



Altus Group

Edmonton Submarket Report

**Edmonton Suburban
Submarket Report - June 2024**

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Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		39	216	255

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	4	323	137	120	66
Townhouse	24	1,890	1,257	233	400
Grand Total	28	2,213	1,394	353	466

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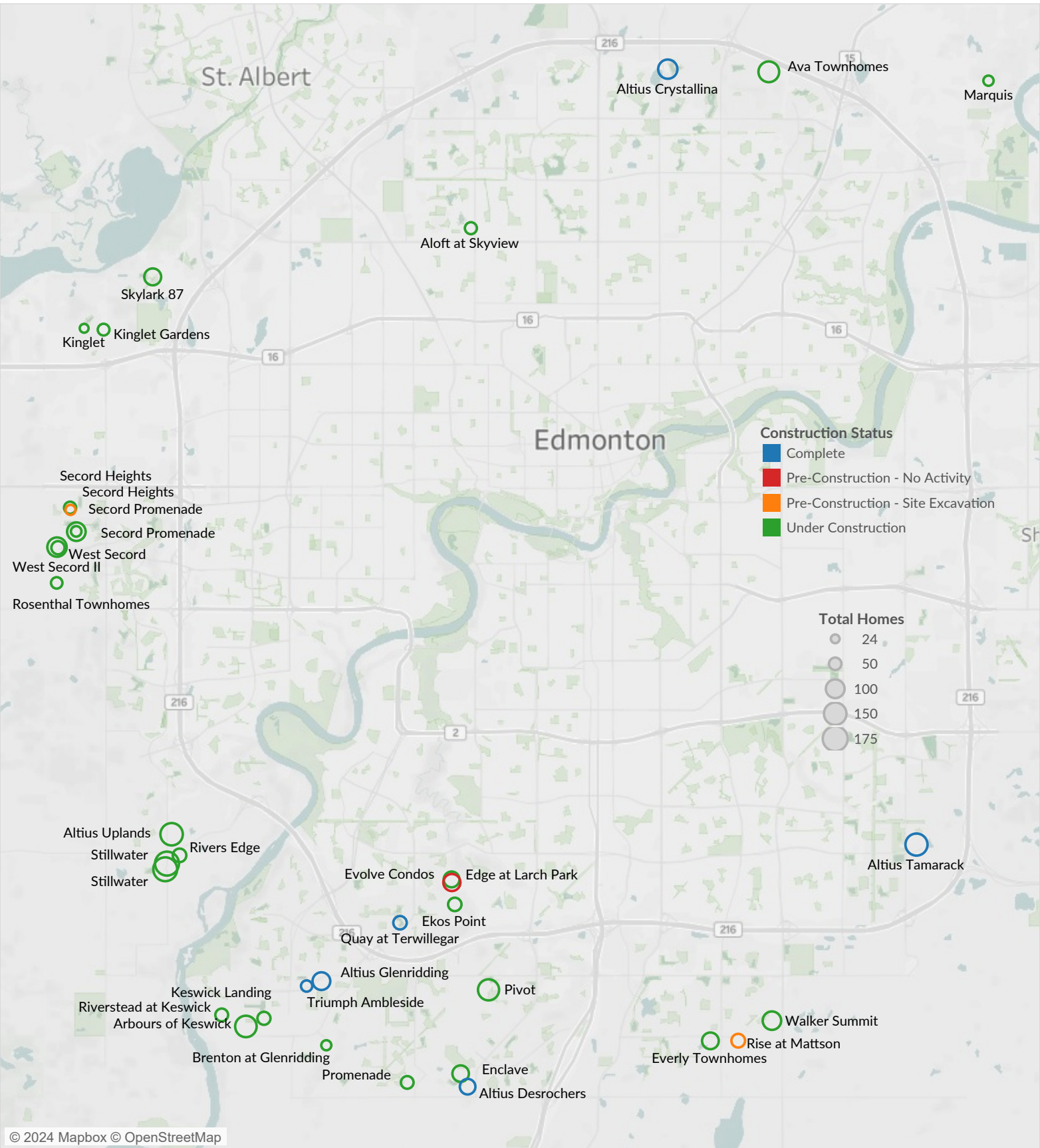
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$318	\$389	\$341	720	1,289
Townhouse	\$273	\$309	\$257	1,172	1,473

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	173	175
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	164	174
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	152	153
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	111	141
Pivot	Averton	Townhouse	September 2014	\$292	115	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	38	131
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	26	114
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	37	105
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	25	89
Skylark 87	Jaya Homes	Townhouse	September 2016	\$218	22	87

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
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	29	105
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	21	114
Walker Summit	Pacesetter Homes	Townhouse	May 2015	\$253	20	104
Rivers Edge	StreetSide Developments	Townhouse	April 2022	\$297	15	56
Kinglet Gardens	Rohit Communities	Townhouse	June 2022	\$277	15	42
Altius Uplands	StreetSide Developments	Townhouse	October 2017	\$216	15	153
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	14	52
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	14	85
Brenton at Glenridding	Pacesetter Homes	Townhouse	March 2021	\$294	11	31
Promenade	Landmark Homes	Townhouse	March 2022	\$268	10	49

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