



Altus Group

Edmonton Submarket Report

Edmonton Suburban
Submarket Report - Q4 2025

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Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
		19	59	78

Annual Sales

2021	2022	2023	2024	2025
1,092	981	592	828	639

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise					
Low Rise	5	511	304	87	120
Townhouse	23	2,033	1,477	178	378
Grand Total	28	2,544	1,781	265	498

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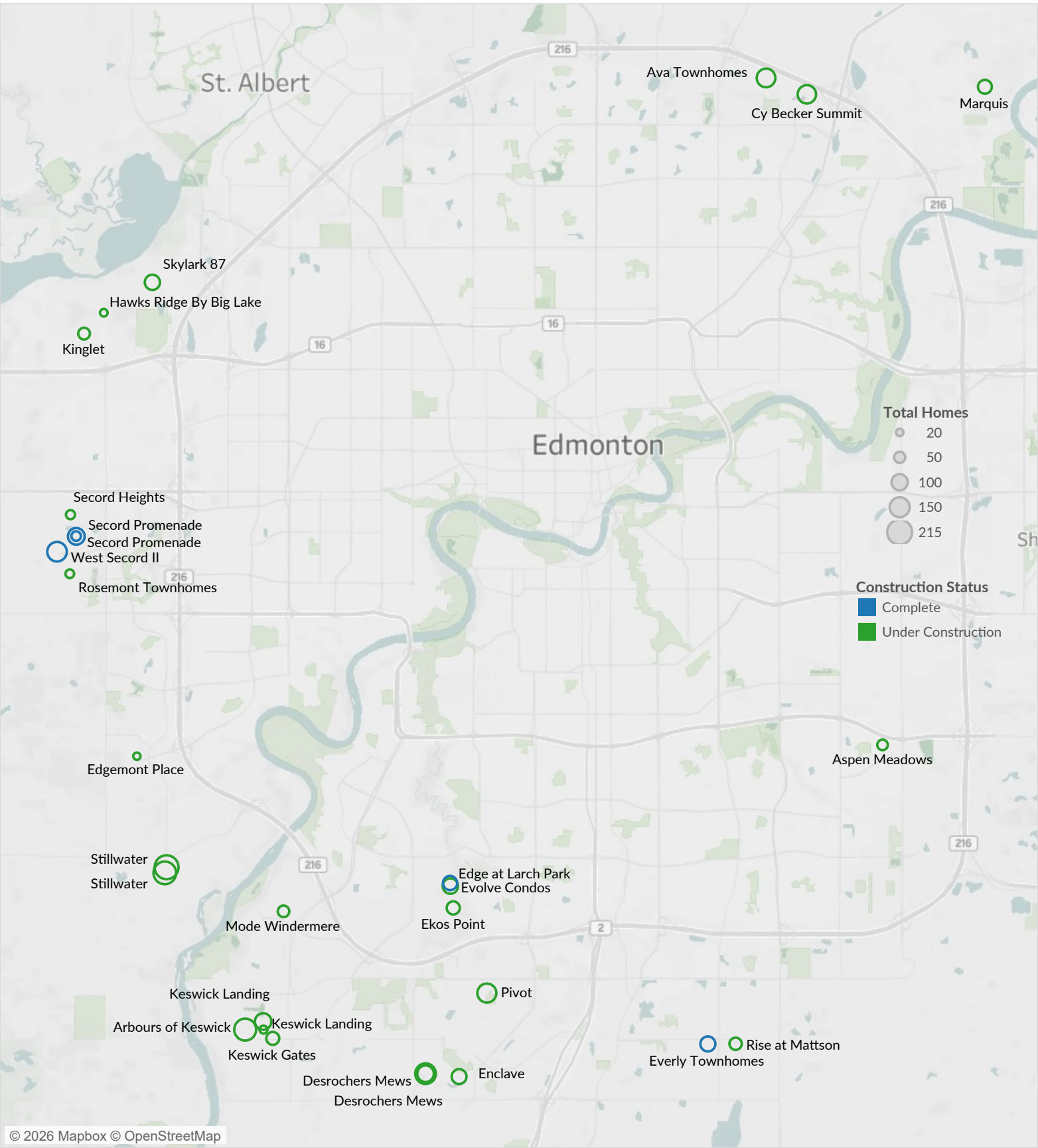
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise					
Low Rise	\$318	\$373	\$347	679	1,197
Townhouse	\$288	\$318	\$273	1,204	1,419

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	159	181
Desrochers Mews (Urban Flats)	StreetSide Developments	Low Rise	April 2025	\$355	22	160
West Secord II	StreetSide Developments	Low Rise	March 2024	\$326	130	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	36	127
Keswick Landing	Akash Homes	Townhouse	July 2024	\$275	16	24
	StreetSide Developments	Townhouse	May 2020	\$240	86	102

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	14	144
Mode Windermere	Carrington Group of Companies	Townhouse	August 2025	\$295	11	50
Everly Townhomes	Brookfield Residential	Townhouse	June 2023	\$276	10	85
Keswick Landing	Akash Homes	Townhouse	July 2024	\$275	1	24
	StreetSide Developments	Townhouse	May 2020	\$240	7	102
Arbours of Keswick	Rohit Communities	Townhouse	August 2019	\$229	7	181
Marquis	StreetSide Developments	Townhouse	December 2022	\$255	5	72
Cy Becker Summit	StreetSide Developments	Townhouse	December 2024	\$303	5	127
Kinglet	StreetSide Developments	Townhouse	March 2023	\$273	4	52
Evolve Condos	Carrington Group of Companies	Low Rise	November 2023	\$383	3	89

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