

**MARKET FUNDAMENTALS**

	YOY Chg	12-Month Forecast
<b>\$1.09B</b> Total Volume (CAD)	▲	▲
<b>101</b> Total Properties Sold	▼	▲
<b>828.7K</b> Total SF (Excluding MF)	▼	▲

*Closed Transactions Over \$1 million, Q1 2026 (All Property Classes) | MF = Multifamily*

**ECONOMIC INDICATORS**

	YOY Chg	12-Month Forecast
<b>887K</b> Edmonton Employment	▲	▼
<b>6.8%</b> Edmonton Unemployment Rate	▼	▲
<b>6.7%</b> Canada Unemployment Rate	▲	▲

*Source: Statistics Canada, The City of Edmonton*

**ECONOMY:**

In Q1 2026, the Bank of Canada held its overnight rate at 2.25%, maintaining a cautious stance after late 2025 rate cuts. This decision comes as inflation has edged up to 2.4%, remaining within the Bank's 1-3% target range but showing renewed upward pressure. Foreign direct investment into Canada totaled \$25.1 billion in Q4, bringing full-year 2025 inflows to \$96.8 billion, up from \$86.6 billion in 2024 and marking the highest annual level since 2007. Investment activity was primarily driven by gains in the trade and transportation and management sectors, followed by manufacturing.

*Source: Bank of Canada, Statistics Canada, TD Economics*

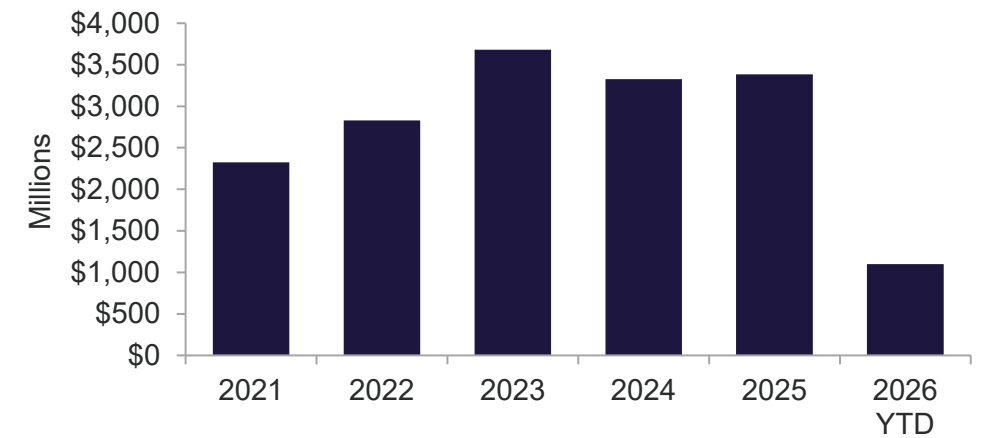
**INVESTMENT OVERVIEW:**

Edmonton's commercial real estate investment market recorded \$1.09 billion in transaction volume in Q1 2026, representing a strong year-over-year increase of approximately \$150 million compared to the \$949.9 million recorded in Q1 2025. Land assets continued to drive market activity, accounting for 53 transactions and approximately \$563 million in total deal volume. Notably, three major land transactions represented roughly \$346 million in sales volume and encompassed a combined 1,910 acres.

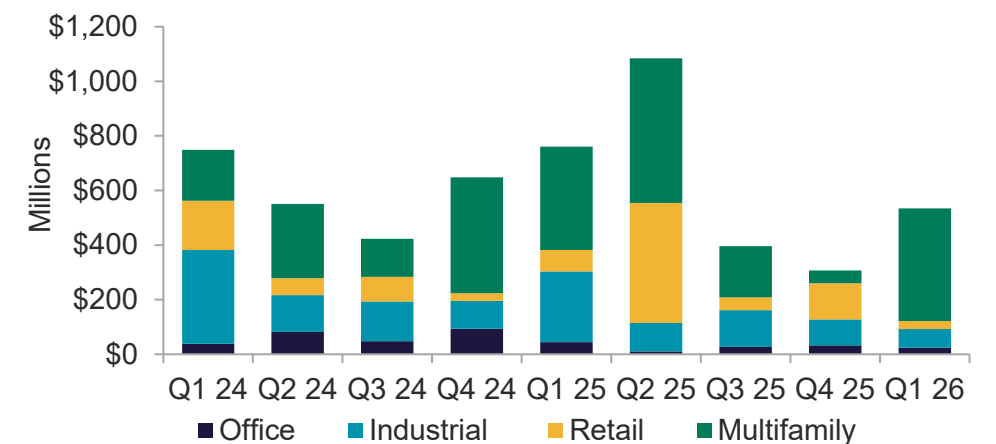
Multifamily assets continued to dominate high-value investment activity in Edmonton, accounting for approximately \$412 million in completed transactions during the quarter. The largest transaction was the sale of Eleanor & Laurent, consisting of a 272-unit apartment property and a 493-unit student housing asset, which collectively traded for approximately \$198 million. Another notable multifamily transaction was the sale of McConachie Villas, a 133-unit apartment property that sold for roughly \$47 million at a reported cap rate of 4.70%.

Within the office sector, the sale of the Intact Building represented the largest transaction of the quarter, with the 233,000+ square foot asset trading for approximately \$24.0 million, or \$102.93 per square foot. The Class A property sold at a reported cap rate of 10.22% and is primarily occupied by major institutional and financial tenants.

**INVESTMENT SALES VOLUME**



**INVESTMENT SALES VOLUME BY SECTOR**



*Closed Transactions Over \$1 Million, Excluding Land Sales Volume*  
*Source: The Gettel Network*

INVESTMENT ACTIVITY

PROPERTY TYPE	PROPERTIES SOLD	SALES VOLUME (CAD)	TOTAL SOLD
Office	1	\$24,000,000	233,164 SF
Industrial	10	\$68,905,000	489,201 SF
Retail	10	\$28,616,856	106,399 SF
Multifamily	27	\$412,606,781	1,865 Units
Land	53	\$563,338,273	3,780 Acres
<b>TOTAL</b>	<b>101</b>	<b>\$1,097,466,910</b>	<b>828,764 SF / 1,888 Units / 3,841 Acres*</b>

\*Includes Land Sold for Properties

SIGNIFICANT SALES

PROPERTY NAME	TYPE	MARKET	TOTAL SOLD	PURCHASE PRICE	PRICE / UNIT	CAP RATE
Eleanor & Laurent	Multifamily	Edmonton	765 Units	\$198,000,000	\$258,824 (Unit)	N/A
Hwy 643 & RR 222	Land	Edmonton	956.98 AC	\$163,727,616	\$171,103 (Acre)	N/A
Hwy 643 & RR 223	Land	Edmonton	636.91 AC	\$108,986,328	\$171,117 (Acre)	N/A
2550 184 St SW	Land	Edmonton	317.06 AC	\$74,850,000	\$236,075 (Acre)	N/A
McConachie Villas	Multifamily	Edmonton	133 Units	\$47,141,850	\$354,450 (Unit)	4.7%
RR 222 South of Hwy 643	Land	Edmonton	160 AC	\$27,379,200	\$171,120 (Acre)	N/A

Sources: The Network, Cushman & Wakefield Research

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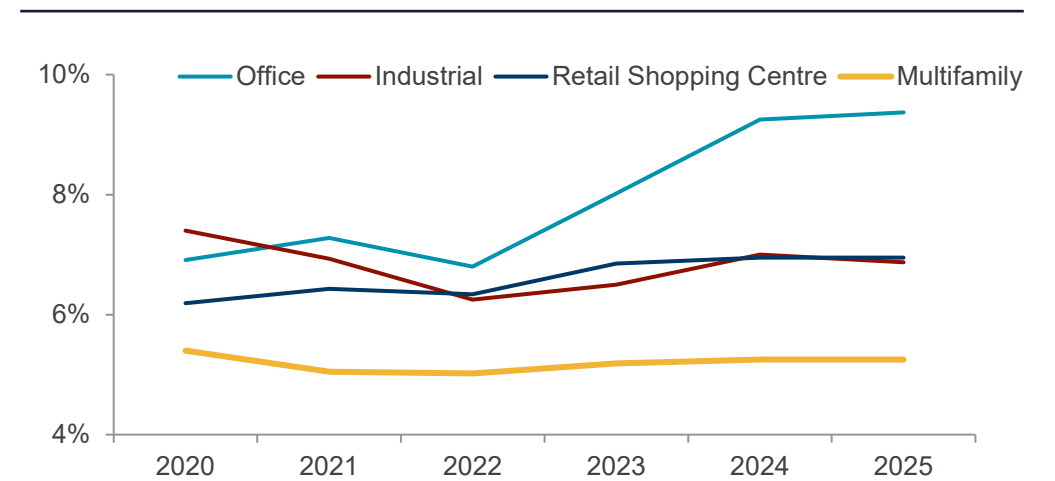
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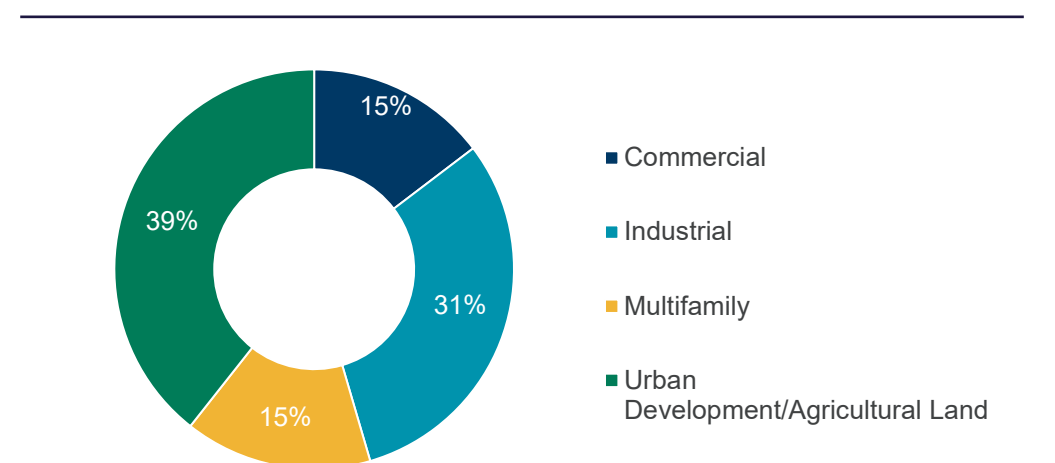
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CAP RATE TREND



LAND SALES VOLUME BY SECTOR



Source: The Network