



Altus Group

Edmonton Submarket Report

**Edmonton Suburban
Submarket Report - Q1 2025**

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Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		15	156	171

Annual Sales

2019	2020	2021	2022	2023	2024
1,068	1,005	1,092	981	594	785

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	365	202	97	66
Townhouse	23	1,940	1,320	167	453
Grand Total	28	2,305	1,522	264	519

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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	\$313	\$373	\$335	708	1,264
Townhouse	\$292	\$324	\$273	1,196	1,412

Active Phases - Top Projects by Total Homes

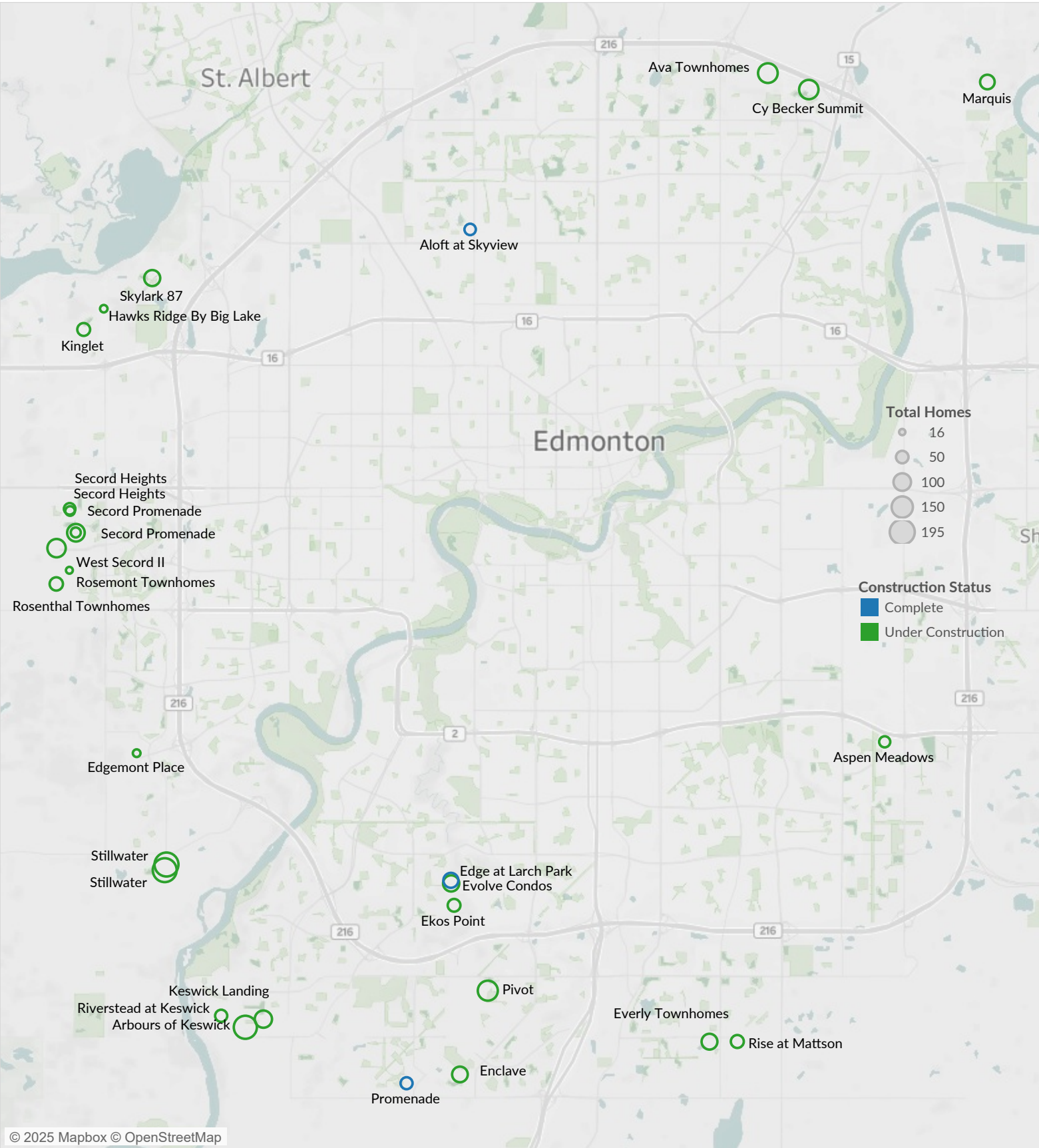
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	194	195
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	184	194
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	131	181
Pivot	Averton	Townhouse	September 2014	\$292	116	136
Ava Townhomes	Royal West Homes	Townhouse	October 2020	\$199	51	131
Cy Becker Summit	StreetSide Developments	Townhouse	December 2024	\$303	16	127
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	40	114
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	90	105
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	56	101
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	51	89

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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
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	15	194
Cy Becker Summit	StreetSide Developments	Townhouse	December 2024	\$303	15	127
Riverstead at Keswick	Cantiro Homes	Townhouse	January 2024	\$299	14	50
Stillwater (Rear Lane Townhomes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$194	13	195
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	12	105
Enclave	Landmark Homes	Townhouse	October 2021	\$221	12	83
Secord Heights (Two-Storey Townhomes)	StreetSide Developments	Townhouse	January 2024	\$297	11	45
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	11	85
Rise at Mattson	Parkwood Master Builder	Townhouse	June 2024	\$262	7	57
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	7	181

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