



**Altus Group**

## **Edmonton Submarket Report**

**Edmonton Suburban  
Submarket Report - Q1 2026**

# Edmonton Suburban

## Submarket Report - Q1 2026



### Sales - Q1 2026

| High Rise | Mid Rise | Low Rise | Townhouse | Grand Total |
|-----------|----------|----------|-----------|-------------|
|           |          | 18       | 107       | 125         |

### 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      | 4                | 435         | 246        | 69              | 120              |
| Townhouse     | 28               | 2,177       | 1,305      | 229             | 643              |
| Grand Total   | 32               | 2,612       | 1,551      | 298             | 763              |

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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      | \$313          | \$353          | \$344              | 587           | 935           |
| Townhouse     | \$294          | \$319          | \$289              | 1,149         | 1,317         |

### Active Phases - Top Projects by Total Homes

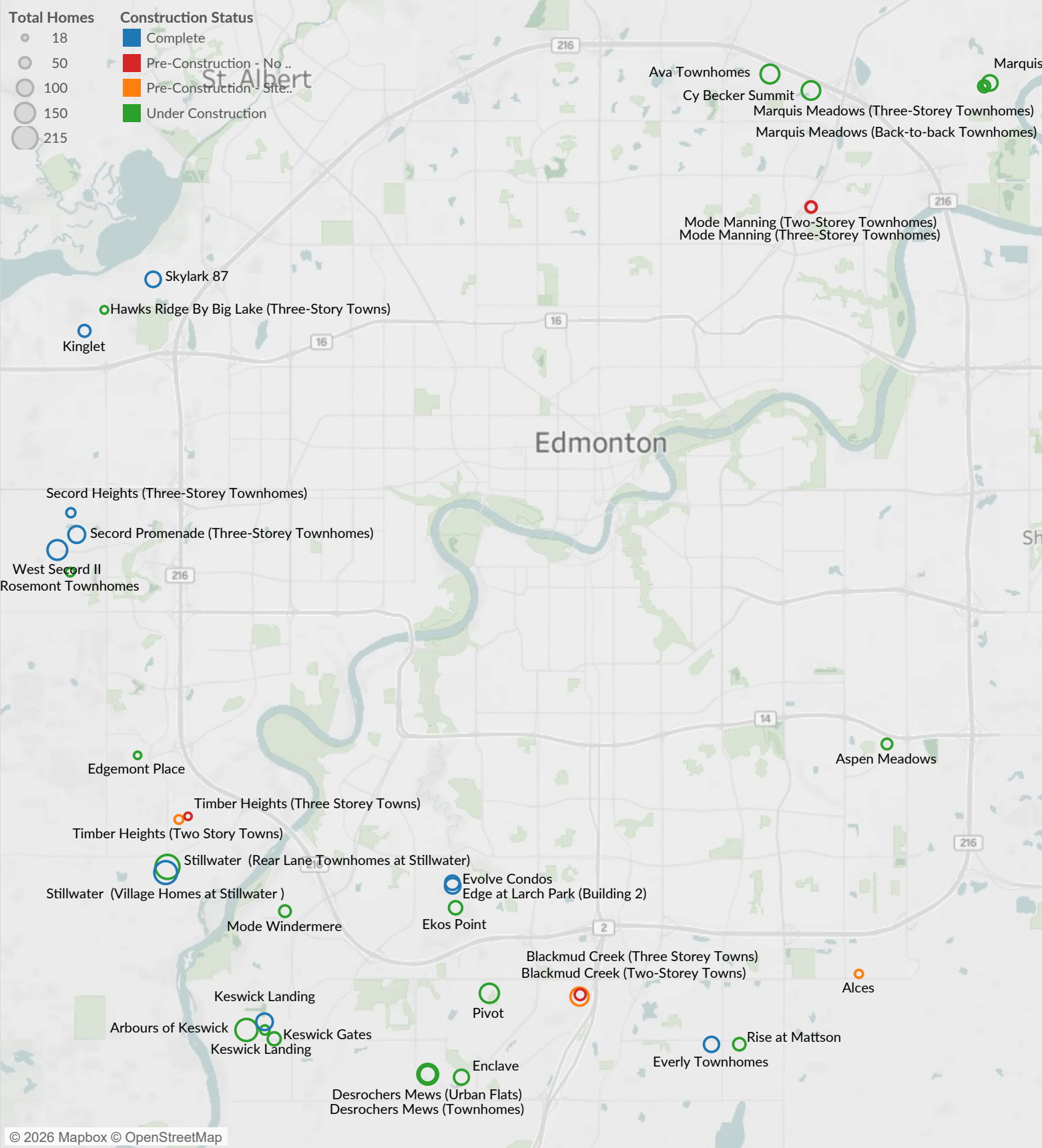
| Project Name                                   | Developer               | Property Type | Month, Year of Open Date | Avg. \$/SF Blended | Homes Sold | Total Homes |
|------------------------------------------------|-------------------------|---------------|--------------------------|--------------------|------------|-------------|
| Stillwater (Rear Lane Townhomes at Stillwater) | Mattamy Homes           | Townhouse     | March 2018               | \$194              | 199        | 215         |
| Stillwater (Village Homes at Stillwater )      | Mattamy Homes           | Townhouse     | March 2018               | \$183              | 192        | 194         |
| Arbours of Keswick                             | Rohit Communities       | Townhouse     | August 2019              | \$229              | 168        | 181         |
| Desrochers Mews (Urban Flats)                  | StreetSide Developments | Low Rise      | April 2025               | \$355              | 23         | 160         |
| West Secord II                                 | StreetSide Developments | Low Rise      | March 2024               | \$326              | 141        | 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              | 43         | 127         |
| Blackmud Creek (Two-Storey Towns)              | StreetSide Developments | Townhouse     | February 2026            | \$306              | 11         | 122         |
| Desrochers Mews (Townhomes)                    | StreetSide Developments | Townhouse     | February 2025            | \$320              | 24         | 103         |

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### 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 |
|------------------------------------------|-------------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Keswick Landing                          | Akash Homes             | Townhouse     | July 2024                | \$275              | 16            | 28          |
|                                          | StreetSide Developments | Townhouse     | May 2020                 | \$240              | 4             | 102         |
| West Secord II                           | StreetSide Developments | Low Rise      | March 2024               | \$326              | 11            | 144         |
| Kinglet                                  | StreetSide Developments | Townhouse     | March 2023               | \$273              | 11            | 52          |
| Blackmud Creek (Two-Storey Towns)        | StreetSide Developments | Townhouse     | February 2026            | \$306              | 11            | 122         |
| Arbours of Keswick                       | Rohit Communities       | Townhouse     | August 2019              | \$229              | 9             | 181         |
| Marquis                                  | StreetSide Developments | Townhouse     | December 2022            | \$255              | 7             | 88          |
| Cy Becker Summit                         | StreetSide Developments | Townhouse     | December 2024            | \$303              | 7             | 127         |
| Marquis Meadows (Back-to-back Townhomes) | StreetSide Developments | Townhouse     | January 2026             | \$328              | 6             | 54          |
| Secord Heights (Three-Storey Townhomes)  | StreetSide Developments | Townhouse     | May 2024                 | \$299              | 4             | 31          |

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