



Altus Group

Edmonton Submarket Report

**Edmonton Suburban
Submarket Report - September 2024**

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Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		27	159	186

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	164	93	66
Townhouse	23	1,832	1,115	190	527
Grand Total	27	2,155	1,279	283	593

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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	\$370	\$341	720	1,289
Townhouse	\$288	\$317	\$272	1,201	1,415

Active Phases - Top Projects by Total Homes

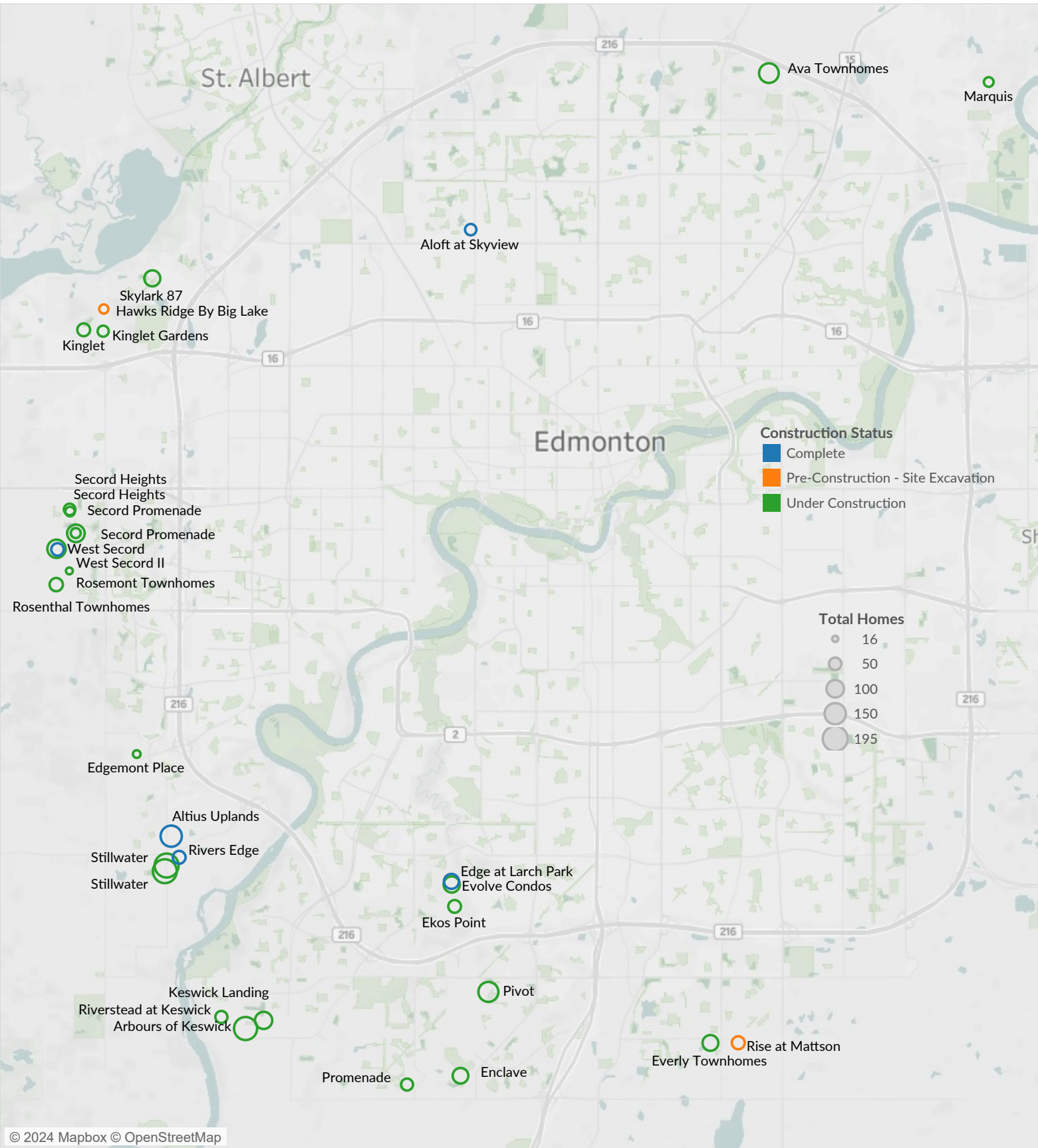
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	180	195
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	167	194
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	114	181
Pivot	Averton	Townhouse	September 2014	\$292	118	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	41	131
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	30	114
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	59	105
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	48	101
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	39	89
Skylark 87	Jaya Homes	Townhouse	September 2016	\$218	22	87

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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
Rise at Mattson	Parkwood Master Builder	Townhouse	June 2024	\$262	38	57
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	22	105
Rosenthal Townhomes	StreetSide Developments	Townhouse	March 2023	\$283	14	60
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	14	89
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	14	85
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	7	195
Riverstead at Keswick	Cantiro Homes	Townhouse	January 2024	\$299	7	50
Kinglet Gardens	Rohit Communities	Townhouse	June 2022	\$277	6	42
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	6	101
Secord Heights (Two-Storey Townhomes)	StreetSide Developments	Townhouse	January 2024	\$297	5	45

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