



Altus Group

Edmonton Submarket Report

Edmonton Suburban
Submarket Report - Q2 2025

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Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		62	112	174

Annual Sales

2019	2020	2021	2022	2023	2024
1,068	1,005	1,092	981	594	812

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	511	264	124	123
Townhouse	23	2,015	1,372	163	480
Grand Total	28	2,526	1,636	287	603

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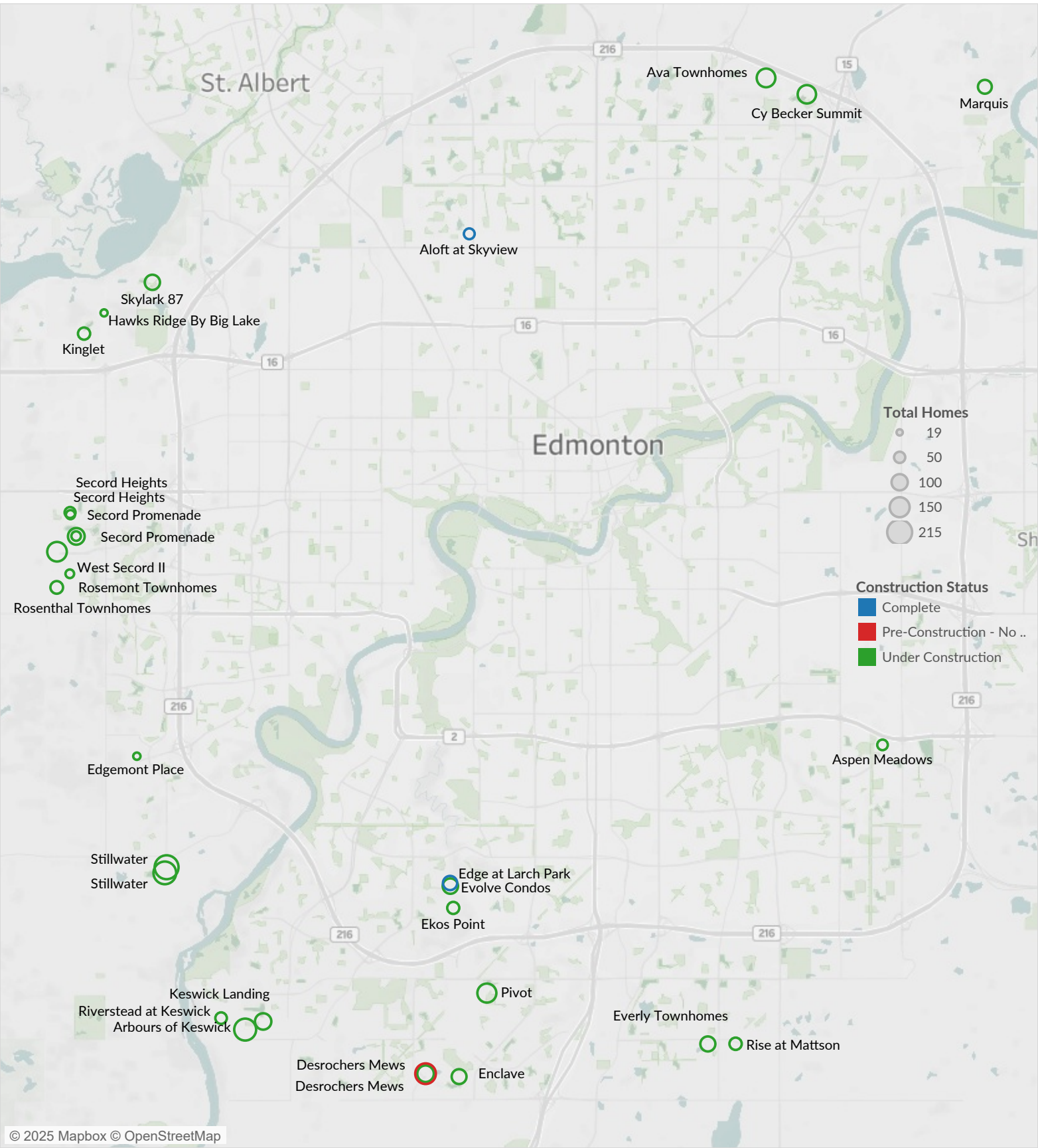
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$326	\$380	\$347	679	1,156
Townhouse	\$296	\$320	\$275	1,179	1,397

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	195	215
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	191	194
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	139	181
Desrochers Mews (Urban Flats)	StreetSide Developments	Low Rise	April 2025	\$355	20	160
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	105	144
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	25	127
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	100	105
Desrochers Mews (Townhomes)	StreetSide Developments	Townhouse	February 2025	\$320	7	103

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
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	21	144
Desrochers Mews (Urban Flats)	StreetSide Developments	Low Rise	April 2025	\$355	20	160
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	13	89
Keswick Landing	StreetSide Developments	Townhouse	May 2020	\$240	12	101
Secord Promenade (Three-Storey Townhomes)	StreetSide Developments	Townhouse	November 2023	\$281	10	105
Hawks Ridge By Big Lake (Two-Storey Towns)	StreetSide Developments	Townhouse	September 2024	\$339	9	19
Cy Becker Summit	StreetSide Developments	Townhouse	December 2024	\$303	9	127
Marquis	StreetSide Developments	Townhouse	December 2022	\$255	8	72
Arbours of Keswick	Rohit Communities	Townhouse	September 2019	\$229	8	181
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	7	194

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