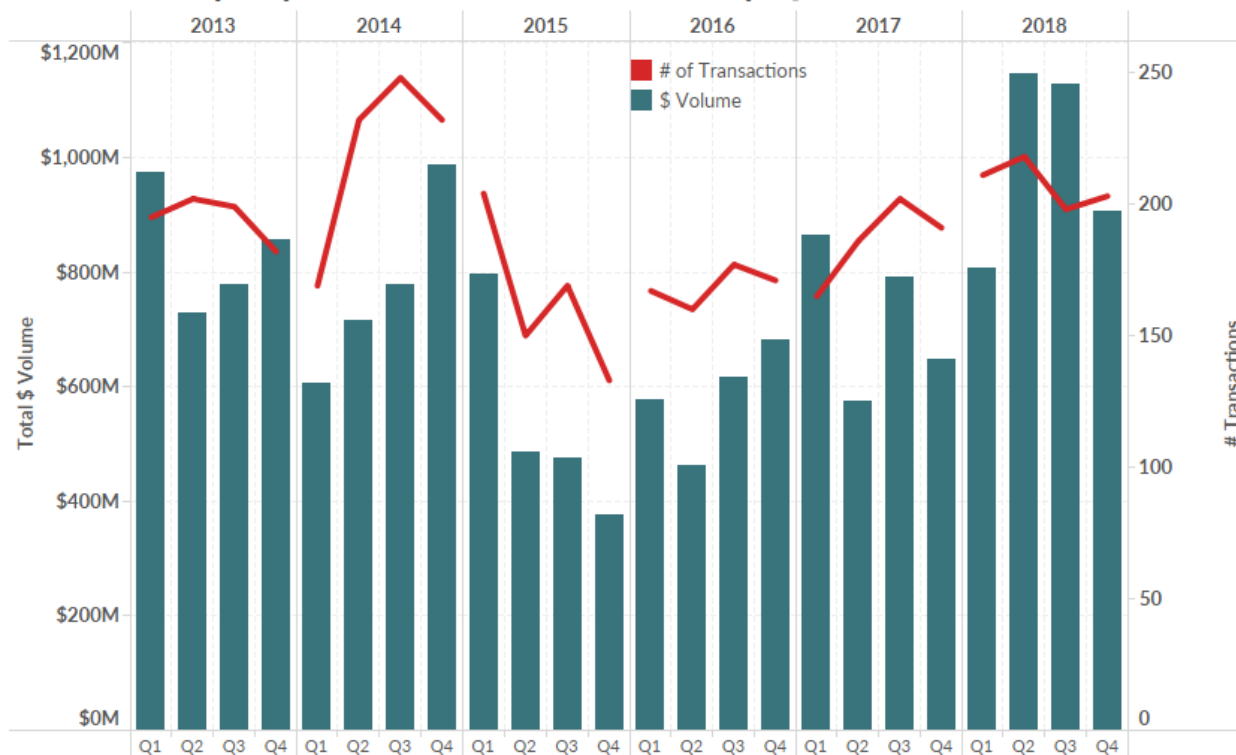
Q4 2018 registered a total of 203 transactions in excess of \$500K, worth \$906M, down -20% from the previous quarter. Apartment was the most active sector at 31% of activity.



Q4 2018 Property Transactions - Total \$ Volume by Sector



Property Transactions - All Sectors by Quarter



Office Transactions

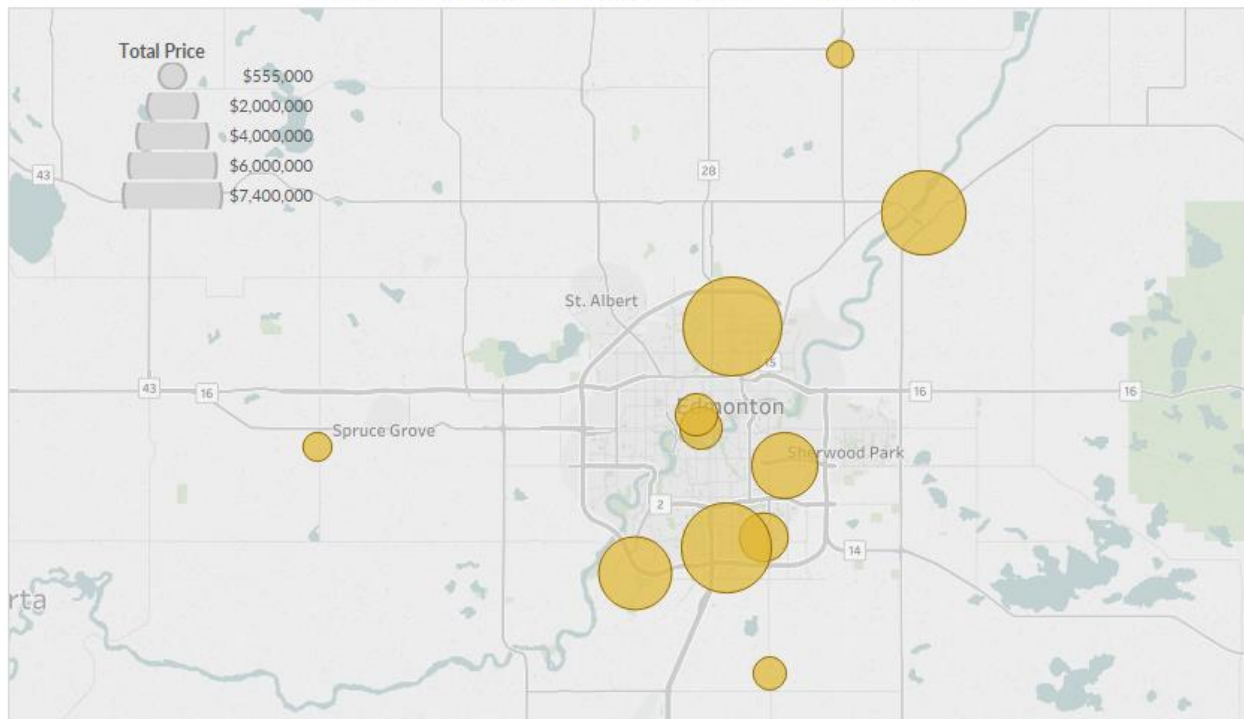
Q4 2018 saw 11 office transactions worth \$33M. The top transaction in Q4 was a \$7M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$25.45M	7	\$502.44M	35	\$290
Leduc County	\$0.83M	1	\$0.83M	1	\$274
Parkland County	\$0.64M	1	\$14.44M	7	\$238
Strathcona County	\$5.40M	1	\$22.50M	8	\$261
Sturgeon County	\$0.56M	1	\$9.34M	2	\$292
Grand Total	\$32.88M	11	\$549.54M	53	\$279

Office - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
8103 160th Avenue N.W.	Edmonton	City of Edmonton	\$7,400,000	19,344	\$383
9450 17th Avenue N.W.	Edmonton	City of Edmonton	\$6,150,000	29,445	\$209
9940 99th Avenue	Fort Saskatchewan	Strathcona County	\$5,400,000	24,946	\$216
6060 Andrews Way S.W.	Edmonton	City of Edmonton	\$4,049,079	10,303	\$393
3604 76th Avenue N.W.	Edmonton	City of Edmonton	\$3,300,000	14,478	\$228

Office Property Transactions - Q4 2018



Retail Transactions

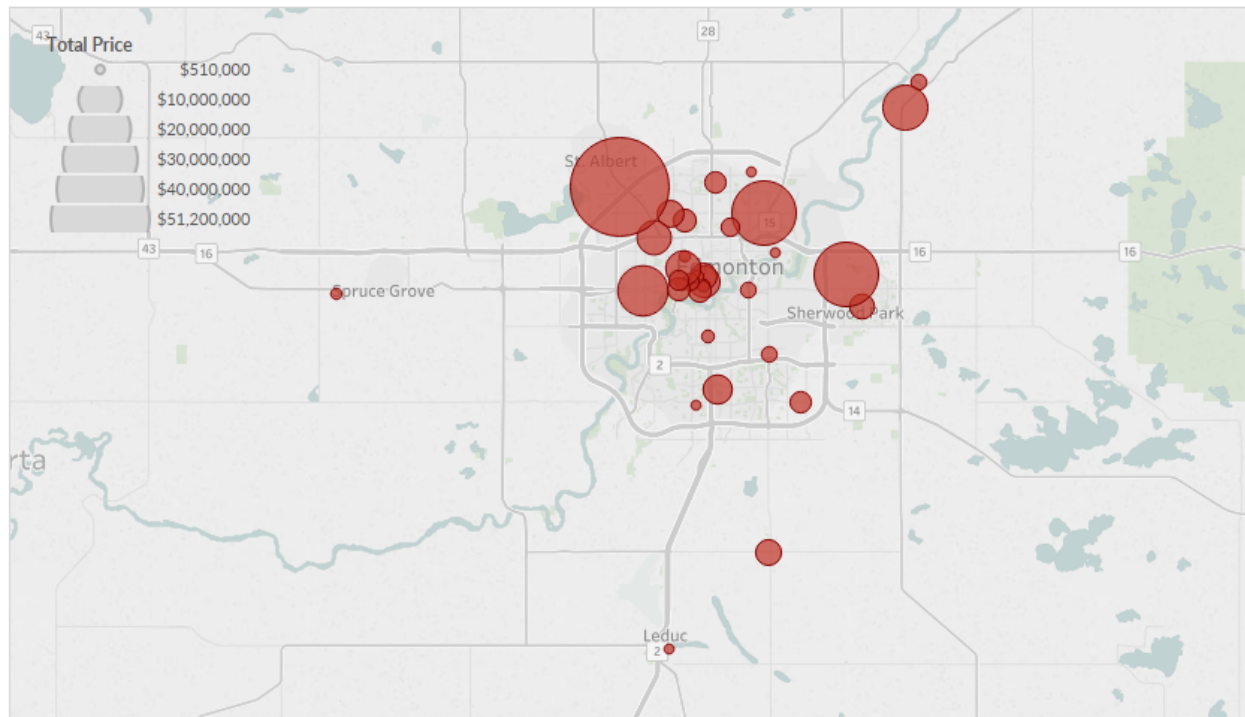
Q4 2018 saw 34 retail transactions worth \$186M. The top transaction in Q4 was a \$51M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$92.89M	26	\$485.32M	111	\$337
Leduc County	\$4.01M	2	\$19.21M	6	\$293
Parkland County	\$0.69M	1	\$49.01M	6	\$382
Strathcona County	\$37.02M	4	\$166.00M	20	\$397
Sturgeon County	\$51.20M	1	\$67.42M	6	\$300
Grand Total	\$185.81M	34	\$786.95M	149	\$343

Retail - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
140 St. Albert Trail	St. Albert	Sturgeon County	\$51,200,000	149,090	\$343
100 Manning Crossing N.W.	Edmonton	City of Edmonton	\$22,700,000	64,566	\$352
2365 Broadmoor Boulevard	Sherwood Park	Strathcona County	\$21,785,000	48,921	\$445
15101 Stony Plain Road N.W.	Edmonton	City of Edmonton	\$13,300,000	71,063	\$187
112 Town Crest Road	Fort Saskatchewan	Strathcona County	\$10,650,000	18,023	\$591

Retail Property Transactions - Q4 2018



Industrial Transactions

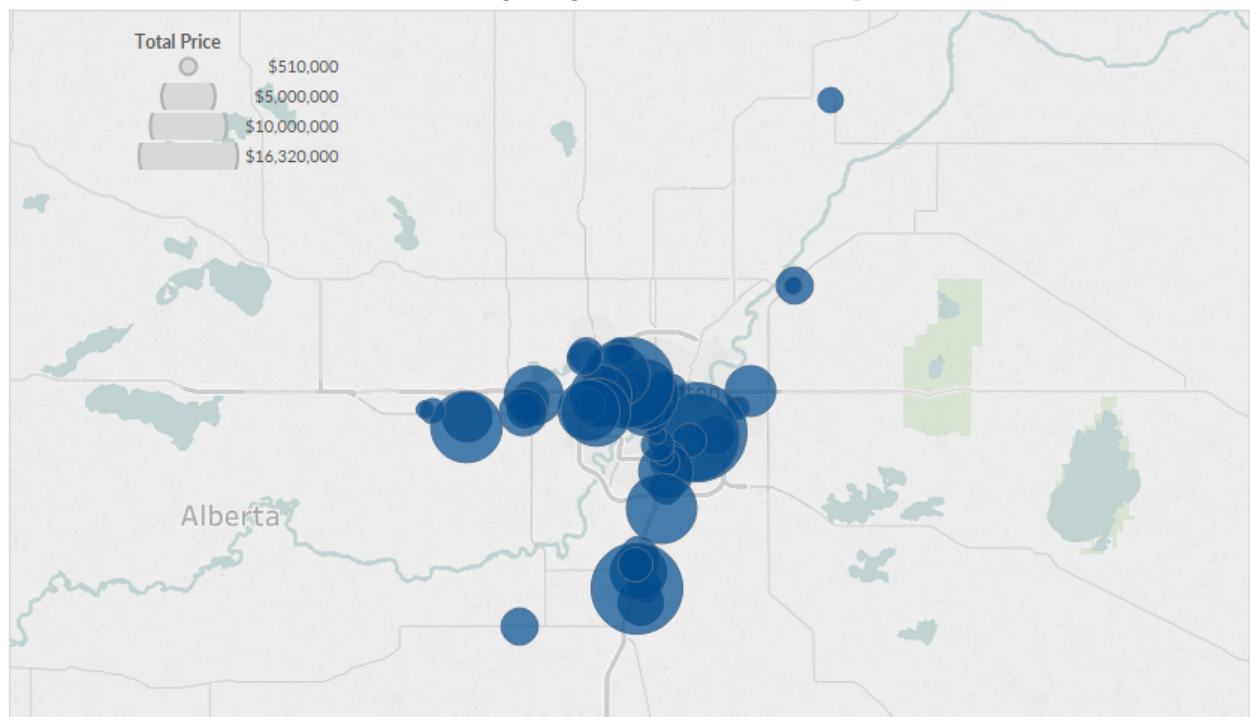
Q4 2018 saw 55 industrial transactions worth \$203M. The top transaction in Q4 was a \$16M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$128.52M	32	\$580.75M	143	\$181
Leduc County	\$32.67M	8	\$127.81M	27	\$208
Parkland County	\$28.29M	8	\$67.99M	18	\$203
Strathcona County	\$8.02M	4	\$44.66M	18	\$206
Sturgeon County	\$5.25M	3	\$20.26M	14	\$211
Grand Total	\$202.75M	55	\$841.47M	220	\$190

Industrial - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
4103 84th Avenue N.W.	Edmonton	City of Edmonton	\$16,320,000	163,368	\$100
507 13th Avenue	Nisku	Leduc County	\$14,000,000	144,515	\$97
13072 Yellowhead Trail N.W.	Edmonton	City of Edmonton	\$13,750,000	32,000	\$430
3703 73rd Avenue N.W.	Edmonton	City of Edmonton	\$13,200,000	111,120	\$119
102 Golden Spike Road	Spruce Grove	Parkland County	\$8,500,000	64,145	\$130

Industrial Property Transactions - Q4 2018



Apartment Transactions

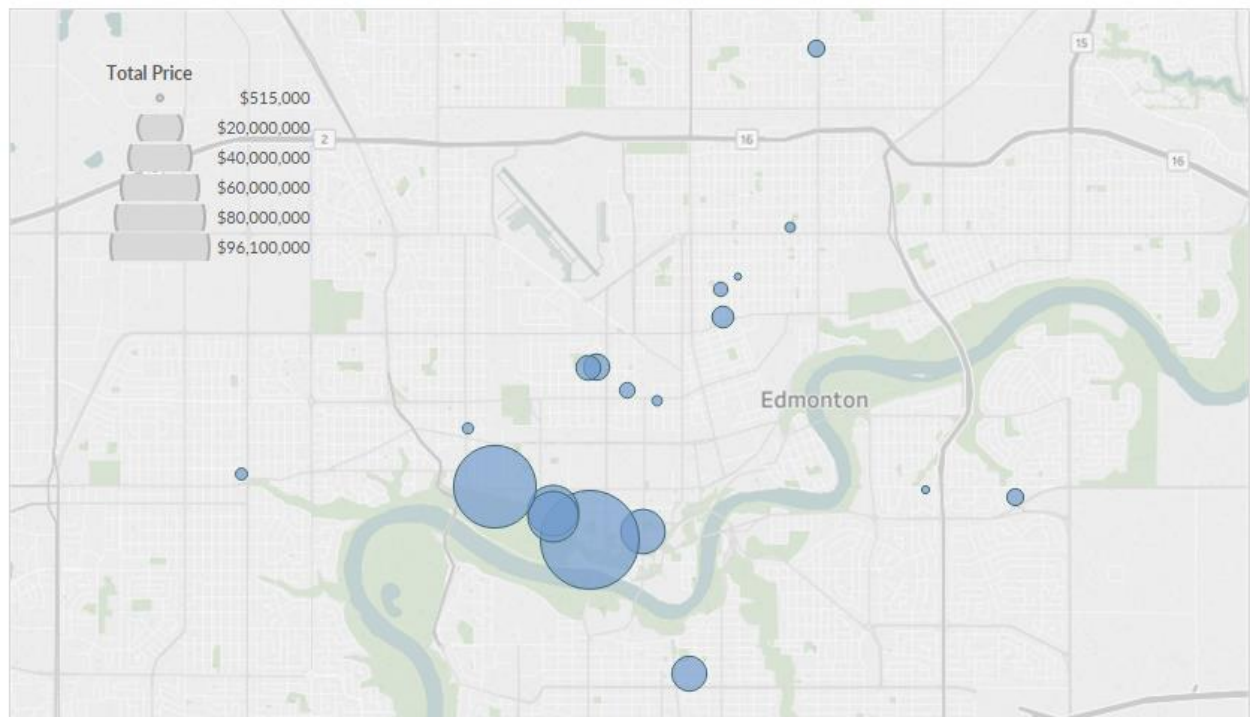
Q4 2018 saw 19 apartment transactions worth \$279M. The top transaction in Q4 was a \$96M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$278.83M	19	\$705.49M	76	\$156,702
Leduc County			\$1.35M	1	\$135,000
Parkland County			\$30.48M	3	\$173,037
Strathcona County			\$4.20M	1	\$110,526
Sturgeon County			\$107.59M	2	\$400,712
Grand Total	\$278.83M	19	\$849.11M	83	\$159,447

Apartment - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
9733 111th Street N.W.	Edmonton	City of Edmonton	\$96,100,000	260	\$369,615
10127 121st Street N.W.	Edmonton	City of Edmonton	\$67,250,000	249	\$270,080
9939 115th Street N.W.	Edmonton	City of Edmonton	\$25,366,000	114	\$222,509
9915 115th Street N.W.	Edmonton	City of Edmonton	\$25,100,000	93	\$269,892
9810 105th Street N.W.	Edmonton	City of Edmonton	\$19,400,000	92	\$210,870

Apartment Property Transactions - Q4 2018



Hotel Transactions

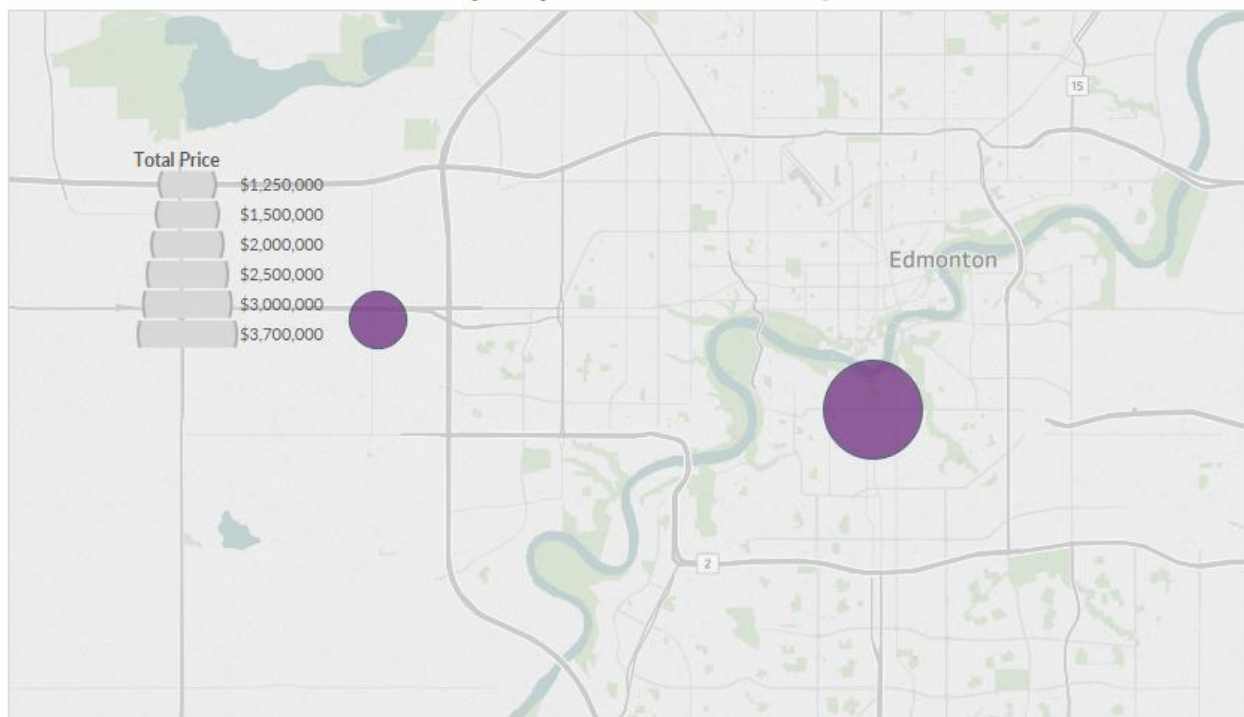
Q4 2018 saw 2 Hotel transactions worth \$5M. The top transaction in Q4 was a \$4M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Room
City of Edmonton	\$4.95M	2	\$82.78M	9	\$96,109
Leduc County					
Parkland County					
Strathcona County			\$15.72M	1	\$130,963
Sturgeon County			\$0.61M	1	\$51,042
Grand Total	\$4.95M	2	\$99.11M	11	\$95,181

Hotel - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Number of Rooms	Price Per Room
10302 82nd Avenue N.W.	Edmonton	City of Edmonton	\$3,700,000	48	\$77,083
9910 213th Street N.W.	Edmonton	City of Edmonton	\$1,250,000	8	\$156,250

Hotel Property Transactions - Q4 2018



ICI Land Transactions

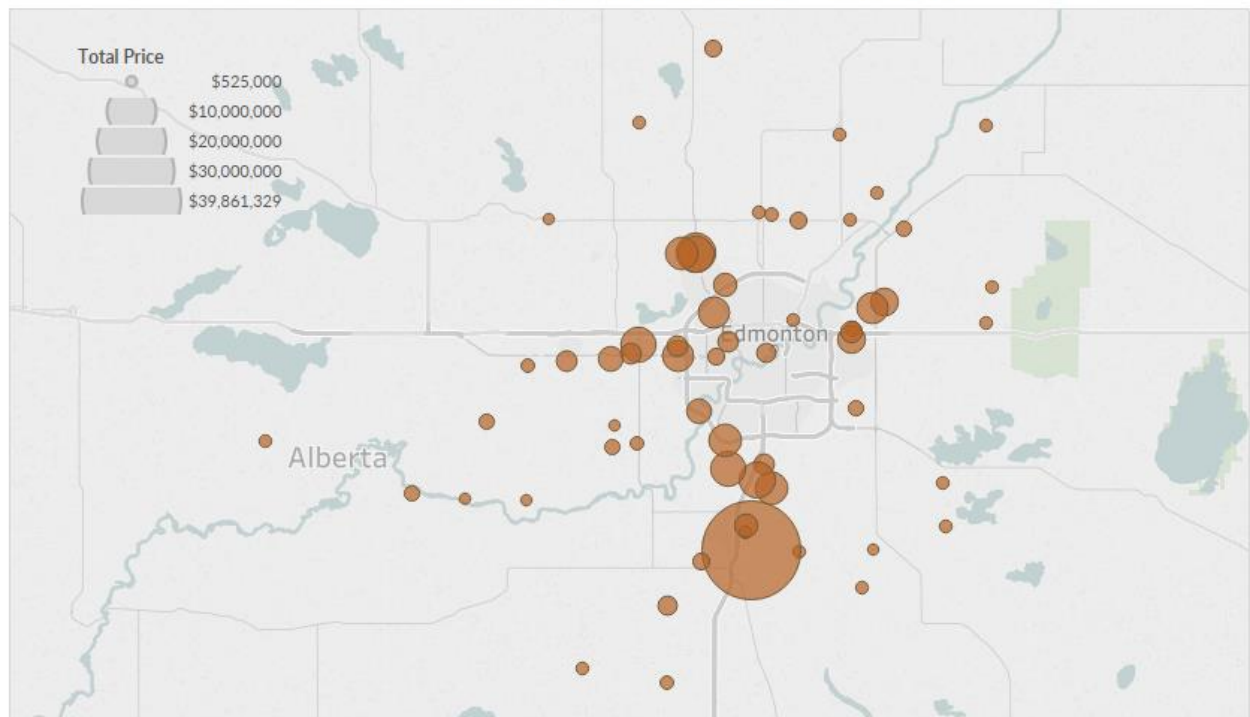
Q4 2018 saw 61 ICI Land transactions worth \$146M. The top transaction in Q4 was a \$40M sale in Leduc.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$30.55M	13	\$209.00M	66	\$797,149
Leduc County	\$59.65M	14	\$115.35M	57	\$133,559
Parkland County	\$16.67M	12	\$161.64M	53	\$187,927
Strathcona County	\$14.79M	9	\$53.25M	34	\$90,752
Sturgeon County	\$24.50M	13	\$41.66M	32	\$142,520
Grand Total	\$146.17M	61	\$580.90M	242	\$289,935

ICI Land - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
3300 70th Avenue	Leduc	Leduc County	\$39,861,329	22.190	\$1,796,365
1155 St. Albert Trail	St. Albert	Sturgeon County	\$6,330,000	6.330	\$1,000,000
1130 34th Avenue	Nisku	Leduc County	\$5,313,000	9.240	\$575,000
1115 St. Albert Trail	St. Albert	Sturgeon County	\$5,310,000	5.310	\$1,000,000
6403 Cartmell Place S.W.	Edmonton	City of Edmonton	\$5,012,000	3.580	\$1,400,000

ICI Land Property Transactions - Q4 2018



Residential Land Transactions

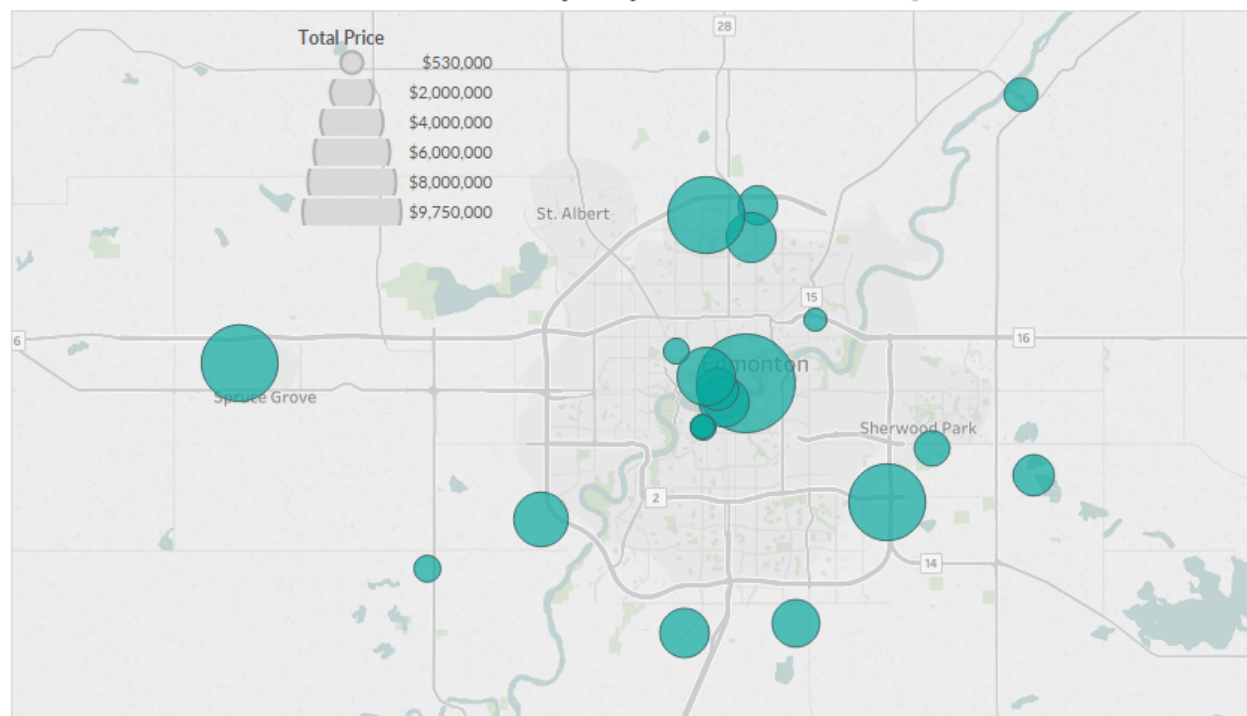
Q4 2018 saw 21 Residential Land transactions worth \$55M. The top transaction in Q4 was a \$10M sale in the City of Edmonton.

	Q4 2018 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$44.03M	16	\$241.64M	59	\$1,012,266
Leduc County			\$8.80M	1	\$55,000
Parkland County	\$6.56M	2	\$13.30M	5	\$193,583
Strathcona County	\$4.07M	3	\$13.93M	6	\$695,286
Sturgeon County			\$1.45M	1	\$183,544
Grand Total	\$54.66M	21	\$279.12M	72	\$837,941

Residential Land - Top Transactions Q4 2018

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
9411 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$9,750,000	1.552	\$6,282,216
17420 110th Street N.W.	Edmonton	City of Edmonton	\$6,000,000	6.192	\$968,992
2701 Maple Way N.W.	Edmonton	City of Edmonton	\$5,888,000	6.400	\$920,000
39 Spruce Gardens Crescent	Spruce Grove	Parkland County	\$5,830,000	7.030	\$829,303
10571 112th Street N.W.	Edmonton	City of Edmonton	\$3,400,000	1.000	\$3,400,000

Residential Land Property Transactions - Q4 2018



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