
Edmonton Market Area Commercial Q2 2019 Statistics

Data as of June 30, 2019

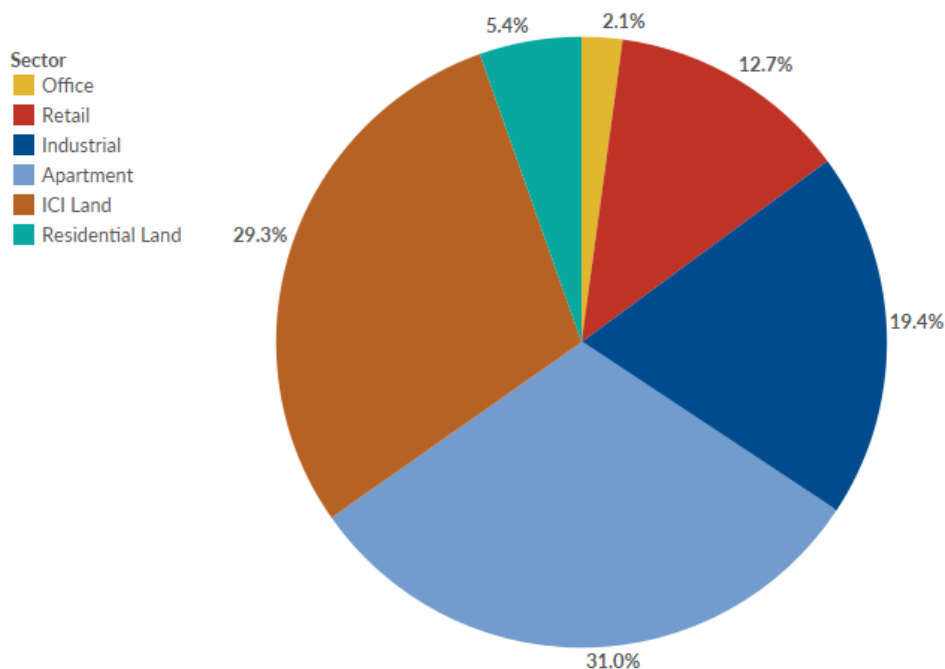


GEA Property Transactions

Q2 2019 registered a total of 162 transactions in excess of \$500K, worth \$419M, down -40% from the previous quarter. Apartment was the most active sector at 31% of activity.

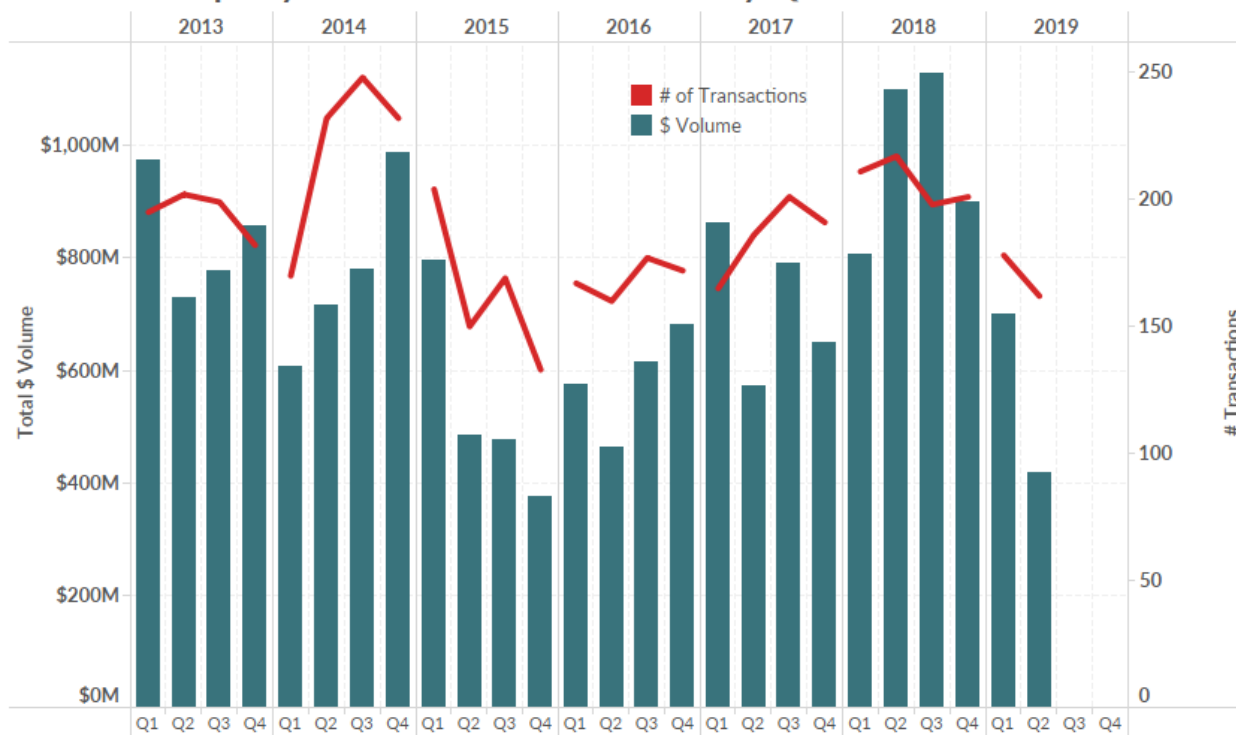


Q2 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Office Transactions

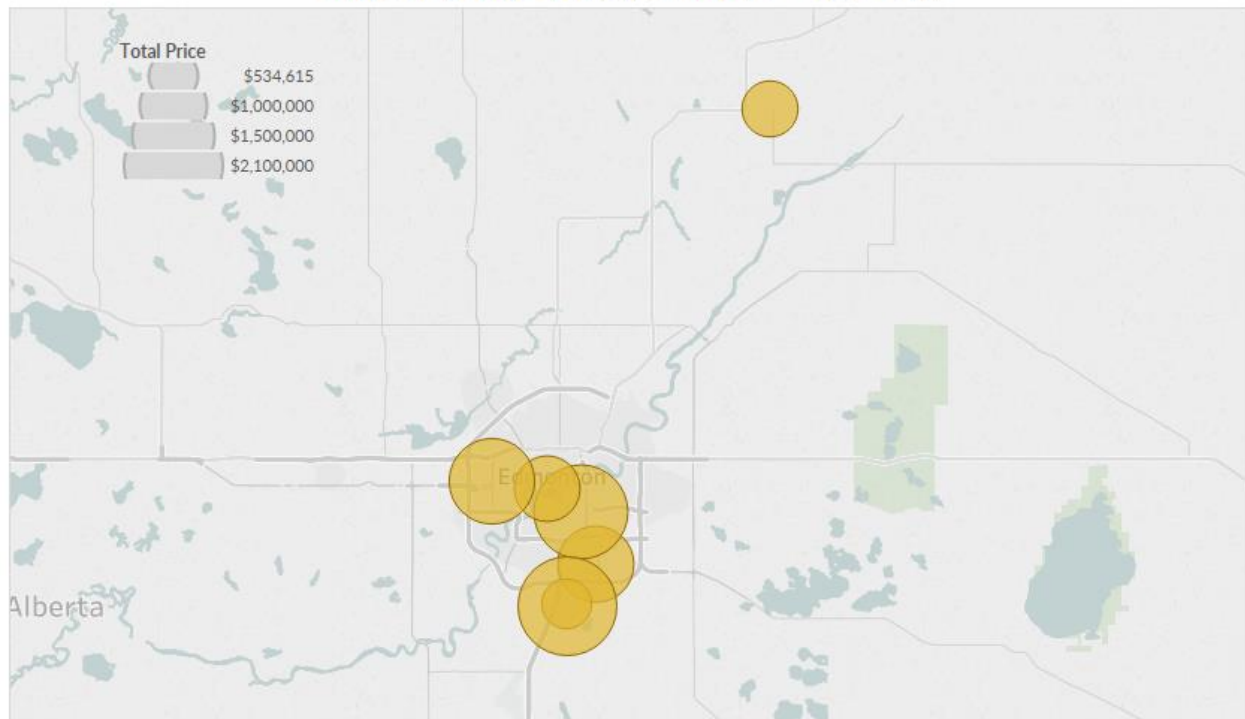
Q2 2019 saw 7 office transactions worth \$9M. The top transaction in Q2 was a \$2M sale in the City of Edmonton.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$8.29M	6	\$62.55M	27	\$358
Leduc County					
Parkland County			\$1.40M	1	\$194
Strathcona County			\$1.15M	1	\$494
Sturgeon County	\$0.68M	1	\$0.68M	1	\$225
Grand Total	\$8.96M	7	\$65.77M	30	\$353

Office - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
2427 90B Street S.W.	Edmonton	City of Edmonton	\$2,100,000	9,731	\$216
7708 83rd Street N.W.	Edmonton	City of Edmonton	\$1,900,000	6,000	\$317
10358 172nd Street N.W.	Edmonton	City of Edmonton	\$1,575,000	6,400	\$246
2603 Hewes Way N.W.	Edmonton	City of Edmonton	\$1,250,000	2,587	\$483
11313 100th Avenue N.W.	Edmonton	City of Edmonton	\$927,500	3,000	\$309

Office Property Transactions - Q2 2019



Retail Transactions

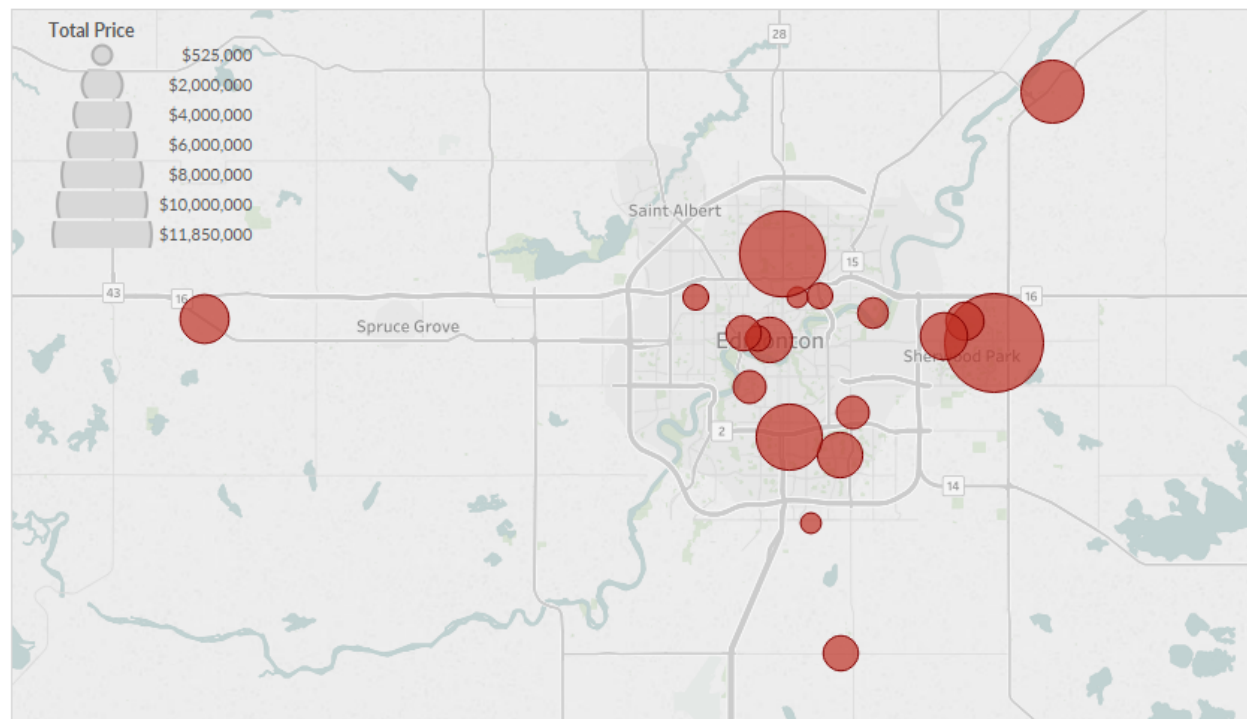
Q2 2019 saw 21 retail transactions worth \$53M. The top transaction in Q2 was a \$12M sale Strathcona County.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$27.86M	14	\$92.96M	37	\$312
Leduc County	\$1.50M	1	\$7.57M	3	\$318
Parkland County	\$2.90M	1	\$7.64M	3	\$430
Strathcona County	\$21.11M	5	\$32.60M	9	\$334
Sturgeon County					
Grand Total	\$53.36M	21	\$140.78M	52	\$323

Retail - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
665 Baseline Road	Sherwood Park	Strathcona County	\$11,850,000	19,850	\$597
9703 137th Avenue N.W.	Edmonton	City of Edmonton	\$8,950,000	11,985	\$747
4219 99th Street N.W.	Edmonton	City of Edmonton	\$5,300,000	24,142	\$220
8816 111th Street	Fort Saskatchewan	Strathcona County	\$4,790,000	12,848	\$373
53101 Range Road 15	Null	Parkland County	\$2,900,000	4,334	\$670

Retail Property Transactions - Q2 2019



Industrial Transactions

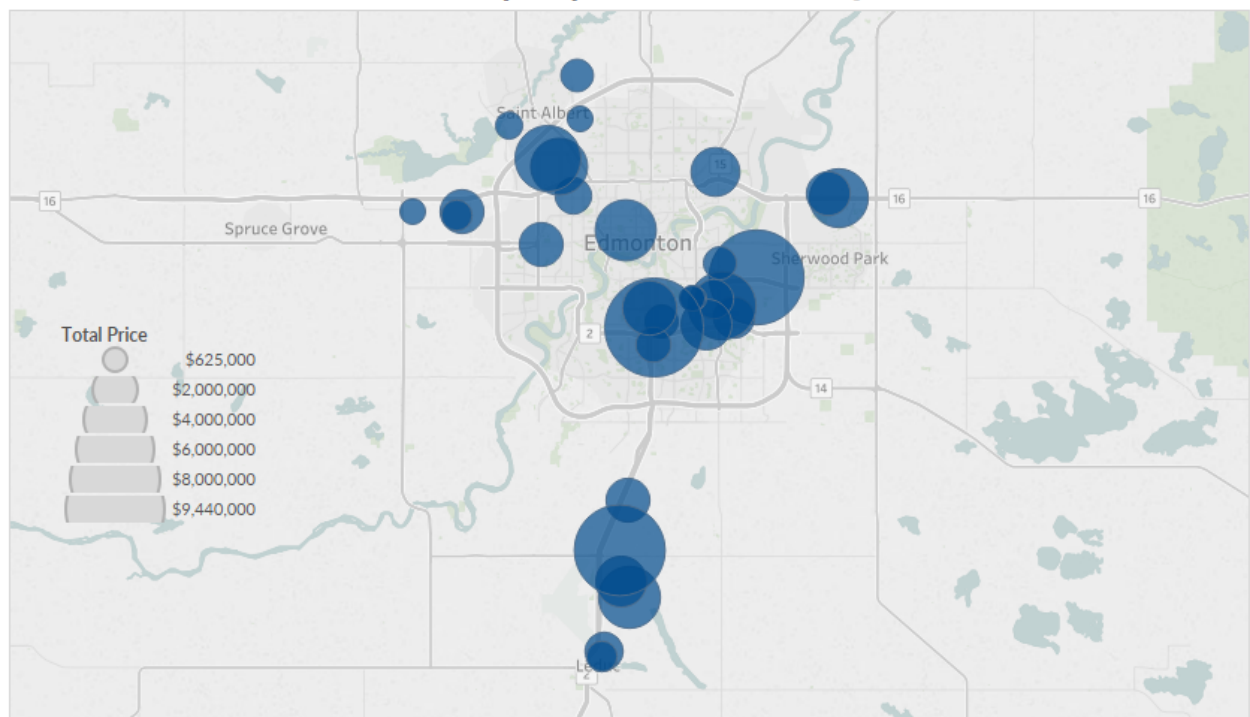
Q2 2019 saw 32 industrial transactions worth \$81M. The top transaction in Q2 was a \$9M sale in the City of Edmonton.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/SF
City of Edmonton	\$48.57M	21	\$181.17M	50	\$222
Leduc County	\$18.36M	6	\$31.23M	11	\$158
Parkland County	\$0.63M	1	\$17.43M	7	\$250
Strathcona County	\$12.04M	2	\$27.33M	7	\$169
Sturgeon County	\$1.74M	2	\$7.08M	6	\$227
Grand Total	\$81.33M	32	\$264.24M	81	\$211

Industrial - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Building Size	Price Per Sq. Foot
10025 51st Avenue N.W.	Edmonton	City of Edmonton	\$9,440,000	79,615	\$119
2305 84th Avenue	Sherwood Park	Strathcona County	\$8,700,000	91,647	\$95
2107 6th Street	Nisku	Leduc County	\$8,000,000	50,875	\$157
4755 Eleniak Road N.W.	Edmonton	City of Edmonton	\$4,450,000	31,030	\$143
13508 163rd Street N.W.	Edmonton	City of Edmonton	\$4,200,000	16,861	\$249

Industrial Property Transactions - Q2 2019



Apartment Transactions

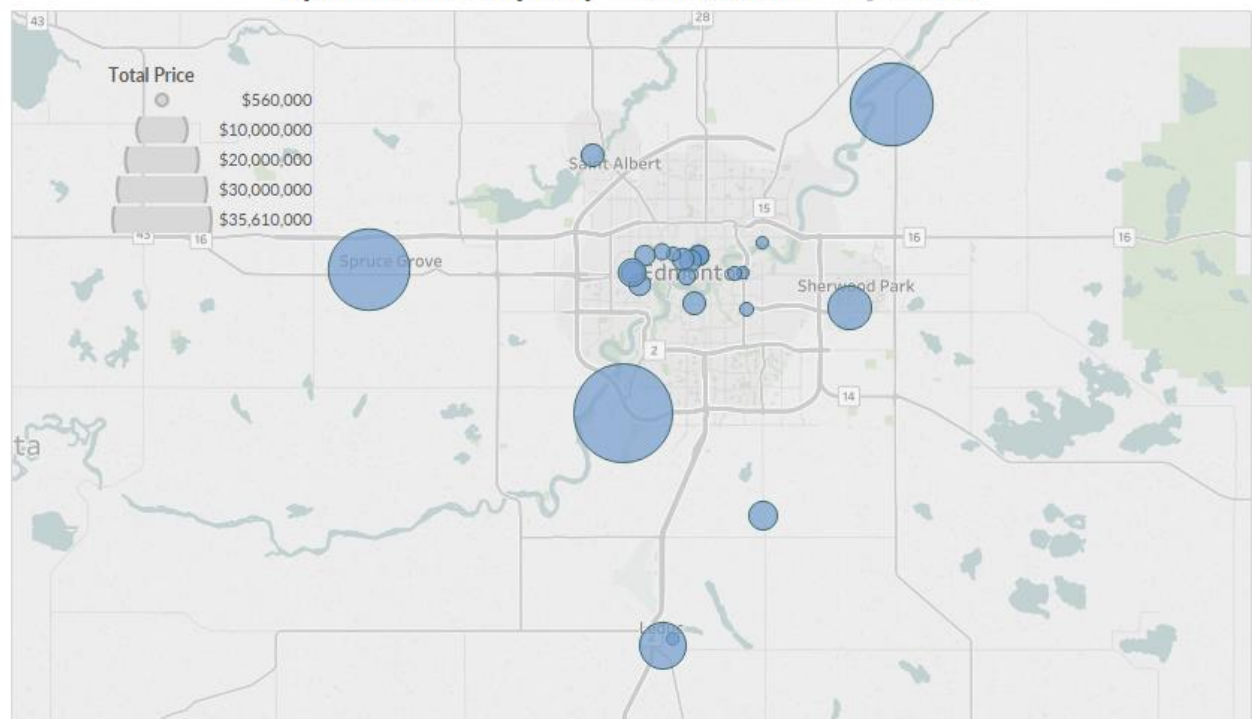
Q2 2019 saw 27 apartment transactions worth \$130M. The top transaction in Q2 was a \$36M sale in the City of Edmonton.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Unit
City of Edmonton	\$59.81M	19	\$231.26M	39	\$143,757
Leduc County	\$11.58M	4	\$11.58M	4	\$158,750
Parkland County	\$24.20M	1	\$29.48M	2	\$147,784
Strathcona County	\$32.06M	2	\$38.76M	3	\$151,059
Sturgeon County	\$1.95M	1	\$1.95M	1	\$130,000
Grand Total	\$129.60M	27	\$313.03M	49	\$144,761

Apartment - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Number of Units	Price Per Unit
5145 Windermere Boulevard S.W.	Edmonton	City of Edmonton	\$35,610,000	125	\$284,880
8301 Wilshire Boulevard	Fort Saskatchewan	Strathcona County	\$25,100,000	144	\$174,306
100 McLaughlin Drive	Spruce Grove	Parkland County	\$24,200,000	132	\$183,333
29 Spruce Avenue	Sherwood Park	Strathcona County	\$6,955,000	50	\$139,100
1 Camwood Estates	Leduc	Leduc County	\$4,950,000	18	Null

Apartment Property Transactions - Q2 2019



ICI Land Transactions

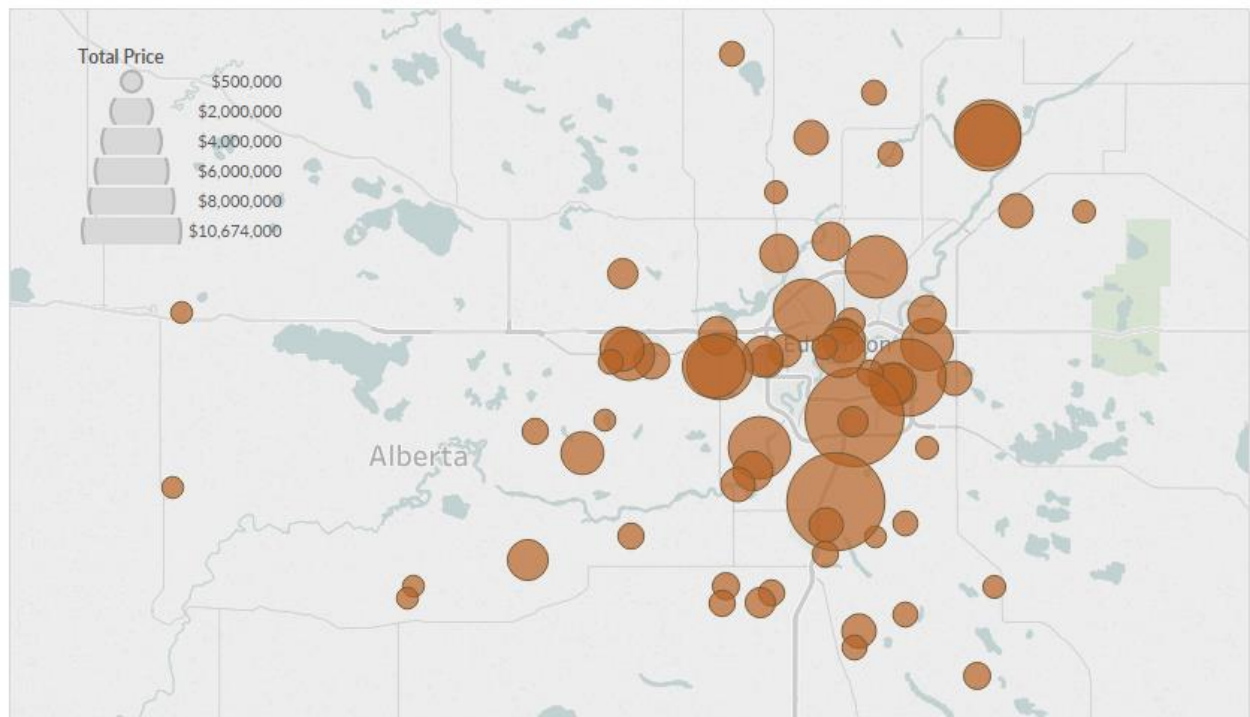
Q2 2019 saw 66 ICI Land transactions worth \$123M. The top transaction in Q2 was an \$11M sale in the City of Edmonton.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$48.39M	18	\$81.71M	26	\$639,142
Leduc County	\$24.55M	18	\$39.76M	26	\$158,290
Parkland County	\$25.88M	15	\$32.20M	19	\$198,580
Strathcona County	\$7.22M	6	\$18.83M	13	\$179,559
Sturgeon County	\$16.74M	9	\$23.10M	14	\$90,936
Grand Total	\$122.79M	66	\$195.59M	98	\$259,776

ICI Land - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
2807 92nd Street N.W.	Edmonton	City of Edmonton	\$10,674,000	11.870	\$899,242
2361 9th Street	Nisku	Leduc County	\$10,500,000	73.230	\$143,384
720 76th Avenue N.W.	Edmonton	City of Edmonton	\$6,545,000	10.630	\$615,710
SE-10-56-22-4	Null	Sturgeon County	\$4,882,180	154.780	\$31,543
9825 266th Street	Acheson	Parkland County	\$4,880,000	9.760	\$500,000

ICI Land Property Transactions - Q2 2019



Residential Land Transactions

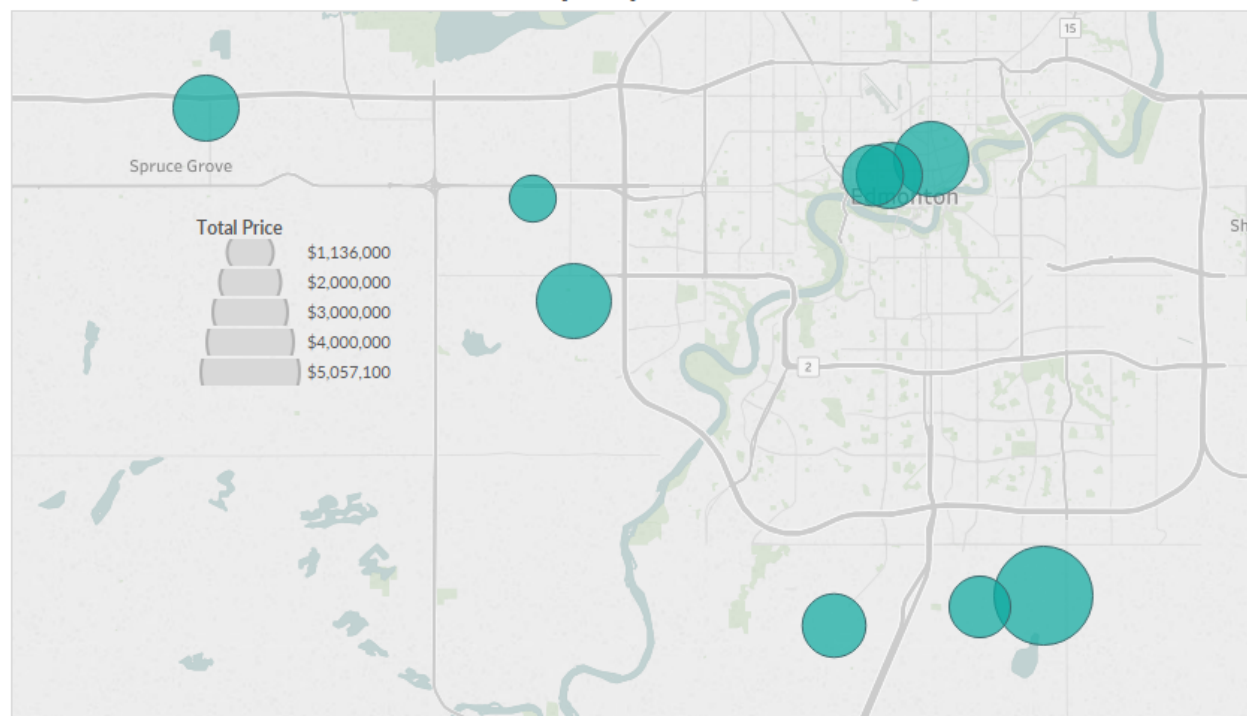
Q2 2019 saw 9 Residential Land transactions worth \$23M. The top transaction in Q2 was a \$5M sale in the City of Edmonton.

	Q2 2019 \$ Volume	#	YTD \$ Volume	#	YTD - Avg \$/Acre
City of Edmonton	\$20.30M	8	\$94.71M	22	\$1,404,006
Leduc County			\$13.01M	1	\$81,333
Parkland County	\$2.27M	1	\$11.32M	5	\$501,821
Strathcona County					
Sturgeon County			\$16.00M	1	\$65,330
Grand Total	\$22.57M	9	\$135.03M	29	\$1,062,469

Residential Land - Top Transactions Q2 2019

First Address	Municipality	Region	Total Price	Lot Area	Price Per Acre
2610 50th Street S.W.	Edmonton	City of Edmonton	\$5,057,100	56.190	\$90,000
2050 Glastonbury Boulevard N.W.	Edmonton	City of Edmonton	\$2,961,000	3.290	\$900,000
10008 106th Avenue N.W.	Edmonton	City of Edmonton	\$2,900,000	0.690	Null
92 Longview Drive	Spruce Grove	Parkland County	\$2,270,000	3.660	\$620,219
11220 103rd Avenue N.W.	Edmonton	City of Edmonton	\$2,250,000	0.344	Null

Residential Land Property Transactions - Q2 2019



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