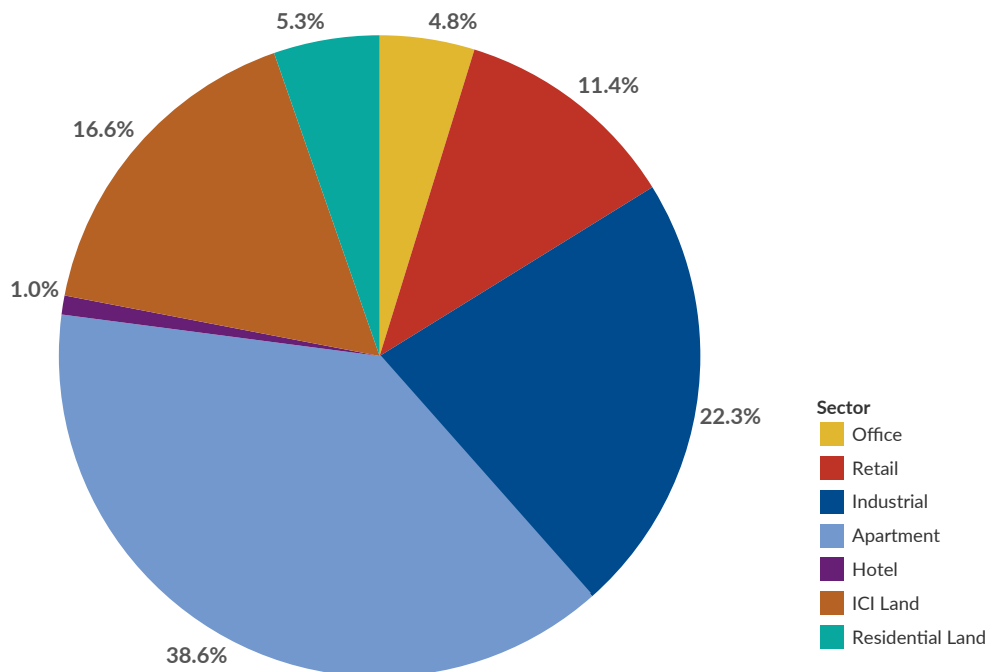

Edmonton Market Area Commercial Q2 2025 Statistics



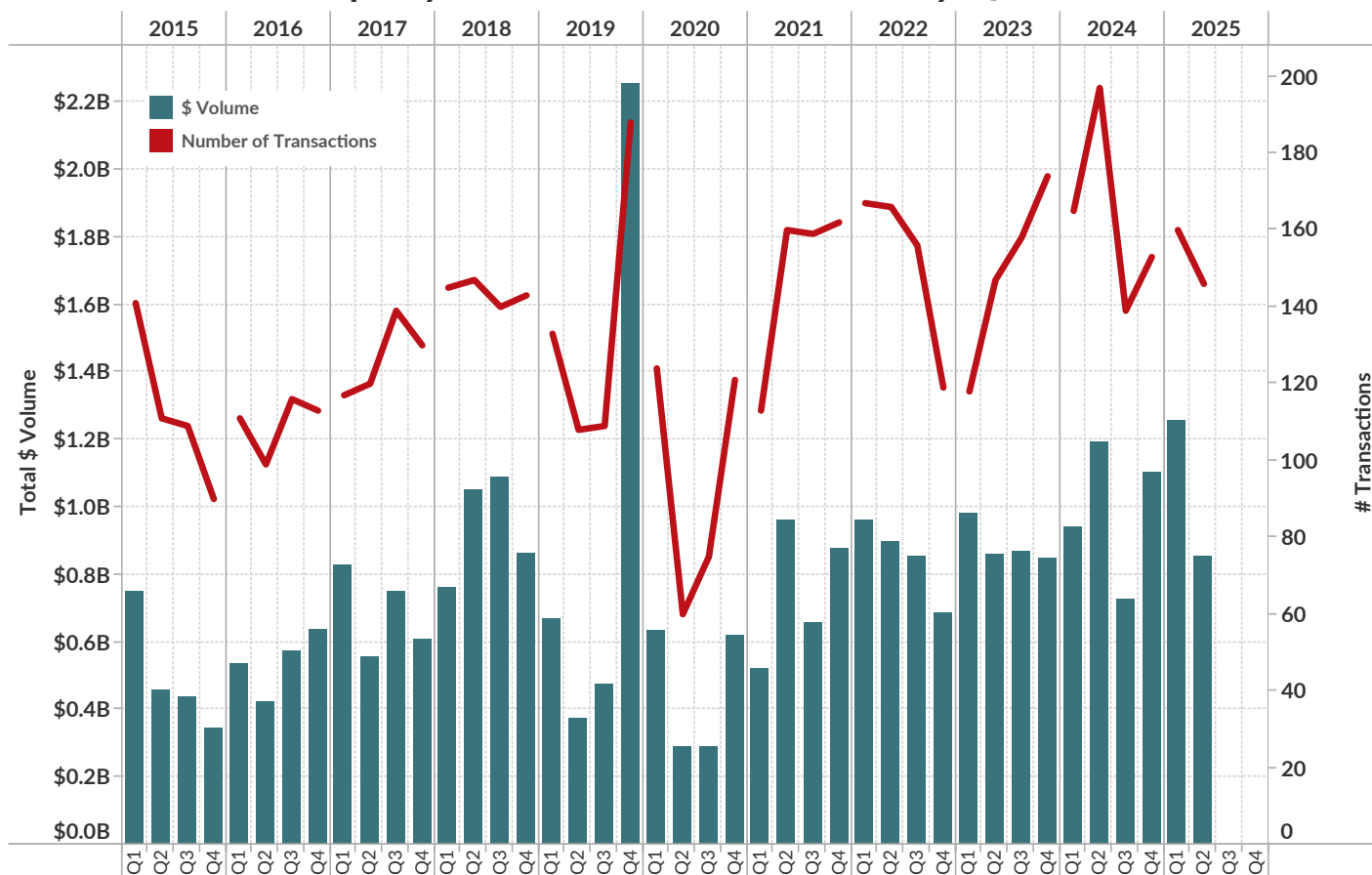
AltusGroup

Q2 2025 YTD Property Transactions - Total \$ Volume by Sector



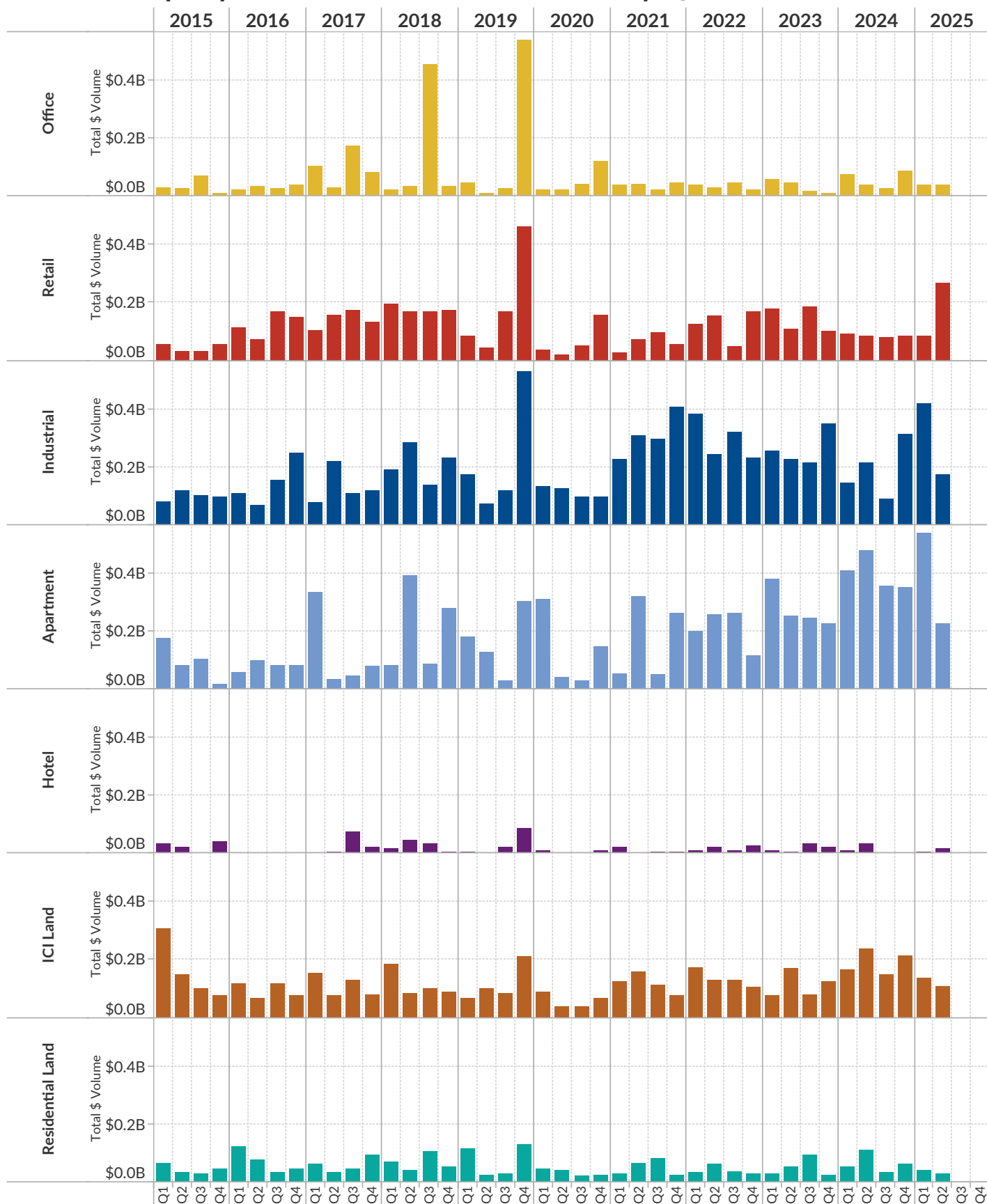
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

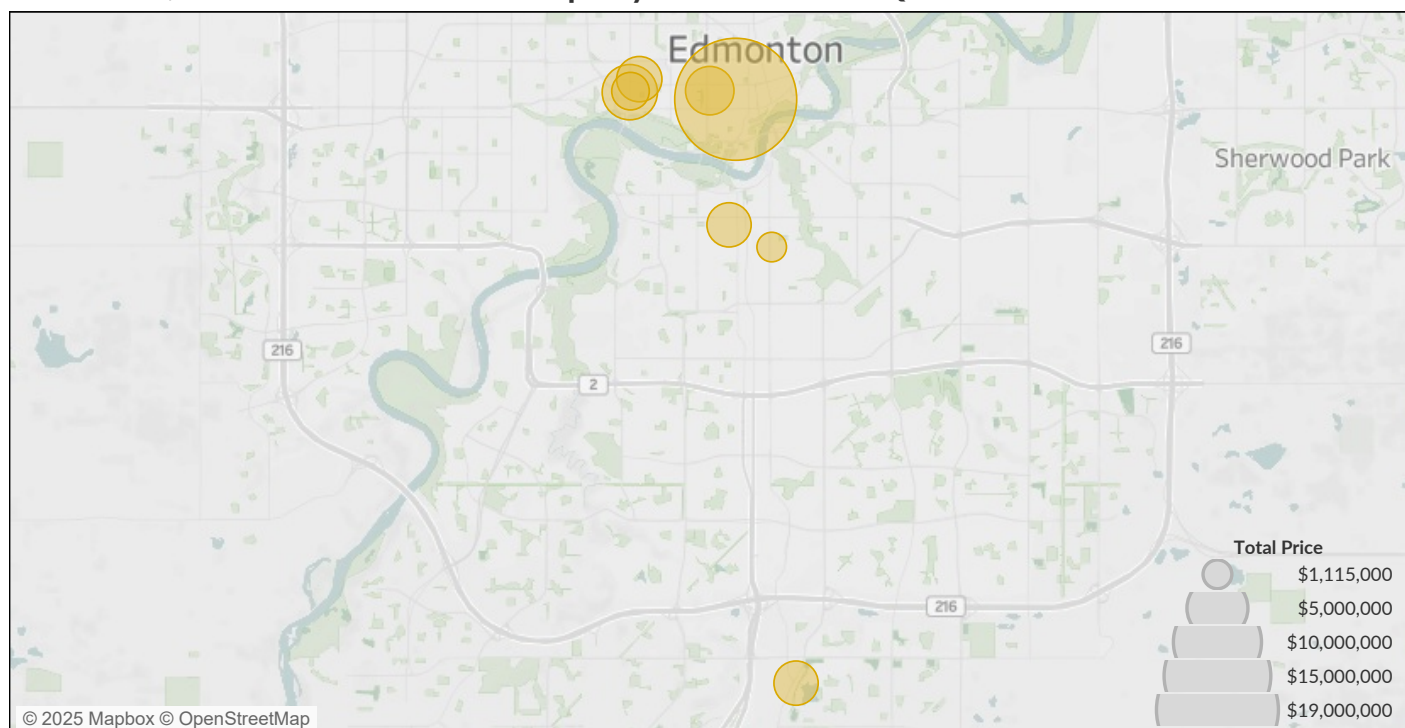
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$36.4M	8	\$104.1M	\$67.4M	-35.2%	\$190
Other Markets			\$3.8M	\$4.8M	25.0%	\$124
Grand Total	\$36.4M	8	\$107.9M	\$72.2M	-33.1%	\$187

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10310 102nd Avenue NW	City of Edmonton	Edmonton	\$19.0M	139,213	\$136
10310 124th Street NW	City of Edmonton	Edmonton	\$3.9M	21,835	\$179
10315 109th Street NW	City of Edmonton	Edmonton	\$3.0M	16,181	\$185
10446 122nd Street NW	City of Edmonton	Edmonton	\$2.6M	21,000	\$125
150 Summerside Gate SW	City of Edmonton	Edmonton	\$2.5M	5,000	\$500

Source: Altus Group

Office Property Transactions - Q2 2025



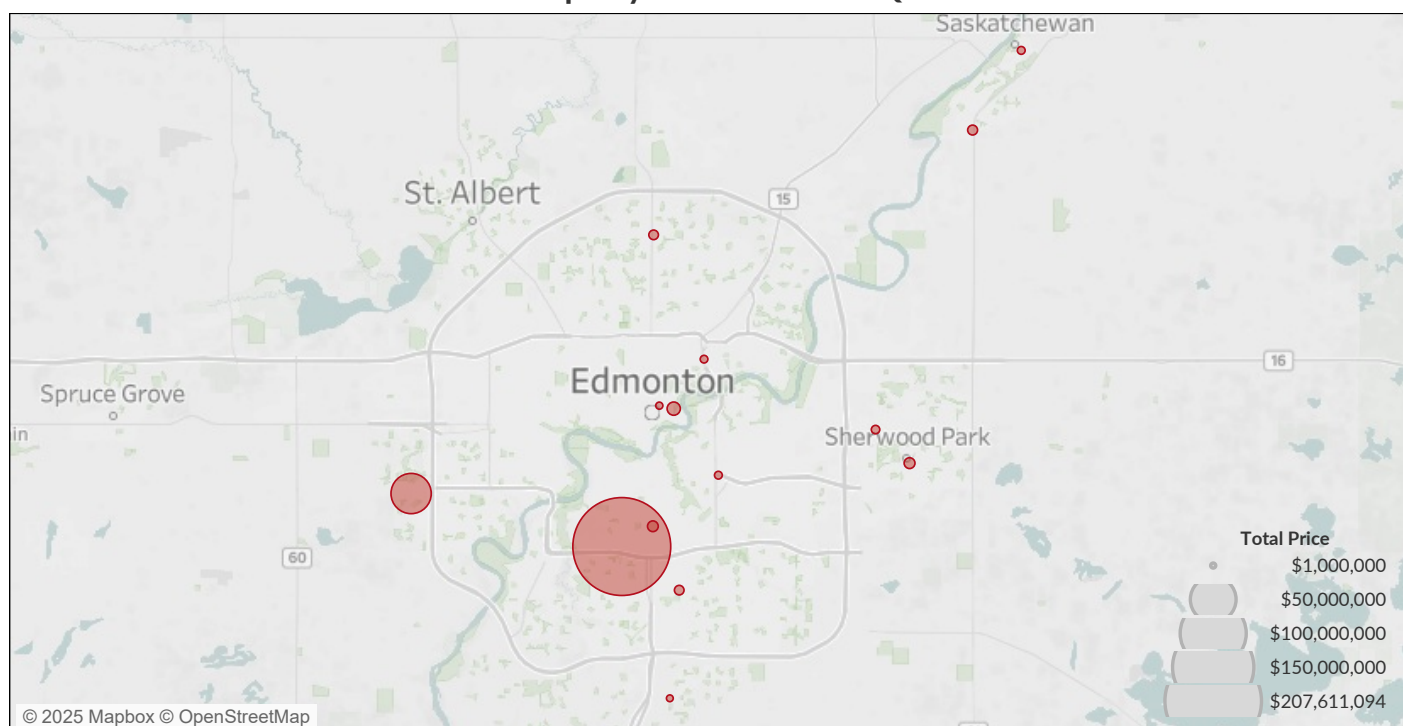
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$257.7M	10	\$132.0M	\$336.9M	155.2%	\$350
Other Markets	\$7.5M	4	\$46.7M	\$13.0M	-72.1%	\$343
Grand Total	\$265.3M	14	\$178.8M	\$349.9M	95.7%	\$348

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2540 Guardian Road NW	City of Edmonton	Edmonton	\$35.1M	65,957	\$533
9208 Jasper Avenue NW	City of Edmonton	Edmonton	\$3.8M	5,200	\$730
1995 Brentwood Boulevard	Strathcona County	Sherwood Park	\$2.6M	6,700	\$381
5805 Gateway Boulevard NW	City of Edmonton	Edmonton	\$2.5M	16,879	\$148
9401 Wilshire Boulevard	Strathcona County	Fort Saskatch..	\$2.1M	22,148	\$171

Source: Altus Group

Retail Property Transactions - Q2 2025



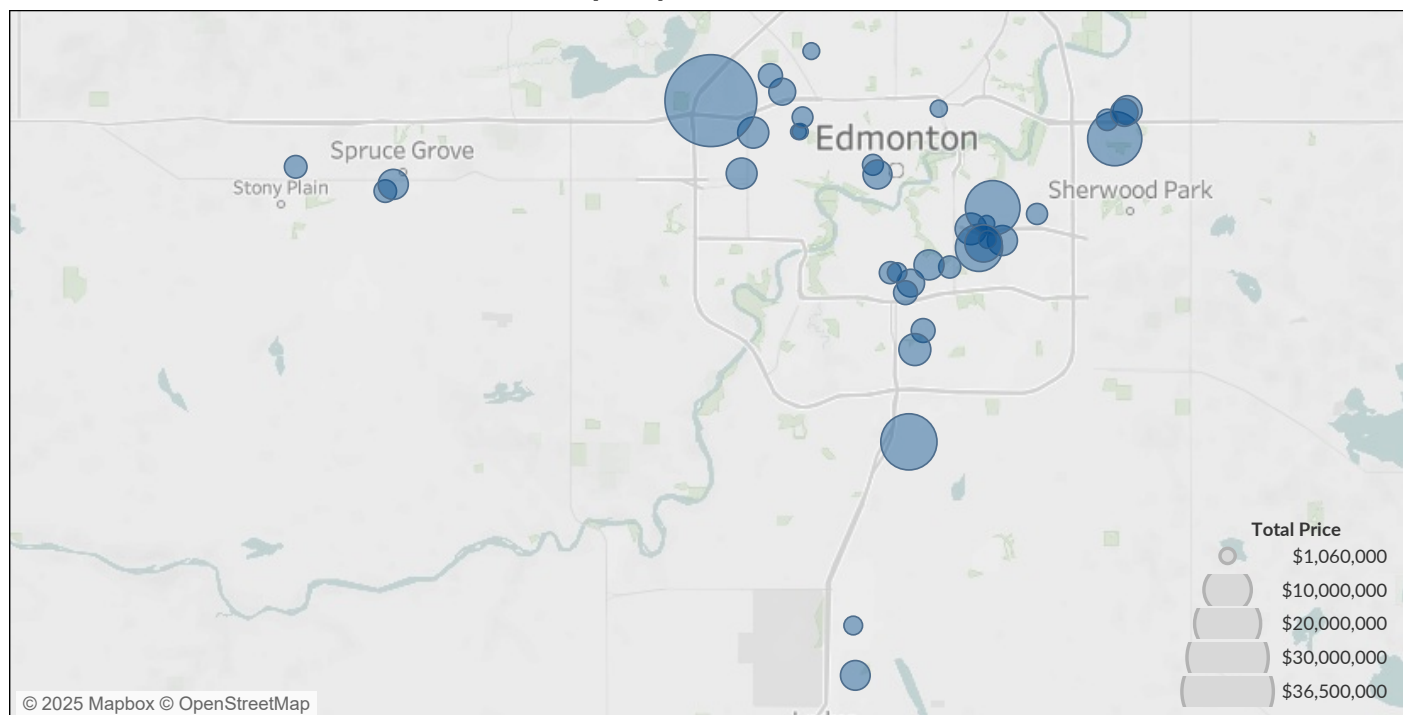
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$146.2M	31	\$233.1M	\$404.9M	73.7%	\$193
Other Markets	\$28.2M	7	\$129.2M	\$188.2M	45.7%	\$269
Grand Total	\$174.4M	38	\$362.2M	\$593.1M	63.7%	\$215

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
12516 184th Street NW	City of Edmonton	Edmonton	\$36.5M	100,000	\$365
2403 91st Street SW	City of Edmonton	Edmonton	\$13.7M	58,950	\$232
9250 48th Street NW	City of Edmonton	Edmonton	\$12.9M	123,585	\$104
275 Portage Close	Strathcona County	Sherwood Park	\$12.7M	40,499	\$313
5703 72A Avenue NW	City of Edmonton	Edmonton	\$9.6M	45,000	\$213

Source: Altus Group

Industrial Property Transactions - Q2 2025



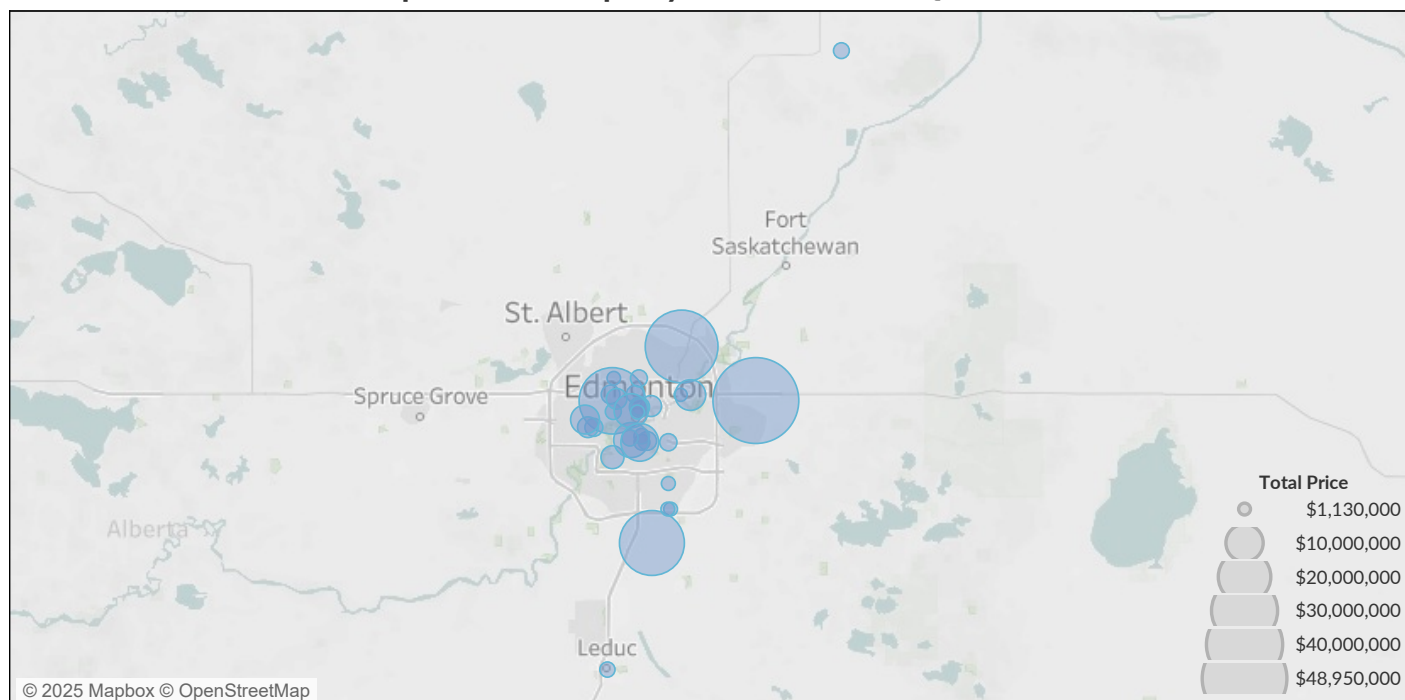
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
City of Edmonton	\$172.8M	30	\$760.1M	\$659.8M	-13.2%	\$173,860
Other Markets	\$52.1M	3	\$120.3M	\$101.0M	-16.0%	\$184,016
Grand Total	\$224.9M	33	\$880.4M	\$760.8M	-13.6%	\$174,670

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
5000 Clover Bar Road	Strathcona County	Sherwood Park	\$49.0M	208	\$235,337
16255 51st Street NW	City of Edmonton	Edmonton	\$35.2M	160	\$219,688
11350 128th Street NW	City of Edmonton	Edmonton	\$29.3M	89	\$328,708
8051 Orchards Green SW	City of Edmonton	Edmonton	\$28.0M	80	\$350,000
10103 81st Avenue NW	City of Edmonton	Edmonton	\$9.5M	30	\$315,833

Source: Altus Group

Apartment Property Transactions - Q2 2025



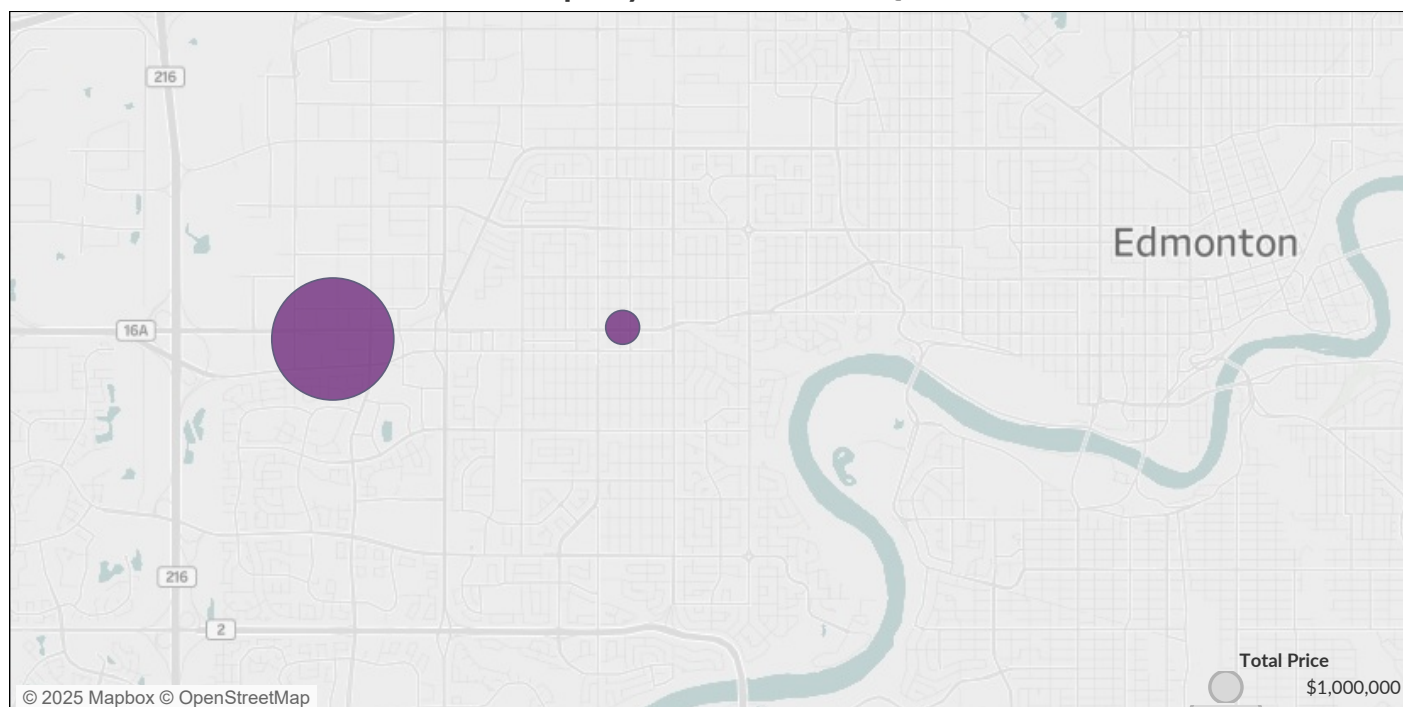
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
City of Edmonton	\$14.0M	2	\$31.8M	\$16.5M	-48.1%	\$71,970
Other Markets	\$2.2M	1	\$7.8M	\$2.2M	-71.8%	\$61,917
Grand Total	\$16.2M	3	\$39.6M	\$18.7M	-52.8%	\$68,619

Hotel - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
18035 Stony Plain Road NW	City of Edmonton	Edmonton	\$13.0M	163	\$79,755
8124 Sparrow Drive	Leduc County	Leduc	\$2.2M	48	\$45,833

Source: Altus Group

Hotel Property Transactions - Q2 2025



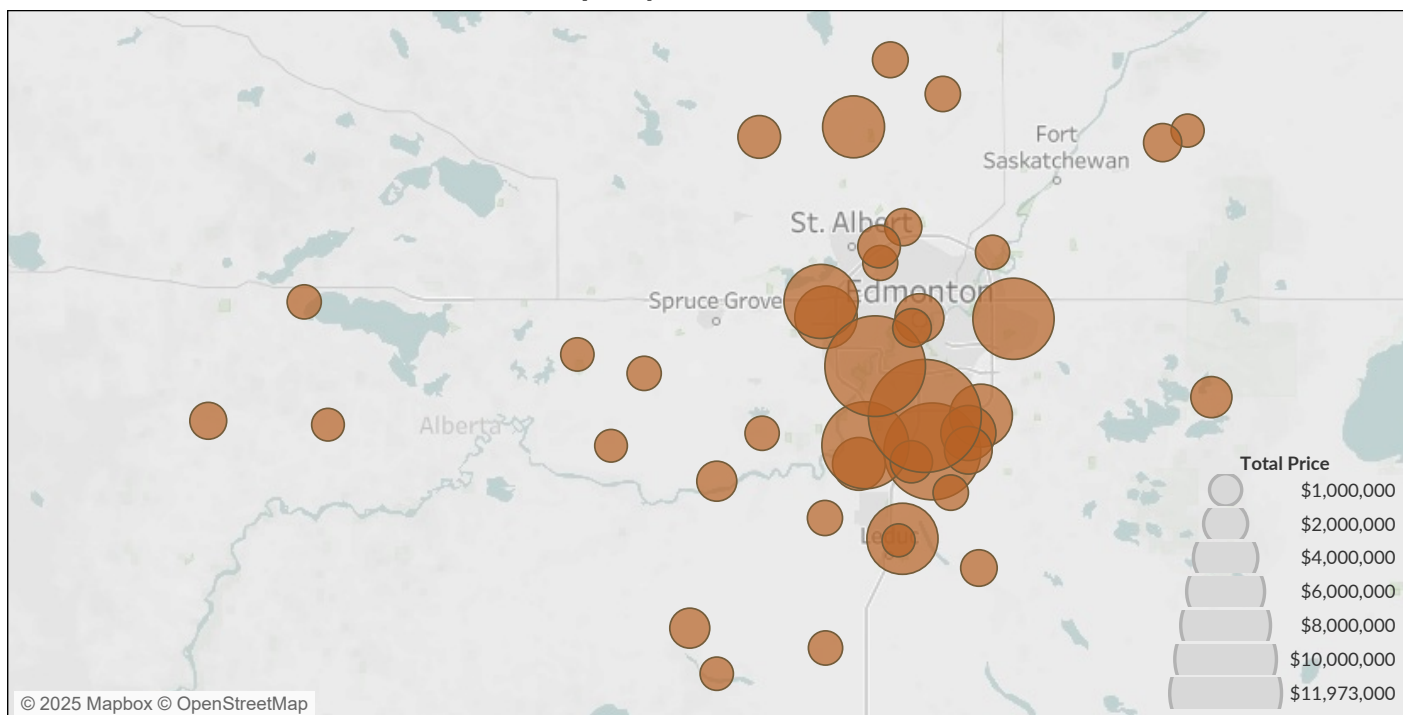
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$63.4M	14	\$188.0M	\$136.4M	-27.5%	\$0.6M
Other Markets	\$44.6M	27	\$213.4M	\$109.1M	-48.9%	\$0.1M
Grand Total	\$108.0M	41	\$401.5M	\$245.5M	-38.8%	\$0.3M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
420 Parsons Road SW	City of Edmonton	Edmonton	\$12.0M	9.2	\$1,301,130
5440 Whitemud Road ..	City of Edmonton	Edmonton	\$9.5M	10.6	\$898,515
SW-10-51-24-4	City of Edmonton	Edmonton	\$8.8M	157.8	\$55,781
16304 41st Avenue SW	City of Edmonton	Edmonton	\$7.1M	78.7	\$90,262
300 Bethel Way	Strathcona County	Sherwood Park	\$6.2M	14.6	\$425,000

Source: Altus Group

ICI Land Property Transactions - Q2 2025



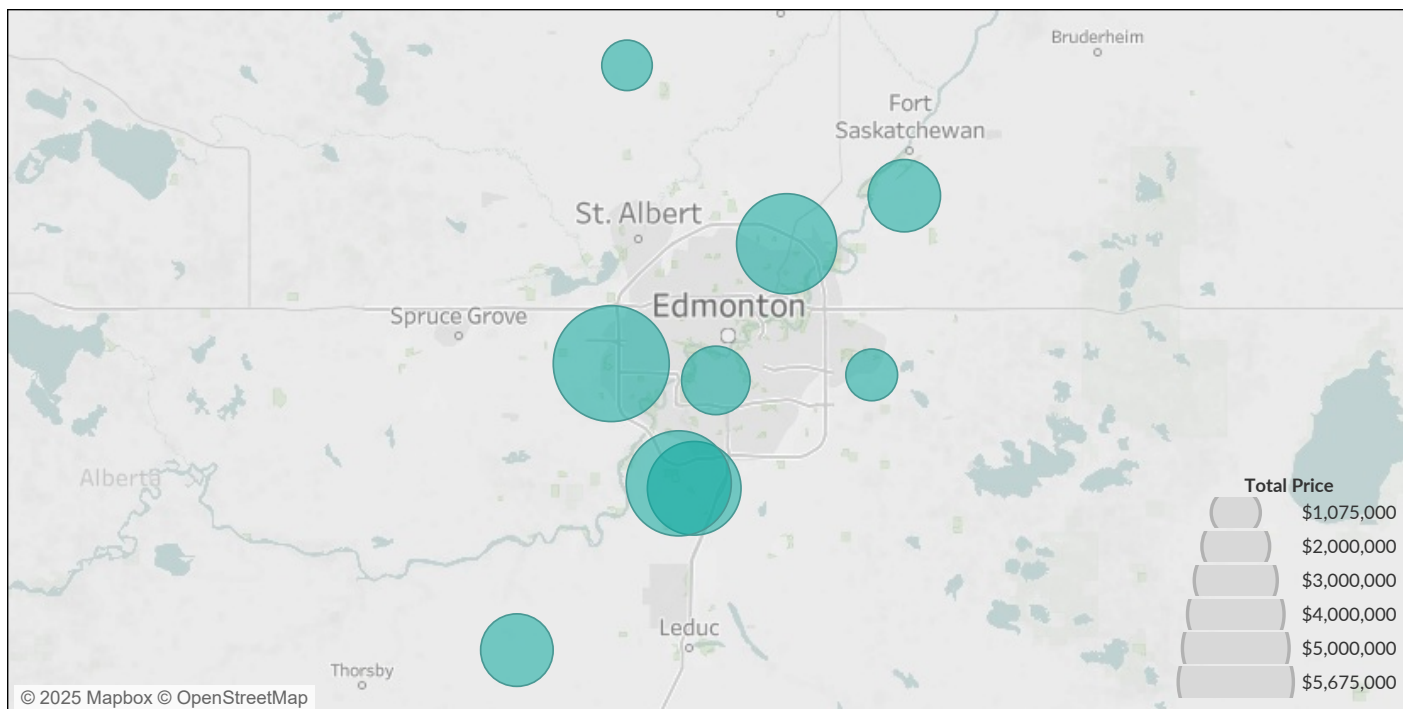
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$20.3M	5	\$87.7M	\$60.9M	-30.5%	\$1.5M
Other Markets	\$6.6M	4	\$74.8M	\$6.6M	-91.1%	\$0.6M
Grand Total	\$26.9M	9	\$162.5M	\$67.6M	-58.4%	\$1.3M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1410 Potter Greens Drive NW	City of Edmonton	Edmonton	\$5.7M	4.5	\$1,247,811
3303 Hays Ridge Link SW	City of Edmonton	Edmonton	\$4.7M	3.4	\$1,378,164
625 Cy Becker Drive NW	City of Edmonton	Edmonton	\$4.2M	4.8	\$876,449
12506 32nd Avenue SW	City of Edmonton	Edmonton	\$3.7M	1.9	\$1,993,245
NE-25-49-27-4	Leduc County	Calmar	\$2.2M	38.4	\$57,767

Source: Altus Group

Residential Land Property Transactions - Q2 2025





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