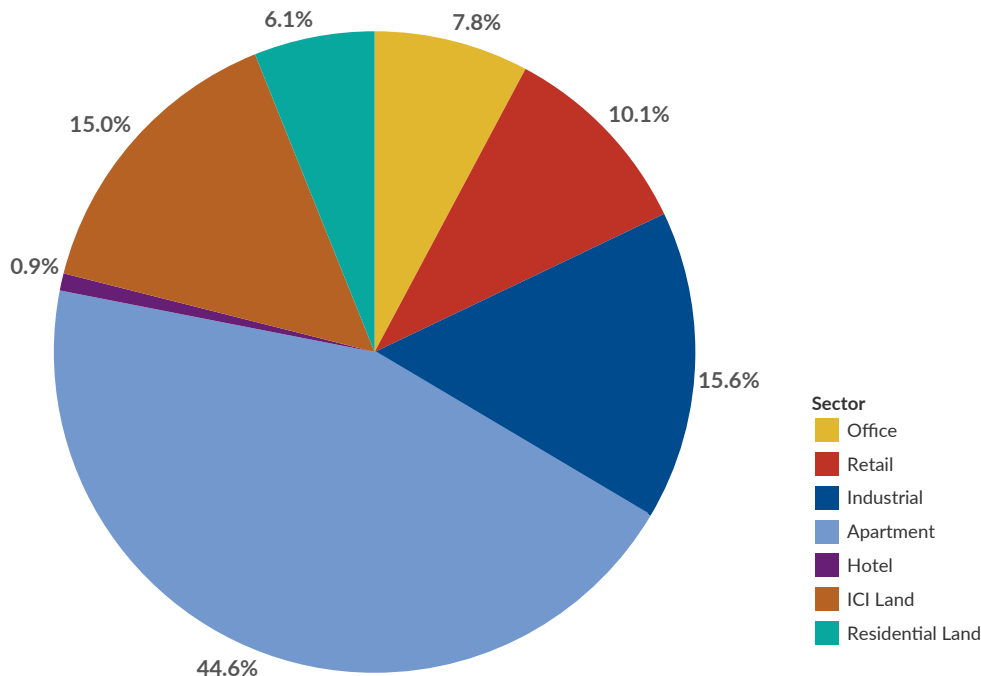

Edmonton Market Area Commercial Q1 2024 Statistics



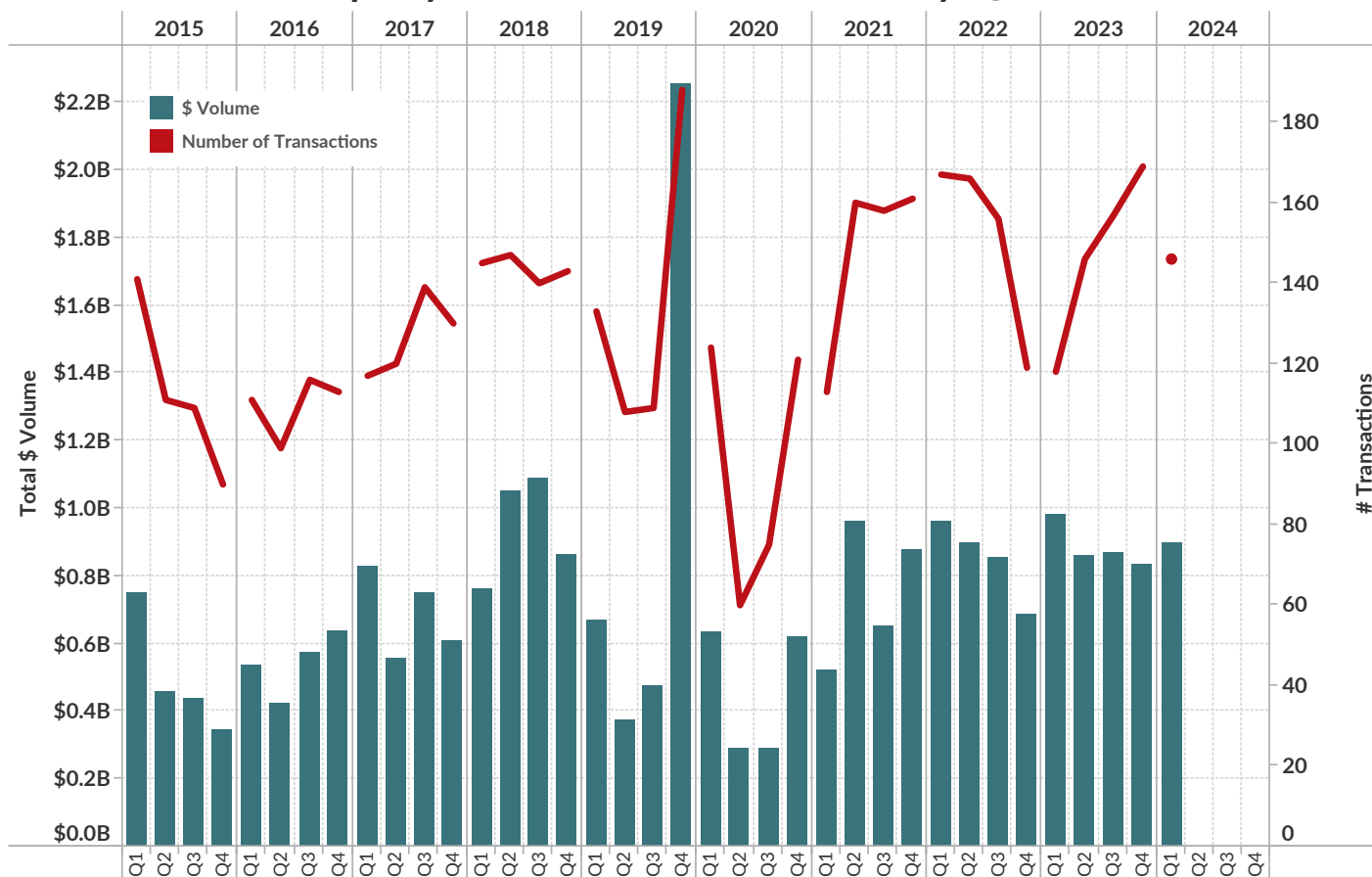
AltusGroup

Q1 2024 Property Transactions - Total \$ Volume by Sector



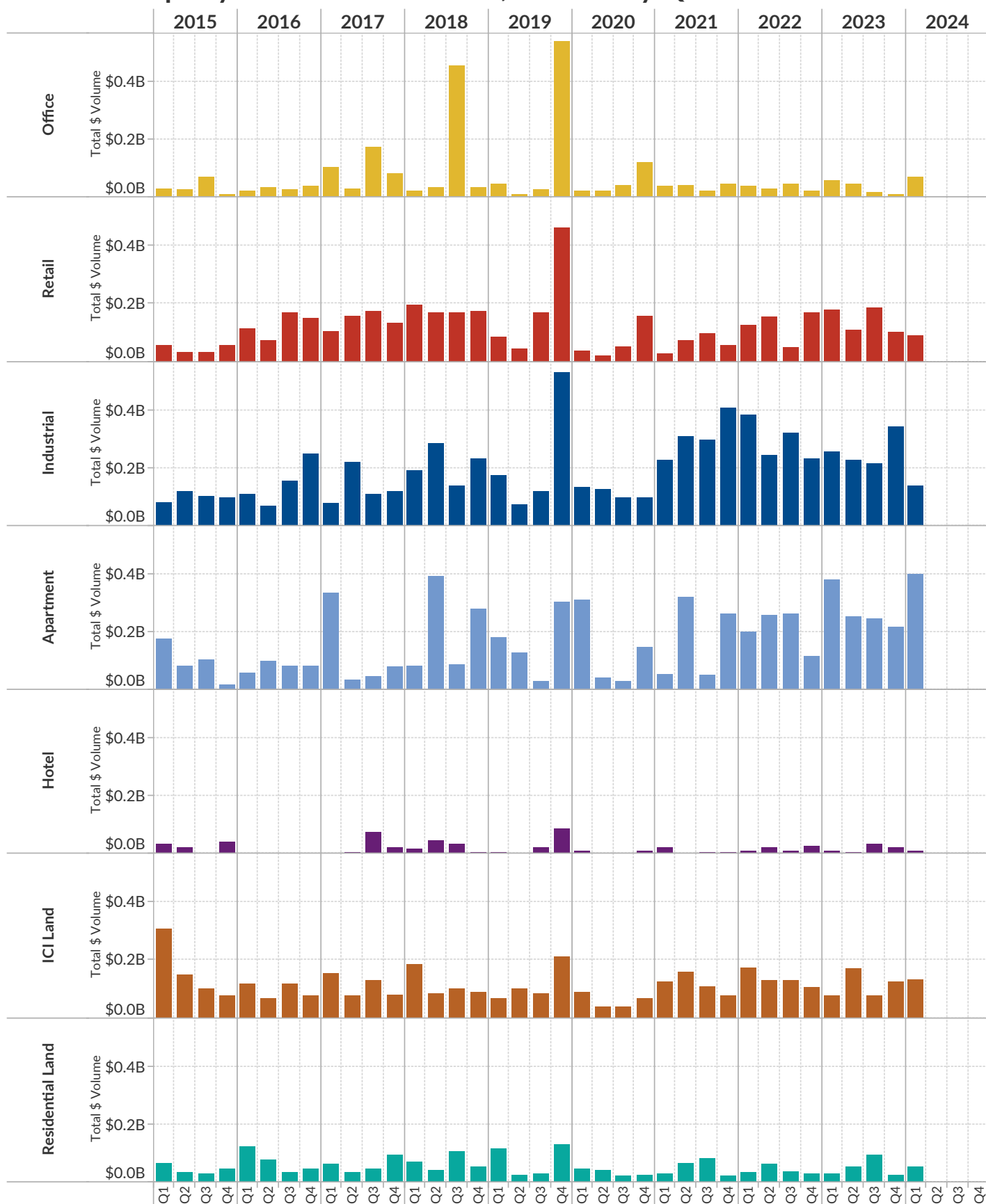
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

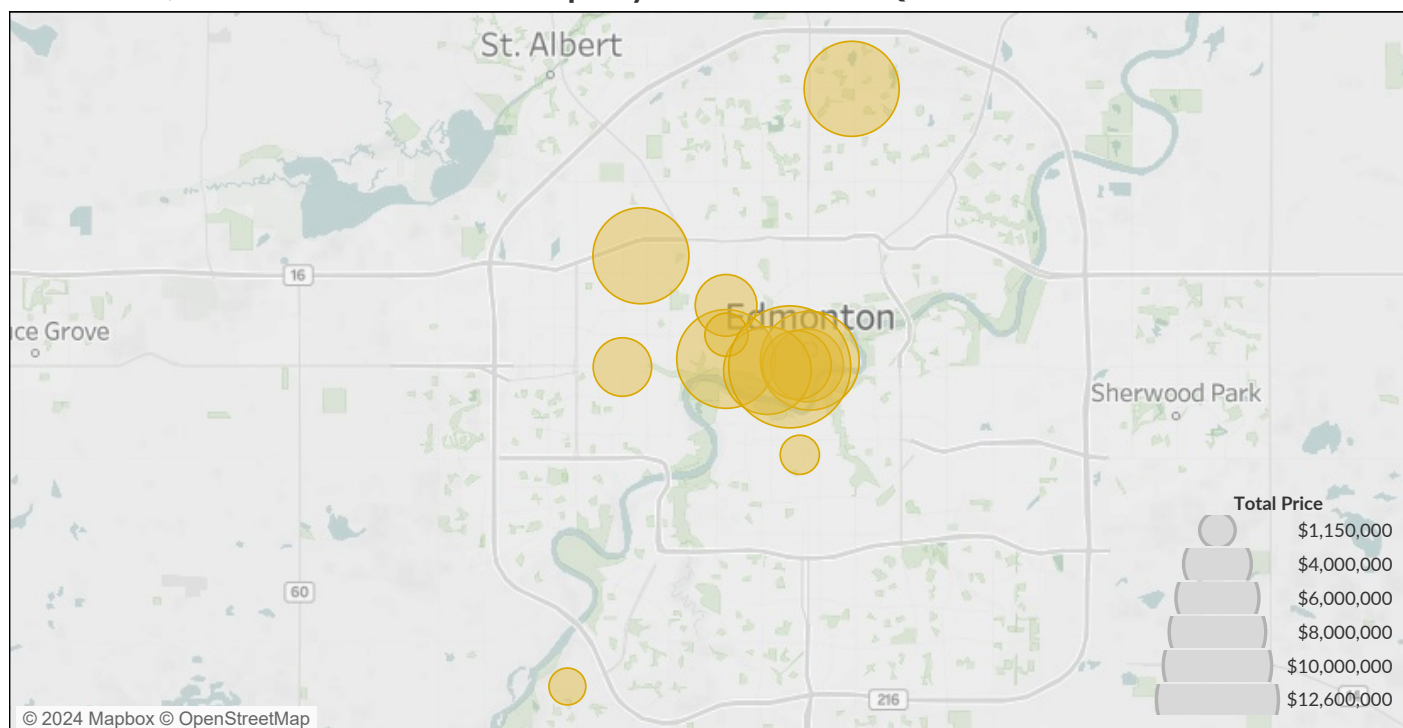
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$69.7M	13	\$47.2M	\$69.7M	47.7%	\$156
Other Markets			\$8.5M		-100.0%	
Grand Total	\$69.7M	13	\$55.7M	\$69.7M	25.1%	\$156

Office - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10020 101A Avenue NW	City of Edmonton	Edmonton	\$8.3M	200,000	\$41
10050 112th Street NW	City of Edmonton	Edmonton	\$6.5M	85,000	\$76
10080 Jasper Avenue NW	City of Edmonton	Edmonton	\$4.5M	108,803	\$41
10109 106th Street NW	City of Edmonton	Edmonton	\$12.6M	130,238	\$97
10137 104th Street NW	City of Edmonton	Edmonton	\$4.0M	32,760	\$122

Source: Altus Group

Office Property Transactions - Q1 2024



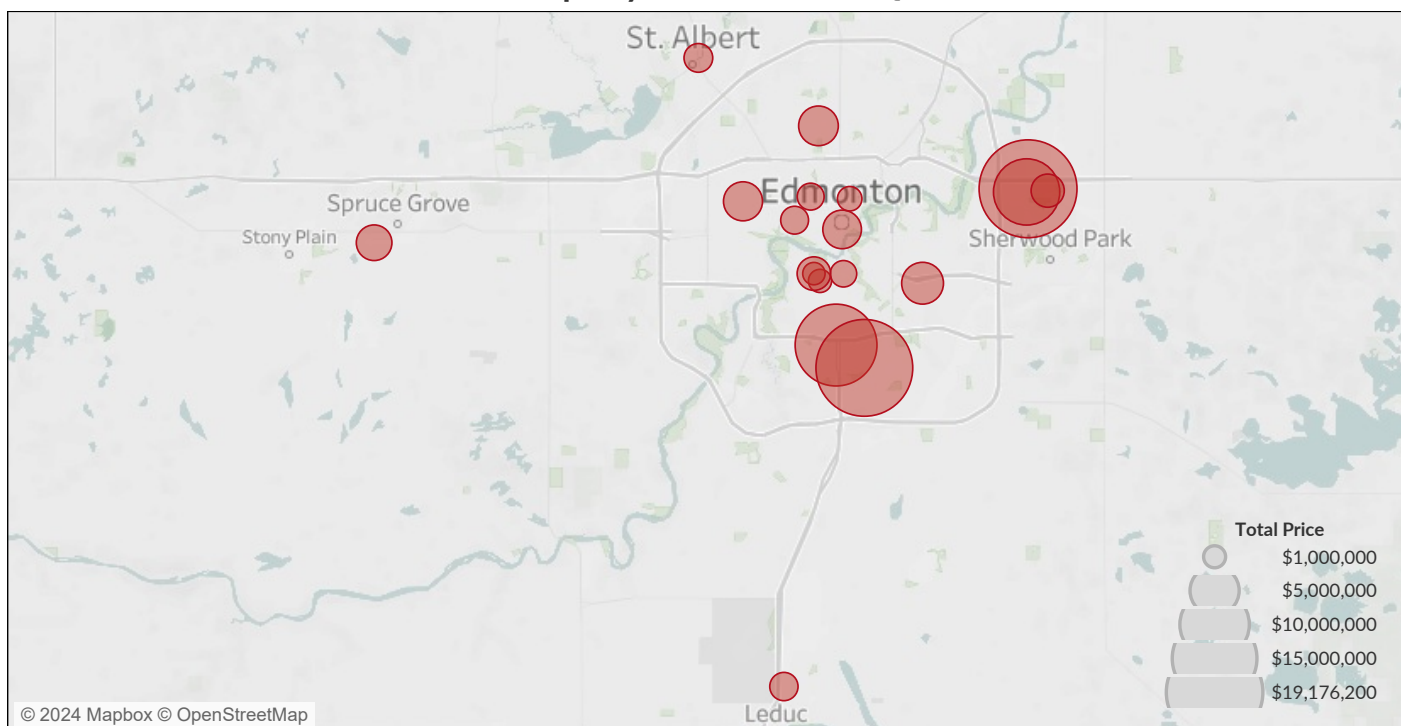
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$54.8M	13	\$171.7M	\$54.8M	-68.1%	\$305
Other Markets	\$36.0M	6	\$4.4M	\$36.0M	726.6%	\$220
Grand Total	\$90.7M	19	\$176.0M	\$90.7M	-48.5%	\$276

Retail - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10012 101A Avenue NW	City of Edmonton	Edmonton	\$3.0M	16,511	\$181
10024 82nd Avenue NW	City of Edmonton	Edmonton	\$1.4M	5,600	\$250
11035 92nd Street NW	City of Edmonton	Edmonton	\$1.2M	30,000	\$40
11044 82nd Avenue NW	City of Edmonton	Edmonton	\$2.3M	Null	Null
11460 112th Avenue NW	City of Edmonton	Edmonton	\$1.5M	7,620	\$190

Source: Altus Group

Retail Property Transactions - Q1 2024



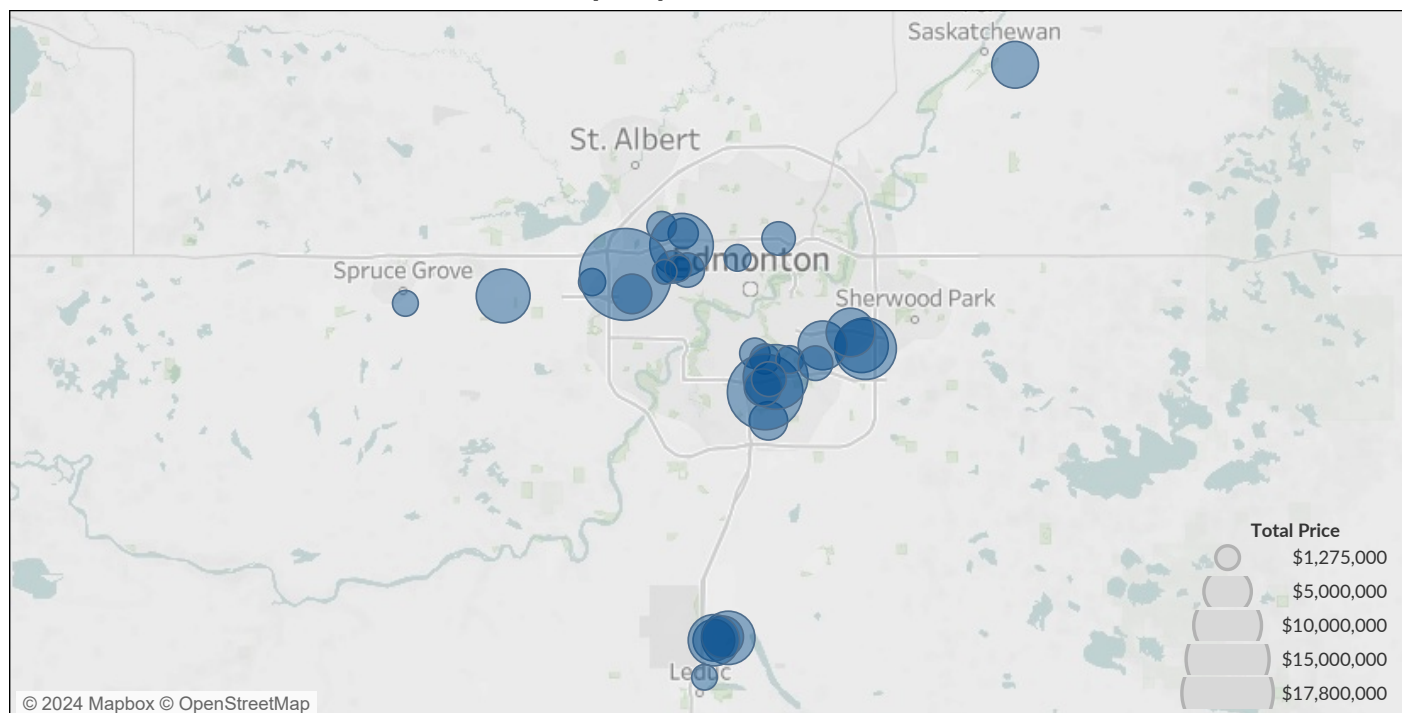
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$107.5M	25	\$205.6M	\$107.5M	-47.7%	\$204
Other Markets	\$32.3M	8	\$50.6M	\$32.3M	-36.1%	\$257
Grand Total	\$139.8M	33	\$256.2M	\$139.8M	-45.4%	\$215

Industrial - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10220 180th Street NW	City of Edmonton	Edmonton	\$3.3M	15,750	\$210
10271 279th Street	Parkland County	Acheson	\$6.1M	27,000	\$226
10710 209 Street NW	City of Edmonton	Edmonton	\$1.5M	5,000	\$309
10930 184th Street NW	City of Edmonton	Edmonton	\$17.8M	164,722	\$108
11208 143rd Street NW	City of Edmonton	Edmonton	\$2.5M	18,065	\$137

Source: Altus Group

Industrial Property Transactions - Q1 2024



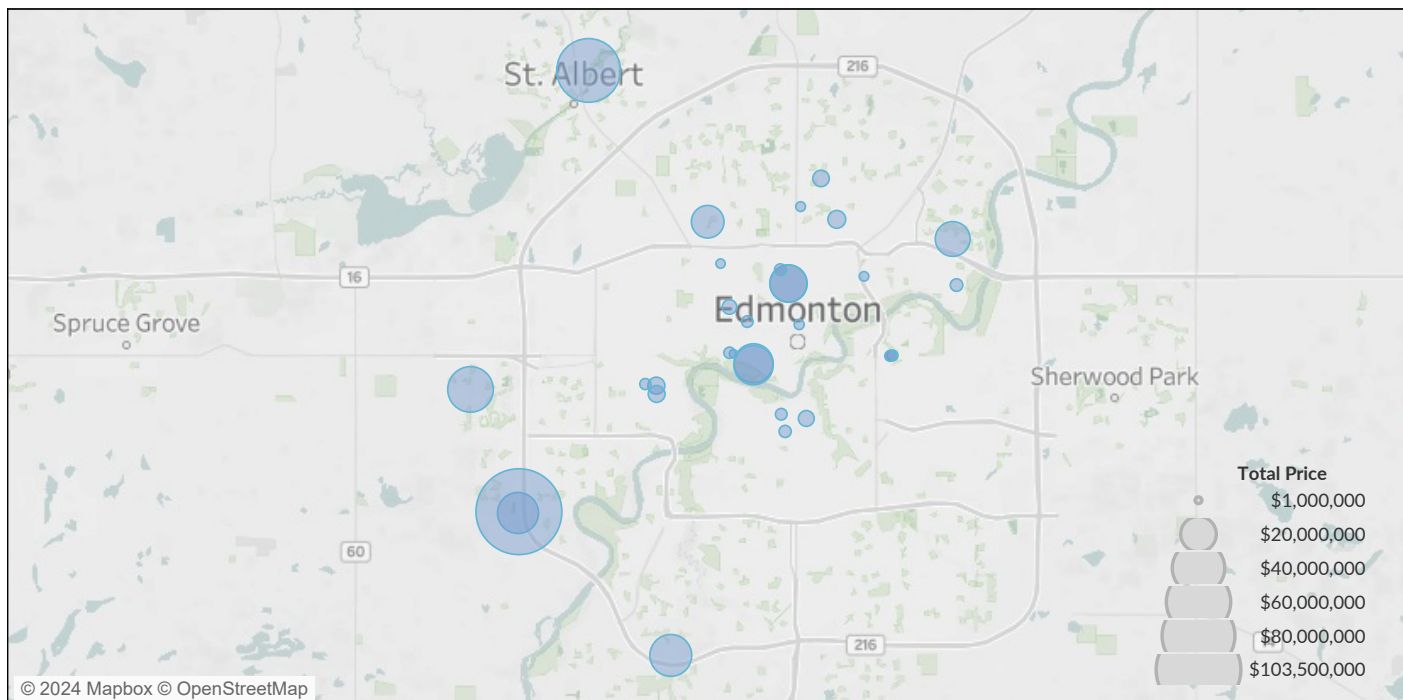
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
City of Edmonton	\$342.1M	31	\$292.4M	\$342.1M	17.0%	\$162,017
Other Markets	\$57.0M	1	\$85.4M	\$57.0M	-33.3%	\$347,561
Grand Total	\$399.1M	32	\$377.8M	\$399.1M	5.6%	\$167,816

Apartment - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2 Inglewood Drive	Sturgeon County	St. Albert	\$57.0M	164	\$347,561
1150 Hooke Road NW	City of Edmonton	Edmonton	\$17.0M	147	\$115,646
4615 199th Street NW	City of Edmonton	Edmonton	\$23.6M	90	\$262,222
4635 199th Street NW	City of Edmonton	Edmonton	\$103.5M	420	\$246,429
5868 Mullen Place NW	City of Edmonton	Edmonton	\$24.6M	126	\$195,437

Source: Altus Group

Apartment Property Transactions - Q1 2024



Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Room
City of Edmonton			\$7.5M		-100.0%	
Other Markets	\$7.8M	1		\$7.8M		\$78,000
Grand Total	\$7.8M	1	\$7.5M	\$7.8M	4.7%	\$78,000

Hotel - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
50 Westpark Boulevard	Strathcona County	Fort Saskatchewan	\$7.8M	100	\$78,000

Source: Altus Group

Hotel Property Transactions - Q1 2024



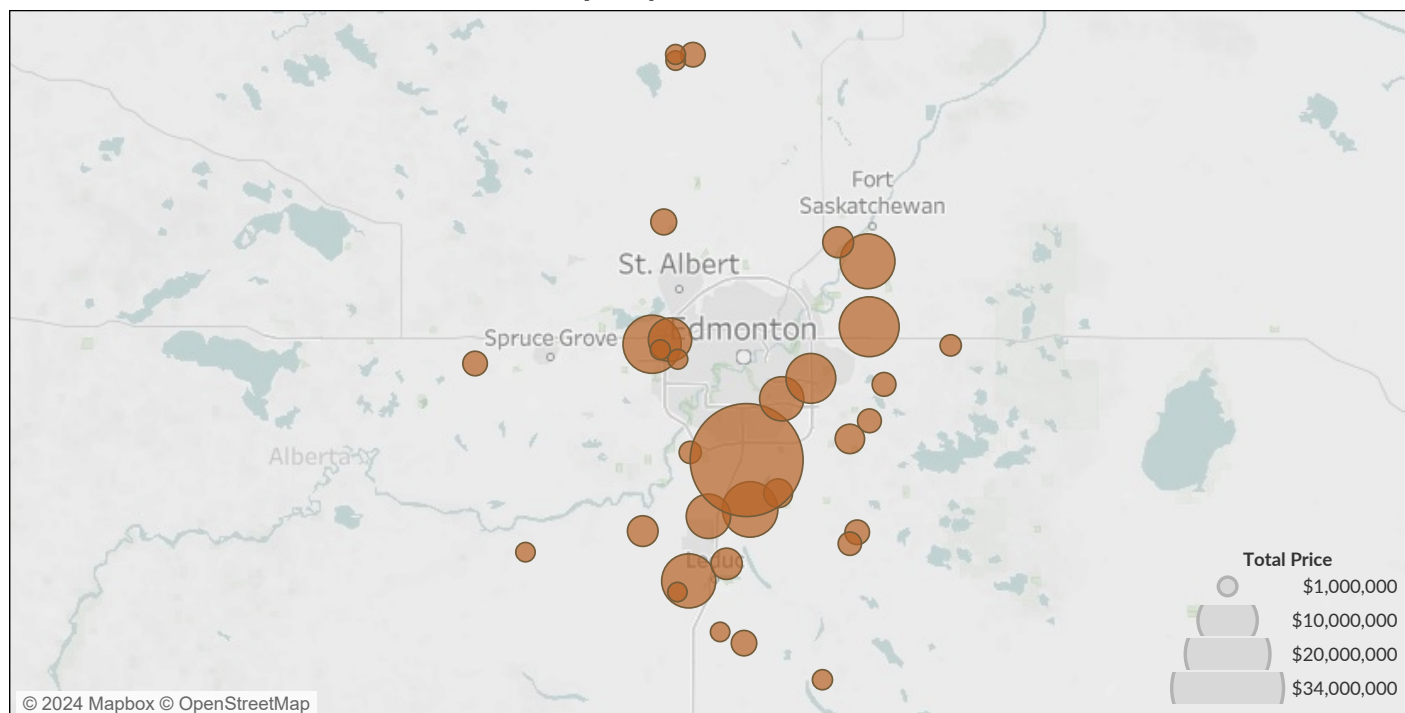
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$64.1M	9	\$29.3M	\$64.1M	118.3%	\$0.4M
Other Markets	\$70.1M	24	\$46.9M	\$70.1M	49.6%	\$0.1M
Grand Total	\$134.2M	33	\$76.2M	\$134.2M	76.1%	\$0.2M

ICI Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
NW-15-57-24-4	Sturgeon County	\N	\$1.1M	160.0	\$6,563
NW-26-54-23-4 & SW-26-54-23-4	Sturgeon County	\N	\$2.5M	237.6	\$10,619
1704 91st Street SW	City of Edmonton	Edmonton	\$34.0M	152.8	\$222,469
3872 Allan Drive SW	City of Edmonton	Edmonton	\$1.3M	1.1	\$1,207,770
4501 74th Street	Leduc County	Leduc	\$7.8M	86.3	\$90,393

Source: Altus Group

ICI Land Property Transactions - Q1 2024



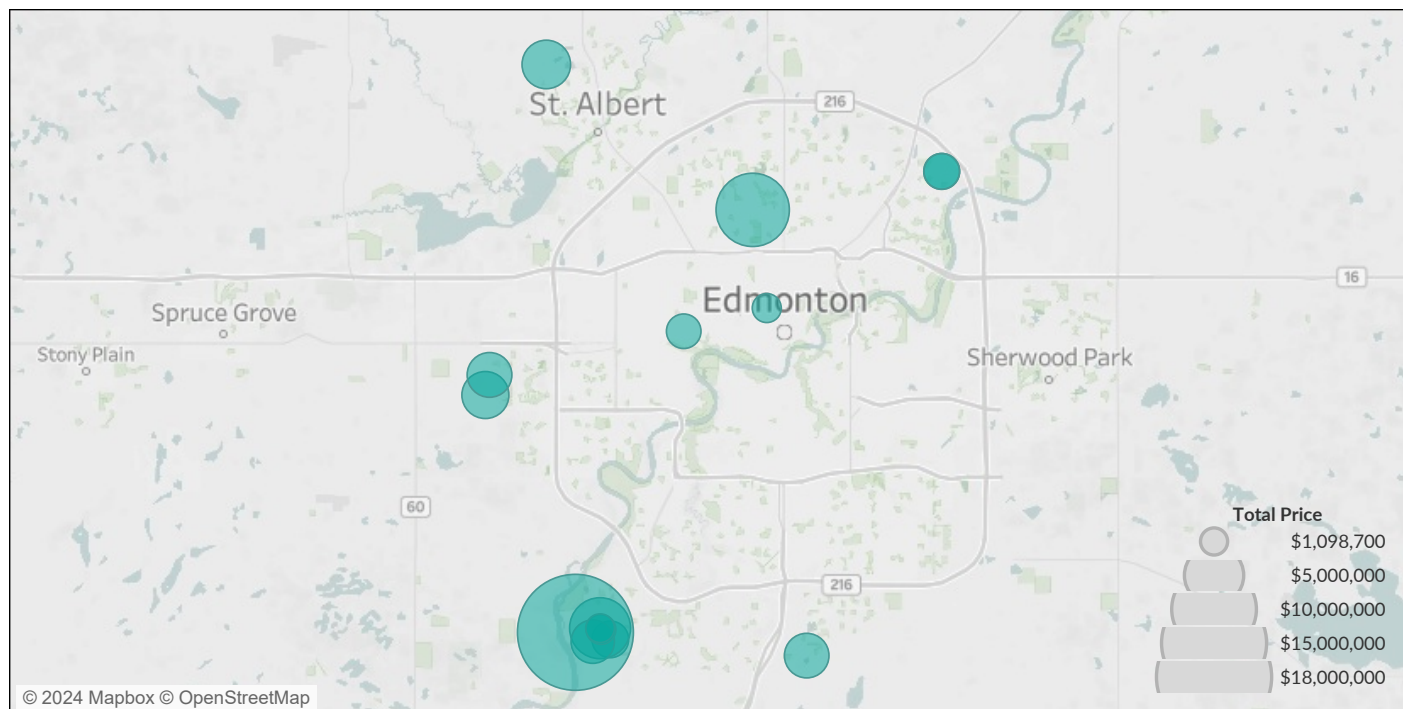
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$51.2M	14	\$18.2M	\$51.2M	181.8%	\$1.3M
Other Markets	\$3.2M	1	\$11.7M	\$3.2M	-73.0%	\$0.9M
Grand Total	\$54.4M	15	\$29.8M	\$54.4M	82.2%	\$1.2M

Residential Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10414 142nd Street NW	City of Edmonton	Edmonton	\$1.6M	0.4	Null
11004 107th Street NW	City of Edmonton	Edmonton	\$1.1M	0.5	Null
13703 Castle Downs Road N..	City of Edmonton	Edmonton	\$7.2M	6.1	\$1,174,041
1804 184th Street SW	City of Edmonton	Edmonton	\$18.0M	88.4	\$203,689
2115 154th Avenue NW	City of Edmonton	Edmonton	\$1.7M	0.7	\$2,486,211

Source: Altus Group

Residential Land Property Transactions - Q1 2024





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