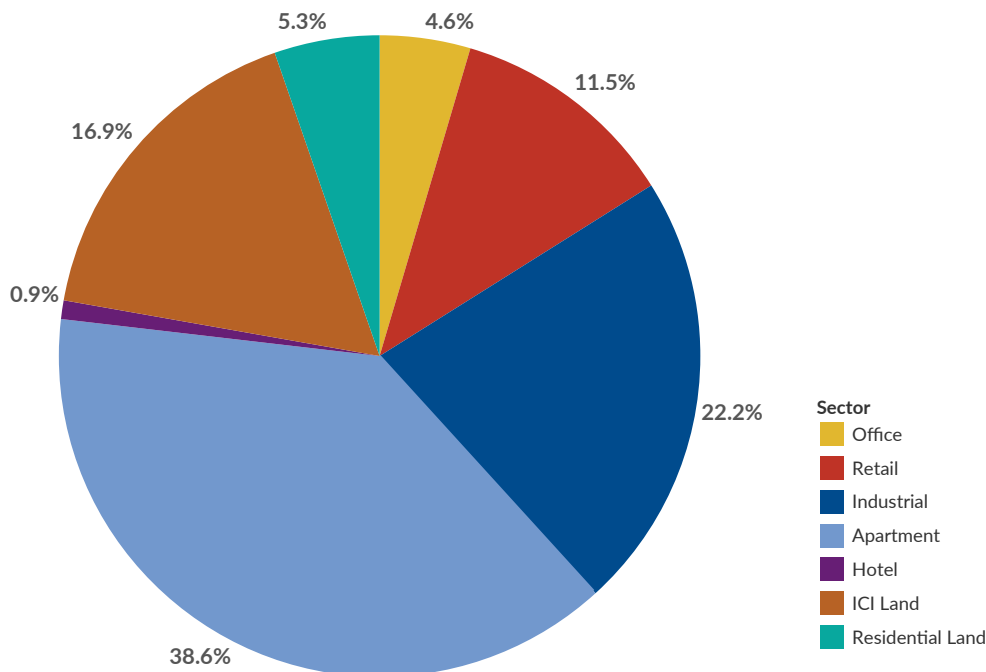

Edmonton Market Area Commercial Q3 2025 Statistics



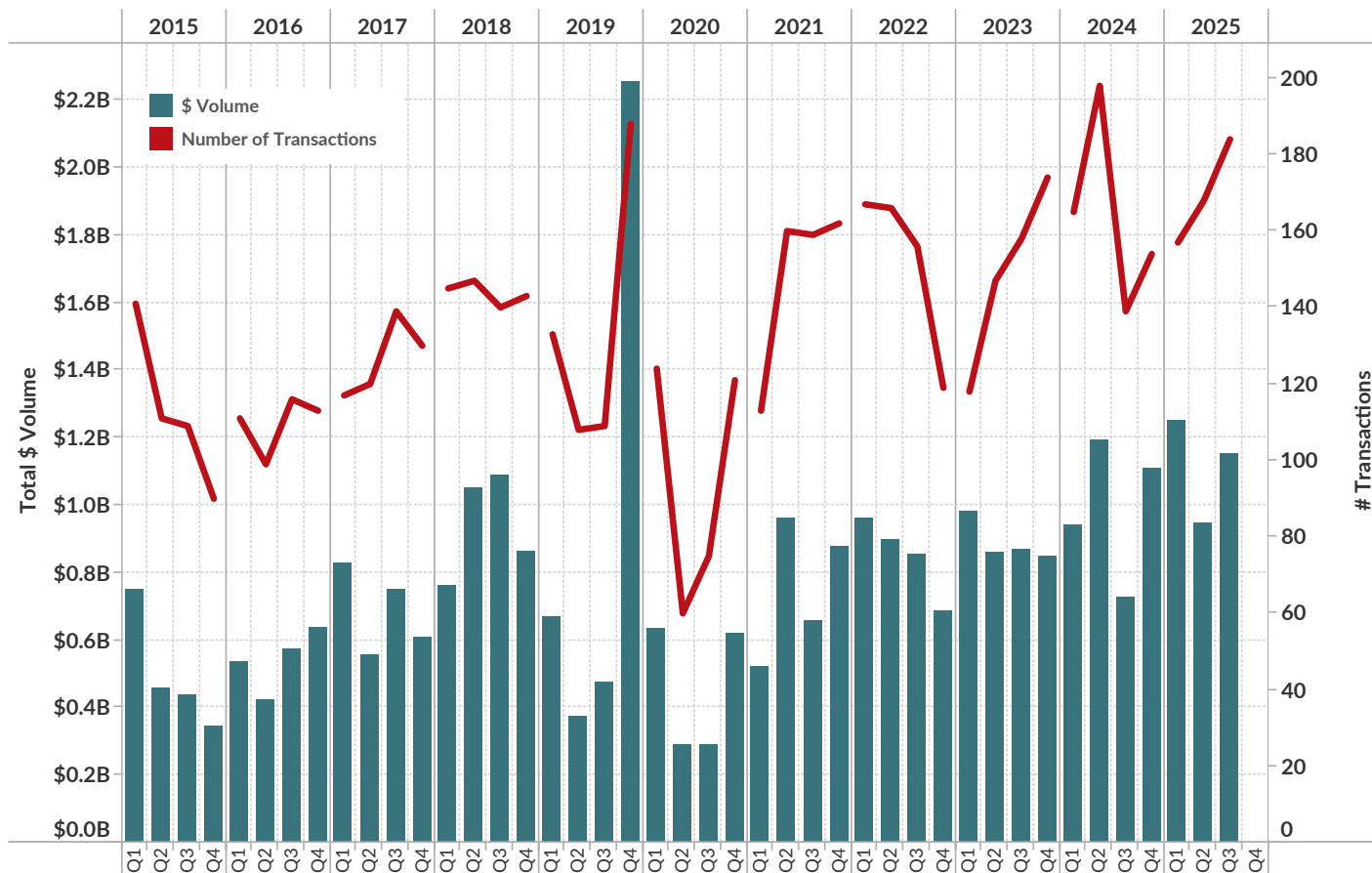
AltusGroup

Q3 2025 YTD Property Transactions - Total \$ Volume by Sector



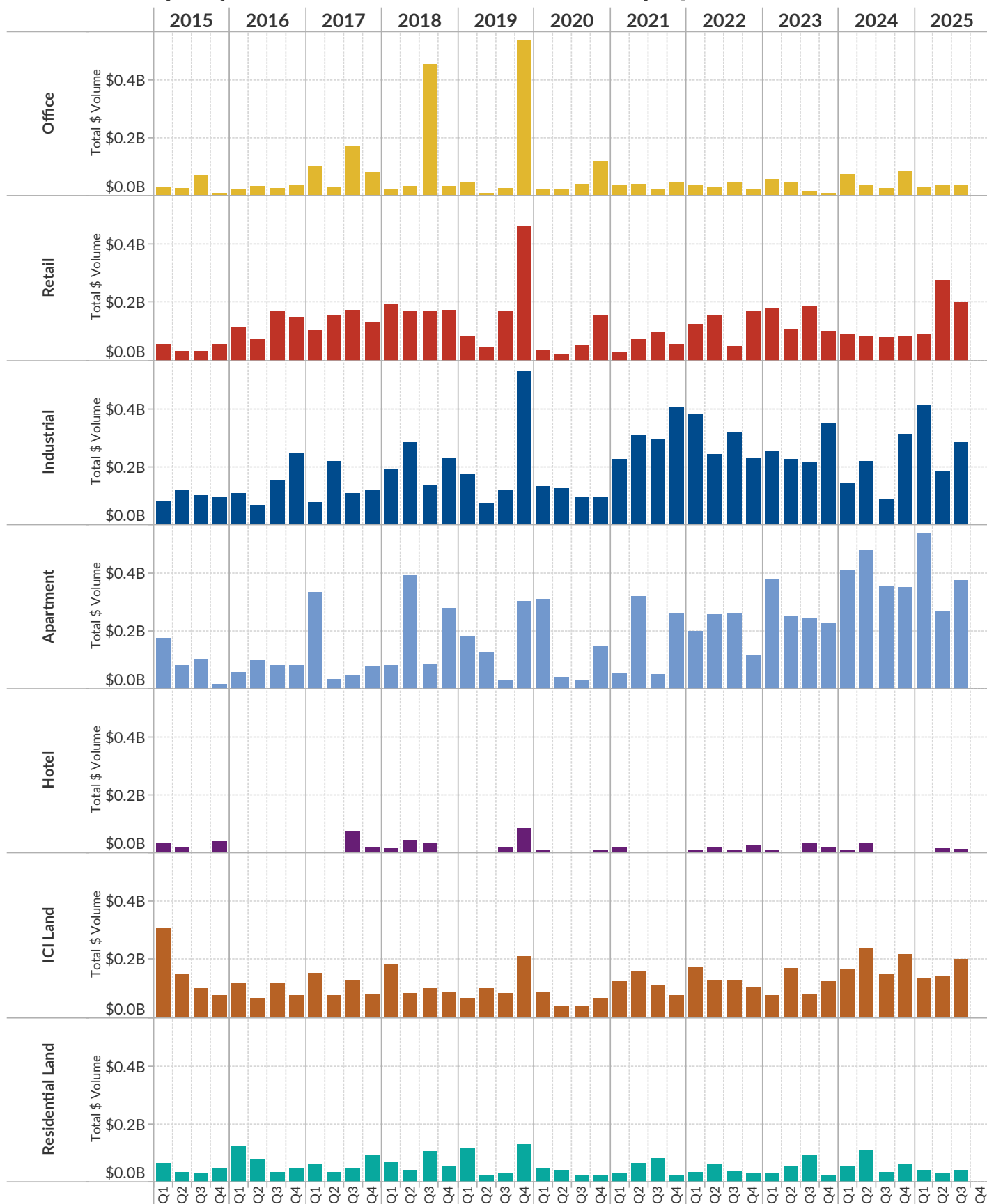
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

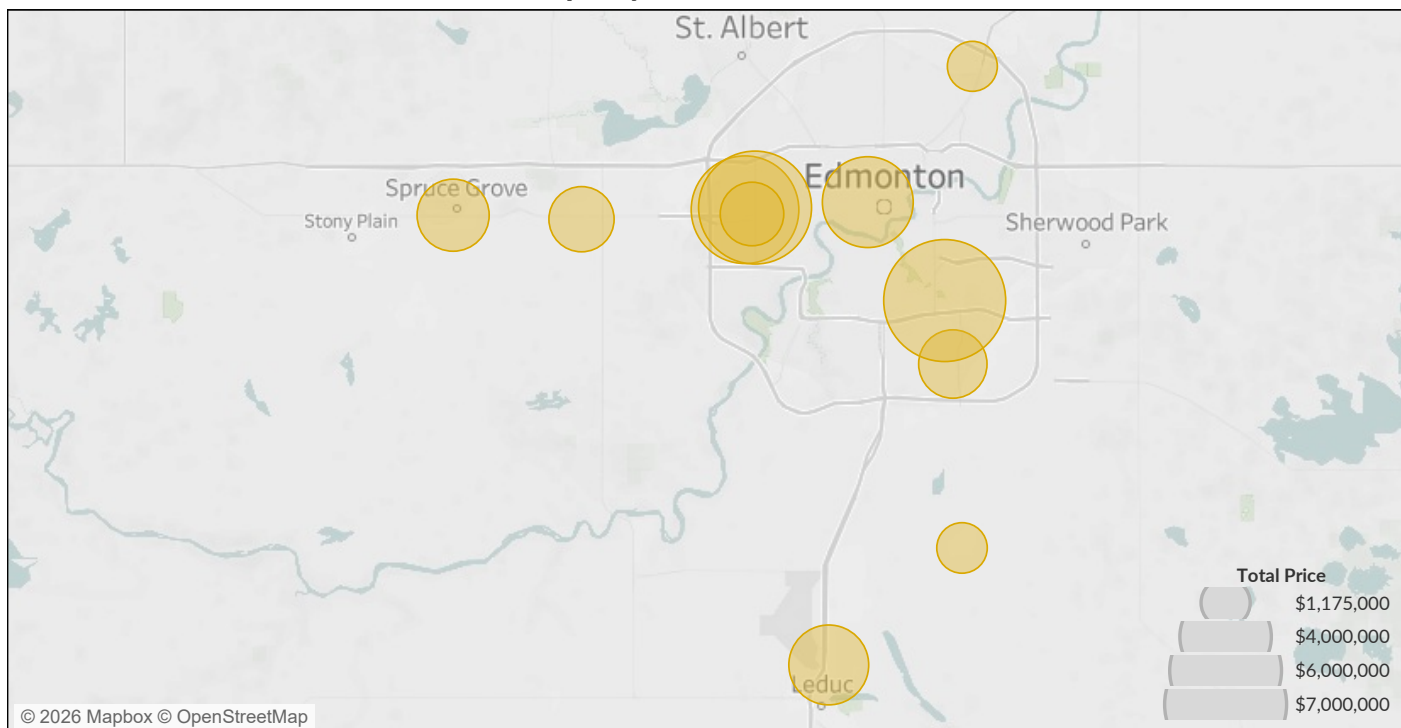
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$27.6M	7	\$127.8M	\$87.1M	-31.8%	\$198
Other Markets	\$8.6M	4	\$5.0M	\$13.4M	166.1%	\$278
Grand Total	\$36.3M	11	\$132.8M	\$100.5M	-24.3%	\$208

Office - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
5681 70th Street NW	City of Edmonton	Edmonton	\$7.0M	47,583	\$147
10403 172nd Street NW	City of Edmonton	Edmonton	\$6.0M	181,584	\$33
17704 103rd Avenue NW	City of Edmonton	Edmonton	\$5.5M	37,421	\$146
10607 109th Street NW	City of Edmonton	Edmonton	\$3.9M	14,278	\$272
6547 Sparrow Drive	Leduc County	Leduc	\$3.0M	13,162	\$228

Source: Altus Group

Office Property Transactions - Q3 2025



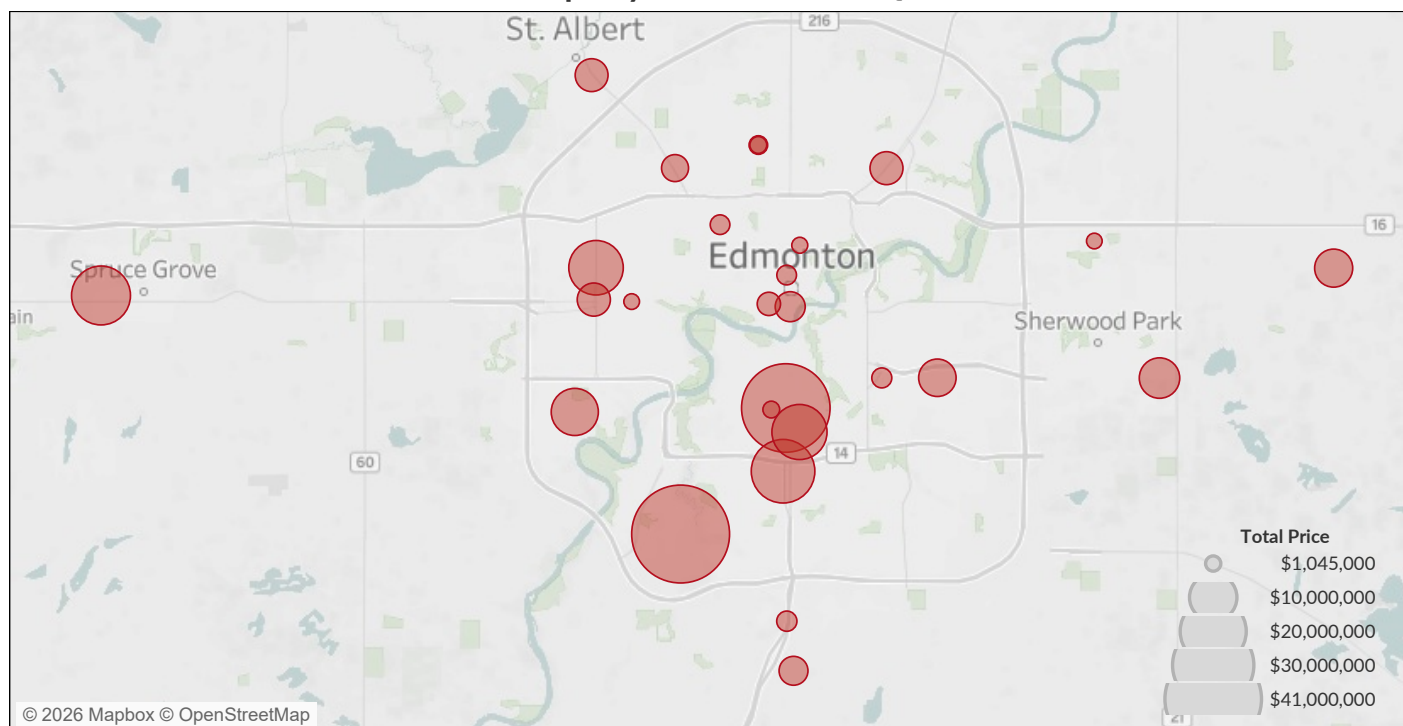
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$168.0M	22	\$189.3M	\$515.9M	172.6%	\$344
Other Markets	\$33.7M	5	\$69.0M	\$52.9M	-23.4%	\$313
Grand Total	\$201.7M	27	\$258.2M	\$568.8M	120.3%	\$337

Retail - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
14103 23rd Avenue NW	City of Edmonton	Edmonton	\$41.0M	77,000	\$532
10315 65th Avenue NW	City of Edmonton	Edmonton	\$33.5M	79,390	\$422
4108 Calgary Trail NW	City of Edmonton	Edmonton	\$17.3M	51,795	\$334
4 McLeod Avenue	Parkland County	Spruce Grove	\$14.9M	27,800	\$534
5620 99th Street NW	City of Edmonton	Edmonton	\$13.0M	35,200	\$369

Source: Altus Group

Retail Property Transactions - Q3 2025



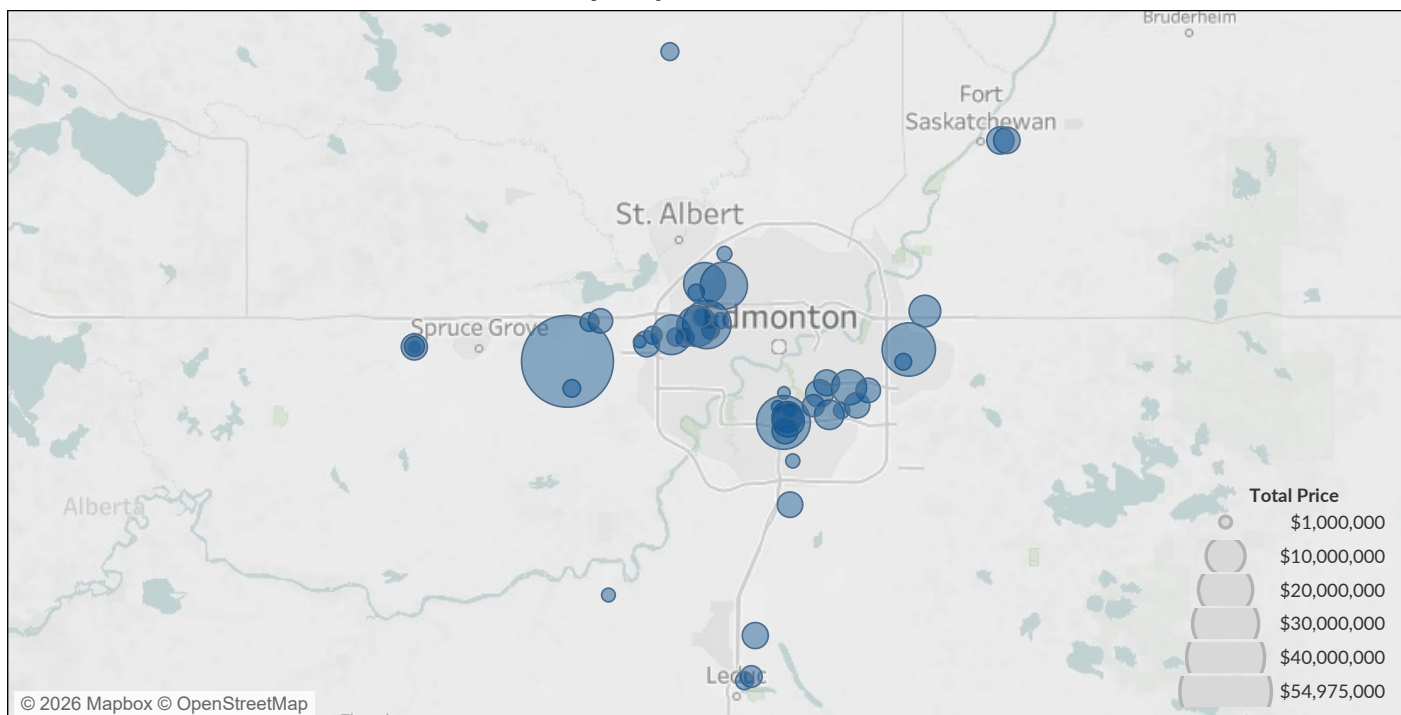
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$163.7M	32	\$299.4M	\$566.8M	89.3%	\$196
Other Markets	\$120.4M	17	\$154.1M	\$321.3M	108.5%	\$256
Grand Total	\$284.1M	49	\$453.5M	\$888.2M	95.8%	\$214

Industrial - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
9671 279th Street	Parkland County	Acheson	\$55.0M	201,400	\$273
4600 99th Street NW	City of Edmonton	Edmonton	\$18.7M	97,341	\$193
61 Broadway Boulevard	Strathcona County	Sherwood Park	\$18.5M	62,900	\$294
15783 116th Avenue NW	City of Edmonton	Edmonton	\$15.3M	118,361	\$129
13432 143rd Street NW	City of Edmonton	Edmonton	\$14.5M	70,874	\$204

Source: Altus Group

Industrial Property Transactions - Q3 2025



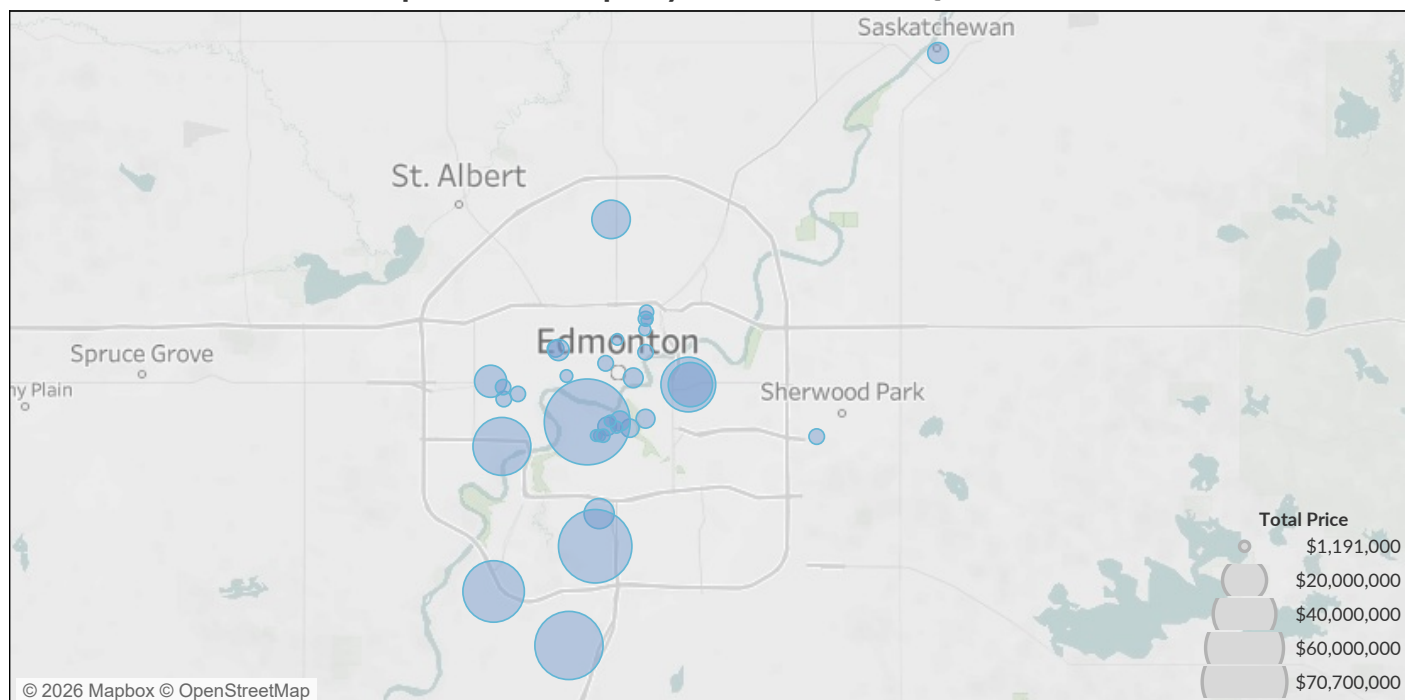
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
City of Edmonton	\$367.8M	33	\$1,017.8M	\$1,065.8M	4.7%	\$173,841
Other Markets	\$6.5M	2	\$217.5M	\$107.5M	-50.6%	\$190,994
Grand Total	\$374.2M	35	\$1,235.4M	\$1,173.2M	-5.0%	\$175,141

Apartment - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
8510 111th Street NW	City of Edmonton	Edmonton	\$70.7M	309	\$228,803
2610 109th Street NW	City of Edmonton	Edmonton	\$51.7M	175	\$295,714
2703 James Mowatt Trail S..	City of Edmonton	Edmonton	\$44.6M	200	\$223,000
5145 Windermere Bouleva..	City of Edmonton	Edmonton	\$36.3M	125	\$290,000
100 Hillcrest Place NW	City of Edmonton	Edmonton	\$32.2M	144	\$223,611

Source: Altus Group

Apartment Property Transactions - Q3 2025



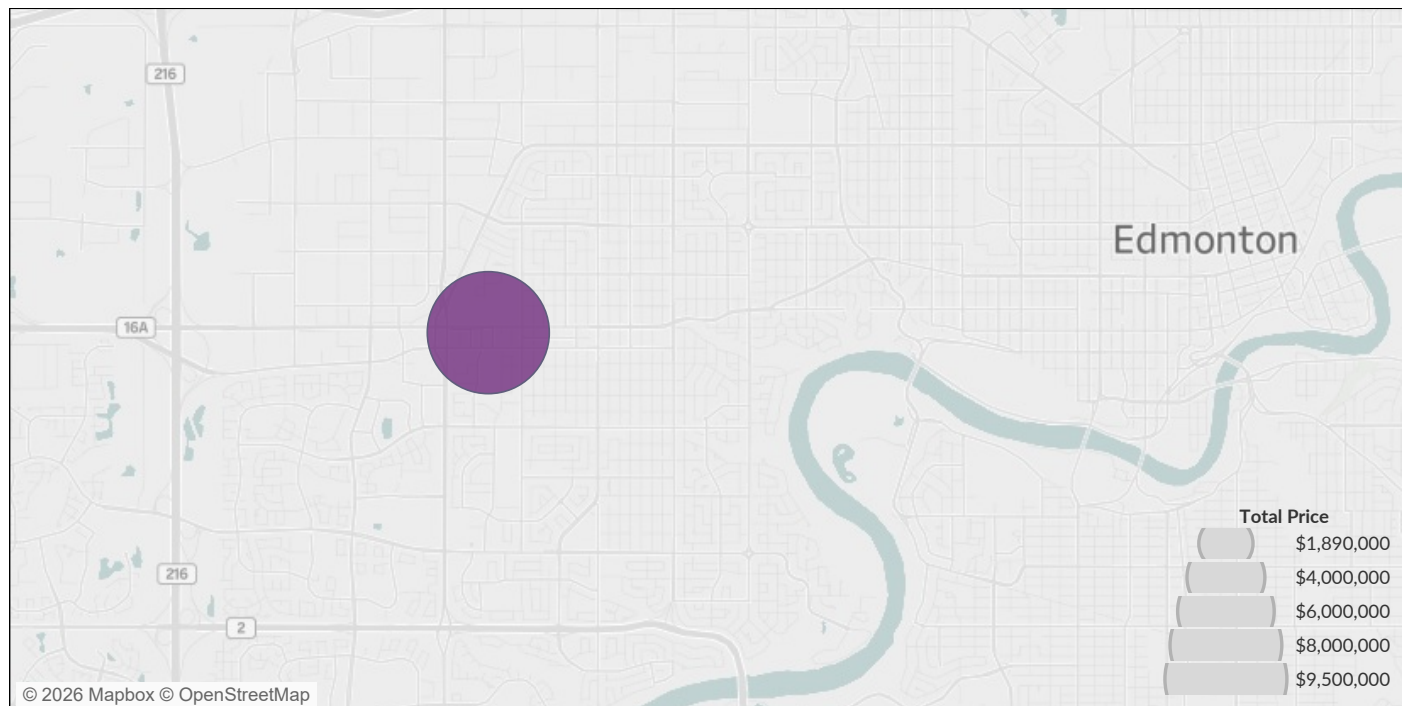
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
City of Edmonton	\$11.4M	2	\$31.8M	\$27.9M	-12.3%	\$83,003
Other Markets			\$7.8M	\$2.2M	-71.8%	\$61,917
Grand Total	\$11.4M	2	\$39.6M	\$30.1M	-24.0%	\$77,731

Hotel - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
16625 Stony Plain Road NW	City of Edmonton	Edmonton	\$9.5M	96	\$98,958
4403 118th Avenue NW	City of Edmonton	Edmonton	\$1.9M	17	\$111,176

Source: Altus Group

Hotel Property Transactions - Q3 2025



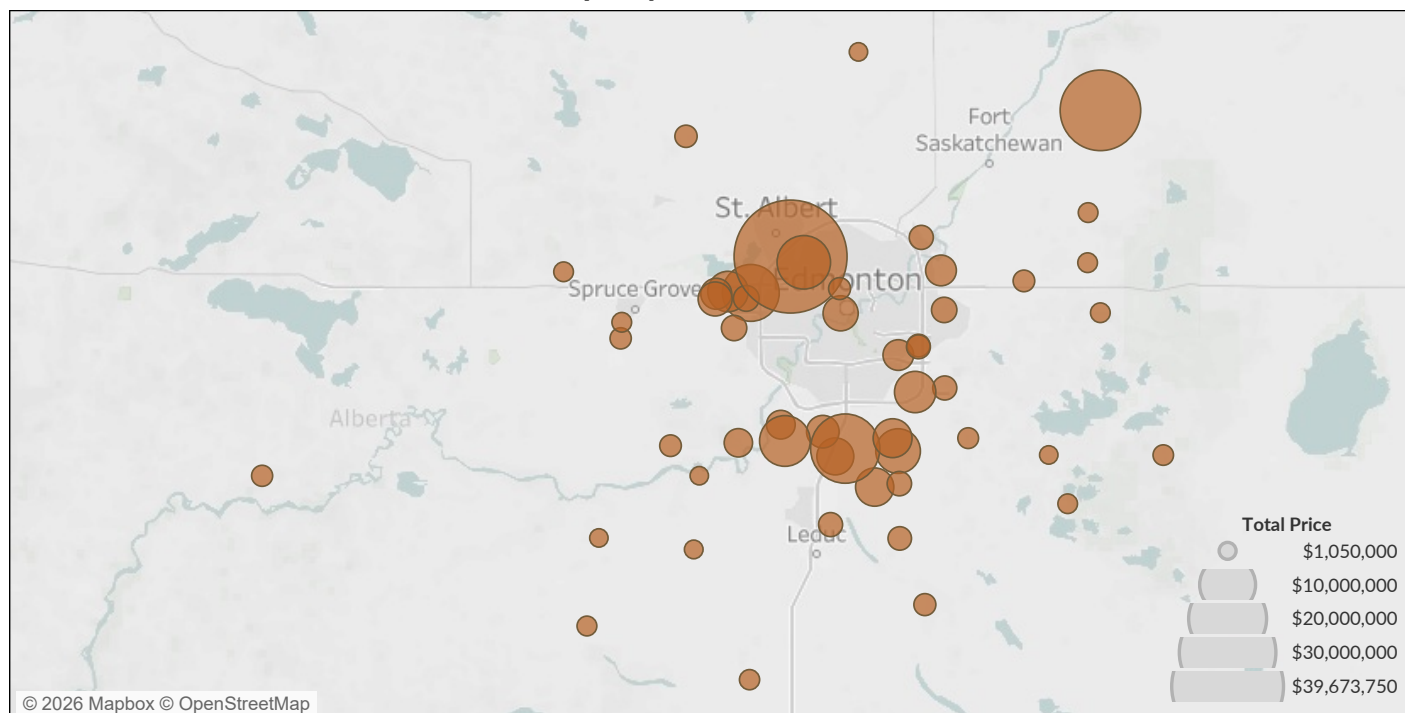
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$102.9M	17	\$285.5M	\$240.6M	-15.7%	\$0.6M
Other Markets	\$99.7M	35	\$264.7M	\$239.5M	-9.5%	\$0.1M
Grand Total	\$202.6M	52	\$550.2M	\$480.2M	-12.7%	\$0.3M

ICI Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
16404 145th Avenue NW	City of Edmonton	Edmonton	\$39.7M	50.2	\$790,255
SE-26-55-21-4	Strathcona County	\N	\$20.2M	576.4	\$35,015
3645 13th Street	Leduc County	Nisku	\$14.9M	28.4	\$525,000
20603 114th Avenue NW	City of Edmonton	Edmonton	\$10.0M	17.9	\$560,031
14702 137th Avenue NW	City of Edmonton	Edmonton	\$8.9M	10.3	\$865,272

Source: Altus Group

ICI Land Property Transactions - Q3 2025



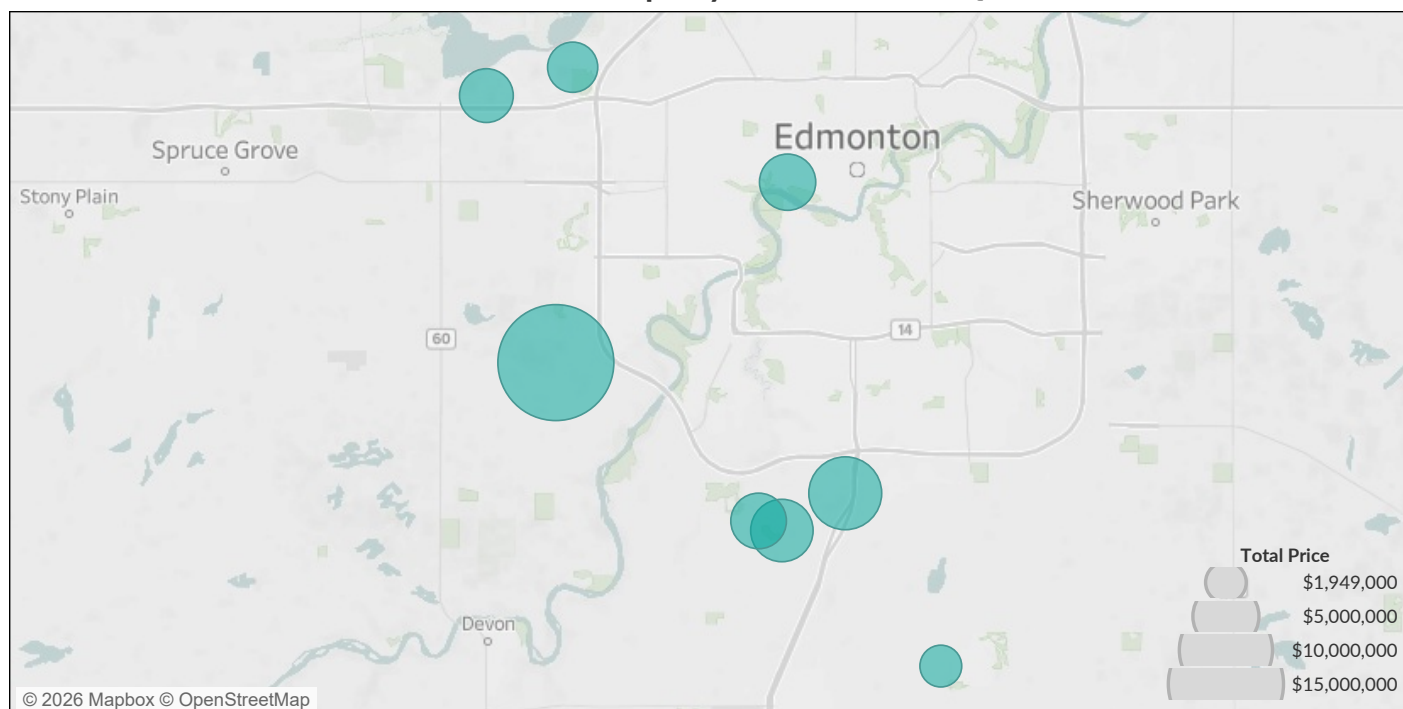
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$35.1M	6	\$115.3M	\$96.6M	-16.3%	\$1.3M
Other Markets	\$5.2M	2	\$78.9M	\$13.7M	-82.6%	\$0.6M
Grand Total	\$40.2M	8	\$194.3M	\$110.3M	-43.2%	\$1.1M

Residential Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3921 Winterburn Road NW	City of Edmonton	Edmonton	\$15.0M	49.5	\$303,119
150 Cashman Crescent SW	City of Edmonton	Edmonton	\$5.9M	4.9	\$1,219,136
11831 30th Avenue SW	City of Edmonton	Edmonton	\$4.3M	3.8	\$1,153,734
12415 Jasper Avenue NW	City of Edmonton	Edmonton	\$3.5M	0.8	Null
105 Chappelle Drive SW	City of Edmonton	Edmonton	\$3.5M	2.8	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2025





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