



AltusGroup

Edmonton Market Area Edmonton Suburban

New Homes Sub Market Report
Data as of March 2023

Edmonton Suburban

Submarket Report - March 2023



Sales - Q1 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
	6	3	70	79

Annual Sales

2017	2018	2019	2020	2021	2022
1,679	1,032	1,068	1,000	1,085	972

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	4	310	178	95	37
Townhouse	39	2,845	1,930	346	569
Grand Total	43	3,155	2,108	441	606

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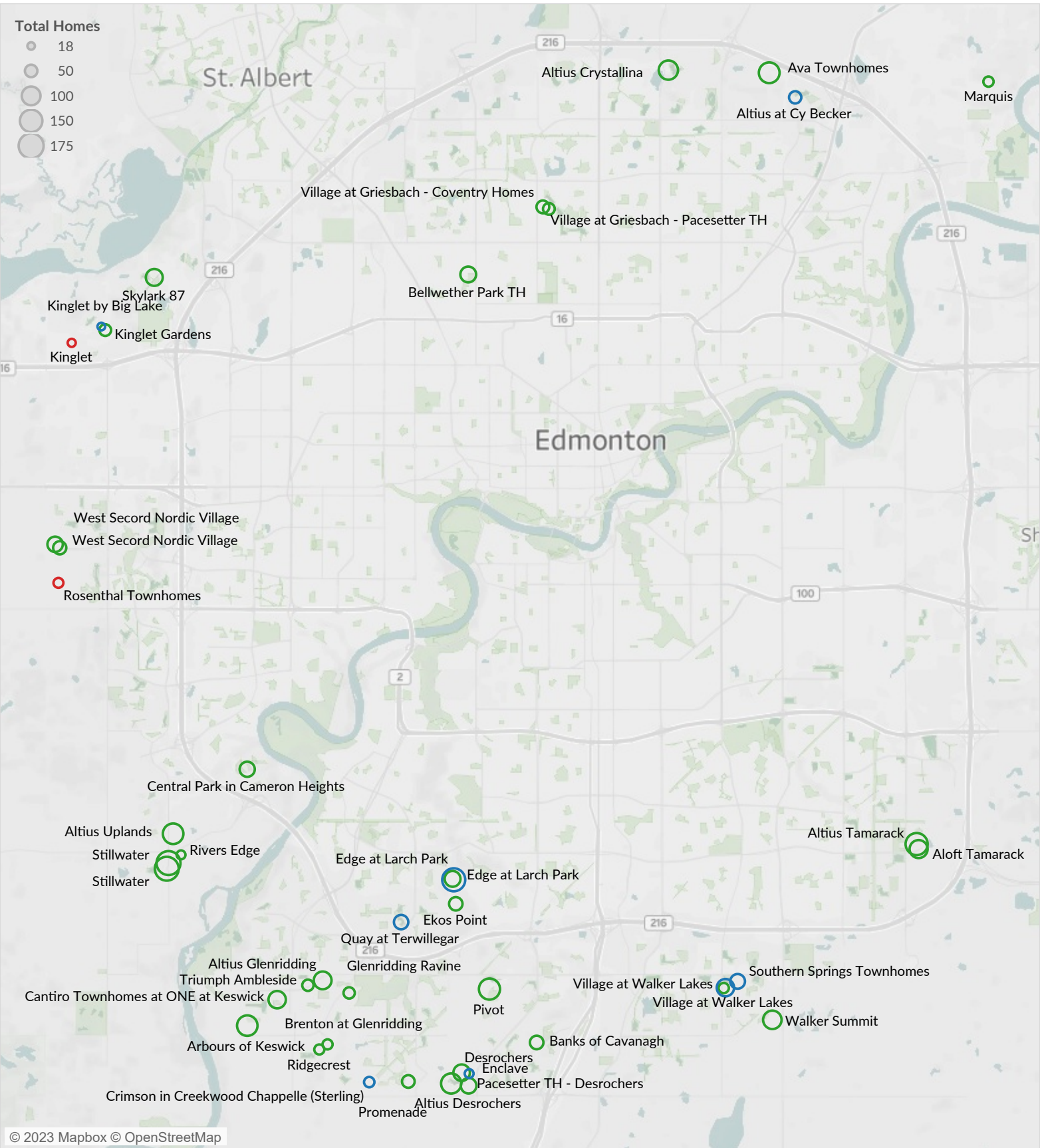
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$256	\$312	\$300	638	1,346
Townhouse	\$256	\$282	\$246	1,234	1,469

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	136	175
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	131	174
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	95	149
Pivot	Averton	Townhouse	September 2014	\$292	110	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	35	131
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	123	129
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	65	128
Pacesetter TH - Desrochers	Pacesetter Homes	Townhouse	April 2015	\$229	118	124
Altius Crystallina	StreetSide Developments	Townhouse	April 2016	\$210	95	113
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	62	104

Current Active Phases



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Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Skylark 87	Jaya Homes	Townhouse	September 2016	\$218	8	87
Edge at Larch Park (Building 1)	Carrington Group of Companies	Mid Rise	May 2021	\$307	6	162
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	6	149
Rivers Edge	StreetSide Developments	Townhouse	April 2022	\$297	5	24
Enclave	Landmark Homes	Townhouse	October 2021	\$221	5	83
Kinglet by Big Lake	City Homes Master Builder	Townhouse	June 2021	\$255	4	18
Banks of Cavanagh	Parkwood Master Builder	Townhouse	March 2022	\$251	4	56
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	4	129
Altius Glenridding	StreetSide Developments	Townhouse	December 2016	\$276	4	96
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	3	104

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