



Altus Group

Edmonton Submarket Report

**Edmonton Suburban
Submarket Report - Q3 2025**

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Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		21	137	158

Annual Sales

2019	2020	2021	2022	2023	2024
1,068	998	1,092	981	592	828

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	511	285	106	120
Townhouse	24	2,060	1,452	217	391
Grand Total	29	2,571	1,737	323	511

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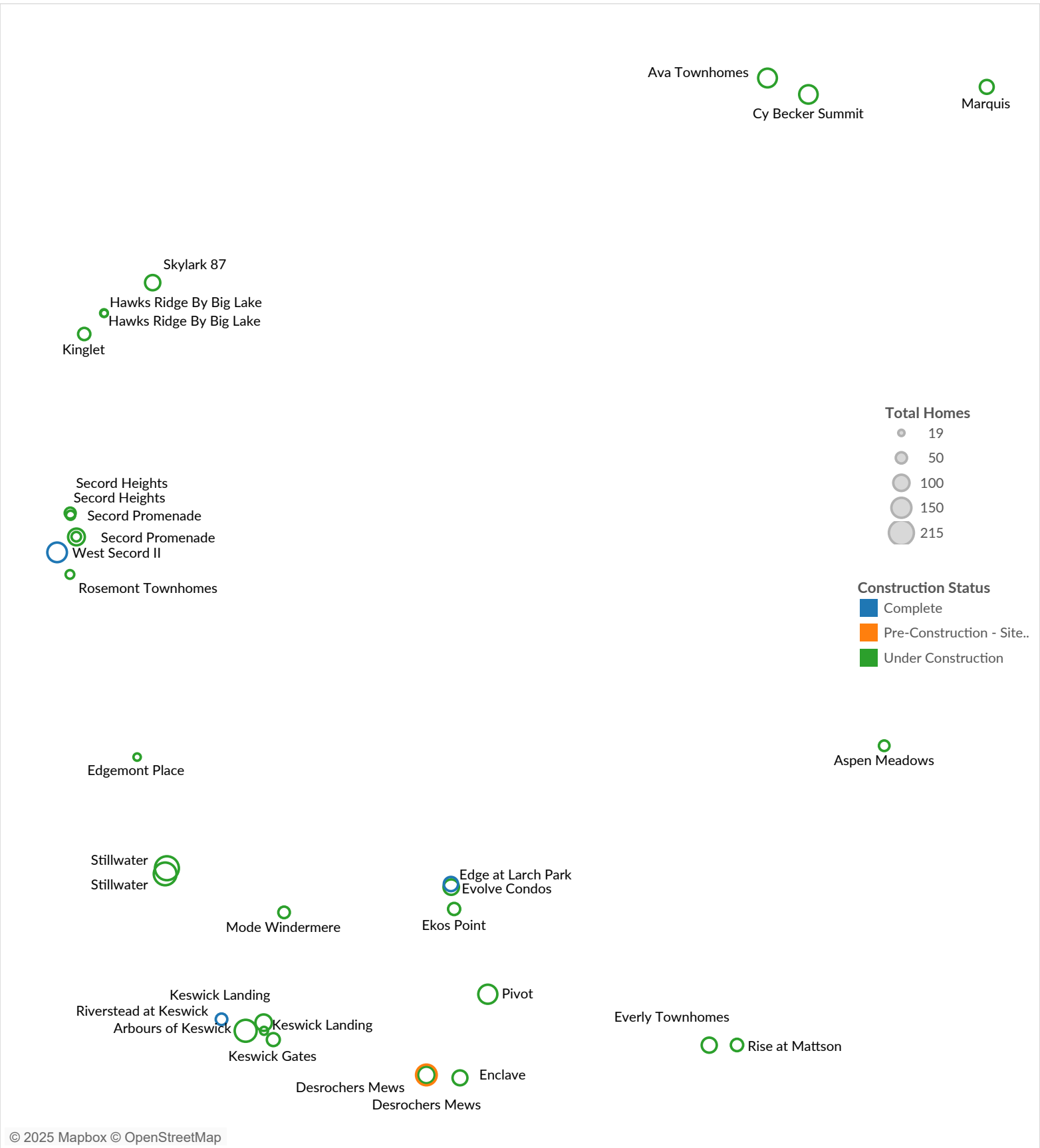
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$320	\$376	\$347	679	1,197
Townhouse	\$289	\$320	\$275	1,198	1,421

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	197	215
Stillwater (Village Homes at Stillwater)	Mattamy Homes	Townhouse	March 2018	\$183	191	194
Arbours of Keswick	Rohit Communities	Townhouse	August 2019	\$229	152	181
Desrochers Mews (Urban Flats)	StreetSide Developments	Low Rise	April 2025	\$355	22	160
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	116	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	31	127
Keswick Landing	Akash Homes	Townhouse	July 2024	\$275	15	24
	StreetSide Developments	Townhouse	May 2020	\$240	79	101

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
Mode Windermere	Carrington Group of Companies	Townhouse	August 2025	\$295	24	50
Keswick Landing	Akash Homes	Townhouse	July 2024	\$275	3	24
	StreetSide Developments	Townhouse	May 2020	\$240	11	101
Keswick Gates	Akash Homes	Townhouse	December 2024	\$286	14	63
Arbours of Keswick	Rohit Communities	Townhouse	August 2019	\$229	13	181
Marquis	StreetSide Developments	Townhouse	December 2022	\$255	12	72
Desrochers Mews (Townhomes)	StreetSide Developments	Townhouse	February 2025	\$320	12	103
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	11	144
Secord Heights (Three-Storey Townhomes)	StreetSide Developments	Townhouse	May 2024	\$299	7	31
Kinglet	StreetSide Developments	Townhouse	March 2023	\$273	7	56

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