



AltusGroup

Edmonton Market Area Edmonton Suburban

New Homes Sub Market Report
Data as of December 2023

Edmonton Suburban

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		16	148	164

Annual Sales

2018	2019	2020	2021	2022	2023
1,032	1,068	1,000	1,085	972	578

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	344	188	154	2
Townhouse	29	2,489	1,724	298	467
Grand Total	34	2,833	1,912	452	469

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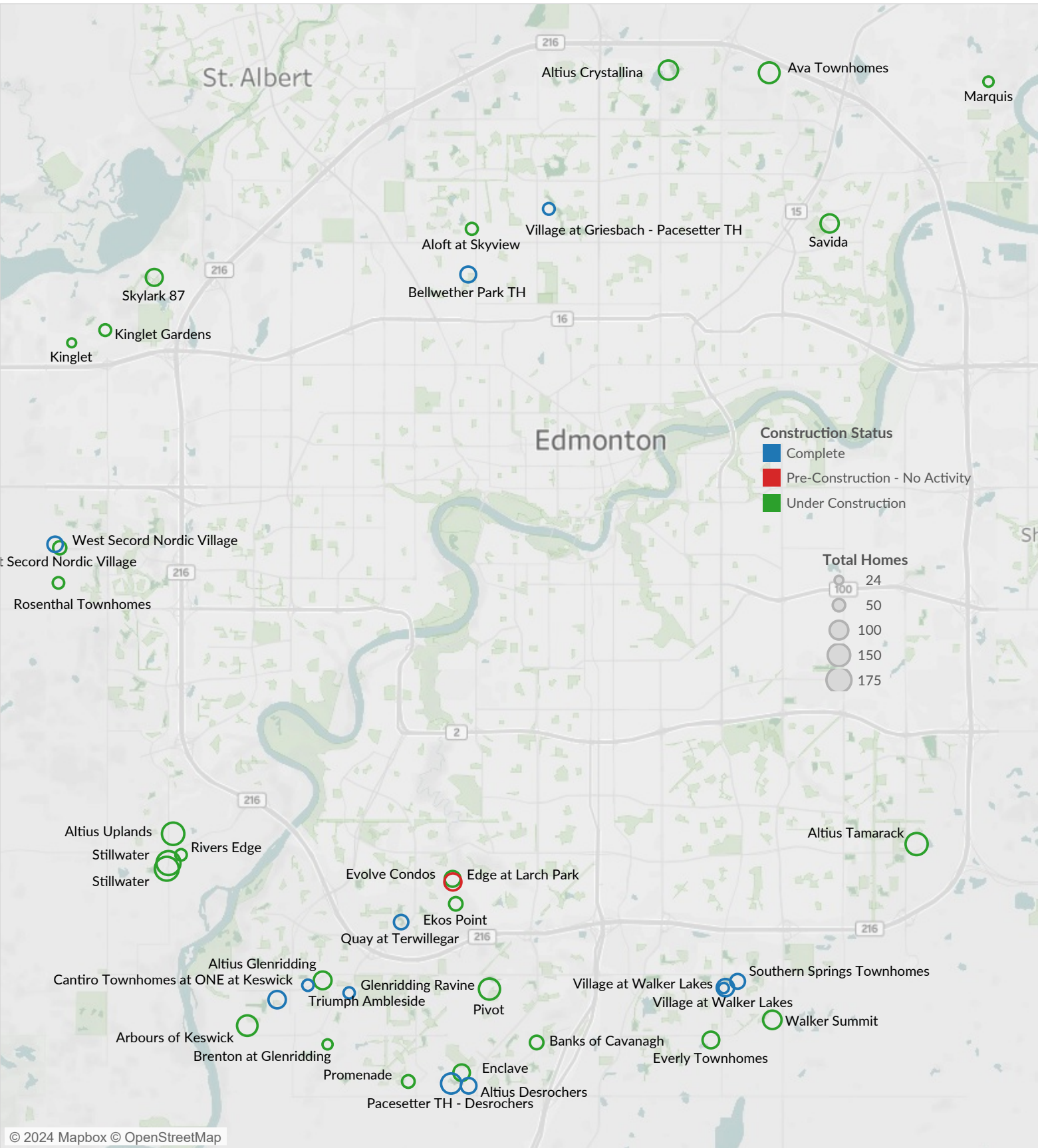
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$301	\$357	\$322	634	1,348
Townhouse	\$255	\$290	\$247	1,147	1,449

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	165	175
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	162	174
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	134	153
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	118	149
Pivot	Averton	Townhouse	September 2014	\$292	115	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	35	131
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	81	128
Pacesetter TH - Desrochers	Pacesetter Homes	Townhouse	April 2015	\$229	120	124
Altius Crystallina	StreetSide Developments	Townhouse	April 2016	\$210	107	113
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	73	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
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	28	174
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	14	128
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	11	175
West Secord Nordic Village (Nordic Townhomes)	StreetSide Developments	Townhouse	December 2021	\$252	10	53
Marquis	StreetSide Developments	Townhouse	December 2022	\$255	10	32
Aloft at Skyview (Building 2)	StreetSide Developments	Low Rise	June 2023	\$298	8	44
Rosenthal Townhomes	StreetSide Developments	Townhouse	March 2023	\$283	7	40
Altius Crystallina	StreetSide Developments	Townhouse	April 2016	\$210	7	113
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	6	104
Village at Walker Lakes (Phase 3)	Landmark Homes	Townhouse	December 2021	\$228	5	32

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