

Media Release

Housing Market Activity, Prices Continue To Climb in 2024

Edmonton, June 4, 2024: There were a total of 3,220 residential unit sales in the Greater Edmonton Area (GEA) real estate market during May 2024, showing increases of 3.3% over April 2024, and 18.9% over May 2023. New residential listings amounted to 4,325, a number 13.4% higher than in April 2024, and 12.6% higher than May 2023. Overall inventory in the GEA increased 6.9% from April 2024, but is still 17.1% lower than May 2023.

Detached unit sales totalled 1,894, an increase of 2.4% over the previous month, and 12.5% higher than the previous year. Semi-detached unit sales increased 3.2% month-over-month and showed an increase of 19.4% year-over-year. Row/Townhouse unit sales also increased 6.1% compared to April 2024 and 21.2% compared to the previous year. Apartment Condominium unit sales also increased 45.8% over May 2023, and 4.5% over the previous month.

Total residential average prices came in at \$441,350, a 2.2% increase from April 2024, and 5.0% increase from May 2023. Detached homes averaged \$546,390, increasing 3.0% from April 2024 and up from the previous year by 6.8%. Semi-detached units sold for an average of \$414,116, increasing 1.8% from the previous month, and up 8.4% year-over-year. Row/townhouse prices remained steady, showing no change from April 2024 but coming in 16.2% higher compared to May 2023, selling at an average of \$294,742. Apartment Condominium average prices hit \$206,591, increasing 2.6% over last month and coming in 6.9% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$399,900, increasing 1.1% from April 2024, and 6.1% from May 2023.

“We could be looking at the peak of our spring market right now, with 4,325 new listings having just hit the market,” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “It also appears that current interest rates haven’t put a dent in buying activity this year, with more than 500 additional sales closing this month compared to May 2023. We could potentially be in for an even busier June, as the next Bank of Canada interest rate announcement on June 5th might spark more activity in the market.”

Detached homes averaged 33 days on the market, decreasing 2 days from April 2024. Semi-detached homes recorded no change with 29 days on the market, and row/townhouses’ days on the market decreased 6 days to 27. Apartment condominiums averaged 42 days on the market, a one-day increase from April 2024. Overall, all residential listings averaged 33 days on the market, a month-over-month decrease of 2 days and a 9-day decrease when compared to May 2023.

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

MLS® System Activity (for all-residential sales in GEA ¹)	May 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 546,390.00	3.0%	6.8%
Detached median ³ selling price – month	\$ 500,250.00	1.1%	6.4%
Semi-detached average selling price – month	\$ 414,116.00	1.8%	8.4%
Semi-detached median selling price – month	\$ 410,000.00	2.5%	10.8%
Row/Townhouse average selling price – month	\$ 294,742.00	0.0%	16.2%
Row/Townhouse median selling price – month	\$ 295,000.00	-1.3%	18.0%
Apartment Condominium average selling price	\$ 206,591.00	2.6%	6.9%
Apartment Condominium median selling price	\$ 191,800.00	3.7%	9.7%
All-residential ⁴ average selling price	\$ 441,350.00	2.2%	5.0%
All-residential median selling price	\$ 421,000.00	0.7%	8.2%
# residential listings this month	\$ 4,325.00	13.4%	12.6%
# residential sales this month	\$ 3,220.00	3.3%	18.9%
# residential inventory at month end	\$ 5,841.00	6.9%	-17.1%
# Total ⁵ MLS® System sales this month	\$ 3,797.00	5.0%	18.2%
\$ Value Total residential sales this month	\$1,533,984,229.00	6.7%	24.0%
\$ Value of total MLS® System sales – month	\$1,626,498,692.00	6.0%	24.5%
\$ Value of total MLS® System sales - YTD	\$5,968,031,079.00	37.3%	48.3%

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)	May 2024	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 465,900.00	1.3%	7.6%
Apartment benchmark price	\$ 193,700.00	1.7%	11.1%
Townhouse benchmark price	\$ 260,800.00	1.5%	12.3%
Composite ⁷ benchmark price	\$ 399,900.00	1.1%	6.1%

*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)	May 2024	
Total Rented Listings	28	
Active Rentals	37	
	May 2024	YTD Average ¹⁰
Average Days on Market	26	16
Average Price ⁹ for 1-Bedroom Units	\$ 1,357.00	\$ 1,298.00
Average Price for 2-Bedroom Units	\$ 1,480.00	\$ 1,595.00

⁸ MLS® Rental Activity: Includes all Rental Listings on RAE's MLS® System during the stated month.

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

¹⁰ YTD Average: Includes data from all Rental Listings since March 19, 2024.

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

May 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,556 / 9,731	2,355 / 9,191	2,898 / 11,180	2,581 / 10,557	1,939 / 7,712
Sales / YTD	1,894 / 7,230	1,684 / 5,281	1,872 / 8,089	1,972 / 7,625	826 / 3,337
Sales to New Listings Ratio / YTD	74% / 74%	72% / 57%	65% / 72%	76% / 72%	43% / 43%
Sales Volume	1,034,863,133	861,860,396	947,302,852	950,889,494	349,342,753
Sales Volume YTD	3,778,450,361	2,587,677,347	4,115,313,133	3,585,765,549	1,414,480,549
Average Sale Price	546,390	511,794	506,038	482,195	422,933
Average Sale Price YTD	522,607	489,998	508,754	470,264	423,878
Median Sale Price	500,250	470,000	465,000	433,500	390,000
Median Sale Price YTD	480,500	449,000	466,000	425,000	385,500
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	100% / 100%	99% / 98%	97% / 97%
Average Days on Market / YTD	33 / 41	40 / 46	24 / 32	30 / 39	62 / 65
Median Days on Market / YTD	18 / 22	26 / 29	16 / 17	17 / 20	46 / 45
Average Days on Market (Cum.) / YTD	45 / 63	63 / 74	30 / 45	40 / 58	94 / 102
Median Days on Market (Cum.) / YTD	19 / 26	32 / 40	17 / 17	17 / 22	59 / 64
Semi-detached					
New Listings / YTD	414 / 1,604	393 / 1,488	519 / 2,041	451 / 1,879	323 / 1,351
Sales / YTD	357 / 1,294	299 / 943	343 / 1,562	313 / 1,252	142 / 561
Sales to New Listings Ratio / YTD	86% / 81%	76% / 63%	66% / 77%	69% / 67%	44% / 42%
Sales Volume	147,839,317	114,207,850	131,954,308	112,040,581	46,779,354
Sales Volume YTD	521,225,753	350,333,839	592,530,716	435,076,244	182,422,295
Average Sale Price	414,116	381,966	384,706	357,957	329,432
Average Sale Price YTD	402,802	371,510	379,341	347,505	325,173
Median Sale Price	410,000	370,000	373,500	342,000	320,950
Median Sale Price YTD	400,000	365,500	371,000	335,000	319,900
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	100% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	29 / 35	37 / 43	25 / 31	33 / 42	63 / 72
Median Days on Market / YTD	17 / 20	24 / 27	17 / 17	22 / 24	55 / 56
Average Days on Market (Cum.) / YTD	36 / 47	53 / 64	30 / 42	43 / 60	101 / 116
Median Days on Market (Cum.) / YTD	18 / 22	27 / 32	18 / 18	23 / 27	69 / 80
Row/Townhouse					
New Listings / YTD	564 / 2,018	391 / 1,740	526 / 2,216	544 / 2,165	316 / 1,386
Sales / YTD	434 / 1,672	358 / 1,247	345 / 1,609	298 / 1,188	123 / 547
Sales to New Listings Ratio / YTD	77% / 83%	92% / 72%	66% / 73%	55% / 55%	39% / 39%
Sales Volume	127,918,121	90,793,077	91,325,366	75,629,467	27,239,293
Sales Volume YTD	478,277,965	315,673,245	425,979,779	294,345,459	122,765,980
Average Sale Price	294,742	253,612	264,711	253,790	221,458
Average Sale Price YTD	286,051	253,146	264,748	247,766	224,435
Median Sale Price	295,000	250,000	261,000	253,000	219,000
Median Sale Price YTD	290,250	249,998	260,000	245,000	215,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 97%	98% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	27 / 36	42 / 50	33 / 44	43 / 51	77 / 69
Median Days on Market / YTD	16 / 20	28 / 33	22 / 28	28 / 32	60 / 52
Average Days on Market (Cum.) / YTD	34 / 48	62 / 76	44 / 66	63 / 74	108 / 110
Median Days on Market (Cum.) / YTD	17 / 21	30 / 41	25 / 32	33 / 41	74 / 75

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

May 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	792 / 3,178	700 / 2,920	767 / 3,352	692 / 3,310	494 / 2,117
Sales / YTD	535 / 1,994	367 / 1,341	356 / 1,506	254 / 1,082	97 / 571
Sales to New Listings Ratio / YTD	68% / 63%	52% / 46%	46% / 45%	37% / 33%	20% / 27%
Sales Volume	110,526,367	70,953,747	74,840,965	53,986,913	17,891,379
Sales Volume YTD	392,896,712	257,536,760	303,944,860	221,300,067	112,764,590
Average Sale Price	206,591	193,334	210,227	212,547	184,447
Average Sale Price YTD	197,039	192,048	201,823	204,529	197,486
Median Sale Price	191,800	174,900	189,500	194,500	167,000
Median Sale Price YTD	182,500	172,000	178,500	185,000	179,500
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	96% / 96%	96% / 95%	94% / 94%
Average Days on Market / YTD	42 / 49	56 / 61	55 / 60	50 / 60	78 / 79
Median Days on Market / YTD	27 / 30	40 / 44	38 / 42	37 / 43	70 / 62
Average Days on Market (Cum.) / YTD	61 / 76	96 / 107	86 / 102	82 / 105	113 / 121
Median Days on Market (Cum.) / YTD	29 / 36	50 / 61	49 / 59	52 / 62	89 / 87
Total Residential²					
New Listings / YTD	4,326 / 16,531	3,839 / 15,339	4,710 / 18,789	4,268 / 17,911	3,072 / 12,566
Sales / YTD	3,220 / 12,190	2,708 / 8,812	2,916 / 12,766	2,837 / 11,147	1,188 / 5,016
Sales to New Listings Ratio / YTD	74% / 74%	71% / 57%	62% / 68%	66% / 62%	39% / 40%
Sales Volume	1,421,146,938	1,137,815,070	1,245,423,491	1,192,546,455	441,252,779
Sales Volume YTD	5,170,850,791	3,511,221,191	5,437,768,488	4,536,487,319	1,832,433,414
Average Sale Price	441,350	420,168	427,100	420,355	371,425
Average Sale Price YTD	424,188	398,459	425,957	406,969	365,318
Median Sale Price	421,000	389,250	402,000	385,000	352,000
Median Sale Price YTD	410,000	375,000	399,200	376,223	345,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 97%	99% / 99%	98% / 98%	96% / 96%
Average Days on Market / YTD	33 / 41	42 / 49	29 / 37	33 / 42	65 / 68
Median Days on Market / YTD	19 / 22	28 / 31	19 / 20	20 / 23	50 / 49
Average Days on Market (Cum.) / YTD	45 / 61	66 / 78	38 / 54	47 / 65	97 / 107
Median Days on Market (Cum.) / YTD	20 / 26	33 / 42	20 / 21	22 / 26	66 / 71
Other³					
New Listings / YTD	202 / 801	207 / 790	186 / 828	205 / 891	139 / 644
Sales / YTD	106 / 417	87 / 313	92 / 490	115 / 468	40 / 179
Sales to New Listings Ratio / YTD	52% / 52%	42% / 40%	49% / 59%	56% / 53%	29% / 28%
Sales Volume	39,409,643	19,672,649	24,141,932	38,444,757	5,415,800
Sales Volume YTD	151,033,383	74,272,068	144,706,140	133,345,256	40,422,662
Average Sale Price	371,789	226,122	262,412	334,302	135,395
Average Sale Price YTD	362,190	237,291	295,319	284,926	225,825
Median Sale Price	290,000	148,000	168,250	217,380	76,250
Median Sale Price YTD	255,000	140,000	208,825	205,000	115,000
Sale to List Price Ratio / YTD	99% / 96%	94% / 93%	94% / 95%	376% / 163%	92% / 91%
Average Days on Market / YTD	61 / 73	98 / 93	64 / 98	77 / 98	116 / 153
Median Days on Market / YTD	33 / 33	45 / 48	32 / 45	34 / 48	76 / 68
Average Days on Market (Cum.) / YTD	89 / 135	136 / 132	84 / 134	122 / 169	139 / 201
Median Days on Market (Cum.) / YTD	38 / 51	52 / 61	33 / 59	36 / 71	82 / 113

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

May 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	14 / 91	17 / 92	14 / 71	10 / 66	14 / 48
Sales / YTD	6 / 20	4 / 14	2 / 20	4 / 9	0 / 6
Sales to New Listings Ratio / YTD	43% / 22%	24% / 15%	14% / 28%	40% / 14%	0% / 13%
Sales Volume	8,116,000	2,490,000	1,515,000	2,055,000	0
Sales Volume YTD	65,564,500	16,993,000	44,733,250	4,713,878	4,589,000
Average Sale Price	1,352,667	622,500	757,500	513,750	0
Average Sale Price YTD	3,278,225	1,213,786	2,236,663	523,764	764,833
Median Sale Price	938,000	675,000	757,500	397,500	0
Median Sale Price YTD	1,325,000	755,000	775,000	500,000	625,000
Sale to List Price Ratio / YTD	95% / 96%	97% / 91%	98% / 97%	74% / 79%	0% / 93%
Average Days on Market / YTD	93 / 197	132 / 260	162 / 243	101 / 350	0 / 443
Median Days on Market / YTD	76 / 103	40 / 218	162 / 164	92 / 92	0 / 286
Average Days on Market (Cum.) / YTD	213 / 272	246 / 456	508 / 347	177 / 384	0 / 443
Median Days on Market (Cum.) / YTD	96 / 190	176 / 322	508 / 166	115 / 137	0 / 286
Investment					
New Listings / YTD	33 / 146	47 / 187	27 / 143	18 / 124	22 / 112
Sales / YTD	9 / 46	14 / 41	13 / 64	9 / 39	2 / 19
Sales to New Listings Ratio / YTD	27% / 32%	30% / 22%	48% / 45%	50% / 31%	9% / 17%
Sales Volume	5,546,000	10,817,816	10,457,500	8,767,500	815,000
Sales Volume YTD	35,935,675	30,049,934	51,094,480	27,423,660	16,670,005
Average Sale Price	616,222	772,701	804,423	974,167	407,500
Average Sale Price YTD	781,210	732,925	798,351	703,171	877,369
Median Sale Price	645,000	468,000	635,000	586,500	407,500
Median Sale Price YTD	500,000	525,000	547,500	436,000	505,000
Sale to List Price Ratio / YTD	93% / 90%	84% / 89%	94% / 96%	92% / 85%	95% / 81%
Average Days on Market / YTD	143 / 204	177 / 173	194 / 176	166 / 193	99 / 169
Median Days on Market / YTD	169 / 120	97 / 115	189 / 136	102 / 157	99 / 124
Average Days on Market (Cum.) / YTD	156 / 284	263 / 233	223 / 234	208 / 237	221 / 202
Median Days on Market (Cum.) / YTD	181 / 163	147 / 183	227 / 169	105 / 179	221 / 161
Multi Family					
New Listings / YTD	14 / 60	19 / 67	13 / 67	9 / 55	6 / 24
Sales / YTD	6 / 22	3 / 10	4 / 20	5 / 31	1 / 5
Sales to New Listings Ratio / YTD	43% / 37%	16% / 15%	31% / 30%	56% / 56%	17% / 21%
Sales Volume	5,519,000	2,640,000	4,995,000	3,845,000	1,269,000
Sales Volume YTD	31,286,000	11,579,000	25,640,000	40,280,000	5,814,700
Average Sale Price	919,833	880,000	1,248,750	769,000	1,269,000
Average Sale Price YTD	1,422,091	1,157,900	1,282,000	1,299,355	1,162,940
Median Sale Price	595,000	950,000	1,297,500	760,000	1,269,000
Median Sale Price YTD	1,532,500	890,000	1,249,000	1,215,000	1,232,000
Sale to List Price Ratio / YTD	94% / 95%	86% / 90%	97% / 93%	95% / 94%	94% / 96%
Average Days on Market / YTD	99 / 117	97 / 194	55 / 81	89 / 186	209 / 341
Median Days on Market / YTD	63 / 81	66 / 64	62 / 53	66 / 112	209 / 209
Average Days on Market (Cum.) / YTD	229 / 168	97 / 219	55 / 111	190 / 234	395 / 510
Median Days on Market (Cum.) / YTD	151 / 89	66 / 81	62 / 75	112 / 132	395 / 364
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 0	0 / 0	1 / 1	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
May 2024**

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	35 / 145	26 / 130	21 / 113	7 / 58	12 / 87
Sales / YTD	10 / 29	4 / 25	7 / 26	4 / 9	1 / 18
Sales to New Listings Ratio / YTD	29% / 20%	15% / 19%	33% / 23%	57% / 16%	8% / 21%
Sales Volume	2,197,000	3,603,000	2,435,500	1,992,288	55,000
Sales Volume YTD	6,252,500	7,166,500	6,846,500	3,357,068	3,065,300
Average Sale Price	219,700	900,750	347,929	498,072	55,000
Average Sale Price YTD	215,603	286,660	263,327	373,008	170,294
Median Sale Price	203,500	180,000	99,000	451,144	55,000
Median Sale Price YTD	163,000	120,000	143,500	315,000	124,000
Sale to List Price Ratio / YTD	80% / 86%	87% / 84%	82% / 83%	73% / 158%	110% / 82%
Average Days on Market / YTD	111 / 114	127 / 114	175 / 139	209 / 216	86 / 124
Median Days on Market / YTD	105 / 105	77 / 98	88 / 78	209 / 217	86 / 102
Average Days on Market (Cum.) / YTD	115 / 131	304 / 170	175 / 139	209 / 216	86 / 132
Median Days on Market (Cum.) / YTD	105 / 105	77 / 102	88 / 78	209 / 217	86 / 111
Lease					
New Listings / YTD	31 / 143	30 / 145	17 / 105	27 / 115	24 / 119
Sales / YTD	11 / 59	7 / 47	7 / 42	6 / 35	3 / 25
Sales to New Listings Ratio / YTD	35% / 41%	23% / 32%	41% / 40%	22% / 30%	13% / 21%
Sales Volume	2,917,147	4,119,339	1,480,499	899,780	1,142,514
Sales Volume YTD	25,402,800	10,090,771	5,841,803	5,589,343	9,670,591
Average Sale Price	265,195	588,477	211,500	149,963	380,838
Average Sale Price YTD	430,556	214,697	139,091	159,696	386,824
Median Sale Price	195,637	134,909	105,000	61,983	221,300
Median Sale Price YTD	138,303	82,800	84,466	105,750	196,650
Average Days on Market / YTD	193 / 167	212 / 140	440 / 187	264 / 259	119 / 214
Median Days on Market / YTD	115 / 99	109 / 101	360 / 95	288 / 190	130 / 273
Average Days on Market (Cum.) / YTD	228 / 205	364 / 178	440 / 219	264 / 271	119 / 214
Median Days on Market (Cum.) / YTD	118 / 115	139 / 127	360 / 123	288 / 195	130 / 273
Farms					
New Listings / YTD	21 / 63	9 / 58	15 / 63	20 / 77	17 / 57
Sales / YTD	6 / 21	8 / 23	3 / 31	11 / 35	5 / 13
Sales to New Listings Ratio / YTD	29% / 33%	89% / 40%	20% / 49%	55% / 45%	29% / 23%
Sales Volume	4,545,000	8,672,235	2,858,000	6,088,000	2,695,000
Sales Volume YTD	18,939,200	23,414,485	31,661,680	22,289,992	11,243,500
Average Sale Price	757,500	1,084,029	952,667	553,455	539,000
Average Sale Price YTD	901,867	1,018,021	1,021,345	636,857	864,885
Median Sale Price	760,000	807,500	403,000	437,500	430,000
Median Sale Price YTD	875,000	800,000	778,500	530,000	450,000
Sale to List Price Ratio / YTD	98% / 93%	96% / 93%	89% / 94%	94% / 93%	83% / 88%
Average Days on Market / YTD	221 / 158	122 / 144	57 / 78	104 / 146	115 / 98
Median Days on Market / YTD	149 / 122	46 / 50	74 / 56	81 / 84	71 / 84
Average Days on Market (Cum.) / YTD	283 / 189	123 / 240	100 / 140	211 / 189	115 / 177
Median Days on Market (Cum.) / YTD	149 / 129	46 / 70	74 / 74	141 / 141	71 / 95
Total Commercial²					
New Listings / YTD	148 / 653	148 / 679	107 / 565	92 / 498	96 / 452
Sales / YTD	48 / 199	40 / 161	36 / 203	40 / 159	12 / 86
Sales to New Listings Ratio / YTD	32% / 30%	27% / 24%	34% / 36%	43% / 32%	13% / 19%
Sales Volume	28,840,147	32,342,390	23,741,499	24,397,568	5,976,514
Sales Volume YTD	184,358,675	99,420,690	165,817,713	104,403,941	51,053,096
Average Sale Price	600,836	808,560	659,486	609,939	498,043
Average Sale Price YTD	926,426	617,520	816,836	656,629	593,641
Median Sale Price	425,000	529,000	423,500	470,500	410,000
Median Sale Price YTD	450,000	350,000	443,250	470,000	368,576
Sale to List Price Ratio / YTD	91% / 91%	89% / 89%	91% / 93%	89% / 95%	90% / 85%
Average Days on Market / YTD	146 / 163	157 / 160	210 / 156	148 / 205	119 / 191
Median Days on Market / YTD	103 / 103	78 / 99	125 / 95	92 / 133	108 / 148
Average Days on Market (Cum.) / YTD	196 / 212	243 / 227	243 / 204	208 / 239	155 / 222
Median Days on Market (Cum.) / YTD	117 / 120	111 / 143	173 / 126	139 / 160	139 / 172

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

May 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 (1,287)	790 (30)	6,981 (1,367)
	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)	900 (45)	8,663 (2,713)
	July	6,910 (2,314)	891 (42)	8,496 (2,435)
	August	6,723 (2,238)	875 (38)	8,278 (2,363)
	September	6,489 (2,051)	860 (36)	7,997 (2,160)
	October	6,206 (1,798)	867 (42)	7,668 (1,912)
	November	5,443 (1,621)	816 (39)	6,803 (1,725)
	December	4,625 (1,217)	706 (41)	5,796 (1,297)
2024	January	4,540 (1,433)	719 (25)	5,700 (1,518)
	February	4,763 (1,961)	749 (30)	5,966 (2,063)
	March	5,249 (2,460)	706 (51)	6,445 (2,604)
	April	5,383 (3,116)	746 (45)	6,671 (3,247)
	May	5,836 (3,220)	775 (48)	7,187 (3,374)

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**

May 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	303
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	303
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	303
2023	January	2,249	980	129	26	2,518	1,048	
	February	2,524	1,287	117	30	2,767	1,367	
	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	141	45	3,977	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	1,297	
	Total		34,715	22,639	1,454	444	952	303
2024	January	2,161	1,433	120	25	2,393	1,518	
	February	2,712	1,961	121	30	2,961	2,063	
	March	3,518	2,460	105	51	3,797	2,604	
	April	3,814	3,116	159	45	4,158	3,247	
	May	4,326	3,220	148	48	4,676	3,374	
	Total		16,531	12,190	653	199	17,985	12,806

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
May 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	459,671	357,578	251,332	187,371	369,050
	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	492,250	372,603	258,142	189,908	398,712
2024	January	483,163	378,421	269,381	193,161	398,530
	February	507,771	384,850	275,735	181,347	406,856
	March	517,200	408,547	282,598	194,071	421,013
	April	530,421	406,674	294,747	201,299	431,667
	May	546,390	414,116	294,742	206,591	441,350

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
May 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 (1,287)	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)	900 (45)	5,160 (1,750)	560 (24)
	July	6,910 (2,314)	891 (42)	5,081 (1,586)	549 (28)
	August	6,723 (2,238)	875 (38)	4,858 (1,594)	546 (23)
	September	6,489 (2,051)	860 (36)	4,679 (1,430)	534 (23)
	October	6,206 (1,798)	867 (42)	4,390 (1,291)	533 (28)
	November	5,443 (1,621)	816 (39)	3,866 (1,176)	500 (22)
	December	4,625 (1,217)	706 (41)	3,204 (878)	424 (22)
2024	January	4,540 (1,433)	719 (25)	3,095 (1,053)	443 (10)
	February	4,763 (1,961)	749 (30)	3,227 (1,401)	459 (17)
	March	5,249 (2,460)	706 (51)	3,633 (1,730)	436 (32)
	April	5,383 (3,116)	746 (45)	3,742 (2,150)	455 (33)
	May	5,836 (3,220)	775 (48)	4,187 (2,152)	454 (26)

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)

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City of Edmonton

May 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,607 / 6,111	1,500 / 5,913	1,906 / 7,315	1,648 / 6,428	1,126 / 4,590
Sales / YTD	1,124 / 4,572	1,029 / 3,294	1,132 / 5,148	1,208 / 4,508	484 / 2,052
Sales to New Listings Ratio / YTD	70% / 75%	69% / 56%	59% / 70%	73% / 70%	43% / 45%
Sales Volume	610,924,701	512,494,383	563,525,285	575,755,668	206,306,622
Sales Volume YTD	2,347,797,702	1,580,878,458	2,574,675,684	2,095,929,496	875,179,424
Average Sale Price	543,527	498,051	497,814	476,619	426,253
Average Sale Price YTD	513,517	479,927	500,131	464,936	426,501
Median Sale Price	498,000	450,000	460,000	429,000	397,000
Median Sale Price YTD	475,000	438,000	460,000	419,375	385,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	99% / 100%	99% / 98%	97% / 97%
Average Days on Market / YTD	31 / 40	41 / 47	23 / 31	27 / 37	59 / 62
Median Days on Market / YTD	18 / 21	27 / 30	16 / 17	16 / 19	46 / 46
Average Days on Market (Cum.) / YTD	43 / 63	66 / 78	29 / 45	38 / 56	88 / 98
Median Days on Market (Cum.) / YTD	19 / 26	34 / 43	17 / 18	17 / 22	59 / 64
Semi-detached					
New Listings / YTD	288 / 1,077	275 / 1,008	381 / 1,495	306 / 1,242	215 / 912
Sales / YTD	229 / 859	188 / 609	225 / 1,106	200 / 804	90 / 349
Sales to New Listings Ratio / YTD	80% / 80%	68% / 60%	59% / 74%	65% / 65%	42% / 38%
Sales Volume	97,606,339	73,507,036	89,232,990	71,553,783	30,659,655
Sales Volume YTD	351,509,880	228,609,335	429,234,855	282,856,102	115,284,624
Average Sale Price	426,229	390,995	396,591	357,769	340,663
Average Sale Price YTD	409,208	375,385	388,097	351,811	330,328
Median Sale Price	415,000	377,000	385,000	342,450	329,000
Median Sale Price YTD	404,000	371,000	380,000	340,000	325,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	99% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	25 / 33	35 / 41	25 / 31	35 / 43	59 / 72
Median Days on Market / YTD	16 / 20	24 / 27	19 / 17	23 / 24	50 / 57
Average Days on Market (Cum.) / YTD	32 / 46	52 / 65	30 / 42	44 / 62	103 / 113
Median Days on Market (Cum.) / YTD	18 / 22	25 / 33	20 / 18	23 / 27	67 / 77
Row/Townhouse					
New Listings / YTD	445 / 1,570	314 / 1,363	426 / 1,778	445 / 1,732	251 / 1,073
Sales / YTD	338 / 1,309	269 / 988	268 / 1,301	238 / 952	100 / 430
Sales to New Listings Ratio / YTD	76% / 83%	86% / 72%	63% / 73%	53% / 55%	40% / 40%
Sales Volume	95,254,162	67,439,165	69,772,149	60,179,809	22,116,444
Sales Volume YTD	366,499,912	245,449,193	341,857,729	233,199,419	96,065,659
Average Sale Price	281,817	250,703	260,344	252,856	221,164
Average Sale Price YTD	279,985	248,430	262,765	244,957	223,409
Median Sale Price	285,000	250,000	259,700	254,300	210,000
Median Sale Price YTD	285,000	245,000	260,000	245,000	214,825
Sale to List Price Ratio / YTD	101% / 100%	98% / 97%	98% / 98%	98% / 97%	96% / 96%
Average Days on Market / YTD	24 / 35	40 / 49	32 / 45	44 / 52	76 / 70
Median Days on Market / YTD	16 / 19	27 / 32	22 / 29	26 / 32	59 / 54
Average Days on Market (Cum.) / YTD	28 / 44	59 / 75	45 / 67	62 / 75	104 / 110
Median Days on Market (Cum.) / YTD	16 / 20	30 / 40	25 / 33	31 / 41	69 / 72

5 Year Residential Activity (Part 2)

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City of Edmonton

May 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	708 / 2,861	618 / 2,559	681 / 2,968	610 / 2,960	442 / 1,886
Sales / YTD	461 / 1,746	314 / 1,136	302 / 1,287	217 / 929	86 / 504
Sales to New Listings Ratio / YTD	65% / 61%	51% / 44%	44% / 43%	36% / 31%	19% / 27%
Sales Volume	92,666,727	57,098,577	62,395,715	45,518,963	15,608,629
Sales Volume YTD	335,841,648	207,896,214	253,577,266	186,310,311	98,490,190
Average Sale Price	201,012	181,843	206,608	209,765	181,496
Average Sale Price YTD	192,349	183,007	197,030	200,549	195,417
Median Sale Price	186,000	165,450	182,250	189,900	160,000
Median Sale Price YTD	180,000	168,000	175,000	181,000	174,153
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	96% / 96%	96% / 95%	94% / 94%
Average Days on Market / YTD	43 / 49	56 / 61	55 / 60	50 / 59	74 / 77
Median Days on Market / YTD	28 / 31	41 / 44	40 / 42	36 / 42	65 / 61
Average Days on Market (Cum.) / YTD	63 / 76	99 / 109	86 / 103	86 / 105	111 / 121
Median Days on Market (Cum.) / YTD	30 / 36	51 / 63	50 / 59	55 / 62	89 / 87
Total Residential¹					
New Listings / YTD	3,048 / 11,619	2,707 / 10,843	3,394 / 13,556	3,009 / 12,362	2,034 / 8,461
Sales / YTD	2,152 / 8,486	1,800 / 6,027	1,927 / 8,842	1,863 / 7,193	760 / 3,335
Sales to New Listings Ratio / YTD	71% / 73%	66% / 56%	57% / 65%	62% / 58%	37% / 39%
Sales Volume	896,451,929	710,539,161	784,926,139	753,008,223	274,691,350
Sales Volume YTD	3,401,649,142	2,262,833,200	3,599,345,534	2,798,295,328	1,185,019,897
Average Sale Price	416,567	394,744	407,331	404,191	361,436
Average Sale Price YTD	400,854	375,449	407,074	389,030	355,328
Median Sale Price	395,000	367,500	389,000	373,000	348,557
Median Sale Price YTD	389,000	355,500	385,000	363,500	335,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 97%	99% / 99%	98% / 98%	96% / 96%
Average Days on Market / YTD	32 / 40	43 / 50	30 / 37	33 / 42	63 / 66
Median Days on Market / YTD	19 / 22	28 / 32	20 / 20	20 / 24	50 / 50
Average Days on Market (Cum.) / YTD	44 / 61	69 / 82	40 / 56	47 / 66	95 / 104
Median Days on Market (Cum.) / YTD	20 / 26	34 / 45	21 / 22	22 / 28	65 / 71
Other²					
New Listings / YTD	100 / 400	103 / 371	80 / 396	92 / 357	56 / 275
Sales / YTD	61 / 231	37 / 140	39 / 242	38 / 174	17 / 88
Sales to New Listings Ratio / YTD	61% / 58%	36% / 38%	49% / 61%	41% / 49%	30% / 32%
Sales Volume	28,634,103	10,582,075	13,172,958	14,276,300	1,804,400
Sales Volume YTD	98,443,662	39,838,253	83,968,161	59,748,222	19,866,447
Average Sale Price	469,412	286,002	337,768	375,692	106,141
Average Sale Price YTD	426,163	284,559	346,976	343,381	225,755
Median Sale Price	427,000	219,250	208,000	349,500	68,000
Median Sale Price YTD	350,000	150,000	285,000	282,250	121,000
Sale to List Price Ratio / YTD	101% / 97%	96% / 93%	95% / 95%	96% / 95%	92% / 92%
Average Days on Market / YTD	45 / 52	70 / 66	45 / 65	80 / 84	76 / 104
Median Days on Market / YTD	28 / 29	33 / 48	29 / 37	35 / 47	51 / 62
Average Days on Market (Cum.) / YTD	72 / 109	108 / 107	67 / 91	129 / 125	108 / 132
Median Days on Market (Cum.) / YTD	29 / 37	35 / 59	29 / 44	58 / 68	76 / 88

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

May 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	3 / 47	9 / 52	8 / 45	6 / 31	7 / 33
Sales / YTD	4 / 13	1 / 7	2 / 16	2 / 4	0 / 4
Sales to New Listings Ratio / YTD	133% / 28%	11% / 13%	25% / 36%	33% / 13%	0% / 12%
Sales Volume	3,651,000	355,000	1,515,000	660,000	0
Sales Volume YTD	48,332,000	4,793,000	35,523,250	1,900,000	3,339,000
Average Sale Price	912,750	355,000	757,500	330,000	0
Average Sale Price YTD	3,717,846	684,714	2,220,203	475,000	834,750
Median Sale Price	938,000	355,000	757,500	330,000	0
Median Sale Price YTD	1,250,000	550,000	723,750	512,500	800,000
Sale to List Price Ratio / YTD	97% / 99%	100% / 90%	98% / 99%	65% / 78%	0% / 93%
Average Days on Market / YTD	64 / 248	69 / 278	162 / 185	110 / 82	0 / 561
Median Days on Market / YTD	65 / 87	69 / 226	162 / 127	110 / 87	0 / 506
Average Days on Market (Cum.) / YTD	244 / 331	69 / 396	508 / 315	262 / 158	0 / 561
Median Days on Market (Cum.) / YTD	76 / 230	69 / 360	508 / 166	262 / 114	0 / 506

Investment

New Listings / YTD	17 / 96	30 / 118	18 / 88	11 / 70	18 / 69
Sales / YTD	5 / 32	9 / 30	7 / 36	5 / 23	1 / 11
Sales to New Listings Ratio / YTD	29% / 33%	30% / 25%	39% / 41%	45% / 33%	6% / 16%
Sales Volume	3,257,000	8,301,316	5,320,000	2,352,500	600,000
Sales Volume YTD	26,208,632	21,729,234	31,752,280	13,312,250	11,183,500
Average Sale Price	651,400	922,368	760,000	470,500	600,000
Average Sale Price YTD	819,020	724,308	882,008	578,793	1,016,682
Median Sale Price	645,000	498,000	415,000	426,000	600,000
Median Sale Price YTD	536,500	511,500	474,000	426,000	505,000
Sale to List Price Ratio / YTD	92% / 92%	87% / 91%	94% / 94%	92% / 86%	92% / 86%
Average Days on Market / YTD	94 / 114	90 / 152	212 / 152	135 / 183	49 / 119
Median Days on Market / YTD	79 / 93	75 / 108	207 / 129	68 / 166	49 / 99
Average Days on Market (Cum.) / YTD	117 / 158	169 / 205	238 / 157	212 / 225	294 / 176
Median Days on Market (Cum.) / YTD	111 / 120	143 / 149	227 / 132	102 / 179	294 / 124

Multi Family

New Listings / YTD	12 / 57	16 / 61	12 / 61	8 / 49	5 / 18
Sales / YTD	5 / 20	3 / 8	3 / 18	5 / 28	1 / 5
Sales to New Listings Ratio / YTD	42% / 35%	19% / 13%	25% / 30%	63% / 57%	20% / 28%
Sales Volume	4,345,000	2,640,000	3,795,000	3,845,000	1,269,000
Sales Volume YTD	29,849,500	10,154,000	23,605,000	36,705,000	5,814,700
Average Sale Price	869,000	880,000	1,265,000	769,000	1,269,000
Average Sale Price YTD	1,492,475	1,269,250	1,311,389	1,310,893	1,162,940
Median Sale Price	440,000	950,000	1,395,000	760,000	1,269,000
Median Sale Price YTD	1,652,500	1,030,000	1,346,500	1,220,000	1,232,000
Sale to List Price Ratio / YTD	92% / 94%	86% / 89%	99% / 93%	95% / 94%	94% / 96%
Average Days on Market / YTD	109 / 124	97 / 72	50 / 83	89 / 185	209 / 341
Median Days on Market / YTD	74 / 87	66 / 59	52 / 51	66 / 102	209 / 209
Average Days on Market (Cum.) / YTD	266 / 180	97 / 103	50 / 116	190 / 238	395 / 510
Median Days on Market (Cum.) / YTD	250 / 117	66 / 61	52 / 95	112 / 130	395 / 364

Hotel/Motel

New Listings / YTD	0 / 1	0 / 0	0 / 0	1 / 1	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

May 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	27 / 115	20 / 96	17 / 76	3 / 39	8 / 69
Sales / YTD	7 / 21	2 / 16	5 / 17	1 / 6	1 / 10
Sales to New Listings Ratio / YTD	26% / 18%	10% / 17%	29% / 22%	33% / 15%	13% / 14%
Sales Volume	1,017,000	306,000	1,705,500	517,288	55,000
Sales Volume YTD	4,362,000	2,625,000	5,001,500	1,882,068	1,257,800
Average Sale Price	145,286	153,000	341,100	517,288	55,000
Average Sale Price YTD	207,714	164,063	294,206	313,678	125,780
Median Sale Price	145,000	153,000	56,500	517,288	55,000
Median Sale Price YTD	150,000	130,000	167,000	286,140	97,500
Sale to List Price Ratio / YTD	75% / 86%	88% / 81%	76% / 83%	21% / 191%	110% / 80%
Average Days on Market / YTD	107 / 119	77 / 112	117 / 140	366 / 247	86 / 144
Median Days on Market / YTD	105 / 105	77 / 97	68 / 75	366 / 276	86 / 142
Average Days on Market (Cum.) / YTD	107 / 140	77 / 125	117 / 140	366 / 247	86 / 144
Median Days on Market (Cum.) / YTD	105 / 105	77 / 97	68 / 75	366 / 276	86 / 142
Lease					
New Listings / YTD	20 / 83	20 / 83	9 / 58	14 / 48	17 / 76
Sales / YTD	5 / 30	3 / 22	1 / 15	1 / 13	3 / 17
Sales to New Listings Ratio / YTD	25% / 36%	15% / 27%	11% / 26%	7% / 27%	18% / 22%
Sales Volume	1,886,607	3,855,829	79,200	570,000	1,142,514
Sales Volume YTD	12,499,358	6,833,065	2,032,730	2,601,357	7,511,096
Average Sale Price	377,321	1,285,276	79,200	570,000	380,838
Average Sale Price YTD	416,645	310,594	135,515	200,104	441,829
Median Sale Price	195,637	161,000	79,200	570,000	221,300
Median Sale Price YTD	115,742	113,893	111,889	106,200	270,084
Average Days on Market / YTD	223 / 173	116 / 156	207 / 123	235 / 273	119 / 200
Median Days on Market / YTD	165 / 100	109 / 144	207 / 83	235 / 145	130 / 181
Average Days on Market (Cum.) / YTD	223 / 182	235 / 181	207 / 177	235 / 295	119 / 200
Median Days on Market (Cum.) / YTD	165 / 122	109 / 153	207 / 135	235 / 207	130 / 181
Farms					
New Listings / YTD	2 / 4	1 / 5	1 / 2	0 / 2	3 / 5
Sales / YTD	0 / 0	0 / 0	1 / 1	0 / 1	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	100% / 50%	0% / 50%	33% / 20%
Sales Volume	0	0	2,200,000	0	950,000
Sales Volume YTD	0	0	2,200,000	1,448,000	950,000
Average Sale Price	0	0	2,200,000	0	950,000
Average Sale Price YTD	0	0	2,200,000	1,448,000	950,000
Median Sale Price	0	0	2,200,000	0	950,000
Median Sale Price YTD	0	0	2,200,000	1,448,000	950,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	92% / 92%	0% / 78%	73% / 73%
Average Days on Market / YTD	0 / 0	0 / 0	83 / 83	0 / 343	259 / 259
Median Days on Market / YTD	0 / 0	0 / 0	83 / 83	0 / 343	259 / 259
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	213 / 213	0 / 343	259 / 259
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	213 / 213	0 / 343	259 / 259
Total Commercial¹					
New Listings / YTD	81 / 407	96 / 415	65 / 332	43 / 241	59 / 273
Sales / YTD	26 / 118	18 / 83	19 / 103	14 / 75	7 / 48
Sales to New Listings Ratio / YTD	32% / 29%	19% / 20%	29% / 31%	33% / 31%	12% / 18%
Sales Volume	14,156,607	15,458,145	14,614,700	7,944,788	4,016,514
Sales Volume YTD	122,229,490	46,134,299	100,114,760	57,848,675	30,056,096
Average Sale Price	544,485	858,786	769,195	567,485	573,788
Average Sale Price YTD	1,035,843	555,835	771,988	771,316	626,169
Median Sale Price	425,000	468,000	415,000	528,644	600,000
Median Sale Price YTD	457,500	350,000	453,000	550,000	347,000
Sale to List Price Ratio / YTD	87% / 92%	88% / 88%	90% / 93%	84% / 99%	92% / 86%
Average Days on Market / YTD	121 / 145	93 / 148	149 / 138	139 / 201	137 / 216
Median Days on Market / YTD	85 / 92	78 / 102	126 / 94	92 / 134	130 / 165
Average Days on Market (Cum.) / YTD	183 / 182	152 / 189	202 / 175	224 / 242	199 / 246
Median Days on Market (Cum.) / YTD	105 / 120	108 / 142	156 / 126	160 / 178	159 / 185

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

May 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	69	54	68	282	184	277
	Average	475,748	478,998	473,407	486,504	456,192	464,581
	Median	442,000	438,273	422,000	447,000	412,500	420,000
North Central	Sales	223	211	261	936	643	1,066
	Average	454,565	426,744	424,475	435,648	408,494	426,606
	Median	445,000	407,000	405,000	425,000	389,000	405,000
Northeast	Sales	70	75	68	257	200	296
	Average	386,043	363,173	357,335	396,074	335,892	355,782
	Median	382,500	330,000	327,000	382,500	317,000	325,000
Central	Sales	32	42	45	187	132	206
	Average	361,178	277,305	317,950	314,485	283,920	306,647
	Median	355,000	247,500	295,000	289,000	264,000	281,750
West	Sales	109	100	104	384	312	459
	Average	587,157	595,910	610,380	564,488	546,727	573,672
	Median	497,500	434,000	488,250	469,813	425,750	460,000
Southwest	Sales	144	157	152	520	455	693
	Average	679,336	605,804	606,807	629,263	587,440	598,324
	Median	597,238	550,000	550,000	555,000	524,800	539,000
Southeast	Sales	194	160	195	790	560	879
	Average	504,835	440,647	449,045	478,714	431,830	452,819
	Median	461,393	399,750	425,000	446,500	400,000	425,000
Anthony Henday	Sales	283	231	239	1,218	809	1,273
	Average	627,127	574,205	580,172	591,250	556,340	586,192
	Median	570,000	539,900	540,000	545,000	518,000	544,000
City of Edmonton Total	Sales	1,124	1,029	1,132	4,572	3,294	5,148
	Average	543,527	498,051	497,814	513,517	479,927	500,131
	Median	498,000	450,000	460,000	475,000	438,000	460,000
Semi-detached							
Northwest	Sales	17	11	14	65	34	70
	Average	452,093	389,445	381,850	420,084	386,654	412,960
	Median	425,000	399,900	397,050	416,000	399,900	394,000
North Central	Sales	45	22	35	146	98	202
	Average	364,348	333,268	321,969	352,055	320,502	333,618
	Median	364,000	347,750	345,000	377,450	321,750	349,541
Northeast	Sales	5	9	5	24	31	31
	Average	316,400	266,989	269,780	309,546	271,215	296,510
	Median	315,000	245,000	283,500	303,600	245,000	289,900
Central	Sales	11	3	3	41	15	25
	Average	367,809	n/a	n/a	342,785	333,160	378,450
	Median	328,000	n/a	n/a	325,000	320,000	361,500
West	Sales	9	3	6	28	18	28
	Average	493,133	n/a	359,217	414,564	340,314	388,120
	Median	495,000	n/a	331,750	372,500	290,000	364,250
Southwest	Sales	13	24	20	72	62	97
	Average	422,345	473,077	455,358	467,668	468,832	440,255
	Median	383,000	461,250	430,500	412,550	439,500	380,000
Southeast	Sales	41	33	44	164	109	194
	Average	448,180	382,809	414,609	420,595	368,041	401,301
	Median	421,250	379,900	417,500	400,500	365,000	380,000
Anthony Henday	Sales	88	83	98	319	242	459
	Average	449,922	400,806	415,150	429,666	393,963	398,386
	Median	429,750	387,000	396,000	420,000	388,995	390,000
City of Edmonton Total	Sales	229	188	225	859	609	1,106
	Average	426,229	390,995	396,591	409,208	375,385	388,097
	Median	415,000	377,000	385,000	404,000	371,000	380,000

n/a = insufficient data

May 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	10	10	3	48	29	28
	Average	318,275	283,240	n/a	358,967	296,775	378,111
	Median	333,500	293,750	n/a	369,000	303,000	345,750
North Central	Sales	63	55	63	237	205	267
	Average	249,192	233,625	235,576	247,426	216,526	246,036
	Median	245,000	218,000	221,000	245,000	194,900	249,900
Northeast	Sales	35	30	26	122	89	104
	Average	214,429	170,117	192,073	196,991	165,052	176,521
	Median	198,000	172,125	176,250	185,000	162,000	167,250
Central	Sales	4	5	3	24	15	14
	Average	n/a	370,600	n/a	364,588	352,767	357,271
	Median	n/a	350,000	n/a	305,000	350,000	390,500
West	Sales	25	28	20	122	102	116
	Average	229,628	188,948	247,205	216,690	208,937	231,509
	Median	208,000	172,000	229,500	208,000	180,000	191,500
Southwest	Sales	50	30	33	152	104	175
	Average	288,230	258,361	283,998	284,713	257,148	264,024
	Median	297,000	264,500	285,000	286,250	254,000	250,000
Southeast	Sales	53	45	41	194	155	192
	Average	260,573	233,133	221,886	255,547	223,529	222,768
	Median	239,900	200,000	199,900	230,000	194,500	205,257
Anthony Henday	Sales	98	66	79	410	289	405
	Average	339,110	322,250	310,324	337,947	310,629	312,070
	Median	332,000	311,650	305,000	330,000	305,000	305,000
City of Edmonton Total	Sales	338	269	268	1,309	988	1,301
	Average	281,817	250,703	260,344	279,985	248,430	262,765
	Median	285,000	250,000	259,700	285,000	245,000	260,000
Apartment Condominium							
Northwest	Sales	23	11	17	68	35	44
	Average	149,209	163,329	160,631	138,996	119,063	168,295
	Median	136,000	193,000	118,000	124,000	97,000	117,750
North Central	Sales	40	37	44	198	141	165
	Average	177,045	150,746	182,932	167,617	159,258	174,340
	Median	183,500	155,000	174,250	171,500	163,000	166,000
Northeast	Sales	33	13	19	125	51	73
	Average	133,518	134,769	128,925	131,254	131,161	134,232
	Median	132,000	140,000	140,000	136,500	130,000	140,000
Central	Sales	102	71	54	383	248	265
	Average	204,087	184,055	246,215	212,572	202,512	222,046
	Median	182,500	167,000	218,500	178,000	171,950	190,000
West	Sales	32	24	20	121	98	87
	Average	193,825	147,765	176,055	174,247	148,634	163,419
	Median	162,250	135,250	170,250	160,000	137,500	157,000
Southwest	Sales	100	68	50	344	222	241
	Average	233,507	213,555	226,673	217,408	212,340	225,601
	Median	202,500	197,700	188,750	195,000	187,500	193,000
Southeast	Sales	38	31	39	166	120	147
	Average	193,029	173,158	201,926	173,331	168,754	177,017
	Median	180,250	159,000	182,000	175,000	168,000	169,000
Anthony Henday	Sales	93	59	59	341	221	265
	Average	215,506	194,381	222,728	207,433	191,879	204,363
	Median	210,000	177,500	211,500	197,500	182,000	185,000
City of Edmonton Total	Sales	461	314	302	1,746	1,136	1,287
	Average	201,012	181,843	206,608	192,349	183,007	197,030
	Median	186,000	165,450	182,250	180,000	168,000	175,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
May 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	90	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	1,013	878	45	22
	Total	24,573	15,732	917	253
2024	January	1,519	1,053	81	10
	February	1,915	1,401	75	17
	March	2,494	1,730	69	32
	April	2,643	2,150	101	33
	May	3,048	2,152	81	26
	Total	11,619	8,486	407	118

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

May 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	502,470	413,907	276,118	189,108	396,867
	April	526,423	410,326	292,097	199,667	410,951
	May	543,527	426,229	281,817	201,012	416,567

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

May 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	3,229	2,906	3,539	3,144	2,149
Sales	2,239	1,855	1,985	1,915	784
Sales Volume	939,242,639	736,579,381	812,713,797	775,229,311	280,512,264
Edmonton City Year to Date					
New Listings	12,426	11,629	14,284	12,960	9,009
Sales	8,835	6,250	9,187	7,442	3,471
Sales Volume	3,622,322,294	2,348,805,752	3,783,428,455	2,915,892,225	1,234,942,440
Edmonton City Month End Active Inventory					
Residential	4,187	5,161	5,719	5,944	5,350
Commercial	454	538	448	369	404
TOTAL	4,873	5,965	6,404	6,556	6,024
<hr/>					
Greater Edmonton Area Monthly					
New Listings	4,676	4,194	5,003	4,565	3,307
Sales	3,374	2,835	3,044	2,992	1,240
Sales Volume	1,489,396,728	1,189,830,109	1,293,306,922	1,255,388,780	452,645,093
Greater Edmonton Area Year to Date					
New Listings	17,985	16,808	20,182	19,300	13,662
Sales	12,806	9,286	13,459	11,774	5,281
Sales Volume	5,506,242,849	3,684,913,949	5,748,292,341	4,774,236,516	1,923,909,172
Greater Edmonton Area Month End Active Inventory					
Residential	5,836	7,049	7,544	8,089	8,054
Commercial	775	889	762	750	755
TOTAL	7,187	8,570	8,939	9,539	9,582
<hr/>					
Total Board Monthly					
New Listings	5,433	4,974	5,835	5,310	3,912
Sales	3,797	3,211	3,485	3,497	1,424
Sales Volume	1,626,498,692	1,306,164,732	1,437,192,055	1,410,698,301	493,074,392
Total Board Year to Date					
New Listings	20,983	19,589	23,195	22,530	16,100
Sales	14,258	10,482	15,076	13,641	5,987
Sales Volume	5,968,031,079	4,024,119,723	6,226,160,391	5,310,412,641	2,087,110,636

Total Board

May 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	3,039 / 11,544	2,898 / 10,974	3,438 / 13,126	3,076 / 12,756	2,341 / 9,318
Sales / YTD	2,213 / 8,246	1,970 / 6,128	2,213 / 9,224	2,347 / 8,962	960 / 3,857
Sales to New Listings Ratio / YTD	73% / 71%	68% / 56%	64% / 70%	76% / 70%	41% / 41%
Sales Volume	1,142,644,124	958,701,682	1,061,400,040	1,079,782,631	381,769,002
Sales Volume YTD	4,121,985,963	2,855,779,548	4,484,617,328	4,015,070,312	1,544,868,611
Semi-detached					
New Listings / YTD	426 / 1,669	407 / 1,555	539 / 2,103	473 / 1,949	341 / 1,409
Sales / YTD	367 / 1,344	307 / 967	349 / 1,605	328 / 1,287	148 / 574
Sales to New Listings Ratio / YTD	86% / 81%	75% / 62%	65% / 76%	69% / 66%	43% / 41%
Sales Volume	151,087,717	116,372,849	133,321,308	115,780,831	48,296,154
Sales Volume YTD	533,799,053	356,510,743	603,620,404	444,317,394	185,257,595
Row/Townhouse					
New Listings / YTD	581 / 2,062	398 / 1,765	538 / 2,254	551 / 2,199	323 / 1,404
Sales / YTD	437 / 1,684	358 / 1,258	348 / 1,633	301 / 1,203	124 / 549
Sales to New Listings Ratio / YTD	75% / 82%	90% / 71%	65% / 72%	55% / 55%	38% / 39%
Sales Volume	128,393,021	90,793,077	91,948,866	76,328,367	27,459,293
Sales Volume YTD	480,586,965	317,449,245	430,720,279	297,965,359	123,055,980
Apartment Condominium					
New Listings / YTD	802 / 3,246	710 / 2,962	778 / 3,393	698 / 3,345	503 / 2,154
Sales / YTD	544 / 2,030	370 / 1,352	362 / 1,540	258 / 1,104	97 / 578
Sales to New Listings Ratio / YTD	68% / 63%	52% / 46%	47% / 45%	37% / 33%	19% / 27%
Sales Volume	111,859,367	71,321,747	75,953,965	54,586,813	17,891,379
Sales Volume YTD	398,498,712	259,378,160	310,446,710	224,887,394	113,574,090
Total Residential¹					
New Listings / YTD	4,848 / 18,521	4,413 / 17,256	5,293 / 20,876	4,798 / 20,249	3,508 / 14,285
Sales / YTD	3,561 / 13,304	3,005 / 9,705	3,272 / 14,002	3,234 / 12,556	1,329 / 5,558
Sales to New Listings Ratio / YTD	73% / 72%	68% / 56%	62% / 67%	67% / 62%	38% / 39%
Sales Volume	1,533,984,229	1,237,189,355	1,362,624,179	1,326,478,642	475,415,828
Sales Volume YTD	5,534,870,693	3,789,117,696	5,829,404,721	4,982,240,459	1,966,756,276
Other²					
New Listings / YTD	369 / 1,498	341 / 1,349	376 / 1,479	360 / 1,526	260 / 1,118
Sales / YTD	167 / 661	139 / 537	158 / 777	199 / 817	76 / 293
Sales to New Listings Ratio / YTD	45% / 44%	41% / 40%	42% / 53%	55% / 54%	29% / 26%
Sales Volume	49,350,616	28,315,587	38,502,037	48,125,359	9,570,050
Sales Volume YTD	191,776,947	109,501,313	192,324,442	177,877,708	52,356,064

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

May 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	27 / 148	28 / 143	28 / 137	21 / 111	22 / 88
Sales / YTD	7 / 35	10 / 26	4 / 30	6 / 17	0 / 13
Sales to New Listings Ratio / YTD	26% / 24%	36% / 18%	14% / 22%	29% / 15%	0% / 15%
Sales Volume	8,163,000	3,450,400	1,668,500	2,420,000	0
Sales Volume YTD	66,957,300	18,558,900	47,424,749	5,978,378	5,598,500
Investment					
New Listings / YTD	49 / 225	64 / 264	47 / 206	33 / 182	29 / 168
Sales / YTD	13 / 63	20 / 58	18 / 82	16 / 62	3 / 29
Sales to New Listings Ratio / YTD	27% / 28%	31% / 22%	38% / 40%	48% / 34%	10% / 17%
Sales Volume	9,131,000	11,872,816	15,073,250	13,777,052	891,500
Sales Volume YTD	42,629,775	34,004,934	59,211,230	40,279,212	19,586,505
Multi Family					
New Listings / YTD	15 / 77	22 / 83	17 / 87	12 / 65	9 / 29
Sales / YTD	9 / 29	3 / 14	4 / 27	6 / 35	1 / 7
Sales to New Listings Ratio / YTD	60% / 38%	14% / 17%	24% / 31%	50% / 54%	11% / 24%
Sales Volume	10,669,000	2,640,000	4,995,000	4,175,000	1,269,000
Sales Volume YTD	42,431,000	13,489,000	29,867,500	41,960,000	7,854,700
Hotel/Motel					
New Listings / YTD	0 / 6	1 / 5	0 / 1	2 / 5	2 / 5
Sales / YTD	0 / 3	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 50%	0% / 0%	0% / 200%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	2,270,000	0	633,000	0	0
Business					
New Listings / YTD	49 / 208	39 / 184	27 / 147	10 / 78	20 / 122
Sales / YTD	12 / 39	6 / 31	8 / 31	5 / 17	1 / 23
Sales to New Listings Ratio / YTD	24% / 19%	15% / 17%	30% / 21%	50% / 22%	5% / 19%
Sales Volume	2,850,000	3,788,000	3,055,500	2,367,288	55,000
Sales Volume YTD	12,545,500	8,331,500	7,693,000	8,832,568	3,959,300
Lease					
New Listings / YTD	37 / 157	35 / 165	19 / 120	32 / 139	27 / 143
Sales / YTD	11 / 63	8 / 53	8 / 46	9 / 42	3 / 26
Sales to New Listings Ratio / YTD	30% / 40%	23% / 32%	42% / 38%	28% / 30%	11% / 18%
Sales Volume	2,917,147	4,155,339	1,738,589	1,086,960	1,142,514
Sales Volume YTD	25,840,440	10,839,395	6,227,669	6,462,523	9,701,791
Farms					
New Listings / YTD	38 / 136	30 / 135	28 / 137	42 / 169	34 / 135
Sales / YTD	17 / 59	19 / 56	13 / 76	21 / 92	10 / 37
Sales to New Listings Ratio / YTD	45% / 43%	63% / 41%	46% / 55%	50% / 54%	29% / 27%
Sales Volume	9,433,700	14,543,235	9,535,000	11,518,000	4,698,000
Sales Volume YTD	47,731,424	39,939,985	52,810,580	45,911,792	21,265,000
Total Commercial¹					
New Listings / YTD	216 / 964	220 / 984	166 / 840	152 / 755	144 / 697
Sales / YTD	69 / 293	67 / 240	55 / 297	64 / 268	19 / 136
Sales to New Listings Ratio / YTD	32% / 30%	30% / 24%	33% / 35%	42% / 35%	13% / 20%
Sales Volume	43,163,847	40,659,790	36,065,839	36,094,300	8,088,514
Sales Volume YTD	241,383,439	125,500,714	204,431,228	150,294,474	67,998,296

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

May 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	6	8	8	30	28	28
	Sales Volume	1,092,450	2,010,500	2,560,000	7,026,952	7,079,500	6,764,801
	Average Price	182,075	251,313	320,000	234,232	252,839	241,600
	Median Price	170,175	241,000	255,500	240,000	245,500	228,500
Beaumont	Sales	51	53	73	173	149	258
	Sales Volume	27,566,140	25,281,634	37,558,344	88,874,335	71,023,872	131,523,705
	Average Price	540,513	477,012	514,498	513,724	476,670	509,782
	Median Price	541,000	457,700	532,500	500,000	460,000	510,050
Bonnyville	Sales	31	25	37	101	76	104
	Sales Volume	11,245,355	8,290,900	15,221,400	35,443,833	23,680,050	38,365,157
	Average Price	362,753	331,636	411,389	350,929	311,580	368,896
	Median Price	329,500	283,000	395,000	324,000	302,500	350,000
Cold Lake	Sales	42	54	61	143	128	179
	Sales Volume	14,289,100	21,742,236	21,326,700	48,089,450	44,439,130	57,768,250
	Average Price	340,217	402,634	349,618	336,290	347,181	322,728
	Median Price	348,500	376,000	369,000	325,000	328,000	335,000
Devon	Sales	22	11	21	58	37	73
	Sales Volume	8,799,500	4,266,400	7,448,400	24,859,450	14,275,900	24,032,499
	Average Price	399,977	387,855	354,686	428,611	385,835	329,212
	Median Price	392,500	345,000	349,900	397,500	355,000	323,000
Drayton Valley	Sales	15	11	21	63	42	75
	Sales Volume	3,826,900	3,628,000	6,004,400	17,784,100	10,984,399	21,970,120
	Average Price	255,127	329,818	285,924	282,287	261,533	292,935
	Median Price	248,000	310,000	268,000	285,000	246,500	290,000
Fort Saskatchewan	Det. Sales	55	56	53	234	155	227
	Det. Average Price	502,821	497,239	475,606	485,843	479,183	481,367
	Det. Median Price	475,000	486,500	455,000	465,000	465,500	455,000
	Apt. Sales	6	6	4	19	27	22
	Apt. Average Price	176,250	220,292	n/a	162,784	184,915	176,886
	Apt. Median Price	193,500	260,375	n/a	180,000	149,500	166,250
	Total Sales Volume	41,332,087	37,436,957	33,363,767	154,911,089	101,031,288	142,219,583
Gibbons	Sales	8	7	8	26	26	26
	Sales Volume	2,675,000	2,483,500	2,458,400	8,858,000	8,352,400	8,496,800
	Average Price	334,375	354,786	307,300	340,692	321,246	326,800
	Median Price	349,000	382,000	297,500	314,750	312,500	295,250
Leduc	Det. Sales	71	65	60	270	194	295
	Det. Average Price	481,484	441,212	430,189	471,326	445,127	436,273
	Det. Median Price	455,000	417,000	400,906	462,250	425,000	420,000
	Apt. Sales	4	2	5	15	9	7
	Apt. Average Price	n/a	n/a	171,280	201,283	199,211	206,771
	Apt. Median Price	n/a	n/a	164,000	205,000	170,000	164,000
	Total Sales Volume	45,227,365	37,615,788	34,347,111	162,392,722	114,998,477	167,799,897

n/a = insufficient data

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

May 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	39	33	38	117	98	161
Sales Volume	15,614,960	12,813,399	13,975,250	44,012,847	35,120,954	58,649,937
Average Price	400,384	388,285	367,770	376,178	358,377	364,285
Median Price	415,000	425,000	350,000	390,000	367,750	346,000
Sherwood Park						
Det. Sales	107	106	114	399	312	427
Det. Average Price	539,091	533,364	518,544	536,446	508,169	515,141
Det. Median Price	505,000	505,000	471,250	510,000	474,000	485,000
Apt. Sales	21	16	15	73	43	65
Apt. Average Price	293,343	235,226	253,097	282,988	255,187	248,417
Apt. Median Price	274,900	246,000	242,000	272,000	270,000	236,000
Total Sales Volume	78,224,517	73,409,202	74,389,914	290,875,542	206,572,144	279,034,214
Spruce Grove						
Det. Sales	105	64	76	351	235	337
Det. Average Price	503,341	474,497	432,585	478,676	456,319	456,032
Det. Median Price	465,000	465,000	413,500	456,000	443,770	430,000
Apt. Sales	11	5	3	46	23	24
Apt. Average Price	167,000	195,300	n/a	186,742	192,637	182,233
Apt. Median Price	140,000	185,500	n/a	173,625	185,500	148,250
Total Sales Volume	73,037,984	44,533,491	42,277,223	237,874,648	151,649,724	202,364,856
St. Albert						
Det. Sales	129	117	126	413	311	462
Det. Average Price	566,708	537,365	547,301	575,395	532,557	547,350
Det. Median Price	529,900	522,000	497,450	532,500	505,500	512,850
Apt. Sales	17	17	17	53	70	63
Apt. Average Price	292,482	362,765	271,412	266,442	309,768	283,199
Apt. Median Price	264,000	247,000	235,000	217,500	219,675	243,500
Total Sales Volume	91,985,346	81,231,088	86,662,758	300,565,648	227,079,080	311,019,828
St. Paul						
Sales	14	25	24	52	53	75
Sales Volume	3,190,900	6,510,900	6,414,900	10,975,450	14,000,300	19,511,865
Average Price	227,921	260,436	267,288	211,066	264,157	260,158
Median Price	217,750	218,000	244,000	212,500	230,000	227,500
Stony Plain						
Sales	54	31	59	214	152	231
Sales Volume	21,093,049	10,963,200	22,171,161	83,310,303	54,872,397	88,107,325
Average Price	390,612	353,652	375,782	389,300	361,003	381,417
Median Price	393,000	355,000	394,000	389,950	359,400	360,000
Vegreville						
Sales	11	13	12	53	34	43
Sales Volume	2,755,000	2,059,000	2,917,050	11,269,100	7,151,400	10,581,000
Average Price	250,455	158,385	243,088	212,625	210,335	246,070
Median Price	240,000	155,000	227,750	225,000	190,000	225,000
Westlock						
Sales	9	9	11	30	32	47
Sales Volume	2,189,000	2,372,700	2,328,950	7,030,600	7,809,100	10,349,000
Average Price	243,222	263,633	211,723	234,353	244,034	220,191
Median Price	239,000	285,500	231,500	222,000	231,750	213,000
Wetaskiwin						
Sales	25	26	23	91	79	98
Sales Volume	6,509,733	6,600,400	6,113,600	22,605,333	17,825,650	25,044,600
Average Price	260,389	253,862	265,809	248,410	225,641	255,557
Median Price	251,000	241,000	264,000	249,900	219,500	235,500

n/a = insufficient data

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

May 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	2	0	0	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	4	5	2	7	9	14
	Sales Volume	n/a	553,500	n/a	4,305,900	1,447,740	6,615,000
Lac la Biche County	Sales	2	0	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	2	2	12	9	17
	Sales Volume	n/a	n/a	n/a	20,164,200	8,829,485	20,753,000
Parkland County	Sales	4	3	0	7	6	5
	Sales Volume	n/a	n/a	n/a	4,002,500	6,620,000	3,235,500
Smoky Lake County	Sales	0	1	0	4	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	2	4	2	7	9	9
	Sales Volume	n/a	n/a	n/a	2,052,540	2,404,009	4,052,500
Strathcona County	Sales	0	2	0	5	6	5
	Sales Volume	n/a	n/a	n/a	6,204,293	8,750,500	4,083,000
Sturgeon County	Sales	1	2	1	3	5	5
	Sales Volume	n/a	n/a	n/a	n/a	6,894,500	3,415,180
Thorhild County	Sales	0	0	0	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	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	0	0	1	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.

May 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	9	14	5	32	34	25
	Sales Volume	2,549,300	4,243,300	2,261,500	6,775,800	8,281,800	6,673,775
Bonnyville M.D.	Sales	39	35	40	122	103	130
	Sales Volume	15,484,355	9,413,400	16,511,400	43,591,733	27,796,190	46,109,557
Lac la Biche County	Sales	6	2	3	6	4	8
	Sales Volume	1,713,200	n/a	n/a	1,713,200	n/a	1,641,000
Lac Ste. Anne County	Sales	9	3	9	26	13	23
	Sales Volume	2,296,800	n/a	1,298,400	5,193,200	2,461,250	3,401,900
Leduc County	Sales	23	25	26	93	67	130
	Sales Volume	15,211,422	15,921,535	14,272,600	72,024,772	37,989,115	83,528,661
Parkland County	Sales	86	64	77	251	199	307
	Sales Volume	52,889,029	36,944,150	40,346,403	153,666,676	105,758,719	166,421,096
Smoky Lake County	Sales	9	3	8	26	14	30
	Sales Volume	2,194,500	n/a	1,808,000	7,044,400	2,976,500	6,357,500
St. Paul County	Sales	24	33	37	80	72	99
	Sales Volume	5,122,550	8,566,900	13,167,100	16,324,740	19,028,949	31,056,565
Strathcona County	Sales	32	44	41	150	118	182
	Sales Volume	25,628,200	34,641,300	29,676,770	109,650,650	90,433,952	138,421,939
Sturgeon County	Sales	40	31	33	116	93	123
	Sales Volume	29,118,200	18,503,900	22,190,500	81,030,681	61,650,850	86,953,326
Thorhild County	Sales	8	2	6	35	33	34
	Sales Volume	1,786,649	n/a	996,202	7,479,001	6,893,804	10,084,360
Two Hills County	Sales	3	5	4	20	20	23
	Sales Volume	n/a	684,500	n/a	4,990,900	3,201,600	3,438,500
Vermilion River County	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data