



AltusGroup

Edmonton Market Area Edmonton Suburban

New Homes Sub Market Report
Data as of June 2023

Edmonton Suburban

Submarket Report - June 2023



Sales - Q2 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		25	120	145

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	253	104	147	2
Townhouse	36	2,910	1,879	396	635
Grand Total	40	3,163	1,983	543	637

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Current Pricing & Size

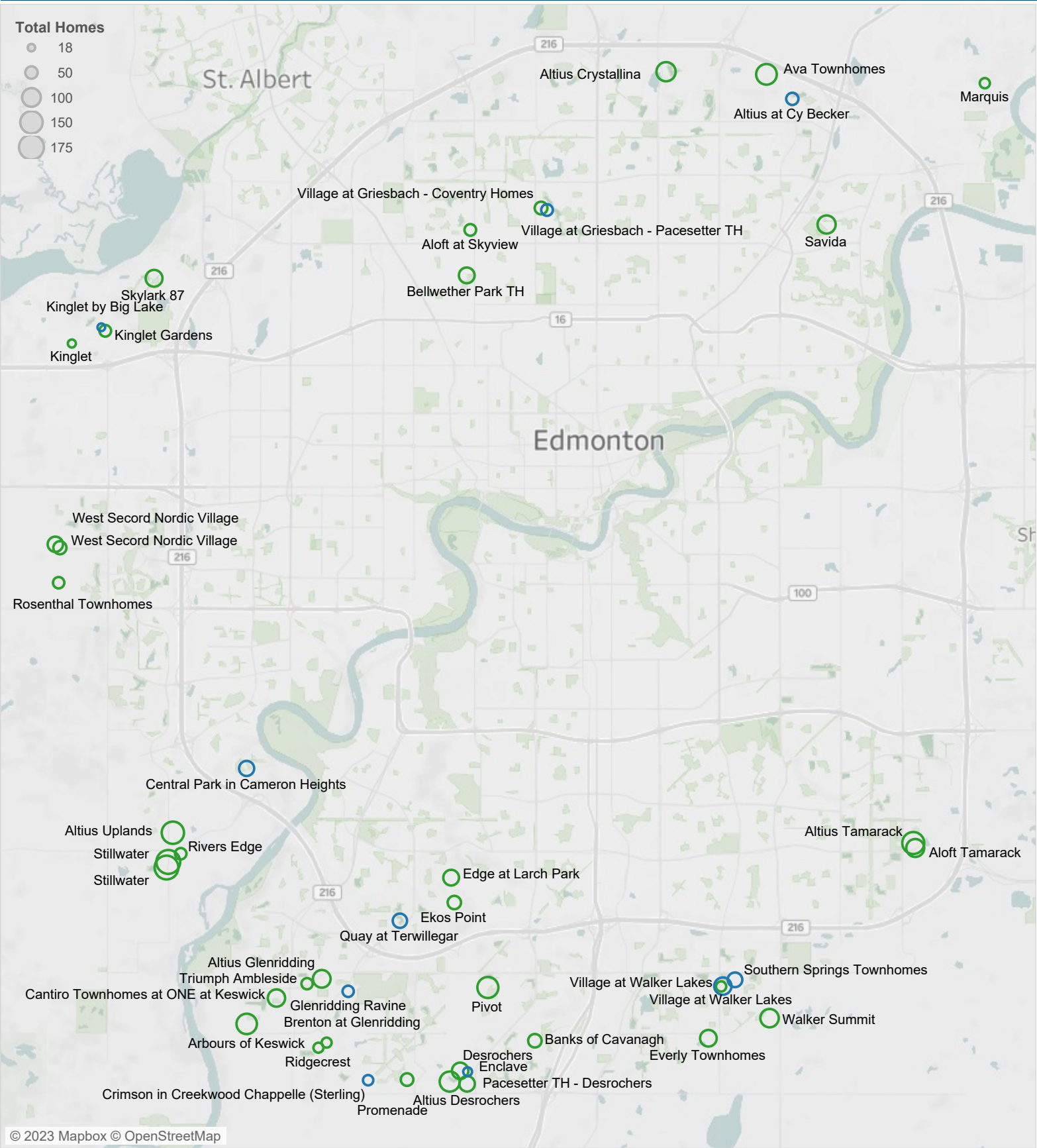
Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$273	\$330	\$307	621	1,339
Townhouse	\$253	\$284	\$246	1,181	1,484

Active Phases - Top Projects by Total Homes

Project Name	Develop..	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	138	175
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	134	174
Altius Uplands	StreetSide Developme nts	Townhouse	October 2017	\$216	132	153
Altius Tamarack	StreetSide Developme nts	Townhouse	August 2016	\$225	105	149
Pivot	Averton	Townhouse	September 2014	\$292	110	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	35	131
Arbours of Keswick	Rohit Com munities	Townhouse	September 2019	\$229	65	128
Pacesetter TH - Desrochers	Pacesetter Homes	Townhouse	April 2015	\$229	118	124
Altius Crystallina	StreetSide Developme nts	Townhouse	April 2016	\$210	98	113
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	65	104

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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
Rivers Edge	StreetSide Developments	Townhouse	April 2022	\$297	13	40
Aloft Tamarack	StreetSide Developments	Low Rise	June 2019	\$271	11	99
Village at Walker Lakes (Phase 3)	Landmark Homes	Townhouse	December 2021	\$228	10	32
Edge at Larch Park (Building 2)	Carrington Group of Companies	Low Rise	October 2022	\$357	10	76
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	10	149
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	9	153
West Secord Nordic Village (Nordic Townhomes)	StreetSide Developments	Townhouse	December 2021	\$252	7	53
Promenade	Landmark Homes	Townhouse	March 2022	\$268	7	49
Enclave	Landmark Homes	Townhouse	October 2021	\$221	7	83
Village at Griesbach - Pacesetter TH	Pacesetter Homes	Townhouse	February 2017	\$254	6	42

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