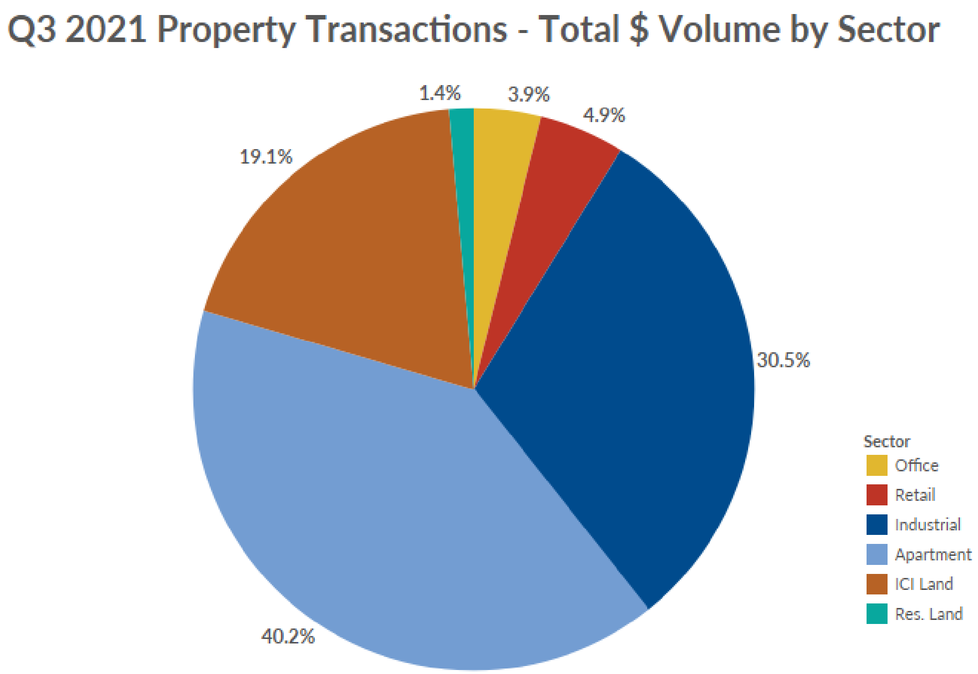
Edmonton Market Area Commercial Q3 2021 Statistics

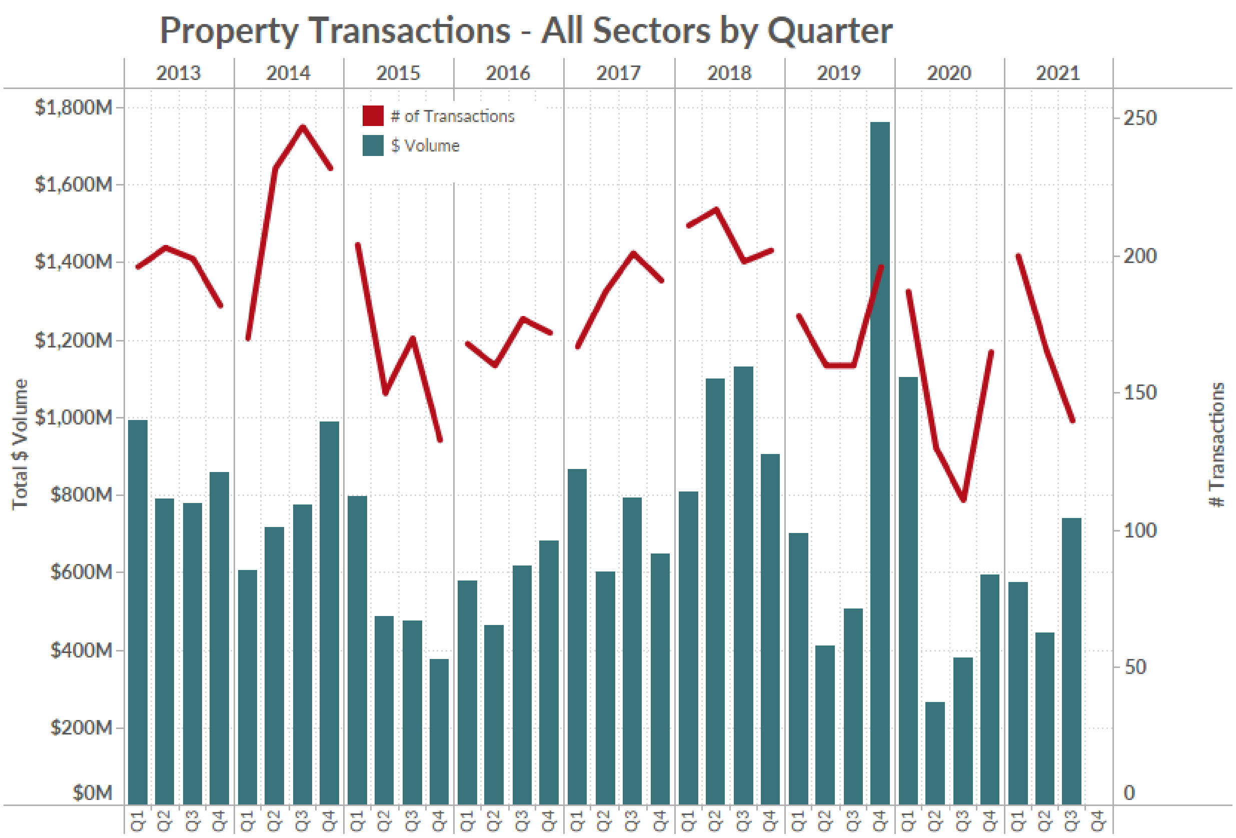
Altus Group

GEA Property Transactions

The Edmonton investment market performed well into Q3 2021, with total transaction volumes up by 94% when compared to Q3 2020.



Source: Altus Group



Source: Altus Group

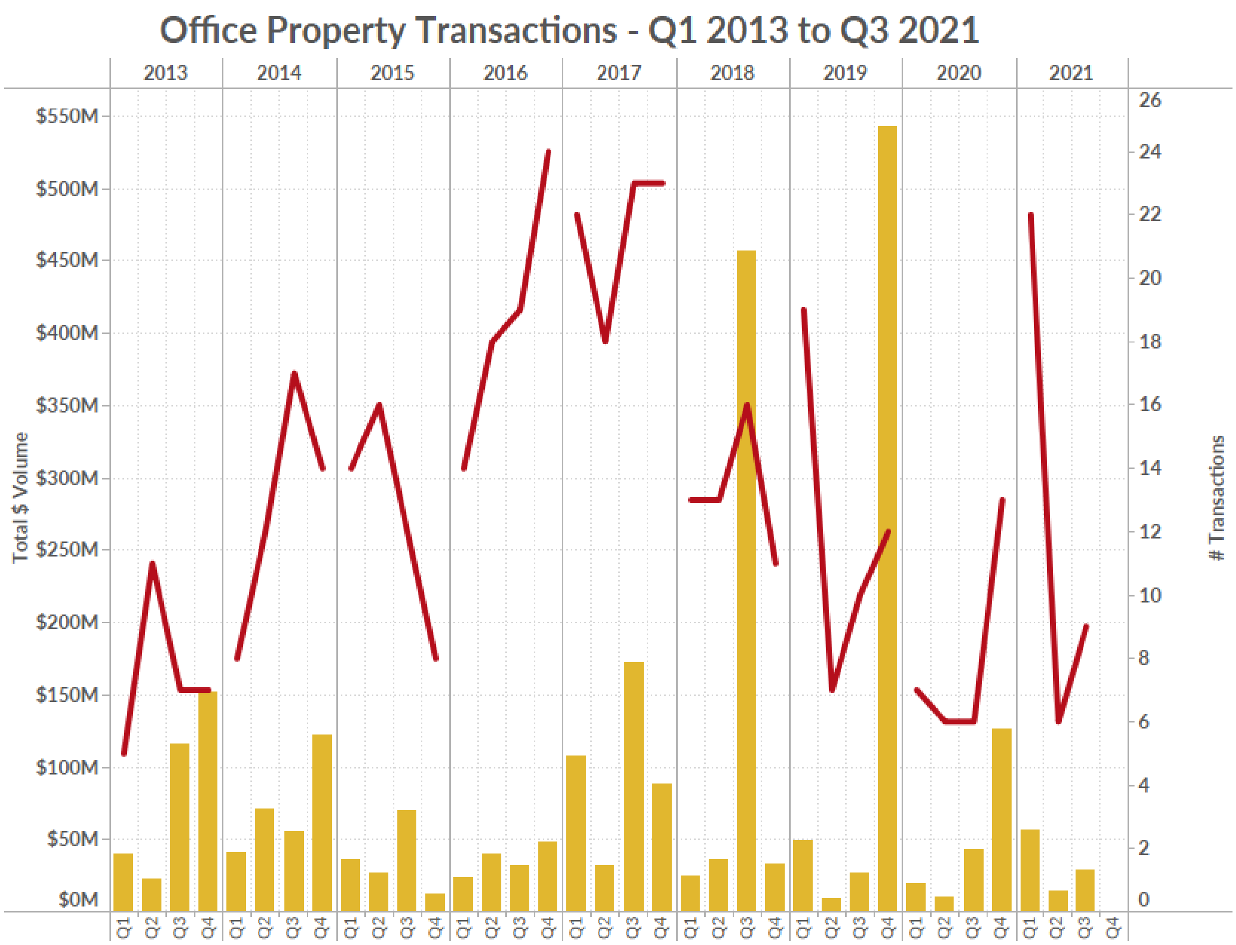
Property Transactions by Quarter and Sector

Compared to the same quarter in the previous year, the Apartment, Industrial, and ICI Land sectors all saw growth in the third quarter of 2021.

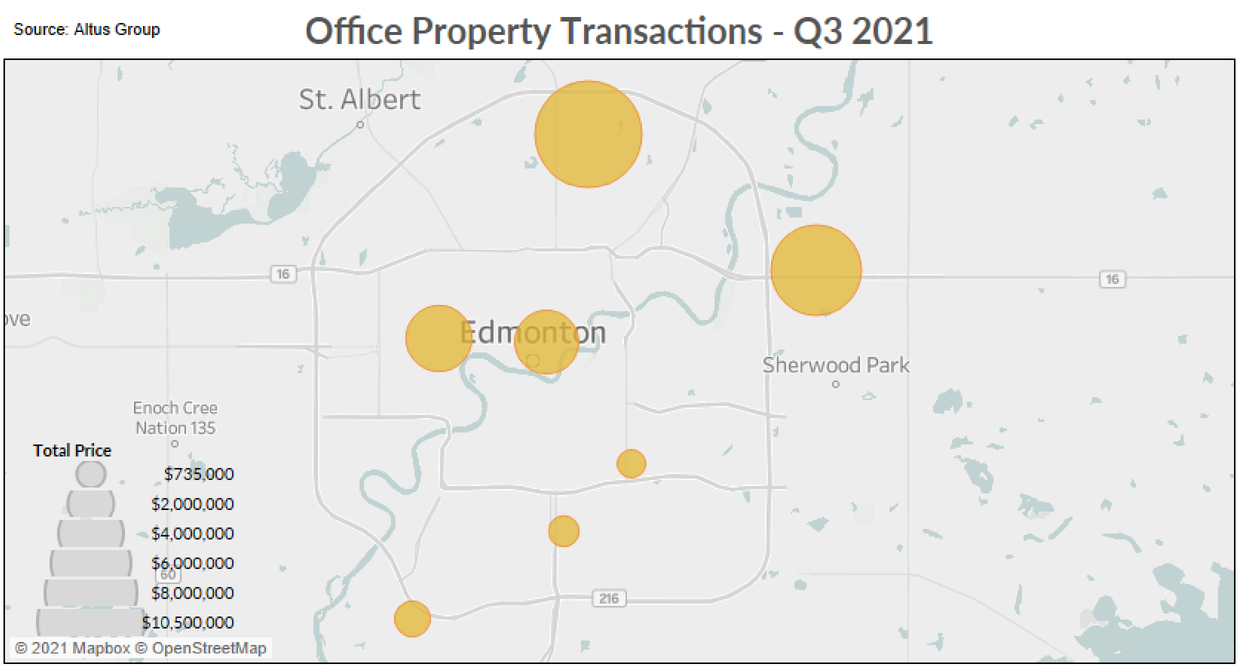
Source: Altus Group

Office Transactions

The office sector has been struggling, with $29M in overall transaction volumes in Q3 2021 down 33% over Q3 2020, as the number of transactions continue to increase.

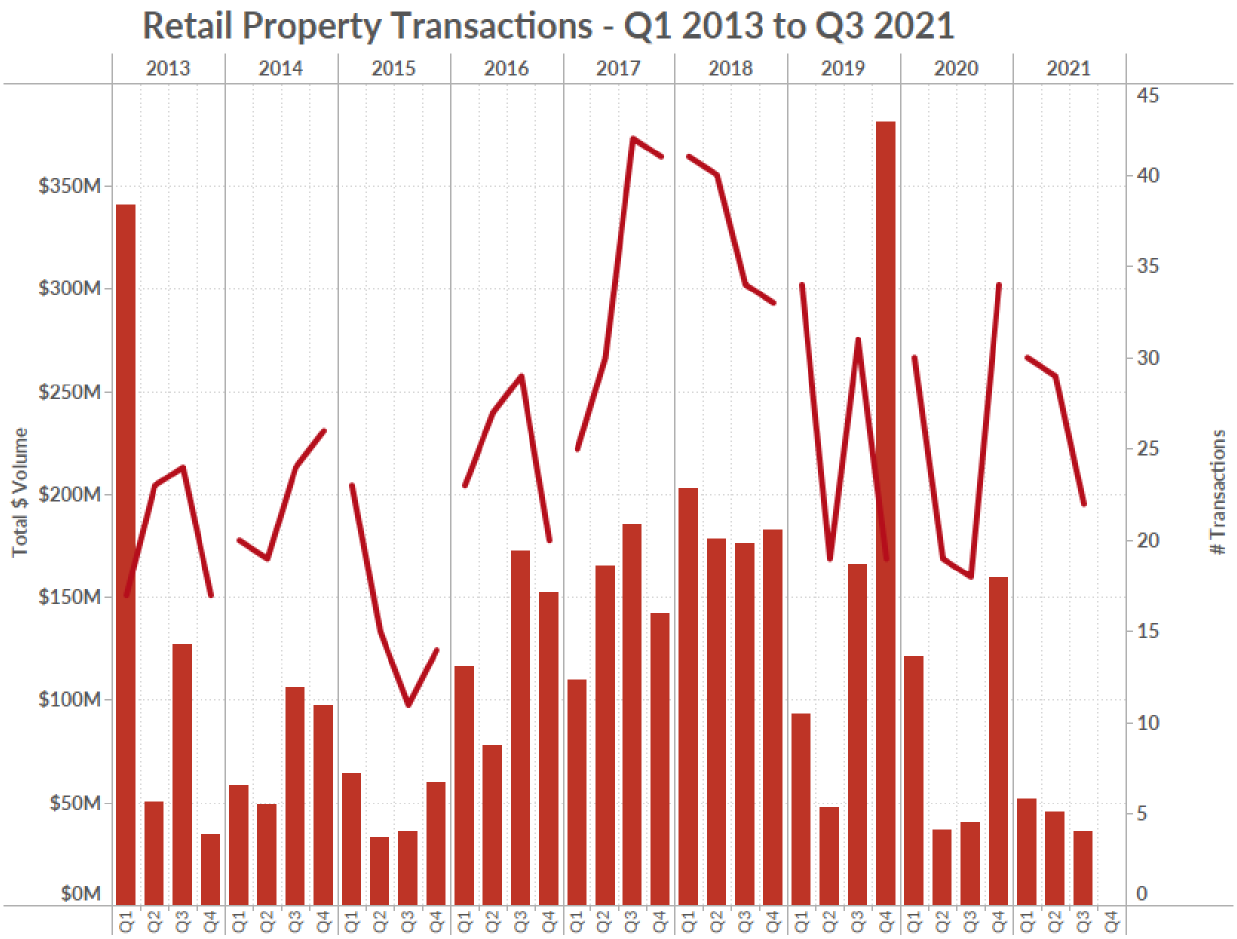


Source: Altus Group



Retail Transactions

The retail sector slightly fell in Q3 2021, with investment activity down 10% from Q3 2020, as transaction volumes remain inconsistent in this sector over the past few years.



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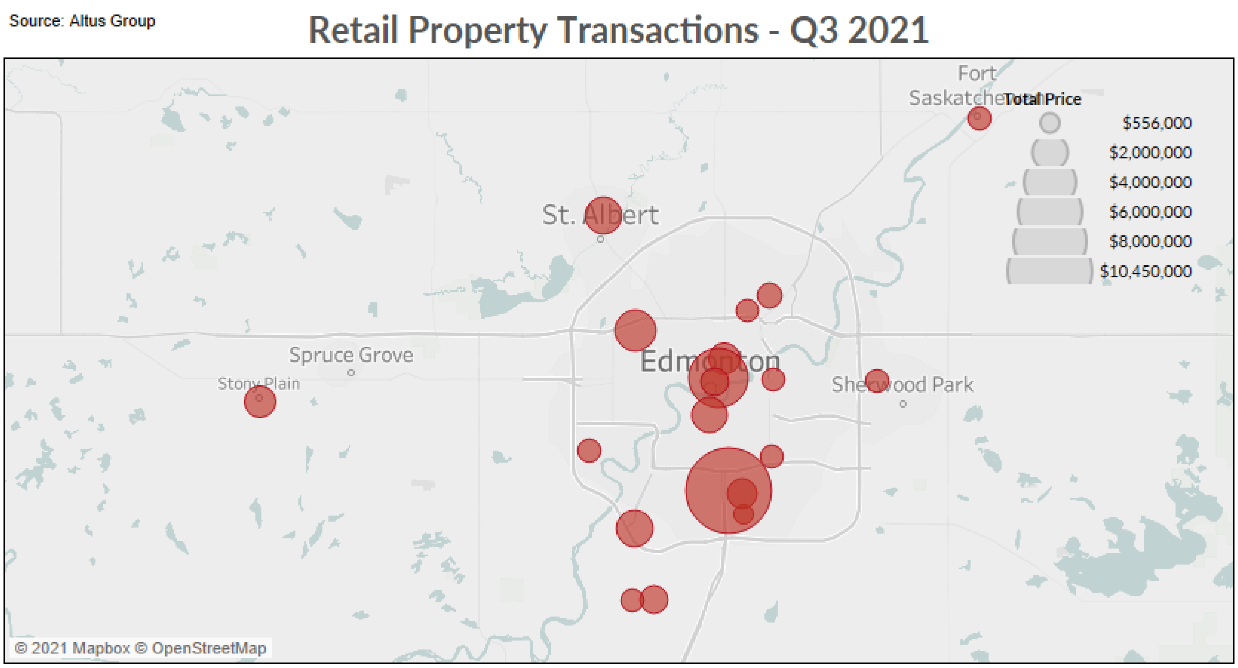

Industrial Transactions

Industrial space continues to be in demand and overall investment in the Edmonton market was up 44% in Q3 2021 compared to the previous year, in Q3 2020.

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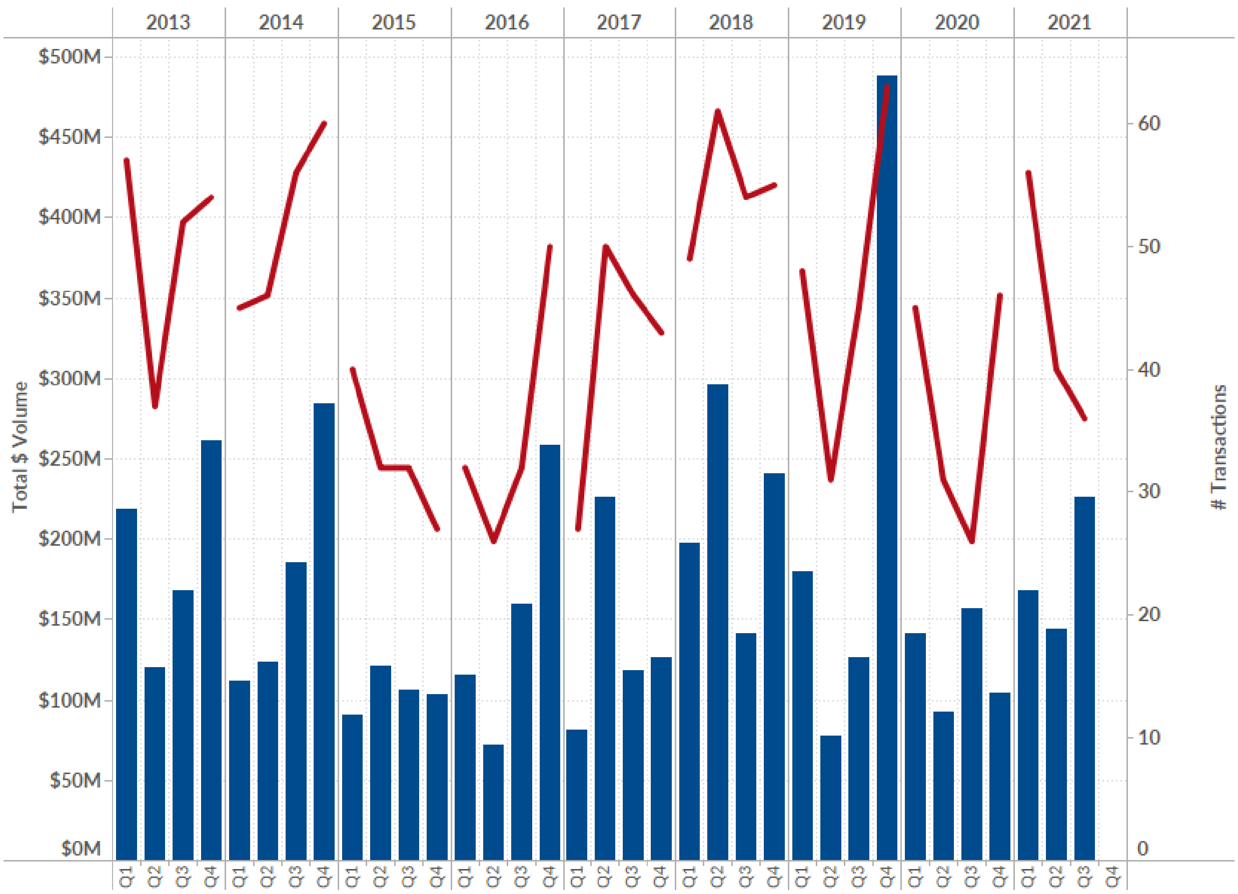
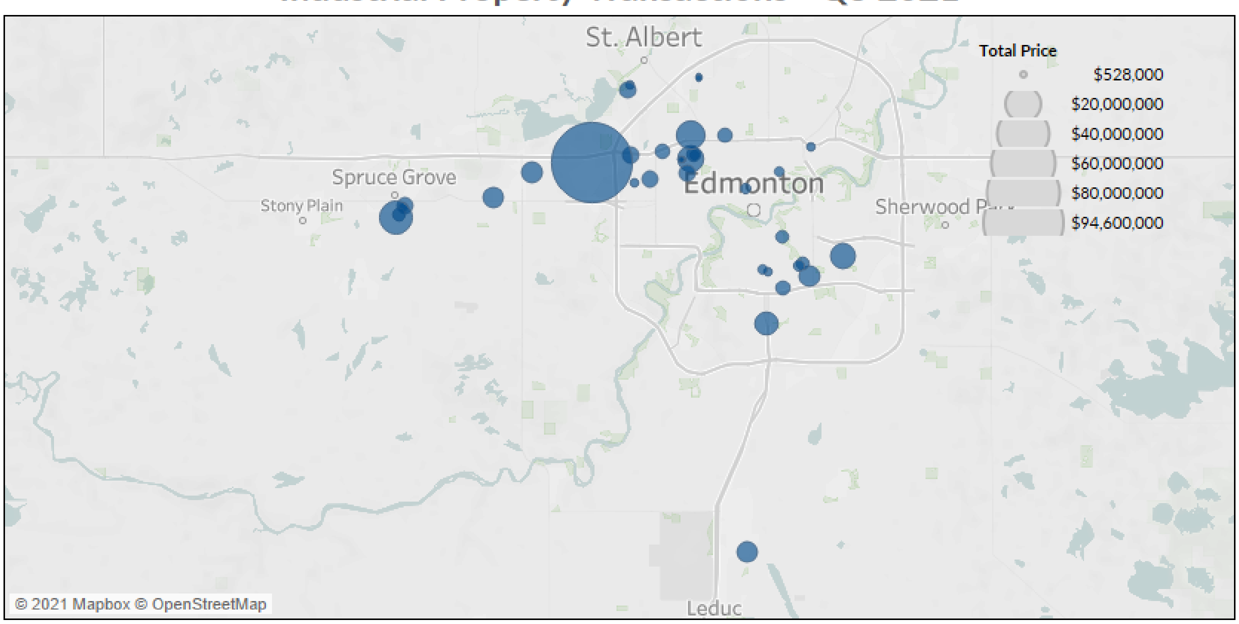
Industrial Property Transactions - Q1 2013 to Q3 2021



Source: Altus Group

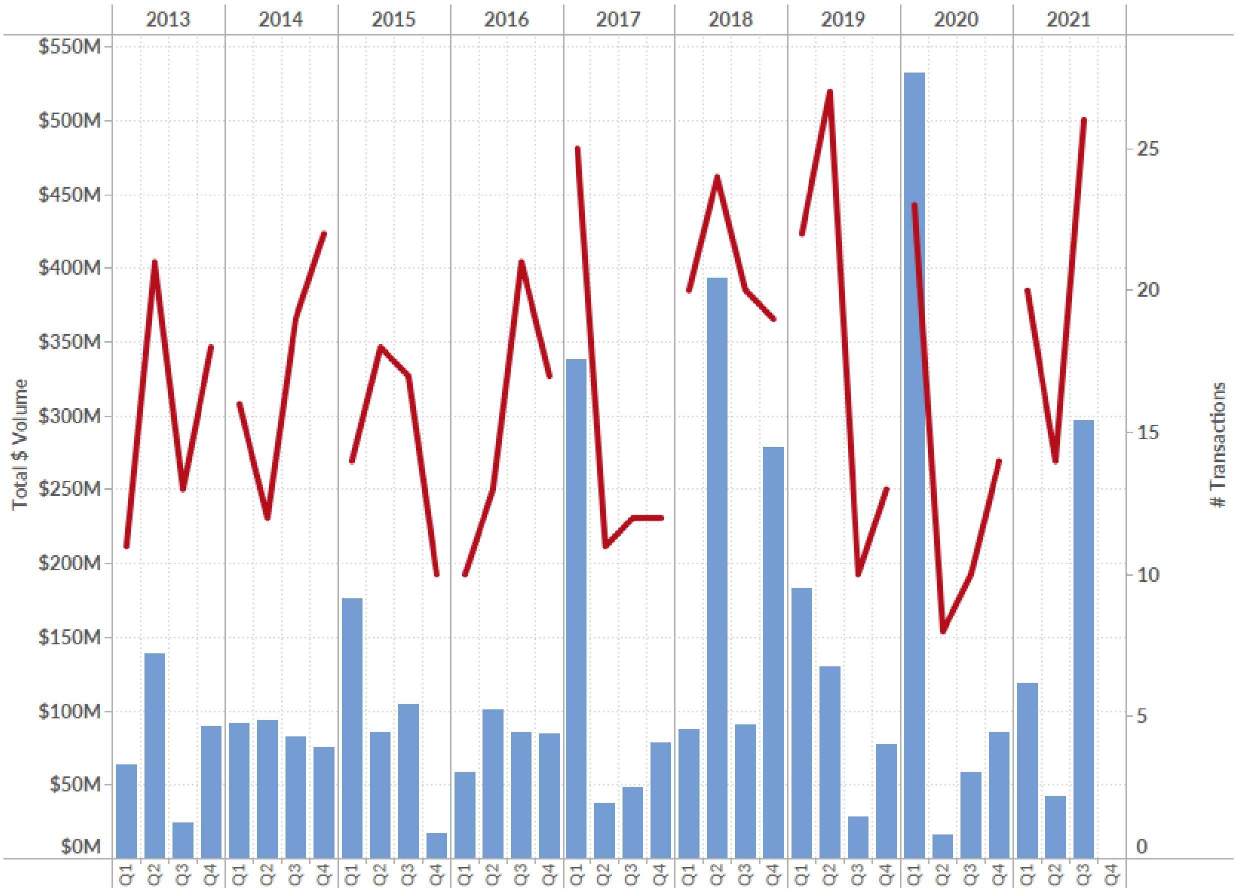
Industrial Property Transactions - Q3 2021



Apartment Transactions

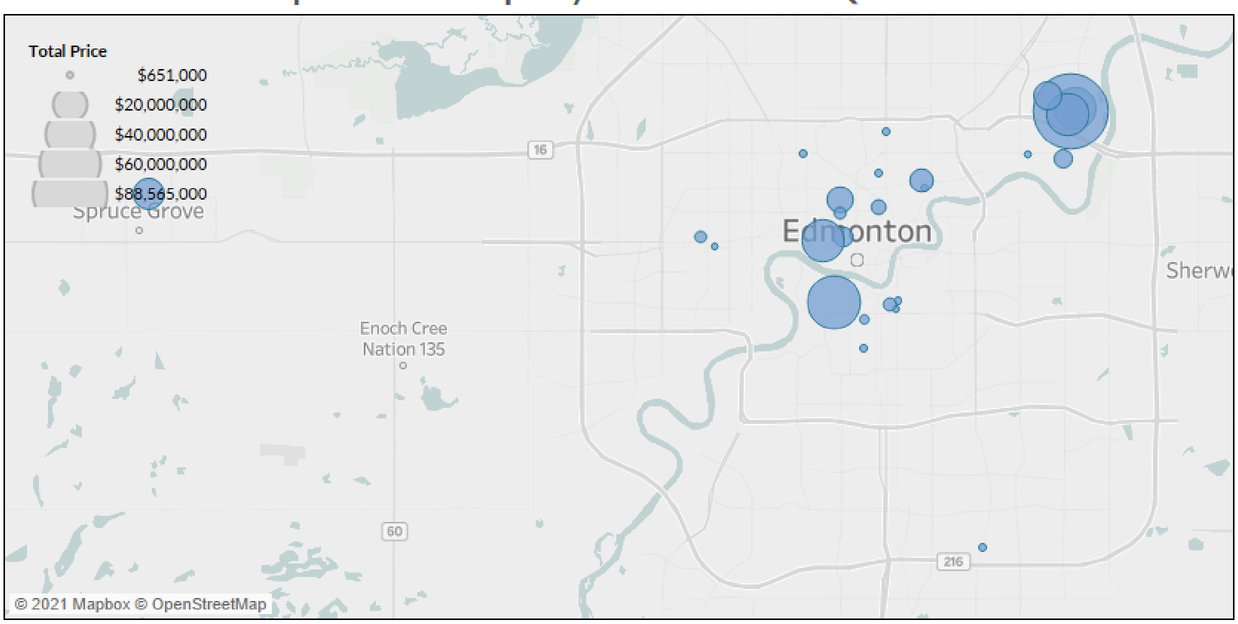
The apartment sector remains attractive to investors, with overall investment in Q3 2021 up 412% from a small increase in Q3 2020.

Apartment Property Transactions - Q1 2013 to Q3 2021



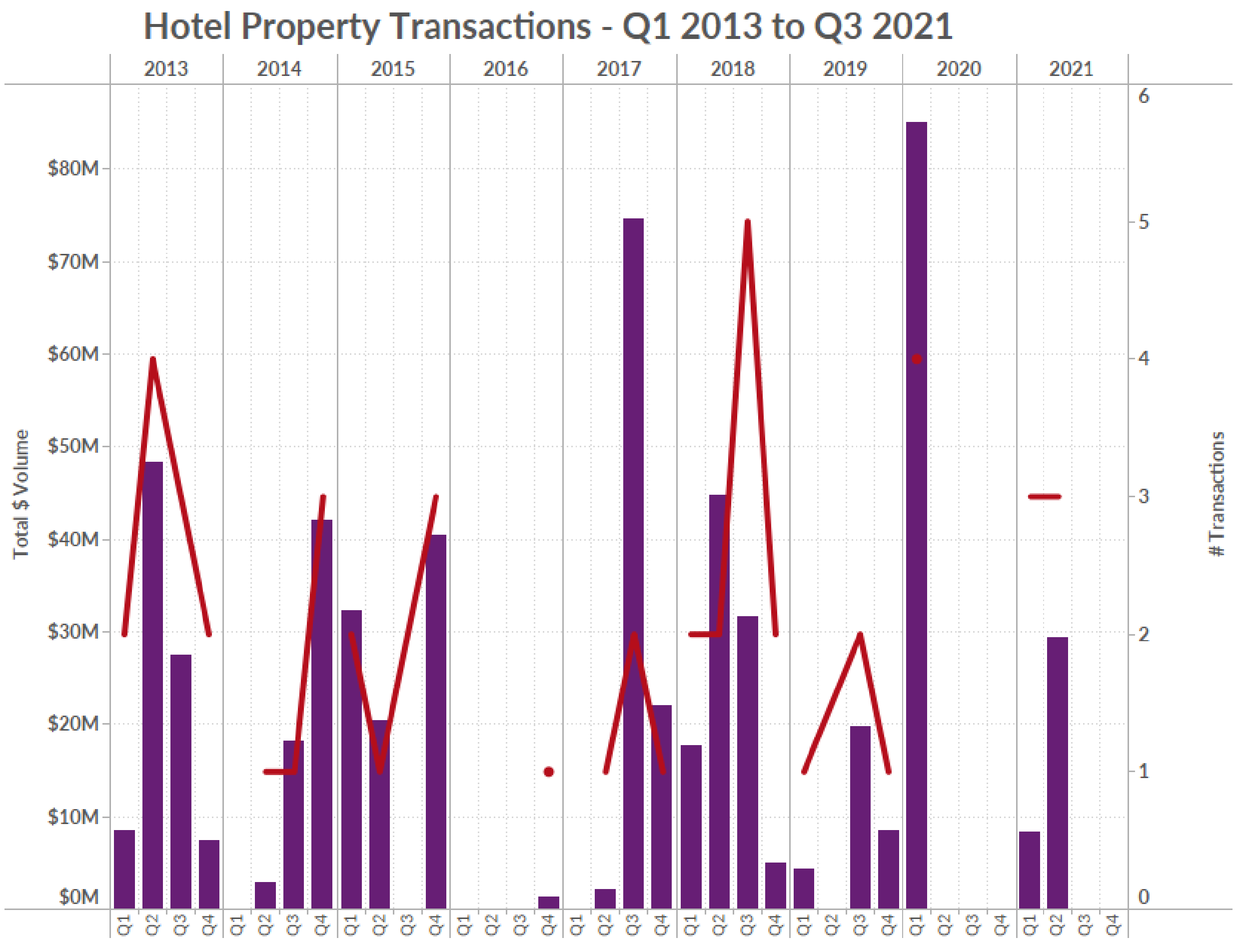
Source: Altus Group

Apartment Property Transactions - Q3 2021



Hotel Transactions

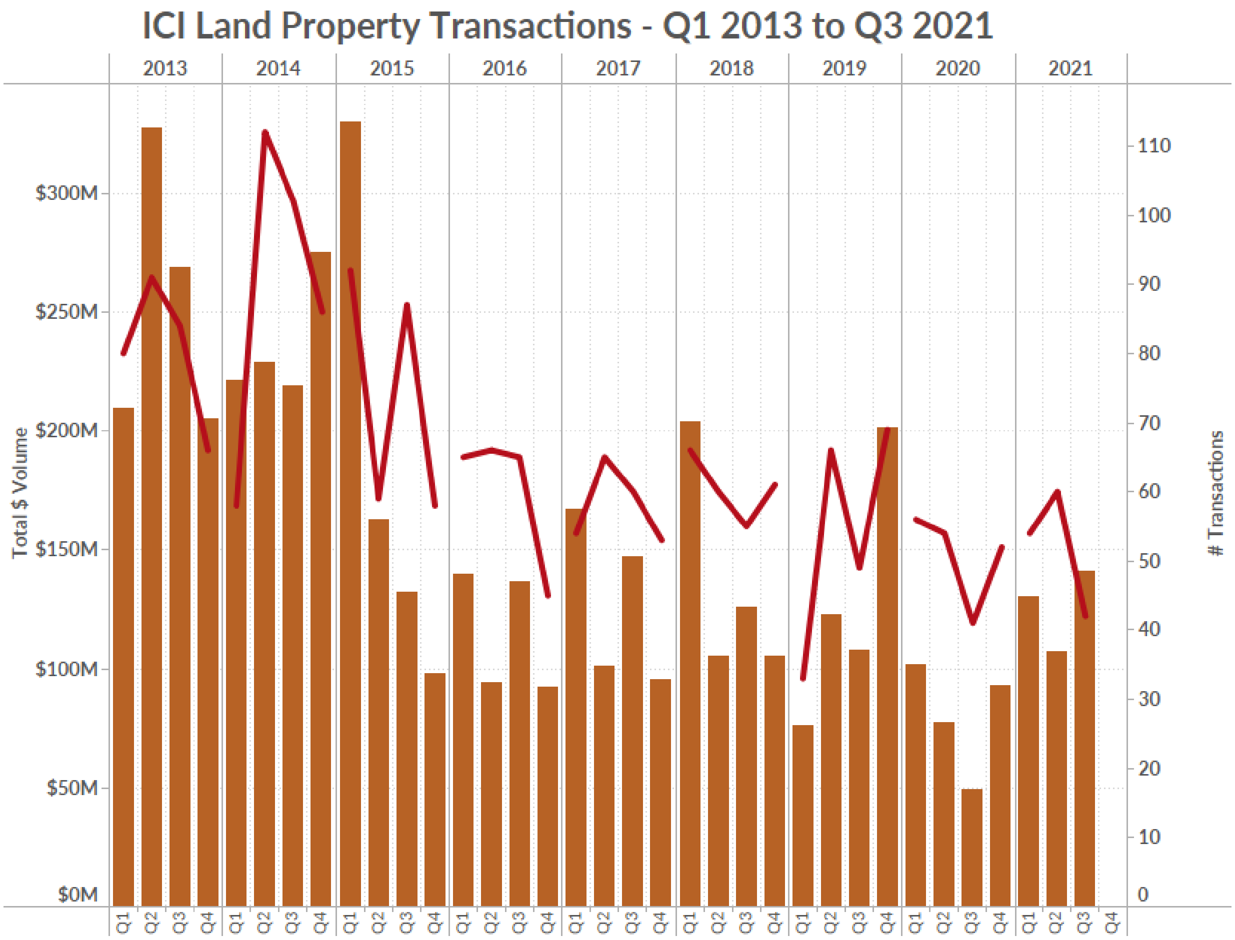
Hotel investment in the Edmonton market has been inconsistent, as Q3 2021 did not see any transactions recorded.



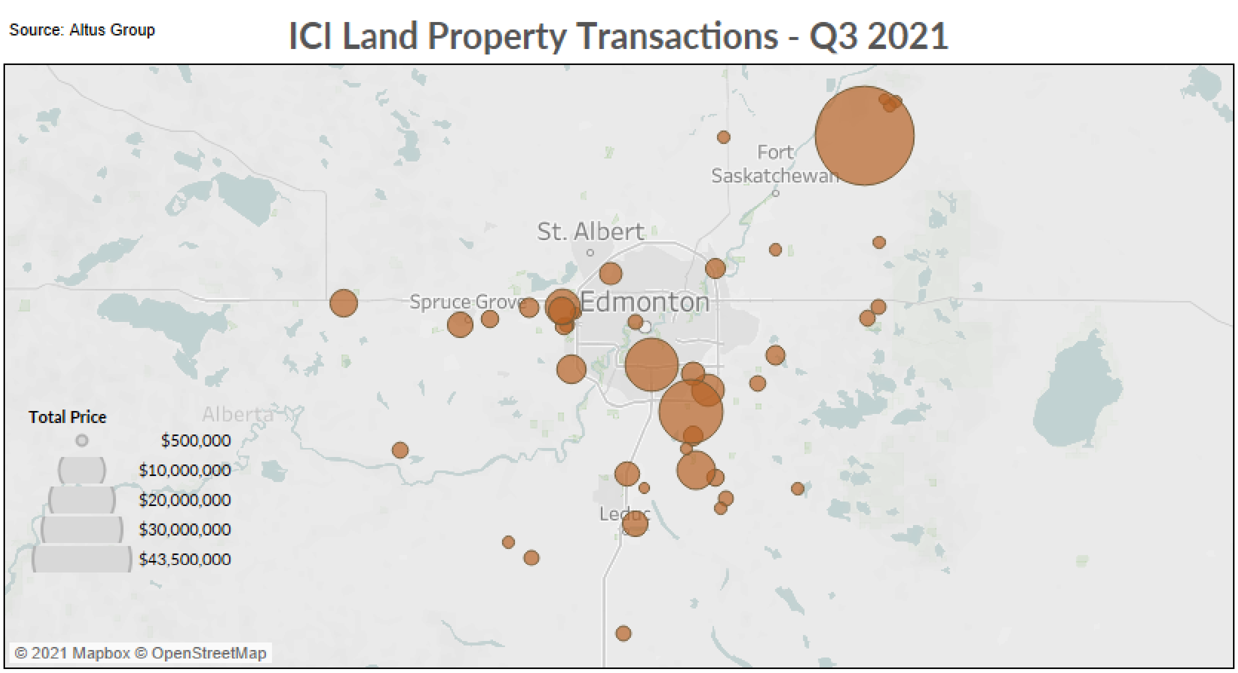
Source: Altus Group

ICI Land Transactions

While the pace of investment in ICI Land in the Edmonton market has been sluggish, transaction volumes were significantly up at 188% in the thrid quarter of 2021, when compared to Q3 2020.

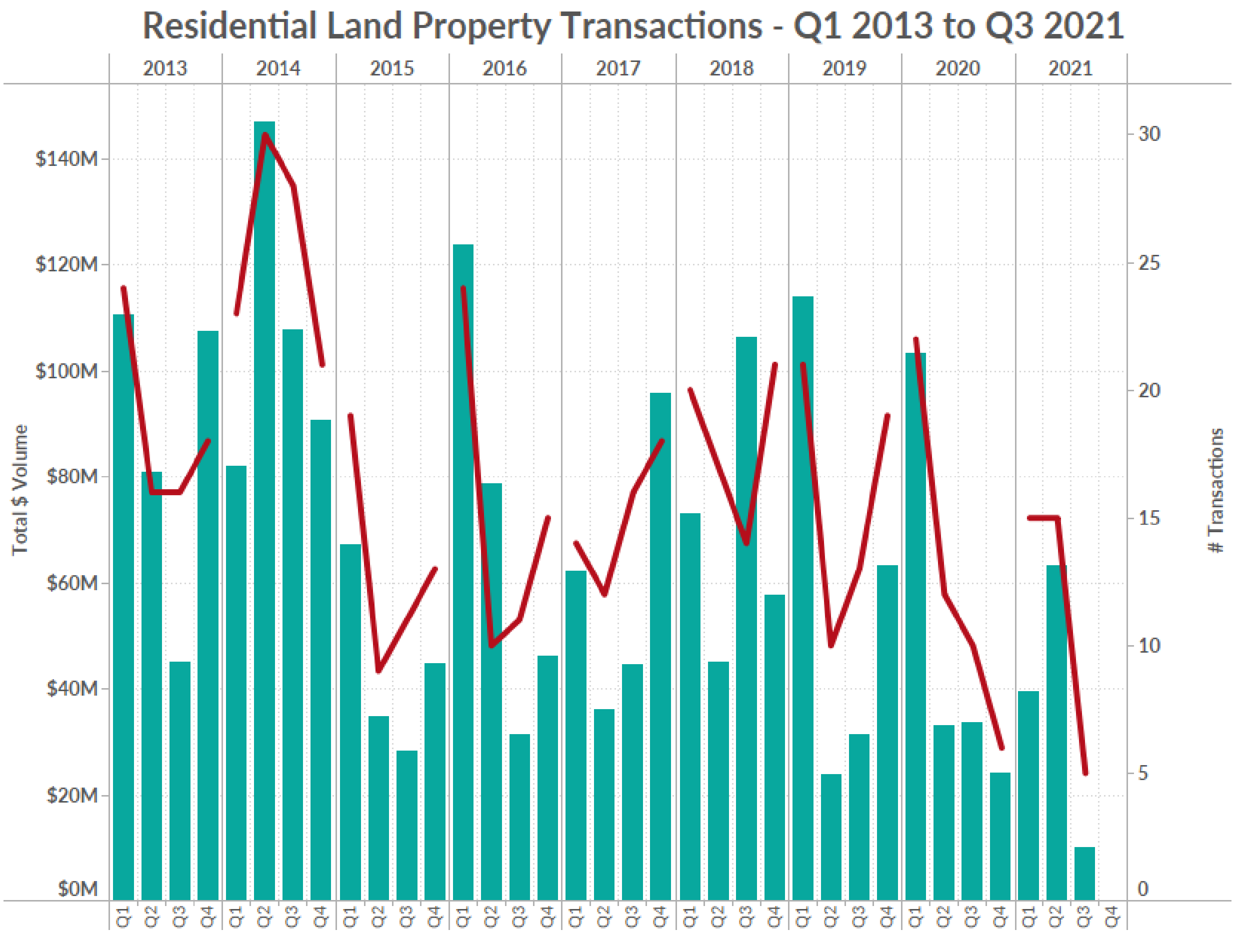


Source: Altus Group



Residential Land Transactions

The third quarter of the year often sees strong residential land activity in this market , but Q3 2021 was an exception, with overall investment significantly down to $10M.



Source: Altus Group