



AltusGroup

Edmonton Market Area Edmonton Suburban

New Homes Sub Market Report
Data as of September 2023

Edmonton Suburban

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		68	122	190

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	255	172	81	2
Townhouse	34	2,813	1,900	339	574
Grand Total	38	3,068	2,072	420	576

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Current Pricing & Size

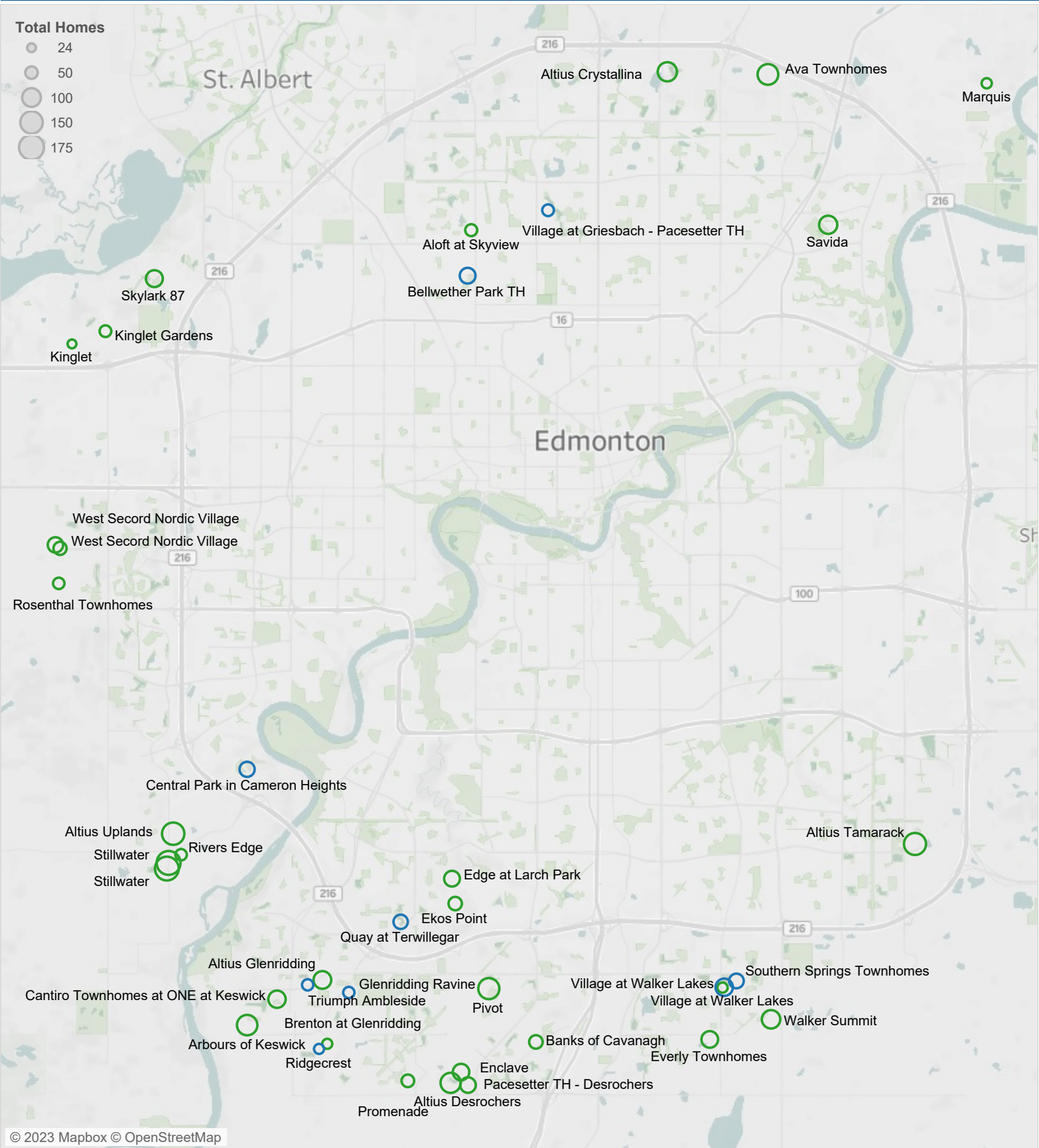
Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$290	\$343	\$307	621	1,339
Townhouse	\$251	\$285	\$246	1,175	1,475

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	154	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	113	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	67	128
Pacesetter TH - Desrochers	Pacesetter Homes	Townhouse	April 2015	\$229	119	124
Altius Crystallina	StreetSide Developme nts	Townhouse	April 2016	\$210	100	113
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	67	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
Edge at Larch Park (Building 2)	Carrington Group of Companies	Low Rise	October 2022	\$357	41	76
West Second Nordic Village (Urban Flats)	StreetSide Developments	Low Rise	December 2021	\$255	18	72
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	16	175
Cantiro Townhomes at ONE at Keswick	Cantiro Homes	Townhouse	September 2018	\$254	12	92
Kinglet Gardens	Rohit Communities	Townhouse	June 2022	\$277	11	42
West Second Nordic Village (Nordic Townhomes)	StreetSide Developments	Townhouse	December 2021	\$252	10	53
Altius Glenriding	StreetSide Developments	Townhouse	December 2016	\$276	9	96
Aloft at Skyview (Building 2)	StreetSide Developments	Low Rise	June 2023	\$298	9	44
Rivers Edge	StreetSide Developments	Townhouse	April 2022	\$297	8	40
Promenade	Landmark Homes	Townhouse	March 2022	\$268	8	49

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