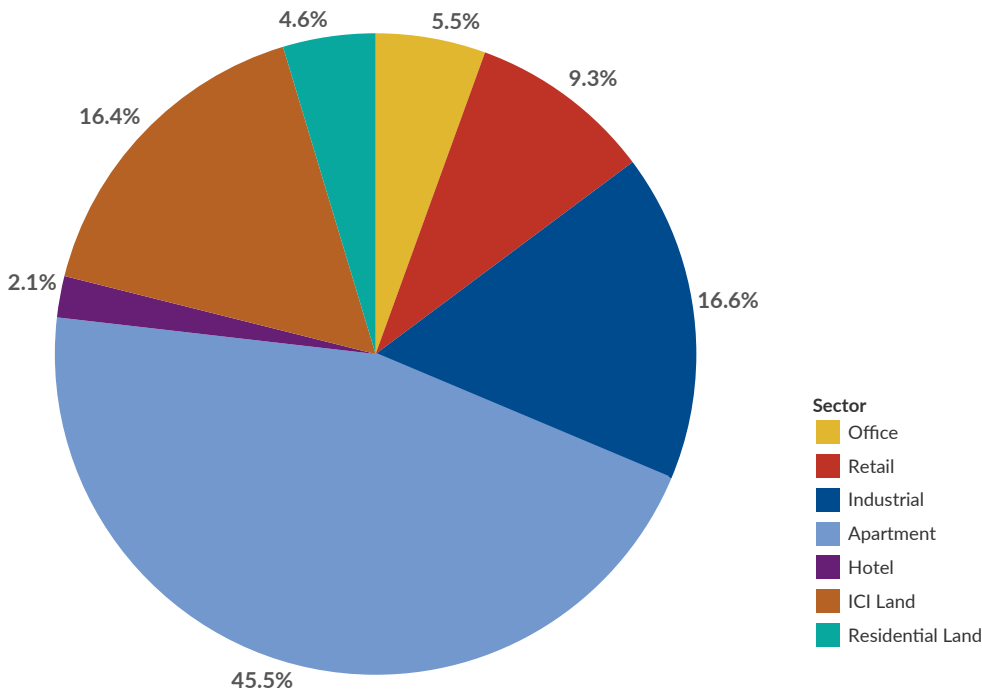

Edmonton Market Area Commercial Q2 2024 Statistics



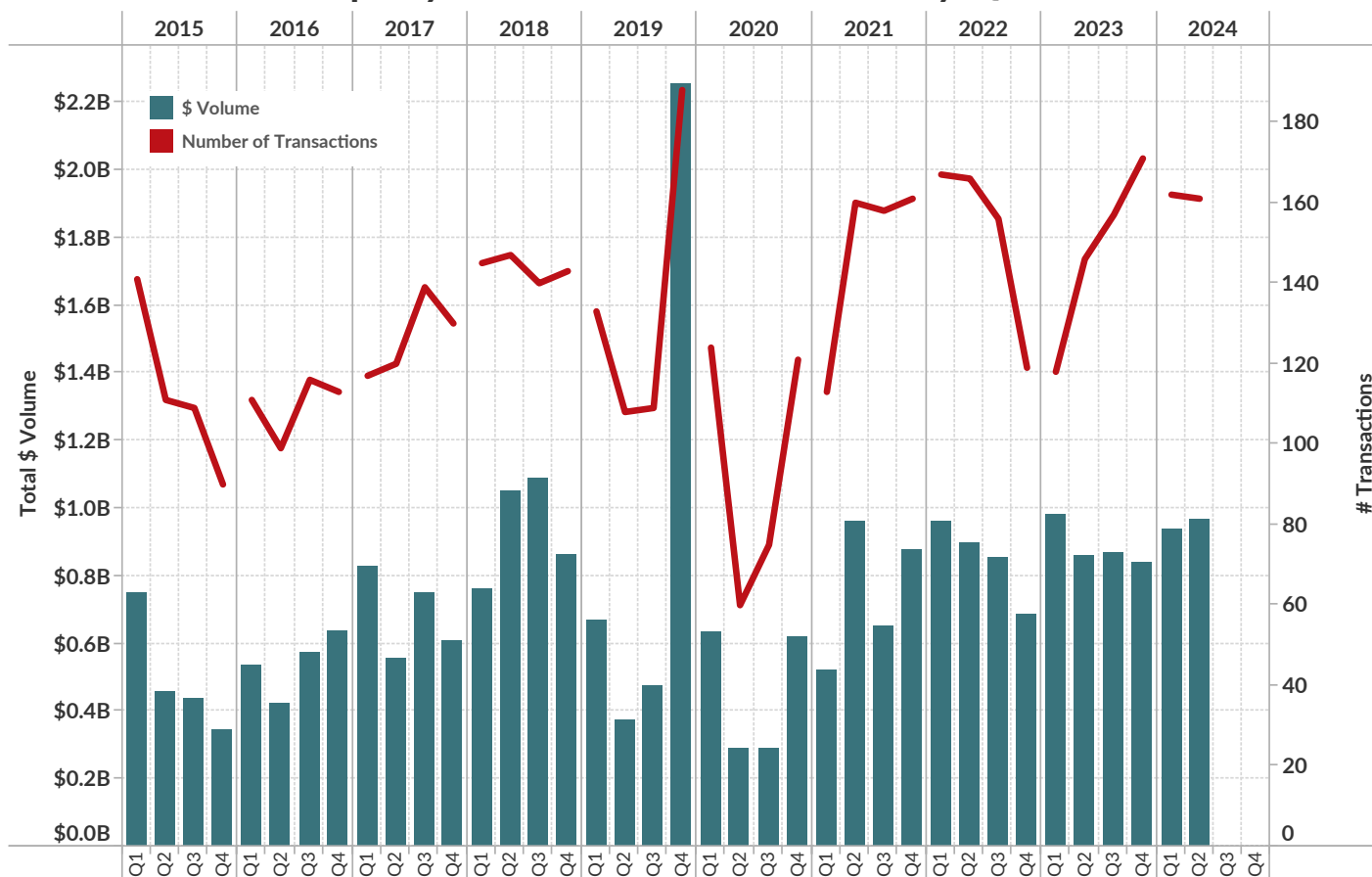
AltusGroup

Q2 2024 YTD Property Transactions - Total \$ Volume by Sector



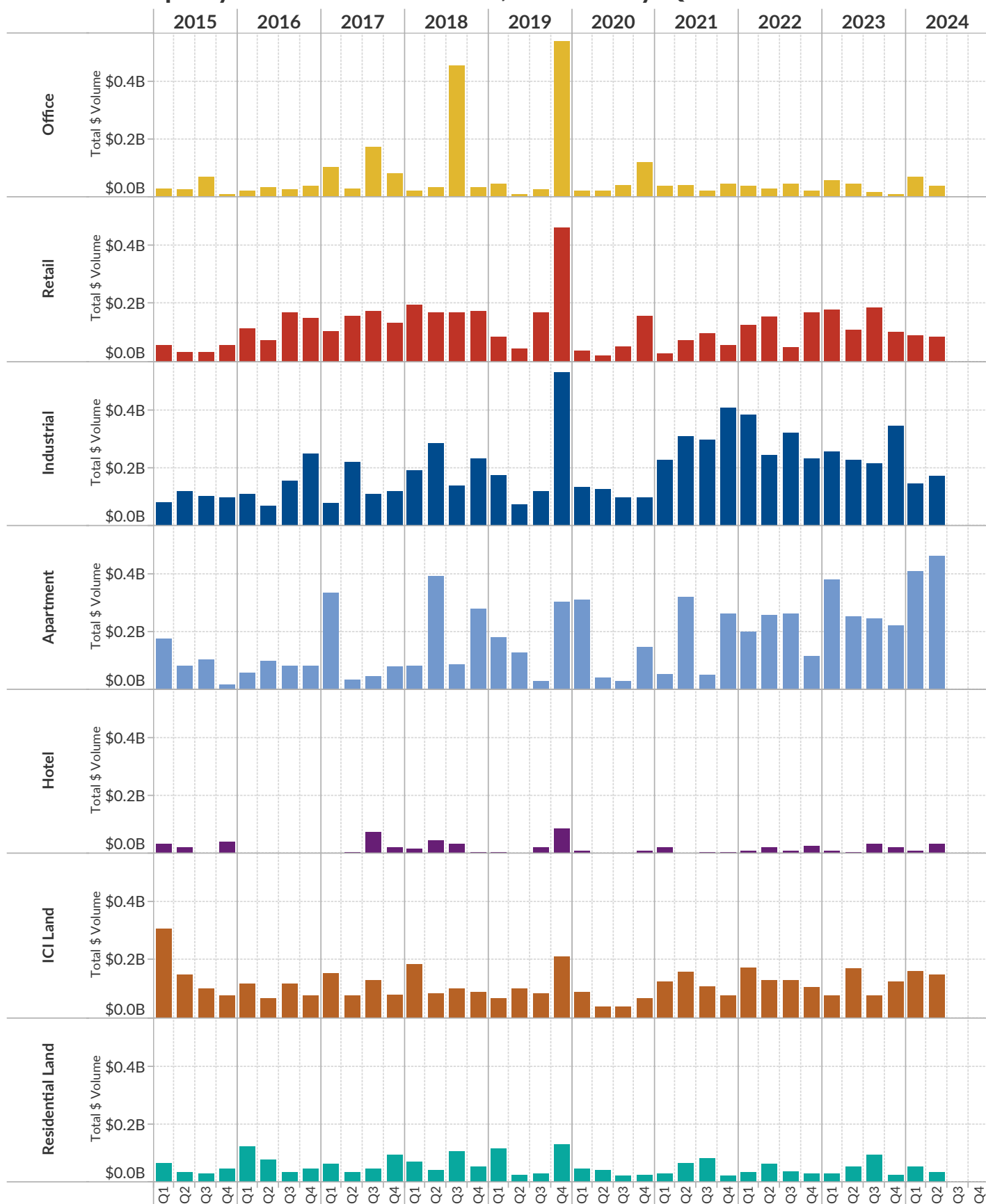
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

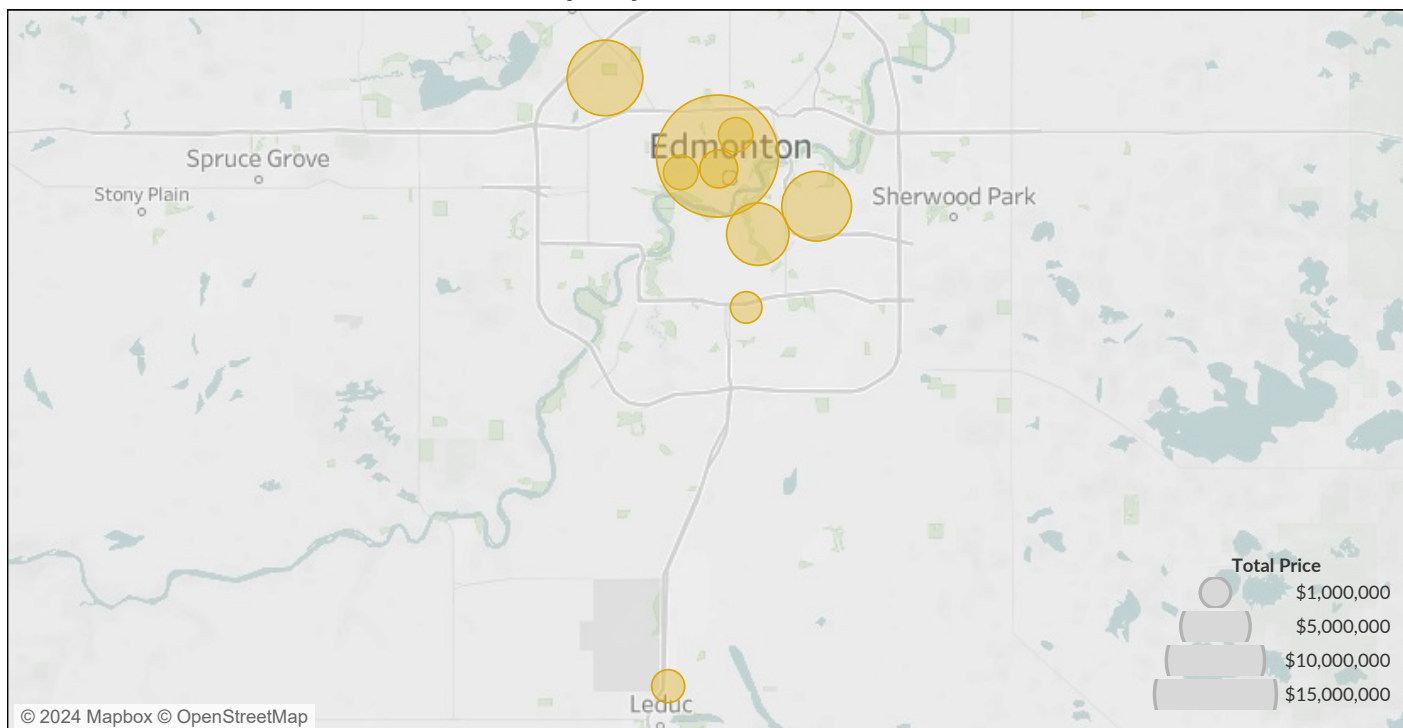
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$34.4M	8	\$71.2M	\$104.1M	46.2%	\$165
Other Markets	\$1.1M	1	\$30.8M	\$1.1M	-96.4%	\$147
Grand Total	\$35.5M	9	\$102.0M	\$105.2M	3.2%	\$164

Office - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10611 Kingsway NW	City of Edmonton	Edmonton	\$15.0M	82,500	\$182
16203 137 Avenue NW	City of Edmonton	Edmonton	\$5.8M	26,897	\$214
9343 50th Street NW	City of Edmonton	Edmonton	\$4.9M	41,269	\$119
9119 82nd Avenue NW	City of Edmonton	Edmonton	\$3.9M	36,000	\$109
10508 107 Avenue NW	City of Edmonton	Edmonton	\$1.5M	14,697	\$97

Source: Altus Group

Office Property Transactions - Q2 2024



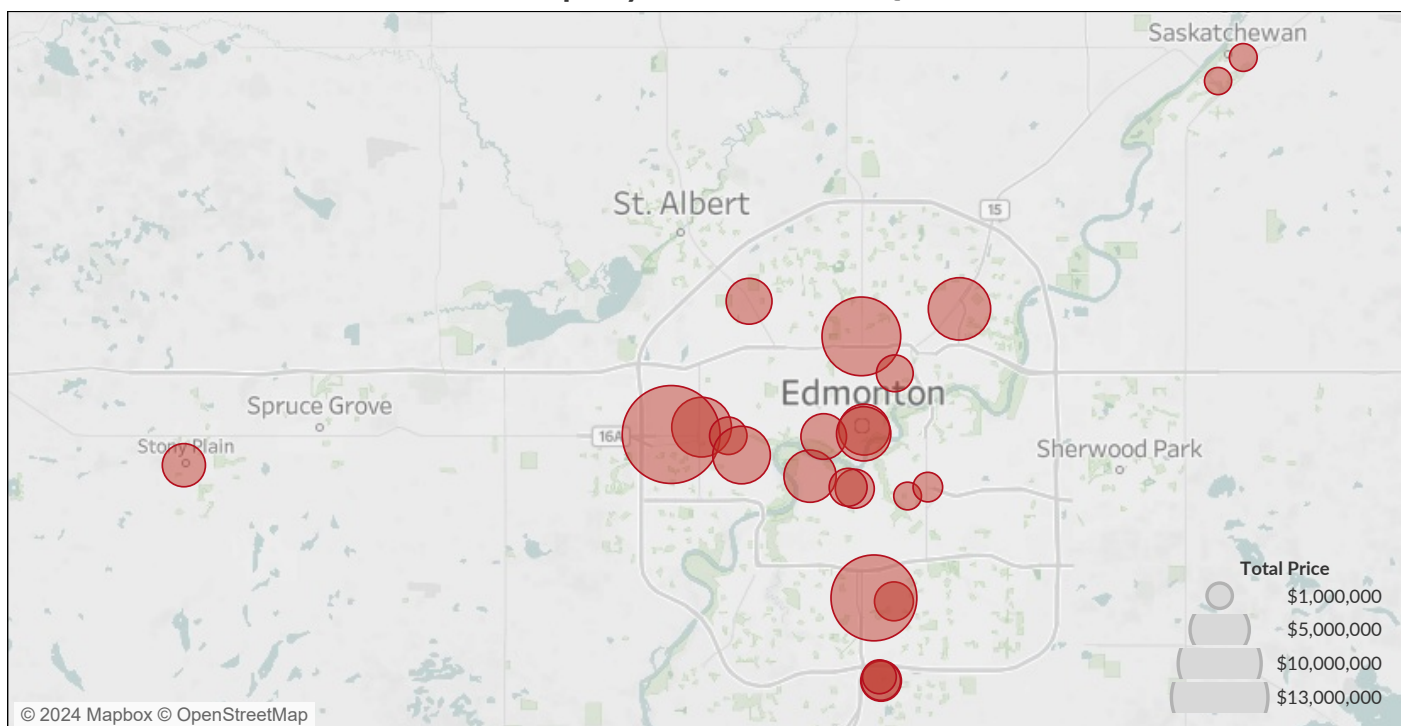
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$77.3M	20	\$252.3M	\$132.0M	-47.7%	\$336
Other Markets	\$8.1M	4	\$31.7M	\$44.0M	38.9%	\$260
Grand Total	\$85.4M	24	\$284.0M	\$176.1M	-38.0%	\$318

Retail - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
18208 Stony Plain Road NW	City of Edmonton	Edmonton	\$13.0M	32,316	\$402
9820 34th Avenue NW	City of Edmonton	Edmonton	\$10.0M	25,000	\$400
12820 97th Street NW	City of Edmonton	Edmonton	\$8.4M	26,500	\$317
13723 Manning Drive NW	City of Edmonton	Edmonton	\$5.3M	19,820	\$266
10333 170th Street NW	City of Edmonton	Edmonton	\$4.8M	14,183	\$341

Source: Altus Group

Retail Property Transactions - Q2 2024



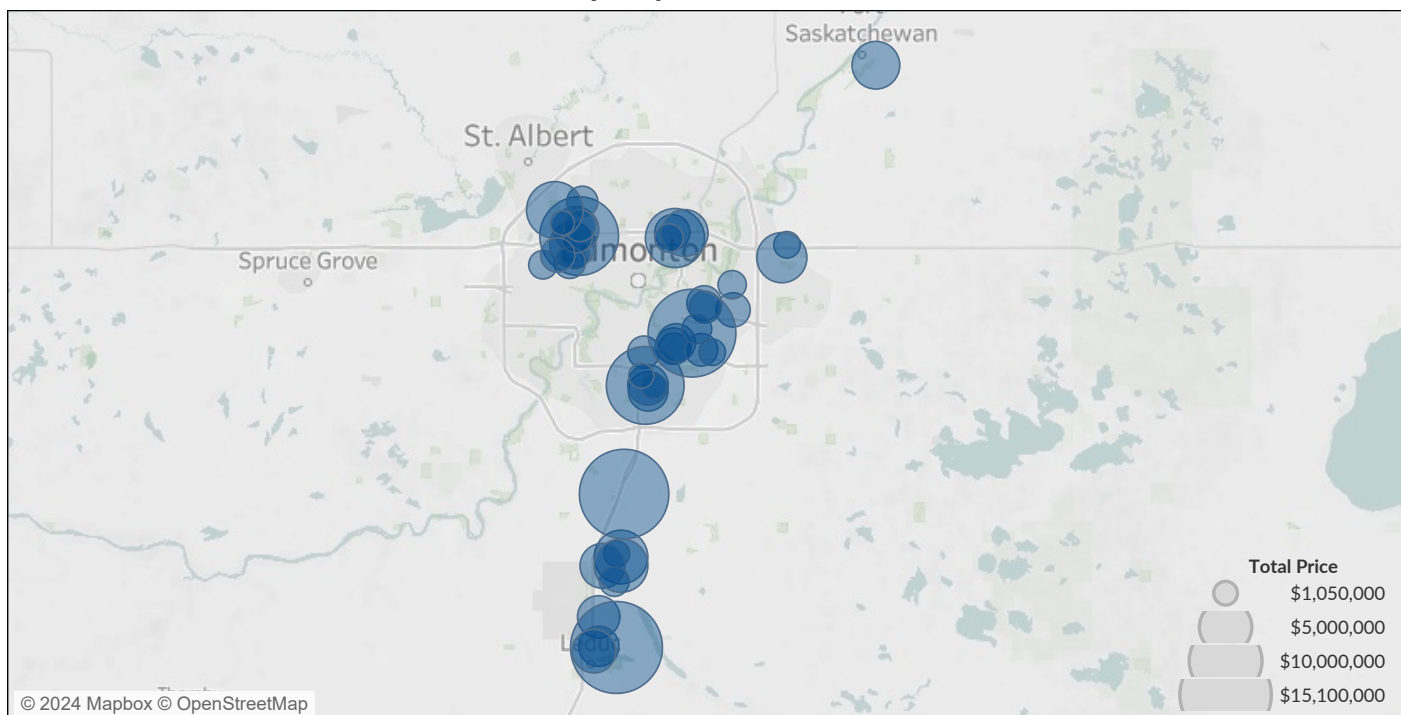
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$106.0M	34	\$384.4M	\$216.2M	-43.8%	\$190
Other Markets	\$64.0M	12	\$98.0M	\$98.8M	0.9%	\$312
Grand Total	\$170.0M	46	\$482.4M	\$315.0M	-34.7%	\$222

Industrial - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
6019 35th Street	Leduc County	Leduc	\$15.1M	53,584	\$282
3735 8th Street	Leduc County	Nisku	\$14.3M	75,921	\$1,889
6005 72A Avenue NW	City of Edmonton	Edmonton	\$13.8M	55,093	\$250
12410 142nd Street NW	City of Edmonton	Edmonton	\$11.1M	132,248	\$84
3503 99th Street NW	City of Edmonton	Edmonton	\$10.8M	71,103	\$152

Source: Altus Group

Industrial Property Transactions - Q2 2024



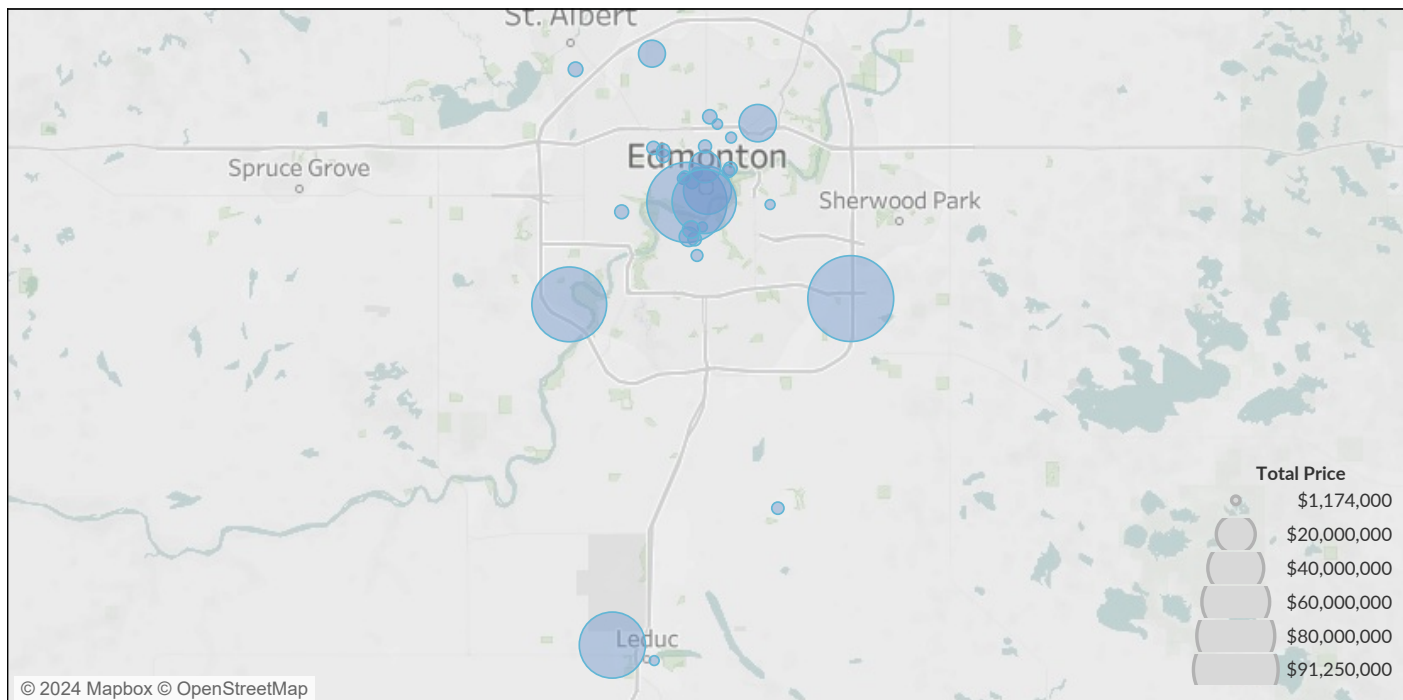
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
City of Edmonton	\$399.4M	28	\$540.5M	\$748.7M	38.5%	\$157,349
Other Markets	\$59.7M	4	\$87.7M	\$116.7M	33.1%	\$170,475
Grand Total	\$459.1M	32	\$628.2M	\$865.4M	37.8%	\$158,196

Apartment - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2701 Maple Way NW	City of Edmonton	Edmonton	\$91.3M	365	\$250,000
9922 111th Street NW	City of Edmonton	Edmonton	\$79.3M	178	\$445,693
3170 Cameron Heights W..	City of Edmonton	Edmonton	\$69.3M	277	\$250,000
6201 Grant MacEwan Boul..	Leduc County	\N	\$54.1M	438	\$123,459
10205 100th Avenue NW	City of Edmonton	Edmonton	\$51.0M	372	\$137,097

Source: Altus Group

Apartment Property Transactions - Q2 2024



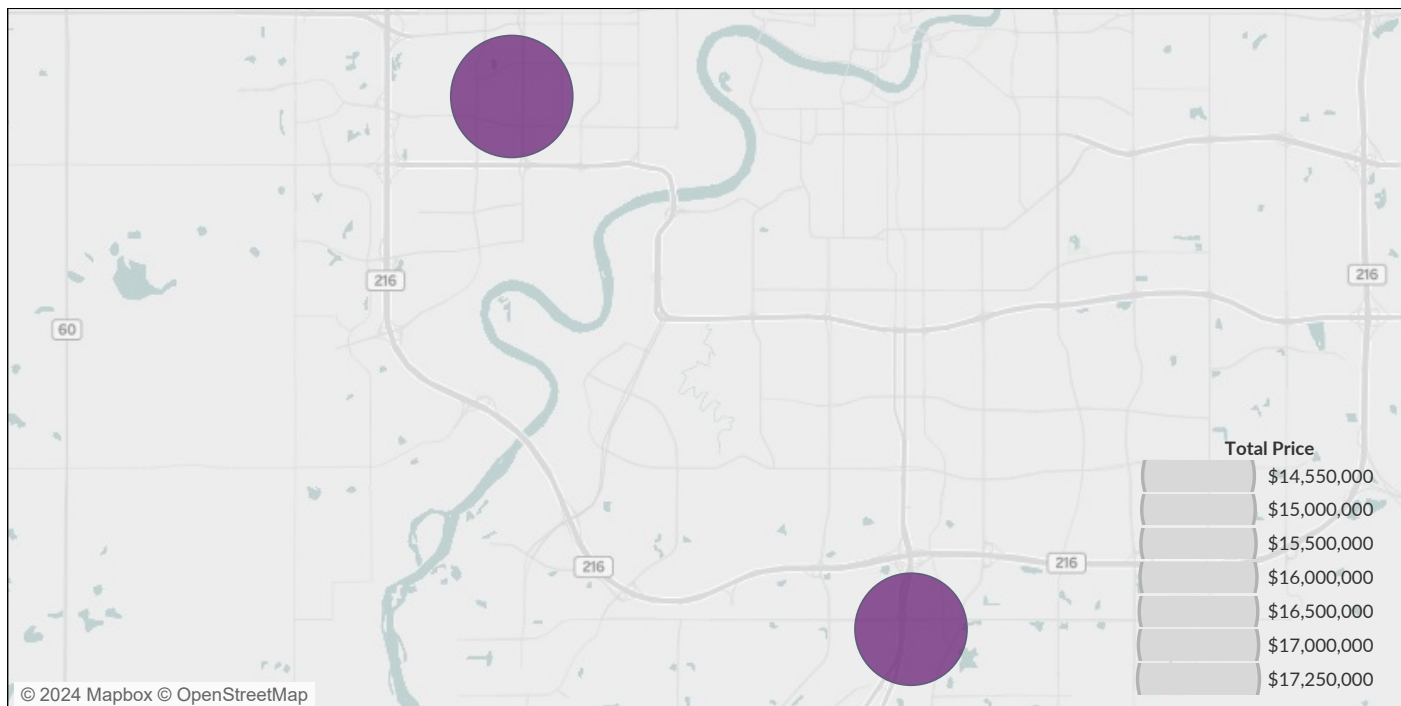
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
City of Edmonton	\$31.8M	2	\$12.3M	\$31.8M	159.6%	\$138,571
Other Markets				\$7.8M		\$78,000
Grand Total	\$31.8M	2	\$12.3M	\$39.6M	223.3%	\$108,286

Hotel - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
17104 90th Avenue NW	City of Edmonton	Edmonton	\$17.3M	Null	Null
1204 101st Street SW	City of Edmonton	Edmonton	\$14.6M	105	\$138,571

Source: Altus Group

Hotel Property Transactions - Q2 2024



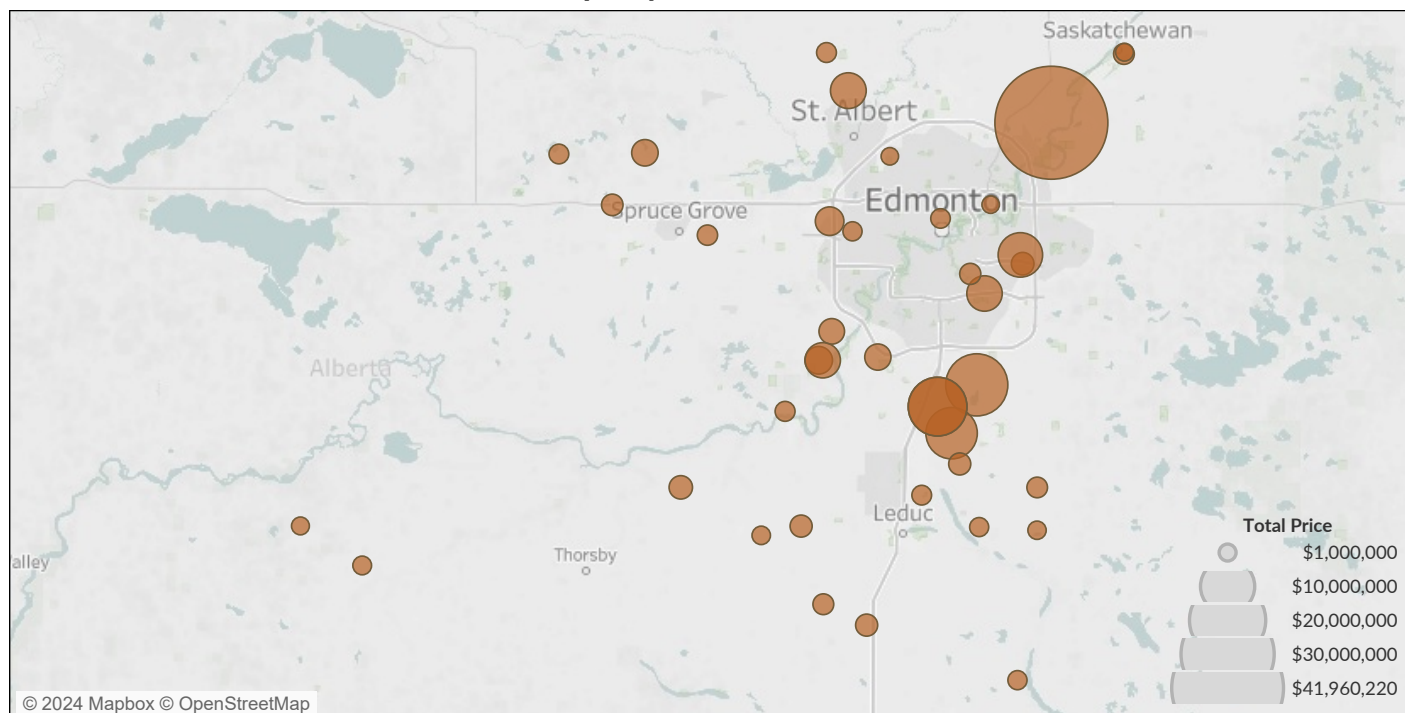
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$80.1M	14	\$133.5M	\$148.9M	11.5%	\$0.7M
Other Markets	\$71.0M	26	\$111.2M	\$163.8M	47.3%	\$0.2M
Grand Total	\$151.1M	40	\$244.7M	\$312.7M	27.8%	\$0.3M

ICI Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
18721 17th Street NE	City of Edmonton	Edmonton	\$42.0M	339.2	\$123,718
3521 66th Street SW	City of Edmonton	Edmonton	\$12.7M	41.8	\$304,073
SE-8-51-24-4	Leduc County	Nisku	\$11.3M	34.2	\$331,431
SW-32-50-24-4	Leduc County	Leduc	\$8.7M	79.0	\$110,126
9050 14th Street	Strathcona County	Sherwood Park	\$6.5M	12.9	\$503,875

Source: Altus Group

ICI Land Property Transactions - Q2 2024



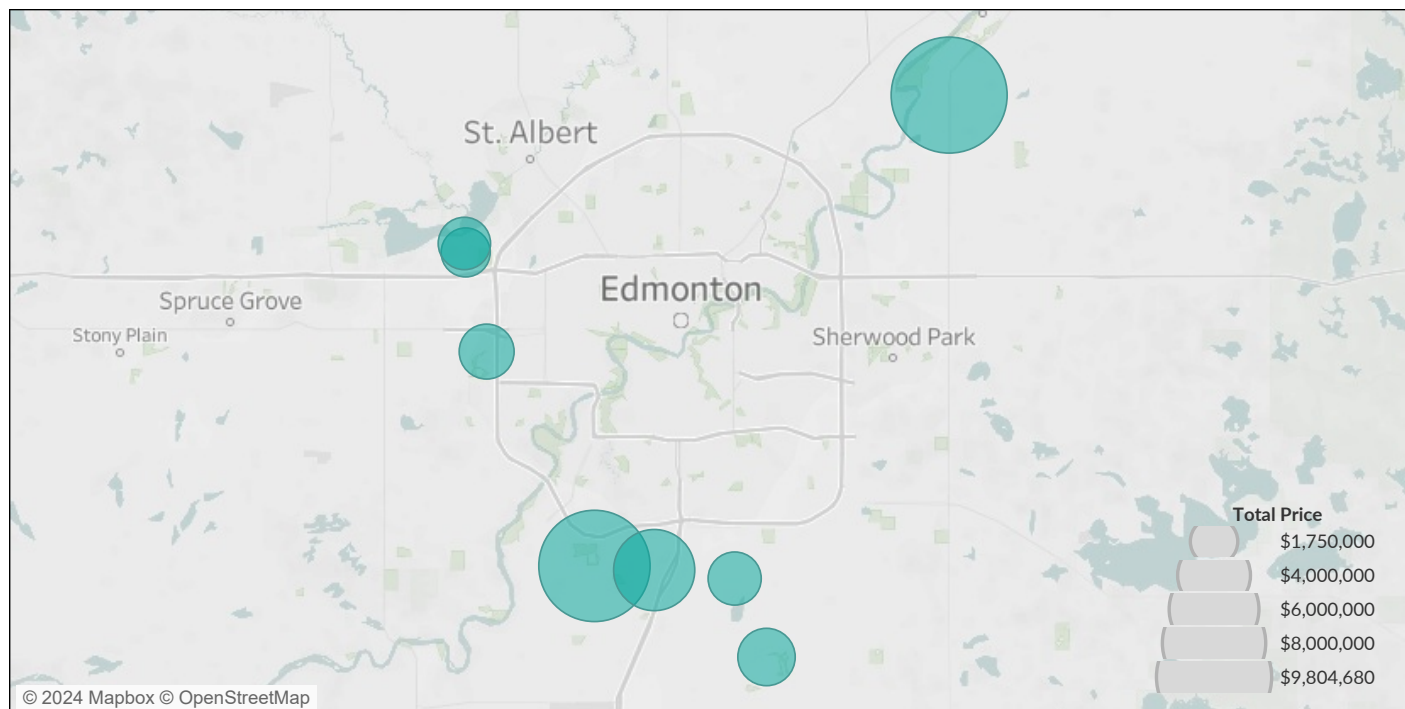
Region	Q2 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$21.8M	6	\$66.3M	\$73.0M	10.2%	\$1.1M
Other Markets	\$12.2M	2	\$18.0M	\$15.4M	-14.7%	\$0.7M
Grand Total	\$34.0M	8	\$84.3M	\$88.4M	4.8%	\$1.1M

Residential Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
NE-13-54-23-4	Strathcona County	Fort Saskatchewan	\$9.8M	158.1	\$62,000
3050 Hays Ridge Drive SW	City of Edmonton	Edmonton	\$9.0M	7.4	\$1,215,343
2180 111th Street SW	City of Edmonton	Edmonton	\$4.8M	16.4	\$293,219
9 Coloniale Way	Leduc County	Beaumont	\$2.4M	2.2	\$1,100,917
20425 93rd Avenue NW	City of Edmonton	Edmonton	\$2.2M	1.5	\$1,430,429

Source: Altus Group

Residential Land Property Transactions - Q2 2024





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