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# Edmonton Market Area Commercial Q3 2019 Statistics

Data as of September 30, 2019

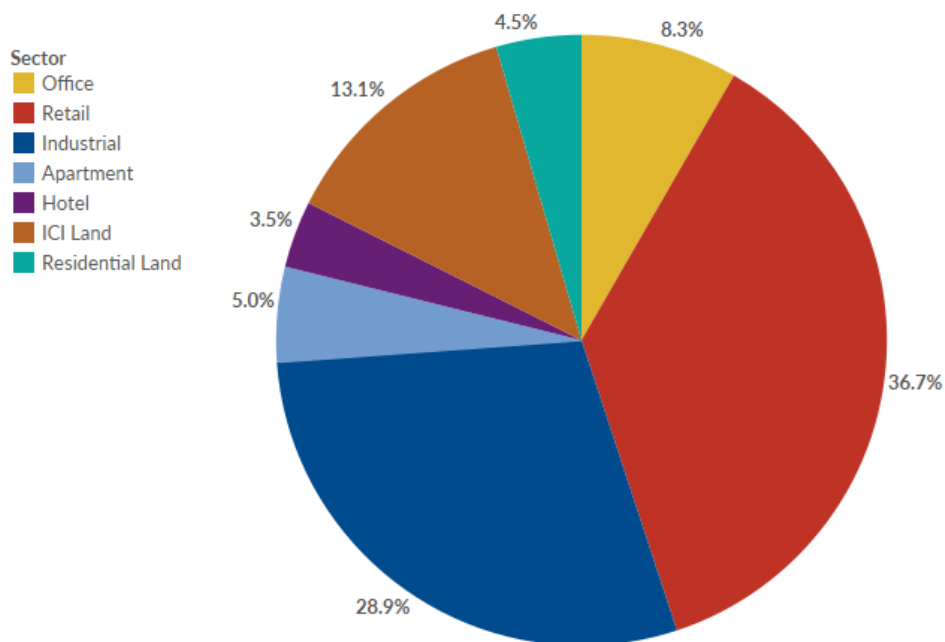


# GEA Property Transactions

Q3 2019 registered a total of 161 transactions in excess of \$500K, worth \$554M, up +34% from the previous quarter. Retail was the most active sector at 37% of activity.

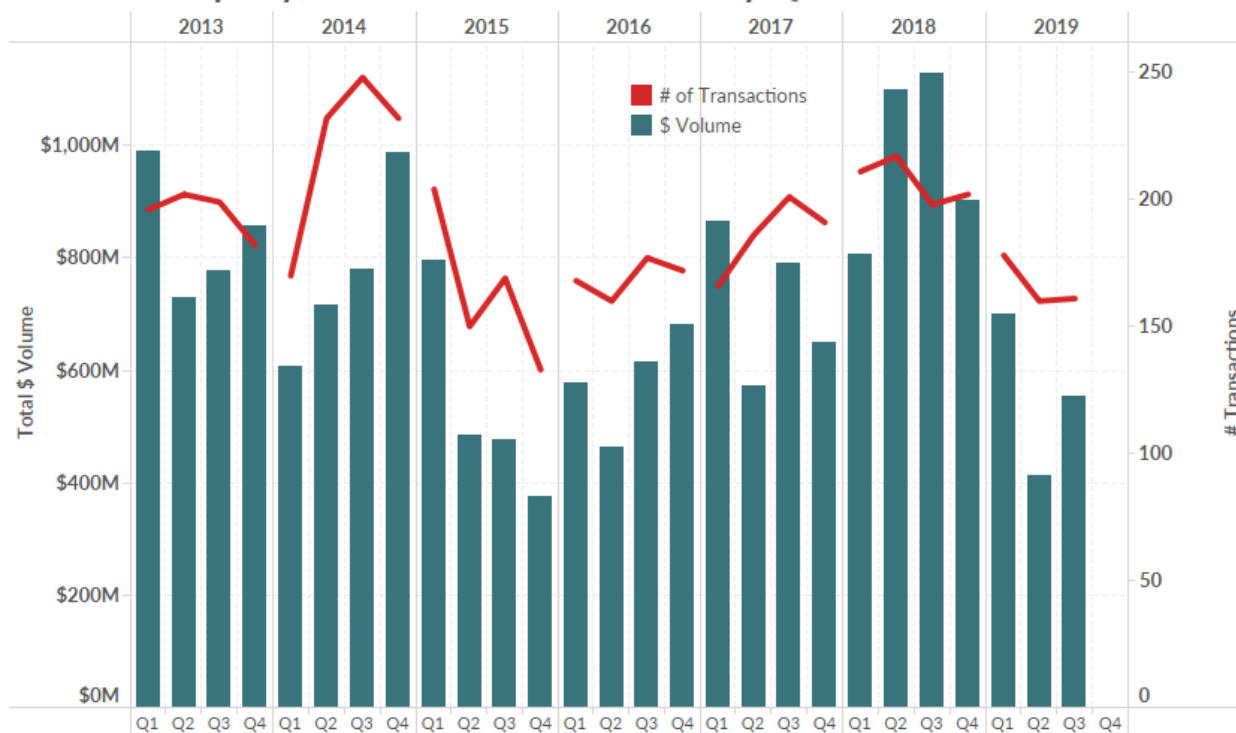


## Q3 2019 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

## Property Transactions - All Sectors by Quarter



Source: Altus Group

## Office Transactions

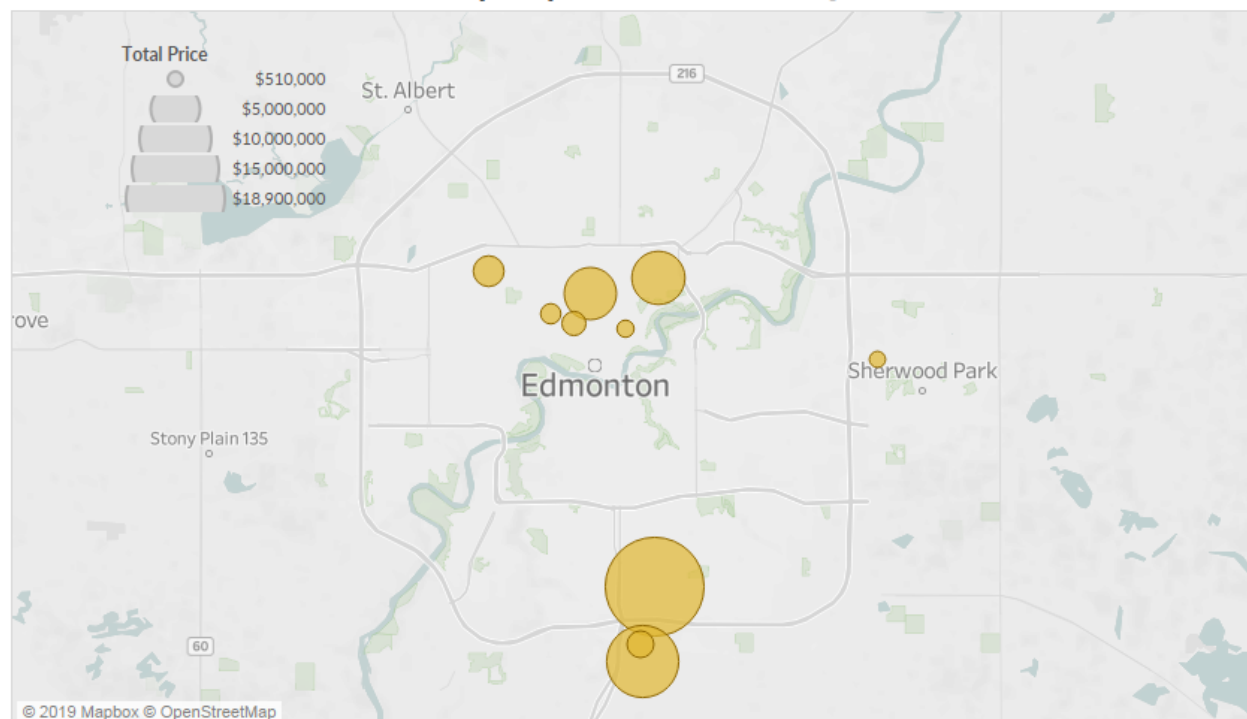
Q3 2019 saw 11 office transactions worth \$46M. The top transaction in Q3 was a \$19M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #         | YTD - Avg \$/SF |
|--------------------|----------------------|-----------|------------------|-----------|-----------------|
| City of Edmonton   | \$45.51M             | 10        | \$108.06M        | 37        | \$331           |
| Leduc County       |                      |           |                  |           |                 |
| Parkland County    |                      |           | \$1.40M          | 1         | \$194           |
| Strathcona County  | \$0.51M              | 1         | \$1.66M          | 2         | \$406           |
| Sturgeon County    |                      |           | \$0.68M          | 1         | \$225           |
| <b>Grand Total</b> | <b>\$46.02M</b>      | <b>11</b> | <b>\$111.80M</b> | <b>41</b> | <b>\$328</b>    |

Office - Top Transactions Q3 2019

| First Address         | Municipality | Region           | Total Price  | Building Size | Price Per Sq. Foot |
|-----------------------|--------------|------------------|--------------|---------------|--------------------|
| 1919 94th Street NW   | Edmonton     | City of Edmonton | \$18,900,000 | 55,700        | \$339              |
| 1230 91st Street SW   | Edmonton     | City of Edmonton | \$9,162,256  | 31,365        | \$292              |
| 11713 82nd Street NW  | Edmonton     | City of Edmonton | \$5,500,000  | 22,741        | \$242              |
| 11230 110th Street NW | Edmonton     | City of Edmonton | \$5,300,000  | 24,150        | \$219              |
| 14815 119th Avenue NW | Edmonton     | City of Edmonton | \$1,841,000  | 13,980        | \$132              |

## Office Property Transactions - Q3 2019



## Retail Transactions

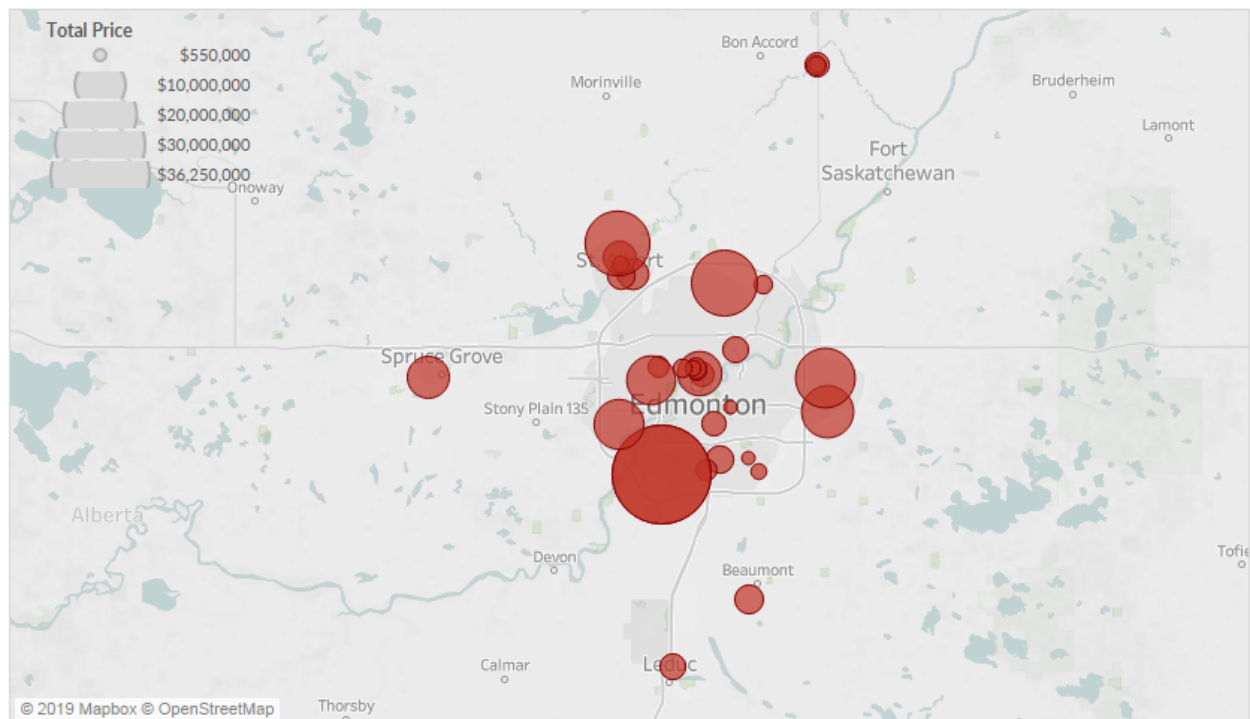
Q3 2019 saw 33 retail transactions worth \$203M. The top transaction in Q3 was a \$36M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #         | YTD - Avg \$/SF |
|--------------------|----------------------|-----------|------------------|-----------|-----------------|
| City of Edmonton   | \$140.09M            | 21        | \$232.26M        | 57        | \$340           |
| Leduc County       | \$5.70M              | 2         | \$13.27M         | 5         | \$275           |
| Parkland County    | \$6.55M              | 1         | \$14.19M         | 4         | \$453           |
| Strathcona County  | \$23.30M             | 2         | \$51.11M         | 10        | \$359           |
| Sturgeon County    | \$27.56M             | 7         | \$27.56M         | 7         | \$311           |
| <b>Grand Total</b> | <b>\$203.21M</b>     | <b>33</b> | <b>\$338.40M</b> | <b>83</b> | <b>\$343</b>    |

Retail - Top Transactions Q3 2019

| First Address        | Municipality  | Region            | Total Price  | Building Size | Price Per Sq. Foot |
|----------------------|---------------|-------------------|--------------|---------------|--------------------|
| 14103 23rd Avenue NW | Edmonton      | City of Edmonton  | \$36,250,000 | 47,947        | \$756              |
|                      |               |                   |              | 112,029       | \$324              |
| 16703 82nd Street NW | Edmonton      | City of Edmonton  | \$16,100,000 | 15,200        | \$1,059            |
| 875 St. Albert Trail | St. Albert    | Sturgeon County   | \$15,600,000 | 25,269        | \$617              |
| 270 Baseline Road    | Sherwood Park | Strathcona County | \$13,200,000 | 35,521        | \$372              |

## Retail Property Transactions - Q3 2019



## Industrial Transactions

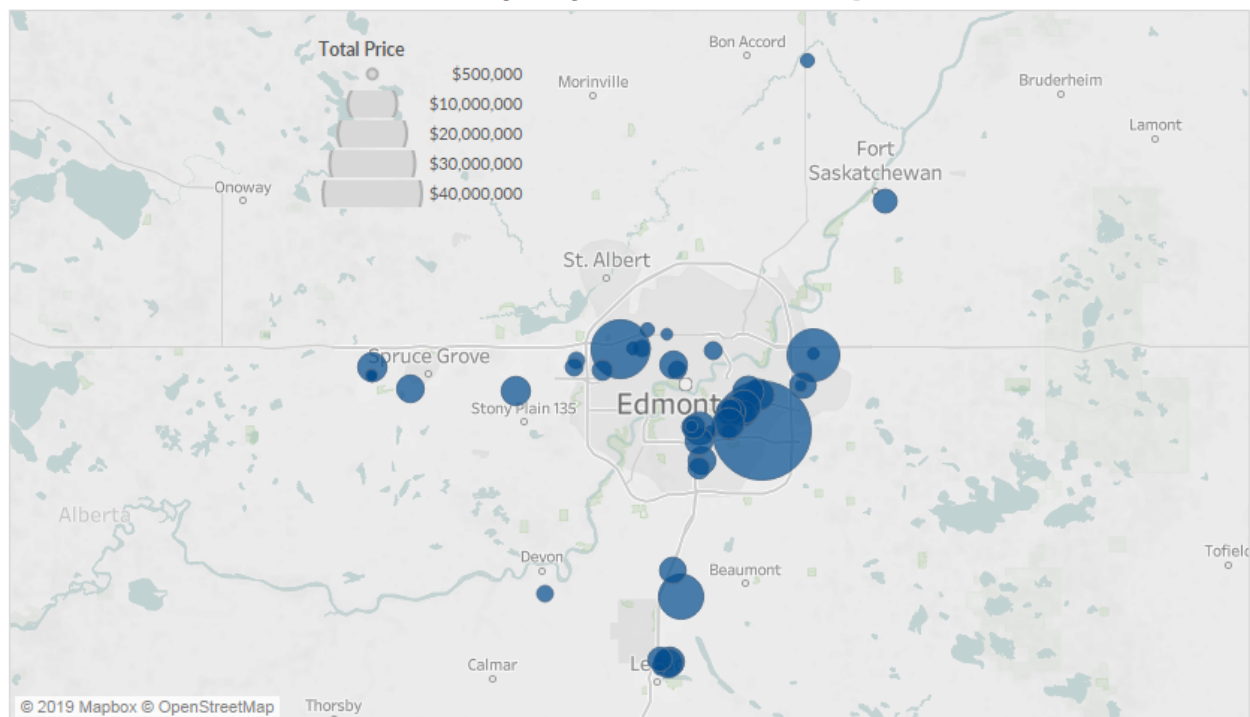
Q3 2019 saw 45 industrial transactions worth \$159M. The top transaction in Q3 was a \$40M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #          | YTD - Avg<br>\$/SF |
|--------------------|----------------------|-----------|------------------|------------|--------------------|
| City of Edmonton   | \$108.31M            | 28        | \$289.48M        | 78         | \$208              |
| Leduc County       | \$21.30M             | 6         | \$52.53M         | 17         | \$177              |
| Parkland County    | \$11.15M             | 5         | \$28.58M         | 12         | \$224              |
| Strathcona County  | \$17.61M             | 5         | \$44.94M         | 12         | \$175              |
| Sturgeon County    | \$0.78M              | 1         | \$7.86M          | 7          | \$227              |
| <b>Grand Total</b> | <b>\$159.14M</b>     | <b>45</b> | <b>\$423.39M</b> | <b>126</b> | <b>\$203</b>       |

Industrial - Top Transactions Q3 2019

| First Address         | Municipality  | Region            | Total Price  | Building Size | Price Per Sq. Foot |
|-----------------------|---------------|-------------------|--------------|---------------|--------------------|
| 6010 30th Street NW   | Edmonton      | City of Edmonton  | \$40,000,000 | 65,848        | \$607              |
| 16404 117th Avenue NW | Edmonton      | City of Edmonton  | \$14,100,000 | 185,287       | \$76               |
| 275 Portage Close     | Sherwood Park | Strathcona County | \$11,250,000 | 40,499        | \$278              |
| 2101 8th Street       | Nisku         | Leduc County      | \$8,300,000  | 83,724        | \$99               |
| 7905 50th Street NW   | Edmonton      | City of Edmonton  | \$4,625,000  | 14,768        | \$313              |

## Industrial Property Transactions - Q3 2019



## Apartment Transactions

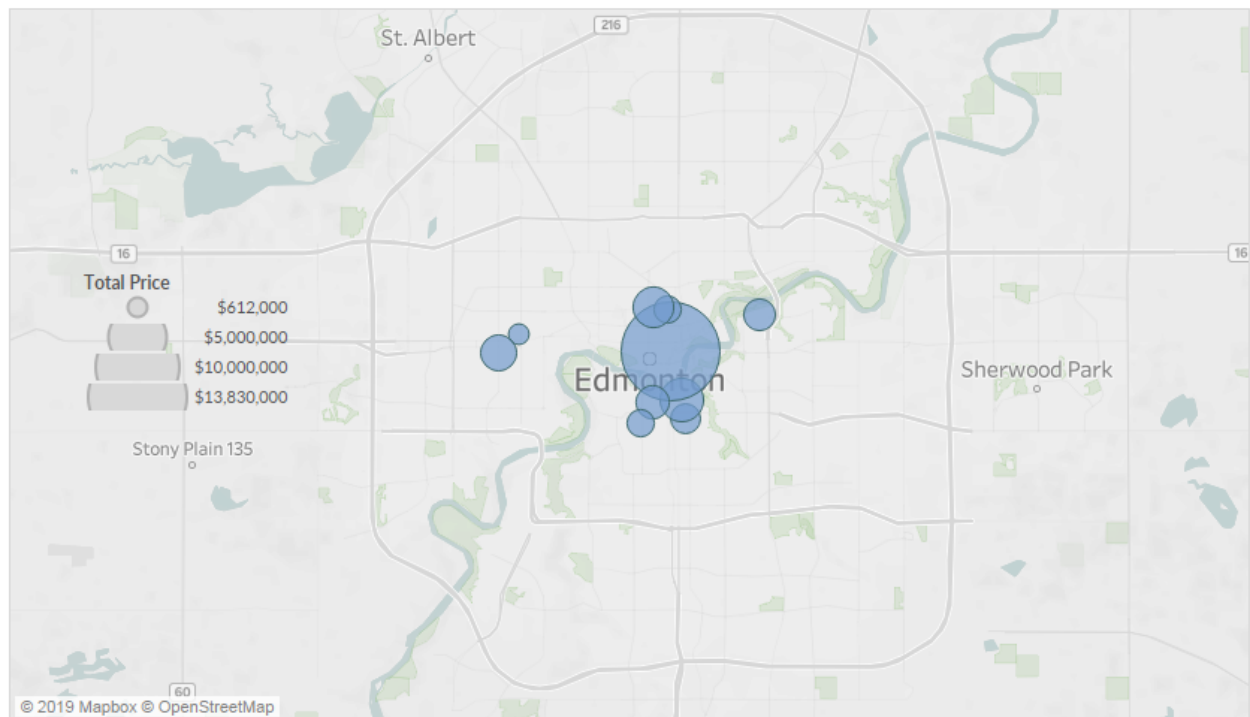
Q3 2019 saw 10 apartment transactions worth \$28M. The top transaction in Q3 was a \$14M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #         | YTD - Avg<br>\$/Unit |
|--------------------|----------------------|-----------|------------------|-----------|----------------------|
| City of Edmonton   | \$27.76M             | 10        | \$259.02M        | 49        | \$141,126            |
| Leduc County       |                      |           | \$11.58M         | 4         | \$158,750            |
| Parkland County    |                      |           | \$29.48M         | 2         | \$147,784            |
| Strathcona County  |                      |           | \$38.76M         | 3         | \$151,059            |
| Sturgeon County    |                      |           | \$1.95M          | 1         | \$130,000            |
| <b>Grand Total</b> | <b>\$27.76M</b>      | <b>10</b> | <b>\$340.79M</b> | <b>59</b> | <b>\$142,326</b>     |

Apartment - Top Transactions Q3 2019

| First Address         | Municipality | Region           | Total Price  | Number of Units | Price Per Unit |
|-----------------------|--------------|------------------|--------------|-----------------|----------------|
| 9930 Bellamy Hill NW  | Edmonton     | City of Edmonton | \$13,830,000 | 80              | \$172,875      |
| 10030 86th Avenue NW  | Edmonton     | City of Edmonton | \$2,690,000  | 20              | \$134,500      |
| 10729 108th Street NW | Edmonton     | City of Edmonton | \$2,352,000  | 24              | \$98,000       |
| 9910 156th Street NW  | Edmonton     | City of Edmonton | \$1,830,000  | 15              | \$122,000      |
| 8525 107th Street NW  | Edmonton     | City of Edmonton | \$1,575,000  | 12              | \$131,250      |

### Apartment Property Transactions - Q3 2019



## Hotel Transactions

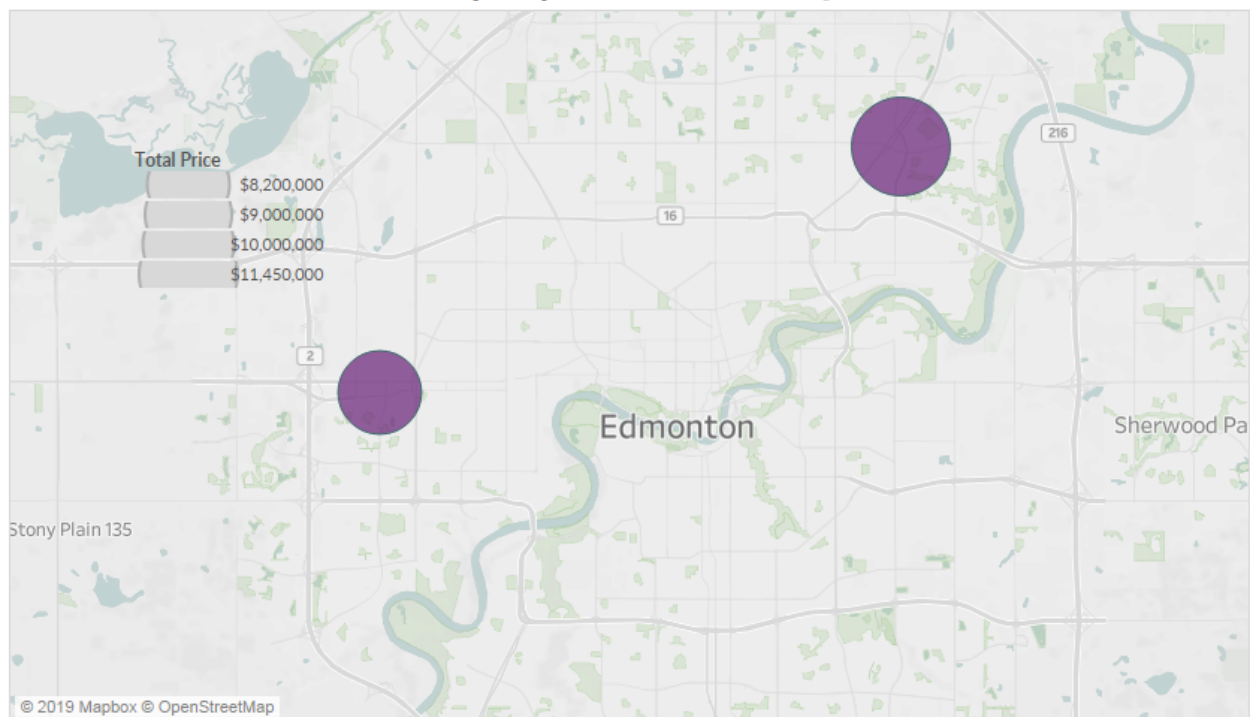
Q3 2019 saw 2 Hotel transactions worth \$20M. The top transaction in Q3 was an \$11M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #        | YTD<br>\$ Volume | #        | YTD - Avg \$/Room |
|--------------------|----------------------|----------|------------------|----------|-------------------|
| City of Edmonton   | \$19.65M             | 2        | \$19.65M         | 2        | \$100,459         |
| Leduc County       |                      |          |                  |          |                   |
| Parkland County    |                      |          | \$4.30M          | 1        | \$47,777          |
| Strathcona County  |                      |          |                  |          |                   |
| Sturgeon County    |                      |          |                  |          |                   |
| <b>Grand Total</b> | <b>\$19.65M</b>      | <b>2</b> | <b>\$23.95M</b>  | <b>3</b> | <b>\$82,898</b>   |

Hotel - Top Transactions Q3 2019

| First Address        | Municipality | Region           | Total Price  | Number of Rooms | Price Per Room |
|----------------------|--------------|------------------|--------------|-----------------|----------------|
| 13742 50th Street NW | Edmonton     | City of Edmonton | \$11,450,000 | 95              | \$120,526      |
| 10017 179A Street NW | Edmonton     | City of Edmonton | \$8,200,000  | 102             | \$80,392       |

## Hotel Property Transactions - Q3 2019



## ICI Land Transactions

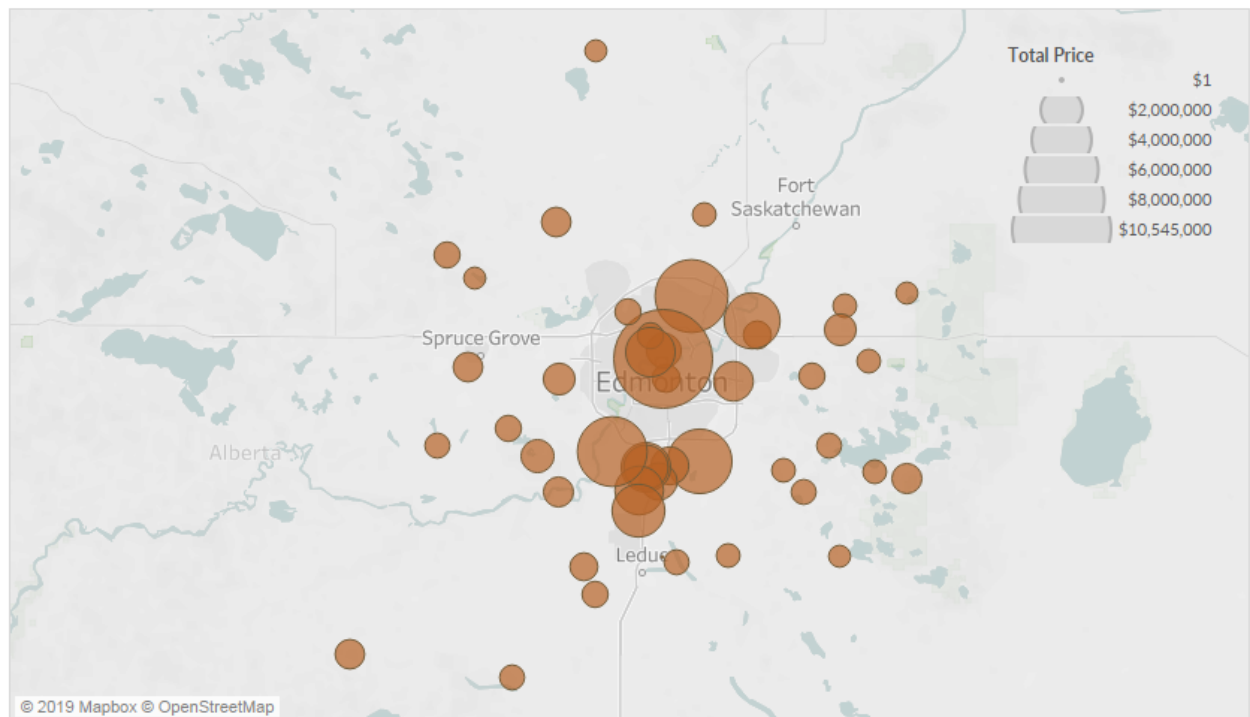
Q3 2019 saw 48 ICI Land transactions worth \$73M. The top transaction in Q3 was an \$11M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #          | YTD - Avg<br>\$/Acre |
|--------------------|----------------------|-----------|------------------|------------|----------------------|
| City of Edmonton   | \$50.16M             | 17        | \$131.87M        | 43         | \$873,168            |
| Leduc County       | \$8.09M              | 12        | \$47.84M         | 38         | \$135,418            |
| Parkland County    | \$5.17M              | 6         | \$37.37M         | 25         | \$171,608            |
| Strathcona County  | \$6.34M              | 9         | \$25.17M         | 22         | \$110,938            |
| Sturgeon County    | \$2.81M              | 4         | \$25.91M         | 18         | \$72,506             |
| <b>Grand Total</b> | <b>\$72.56M</b>      | <b>48</b> | <b>\$268.16M</b> | <b>146</b> | <b>\$303,875</b>     |

ICI Land - Top Transactions Q3 2019

| First Address          | Municipality | Region           | Total Price  | Lot Area | Price Per Acre |
|------------------------|--------------|------------------|--------------|----------|----------------|
| 10126 106th Street NW  | Edmonton     | City of Edmonton | \$10,545,000 | 1.208    | \$8,729,305    |
| 16011 66th Street NW   | Edmonton     | City of Edmonton | \$5,750,000  | 18.690   | \$307,651      |
| 1770 Keene Crescent SW | Edmonton     | City of Edmonton | \$5,274,750  | 5.411    | \$974,820      |
| 2804 50th Street SW    | Edmonton     | City of Edmonton | \$4,500,000  | 50.030   | \$89,946       |
| 13075 25th Street NE   | Edmonton     | City of Edmonton | \$3,387,500  | 7.586    | \$446,546      |

### ICI Land Property Transactions - Q3 2019



## Residential Land Transactions

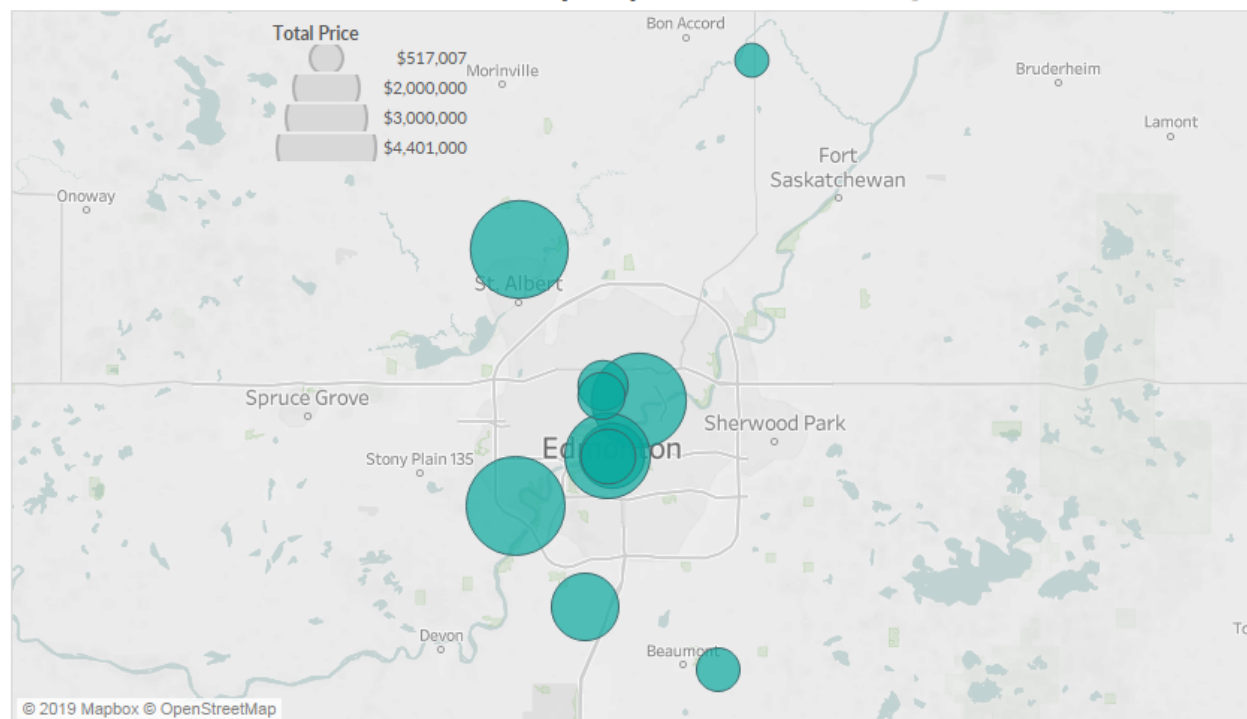
Q3 2019 saw 11 Residential Land transactions worth \$25M. The top transaction in Q3 was a \$4M sale in the City of Edmonton.

|                    | Q3 2019<br>\$ Volume | #         | YTD<br>\$ Volume | #         | YTD - Avg \$/Acre  |
|--------------------|----------------------|-----------|------------------|-----------|--------------------|
| City of Edmonton   | \$19.19M             | 8         | \$113.90M        | 30        | \$1,409,181        |
| Leduc County       | \$0.85M              | 1         | \$13.86M         | 2         | \$47,089           |
| Parkland County    |                      |           | \$11.32M         | 5         | \$501,821          |
| Strathcona County  |                      |           |                  |           |                    |
| Sturgeon County    | \$4.83M              | 2         | \$20.83M         | 3         | \$412,665          |
| <b>Grand Total</b> | <b>\$24.88M</b>      | <b>11</b> | <b>\$159.91M</b> | <b>40</b> | <b>\$1,053,257</b> |

Residential Land - Top Transactions Q3 2019

| First Address               | Municipality | Region           | Total Price | Lot Area | Price Per Acre |
|-----------------------------|--------------|------------------|-------------|----------|----------------|
| 3170 Cameron Heights Way NW | Edmonton     | City of Edmonton | \$4,401,000 | 4.890    | \$900,000      |
| 50 Edinburgh Court North    | St. Albert   | Sturgeon County  | \$4,316,800 | 5.680    | \$760,000      |
| 8450 106A Avenue NW         | Edmonton     | City of Edmonton | \$4,050,000 | 1.620    | \$2,500,000    |
| 10903 University Avenue NW  | Edmonton     | City of Edmonton | \$3,300,000 | 0.665    | Null           |
| 835 Daniels Way SW          | Edmonton     | City of Edmonton | \$2,052,000 | 2.280    | \$900,000      |

### Residential Land Property Transactions - Q3 2019



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