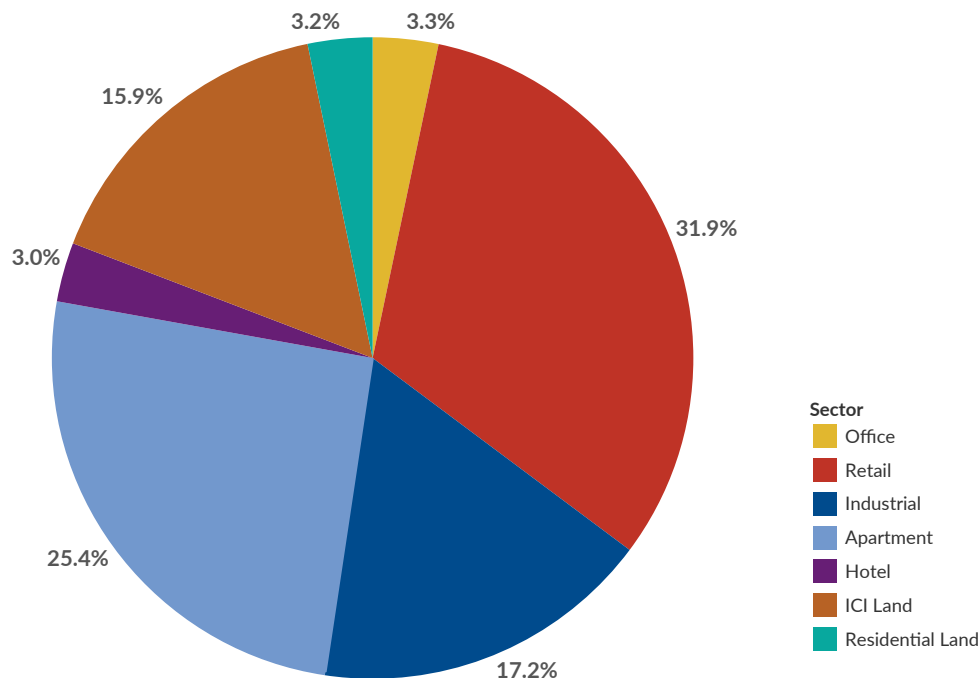

Edmonton Market Area Commercial Q1 2026 Statistics



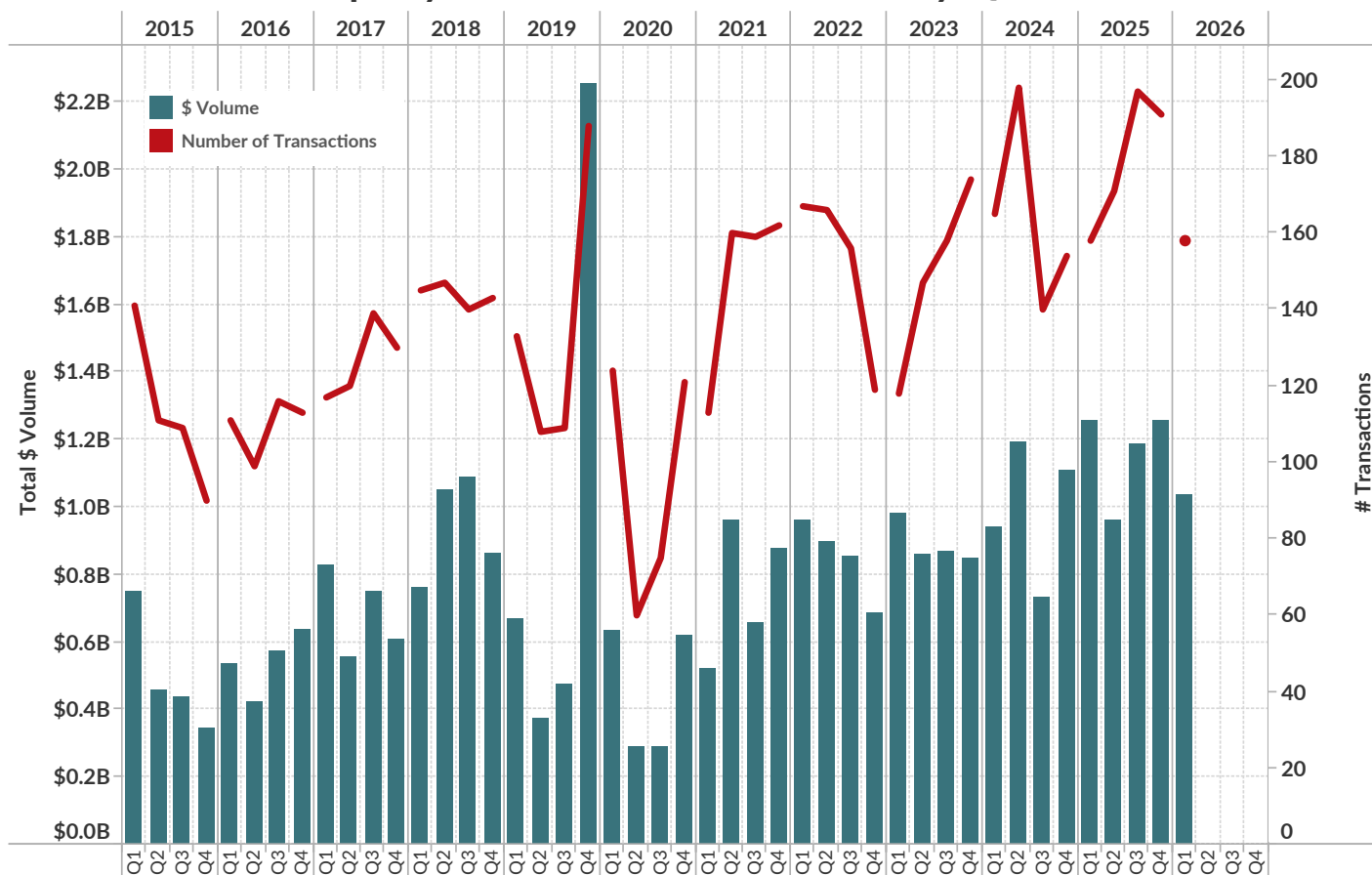
AltusGroup

Q1 2026 YTD Property Transactions - Total \$ Volume by Sector



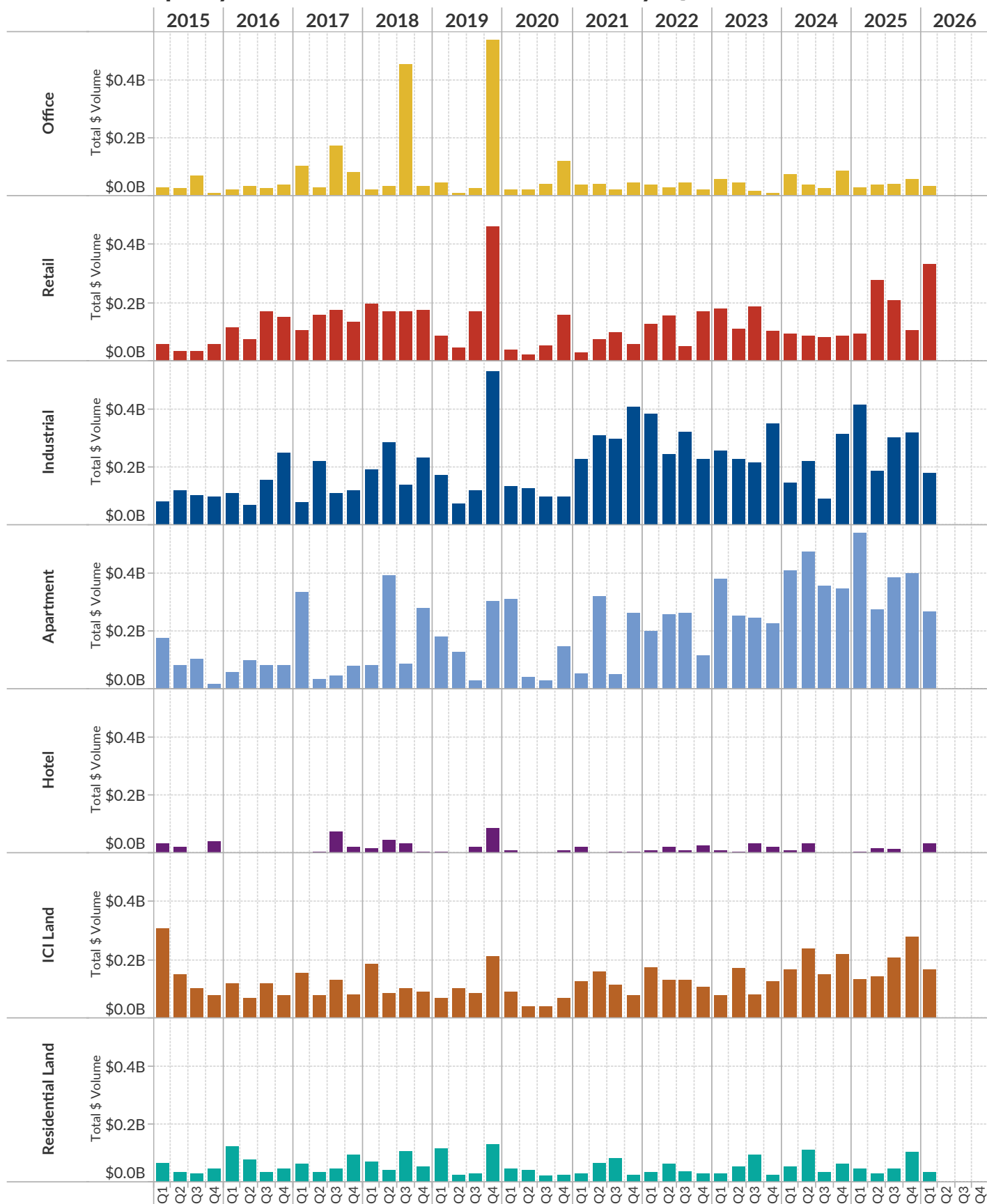
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

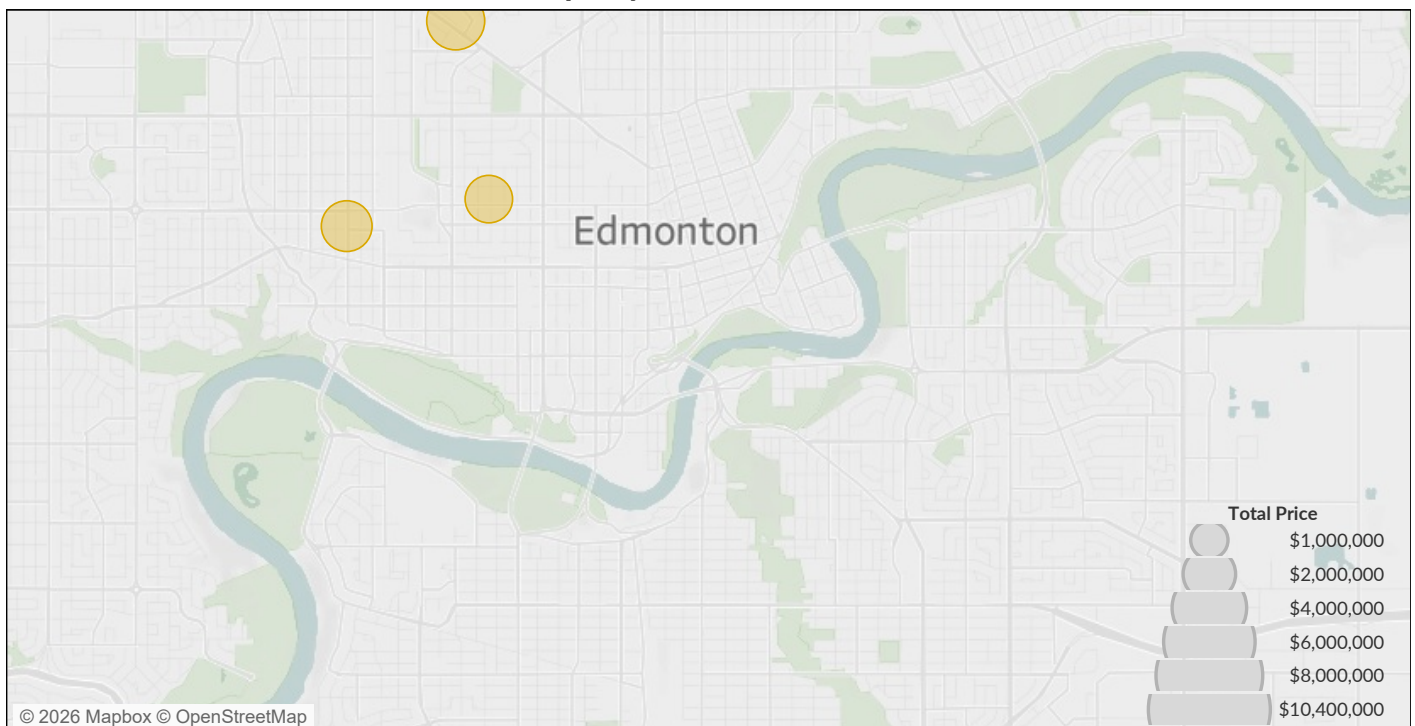
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$20.5M	6	\$142.2M	\$20.5M	-85.6%	\$219
Other Markets	\$13.6M	7	\$18.4M	\$13.6M	-25.9%	\$245
Grand Total	\$34.1M	13	\$160.6M	\$34.1M	-78.8%	\$226

Office - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
5425 Calgary Trail NW	City of Edmonton	Edmonton	\$10.4M	30,877	\$337
20 Perron Street	Sturgeon County	St. Albert	\$3.6M	16,600	\$217
2603 Ellwood Drive SW	City of Edmonton	Edmonton	\$3.4M	6,211	\$539
30 Green Grove Drive	Sturgeon County	St. Albert	\$2.7M	14,000	\$191
11710 Kingsway NW	City of Edmonton	Edmonton	\$2.4M	12,486	\$188

Source: Altus Group

Office Property Transactions - Q1 2026



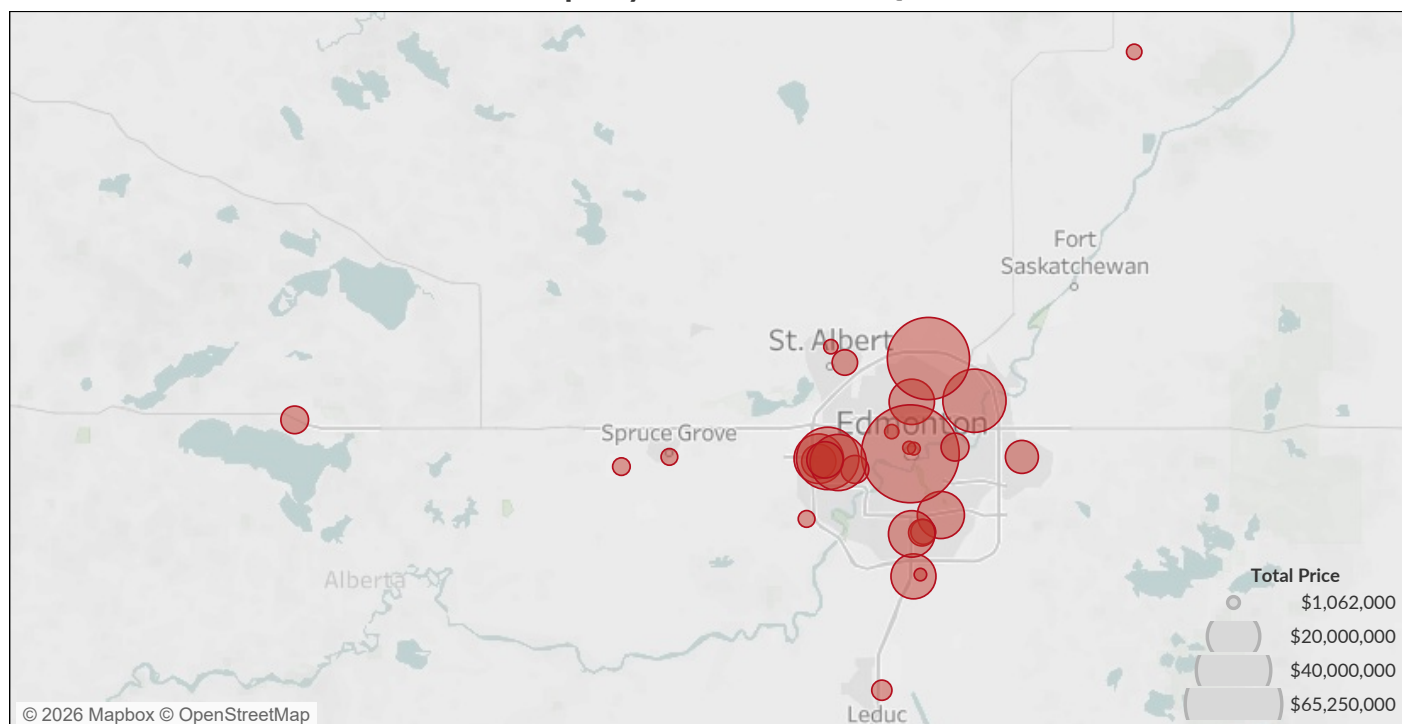
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$304.0M	21	\$590.8M	\$306.2M	-48.2%	\$330
Other Markets	\$26.8M	8	\$85.4M	\$28.2M	-67.0%	\$329
Grand Total	\$330.8M	29	\$676.2M	\$334.4M	-50.5%	\$330

Retail - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10310 102nd Street NW	City of Edmonton	Edmonton	\$65.3M	2,183,730	\$30
17904 78th Street NW	City of Edmonton	Edmonton	\$46.0M	Null	Null
13508 Victoria Trail NW	City of Edmonton	Edmonton	\$27.2M	56,340	\$483
18125 Stony Plain Road NW	City of Edmonton	Edmonton	\$26.5M	63,752	\$416
9908 170th Street NW	City of Edmonton	Edmonton	\$21.5M	47,000	\$457

Source: Altus Group

Retail Property Transactions - Q1 2026



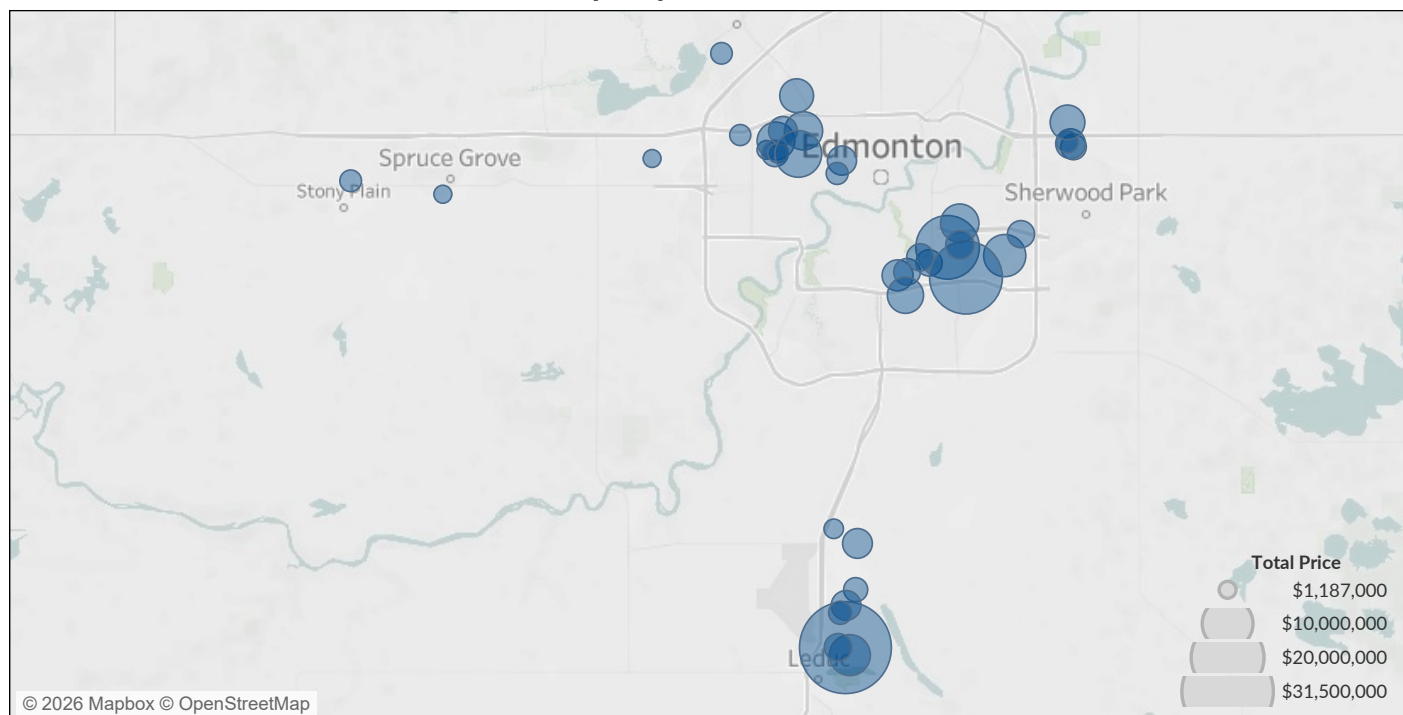
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
City of Edmonton	\$113.0M	24	\$800.1M	\$117.8M	-85.3%	\$196
Other Markets	\$64.9M	14	\$421.3M	\$64.9M	-84.6%	\$234
Grand Total	\$177.9M	38	\$1,221.4M	\$182.7M	-85.0%	\$209

Industrial - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price/SF
6207 39th Street	Leduc County	Leduc	\$31.5M	143,118	\$220
5219 47th Street NW	City of Edmonton	Edmonton	\$19.8M	152,051	\$130
7103 67th Street NW	City of Edmonton	Edmonton	\$15.1M	125,848	\$120
14507 112th Avenue NW	City of Edmonton	Edmonton	\$8.1M	125,099	\$65
1911 66th Avenue NW	City of Edmonton	Edmonton	\$6.6M	61,000	\$109

Source: Altus Group

Industrial Property Transactions - Q1 2026



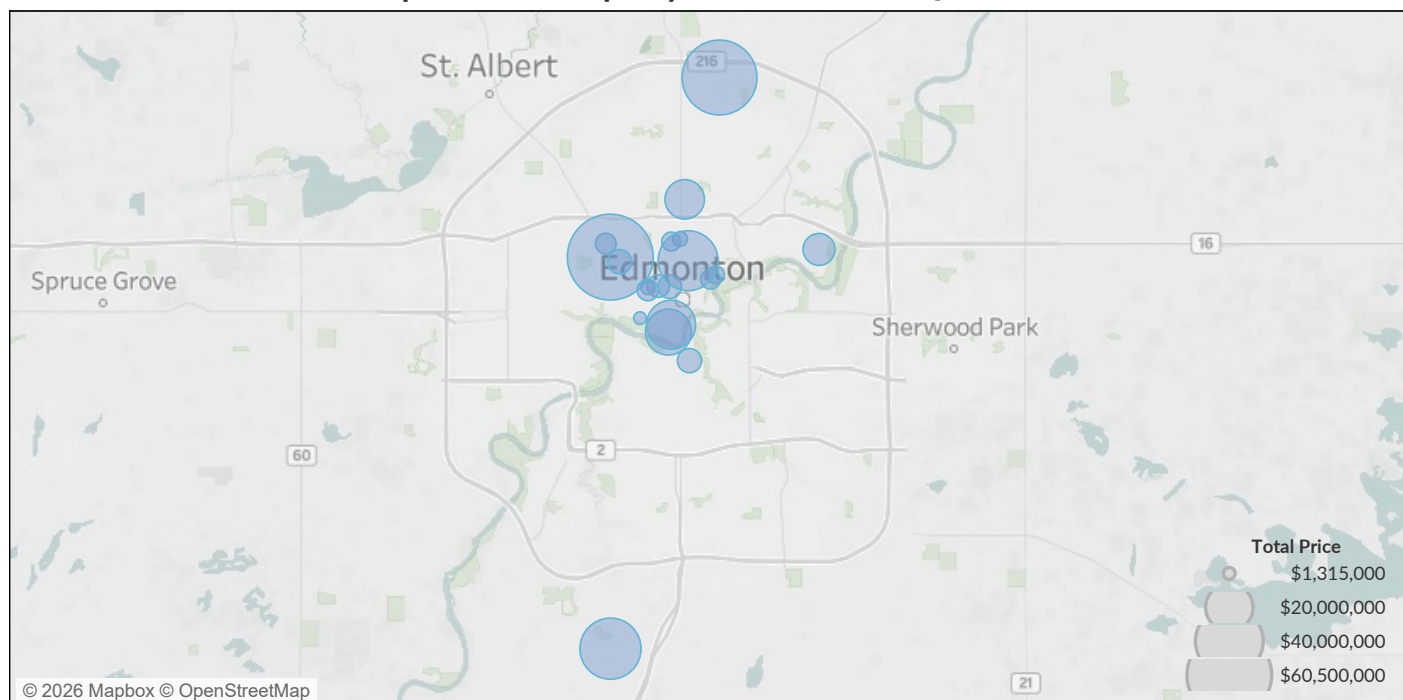
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2025	2026		
City of Edmonton	\$263.7M	20	\$1,455.4M	\$266.6M	-81.7%	\$183,579
Other Markets			\$139.1M	\$2.7M	-98.1%	\$234,280
Grand Total	\$263.7M	20	\$1,594.5M	\$269.2M	-83.1%	\$186,690

Apartment - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
12825 115th Avenue NW	City of Edmonton	Edmonton	\$60.5M	213	\$284,038
17904 78th Street NW	City of Edmonton	Edmonton	\$46.0M	184	\$250,000
803 Daniels Way SW	City of Edmonton	Edmonton	\$30.7M	104	\$295,192
11332 95th Street NW	City of Edmonton	Edmonton	\$29.5M	154	\$191,558
9820 104th Street NW	City of Edmonton	Edmonton	\$19.7M	94	\$209,574

Source: Altus Group

Apartment Property Transactions - Q1 2026



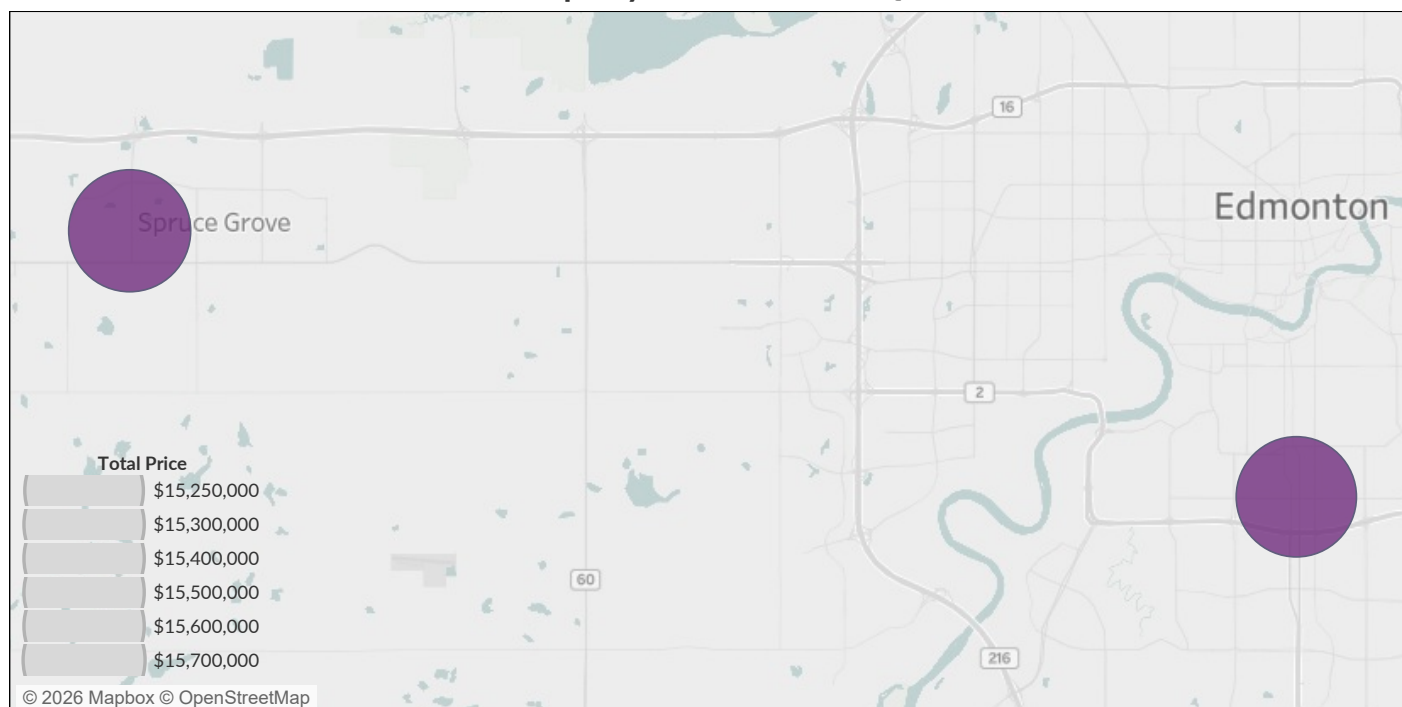
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Room
City of Edmonton	\$15.3M	1	\$27.9M	\$15.3M	-45.3%	\$72,942
Other Markets	\$15.7M	1	\$2.2M	\$15.7M	613.6%	\$83,301
Grand Total	\$31.0M	2	\$30.1M	\$31.0M	2.9%	\$75,531

Hotel - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
201 Jennifer Heil Way	Parkland County	Spruce Grove	\$15.7M	130	\$120,769
5116 Gateway Boulevard NW	City of Edmonton	Edmonton	\$15.3M	195	\$78,205

Source: Altus Group

Hotel Property Transactions - Q1 2026



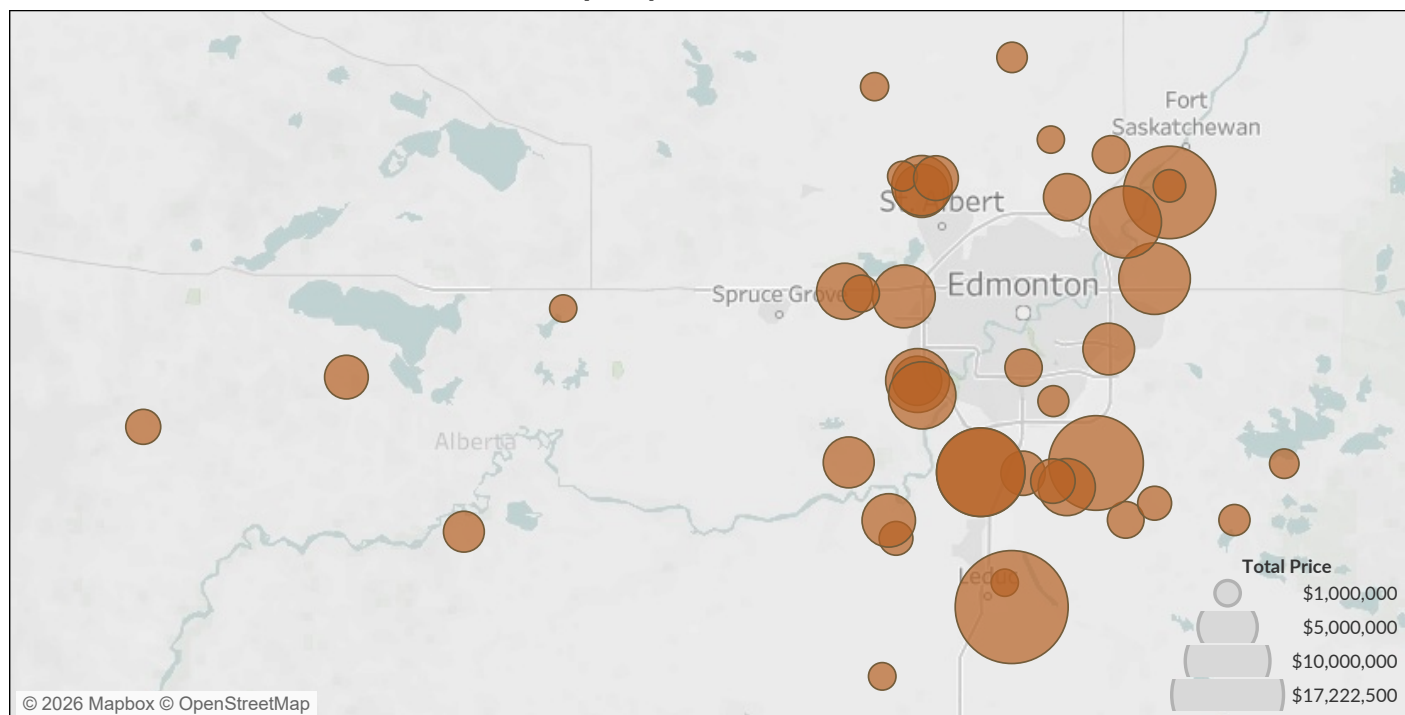
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$76.5M	14	\$439.9M	\$76.5M	-82.6%	\$0.5M
Other Markets	\$88.7M	28	\$321.1M	\$94.6M	-70.5%	\$0.2M
Grand Total	\$165.1M	42	\$761.0M	\$171.1M	-77.5%	\$0.3M

ICI Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2803 Rollyview Road	Leduc County	Leduc	\$17.2M	137.8	\$125,000
SE-18-51-23-4	City of Edmonton	Edmonton	\$12.1M	160.0	\$75,525
NW-18-54-22-4	Strathcona County	Fort Saskatch..	\$11.5M	148.0	\$78,016
4915 141st Street SW	City of Edmonton	Edmonton	\$10.6M	79.7	\$132,500
18103 17th Street NE	City of Edmonton	Edmonton	\$7.0M	60.1	\$116,550

Source: Altus Group

ICI Land Property Transactions - Q1 2026



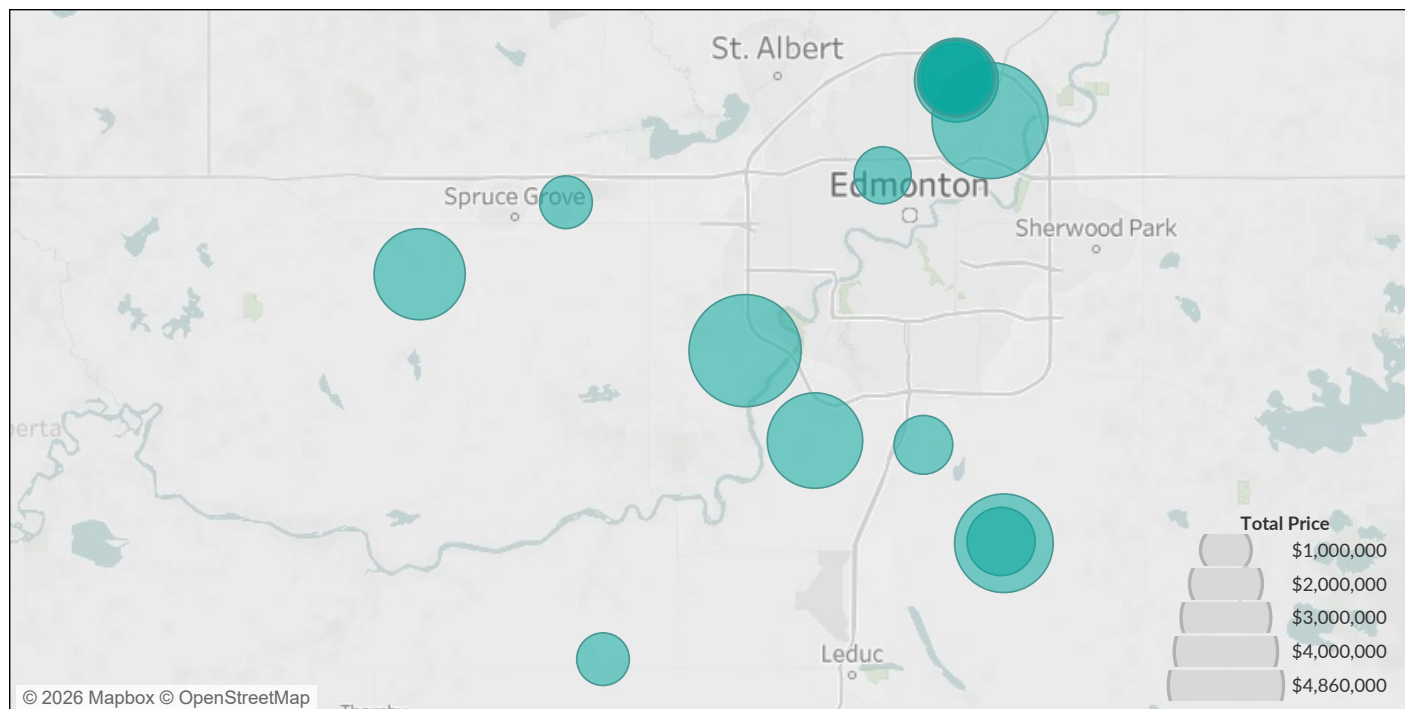
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$23.4M	9	\$169.6M	\$23.4M	-86.2%	\$1.6M
Other Markets	\$10.2M	5	\$47.2M	\$10.2M	-78.4%	\$0.7M
Grand Total	\$33.6M	14	\$216.8M	\$33.6M	-84.5%	\$1.3M

Residential Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
380 Clareview Station Drive N..	City of Edmonton	Edmonton	\$4.9M	3.2	\$1,500,000
670 Uplands Drive NW	City of Edmonton	Edmonton	\$4.5M	2.8	\$1,605,654
3503 39th Avenue	Leduc County	Beaumont	\$3.5M	4.1	\$850,824
3295 Chernowski Way SW	City of Edmonton	Edmonton	\$3.3M	2.6	\$1,287,476
200 Genesis Drive	Parkland County	Stony Plain	\$3.0M	3.8	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2026



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