



Altus Group

Edmonton Submarket Report

Edmonton Suburban
Submarket Report - Q4 2024

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Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		16	102	118

Annual Sales

2019	2020	2021	2022	2023	2024
1,068	1,005	1,092	981	594	778

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	4	323	180	77	66
Townhouse	24	2,011	1,213	159	639
Grand Total	28	2,334	1,393	236	705

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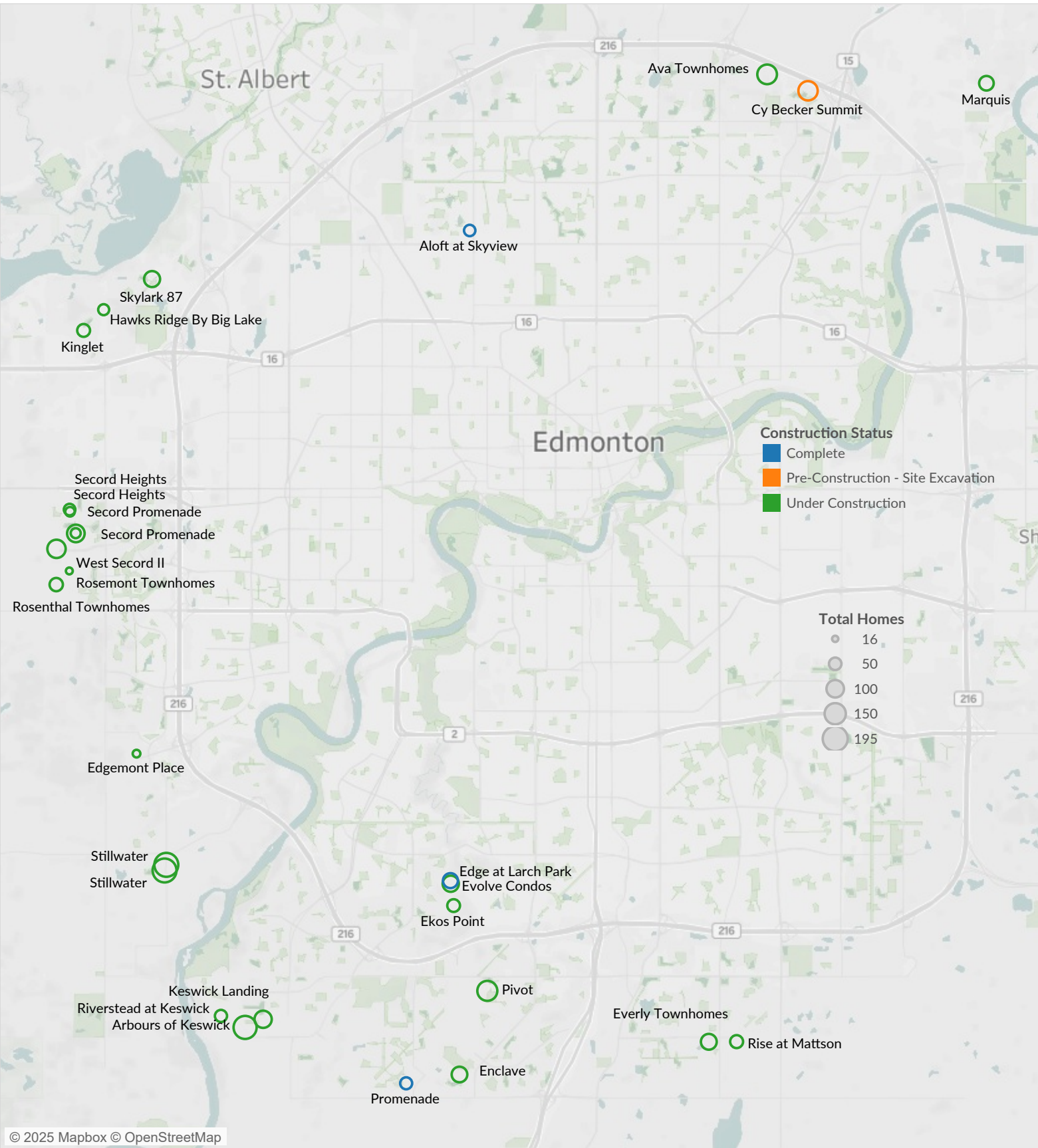
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$315	\$368	\$341	720	1,289
Townhouse	\$292	\$323	\$273	1,190	1,405

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	181	195
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	169	194
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	124	181
Pivot	Averton	Townhouse	September 2014	\$292	115	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	51	131
Cy Becker Summit	StreetSide Developments	Townhouse	December 2024	\$303	1	127
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	40	114
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	78	105
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	51	101
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	39	89

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	19	105
Riverstead at Keswick	Cantiro Homes	Townhouse	January 2024	\$299	12	50
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	10	114
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	10	131
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	10	181
Rosenthal Townhomes	StreetSide Developments	Townhouse	March 2023	\$283	8	60
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	8	85
Marquis	StreetSide Developments	Townhouse	December 2022	\$255	6	72
Aloft at Skyview (Building 2)	StreetSide Developments	Low Rise	June 2023	\$298	6	44
Rise at Mattson	Parkwood Master Builder	Townhouse	June 2024	\$262	5	57

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