
Edmonton Market Area Commercial Q1 2019 Statistics

Data as of March 31, 2019

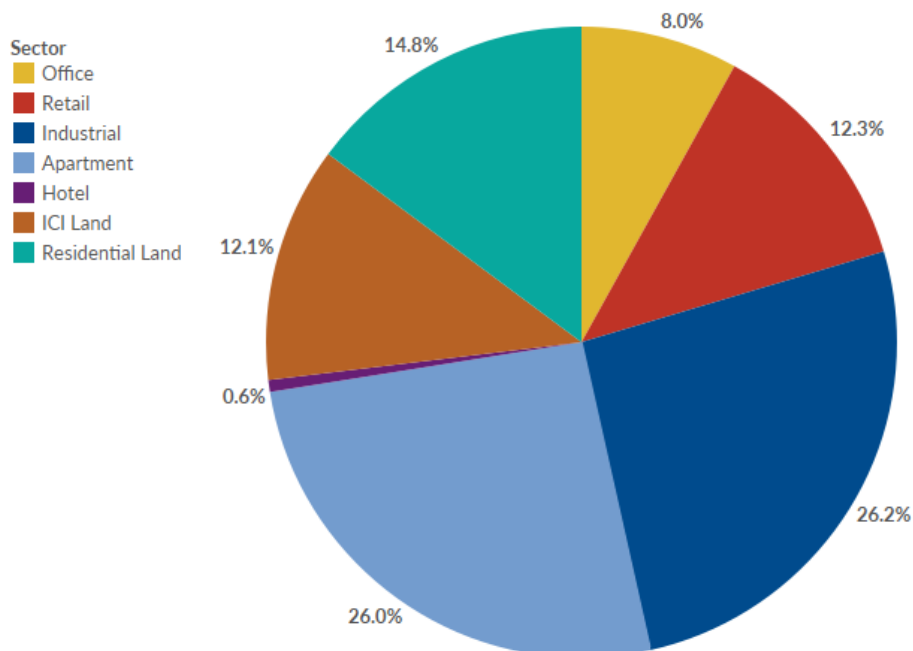


GEA Property Transactions

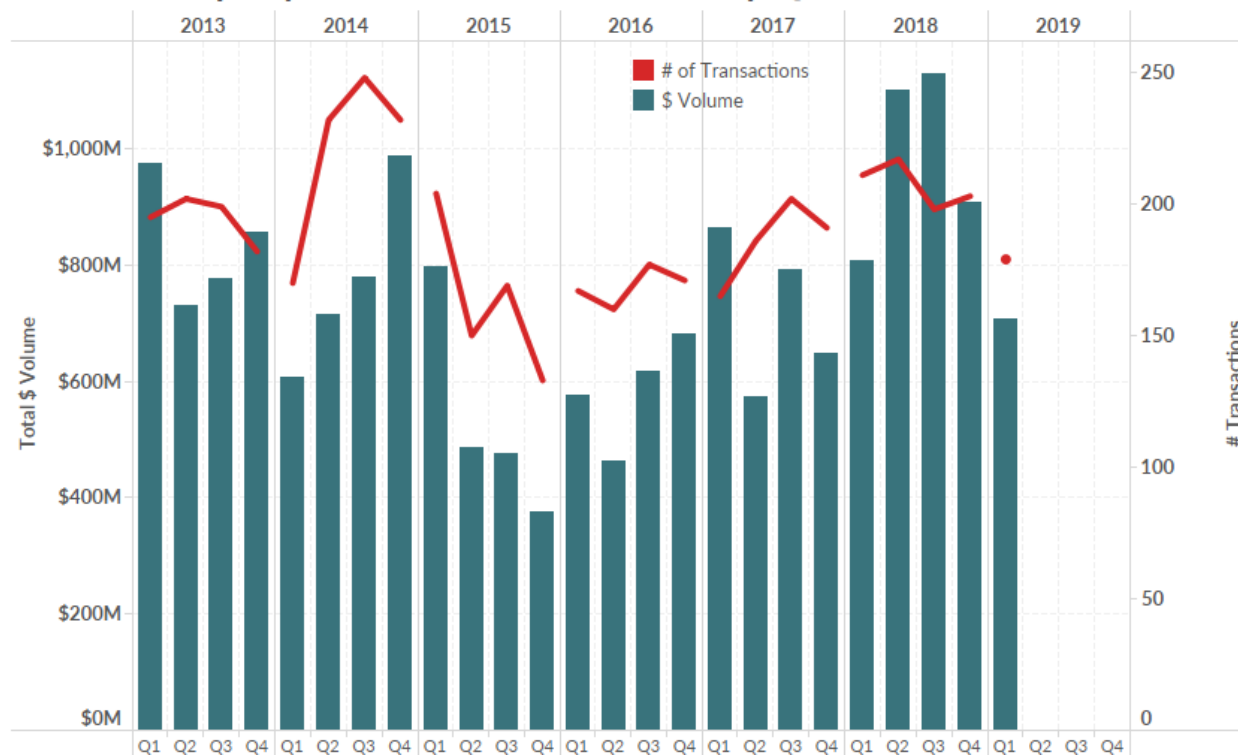
Q1 2019 registered a total of 179 transactions in excess of \$500K, worth \$706M, down -22% from the previous quarter. Industrial was the most active sector at 26% of activity.



Q1 2019 Property Transactions - Total \$ Volume by Sector



Property Transactions - All Sectors by Quarter



Office Transactions

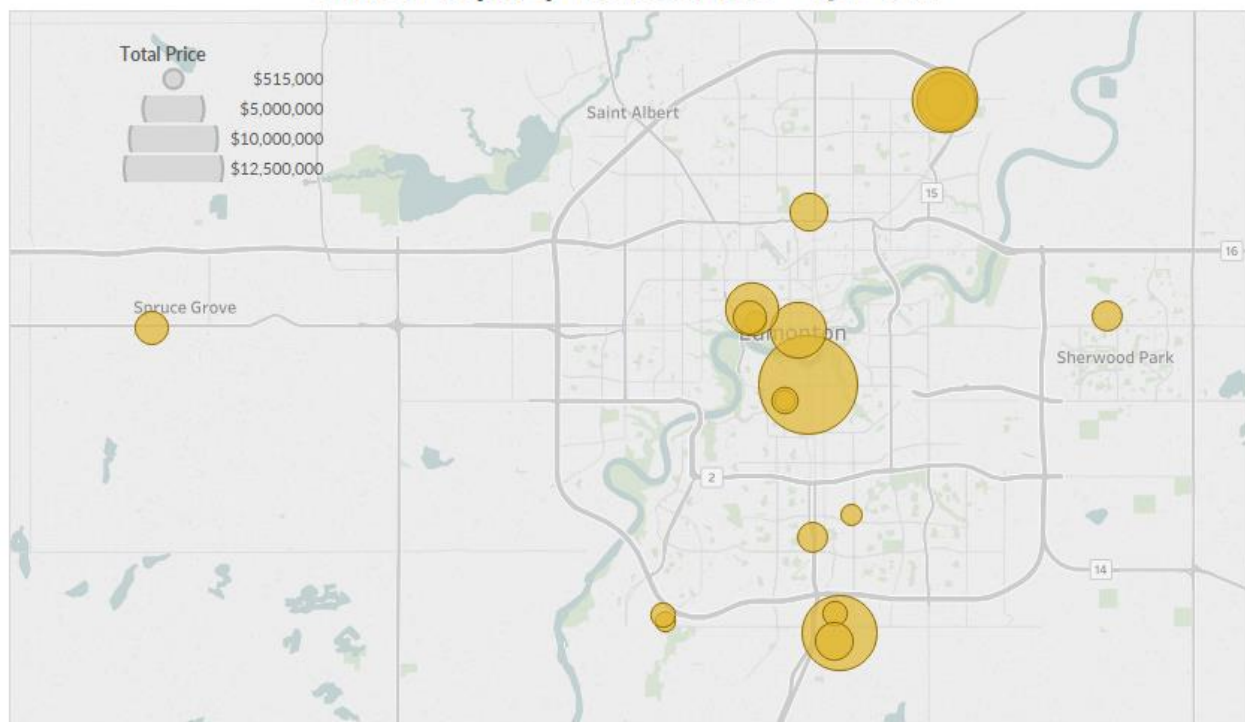
Q1 2019 saw 23 office transactions worth \$57M. The top transaction in Q1 was a \$13M sale in the City of Edmonton.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$54.26M	21	\$54.26M	21	\$370
Leduc County					
Parkland County	\$1.40M	1	\$1.40M	1	\$194
Strathcona County	\$1.15M	1	\$1.15M	1	\$494
Sturgeon County					
Grand Total	\$56.81M	23	\$56.81M	23	\$367

Office - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
10358 82nd Avenue N.W.	Edmonton	City of Edmonton	\$12,500,000	26,931	\$464
1230 91st Street S.W.	Edmonton	City of Edmonton	\$7,200,000	21,000	\$343
4381 167th Avenue N.W.	Edmonton	City of Edmonton	\$4,300,000	12,109	\$355
10018 106th Street N.W.	Edmonton	City of Edmonton	\$4,000,000	24,002	\$167
4313 167th Avenue N.W.	Edmonton	City of Edmonton	\$3,854,565	10,118	\$381

Office Property Transactions - Q1 2019



Retail Transactions

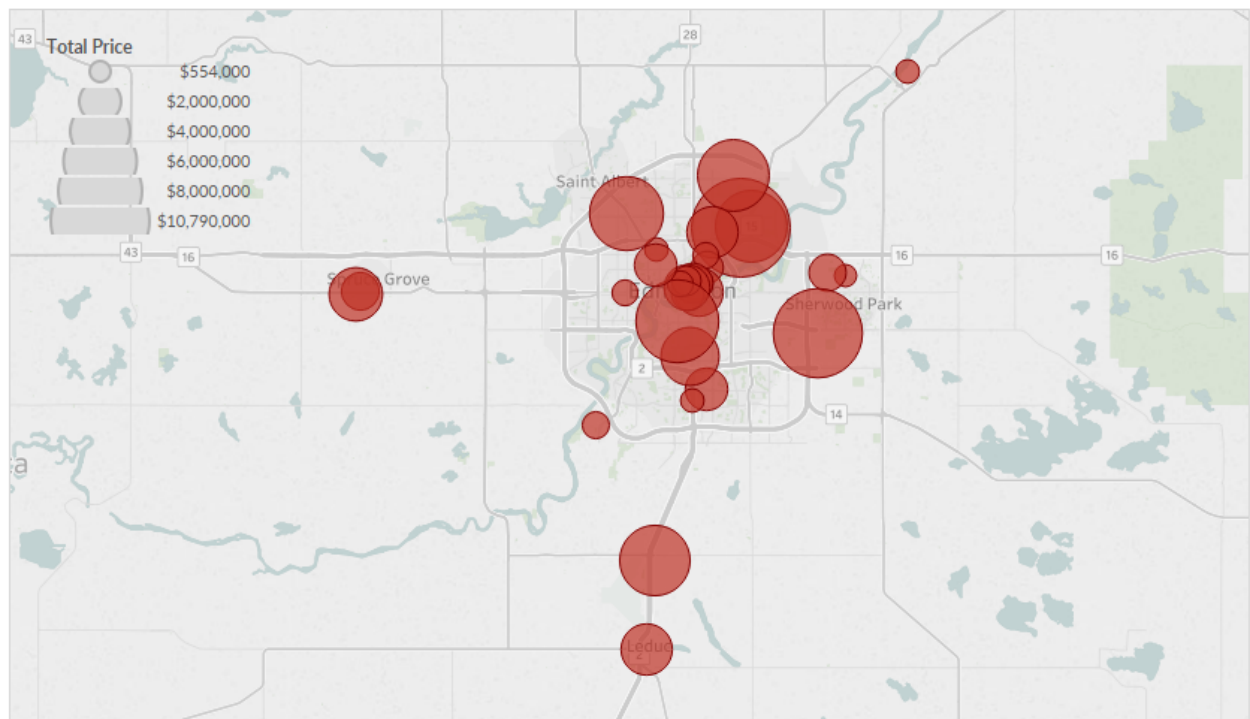
Q1 2019 saw 30 retail transactions worth \$87M. The top transaction in Q1 was an \$11M sale in the City of Edmonton.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$65.10M	23	\$65.10M	23	\$290
Leduc County	\$5.50M	1	\$5.50M	1	\$503
Parkland County	\$4.74M	2	\$4.74M	2	\$310
Strathcona County	\$11.50M	4	\$11.50M	4	\$272
Sturgeon County					
Grand Total	\$86.85M	30	\$86.85M	30	\$296

Retail - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
13211 Fort Road N.W.	Edmonton	City of Edmonton	\$10,790,000	77,904	\$139
99 Wye Road	Sherwood Park	Strathcona County	\$8,800,000	25,000	\$352
8404 109th Street N.W.	Edmonton	City of Edmonton	\$7,600,000	14,320	\$531
725 Mistatim Way N.W.	Edmonton	City of Edmonton	\$6,050,000	9,650	\$627
6520-6540 170th Avenue N.W.	Edmonton	City of Edmonton	\$5,741,970	14,904	\$385

Retail Property Transactions - Q1 2019



Industrial Transactions

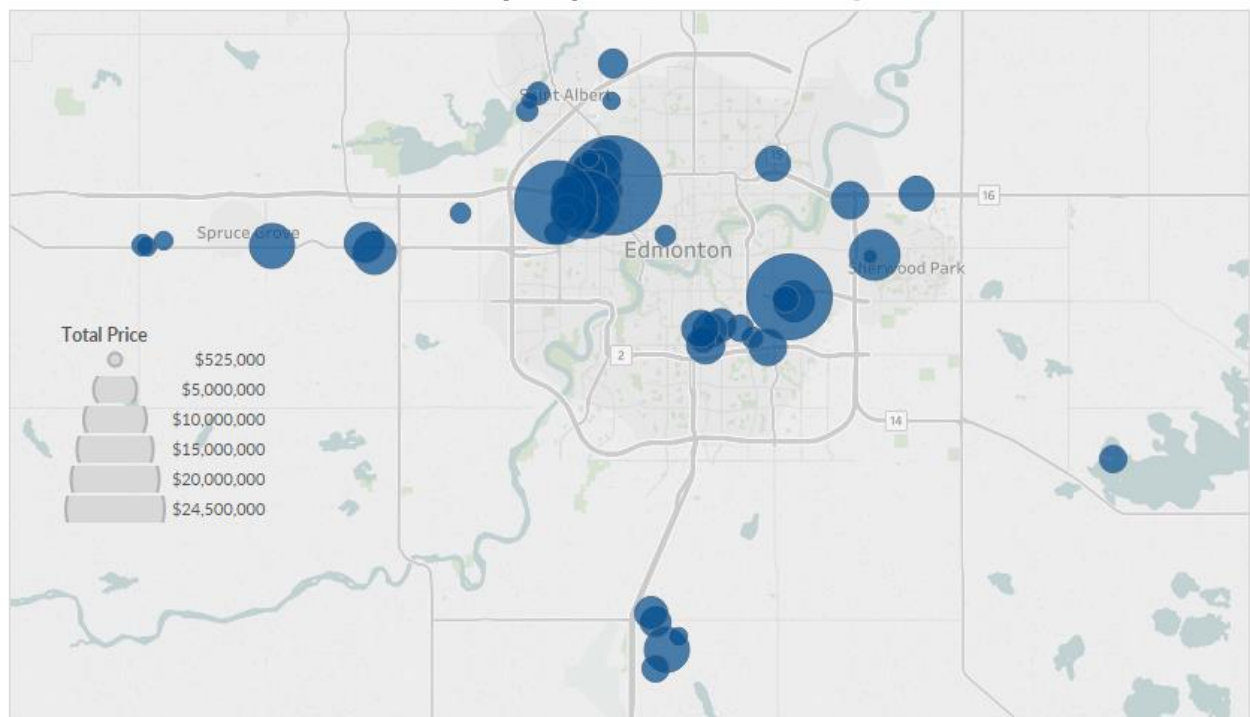
Q1 2019 saw 50 industrial transactions worth \$185M. The top transaction in Q1 was a \$25M sale in the City of Edmonton.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$134.34M	30	\$134.34M	30	\$204
Leduc County	\$12.87M	5	\$12.87M	5	\$179
Parkland County	\$16.81M	6	\$16.81M	6	\$268
Strathcona County	\$15.29M	5	\$15.29M	5	\$196
Sturgeon County	\$5.35M	4	\$5.35M	4	\$236
Grand Total	\$184.66M	50	\$184.66M	50	\$210

Industrial - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
11755 108th Avenue N.W.	Edmonton	City of Edmonton	\$24,500,000	247,520	\$99
4104 78th Avenue N.W.	Edmonton	City of Edmonton	\$18,300,000	170,273	\$107
17304-17404 116th Avenue N.W.	Edmonton	City of Edmonton	\$17,525,000	148,128	\$118
15679-15799 116th Avenue N.W.	Edmonton	City of Edmonton	\$11,800,000	110,220	\$107
201 Kaska Road	Sherwood Park	Strathcona County	\$6,380,000	39,610	\$161

Industrial Property Transactions - Q1 2019



Apartment Transactions

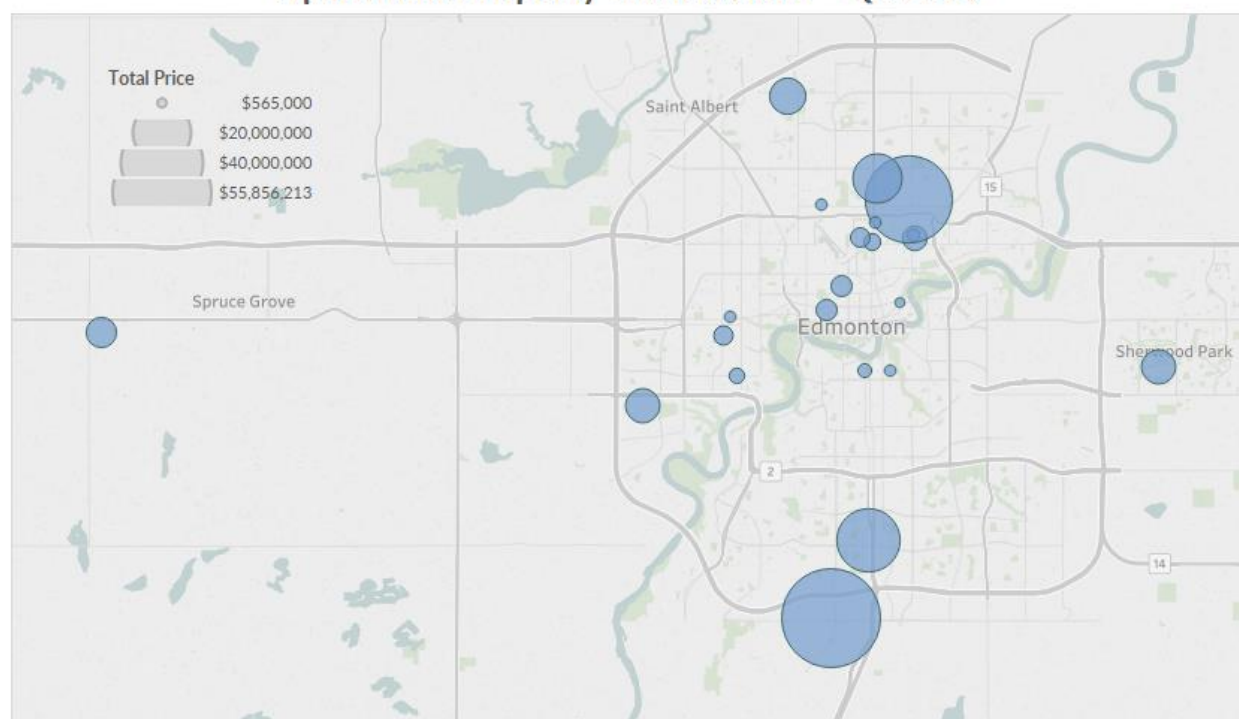
Q1 2019 saw 22 apartment transactions worth \$183M. The top transaction in Q1 was a \$56M sale in the City of Edmonton.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$171.45M	20	\$171.45M	20	\$144,758
Leduc County					
Parkland County	\$5.28M	1	\$5.28M	1	\$112,234
Strathcona County	\$6.71M	1	\$6.71M	1	\$139,771
Sturgeon County					
Grand Total	\$183.43M	22	\$183.43M	22	\$142,972

Apartment - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
11440 Ellerslie Road S.W.	Edmonton	City of Edmonton	\$55,856,213	240	\$232,734
8304-8514 130th Avenue N.W.	Edmonton	City of Edmonton	\$43,500,000	Null	Null
2510 104th Street N.W.	Edmonton	City of Edmonton	\$22,968,000	88	\$261,000
13404 96th Street N.W.	Edmonton	City of Edmonton	\$13,850,000	72	\$192,361
16504 130th Street N.W.	Edmonton	City of Edmonton	\$7,487,000	48	\$155,979

Apartment Property Transactions - Q1 2019



Hotel Transactions

Q1 2019 saw 1 Hotel transaction worth \$4M. The top transaction in Q1 was a \$4M sale in Parkland County.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Room
City of Edmonton					
Leduc County					
Parkland County	\$4.30M	1	\$4.30M	1	\$35,222
Strathcona County					
Sturgeon County					
Grand Total	\$4.30M	1	\$4.30M	1	\$35,222

Hotel - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Number of Rooms	Price Per Room
240 St. Matthews Avenue	Spruce Grove	Parkland County	\$4,299,900	90	\$35,222

Hotel Property Transactions - Q1 2019



ICI Land Transactions

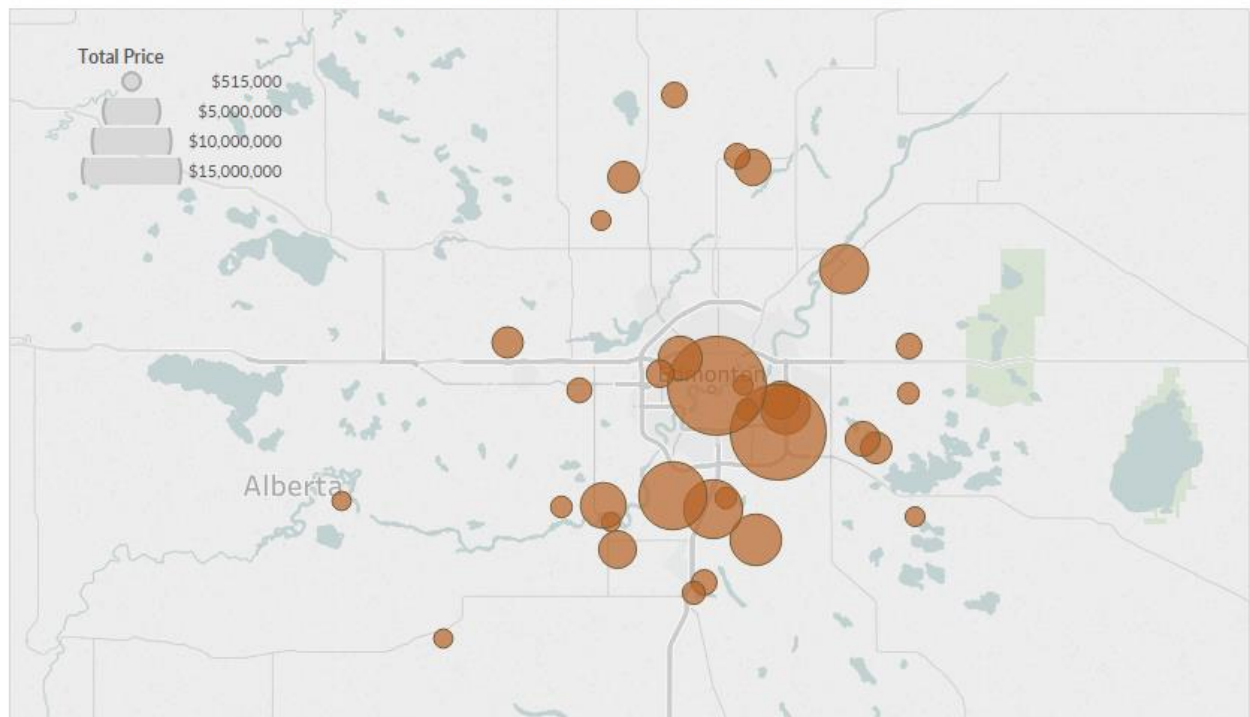
Q1 2019 saw 33 ICI Land transactions worth \$85M. The top transaction in Q1 was a \$15M sale in the City of Edmonton.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$45.27M	8	\$45.27M	8	\$885,025
Leduc County	\$15.77M	9	\$15.77M	9	\$354,036
Parkland County	\$6.32M	4	\$6.32M	4	\$135,555
Strathcona County	\$11.60M	7	\$11.60M	7	\$207,580
Sturgeon County	\$6.36M	5	\$6.36M	5	\$11,458
Grand Total	\$85.32M	33	\$85.32M	33	\$321,034

ICI Land - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
10233 Jasper Avenue N.W.	Edmonton	City of Edmonton	\$15,000,000	0.640	Null
845 Tamarack Way N.W.	Edmonton	City of Edmonton	\$14,121,241	17.400	\$811,566
8305 Chappelle Way S.W.	Edmonton	City of Edmonton	\$7,100,000	4.991	\$1,422,561
1130 34th Avenue	Nisku	Leduc County	\$5,313,000	9.240	\$575,000
4901 30th Avenue	Beaumont	Leduc County	\$4,058,100	5.020	\$808,386

ICI Land Property Transactions - Q1 2019



Residential Land Transactions

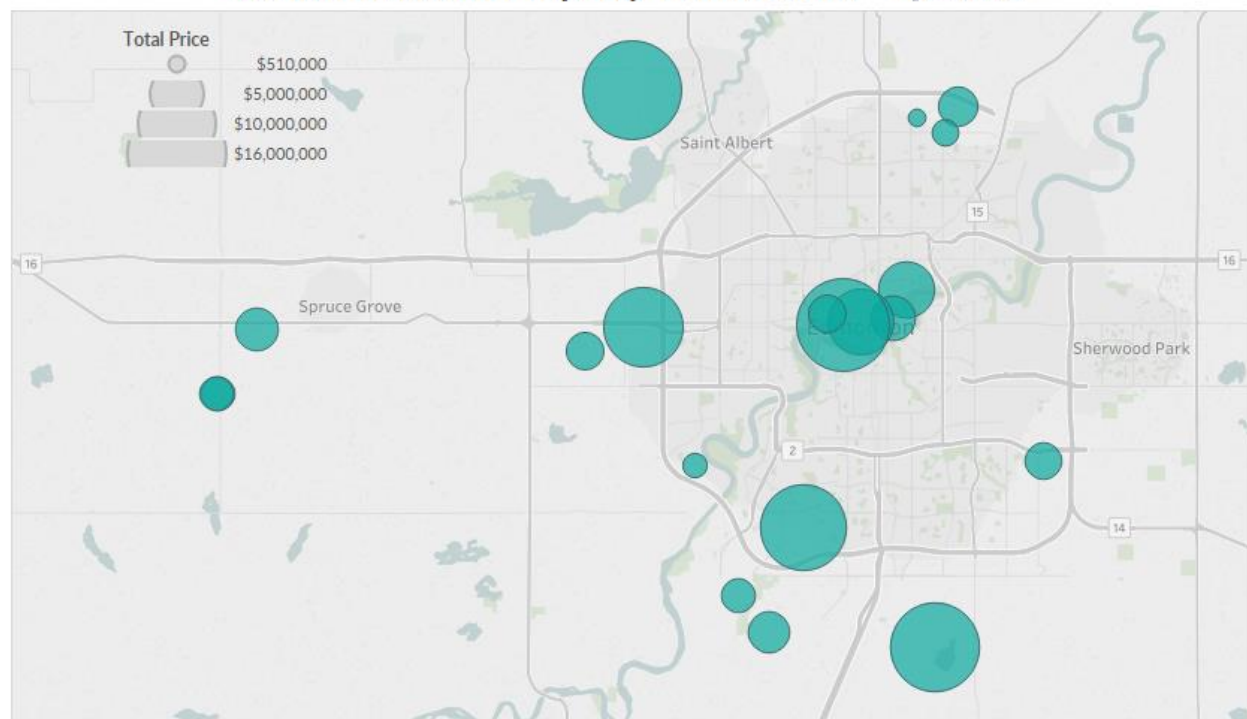
Q1 2019 saw 20 Residential Land transactions worth \$105M. The top transaction in Q1 was a \$16M sale in Sturgeon County.

	Q1 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$66.51M	14	\$66.51M	14	\$1,798,238
Leduc County	\$13.01M	1	\$13.01M	1	\$81,333
Parkland County	\$9.05M	4	\$9.05M	4	\$472,221
Strathcona County					
Sturgeon County	\$16.00M	1	\$16.00M	1	\$65,330
Grand Total	\$104.56M	20	\$104.56M	20	\$1,214,646

Residential Land - Top Transactions Q1 2019

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
25517 Highway 633	St. Albert	Sturgeon County	\$16,000,000	244.910	\$65,330
10045 116th Street N.W.	Edmonton	City of Edmonton	\$14,138,580	2.080	\$6,797,394
NE-10-51-24-4	Null	Leduc County	\$13,006,000	159.910	\$81,333
7431 May Common N.W.	Edmonton	City of Edmonton	\$12,120,000	10.110	\$1,198,813
595 Lewis Green Drive N.W.	Edmonton	City of Edmonton	\$10,376,087	12.210	\$849,902

Residential Land Property Transactions - Q1 2019



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