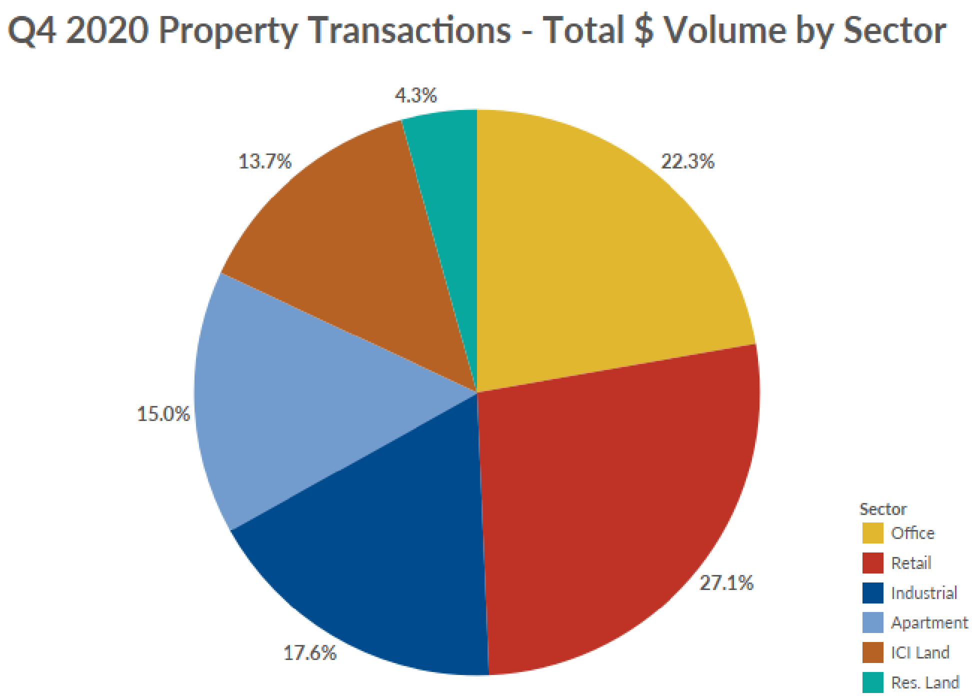
Edmonton Market Area Commercial Q4 2020 Statistics

Data as of December 31, 2020

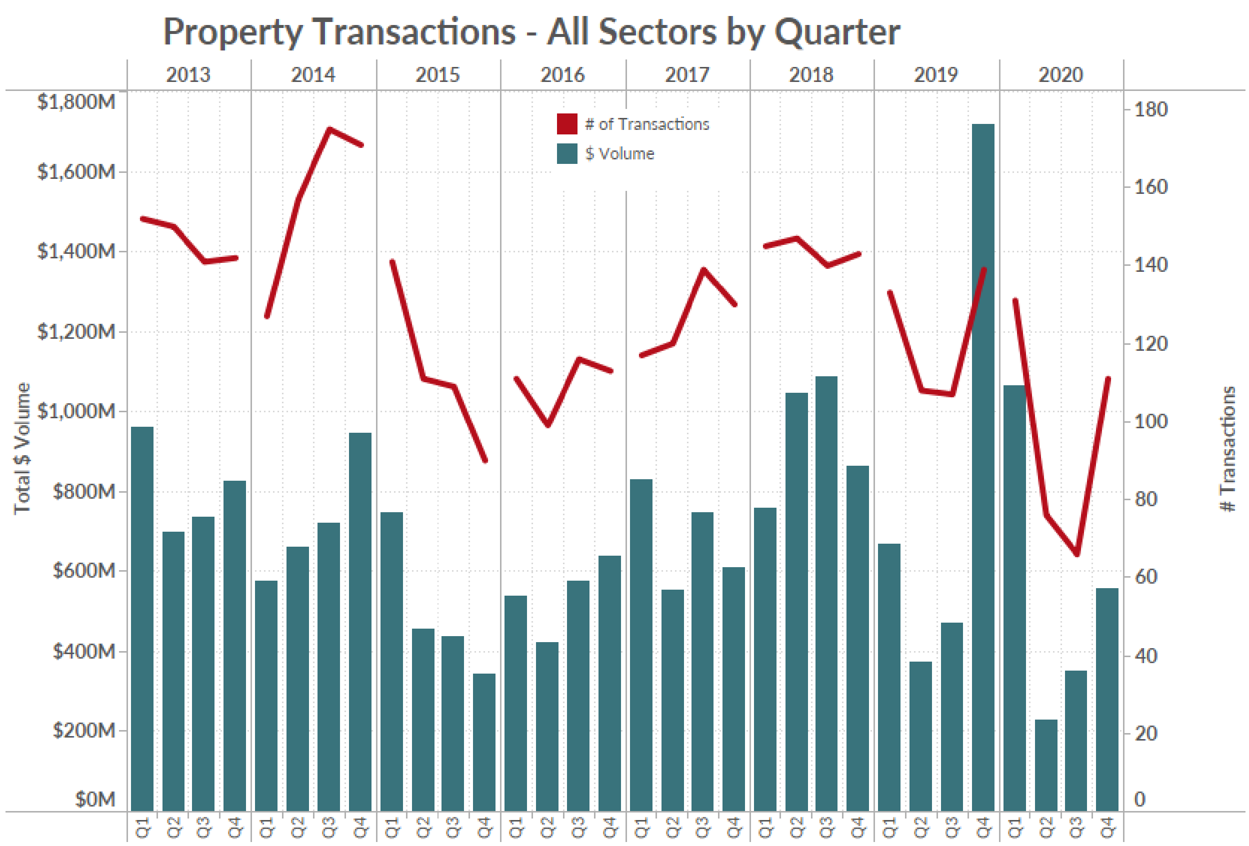
Altus Group

GEA Property Transactions

The Edmonton investment market continued to struggle in Q4 2020, with transaction volumes down 68% from a record setting quarter in Q4 2019.



Source: Altus Group



Source: Altus Group

Property Transactions by Quarter and Sector

The Office, Retail, Apartment, and ICI Land sectors all saw increases from the previous quarter as market activity continued to pick up with the loosening of COVID-19 related restrictions.

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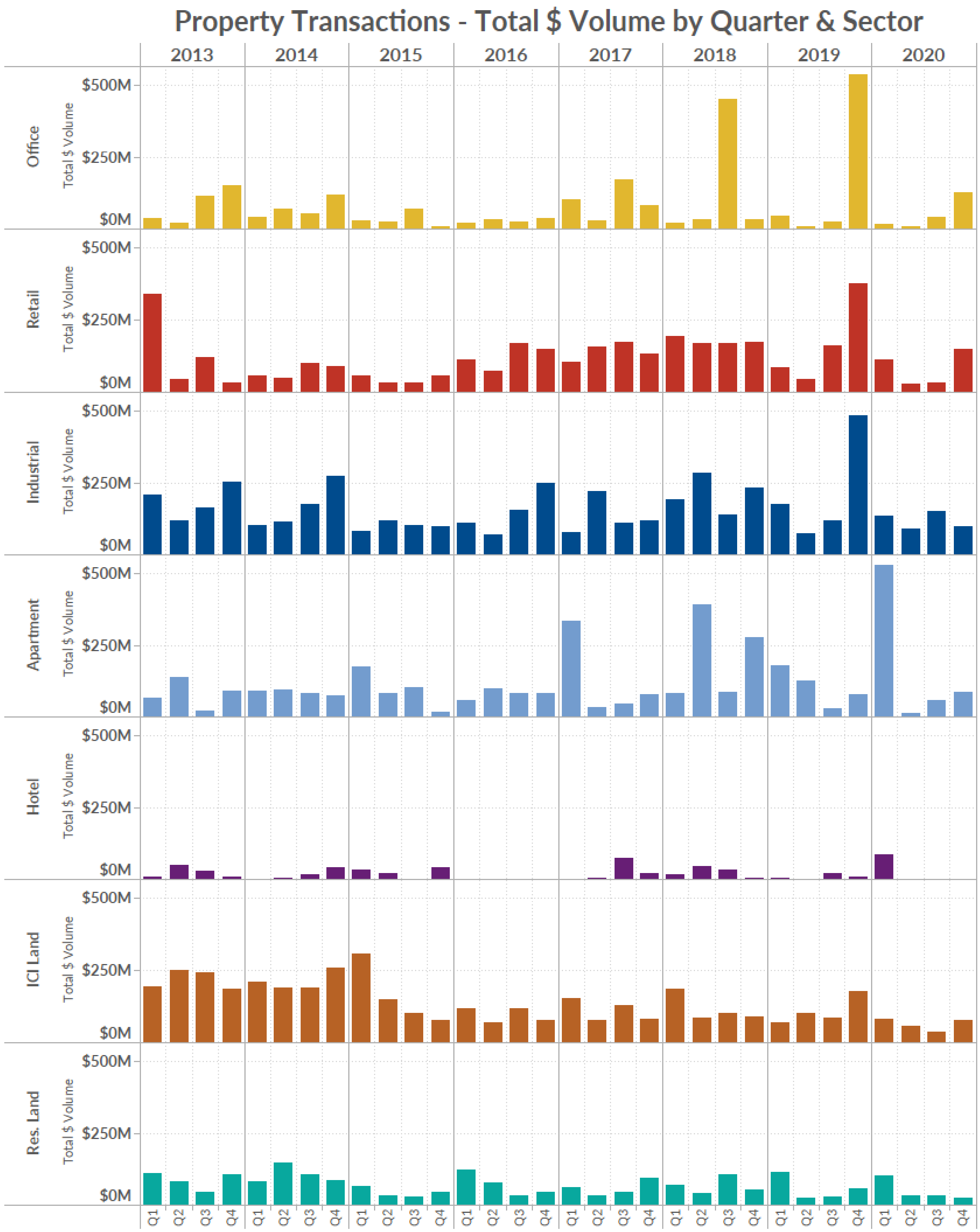
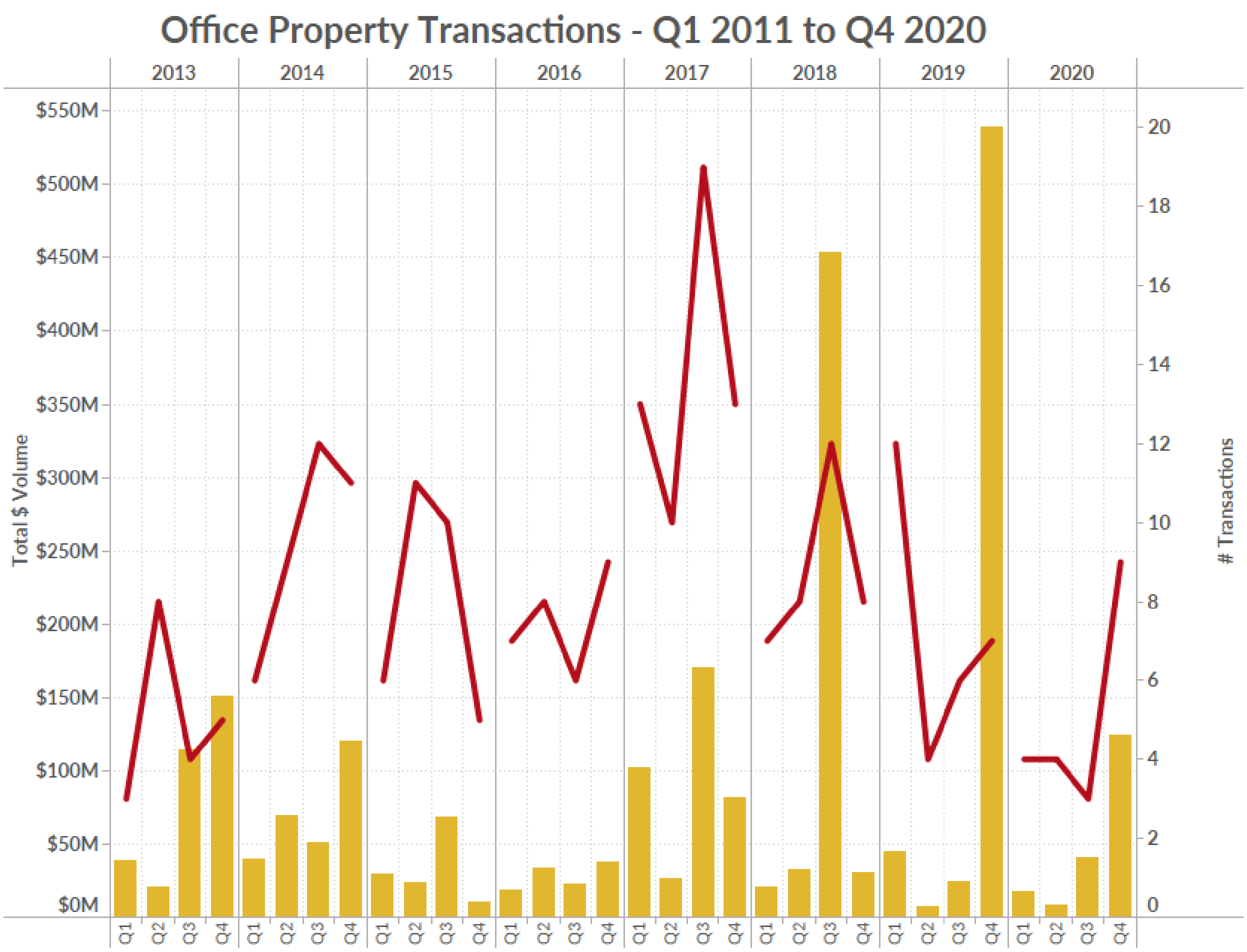


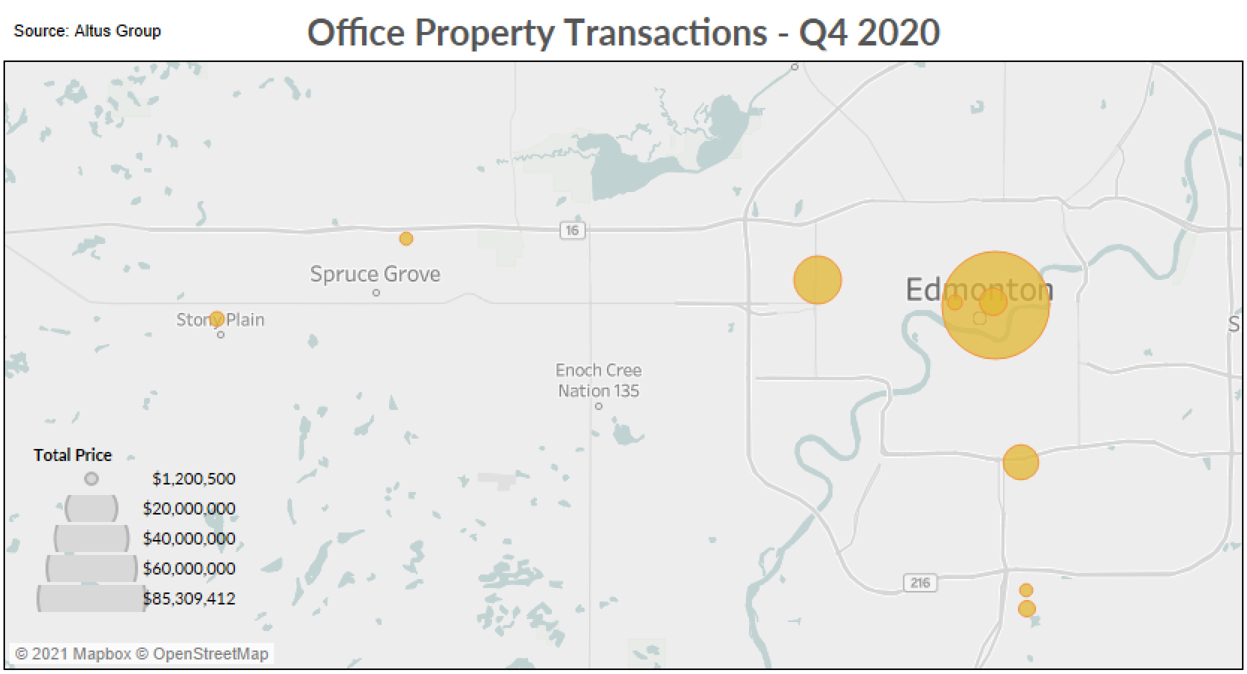
Source: Altus Group

Office Transactions

While transaction volumes in the Office sector were down 77% from a record setting performance in Q4 2019, the $124M recorded in Q4 2020 represented the highest total of any quarter in 2020.

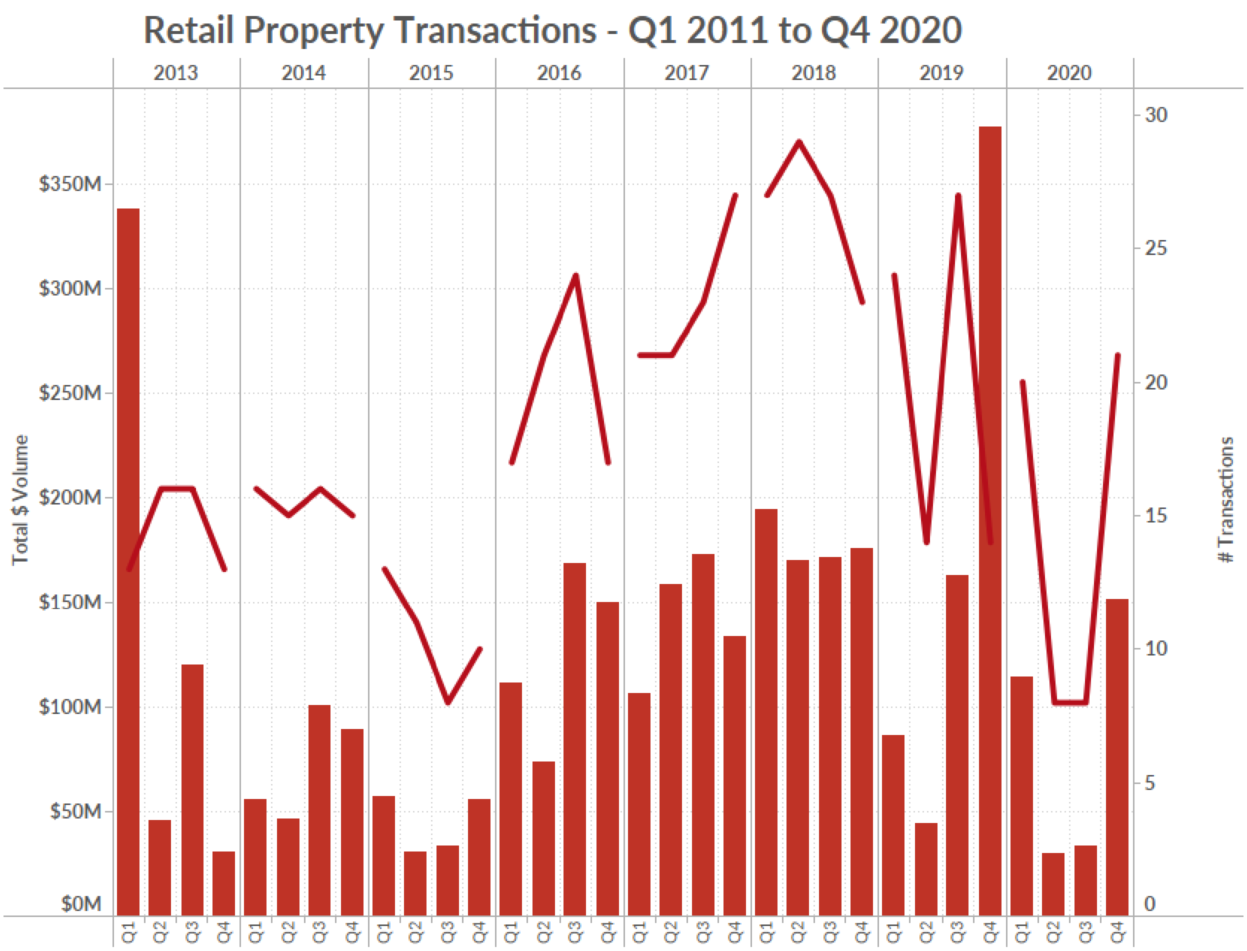


Source: Altus Group

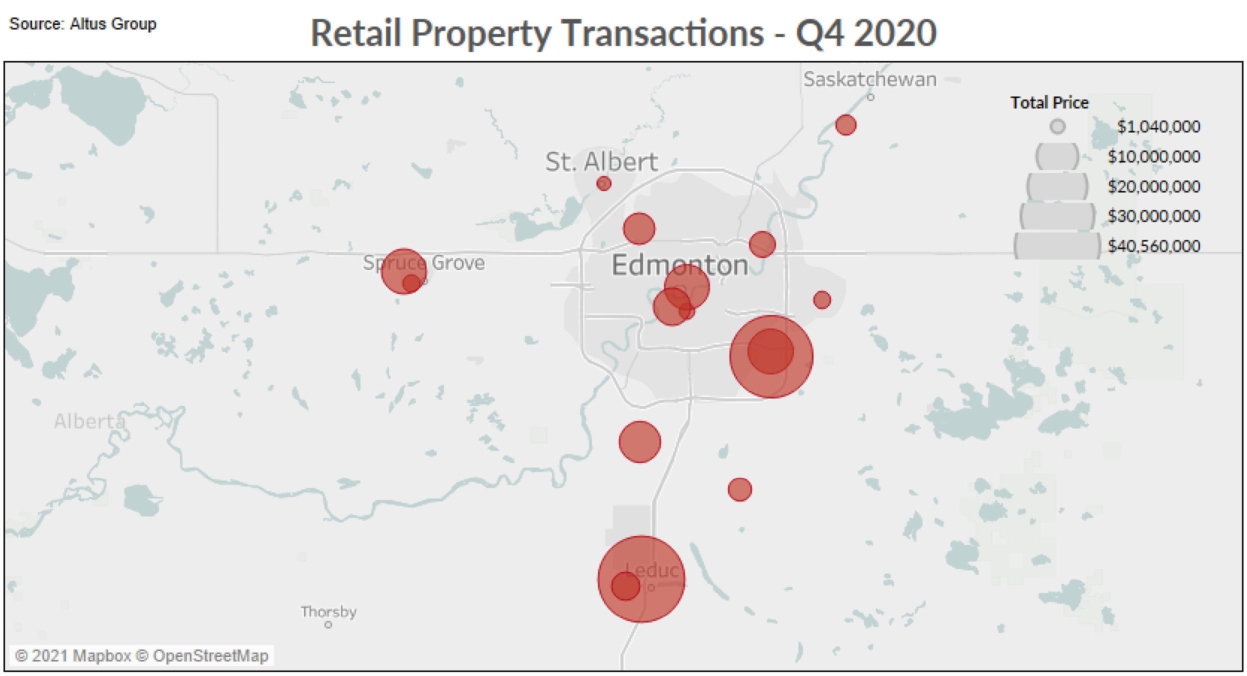


Retail Transactions

The retail sector also saw a significant decline from a record setting performance in Q4 2019, with investment down 60% to $151M in Q4 2020.

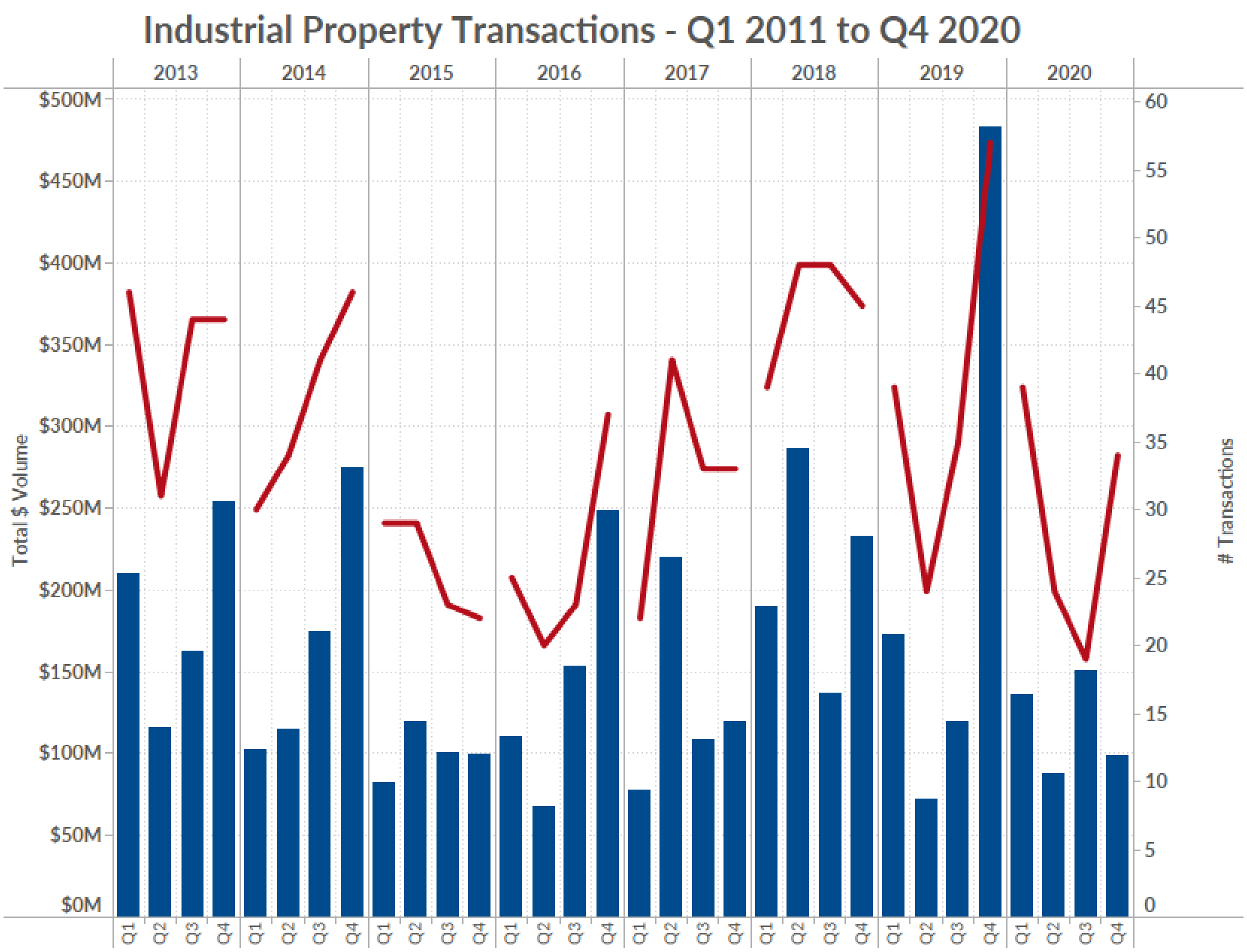


Source: Altus Group

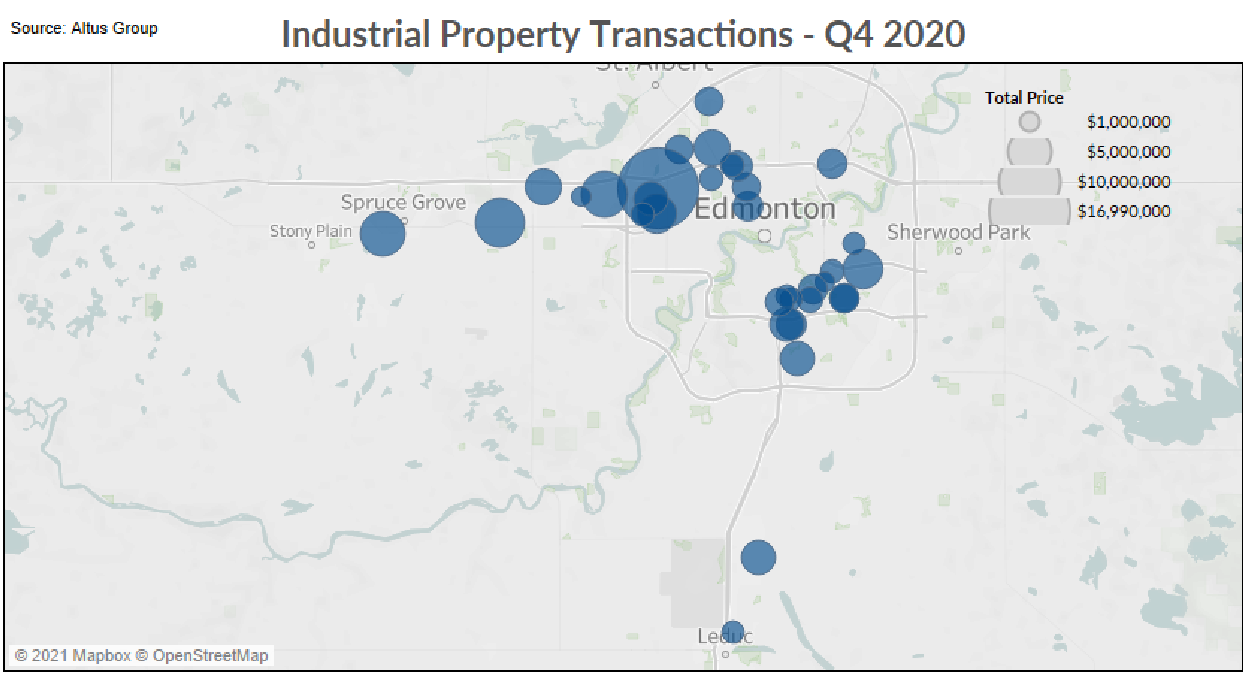


Industrial Transactions

Although demand for industrial space remains strong, the industrial sector also saw declines in Q4 2020, down 80% from the record setting performance in Q4 2019.

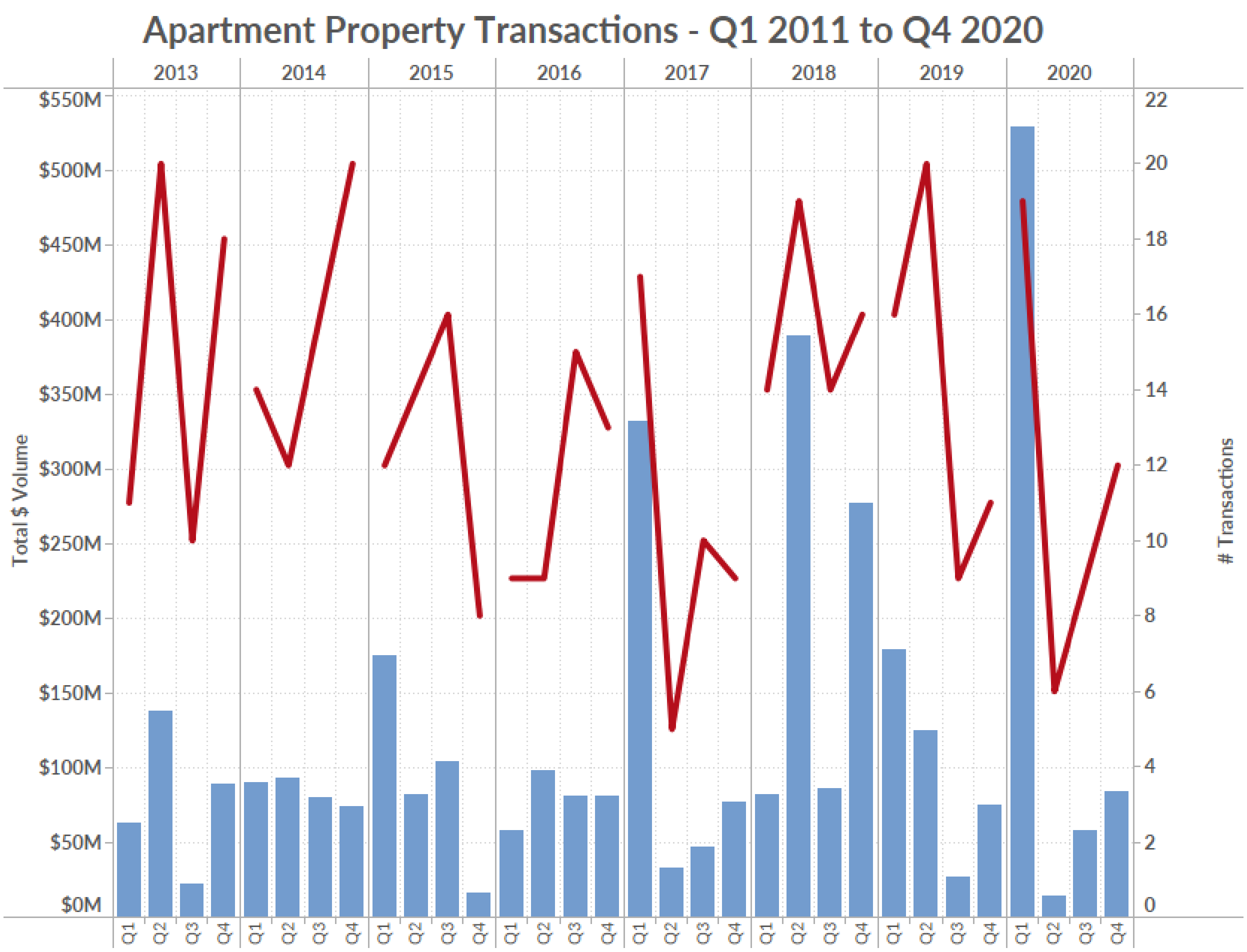


Source: Altus Group

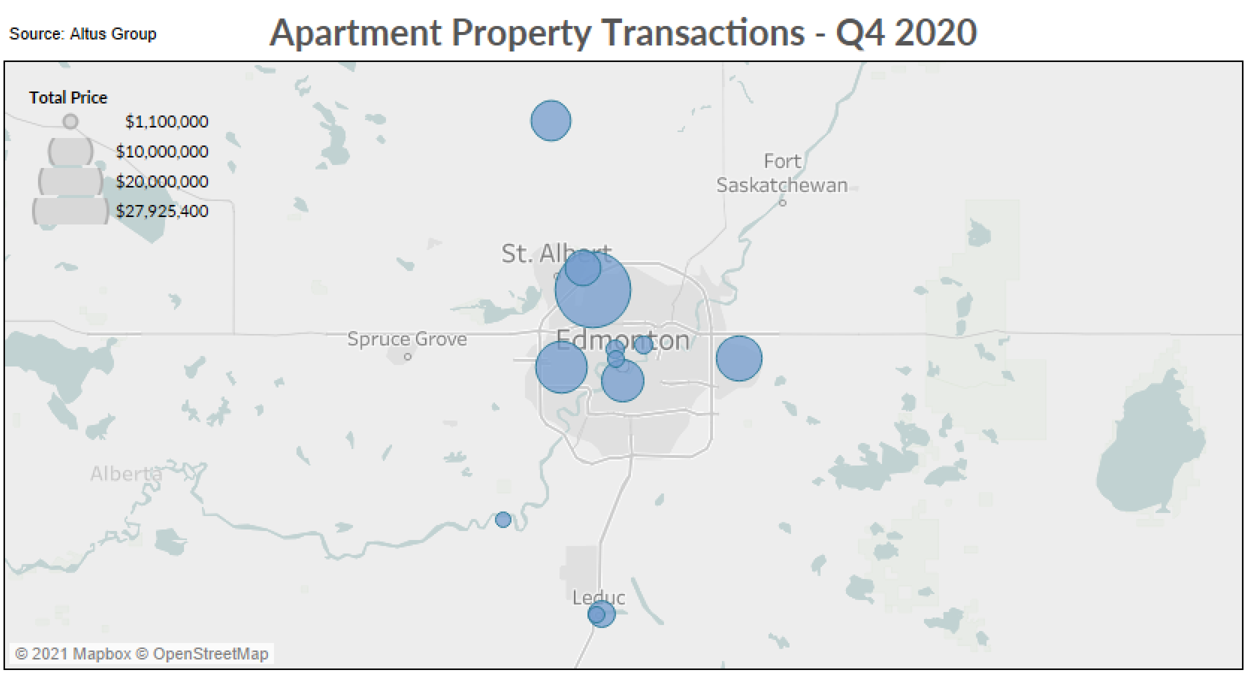


Apartment Transactions

The Apartment sector finished 2020 on a positive note, with transaction volumes up 11% from Q4 2019 as multi-family assets remain attractive to investors.

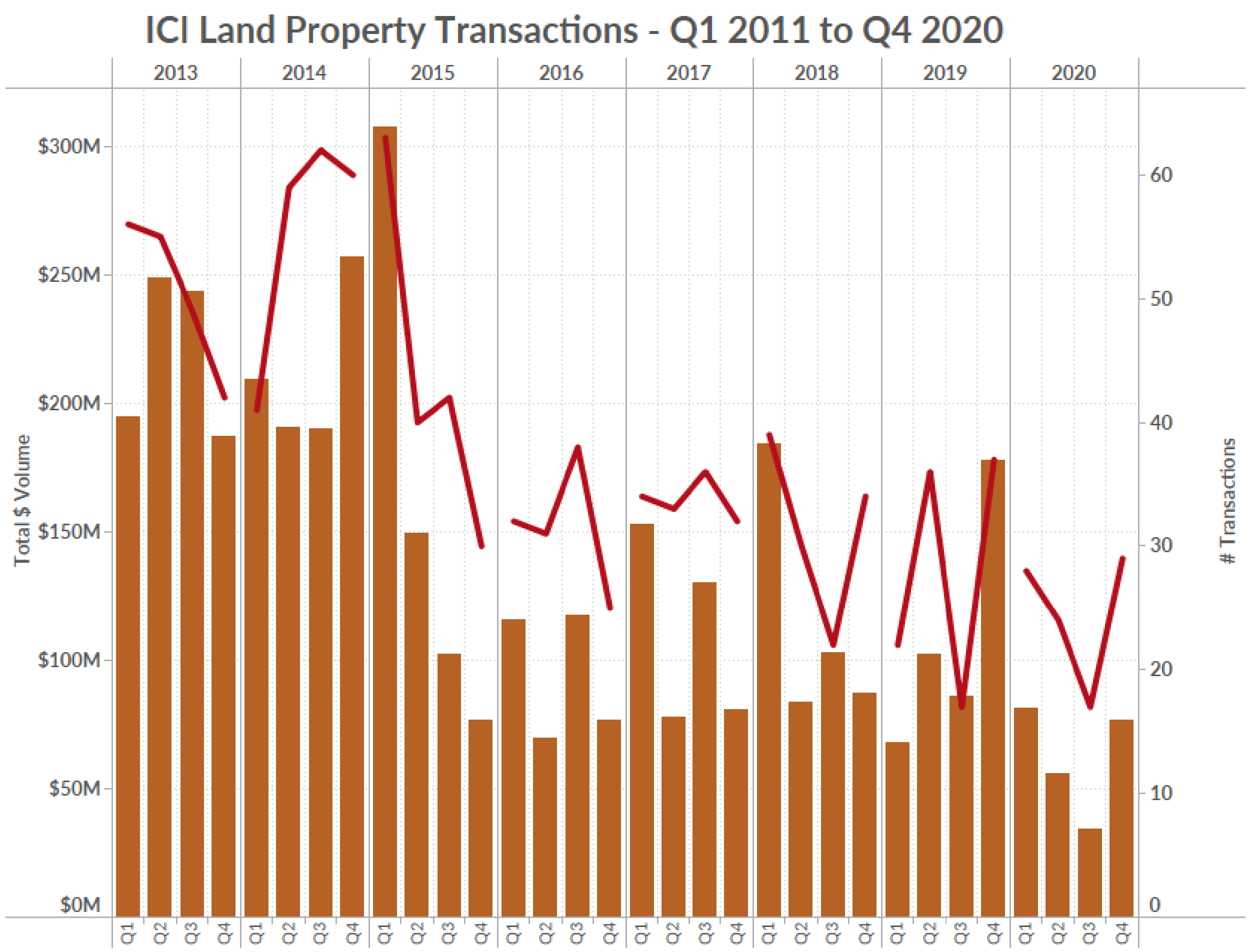


Source: Altus Group

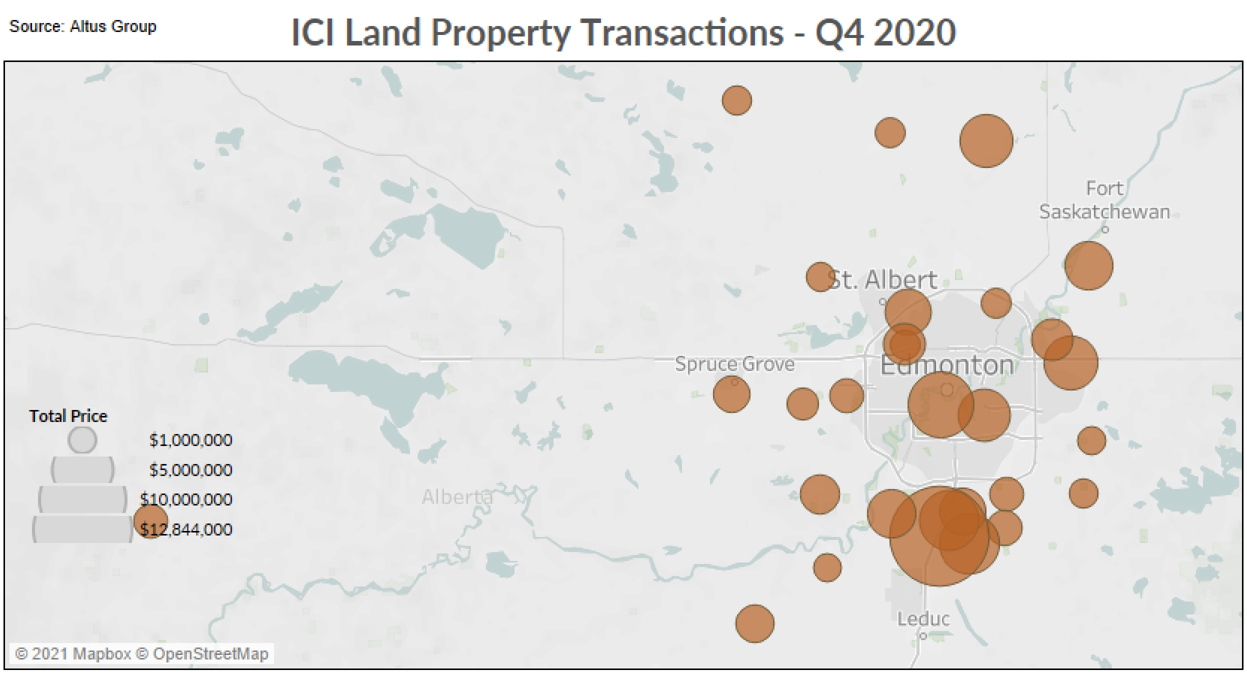


ICI Land Transactions

The slow pace of investment in the Edmonton ICI Land sector continued in Q4 2020, with total transaction volumes of $77M, down 57% from Q4 2019.



Source: Altus Group



Residential Land Transactions

The slowdown in Residential Land activity continued into Q4 2020 with just $24M in transactions recorded in the quarter, as the residential development market continues to face uncertainty.

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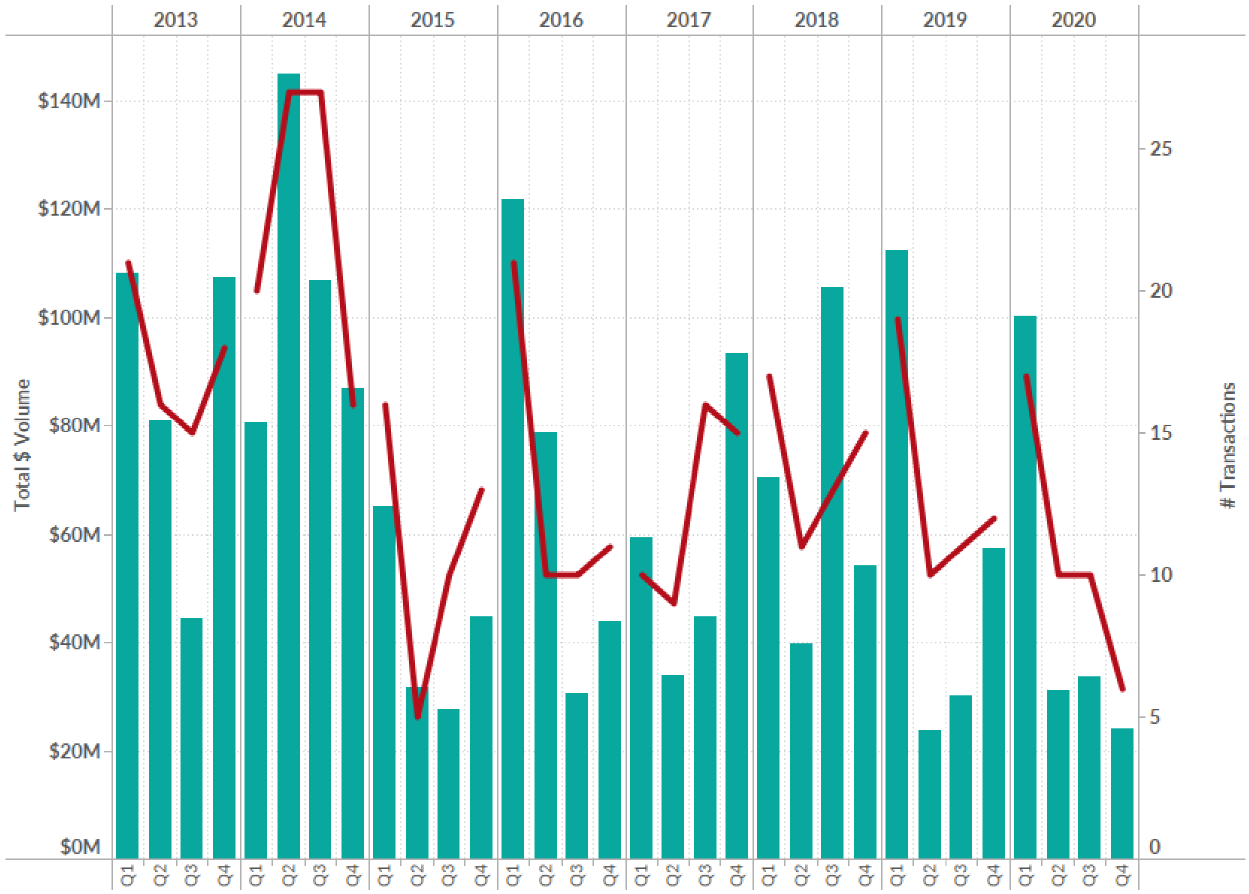
Residential Land Property Transactions - Q1 2011 to Q4 2020



Source: Altus Group

Residential Land Property Transactions - Q4 2020