



Altus Group

Edmonton Submarket Report

Edmonton Suburban
Submarket Report - March 2024

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Sales - Q1 2024

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		37	174	211

Annual Sales

2018	2019	2020	2021	2022	2023
1,032	1,068	1,005	1,092	981	598

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	378	153	135	90
Townhouse	28	2,358	1,642	239	477
Grand Total	33	2,736	1,795	374	567

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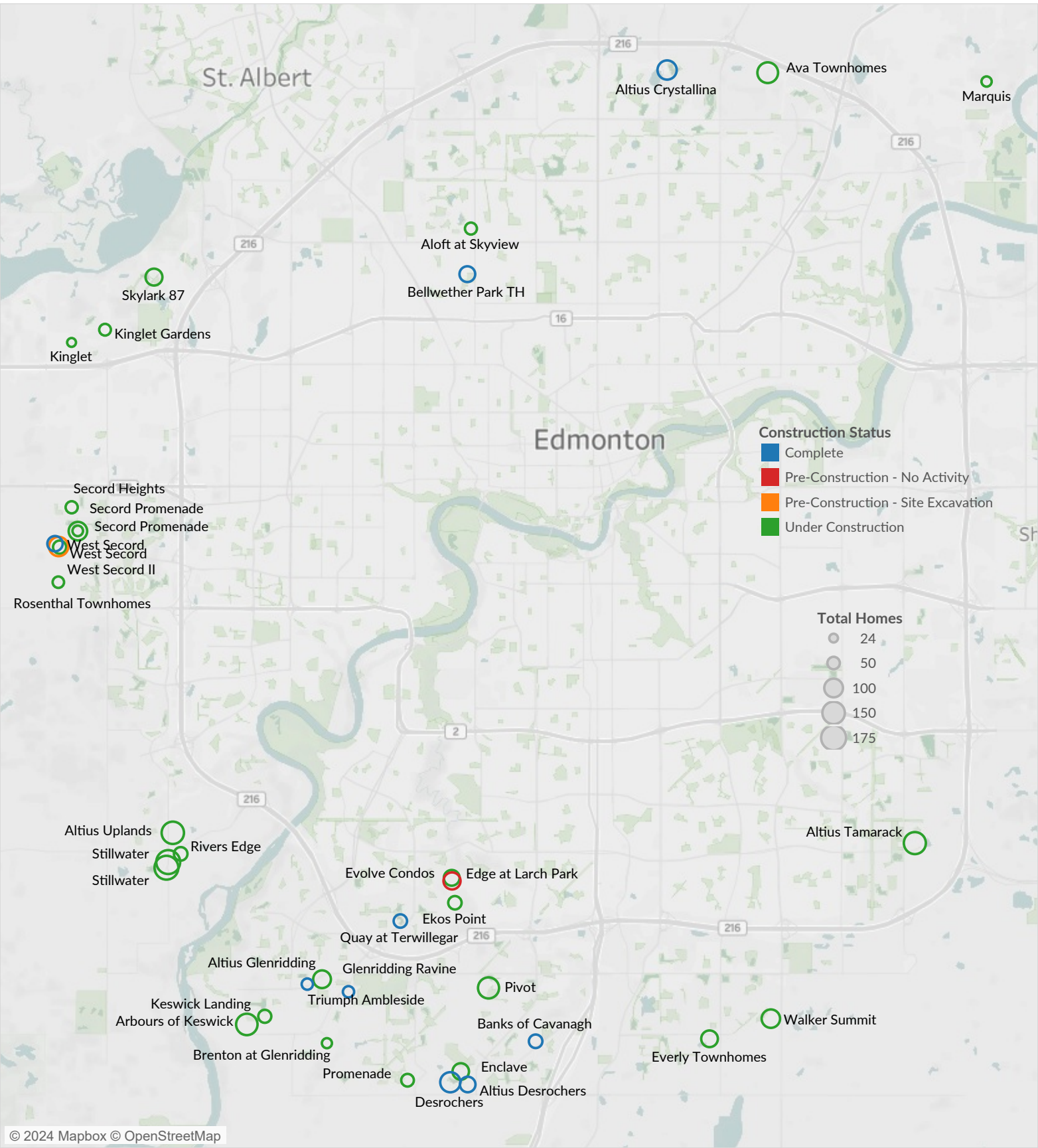
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$306	\$371	\$336	716	1,349
Townhouse	\$269	\$301	\$255	1,125	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	171	175
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	164	174
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	137	153
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	142	149
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	108	141
Pivot	Averton	Townhouse	September 2014	\$292	115	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	37	131
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	5	114
Altius Crystallina	StreetSide Developments	Townhouse	April 2016	\$210	109	113
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	8	105

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
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	27	141
Altius Tamarack	StreetSide Developments	Townhouse	August 2016	\$225	24	149
West Secord (Urban Flats)	StreetSide Developments	Low Rise	December 2021	\$255	12	72
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	12	85
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	11	104
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	10	89
Enclave	Landmark Homes	Townhouse	October 2021	\$221	10	83
Rosenthal Townhomes	StreetSide Developments	Townhouse	March 2023	\$283	9	40
Banks of Cavanagh	Parkwood Master Builder	Townhouse	March 2022	\$251	9	56
Secord Heights (Two-Storey Townhomes)	StreetSide Developments	Townhouse	January 2024	\$297	8	45

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