

Media Release

Housing Market Shows Strong Sales, Still Moderate Prices

Edmonton, May 2, 2024: There were a total of 3,128 residential unit sales in the Greater Edmonton Area (GEA) real estate market during April 2024, showing increases of 27.1% over March 2024, and 54.9% over April 2023. New residential listings amounted to 3,909, a number 11.2% higher than in March 2024, and 13.7% higher than April 2023. Overall inventory in the GEA increased 2.7% from March 2024, but is still 20.5% lower than April 2023.

Detached unit sales totalled 1,858, an increase of 27.1% over the previous month, and 51.4% higher than the previous year. Semi-detached unit sales increased 33.6% month-over-month and showed an increase of 61.7% year-over-year. Row/Townhouse unit sales also increased 13.9% compared to March 2024 and 46.4% compared to the previous year. Apartment Condominium unit sales also increased 72.5% over April 2023, and 33.2% over the previous month.

Total residential average prices came in at \$431,387, a 2.5% increase from March 2024, and 5.4% increase from April 2023. Detached homes averaged \$529,957, increasing 2.5% from March 2024 and up from the previous year by 5.8%. Semi-detached units sold for an average of \$406,674, falling 0.5% from the previous month, but up 7.4% year-over-year. Row/townhouse prices were up 4.2% from March 2024 and 12.5% when compared to April 2023, selling at an average of \$294,417. Apartment Condominium average prices hit \$200,968, increasing 3.5% over last month and coming in 3.7% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$397,200, increasing 1.2% from March 2024, and 5.4% from April 2023.

“Sales continue to outpace last year’s numbers with generous margins.” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “Sellers are doing their best to hold up their end, adding 8.7% more new listings to the market last month, and hopefully we’ll see even more homes up for sale now that prices are steadily rising.”

Detached homes averaged 36 days on the market, decreasing 4 days from March 2024. Semi-detached homes averaged 29 days on the market, a decrease of 6 days from the previous month, and row/townhouses’ days on the market decreased 1 day to 33. Apartment condominiums averaged 41 days on the market, dropping 6 days from March 2024. Overall, all residential listings averaged 36 days on the market, a month-over-month decrease of 3 days and an 8-day decrease when compared to April 2023.

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Review these statistics and more at www.realtorsofedmonton.com.

| MLS® System Activity (for all-residential sales in GEA ¹) | April 2024 | M/M % Change | Y/Y % Change |
|---|--------------------|-------------------------|-------------------------|
| Detached average ² selling price – month | \$ 529,957.00 | 2.5% | 5.8% |
| Detached median ³ selling price – month | \$ 495,000.00 | 4.2% | 8.2% |
| Semi-detached average selling price – month | \$ 406,674.00 | -0.5% | 7.4% |
| Semi-detached median selling price – month | \$ 399,900.00 | 0.0% | 6.9% |
| Row/Townhouse average selling price – month | \$ 294,417.00 | 4.2% | 12.5% |
| Row/Townhouse median selling price – month | \$ 298,069.00 | 2.8% | 12.7% |
| Apartment Condominium average selling price | \$ 200,968.00 | 3.6% | 3.7% |
| Apartment Condominium median selling price | \$ 185,000.00 | -0.3% | 4.2% |
| All-residential ⁴ average selling price | \$ 431,387.00 | 2.5% | 5.4% |
| All-residential median selling price | \$ 418,000.00 | 3.2% | 8.2% |
| # residential listings this month | \$ 3,909.00 | 11.2% | 13.7% |
| # residential sales this month | \$ 3,128.00 | 27.1% | 54.9% |
| # residential inventory at month end | \$ 5,464.00 | 2.7% | -20.5% |
| # Total ⁵ MLS® System sales this month | \$ 3,617.00 | 24.4% | 51.3% |
| \$ Value Total residential sales this month | \$1,437,013,710.00 | 29.1% | 61.2% |
| \$ Value of total MLS® System sales – month | \$1,533,937,876.00 | 26.9% | 63.1% |
| \$ Value of total MLS® System sales - YTD | \$4,347,327,246.00 | 54.3% | 59.9% |

1 Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

2 Average: The total value of sales in a category divided by the number of properties sold

3 Median: The middle figure in an ordered list of all sales prices

4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

| MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹) | April 2024 | M/M % Change | Y/Y % Change |
|---|---------------|-----------------|-----------------|
| SFD ⁶ benchmark price | \$ 460,800.00 | 2.8% | 5.5% |
| Apartment benchmark price | \$ 192,200.00 | 4.1% | 7.9% |
| Townhouse benchmark price | \$ 256,700.00 | 3.1% | 12.2% |
| Composite ⁷ benchmark price | \$ 397,200.00 | 2.7% | 4.4% |

What is the MLS® HPI Benchmark Price? Find out [here](#).

5 Includes residential, rural and commercial sales

6 Single-family Dwelling

7 Includes SFD, condos, duplex/row houses and mobile homes

| MLS® Rental Listing Activity (Monthly ⁸) | April 2024 | M/M % Change | Y/Y % Change |
|--|-------------|-----------------|-----------------|
| Total Rented Listings | 36 | N/A | N/A |
| Active Rentals | 39 | N/A | N/A |
| Average Days on Market | 15 | N/A | N/A |
| Average Price ⁹ for 1-Bedroom Units | \$ 1,232.00 | N/A | N/A |
| Average Price for 2-Bedroom Units | \$ 1,677.00 | N/A | N/A |

8 MLS® Rental Activity:

9 Average Price: The total value of Rental prices in a category divided by the number of properties rented.

Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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***MLS® HPI Benchmark Price**

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an "apples to apples" comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a "typical" home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the REALTORS® Association of Edmonton website or the Canadian Real Estate Association website.

5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Detached | | | | | |
| New Listings / YTD | 2,275 / 7,230 | 2,037 / 6,836 | 2,964 / 8,282 | 2,660 / 7,976 | 1,159 / 5,773 |
| Sales / YTD | 1,858 / 5,347 | 1,227 / 3,598 | 1,831 / 6,217 | 2,001 / 5,653 | 511 / 2,511 |
| Sales to New Listings Ratio / YTD | 82% / 74% | 60% / 53% | 62% / 75% | 75% / 71% | 44% / 43% |
| Sales Volume | 984,659,612 | 614,610,999 | 961,265,006 | 946,771,760 | 214,635,213 |
| Sales Volume YTD | 2,748,114,628 | 1,726,116,851 | 3,168,010,281 | 2,634,876,055 | 1,065,137,796 |
| Average Sale Price | 529,957 | 500,905 | 524,995 | 473,149 | 420,030 |
| Average Sale Price YTD | 513,954 | 479,743 | 509,572 | 466,102 | 424,189 |
| Median Sale Price | 495,000 | 457,500 | 480,000 | 432,000 | 381,500 |
| Median Sale Price YTD | 475,000 | 440,000 | 468,000 | 422,500 | 385,000 |
| Sale to List Price Ratio / YTD | 100% / 99% | 98% / 98% | 100% / 100% | 99% / 98% | 96% / 97% |
| Average Days on Market / YTD | 36 / 43 | 42 / 49 | 25 / 34 | 31 / 42 | 60 / 66 |
| Median Days on Market / YTD | 19 / 23 | 25 / 31 | 15 / 17 | 17 / 21 | 43 / 44 |
| Average Days on Market (Cum.) / YTD | 51 / 69 | 65 / 79 | 32 / 50 | 45 / 65 | 91 / 105 |
| Median Days on Market (Cum.) / YTD | 20 / 29 | 30 / 44 | 15 / 18 | 18 / 23 | 50 / 67 |
| Semi-detached | | | | | |
| New Listings / YTD | 393 / 1,203 | 362 / 1,095 | 511 / 1,522 | 481 / 1,428 | 230 / 1,028 |
| Sales / YTD | 346 / 937 | 214 / 644 | 343 / 1,219 | 350 / 939 | 93 / 419 |
| Sales to New Listings Ratio / YTD | 88% / 78% | 59% / 59% | 67% / 80% | 73% / 66% | 40% / 41% |
| Sales Volume | 140,709,099 | 81,021,092 | 133,938,845 | 120,375,098 | 30,584,920 |
| Sales Volume YTD | 373,386,436 | 236,125,989 | 460,576,408 | 323,035,663 | 135,642,941 |
| Average Sale Price | 406,674 | 378,603 | 390,492 | 343,929 | 328,870 |
| Average Sale Price YTD | 398,491 | 366,655 | 377,831 | 344,021 | 323,730 |
| Median Sale Price | 399,900 | 374,000 | 382,000 | 338,000 | 328,000 |
| Median Sale Price YTD | 395,707 | 363,250 | 370,000 | 332,000 | 319,000 |
| Sale to List Price Ratio / YTD | 100% / 99% | 98% / 98% | 101% / 100% | 98% / 98% | 97% / 97% |
| Average Days on Market / YTD | 29 / 37 | 41 / 45 | 23 / 33 | 35 / 45 | 67 / 75 |
| Median Days on Market / YTD | 18 / 21 | 27 / 29 | 14 / 17 | 22 / 25 | 47 / 59 |
| Average Days on Market (Cum.) / YTD | 35 / 52 | 57 / 69 | 28 / 46 | 50 / 66 | 107 / 121 |
| Median Days on Market (Cum.) / YTD | 19 / 24 | 28 / 36 | 14 / 18 | 23 / 29 | 66 / 83 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 454 / 1,473 | 396 / 1,349 | 511 / 1,690 | 524 / 1,621 | 183 / 1,070 |
| Sales / YTD | 410 / 1,239 | 280 / 889 | 365 / 1,264 | 309 / 890 | 77 / 424 |
| Sales to New Listings Ratio / YTD | 90% / 84% | 71% / 66% | 71% / 75% | 59% / 55% | 42% / 40% |
| Sales Volume | 120,710,812 | 73,246,472 | 99,061,466 | 76,295,127 | 18,116,925 |
| Sales Volume YTD | 350,519,003 | 224,880,168 | 334,654,413 | 218,715,992 | 95,526,687 |
| Average Sale Price | 294,417 | 261,595 | 271,401 | 246,910 | 235,285 |
| Average Sale Price YTD | 282,905 | 252,959 | 264,758 | 245,748 | 225,299 |
| Median Sale Price | 298,069 | 264,500 | 269,000 | 244,000 | 234,000 |
| Median Sale Price YTD | 287,000 | 249,000 | 260,000 | 243,000 | 215,000 |
| Sale to List Price Ratio / YTD | 100% / 99% | 98% / 97% | 99% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 33 / 39 | 45 / 53 | 37 / 47 | 49 / 54 | 74 / 67 |
| Median Days on Market / YTD | 18 / 22 | 27 / 35 | 22 / 30 | 29 / 33 | 53 / 50 |
| Average Days on Market (Cum.) / YTD | 40 / 52 | 65 / 81 | 53 / 72 | 71 / 78 | 113 / 111 |
| Median Days on Market (Cum.) / YTD | 19 / 24 | 33 / 46 | 23 / 36 | 34 / 45 | 70 / 77 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|----------------|----------------|----------------|----------------|---------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 791 / 2,398 | 635 / 2,220 | 730 / 2,585 | 783 / 2,618 | 305 / 1,623 |
| Sales / YTD | 514 / 1,461 | 298 / 974 | 393 / 1,150 | 298 / 828 | 83 / 474 |
| Sales to New Listings Ratio / YTD | 65% / 61% | 47% / 44% | 54% / 44% | 38% / 32% | 27% / 29% |
| Sales Volume | 103,297,735 | 57,775,001 | 80,310,120 | 59,888,334 | 17,173,818 |
| Sales Volume YTD | 282,603,145 | 186,583,013 | 229,103,895 | 167,313,154 | 94,873,211 |
| Average Sale Price | 200,968 | 193,876 | 204,351 | 200,968 | 206,913 |
| Average Sale Price YTD | 193,431 | 191,564 | 199,221 | 202,069 | 200,154 |
| Median Sale Price | 185,000 | 177,500 | 179,000 | 185,000 | 170,000 |
| Median Sale Price YTD | 180,000 | 171,550 | 176,000 | 180,000 | 182,500 |
| Sale to List Price Ratio / YTD | 97% / 97% | 96% / 95% | 96% / 96% | 95% / 95% | 94% / 94% |
| Average Days on Market / YTD | 41 / 52 | 56 / 63 | 53 / 62 | 61 / 63 | 77 / 79 |
| Median Days on Market / YTD | 27 / 32 | 43 / 45 | 41 / 44 | 44 / 45 | 56 / 61 |
| Average Days on Market (Cum.) / YTD | 73 / 82 | 87 / 111 | 93 / 107 | 116 / 112 | 95 / 123 |
| Median Days on Market (Cum.) / YTD | 31 / 40 | 50 / 71 | 46 / 63 | 60 / 65 | 62 / 87 |
| Total Residential² | | | | | |
| New Listings / YTD | 3,913 / 12,304 | 3,430 / 11,500 | 4,716 / 14,079 | 4,448 / 13,643 | 1,877 / 9,494 |
| Sales / YTD | 3,128 / 8,984 | 2,019 / 6,105 | 2,932 / 9,850 | 2,958 / 8,310 | 764 / 3,828 |
| Sales to New Listings Ratio / YTD | 80% / 73% | 59% / 53% | 62% / 70% | 67% / 61% | 41% / 40% |
| Sales Volume | 1,349,377,258 | 826,653,564 | 1,274,575,437 | 1,203,330,319 | 280,510,876 |
| Sales Volume YTD | 3,754,623,212 | 2,373,706,021 | 4,192,344,997 | 3,343,940,864 | 1,391,180,635 |
| Average Sale Price | 431,387 | 409,437 | 434,712 | 406,805 | 367,161 |
| Average Sale Price YTD | 417,923 | 388,813 | 425,619 | 402,400 | 363,422 |
| Median Sale Price | 418,000 | 386,300 | 405,000 | 380,000 | 350,000 |
| Median Sale Price YTD | 405,000 | 369,100 | 397,500 | 374,900 | 340,000 |
| Sale to List Price Ratio / YTD | 99% / 99% | 98% / 97% | 100% / 99% | 98% / 98% | 96% / 96% |
| Average Days on Market / YTD | 36 / 44 | 44 / 52 | 30 / 39 | 37 / 45 | 64 / 68 |
| Median Days on Market / YTD | 20 / 24 | 28 / 34 | 17 / 20 | 20 / 24 | 46 / 48 |
| Average Days on Market (Cum.) / YTD | 52 / 67 | 68 / 84 | 43 / 59 | 56 / 71 | 96 / 110 |
| Median Days on Market (Cum.) / YTD | 21 / 29 | 33 / 47 | 17 / 22 | 22 / 28 | 55 / 74 |
| Other³ | | | | | |
| New Listings / YTD | 187 / 600 | 155 / 583 | 214 / 642 | 219 / 686 | 130 / 505 |
| Sales / YTD | 86 / 312 | 74 / 226 | 138 / 398 | 122 / 353 | 22 / 139 |
| Sales to New Listings Ratio / YTD | 46% / 52% | 48% / 39% | 64% / 62% | 56% / 51% | 17% / 28% |
| Sales Volume | 35,947,721 | 18,538,248 | 44,635,840 | 35,193,780 | 3,882,816 |
| Sales Volume YTD | 111,904,240 | 54,599,419 | 120,564,208 | 94,900,499 | 35,006,862 |
| Average Sale Price | 417,997 | 250,517 | 323,448 | 288,474 | 176,492 |
| Average Sale Price YTD | 358,667 | 241,590 | 302,925 | 268,840 | 251,848 |
| Median Sale Price | 302,500 | 153,250 | 242,500 | 192,500 | 140,000 |
| Median Sale Price YTD | 250,000 | 140,000 | 219,880 | 200,000 | 165,000 |
| Sale to List Price Ratio / YTD | 96% / 95% | 93% / 93% | 95% / 95% | 94% / 94% | 93% / 91% |
| Average Days on Market / YTD | 71 / 77 | 100 / 92 | 105 / 106 | 88 / 105 | 73 / 163 |
| Median Days on Market / YTD | 27 / 36 | 40 / 49 | 38 / 50 | 35 / 51 | 43 / 63 |
| Average Days on Market (Cum.) / YTD | 135 / 150 | 128 / 131 | 142 / 145 | 169 / 185 | 169 / 219 |
| Median Days on Market (Cum.) / YTD | 44 / 59 | 55 / 74 | 44 / 66 | 43 / 77 | 73 / 141 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 27 / 77 | 18 / 75 | 13 / 57 | 13 / 56 | 11 / 34 |
| Sales / YTD | 4 / 14 | 2 / 10 | 7 / 18 | 0 / 5 | 0 / 6 |
| Sales to New Listings Ratio / YTD | 15% / 18% | 11% / 13% | 54% / 32% | 0% / 9% | 0% / 18% |
| Sales Volume | 4,697,500 | 1,400,000 | 12,335,500 | 0 | 0 |
| Sales Volume YTD | 57,448,500 | 14,503,000 | 43,218,250 | 2,658,878 | 4,589,000 |
| Average Sale Price | 1,174,375 | 700,000 | 1,762,214 | 0 | 0 |
| Average Sale Price YTD | 4,103,464 | 1,450,300 | 2,401,014 | 531,776 | 764,833 |
| Median Sale Price | 1,325,000 | 700,000 | 632,500 | 0 | 0 |
| Median Sale Price YTD | 1,450,000 | 862,500 | 775,000 | 525,000 | 625,000 |
| Sale to List Price Ratio / YTD | 93% / 97% | 91% / 88% | 98% / 97% | 0% / 84% | 0% / 93% |
| Average Days on Market / YTD | 394 / 242 | 138 / 311 | 260 / 252 | 0 / 550 | 0 / 443 |
| Median Days on Market / YTD | 260 / 105 | 138 / 238 | 146 / 164 | 0 / 685 | 0 / 286 |
| Average Days on Market (Cum.) / YTD | 394 / 298 | 552 / 540 | 297 / 329 | 0 / 550 | 0 / 443 |
| Median Days on Market (Cum.) / YTD | 260 / 211 | 552 / 365 | 166 / 166 | 0 / 685 | 0 / 286 |
| Investment | | | | | |
| New Listings / YTD | 41 / 113 | 32 / 140 | 33 / 116 | 24 / 106 | 9 / 90 |
| Sales / YTD | 11 / 37 | 11 / 27 | 18 / 51 | 11 / 30 | 3 / 17 |
| Sales to New Listings Ratio / YTD | 27% / 33% | 34% / 19% | 55% / 44% | 46% / 28% | 33% / 19% |
| Sales Volume | 7,748,093 | 9,729,698 | 12,749,000 | 8,053,250 | 1,043,500 |
| Sales Volume YTD | 30,389,675 | 19,232,118 | 40,636,980 | 18,656,160 | 15,855,005 |
| Average Sale Price | 704,372 | 884,518 | 708,278 | 732,114 | 347,833 |
| Average Sale Price YTD | 821,343 | 712,301 | 796,804 | 621,872 | 932,647 |
| Median Sale Price | 523,000 | 711,998 | 697,500 | 525,000 | 344,000 |
| Median Sale Price YTD | 480,000 | 600,000 | 520,000 | 393,500 | 505,000 |
| Sale to List Price Ratio / YTD | 84% / 89% | 90% / 92% | 91% / 97% | 89% / 84% | 78% / 80% |
| Average Days on Market / YTD | 201 / 219 | 233 / 171 | 172 / 171 | 215 / 202 | 92 / 178 |
| Median Days on Market / YTD | 56 / 119 | 183 / 121 | 138 / 135 | 208 / 163 | 108 / 124 |
| Average Days on Market (Cum.) / YTD | 408 / 316 | 250 / 217 | 325 / 238 | 317 / 246 | 183 / 200 |
| Median Days on Market (Cum.) / YTD | 56 / 131 | 202 / 188 | 148 / 141 | 282 / 186 | 124 / 161 |
| Multi Family | | | | | |
| New Listings / YTD | 11 / 49 | 16 / 48 | 19 / 54 | 15 / 46 | 5 / 18 |
| Sales / YTD | 9 / 16 | 1 / 7 | 2 / 16 | 5 / 26 | 1 / 4 |
| Sales to New Listings Ratio / YTD | 82% / 33% | 6% / 15% | 11% / 30% | 33% / 57% | 20% / 22% |
| Sales Volume | 17,718,500 | 1,270,000 | 2,611,000 | 5,846,000 | 393,700 |
| Sales Volume YTD | 25,767,000 | 8,939,000 | 20,645,000 | 36,435,000 | 4,545,700 |
| Average Sale Price | 1,968,722 | 1,270,000 | 1,305,500 | 1,169,200 | 393,700 |
| Average Sale Price YTD | 1,610,438 | 1,277,000 | 1,290,313 | 1,401,346 | 1,136,425 |
| Median Sale Price | 1,785,000 | 1,270,000 | 1,305,500 | 1,095,000 | 393,700 |
| Median Sale Price YTD | 1,692,500 | 830,000 | 1,161,500 | 1,365,000 | 1,191,000 |
| Sale to List Price Ratio / YTD | 95% / 95% | 90% / 92% | 104% / 92% | 93% / 94% | 118% / 97% |
| Average Days on Market / YTD | 108 / 124 | 61 / 236 | 42 / 87 | 205 / 205 | 35 / 374 |
| Median Days on Market / YTD | 45 / 87 | 61 / 61 | 42 / 51 | 134 / 128 | 35 / 267 |
| Average Days on Market (Cum.) / YTD | 129 / 145 | 307 / 271 | 42 / 125 | 241 / 243 | 35 / 539 |
| Median Days on Market (Cum.) / YTD | 90 / 89 | 307 / 95 | 42 / 113 | 222 / 133 | 35 / 267 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 1 / 1 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 2 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Sale to List Price Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

**5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
April 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|------------|-------------|------------|------------|
| Business | | | | | |
| New Listings / YTD | 31 / 111 | 24 / 104 | 23 / 92 | 12 / 51 | 8 / 75 |
| Sales / YTD | 6 / 19 | 8 / 21 | 5 / 19 | 1 / 5 | 1 / 17 |
| Sales to New Listings Ratio / YTD | 19% / 17% | 33% / 20% | 22% / 21% | 8% / 10% | 13% / 23% |
| Sales Volume | 1,945,000 | 1,282,000 | 905,000 | 42,500 | 46,000 |
| Sales Volume YTD | 4,055,500 | 3,563,500 | 4,411,000 | 1,364,780 | 3,010,300 |
| Average Sale Price | 324,167 | 160,250 | 181,000 | 42,500 | 46,000 |
| Average Sale Price YTD | 213,447 | 169,690 | 232,158 | 272,956 | 177,076 |
| Median Sale Price | 166,500 | 123,750 | 92,500 | 42,500 | 46,000 |
| Median Sale Price YTD | 150,000 | 120,000 | 167,000 | 257,280 | 135,000 |
| Sale to List Price Ratio / YTD | 103% / 89% | 79% / 83% | 82% / 84% | 74% / 226% | 78% / 80% |
| Average Days on Market / YTD | 128 / 116 | 103 / 112 | 50 / 126 | 217 / 223 | 262 / 127 |
| Median Days on Market / YTD | 67 / 102 | 79 / 99 | 51 / 75 | 217 / 217 | 262 / 102 |
| Average Days on Market (Cum.) / YTD | 147 / 139 | 103 / 145 | 50 / 126 | 217 / 223 | 262 / 134 |
| Median Days on Market (Cum.) / YTD | 67 / 102 | 79 / 118 | 51 / 75 | 217 / 217 | 262 / 119 |
| Lease | | | | | |
| New Listings / YTD | 32 / 112 | 34 / 115 | 16 / 88 | 27 / 88 | 25 / 95 |
| Sales / YTD | 14 / 48 | 9 / 40 | 12 / 35 | 6 / 29 | 2 / 22 |
| Sales to New Listings Ratio / YTD | 44% / 43% | 26% / 35% | 75% / 40% | 22% / 33% | 8% / 23% |
| Sales Volume | 3,623,314 | 952,015 | 1,221,707 | 1,273,080 | 51,000 |
| Sales Volume YTD | 22,485,653 | 5,971,432 | 4,361,304 | 4,689,563 | 8,528,077 |
| Average Sale Price | 258,808 | 105,779 | 101,809 | 212,180 | 25,500 |
| Average Sale Price YTD | 468,451 | 149,286 | 124,609 | 161,709 | 387,640 |
| Median Sale Price | 141,000 | 57,500 | 63,450 | 139,154 | 25,500 |
| Median Sale Price YTD | 138,152 | 79,800 | 80,454 | 106,200 | 179,062 |
| Average Days on Market / YTD | 178 / 161 | 126 / 127 | 156 / 136 | 361 / 258 | 110 / 228 |
| Median Days on Market / YTD | 96 / 91 | 118 / 93 | 64 / 94 | 185 / 145 | 110 / 273 |
| Average Days on Market (Cum.) / YTD | 274 / 200 | 161 / 145 | 156 / 175 | 361 / 273 | 110 / 228 |
| Median Days on Market (Cum.) / YTD | 96 / 108 | 167 / 123 | 64 / 104 | 185 / 190 | 110 / 273 |
| Farms | | | | | |
| New Listings / YTD | 20 / 42 | 17 / 49 | 12 / 48 | 13 / 57 | 7 / 40 |
| Sales / YTD | 1 / 15 | 7 / 15 | 7 / 28 | 7 / 24 | 3 / 8 |
| Sales to New Listings Ratio / YTD | 5% / 36% | 41% / 31% | 58% / 58% | 54% / 42% | 43% / 20% |
| Sales Volume | 203,000 | 5,653,500 | 7,087,500 | 4,579,600 | 1,211,000 |
| Sales Volume YTD | 14,394,200 | 14,742,250 | 28,803,680 | 16,201,992 | 8,548,500 |
| Average Sale Price | 203,000 | 807,643 | 1,012,500 | 654,229 | 403,667 |
| Average Sale Price YTD | 959,613 | 982,817 | 1,028,703 | 675,083 | 1,068,563 |
| Median Sale Price | 203,000 | 704,500 | 875,000 | 550,000 | 386,000 |
| Median Sale Price YTD | 950,000 | 704,500 | 804,250 | 540,000 | 455,000 |
| Sale to List Price Ratio / YTD | 89% / 92% | 95% / 91% | 96% / 94% | 94% / 92% | 92% / 92% |
| Average Days on Market / YTD | 73 / 133 | 159 / 155 | 46 / 80 | 99 / 165 | 83 / 88 |
| Median Days on Market / YTD | 73 / 122 | 68 / 68 | 58 / 54 | 48 / 119 | 84 / 90 |
| Average Days on Market (Cum.) / YTD | 73 / 152 | 186 / 303 | 64 / 144 | 146 / 179 | 302 / 216 |
| Median Days on Market (Cum.) / YTD | 73 / 129 | 183 / 183 | 63 / 77 | 48 / 119 | 95 / 117 |
| Total Commercial² | | | | | |
| New Listings / YTD | 163 / 509 | 141 / 531 | 116 / 458 | 105 / 406 | 65 / 356 |
| Sales / YTD | 45 / 151 | 38 / 121 | 51 / 167 | 30 / 119 | 10 / 74 |
| Sales to New Listings Ratio / YTD | 28% / 30% | 27% / 23% | 44% / 36% | 29% / 29% | 15% / 21% |
| Sales Volume | 35,935,407 | 20,287,213 | 36,909,707 | 19,794,430 | 2,745,200 |
| Sales Volume YTD | 155,518,528 | 67,078,300 | 142,076,214 | 80,006,373 | 45,076,582 |
| Average Sale Price | 798,565 | 533,874 | 723,720 | 659,814 | 274,520 |
| Average Sale Price YTD | 1,029,924 | 554,366 | 850,756 | 672,322 | 609,143 |
| Median Sale Price | 523,000 | 397,770 | 555,000 | 537,500 | 354,500 |
| Median Sale Price YTD | 452,500 | 300,000 | 450,000 | 470,000 | 357,500 |
| Sale to List Price Ratio / YTD | 92% / 92% | 88% / 89% | 93% / 94% | 91% / 97% | 88% / 85% |
| Average Days on Market / YTD | 180 / 168 | 157 / 161 | 146 / 144 | 216 / 224 | 104 / 203 |
| Median Days on Market / YTD | 81 / 103 | 106 / 101 | 78 / 94 | 151 / 153 | 100 / 150 |
| Average Days on Market (Cum.) / YTD | 267 / 217 | 203 / 222 | 207 / 195 | 270 / 250 | 197 / 233 |
| Median Days on Market (Cum.) / YTD | 85 / 122 | 183 / 147 | 87 / 114 | 213 / 166 | 110 / 180 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

April 2024

| Year | Month | Residential ² | Commercial ³ | Total |
|------|-----------|--------------------------|-------------------------|---------------|
| 2020 | January | 6,489 (799) | 738 (15) | 7,875 (855) |
| | February | 7,071 (1,067) | 748 (28) | 8,484 (1,141) |
| | March | 7,508 (1,198) | 750 (21) | 8,945 (1,249) |
| | April | 7,483 (764) | 741 (10) | 8,953 (796) |
| | May | 8,054 (1,188) | 755 (12) | 9,582 (1,240) |
| | June | 8,357 (2,115) | 769 (34) | 9,882 (2,216) |
| | July | 8,350 (2,288) | 798 (21) | 9,922 (2,380) |
| | August | 8,111 (1,956) | 784 (22) | 9,680 (2,056) |
| | September | 7,800 (1,933) | 789 (22) | 9,339 (2,041) |
| | October | 7,421 (1,750) | 737 (34) | 8,879 (1,842) |
| | November | 6,553 (1,465) | 748 (21) | 7,951 (1,535) |
| | December | 5,244 (1,137) | 658 (23) | 6,472 (1,204) |
| 2021 | January | 5,533 (1,214) | 693 (27) | 6,817 (1,299) |
| | February | 5,928 (1,635) | 721 (22) | 7,264 (1,719) |
| | March | 6,785 (2,503) | 731 (40) | 8,145 (2,654) |
| | April | 7,545 (2,958) | 745 (30) | 8,972 (3,110) |
| | May | 8,089 (2,837) | 750 (40) | 9,539 (2,992) |
| | June | 8,456 (2,801) | 737 (37) | 9,961 (2,932) |
| | July | 8,391 (2,262) | 742 (26) | 9,902 (2,396) |
| | August | 8,038 (2,113) | 735 (24) | 9,530 (2,223) |
| | September | 7,702 (1,917) | 719 (38) | 9,138 (2,030) |
| | October | 7,084 (1,919) | 711 (33) | 8,506 (2,030) |
| | November | 5,974 (1,864) | 724 (25) | 7,363 (1,962) |
| | December | 4,656 (1,336) | 635 (40) | 5,833 (1,438) |
| 2022 | January | 4,610 (1,326) | 657 (31) | 5,804 (1,430) |
| | February | 4,686 (2,281) | 700 (42) | 5,933 (2,393) |
| | March | 5,188 (3,311) | 732 (43) | 6,486 (3,471) |
| | April | 6,446 (2,932) | 748 (51) | 7,788 (3,121) |
| | May | 7,544 (2,916) | 762 (36) | 8,939 (3,044) |
| | June | 8,082 (2,653) | 759 (36) | 9,513 (2,791) |
| | July | 8,417 (2,022) | 806 (33) | 9,908 (2,116) |
| | August | 8,011 (1,848) | 821 (27) | 9,531 (1,938) |
| | September | 7,801 (1,601) | 836 (20) | 9,315 (1,684) |
| | October | 7,169 (1,498) | 846 (19) | 8,651 (1,574) |
| | November | 6,380 (1,274) | 821 (38) | 7,796 (1,359) |
| | December | 4,954 (982) | 738 (19) | 6,221 (1,032) |
| 2023 | January | 5,163 (980) | 775 (26) | 6,498 (1,048) |
| | February | 5,609 (1,288) | 790 (30) | 6,981 (1,368) |
| | March | 6,291 (1,818) | 822 (27) | 7,727 (1,905) |
| | April | 6,872 (2,019) | 842 (38) | 8,349 (2,131) |
| | May | 7,049 (2,708) | 889 (40) | 8,570 (2,835) |
| | June | 7,074 (2,588) | 901 (45) | 8,664 (2,713) |
| | July | 6,910 (2,314) | 892 (42) | 8,497 (2,435) |
| | August | 6,723 (2,238) | 876 (38) | 8,279 (2,363) |
| | September | 6,489 (2,051) | 861 (36) | 7,998 (2,160) |
| | October | 6,206 (1,798) | 868 (42) | 7,669 (1,912) |
| | November | 5,443 (1,621) | 817 (39) | 6,804 (1,725) |
| | December | 4,625 (1,217) | 707 (41) | 5,797 (1,298) |
| 2024 | January | 4,541 (1,433) | 720 (25) | 5,701 (1,518) |
| | February | 4,760 (1,962) | 750 (30) | 5,963 (2,064) |
| | March | 5,246 (2,461) | 707 (51) | 6,442 (2,606) |
| | April | 5,461 (3,128) | 747 (45) | 6,751 (3,259) |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

**Summary of Properties Listed and Sold
Greater Edmonton Area¹**

April 2024

| Year | Month | Residential ² | | Commercial ³ | | Total | |
|------|--------------|--------------------------|---------------|-------------------------|--------------|------------|---------------|
| | | Listed | Sold | Listed | Sold | Listed | Sold |
| 2020 | January | 2,262 | 799 | 94 | 15 | 2,480 | 855 |
| | February | 2,558 | 1,067 | 100 | 28 | 2,779 | 1,141 |
| | March | 2,797 | 1,198 | 97 | 21 | 3,024 | 1,249 |
| | April | 1,877 | 764 | 65 | 10 | 2,072 | 796 |
| | May | 3,072 | 1,188 | 96 | 12 | 3,307 | 1,240 |
| | June | 3,694 | 2,115 | 124 | 34 | 3,964 | 2,216 |
| | July | 3,269 | 2,288 | 105 | 21 | 3,538 | 2,380 |
| | August | 2,914 | 1,956 | 82 | 22 | 3,143 | 2,056 |
| | September | 3,029 | 1,933 | 100 | 22 | 3,288 | 2,041 |
| | October | 2,741 | 1,750 | 56 | 34 | 2,906 | 1,842 |
| | November | 1,854 | 1,465 | 91 | 21 | 2,020 | 1,535 |
| | December | 1,255 | 1,137 | 69 | 23 | 1,410 | 1,204 |
| | Total | | 31,322 | 17,660 | 1,079 | 263 | 952 |
| 2021 | January | 2,411 | 1,214 | 97 | 27 | 2,637 | 1,299 |
| | February | 2,661 | 1,635 | 86 | 22 | 2,882 | 1,719 |
| | March | 4,123 | 2,503 | 118 | 40 | 4,444 | 2,654 |
| | April | 4,448 | 2,958 | 105 | 30 | 4,772 | 3,110 |
| | May | 4,268 | 2,837 | 92 | 40 | 4,565 | 2,992 |
| | June | 4,250 | 2,801 | 85 | 37 | 4,554 | 2,932 |
| | July | 3,432 | 2,262 | 88 | 26 | 3,694 | 2,396 |
| | August | 3,178 | 2,113 | 75 | 24 | 3,408 | 2,223 |
| | September | 3,095 | 1,917 | 82 | 38 | 3,300 | 2,030 |
| | October | 2,654 | 1,919 | 93 | 33 | 2,892 | 2,030 |
| | November | 2,086 | 1,864 | 92 | 25 | 2,313 | 1,962 |
| | December | 1,383 | 1,336 | 78 | 40 | 1,521 | 1,438 |
| | Total | | 37,989 | 25,359 | 1,091 | 382 | 952 |
| 2022 | January | 2,110 | 1,326 | 103 | 31 | 2,332 | 1,430 |
| | February | 2,959 | 2,281 | 122 | 42 | 3,205 | 2,393 |
| | March | 4,294 | 3,311 | 117 | 43 | 4,596 | 3,471 |
| | April | 4,716 | 2,932 | 116 | 51 | 5,046 | 3,121 |
| | May | 4,710 | 2,916 | 107 | 36 | 5,003 | 3,044 |
| | June | 4,332 | 2,653 | 109 | 36 | 4,638 | 2,791 |
| | July | 3,634 | 2,022 | 133 | 33 | 3,908 | 2,116 |
| | August | 3,170 | 1,848 | 118 | 27 | 3,435 | 1,938 |
| | September | 3,117 | 1,601 | 121 | 20 | 3,373 | 1,684 |
| | October | 2,599 | 1,498 | 100 | 19 | 2,817 | 1,574 |
| | November | 1,967 | 1,274 | 98 | 38 | 2,172 | 1,359 |
| | December | 1,174 | 982 | 90 | 19 | 1,340 | 1,032 |
| | Total | | 38,782 | 24,644 | 1,334 | 395 | 952 |
| 2023 | January | 2,249 | 980 | 129 | 26 | 2,518 | 1,048 |
| | February | 2,524 | 1,288 | 117 | 30 | 2,767 | 1,368 |
| | March | 3,297 | 1,818 | 144 | 27 | 3,603 | 1,905 |
| | April | 3,430 | 2,019 | 141 | 38 | 3,726 | 2,131 |
| | May | 3,839 | 2,708 | 148 | 40 | 4,194 | 2,835 |
| | June | 3,619 | 2,588 | 142 | 45 | 3,978 | 2,713 |
| | July | 3,283 | 2,314 | 118 | 42 | 3,559 | 2,435 |
| | August | 3,220 | 2,238 | 98 | 38 | 3,471 | 2,363 |
| | September | 3,012 | 2,051 | 117 | 36 | 3,269 | 2,160 |
| | October | 2,685 | 1,798 | 133 | 42 | 2,942 | 1,912 |
| | November | 2,083 | 1,621 | 89 | 39 | 2,279 | 1,725 |
| | December | 1,474 | 1,217 | 79 | 41 | 1,624 | 1,298 |
| | Total | | 34,715 | 22,640 | 1,455 | 444 | 952 |
| 2024 | January | 2,162 | 1,433 | 120 | 25 | 2,393 | 1,518 |
| | February | 2,709 | 1,962 | 121 | 30 | 2,958 | 2,064 |
| | March | 3,520 | 2,461 | 105 | 51 | 3,799 | 2,606 |
| | April | 3,913 | 3,128 | 163 | 45 | 4,263 | 3,259 |
| | Total | | 12,304 | 8,984 | 509 | 151 | 13,413 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
April 2024

| Year | Month | Detached | Semi-detached | Row/Townhouse | Apartment Condominium | Residential ² |
|------|-------------|----------|---------------|---------------|-----------------------|--------------------------|
| 2020 | January | 426,561 | 334,418 | 220,827 | 198,128 | 365,023 |
| | February | 434,796 | 318,442 | 221,734 | 195,720 | 365,944 |
| | March | 415,976 | 317,472 | 225,629 | 202,262 | 357,725 |
| | April | 420,030 | 328,870 | 235,285 | 206,913 | 367,161 |
| | May | 422,933 | 329,432 | 221,458 | 184,447 | 371,425 |
| | June | 433,990 | 329,681 | 232,504 | 202,491 | 375,340 |
| | July | 448,855 | 332,403 | 242,138 | 190,621 | 386,711 |
| | August | 453,563 | 343,128 | 253,628 | 202,013 | 393,397 |
| | September | 452,016 | 339,177 | 256,592 | 206,803 | 393,276 |
| | October | 459,098 | 339,793 | 250,001 | 205,629 | 401,789 |
| | November | 458,282 | 338,050 | 241,328 | 212,271 | 396,438 |
| | December | 444,254 | 333,736 | 222,139 | 194,939 | 378,440 |
| | YTD Average | 442,513 | 333,189 | 237,776 | 200,490 | 382,501 |
| 2021 | January | 449,512 | 341,854 | 242,111 | 184,747 | 386,716 |
| | February | 448,615 | 349,582 | 247,884 | 205,892 | 391,824 |
| | March | 477,103 | 341,445 | 244,744 | 209,826 | 411,708 |
| | April | 473,149 | 343,929 | 246,910 | 200,968 | 406,805 |
| | May | 482,195 | 357,957 | 253,790 | 212,547 | 420,355 |
| | June | 493,663 | 350,674 | 245,185 | 221,608 | 417,237 |
| | July | 480,892 | 353,629 | 252,666 | 221,031 | 408,370 |
| | August | 477,218 | 341,476 | 258,176 | 203,546 | 402,813 |
| | September | 469,837 | 341,472 | 239,011 | 191,183 | 395,741 |
| | October | 467,132 | 358,918 | 243,511 | 200,752 | 395,905 |
| | November | 473,883 | 340,663 | 246,464 | 197,049 | 400,340 |
| | December | 478,822 | 352,925 | 241,702 | 197,651 | 400,972 |
| | YTD Average | 474,724 | 348,090 | 247,376 | 205,605 | 405,393 |
| 2022 | January | 461,206 | 374,723 | 244,922 | 194,126 | 394,203 |
| | February | 505,446 | 359,742 | 262,530 | 187,597 | 424,368 |
| | March | 519,009 | 380,912 | 267,634 | 203,279 | 431,010 |
| | April | 524,995 | 390,492 | 271,401 | 204,351 | 434,712 |
| | May | 506,038 | 384,706 | 264,711 | 210,227 | 427,100 |
| | June | 509,660 | 373,332 | 256,029 | 204,984 | 425,707 |
| | July | 507,745 | 370,505 | 254,476 | 201,068 | 418,309 |
| | August | 484,888 | 357,824 | 244,490 | 191,845 | 395,806 |
| | September | 481,968 | 369,275 | 247,250 | 185,118 | 394,331 |
| | October | 477,947 | 370,465 | 260,325 | 187,085 | 399,461 |
| | November | 467,551 | 361,224 | 241,320 | 192,154 | 382,427 |
| | December | 471,700 | 358,322 | 237,370 | 179,776 | 375,495 |
| | YTD Average | 500,060 | 373,627 | 257,582 | 197,305 | 415,115 |
| 2023 | January | 451,585 | 355,061 | 247,761 | 190,627 | 370,479 |
| | February | 459,450 | 357,578 | 251,332 | 187,371 | 368,996 |
| | March | 484,437 | 366,456 | 248,051 | 192,965 | 389,833 |
| | April | 500,905 | 378,603 | 261,595 | 193,876 | 409,437 |
| | May | 511,794 | 381,966 | 253,612 | 193,334 | 420,168 |
| | June | 499,747 | 382,883 | 257,450 | 195,088 | 411,917 |
| | July | 502,598 | 378,899 | 264,107 | 194,823 | 409,158 |
| | August | 495,643 | 373,843 | 253,380 | 193,789 | 398,647 |
| | September | 493,874 | 353,739 | 267,127 | 182,128 | 394,188 |
| | October | 486,847 | 385,895 | 258,751 | 203,669 | 396,154 |
| | November | 478,802 | 363,226 | 271,919 | 171,147 | 380,593 |
| | December | 488,379 | 364,001 | 260,693 | 170,266 | 388,252 |
| | YTD Average | 492,235 | 372,603 | 258,142 | 189,908 | 398,707 |
| 2024 | January | 483,163 | 378,421 | 269,381 | 193,161 | 398,530 |
| | February | 507,563 | 384,850 | 275,735 | 181,347 | 406,785 |
| | March | 517,085 | 408,547 | 282,598 | 194,071 | 420,983 |
| | April | 529,957 | 406,674 | 294,417 | 200,968 | 431,387 |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
April 2024

| Year | Month | GEA Residential ² | GEA Commercial ³ | Edmonton Residential ² | Edmonton Commercial ⁴ |
|------|-----------|------------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 2020 | January | 6,489 (799) | 738 (15) | 4,327 (557) | 399 (9) |
| | February | 7,071 (1,067) | 748 (28) | 4,714 (718) | 406 (15) |
| | March | 7,508 (1,198) | 750 (21) | 5,009 (793) | 409 (11) |
| | April | 7,483 (764) | 741 (10) | 4,978 (507) | 393 (6) |
| | May | 8,054 (1,188) | 755 (12) | 5,350 (760) | 404 (7) |
| | June | 8,357 (2,115) | 769 (34) | 5,638 (1,341) | 411 (17) |
| | July | 8,350 (2,288) | 798 (21) | 5,662 (1,486) | 420 (11) |
| | August | 8,111 (1,956) | 784 (22) | 5,599 (1,230) | 412 (13) |
| | September | 7,800 (1,933) | 789 (22) | 5,404 (1,260) | 417 (9) |
| | October | 7,421 (1,750) | 737 (34) | 5,244 (1,139) | 393 (15) |
| | November | 6,553 (1,465) | 748 (21) | 4,696 (992) | 396 (12) |
| | December | 5,244 (1,137) | 658 (23) | 3,809 (778) | 332 (7) |
| 2021 | January | 5,533 (1,214) | 693 (27) | 3,944 (804) | 355 (15) |
| | February | 5,928 (1,635) | 721 (22) | 4,249 (1,047) | 376 (15) |
| | March | 6,785 (2,503) | 731 (40) | 4,876 (1,596) | 368 (17) |
| | April | 7,545 (2,958) | 745 (30) | 5,490 (1,883) | 363 (14) |
| | May | 8,089 (2,837) | 750 (40) | 5,944 (1,863) | 369 (14) |
| | June | 8,456 (2,801) | 737 (37) | 6,234 (1,856) | 363 (18) |
| | July | 8,391 (2,262) | 742 (26) | 6,206 (1,493) | 365 (17) |
| | August | 8,038 (2,113) | 735 (24) | 5,978 (1,392) | 365 (11) |
| | September | 7,702 (1,917) | 719 (38) | 5,778 (1,272) | 373 (17) |
| | October | 7,084 (1,919) | 711 (33) | 5,363 (1,273) | 369 (17) |
| | November | 5,974 (1,864) | 724 (25) | 4,590 (1,280) | 395 (9) |
| | December | 4,656 (1,336) | 635 (40) | 3,532 (938) | 354 (25) |
| 2022 | January | 4,610 (1,326) | 657 (31) | 3,507 (954) | 371 (20) |
| | February | 4,686 (2,281) | 700 (42) | 3,566 (1,633) | 399 (25) |
| | March | 5,188 (3,311) | 732 (43) | 3,928 (2,311) | 418 (21) |
| | April | 6,446 (2,932) | 748 (51) | 4,820 (2,017) | 439 (18) |
| | May | 7,544 (2,916) | 762 (36) | 5,719 (1,927) | 448 (19) |
| | June | 8,082 (2,653) | 759 (36) | 6,085 (1,780) | 447 (17) |
| | July | 8,417 (2,022) | 806 (33) | 6,306 (1,338) | 470 (17) |
| | August | 8,011 (1,848) | 821 (27) | 6,029 (1,215) | 477 (15) |
| | September | 7,801 (1,601) | 836 (20) | 5,849 (1,083) | 477 (12) |
| | October | 7,169 (1,498) | 846 (19) | 5,331 (1,027) | 488 (5) |
| | November | 6,380 (1,274) | 821 (38) | 4,736 (885) | 489 (18) |
| | December | 4,954 (982) | 738 (19) | 3,673 (695) | 430 (14) |
| 2023 | January | 5,163 (980) | 775 (26) | 3,811 (699) | 456 (14) |
| | February | 5,609 (1,288) | 790 (30) | 4,098 (907) | 458 (21) |
| | March | 6,291 (1,818) | 822 (27) | 4,500 (1,251) | 486 (12) |
| | April | 6,872 (2,019) | 842 (38) | 4,964 (1,370) | 499 (18) |
| | May | 7,049 (2,708) | 889 (40) | 5,161 (1,800) | 538 (18) |
| | June | 7,074 (2,588) | 901 (45) | 5,160 (1,750) | 561 (24) |
| | July | 6,910 (2,314) | 892 (42) | 5,081 (1,586) | 550 (28) |
| | August | 6,723 (2,238) | 876 (38) | 4,858 (1,594) | 547 (23) |
| | September | 6,489 (2,051) | 861 (36) | 4,679 (1,430) | 535 (23) |
| | October | 6,206 (1,798) | 868 (42) | 4,390 (1,291) | 534 (28) |
| | November | 5,443 (1,621) | 817 (39) | 3,866 (1,176) | 501 (22) |
| | December | 4,625 (1,217) | 707 (41) | 3,203 (878) | 425 (22) |
| 2024 | January | 4,541 (1,433) | 720 (25) | 3,095 (1,053) | 444 (10) |
| | February | 4,760 (1,962) | 750 (30) | 3,223 (1,401) | 460 (17) |
| | March | 5,246 (2,461) | 707 (51) | 3,629 (1,731) | 437 (32) |
| | April | 5,461 (3,128) | 747 (45) | 3,802 (2,157) | 453 (33) |

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

City of Edmonton

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|---------------|---------------|---------------|---------------|-------------|
| Detached | | | | | |
| New Listings / YTD | 1,390 / 4,540 | 1,329 / 4,413 | 1,933 / 5,409 | 1,637 / 4,780 | 695 / 3,464 |
| Sales / YTD | 1,159 / 3,453 | 757 / 2,265 | 1,129 / 4,016 | 1,151 / 3,300 | 320 / 1,568 |
| Sales to New Listings Ratio / YTD | 83% / 76% | 57% / 51% | 58% / 74% | 70% / 69% | 46% / 45% |
| Sales Volume | 609,890,618 | 373,424,375 | 581,967,528 | 541,674,689 | 134,751,676 |
| Sales Volume YTD | 1,739,014,401 | 1,068,384,075 | 2,011,150,399 | 1,520,173,828 | 668,872,802 |
| Average Sale Price | 526,221 | 493,295 | 515,472 | 470,612 | 421,099 |
| Average Sale Price YTD | 503,624 | 471,693 | 500,784 | 460,659 | 426,577 |
| Median Sale Price | 492,500 | 447,500 | 470,000 | 425,000 | 380,000 |
| Median Sale Price YTD | 469,900 | 432,900 | 460,000 | 415,000 | 379,000 |
| Sale to List Price Ratio / YTD | 100% / 99% | 98% / 97% | 100% / 100% | 99% / 98% | 96% / 96% |
| Average Days on Market / YTD | 34 / 42 | 43 / 50 | 23 / 33 | 31 / 40 | 55 / 63 |
| Median Days on Market / YTD | 18 / 23 | 27 / 32 | 14 / 17 | 17 / 21 | 41 / 45 |
| Average Days on Market (Cum.) / YTD | 49 / 69 | 70 / 84 | 30 / 49 | 46 / 63 | 85 / 100 |
| Median Days on Market (Cum.) / YTD | 20 / 29 | 33 / 50 | 15 / 18 | 18 / 24 | 48 / 67 |
| Semi-detached | | | | | |
| New Listings / YTD | 260 / 801 | 247 / 733 | 373 / 1,114 | 308 / 936 | 162 / 697 |
| Sales / YTD | 224 / 630 | 132 / 421 | 251 / 881 | 233 / 604 | 59 / 259 |
| Sales to New Listings Ratio / YTD | 86% / 79% | 53% / 57% | 67% / 79% | 76% / 65% | 36% / 37% |
| Sales Volume | 91,913,004 | 50,052,972 | 99,979,858 | 81,461,390 | 19,763,021 |
| Sales Volume YTD | 253,903,541 | 155,102,299 | 340,001,865 | 211,302,319 | 84,624,969 |
| Average Sale Price | 410,326 | 379,189 | 398,326 | 349,620 | 334,966 |
| Average Sale Price YTD | 403,021 | 368,414 | 385,927 | 349,838 | 326,737 |
| Median Sale Price | 404,250 | 375,000 | 387,000 | 343,000 | 336,000 |
| Median Sale Price YTD | 400,000 | 367,000 | 379,000 | 337,000 | 324,999 |
| Sale to List Price Ratio / YTD | 100% / 99% | 98% / 98% | 100% / 100% | 98% / 98% | 96% / 97% |
| Average Days on Market / YTD | 30 / 36 | 38 / 44 | 23 / 32 | 36 / 46 | 70 / 76 |
| Median Days on Market / YTD | 20 / 21 | 27 / 31 | 14 / 17 | 22 / 26 | 51 / 62 |
| Average Days on Market (Cum.) / YTD | 35 / 52 | 57 / 71 | 28 / 45 | 55 / 67 | 106 / 117 |
| Median Days on Market (Cum.) / YTD | 20 / 24 | 31 / 40 | 14 / 17 | 25 / 31 | 69 / 81 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 354 / 1,139 | 320 / 1,049 | 394 / 1,352 | 422 / 1,287 | 142 / 822 |
| Sales / YTD | 322 / 972 | 232 / 719 | 298 / 1,033 | 245 / 714 | 56 / 330 |
| Sales to New Listings Ratio / YTD | 91% / 85% | 73% / 69% | 76% / 76% | 58% / 55% | 39% / 40% |
| Sales Volume | 93,922,325 | 60,375,331 | 81,617,296 | 59,430,177 | 13,437,100 |
| Sales Volume YTD | 271,404,909 | 178,010,028 | 272,085,580 | 173,019,610 | 73,949,215 |
| Average Sale Price | 291,684 | 260,238 | 273,884 | 242,572 | 239,948 |
| Average Sale Price YTD | 279,223 | 247,580 | 263,394 | 242,324 | 224,089 |
| Median Sale Price | 295,000 | 269,000 | 270,250 | 241,000 | 245,000 |
| Median Sale Price YTD | 285,000 | 241,000 | 260,000 | 241,000 | 215,250 |
| Sale to List Price Ratio / YTD | 101% / 99% | 98% / 97% | 99% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 30 / 38 | 45 / 52 | 38 / 48 | 50 / 54 | 76 / 68 |
| Median Days on Market / YTD | 17 / 21 | 27 / 35 | 23 / 31 | 29 / 34 | 54 / 53 |
| Average Days on Market (Cum.) / YTD | 38 / 50 | 61 / 81 | 55 / 73 | 69 / 80 | 111 / 111 |
| Median Days on Market (Cum.) / YTD | 18 / 22 | 33 / 47 | 24 / 37 | 37 / 47 | 70 / 78 |

5 Year Residential Activity (Part 2)

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City of Edmonton

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|---------------|---------------|----------------|---------------|---------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 714 / 2,164 | 572 / 1,941 | 642 / 2,287 | 700 / 2,350 | 272 / 1,444 |
| Sales / YTD | 452 / 1,287 | 249 / 822 | 339 / 985 | 254 / 712 | 72 / 418 |
| Sales to New Listings Ratio / YTD | 63% / 59% | 44% / 42% | 53% / 43% | 36% / 30% | 26% / 29% |
| Sales Volume | 90,083,037 | 45,982,452 | 66,972,314 | 50,310,635 | 14,375,418 |
| Sales Volume YTD | 243,407,721 | 150,797,637 | 191,181,551 | 140,791,348 | 82,881,561 |
| Average Sale Price | 199,299 | 184,668 | 197,558 | 198,073 | 199,659 |
| Average Sale Price YTD | 189,128 | 183,452 | 194,093 | 197,741 | 198,281 |
| Median Sale Price | 185,000 | 173,000 | 176,000 | 178,100 | 164,000 |
| Median Sale Price YTD | 177,500 | 168,060 | 173,500 | 177,500 | 178,650 |
| Sale to List Price Ratio / YTD | 97% / 97% | 95% / 95% | 96% / 96% | 95% / 95% | 94% / 94% |
| Average Days on Market / YTD | 42 / 51 | 56 / 63 | 53 / 62 | 61 / 61 | 72 / 78 |
| Median Days on Market / YTD | 27 / 32 | 44 / 45 | 41 / 44 | 44 / 44 | 53 / 61 |
| Average Days on Market (Cum.) / YTD | 74 / 81 | 84 / 112 | 95 / 109 | 117 / 110 | 90 / 123 |
| Median Days on Market (Cum.) / YTD | 31 / 40 | 49 / 75 | 47 / 63 | 61 / 64 | 59 / 87 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 2,718 / 8,644 | 2,468 / 8,136 | 3,342 / 10,162 | 3,067 / 9,353 | 1,271 / 6,427 |
| Sales / YTD | 2,157 / 6,342 | 1,370 / 4,227 | 2,017 / 6,915 | 1,883 / 5,330 | 507 / 2,575 |
| Sales to New Listings Ratio / YTD | 79% / 73% | 56% / 52% | 60% / 68% | 61% / 57% | 40% / 40% |
| Sales Volume | 885,808,984 | 529,835,130 | 830,536,996 | 732,876,891 | 182,327,215 |
| Sales Volume YTD | 2,507,730,572 | 1,552,294,039 | 2,814,419,395 | 2,045,287,105 | 910,328,547 |
| Average Sale Price | 410,667 | 386,741 | 411,768 | 389,207 | 359,620 |
| Average Sale Price YTD | 395,416 | 367,233 | 407,002 | 383,731 | 353,526 |
| Median Sale Price | 400,000 | 365,000 | 388,000 | 366,113 | 349,000 |
| Median Sale Price YTD | 387,000 | 350,000 | 383,500 | 360,000 | 331,000 |
| Sale to List Price Ratio / YTD | 99% / 99% | 97% / 97% | 100% / 99% | 98% / 98% | 96% / 96% |
| Average Days on Market / YTD | 34 / 43 | 45 / 53 | 30 / 39 | 38 / 46 | 61 / 67 |
| Median Days on Market / YTD | 20 / 24 | 29 / 35 | 17 / 21 | 21 / 26 | 45 / 50 |
| Average Days on Market (Cum.) / YTD | 51 / 67 | 70 / 88 | 44 / 61 | 60 / 72 | 91 / 107 |
| Median Days on Market (Cum.) / YTD | 21 / 29 | 36 / 51 | 18 / 23 | 23 / 32 | 53 / 75 |
| Other² | | | | | |
| New Listings / YTD | 87 / 300 | 65 / 268 | 97 / 316 | 81 / 265 | 68 / 219 |
| Sales / YTD | 43 / 171 | 30 / 103 | 72 / 203 | 45 / 136 | 7 / 71 |
| Sales to New Listings Ratio / YTD | 49% / 57% | 46% / 38% | 74% / 64% | 56% / 51% | 10% / 32% |
| Sales Volume | 25,263,990 | 9,061,148 | 27,190,490 | 17,293,980 | 1,657,000 |
| Sales Volume YTD | 70,090,059 | 29,256,178 | 70,795,203 | 45,471,922 | 18,062,047 |
| Average Sale Price | 587,535 | 302,038 | 377,646 | 384,311 | 236,714 |
| Average Sale Price YTD | 409,883 | 284,041 | 348,745 | 334,352 | 254,395 |
| Median Sale Price | 525,000 | 242,500 | 327,250 | 250,000 | 245,000 |
| Median Sale Price YTD | 326,000 | 148,000 | 295,000 | 262,500 | 175,900 |
| Sale to List Price Ratio / YTD | 98% / 96% | 92% / 92% | 96% / 95% | 94% / 94% | 93% / 92% |
| Average Days on Market / YTD | 48 / 55 | 59 / 64 | 63 / 69 | 69 / 86 | 104 / 110 |
| Median Days on Market / YTD | 25 / 29 | 50 / 51 | 30 / 40 | 29 / 48 | 28 / 62 |
| Average Days on Market (Cum.) / YTD | 88 / 122 | 92 / 107 | 96 / 96 | 87 / 124 | 164 / 137 |
| Median Days on Market (Cum.) / YTD | 33 / 51 | 59 / 64 | 34 / 49 | 30 / 69 | 206 / 92 |

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)

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City of Edmonton

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|-----------|-------------|-----------|-----------|
| Land | | | | | |
| New Listings / YTD | 13 / 44 | 10 / 43 | 8 / 37 | 6 / 25 | 8 / 26 |
| Sales / YTD | 3 / 9 | 2 / 6 | 5 / 14 | 0 / 2 | 0 / 4 |
| Sales to New Listings Ratio / YTD | 23% / 20% | 20% / 14% | 63% / 38% | 0% / 8% | 0% / 15% |
| Sales Volume | 4,630,000 | 1,400,000 | 5,525,500 | 0 | 0 |
| Sales Volume YTD | 44,681,000 | 4,438,000 | 34,008,250 | 1,240,000 | 3,339,000 |
| Average Sale Price | 1,543,333 | 700,000 | 1,105,100 | 0 | 0 |
| Average Sale Price YTD | 4,964,556 | 739,667 | 2,429,161 | 620,000 | 834,750 |
| Median Sale Price | 1,400,000 | 700,000 | 134,000 | 0 | 0 |
| Median Sale Price YTD | 1,400,000 | 700,000 | 723,750 | 620,000 | 800,000 |
| Sale to List Price Ratio / YTD | 92% / 100% | 91% / 88% | 100% / 100% | 0% / 90% | 0% / 93% |
| Average Days on Market / YTD | 492 / 330 | 138 / 313 | 107 / 189 | 0 / 54 | 0 / 561 |
| Median Days on Market / YTD | 421 / 271 | 138 / 238 | 87 / 127 | 0 / 54 | 0 / 506 |
| Average Days on Market (Cum.) / YTD | 492 / 370 | 552 / 451 | 159 / 287 | 0 / 54 | 0 / 561 |
| Median Days on Market (Cum.) / YTD | 421 / 271 | 552 / 427 | 166 / 166 | 0 / 54 | 0 / 506 |

Investment

| | | | | | |
|-------------------------------------|------------|------------|------------|------------|------------|
| New Listings / YTD | 33 / 78 | 19 / 88 | 18 / 70 | 13 / 59 | 6 / 51 |
| Sales / YTD | 9 / 27 | 6 / 21 | 7 / 29 | 6 / 18 | 3 / 10 |
| Sales to New Listings Ratio / YTD | 27% / 35% | 32% / 24% | 39% / 41% | 46% / 31% | 50% / 20% |
| Sales Volume | 4,098,800 | 4,225,498 | 5,613,000 | 3,503,250 | 1,043,500 |
| Sales Volume YTD | 22,951,632 | 13,427,918 | 26,432,280 | 10,959,750 | 10,583,500 |
| Average Sale Price | 455,422 | 704,250 | 801,857 | 583,875 | 347,833 |
| Average Sale Price YTD | 850,060 | 639,425 | 911,458 | 608,875 | 1,058,350 |
| Median Sale Price | 480,000 | 545,999 | 744,000 | 562,500 | 344,000 |
| Median Sale Price YTD | 523,000 | 525,000 | 495,000 | 436,000 | 490,000 |
| Sale to List Price Ratio / YTD | 91% / 92% | 88% / 92% | 97% / 94% | 90% / 85% | 78% / 86% |
| Average Days on Market / YTD | 81 / 118 | 288 / 178 | 110 / 137 | 241 / 196 | 92 / 127 |
| Median Days on Market / YTD | 55 / 99 | 183 / 121 | 134 / 104 | 230 / 178 | 108 / 104 |
| Average Days on Market (Cum.) / YTD | 125 / 165 | 288 / 220 | 110 / 137 | 308 / 229 | 183 / 164 |
| Median Days on Market (Cum.) / YTD | 55 / 120 | 183 / 183 | 134 / 104 | 230 / 194 | 124 / 112 |

Multi Family

| | | | | | |
|-------------------------------------|------------|-----------|------------|------------|------------|
| New Listings / YTD | 9 / 47 | 15 / 45 | 18 / 49 | 13 / 41 | 3 / 13 |
| Sales / YTD | 9 / 15 | 1 / 5 | 2 / 15 | 4 / 23 | 1 / 4 |
| Sales to New Listings Ratio / YTD | 100% / 32% | 7% / 11% | 11% / 31% | 31% / 56% | 33% / 31% |
| Sales Volume | 17,718,500 | 1,270,000 | 2,611,000 | 4,751,000 | 393,700 |
| Sales Volume YTD | 25,504,500 | 7,514,000 | 19,810,000 | 32,860,000 | 4,545,700 |
| Average Sale Price | 1,968,722 | 1,270,000 | 1,305,500 | 1,187,750 | 393,700 |
| Average Sale Price YTD | 1,700,300 | 1,502,800 | 1,320,667 | 1,428,696 | 1,136,425 |
| Median Sale Price | 1,785,000 | 1,270,000 | 1,305,500 | 1,015,000 | 393,700 |
| Median Sale Price YTD | 1,705,000 | 1,110,000 | 1,298,000 | 1,380,000 | 1,191,000 |
| Sale to List Price Ratio / YTD | 95% / 94% | 90% / 91% | 104% / 92% | 91% / 94% | 118% / 97% |
| Average Days on Market / YTD | 108 / 129 | 61 / 58 | 42 / 90 | 175 / 206 | 35 / 374 |
| Median Days on Market / YTD | 45 / 87 | 61 / 56 | 42 / 49 | 122 / 110 | 35 / 267 |
| Average Days on Market (Cum.) / YTD | 129 / 152 | 307 / 107 | 42 / 130 | 220 / 249 | 35 / 539 |
| Median Days on Market (Cum.) / YTD | 90 / 90 | 307 / 56 | 42 / 113 | 178 / 134 | 35 / 267 |

Hotel/Motel

| | | | | | |
|-------------------------------------|---------|---------|---------|---------|---------|
| New Listings / YTD | 1 / 1 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 2 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Sale to List Price Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |

5 Year Commercial Activity (Part 2)

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City of Edmonton

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|------------|------------|------------|------------|
| Business | | | | | |
| New Listings / YTD | 23 / 88 | 18 / 76 | 13 / 59 | 6 / 36 | 7 / 61 |
| Sales / YTD | 5 / 14 | 5 / 14 | 2 / 12 | 1 / 5 | 1 / 9 |
| Sales to New Listings Ratio / YTD | 22% / 16% | 28% / 18% | 15% / 20% | 17% / 14% | 14% / 15% |
| Sales Volume | 1,782,000 | 592,000 | 522,500 | 42,500 | 46,000 |
| Sales Volume YTD | 3,345,000 | 2,319,000 | 3,296,000 | 1,364,780 | 1,202,800 |
| Average Sale Price | 356,400 | 118,400 | 261,250 | 42,500 | 46,000 |
| Average Sale Price YTD | 238,929 | 165,643 | 274,667 | 272,956 | 133,644 |
| Median Sale Price | 170,000 | 100,000 | 261,250 | 42,500 | 46,000 |
| Median Sale Price YTD | 156,500 | 130,000 | 193,000 | 257,280 | 100,000 |
| Sale to List Price Ratio / YTD | 105% / 92% | 76% / 80% | 76% / 86% | 74% / 226% | 78% / 76% |
| Average Days on Market / YTD | 142 / 125 | 105 / 117 | 63 / 150 | 217 / 223 | 262 / 150 |
| Median Days on Market / YTD | 75 / 104 | 78 / 99 | 63 / 78 | 217 / 217 | 262 / 148 |
| Average Days on Market (Cum.) / YTD | 165 / 157 | 105 / 131 | 63 / 150 | 217 / 223 | 262 / 150 |
| Median Days on Market (Cum.) / YTD | 75 / 115 | 78 / 99 | 63 / 78 | 217 / 217 | 262 / 148 |
| Lease | | | | | |
| New Listings / YTD | 21 / 63 | 22 / 63 | 11 / 49 | 5 / 34 | 9 / 59 |
| Sales / YTD | 7 / 25 | 4 / 19 | 2 / 14 | 3 / 12 | 1 / 14 |
| Sales to New Listings Ratio / YTD | 33% / 40% | 18% / 30% | 18% / 29% | 60% / 35% | 11% / 24% |
| Sales Volume | 1,325,325 | 562,759 | 565,820 | 964,203 | 24,000 |
| Sales Volume YTD | 10,612,751 | 2,977,236 | 1,953,530 | 2,031,357 | 6,368,582 |
| Average Sale Price | 189,332 | 140,690 | 282,910 | 321,401 | 24,000 |
| Average Sale Price YTD | 424,510 | 156,697 | 139,538 | 169,280 | 454,899 |
| Median Sale Price | 138,000 | 51,552 | 282,910 | 223,000 | 24,000 |
| Median Sale Price YTD | 104,405 | 82,800 | 117,230 | 105,975 | 338,442 |
| Average Days on Market / YTD | 191 / 164 | 147 / 162 | 111 / 117 | 543 / 276 | 116 / 218 |
| Median Days on Market / YTD | 107 / 85 | 176 / 159 | 111 / 79 | 145 / 125 | 116 / 273 |
| Average Days on Market (Cum.) / YTD | 191 / 173 | 194 / 172 | 111 / 174 | 543 / 300 | 116 / 218 |
| Median Days on Market (Cum.) / YTD | 107 / 108 | 176 / 159 | 111 / 115 | 145 / 176 | 116 / 273 |
| Farms | | | | | |
| New Listings / YTD | 2 / 2 | 2 / 4 | 0 / 1 | 0 / 2 | 0 / 2 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 1 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 50% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Sale to List Price Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 78% | 0% / 0% |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 343 | 0 / 0 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 343 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 343 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 343 | 0 / 0 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 102 / 327 | 86 / 319 | 68 / 267 | 43 / 198 | 33 / 214 |
| Sales / YTD | 33 / 92 | 18 / 65 | 18 / 84 | 14 / 61 | 6 / 41 |
| Sales to New Listings Ratio / YTD | 32% / 28% | 21% / 20% | 26% / 31% | 33% / 31% | 18% / 19% |
| Sales Volume | 29,554,625 | 8,050,257 | 14,837,820 | 9,260,953 | 1,507,200 |
| Sales Volume YTD | 108,072,883 | 30,676,154 | 85,500,060 | 49,903,887 | 26,039,582 |
| Average Sale Price | 895,595 | 447,237 | 824,323 | 661,497 | 251,200 |
| Average Sale Price YTD | 1,174,705 | 471,941 | 1,017,858 | 818,097 | 635,112 |
| Median Sale Price | 550,000 | 262,500 | 575,750 | 617,727 | 284,250 |
| Median Sale Price YTD | 470,000 | 274,000 | 457,750 | 596,000 | 344,000 |
| Sale to List Price Ratio / YTD | 95% / 94% | 84% / 88% | 96% / 93% | 89% / 103% | 86% / 85% |
| Average Days on Market / YTD | 158 / 152 | 176 / 164 | 97 / 136 | 285 / 216 | 115 / 229 |
| Median Days on Market / YTD | 75 / 98 | 124 / 118 | 79 / 89 | 194 / 145 | 112 / 179 |
| Average Days on Market (Cum.) / YTD | 180 / 182 | 246 / 200 | 111 / 169 | 327 / 246 | 161 / 255 |
| Median Days on Market (Cum.) / YTD | 85 / 123 | 183 / 146 | 84 / 108 | 213 / 178 | 120 / 189 |

¹ Farms are included in Commercial if the property is zoned agricultural.

April 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Detached | | | | | | | |
| Northwest | Sales | 76 | 39 | 53 | 213 | 130 | 209 |
| | Average | 535,549 | 439,234 | 465,419 | 490,200 | 446,719 | 461,709 |
| | Median | 491,250 | 375,000 | 411,000 | 448,500 | 393,500 | 415,000 |
| North Central | Sales | 238 | 148 | 234 | 713 | 432 | 805 |
| | Average | 453,472 | 407,725 | 435,823 | 429,731 | 399,581 | 427,296 |
| | Median | 434,950 | 388,500 | 420,000 | 417,000 | 385,000 | 405,000 |
| Northeast | Sales | 60 | 25 | 76 | 187 | 125 | 228 |
| | Average | 414,023 | 292,872 | 382,211 | 399,829 | 319,523 | 355,319 |
| | Median | 402,450 | 305,000 | 335,000 | 380,000 | 300,000 | 325,000 |
| Central | Sales | 50 | 33 | 42 | 157 | 90 | 161 |
| | Average | 305,412 | 282,282 | 326,972 | 304,430 | 287,007 | 303,488 |
| | Median | 291,500 | 293,000 | 281,500 | 275,000 | 271,000 | 275,000 |
| West | Sales | 89 | 68 | 107 | 275 | 212 | 355 |
| | Average | 586,681 | 538,893 | 571,476 | 555,503 | 523,527 | 562,918 |
| | Median | 470,000 | 428,250 | 449,000 | 465,000 | 422,750 | 455,000 |
| Southwest | Sales | 117 | 113 | 169 | 376 | 298 | 541 |
| | Average | 622,376 | 600,373 | 630,256 | 610,086 | 577,765 | 595,940 |
| | Median | 570,000 | 502,550 | 565,555 | 546,750 | 499,500 | 535,000 |
| Southeast | Sales | 213 | 129 | 186 | 597 | 400 | 684 |
| | Average | 499,896 | 452,597 | 462,355 | 470,353 | 428,303 | 453,895 |
| | Median | 467,000 | 415,000 | 435,000 | 440,000 | 400,000 | 426,750 |
| Anthony Henday | Sales | 317 | 202 | 263 | 937 | 578 | 1,034 |
| | Average | 599,716 | 576,445 | 604,802 | 580,216 | 549,200 | 587,584 |
| | Median | 555,000 | 529,250 | 564,135 | 539,900 | 510,000 | 545,000 |
| City of Edmonton Total | Sales | 1,159 | 757 | 1,129 | 3,453 | 2,265 | 4,016 |
| | Average | 526,221 | 493,295 | 515,472 | 503,624 | 471,693 | 500,784 |
| | Median | 492,500 | 447,500 | 470,000 | 469,900 | 432,900 | 460,000 |
| Semi-detached | | | | | | | |
| Northwest | Sales | 11 | 6 | 12 | 48 | 23 | 56 |
| | Average | 427,432 | 413,000 | 488,092 | 408,748 | 385,319 | 420,737 |
| | Median | 435,000 | 414,000 | 487,250 | 413,000 | 399,900 | 392,000 |
| North Central | Sales | 33 | 21 | 52 | 101 | 76 | 167 |
| | Average | 339,733 | 313,819 | 340,828 | 346,578 | 316,806 | 336,059 |
| | Median | 343,000 | 317,000 | 352,000 | 380,000 | 317,375 | 350,000 |
| Northeast | Sales | 4 | 8 | 9 | 19 | 22 | 26 |
| | Average | n/a | 247,813 | 306,278 | 307,742 | 272,943 | 301,650 |
| | Median | n/a | 251,250 | 287,000 | 287,000 | 246,250 | 289,950 |
| Central | Sales | 14 | 3 | 3 | 30 | 12 | 22 |
| | Average | 332,929 | n/a | n/a | 333,610 | 301,875 | 380,995 |
| | Median | 318,450 | n/a | n/a | 323,750 | 304,500 | 363,250 |
| West | Sales | 10 | 5 | 4 | 19 | 15 | 22 |
| | Average | 415,360 | 406,800 | n/a | 377,347 | 351,043 | 396,002 |
| | Median | 355,000 | 359,000 | n/a | 335,000 | 296,000 | 374,200 |
| Southwest | Sales | 27 | 13 | 29 | 59 | 38 | 77 |
| | Average | 487,128 | 449,500 | 402,005 | 477,655 | 466,152 | 436,332 |
| | Median | 420,000 | 370,000 | 355,000 | 420,000 | 439,500 | 370,000 |
| Southeast | Sales | 42 | 22 | 45 | 123 | 76 | 150 |
| | Average | 418,755 | 390,264 | 432,313 | 411,400 | 361,629 | 397,398 |
| | Median | 400,450 | 375,700 | 400,000 | 395,000 | 349,200 | 375,500 |
| Anthony Henday | Sales | 83 | 54 | 97 | 231 | 159 | 361 |
| | Average | 421,379 | 398,425 | 407,769 | 421,950 | 390,391 | 393,836 |
| | Median | 420,000 | 390,000 | 398,900 | 418,750 | 389,990 | 389,000 |
| City of Edmonton Total | Sales | 224 | 132 | 251 | 630 | 421 | 881 |
| | Average | 410,326 | 379,189 | 398,326 | 403,021 | 368,414 | 385,927 |
| | Median | 404,250 | 375,000 | 387,000 | 400,000 | 367,000 | 379,000 |

n/a = insufficient data

April 2024

| Row/Townhouse | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Northwest | Sales | 14 | 6 | 9 | 38 | 19 | 25 |
| | Average | 377,127 | 317,798 | 483,556 | 369,676 | 303,899 | 378,884 |
| | Median | 370,000 | 329,500 | 379,000 | 374,000 | 313,000 | 336,500 |
| North Central | Sales | 57 | 51 | 68 | 174 | 150 | 204 |
| | Average | 254,529 | 235,664 | 245,503 | 246,786 | 210,256 | 249,266 |
| | Median | 240,500 | 219,800 | 259,000 | 246,500 | 189,500 | 256,500 |
| Northeast | Sales | 23 | 22 | 19 | 87 | 59 | 78 |
| | Average | 206,233 | 166,141 | 179,889 | 189,975 | 162,476 | 171,337 |
| | Median | 190,000 | 161,000 | 167,000 | 180,000 | 160,000 | 163,750 |
| Central | Sales | 9 | 3 | 5 | 20 | 10 | 11 |
| | Average | 385,644 | n/a | 418,600 | 353,910 | 343,850 | 373,527 |
| | Median | 305,000 | n/a | 400,000 | 305,000 | 377,500 | 395,000 |
| West | Sales | 34 | 25 | 29 | 97 | 74 | 96 |
| | Average | 227,651 | 257,524 | 207,875 | 213,355 | 216,501 | 228,239 |
| | Median | 220,750 | 209,000 | 185,300 | 205,000 | 184,000 | 185,150 |
| Southwest | Sales | 45 | 32 | 36 | 102 | 74 | 142 |
| | Average | 298,049 | 262,904 | 289,905 | 282,988 | 256,657 | 259,383 |
| | Median | 295,000 | 275,500 | 260,000 | 285,000 | 246,500 | 245,000 |
| Southeast | Sales | 30 | 26 | 35 | 142 | 110 | 151 |
| | Average | 248,672 | 239,844 | 228,771 | 252,992 | 219,600 | 223,008 |
| | Median | 223,500 | 225,000 | 212,577 | 230,000 | 186,175 | 205,513 |
| Anthony Henday | Sales | 110 | 67 | 97 | 312 | 223 | 326 |
| | Average | 339,161 | 304,367 | 315,343 | 337,581 | 307,189 | 312,493 |
| | Median | 326,000 | 305,000 | 305,000 | 329,999 | 304,000 | 304,599 |
| City of Edmonton Total | Sales | 322 | 232 | 298 | 972 | 719 | 1,033 |
| | Average | 291,684 | 260,238 | 273,884 | 279,223 | 247,580 | 263,394 |
| | Median | 295,000 | 269,000 | 270,250 | 285,000 | 241,000 | 260,000 |
| Apartment Condominium | | | | | | | |
| Northwest | Sales | 13 | 9 | 6 | 45 | 24 | 27 |
| | Average | 131,777 | 78,453 | 174,500 | 133,776 | 98,774 | 173,120 |
| | Median | 131,000 | 55,076 | 158,750 | 95,500 | 88,000 | 117,500 |
| North Central | Sales | 55 | 33 | 49 | 158 | 104 | 121 |
| | Average | 169,639 | 172,295 | 178,766 | 165,231 | 162,286 | 171,216 |
| | Median | 164,000 | 172,000 | 166,000 | 165,000 | 166,900 | 165,900 |
| Northeast | Sales | 29 | 8 | 18 | 92 | 38 | 54 |
| | Average | 135,685 | 152,188 | 127,606 | 130,441 | 129,926 | 136,099 |
| | Median | 145,000 | 140,000 | 141,750 | 136,750 | 123,000 | 140,000 |
| Central | Sales | 98 | 53 | 75 | 282 | 177 | 211 |
| | Average | 232,159 | 204,200 | 208,785 | 215,181 | 209,916 | 215,860 |
| | Median | 185,500 | 175,000 | 181,000 | 176,000 | 175,000 | 180,000 |
| West | Sales | 28 | 21 | 19 | 90 | 74 | 67 |
| | Average | 173,121 | 152,810 | 157,095 | 166,961 | 148,917 | 159,648 |
| | Median | 172,950 | 130,400 | 153,000 | 157,050 | 137,500 | 155,000 |
| Southwest | Sales | 86 | 53 | 63 | 244 | 154 | 191 |
| | Average | 218,359 | 202,028 | 239,189 | 210,831 | 211,804 | 225,321 |
| | Median | 193,250 | 191,500 | 209,800 | 190,500 | 185,550 | 195,000 |
| Southeast | Sales | 47 | 22 | 32 | 128 | 89 | 108 |
| | Average | 171,524 | 174,530 | 175,013 | 167,483 | 167,220 | 168,022 |
| | Median | 175,000 | 193,000 | 152,750 | 170,000 | 170,000 | 162,500 |
| Anthony Henday | Sales | 96 | 50 | 77 | 248 | 162 | 206 |
| | Average | 215,265 | 195,887 | 202,025 | 204,406 | 190,968 | 199,103 |
| | Median | 200,000 | 183,500 | 184,000 | 190,000 | 182,250 | 180,000 |
| City of Edmonton Total | Sales | 452 | 249 | 339 | 1,287 | 822 | 985 |
| | Average | 199,299 | 184,668 | 197,558 | 189,128 | 183,452 | 194,093 |
| | Median | 185,000 | 173,000 | 176,000 | 177,500 | 168,060 | 173,500 |

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
April 2024

| Year | Month | Residential ¹ | | Commercial ² | |
|------|--------------|--------------------------|---------------|-------------------------|------------|
| | | Listed | Sold | Listed | Sold |
| 2020 | January | 1,546 | 557 | 54 | 9 |
| | February | 1,725 | 718 | 60 | 15 |
| | March | 1,885 | 793 | 67 | 11 |
| | April | 1,271 | 507 | 33 | 6 |
| | May | 2,034 | 760 | 59 | 7 |
| | June | 2,510 | 1,341 | 74 | 17 |
| | July | 2,215 | 1,486 | 60 | 11 |
| | August | 2,039 | 1,230 | 41 | 13 |
| | September | 2,085 | 1,260 | 54 | 9 |
| | October | 1,986 | 1,139 | 30 | 15 |
| | November | 1,362 | 992 | 55 | 12 |
| | December | 925 | 778 | 33 | 7 |
| | Total | 21,583 | 11,561 | 620 | 132 |
| 2021 | January | 1,635 | 804 | 52 | 15 |
| | February | 1,829 | 1,047 | 49 | 15 |
| | March | 2,822 | 1,596 | 54 | 17 |
| | April | 3,067 | 1,883 | 43 | 14 |
| | May | 3,009 | 1,863 | 43 | 14 |
| | June | 2,983 | 1,856 | 50 | 18 |
| | July | 2,460 | 1,493 | 48 | 17 |
| | August | 2,297 | 1,392 | 41 | 11 |
| | September | 2,266 | 1,272 | 56 | 17 |
| | October | 1,900 | 1,273 | 47 | 17 |
| | November | 1,561 | 1,280 | 61 | 9 |
| | December | 1,006 | 938 | 53 | 25 |
| | Total | 26,835 | 16,697 | 597 | 189 |
| 2022 | January | 1,584 | 954 | 64 | 20 |
| | February | 2,168 | 1,633 | 69 | 25 |
| | March | 3,068 | 2,311 | 66 | 21 |
| | April | 3,342 | 2,017 | 68 | 18 |
| | May | 3,394 | 1,927 | 65 | 19 |
| | June | 3,060 | 1,780 | 63 | 17 |
| | July | 2,585 | 1,338 | 71 | 17 |
| | August | 2,311 | 1,215 | 75 | 15 |
| | September | 2,274 | 1,083 | 66 | 12 |
| | October | 1,866 | 1,027 | 65 | 5 |
| | November | 1,443 | 885 | 74 | 18 |
| | December | 895 | 695 | 57 | 14 |
| | Total | 27,990 | 16,865 | 803 | 201 |
| 2023 | January | 1,614 | 699 | 73 | 14 |
| | February | 1,785 | 907 | 67 | 21 |
| | March | 2,269 | 1,251 | 93 | 12 |
| | April | 2,468 | 1,370 | 86 | 18 |
| | May | 2,707 | 1,800 | 96 | 18 |
| | June | 2,522 | 1,750 | 91 | 24 |
| | July | 2,385 | 1,586 | 76 | 28 |
| | August | 2,281 | 1,594 | 67 | 23 |
| | September | 2,149 | 1,430 | 74 | 23 |
| | October | 1,873 | 1,291 | 87 | 28 |
| | November | 1,507 | 1,176 | 63 | 22 |
| | December | 1,012 | 878 | 45 | 22 |
| | Total | 24,572 | 15,732 | 918 | 253 |
| 2024 | January | 1,520 | 1,053 | 81 | 10 |
| | February | 1,911 | 1,401 | 75 | 17 |
| | March | 2,495 | 1,731 | 69 | 32 |
| | April | 2,718 | 2,157 | 102 | 33 |
| | Total | 8,644 | 6,342 | 327 | 92 |

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

City of Edmonton

April 2024

| Year | Month | Detached | Semi-detached | Row/Townhouse | Apartment Condominium | Residential ¹ |
|------|-------------|----------|---------------|---------------|-----------------------|--------------------------|
| 2020 | January | 425,002 | 342,805 | 221,309 | 194,638 | 351,513 |
| | February | 446,315 | 311,177 | 215,277 | 194,975 | 360,752 |
| | March | 413,128 | 322,100 | 225,635 | 203,456 | 344,500 |
| | April | 421,099 | 334,966 | 239,948 | 199,659 | 359,620 |
| | May | 426,253 | 340,663 | 221,164 | 181,496 | 361,436 |
| | June | 429,310 | 330,947 | 232,733 | 199,877 | 359,901 |
| | July | 444,972 | 334,710 | 238,985 | 189,595 | 367,123 |
| | August | 447,070 | 348,763 | 249,818 | 198,727 | 374,025 |
| | September | 448,001 | 341,645 | 252,799 | 205,609 | 379,914 |
| | October | 449,365 | 341,163 | 243,024 | 202,525 | 382,447 |
| | November | 452,034 | 340,246 | 241,328 | 205,624 | 378,415 |
| | December | 431,150 | 342,028 | 224,994 | 196,756 | 358,181 |
| | YTD Average | 438,587 | 336,967 | 235,587 | 198,166 | 366,888 |
| 2021 | January | 434,804 | 355,444 | 239,795 | 182,501 | 364,145 |
| | February | 446,608 | 351,933 | 243,743 | 191,113 | 375,068 |
| | March | 471,104 | 345,920 | 242,423 | 209,415 | 392,820 |
| | April | 470,612 | 349,620 | 242,572 | 198,073 | 389,207 |
| | May | 476,619 | 357,769 | 252,856 | 209,765 | 404,191 |
| | June | 491,923 | 352,676 | 243,317 | 216,902 | 399,331 |
| | July | 475,508 | 357,291 | 252,336 | 220,325 | 391,782 |
| | August | 469,977 | 351,569 | 252,325 | 200,800 | 385,408 |
| | September | 466,550 | 346,172 | 234,452 | 186,238 | 379,943 |
| | October | 464,364 | 369,219 | 237,860 | 197,282 | 379,768 |
| | November | 469,048 | 339,022 | 247,912 | 187,967 | 384,741 |
| | December | 471,941 | 352,539 | 243,174 | 180,379 | 380,775 |
| | YTD Average | 469,953 | 352,375 | 244,831 | 200,809 | 387,928 |
| 2022 | January | 451,548 | 378,790 | 239,248 | 190,093 | 377,647 |
| | February | 501,781 | 368,548 | 260,728 | 185,129 | 412,463 |
| | March | 509,003 | 390,205 | 265,063 | 197,839 | 411,101 |
| | April | 515,472 | 398,326 | 273,884 | 197,558 | 411,768 |
| | May | 497,814 | 396,591 | 260,344 | 206,608 | 407,331 |
| | June | 503,392 | 376,514 | 256,850 | 201,486 | 405,643 |
| | July | 510,294 | 369,433 | 252,898 | 198,528 | 401,519 |
| | August | 479,138 | 363,726 | 244,079 | 190,247 | 374,441 |
| | September | 475,439 | 381,592 | 251,063 | 181,588 | 376,244 |
| | October | 469,437 | 369,794 | 256,081 | 175,888 | 377,759 |
| | November | 460,231 | 363,018 | 236,869 | 190,761 | 366,177 |
| | December | 460,827 | 345,013 | 234,428 | 173,616 | 350,841 |
| | YTD Average | 492,924 | 379,530 | 256,240 | 193,003 | 395,903 |
| 2023 | January | 448,630 | 359,451 | 240,538 | 171,193 | 354,221 |
| | February | 450,372 | 360,847 | 250,205 | 184,508 | 349,063 |
| | March | 475,064 | 368,130 | 236,126 | 187,600 | 366,314 |
| | April | 493,295 | 379,189 | 260,238 | 184,668 | 386,741 |
| | May | 498,051 | 390,995 | 250,703 | 181,843 | 394,744 |
| | June | 490,226 | 386,286 | 253,921 | 183,878 | 389,151 |
| | July | 490,579 | 381,782 | 255,873 | 192,971 | 383,841 |
| | August | 493,189 | 377,877 | 250,382 | 190,638 | 383,349 |
| | September | 488,713 | 355,462 | 263,625 | 177,679 | 376,590 |
| | October | 476,234 | 400,125 | 258,578 | 201,926 | 378,125 |
| | November | 466,657 | 362,493 | 271,603 | 167,551 | 360,376 |
| | December | 483,867 | 367,368 | 260,318 | 168,767 | 372,088 |
| | YTD Average | 483,257 | 376,642 | 254,508 | 183,880 | 377,629 |
| 2024 | January | 474,128 | 385,083 | 270,002 | 189,874 | 381,711 |
| | February | 493,989 | 388,920 | 271,576 | 173,064 | 380,535 |
| | March | 502,223 | 413,907 | 276,118 | 189,108 | 396,794 |
| | April | 526,221 | 410,326 | 291,684 | 199,299 | 410,667 |

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---------------|---------------|---------------|---------------|---------------|
| Edmonton City Monthly | | | | | |
| New Listings | 2,907 | 2,619 | 3,507 | 3,191 | 1,372 |
| Sales | 2,233 | 1,418 | 2,107 | 1,942 | 520 |
| Sales Volume | 940,627,599 | 546,946,535 | 872,565,306 | 759,431,824 | 185,491,415 |
| Edmonton City Year to Date | | | | | |
| New Listings | 9,271 | 8,723 | 10,745 | 9,816 | 6,860 |
| Sales | 6,605 | 4,395 | 7,202 | 5,527 | 2,687 |
| Sales Volume | 2,685,893,514 | 1,612,226,371 | 2,970,714,658 | 2,140,662,914 | 954,430,176 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 3,802 | 4,964 | 4,820 | 5,490 | 4,978 |
| Commercial | 453 | 499 | 439 | 363 | 393 |
| TOTAL | 4,485 | 5,740 | 5,484 | 6,080 | 5,625 |
| <hr/> | | | | | |
| Greater Edmonton Area Monthly | | | | | |
| New Listings | 4,263 | 3,726 | 5,046 | 4,772 | 2,072 |
| Sales | 3,259 | 2,131 | 3,121 | 3,110 | 796 |
| Sales Volume | 1,421,260,386 | 865,479,025 | 1,356,120,984 | 1,258,318,529 | 287,138,892 |
| Greater Edmonton Area Year to Date | | | | | |
| New Listings | 13,413 | 12,614 | 15,179 | 14,735 | 10,355 |
| Sales | 9,447 | 6,452 | 10,415 | 8,782 | 4,041 |
| Sales Volume | 4,022,045,980 | 2,495,383,740 | 4,454,985,419 | 3,518,847,736 | 1,471,264,079 |
| Greater Edmonton Area Month End Active Inventory | | | | | |
| Residential | 5,461 | 6,872 | 6,446 | 7,545 | 7,483 |
| Commercial | 747 | 842 | 748 | 745 | 741 |
| TOTAL | 6,751 | 8,349 | 7,788 | 8,972 | 8,953 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| New Listings | 5,023 | 4,310 | 5,809 | 5,588 | 2,483 |
| Sales | 3,617 | 2,390 | 3,514 | 3,567 | 915 |
| Sales Volume | 1,533,937,876 | 940,478,625 | 1,474,195,381 | 1,393,685,651 | 315,306,631 |
| Total Board Year to Date | | | | | |
| New Listings | 15,660 | 14,615 | 17,360 | 17,220 | 12,188 |
| Sales | 10,478 | 7,272 | 11,591 | 10,144 | 4,563 |
| Sales Volume | 4,347,327,246 | 2,718,254,891 | 4,788,968,336 | 3,899,714,340 | 1,594,036,244 |

Total Board

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Detached | | | | | |
| New Listings / YTD | 2,769 / 8,567 | 2,431 / 8,075 | 3,479 / 9,688 | 3,216 / 9,680 | 1,414 / 6,977 |
| Sales / YTD | 2,102 / 6,046 | 1,420 / 4,159 | 2,093 / 7,011 | 2,328 / 6,615 | 598 / 2,897 |
| Sales to New Listings Ratio / YTD | 76% / 71% | 58% / 52% | 60% / 72% | 72% / 68% | 42% / 42% |
| Sales Volume | 1,067,083,264 | 677,722,899 | 1,049,708,908 | 1,055,223,289 | 237,418,500 |
| Sales Volume YTD | 2,984,464,239 | 1,897,377,766 | 3,423,217,288 | 2,935,287,681 | 1,163,099,609 |
| Semi-detached | | | | | |
| New Listings / YTD | 403 / 1,256 | 375 / 1,148 | 521 / 1,564 | 496 / 1,476 | 238 / 1,068 |
| Sales / YTD | 358 / 977 | 219 / 660 | 359 / 1,256 | 358 / 959 | 93 / 426 |
| Sales to New Listings Ratio / YTD | 89% / 78% | 58% / 57% | 69% / 80% | 72% / 65% | 39% / 40% |
| Sales Volume | 143,575,399 | 81,990,092 | 137,644,995 | 122,413,098 | 30,584,920 |
| Sales Volume YTD | 382,711,336 | 240,137,894 | 470,299,096 | 328,536,563 | 136,961,441 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 459 / 1,500 | 398 / 1,367 | 520 / 1,716 | 533 / 1,648 | 185 / 1,081 |
| Sales / YTD | 413 / 1,248 | 283 / 900 | 374 / 1,285 | 312 / 902 | 78 / 425 |
| Sales to New Listings Ratio / YTD | 90% / 83% | 71% / 66% | 72% / 75% | 59% / 55% | 42% / 39% |
| Sales Volume | 121,344,812 | 73,661,472 | 100,591,466 | 77,580,627 | 18,186,925 |
| Sales Volume YTD | 352,353,103 | 226,656,168 | 338,771,413 | 221,636,992 | 95,596,687 |
| Apartment Condominium | | | | | |
| New Listings / YTD | 803 / 2,456 | 643 / 2,252 | 741 / 2,615 | 794 / 2,647 | 306 / 1,651 |
| Sales / YTD | 525 / 1,488 | 300 / 982 | 402 / 1,178 | 305 / 846 | 83 / 481 |
| Sales to New Listings Ratio / YTD | 65% / 61% | 47% / 44% | 54% / 45% | 38% / 32% | 27% / 29% |
| Sales Volume | 105,010,235 | 58,152,401 | 82,879,520 | 60,969,761 | 17,173,818 |
| Sales Volume YTD | 286,872,145 | 188,056,413 | 234,492,745 | 170,300,581 | 95,682,711 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 4,434 / 13,779 | 3,847 / 12,842 | 5,261 / 15,583 | 5,039 / 15,451 | 2,143 / 10,777 |
| Sales / YTD | 3,398 / 9,759 | 2,222 / 6,701 | 3,228 / 10,730 | 3,303 / 9,322 | 852 / 4,229 |
| Sales to New Listings Ratio / YTD | 77% / 71% | 58% / 52% | 61% / 69% | 66% / 60% | 40% / 39% |
| Sales Volume | 1,437,013,710 | 891,526,864 | 1,370,824,889 | 1,316,186,775 | 303,364,163 |
| Sales Volume YTD | 4,006,400,823 | 2,552,228,241 | 4,466,780,542 | 3,655,761,817 | 1,491,340,448 |
| Other² | | | | | |
| New Listings / YTD | 342 / 1,129 | 268 / 1,009 | 370 / 1,103 | 382 / 1,166 | 242 / 858 |
| Sales / YTD | 159 / 495 | 121 / 398 | 213 / 619 | 208 / 618 | 40 / 217 |
| Sales to New Listings Ratio / YTD | 46% / 44% | 45% / 39% | 58% / 56% | 54% / 53% | 17% / 25% |
| Sales Volume | 48,988,359 | 25,144,548 | 57,224,785 | 46,054,445 | 5,666,568 |
| Sales Volume YTD | 142,706,831 | 81,185,726 | 153,822,405 | 129,752,349 | 42,786,014 |

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

Total Board

April 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|------------|-------------|-------------|------------|
| Land | | | | | |
| New Listings / YTD | 39 / 121 | 27 / 115 | 29 / 109 | 23 / 90 | 15 / 66 |
| Sales / YTD | 9 / 28 | 2 / 16 | 8 / 26 | 2 / 11 | 4 / 13 |
| Sales to New Listings Ratio / YTD | 23% / 23% | 7% / 14% | 28% / 24% | 9% / 12% | 27% / 20% |
| Sales Volume | 5,459,400 | 1,400,000 | 13,835,500 | 149,000 | 682,500 |
| Sales Volume YTD | 58,794,300 | 15,108,500 | 45,756,249 | 3,558,378 | 5,598,500 |
| Investment | | | | | |
| New Listings / YTD | 60 / 175 | 48 / 200 | 44 / 159 | 40 / 149 | 17 / 139 |
| Sales / YTD | 13 / 50 | 13 / 38 | 21 / 64 | 14 / 46 | 7 / 26 |
| Sales to New Listings Ratio / YTD | 22% / 29% | 27% / 19% | 48% / 40% | 35% / 31% | 41% / 19% |
| Sales Volume | 7,921,593 | 10,283,698 | 12,999,000 | 8,733,250 | 2,273,500 |
| Sales Volume YTD | 33,498,775 | 22,132,118 | 44,137,980 | 26,502,160 | 18,695,005 |
| Multi Family | | | | | |
| New Listings / YTD | 22 / 66 | 17 / 61 | 23 / 70 | 17 / 53 | 5 / 20 |
| Sales / YTD | 9 / 20 | 1 / 11 | 4 / 23 | 7 / 29 | 1 / 6 |
| Sales to New Listings Ratio / YTD | 41% / 30% | 6% / 18% | 17% / 33% | 41% / 55% | 20% / 30% |
| Sales Volume | 17,718,500 | 1,270,000 | 3,591,000 | 6,291,000 | 393,700 |
| Sales Volume YTD | 31,762,000 | 10,849,000 | 24,872,500 | 37,785,000 | 6,585,700 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 1 / 6 | 1 / 4 | 1 / 1 | 2 / 3 | 0 / 3 |
| Sales / YTD | 1 / 3 | 0 / 0 | 1 / 2 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 100% / 50% | 0% / 0% | 100% / 200% | 0% / 0% | 0% / 0% |
| Sales Volume | 785,000 | 0 | 173,000 | 0 | 0 |
| Sales Volume YTD | 2,270,000 | 0 | 633,000 | 0 | 0 |
| Business | | | | | |
| New Listings / YTD | 49 / 160 | 37 / 145 | 30 / 120 | 17 / 68 | 11 / 102 |
| Sales / YTD | 7 / 27 | 8 / 25 | 6 / 23 | 6 / 12 | 1 / 22 |
| Sales to New Listings Ratio / YTD | 14% / 17% | 22% / 17% | 20% / 19% | 35% / 18% | 9% / 22% |
| Sales Volume | 2,370,000 | 1,282,000 | 985,000 | 4,209,500 | 46,000 |
| Sales Volume YTD | 9,695,500 | 4,543,500 | 4,637,500 | 6,465,280 | 3,904,300 |
| Lease | | | | | |
| New Listings / YTD | 33 / 120 | 38 / 130 | 19 / 101 | 32 / 107 | 29 / 116 |
| Sales / YTD | 14 / 52 | 9 / 45 | 12 / 38 | 7 / 33 | 3 / 23 |
| Sales to New Listings Ratio / YTD | 42% / 43% | 24% / 35% | 63% / 38% | 22% / 31% | 10% / 20% |
| Sales Volume | 3,623,314 | 952,015 | 1,221,707 | 1,405,080 | 82,200 |
| Sales Volume YTD | 22,923,293 | 6,684,056 | 4,489,080 | 5,375,563 | 8,559,277 |
| Farms | | | | | |
| New Listings / YTD | 43 / 98 | 27 / 105 | 32 / 109 | 35 / 127 | 20 / 101 |
| Sales / YTD | 7 / 42 | 14 / 37 | 19 / 63 | 19 / 71 | 7 / 27 |
| Sales to New Listings Ratio / YTD | 16% / 43% | 52% / 35% | 59% / 58% | 54% / 56% | 35% / 27% |
| Sales Volume | 10,058,000 | 8,619,500 | 12,885,000 | 10,656,600 | 2,798,000 |
| Sales Volume YTD | 38,297,724 | 25,396,750 | 43,275,580 | 34,393,792 | 16,567,000 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 247 / 752 | 195 / 764 | 178 / 674 | 167 / 603 | 98 / 553 |
| Sales / YTD | 60 / 224 | 47 / 173 | 73 / 242 | 56 / 204 | 23 / 117 |
| Sales to New Listings Ratio / YTD | 24% / 30% | 24% / 23% | 41% / 36% | 34% / 34% | 23% / 21% |
| Sales Volume | 47,935,807 | 23,807,213 | 46,145,707 | 31,444,431 | 6,275,900 |
| Sales Volume YTD | 198,219,592 | 84,840,924 | 168,365,389 | 114,200,174 | 59,909,782 |

¹ Farms are included in Commercial if the property is zoned agricultural.

April 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|--------------------------|--------------------|------------|------------|------------|-------------|------------|-------------|
| Barrhead | Sales | 9 | 6 | 8 | 24 | 20 | 20 |
| | Sales Volume | 2,217,502 | 1,576,000 | 1,626,000 | 5,934,502 | 5,069,000 | 4,204,801 |
| | Average Price | 246,389 | 262,667 | 203,250 | 247,271 | 253,450 | 210,240 |
| | Median Price | 265,502 | 238,500 | 182,500 | 248,750 | 247,000 | 195,001 |
| Beaumont | Sales | 52 | 32 | 48 | 122 | 96 | 185 |
| | Sales Volume | 26,023,150 | 15,821,788 | 25,459,271 | 61,308,195 | 45,742,238 | 93,965,361 |
| | Average Price | 500,445 | 494,431 | 530,401 | 502,526 | 476,482 | 507,921 |
| | Median Price | 469,750 | 482,500 | 537,700 | 490,500 | 460,000 | 505,000 |
| Bonnyville | Sales | 27 | 21 | 30 | 70 | 51 | 67 |
| | Sales Volume | 10,105,000 | 7,116,750 | 9,916,807 | 24,198,478 | 15,389,150 | 23,143,757 |
| | Average Price | 374,259 | 338,893 | 330,560 | 345,693 | 301,748 | 345,429 |
| | Median Price | 340,000 | 375,000 | 310,000 | 320,765 | 305,000 | 330,000 |
| Cold Lake | Sales | 30 | 27 | 43 | 101 | 74 | 118 |
| | Sales Volume | 10,018,500 | 8,777,450 | 14,707,200 | 33,800,350 | 22,696,894 | 36,441,550 |
| | Average Price | 333,950 | 325,091 | 342,028 | 334,657 | 306,715 | 308,827 |
| | Median Price | 327,000 | 315,000 | 374,000 | 314,000 | 309,000 | 322,000 |
| Devon | Sales | 12 | 11 | 16 | 36 | 26 | 52 |
| | Sales Volume | 5,417,950 | 4,015,500 | 5,471,800 | 16,059,950 | 10,009,500 | 16,584,099 |
| | Average Price | 451,496 | 365,045 | 341,988 | 446,110 | 384,981 | 318,925 |
| | Median Price | 437,450 | 355,000 | 318,000 | 401,500 | 357,500 | 318,000 |
| Drayton Valley | Sales | 19 | 12 | 14 | 48 | 31 | 54 |
| | Sales Volume | 5,456,900 | 3,091,900 | 4,220,620 | 13,957,200 | 7,356,399 | 15,965,720 |
| | Average Price | 287,205 | 257,658 | 301,473 | 290,775 | 237,303 | 295,661 |
| | Median Price | 294,000 | 266,000 | 285,875 | 289,500 | 232,000 | 300,000 |
| Fort Saskatchewan | Det. Sales | 69 | 30 | 43 | 180 | 99 | 174 |
| | Det. Average Price | 491,062 | 478,171 | 490,333 | 481,234 | 468,968 | 483,122 |
| | Det. Median Price | 457,035 | 467,500 | 466,000 | 457,268 | 446,000 | 458,500 |
| | Apt. Sales | 4 | 8 | 4 | 13 | 21 | 18 |
| | Apt. Average Price | n/a | 166,756 | n/a | 156,569 | 174,807 | 172,361 |
| | Apt. Median Price | n/a | 136,500 | n/a | 175,000 | 148,000 | 166,250 |
| | Total Sales Volume | 46,604,973 | 19,286,690 | 28,412,853 | 114,169,002 | 63,594,331 | 108,855,816 |
| Gibbons | Sales | 5 | 6 | 6 | 18 | 19 | 18 |
| | Sales Volume | 1,524,000 | 1,931,000 | 2,270,500 | 6,183,000 | 5,868,900 | 6,038,400 |
| | Average Price | 304,800 | 321,833 | 378,417 | 343,500 | 308,889 | 335,467 |
| | Median Price | 225,000 | 327,000 | 409,000 | 279,000 | 305,000 | 284,000 |
| Leduc | Det. Sales | 63 | 45 | 69 | 200 | 129 | 235 |
| | Det. Average Price | 491,486 | 464,224 | 431,753 | 466,416 | 447,100 | 437,827 |
| | Det. Median Price | 479,000 | 440,000 | 417,900 | 463,500 | 431,500 | 425,000 |
| | Apt. Sales | 3 | 3 | 0 | 11 | 7 | 2 |
| | Apt. Average Price | n/a | n/a | n/a | 200,977 | 184,214 | n/a |
| | Apt. Median Price | n/a | n/a | n/a | 205,000 | 170,000 | n/a |
| | Total Sales Volume | 38,860,122 | 27,935,800 | 38,008,150 | 117,375,957 | 77,382,689 | 133,452,786 |

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

April 2024

| | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|----------------------|------------|------------|------------|-------------|-------------|-------------|
| Morinville | | | | | | |
| Sales | 35 | 28 | 43 | 78 | 65 | 123 |
| Sales Volume | 13,771,950 | 9,198,600 | 15,021,000 | 28,397,887 | 22,307,555 | 44,674,687 |
| Average Price | 393,484 | 328,521 | 349,326 | 364,075 | 343,193 | 363,209 |
| Median Price | 405,000 | 335,000 | 356,000 | 381,994 | 346,000 | 346,000 |
| Sherwood Park | | | | | | |
| Det. Sales | 104 | 77 | 111 | 292 | 207 | 313 |
| Det. Average Price | 551,705 | 515,468 | 545,194 | 535,491 | 494,261 | 513,902 |
| Det. Median Price | 515,000 | 499,900 | 510,000 | 510,000 | 465,000 | 489,900 |
| Apt. Sales | 22 | 6 | 12 | 52 | 27 | 50 |
| Apt. Average Price | 257,023 | 225,250 | 250,380 | 278,806 | 267,015 | 247,013 |
| Apt. Median Price | 249,000 | 230,000 | 221,500 | 264,000 | 280,000 | 232,250 |
| Total Sales Volume | 76,437,172 | 47,400,998 | 70,791,864 | 212,655,025 | 133,462,842 | 204,644,300 |
| Spruce Grove | | | | | | |
| Det. Sales | 94 | 60 | 82 | 248 | 171 | 261 |
| Det. Average Price | 485,113 | 489,677 | 478,806 | 467,921 | 449,516 | 462,859 |
| Det. Median Price | 465,000 | 465,500 | 433,500 | 451,950 | 438,500 | 436,500 |
| Apt. Sales | 15 | 6 | 8 | 35 | 18 | 21 |
| Apt. Average Price | 195,750 | 218,275 | 217,712 | 192,947 | 191,897 | 184,890 |
| Apt. Median Price | 183,000 | 203,825 | 190,100 | 174,000 | 180,000 | 144,500 |
| Total Sales Volume | 65,206,304 | 39,989,411 | 49,994,455 | 165,716,664 | 107,116,233 | 160,087,633 |
| St. Albert | | | | | | |
| Det. Sales | 109 | 78 | 113 | 284 | 194 | 336 |
| Det. Average Price | 580,545 | 536,265 | 549,242 | 579,341 | 529,658 | 547,368 |
| Det. Median Price | 545,000 | 502,700 | 511,500 | 538,500 | 490,000 | 516,500 |
| Apt. Sales | 10 | 20 | 22 | 36 | 53 | 46 |
| Apt. Average Price | 243,740 | 304,843 | 298,893 | 254,144 | 292,768 | 287,555 |
| Apt. Median Price | 180,500 | 219,175 | 254,950 | 202,500 | 214,000 | 243,750 |
| Total Sales Volume | 79,838,735 | 58,226,800 | 77,795,723 | 208,580,302 | 145,847,992 | 224,357,070 |
| St. Paul | | | | | | |
| Sales | 12 | 7 | 23 | 38 | 28 | 51 |
| Sales Volume | 2,717,250 | 1,437,900 | 6,278,315 | 7,784,550 | 7,489,400 | 13,096,965 |
| Average Price | 226,438 | 205,414 | 272,970 | 204,857 | 267,479 | 256,803 |
| Median Price | 226,375 | 209,000 | 229,000 | 205,000 | 245,000 | 227,500 |
| Stony Plain | | | | | | |
| Sales | 55 | 34 | 46 | 161 | 121 | 172 |
| Sales Volume | 22,693,821 | 11,999,149 | 18,777,369 | 62,633,654 | 43,909,197 | 65,936,164 |
| Average Price | 412,615 | 352,916 | 408,204 | 389,029 | 362,886 | 383,350 |
| Median Price | 389,900 | 369,500 | 392,500 | 389,900 | 362,000 | 358,250 |
| Vegreville | | | | | | |
| Sales | 12 | 6 | 7 | 42 | 21 | 31 |
| Sales Volume | 2,338,500 | 1,491,400 | 1,707,500 | 8,514,100 | 5,092,400 | 7,663,950 |
| Average Price | 194,875 | 248,567 | 243,929 | 202,717 | 242,495 | 247,224 |
| Median Price | 172,000 | 271,500 | 220,000 | 197,650 | 238,000 | 220,000 |
| Westlock | | | | | | |
| Sales | 7 | 10 | 9 | 21 | 23 | 36 |
| Sales Volume | 1,626,900 | 2,425,900 | 2,005,800 | 4,841,600 | 5,436,400 | 8,020,050 |
| Average Price | 232,414 | 242,590 | 222,867 | 230,552 | 236,365 | 222,779 |
| Median Price | 220,000 | 225,000 | 213,000 | 220,000 | 225,000 | 209,250 |
| Wetaskiwin | | | | | | |
| Sales | 30 | 18 | 25 | 66 | 53 | 75 |
| Sales Volume | 7,299,200 | 3,706,250 | 5,778,300 | 16,095,600 | 11,225,250 | 18,931,000 |
| Average Price | 243,307 | 205,903 | 231,132 | 243,873 | 211,797 | 252,413 |
| Median Price | 249,450 | 216,625 | 225,000 | 247,000 | 215,000 | 233,500 |

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

April 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------|------|------------|------------|-----------|------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 0 | 0 | 2 | 0 | 0 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Bonnyville M.D. | Sales | 0 | 0 | 4 | 3 | 4 | 12 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 5,405,000 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 0 | 1 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Lac Ste. Anne County | Sales | 1 | 0 | 0 | 3 | 1 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 1 | 2 | 5 | 11 | 7 | 15 |
| | Sales Volume | n/a | n/a | 10,500,000 | 19,289,200 | 5,301,250 | 20,095,000 |
| Parkland County | Sales | 0 | 2 | 1 | 3 | 3 | 5 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 3,235,500 |
| Smoky Lake County | Sales | 1 | 0 | 0 | 4 | 0 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 2 | 0 | 2 | 5 | 5 | 7 |
| | Sales Volume | n/a | n/a | n/a | 1,591,540 | 986,009 | 2,332,500 |
| Strathcona County | Sales | 1 | 2 | 2 | 5 | 4 | 5 |
| | Sales Volume | n/a | n/a | n/a | 6,204,293 | n/a | 4,083,000 |
| Sturgeon County | Sales | 0 | 1 | 0 | 2 | 3 | 4 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Thorhild County | Sales | 0 | 1 | 1 | 4 | 5 | 5 |
| | Sales Volume | n/a | n/a | n/a | n/a | 1,278,500 | 1,247,500 |
| Two Hills County | Sales | 0 | 1 | 0 | 0 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Vermilion River County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural.

April 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------------|------------|------------|-------------|------------|-------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 3 | 3 | 12 | 24 | 20 | 20 |
| | Sales Volume | n/a | n/a | 2,855,775 | 4,346,500 | 4,038,500 | 4,412,275 |
| Bonnyville M.D. | Sales | 33 | 28 | 36 | 83 | 68 | 90 |
| | Sales Volume | 12,340,500 | 8,163,150 | 11,146,807 | 28,107,378 | 18,382,790 | 29,598,157 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 0 | 2 | 5 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 1,082,000 |
| Lac Ste. Anne County | Sales | 6 | 1 | 4 | 17 | 10 | 14 |
| | Sales Volume | 1,082,900 | n/a | n/a | 2,896,400 | 1,456,150 | 2,103,500 |
| Leduc County | Sales | 23 | 15 | 38 | 70 | 42 | 104 |
| | Sales Volume | 13,881,000 | 6,213,050 | 28,222,400 | 56,813,350 | 22,067,580 | 69,256,061 |
| Parkland County | Sales | 61 | 40 | 73 | 166 | 135 | 230 |
| | Sales Volume | 35,117,297 | 23,298,900 | 39,827,649 | 100,987,647 | 68,814,569 | 126,074,693 |
| Smoky Lake County | Sales | 5 | 3 | 3 | 17 | 11 | 22 |
| | Sales Volume | 1,230,000 | n/a | n/a | 4,849,900 | 2,138,500 | 4,549,500 |
| St. Paul County | Sales | 18 | 10 | 28 | 56 | 39 | 62 |
| | Sales Volume | 4,177,750 | 1,820,700 | 9,423,315 | 11,202,190 | 10,462,049 | 17,889,465 |
| Strathcona County | Sales | 40 | 31 | 51 | 118 | 74 | 141 |
| | Sales Volume | 26,540,343 | 23,012,302 | 40,775,199 | 84,097,450 | 55,792,652 | 108,745,169 |
| Sturgeon County | Sales | 23 | 23 | 35 | 76 | 62 | 90 |
| | Sales Volume | 15,566,581 | 14,396,350 | 23,570,458 | 51,912,481 | 43,146,950 | 64,762,826 |
| Thorhild County | Sales | 9 | 8 | 6 | 27 | 31 | 28 |
| | Sales Volume | 2,246,150 | 2,831,500 | 1,199,656 | 5,692,352 | 6,274,304 | 9,088,158 |
| Two Hills County | Sales | 7 | 4 | 4 | 17 | 15 | 19 |
| | Sales Volume | 1,429,900 | n/a | n/a | 3,570,900 | 2,517,100 | 3,253,500 |
| Vermilion River County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |

n/a = insufficient data