

# Media Release

## Home Sales Slow While Prices Remain Strong

**Edmonton, July 2, 2024:** There were a total of 2,847 residential unit sales in the Greater Edmonton Area (GEA) real estate market during June 2024, an 11.4% decrease from May 2024, but still 10.0% higher than June 2023. New residential listings amounted to 3,712, a 14.2% drop from May 2024, and 2.6% higher than June 2023. Overall inventory in the GEA increased 1.9% from May 2024, but is still 15.9% lower than June 2023.

Detached unit sales totalled 1,661, a decrease of 12.3% over the previous month, and 4.5% higher than the previous year. Semi-detached unit sales decreased 5.9% month-over-month and showed an increase of 7.4% year-over-year. Row/Townhouse unit sales also decreased 6.5% compared to May 2024 but sold 37.2% more than June 2023. Apartment Condominium unit sales were still 13.6% higher than the previous year but decreased 16.7% from May 2024.

Total residential average prices came in at \$438,973, a 0.6% decrease from May 2024, and 6.6% increase from June 2023. Detached homes averaged \$539,468, decreasing 1.3% from May 2024 and up from the previous year by 7.9%. Semi-detached units sold for an average of \$422,321, increasing 2.0% from the previous month, and up 10.3% year-over-year. Row/townhouse prices dropped 1.5% from May 2024 and rose 12.7% from June 2023, selling at an average of \$290,249. Apartment Condominium average prices hit \$211,583, increasing 2.3% over last month and coming in 8.5% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$408,200, increasing 2.1% from May 2024, and 7.0% from June 2023.

“The market as a whole is at its plateau for the season,” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “We’re likely going to see the number of sales continue to decline as we approach the end of summer, but our average prices don’t seem to be declining as much. In fact, prices actually increased in the semi-detached and condo market, which could indicate those properties are attractive to investors at the moment.”

Detached homes averaged 29 days on the market, decreasing four days from May 2024. Semi-detached homes recorded a one-day decrease with 28 days on the market, and row/townhouses’ days on the market decreased two days to 25. Apartment condominiums average days on market remained at 42. Overall, all residential listings averaged 30 days on the market, a month-over-month decrease of 3 days and an 11-day decrease when compared to June 2023.

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Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com).

<b>MLS® System Activity</b> (for all-residential sales in GEA <sup>1</sup> )	<b>June 2024</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
Detached average <sup>2</sup> selling price – month	\$ 539,468.00	-1.3%	7.9%
Detached median <sup>3</sup> selling price – month	\$ 495,000.00	-1.0%	7.6%
Semi-detached average selling price – month	\$ 422,321.00	2.0%	10.3%
Semi-detached median selling price – month	\$ 410,000.00	0.1%	9.2%
Row/Townhouse average selling price – month	\$ 290,249.00	-1.5%	12.7%
Row/Townhouse median selling price – month	\$ 290,000.00	-1.7%	15.7%
Apartment Condominium average selling price	\$ 211,583.00	2.3%	8.5%
Apartment Condominium median selling price	\$ 195,000.00	1.6%	11.4%
All-residential <sup>4</sup> average selling price	\$ 438,973.00	-0.6%	6.6%
All-residential median selling price	\$ 418,000.00	-0.7%	7.2%
# residential listings this month	3,712	-12.2%	2.3%
# residential sales this month	2,847	-11.4%	10.0%
# residential inventory at month end	5,950	1.9%	-15.9%
# Total <sup>5</sup> MLS® System sales this month	3,340	-12.0%	6.1%
\$ Value Total residential sales this month	\$ 1,350,447,463.00	-12.0%	14.3%
\$ Value of total MLS® System sales – month	\$ 1,432,576,726.00	-11.9%	14.0%
\$ Value of total MLS® System sales - YTD	\$ 7,395,566,607.00	23.9%	40.0%

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 <sup>1</sup> )	June 2024	M/M % Change	Y/Y % Change
SFD6 benchmark price	\$ 476,100.00	2.2%	8.7%
Apartment benchmark price	\$ 198,300.00	2.4%	11.2%
Townhouse benchmark price	\$ 268,100.00	2.8%	13.1%
Composite <sup>7</sup> benchmark price	\$ 408,200.00	2.1%	7.0%

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 <sup>8</sup> )	June 2024	
Total Rented Listings	30	
Active Rentals	33	
	June 2024	YTD Average
Average Days on Market	23	18
Average Price <sup>9</sup> for 1-Bedroom Units	\$ 1,480.00	\$1371.00
Average Price for 2-Bedroom Units	\$ 1,688.00	\$1611.00

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](http://www.realtorsofedmonton.com), and [www.REALTOR.ca](http://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](http://REALTORS® Association of Edmonton website) or the [Canadian Real Estate Association website](http://Canadian Real Estate Association website).

## 5 Year Residential Activity (Part 1)

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### Greater Edmonton Area<sup>1</sup>

June 2024

	2024	2023	2022	2021	2020
<b>Detached</b>					
New Listings / YTD	2,177 / 11,827	2,152 / 11,343	2,743 / 13,923	2,567 / 13,124	2,279 / 9,991
Sales / YTD	1,661 / 8,884	1,589 / 6,870	1,679 / 9,768	1,827 / 9,452	1,415 / 4,752
Sales to New Listings Ratio / YTD	76% / 75%	74% / 61%	61% / 70%	71% / 72%	62% / 48%
Sales Volume	896,055,847	794,097,346	855,719,750	901,922,532	614,096,265
Sales Volume YTD	4,671,318,208	3,381,774,693	4,971,032,883	4,487,688,081	2,028,576,814
Average Sale Price	539,468	499,747	509,660	493,663	433,990
Average Sale Price YTD	525,812	492,253	508,910	474,787	426,889
Median Sale Price	495,000	460,000	467,000	435,000	398,000
Median Sale Price YTD	485,000	450,000	466,000	427,000	390,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	99% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	29 / 39	40 / 45	28 / 31	30 / 37	55 / 62
Median Days on Market / YTD	17 / 21	26 / 28	20 / 17	19 / 20	32 / 41
Average Days on Market (Cum.) / YTD	42 / 59	60 / 71	33 / 43	40 / 55	89 / 98
Median Days on Market (Cum.) / YTD	20 / 24	31 / 37	21 / 18	21 / 21	46 / 59
<b>Semi-detached</b>					
New Listings / YTD	362 / 1,956	356 / 1,844	441 / 2,482	463 / 2,342	416 / 1,767
Sales / YTD	335 / 1,628	312 / 1,255	343 / 1,905	334 / 1,586	245 / 806
Sales to New Listings Ratio / YTD	93% / 83%	88% / 68%	78% / 77%	72% / 68%	59% / 46%
Sales Volume	141,477,521	119,459,432	128,052,869	117,125,240	80,771,730
Sales Volume YTD	662,289,776	469,793,271	720,583,585	552,201,484	263,194,025
Average Sale Price	422,321	382,883	373,332	350,674	329,681
Average Sale Price YTD	406,812	374,337	378,259	348,172	326,543
Median Sale Price	410,000	375,500	370,000	337,550	328,000
Median Sale Price YTD	401,000	369,000	370,000	335,000	321,750
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	99% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	28 / 33	34 / 40	30 / 31	33 / 40	62 / 69
Median Days on Market / YTD	17 / 19	27 / 27	22 / 18	22 / 23	42 / 53
Average Days on Market (Cum.) / YTD	33 / 44	49 / 60	35 / 41	41 / 56	89 / 108
Median Days on Market (Cum.) / YTD	17 / 21	29 / 31	24 / 19	22 / 26	59 / 75
<b>Row/Townhouse</b>					
New Listings / YTD	480 / 2,496	441 / 2,181	471 / 2,687	508 / 2,673	387 / 1,773
Sales / YTD	406 / 2,078	296 / 1,543	319 / 1,928	331 / 1,519	228 / 775
Sales to New Listings Ratio / YTD	85% / 83%	67% / 71%	68% / 72%	65% / 57%	59% / 44%
Sales Volume	117,841,284	76,205,124	81,673,181	81,156,400	53,010,803
Sales Volume YTD	596,119,249	391,878,369	507,652,960	375,501,859	175,776,783
Average Sale Price	290,249	257,450	256,029	245,185	232,504
Average Sale Price YTD	286,872	253,972	263,305	247,203	226,809
Median Sale Price	290,000	250,750	245,800	242,500	217,900
Median Sale Price YTD	290,000	250,000	259,650	245,000	217,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 97%	98% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	25 / 34	41 / 48	37 / 43	45 / 50	64 / 68
Median Days on Market / YTD	17 / 19	25 / 31	29 / 28	31 / 32	48 / 50
Average Days on Market (Cum.) / YTD	29 / 44	55 / 72	49 / 63	62 / 71	110 / 110
Median Days on Market (Cum.) / YTD	18 / 20	29 / 38	30 / 32	36 / 39	80 / 77

<sup>1</sup> 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 Area<sup>1</sup>

June 2024

	2024	2023	2022	2021	2020
<b>Apartment Condominium</b>					
New Listings / YTD	693 / 3,861	670 / 3,590	677 / 4,029	712 / 4,022	612 / 2,729
Sales / YTD	444 / 2,435	391 / 1,732	312 / 1,818	309 / 1,391	227 / 798
Sales to New Listings Ratio / YTD	64% / 63%	58% / 48%	46% / 45%	43% / 35%	37% / 29%
Sales Volume	93,942,726	76,279,330	63,954,920	68,476,862	45,965,557
Sales Volume YTD	486,464,538	333,816,090	367,899,780	289,776,929	158,730,147
Average Sale Price	211,583	195,088	204,984	221,608	202,491
Average Sale Price YTD	199,780	192,734	202,365	208,323	198,910
Median Sale Price	195,000	175,000	185,500	195,000	180,000
Median Sale Price YTD	185,000	173,000	180,000	187,000	180,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	42 / 48	55 / 60	54 / 59	61 / 60	74 / 77
Median Days on Market / YTD	28 / 30	40 / 43	42 / 42	48 / 44	46 / 58
Average Days on Market (Cum.) / YTD	59 / 73	87 / 102	85 / 99	93 / 102	126 / 122
Median Days on Market (Cum.) / YTD	33 / 35	50 / 59	49 / 56	57 / 61	93 / 88
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,712 / 20,140	3,619 / 18,958	4,332 / 23,121	4,250 / 22,161	3,694 / 16,260
Sales / YTD	2,846 / 15,025	2,588 / 11,400	2,653 / 15,419	2,801 / 13,948	2,115 / 7,131
Sales to New Listings Ratio / YTD	77% / 75%	72% / 60%	61% / 67%	66% / 63%	57% / 44%
Sales Volume	1,249,317,378	1,066,041,232	1,129,400,720	1,168,681,034	793,844,355
Sales Volume YTD	6,416,191,771	4,577,262,423	6,567,169,208	5,705,168,353	2,626,277,769
Average Sale Price	438,973	411,917	425,707	417,237	375,340
Average Sale Price YTD	427,034	401,514	425,914	409,031	368,290
Median Sale Price	418,000	389,999	395,000	380,000	355,000
Median Sale Price YTD	410,000	378,949	398,000	377,200	348,613
Sale to List Price Ratio / YTD	100% / 99%	98% / 97%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	30 / 39	41 / 47	32 / 36	35 / 41	59 / 65
Median Days on Market / YTD	18 / 21	28 / 30	23 / 20	22 / 23	36 / 45
Average Days on Market (Cum.) / YTD	42 / 58	62 / 75	41 / 52	49 / 61	95 / 103
Median Days on Market (Cum.) / YTD	20 / 25	33 / 39	25 / 22	25 / 26	54 / 67
<b>Other<sup>3</sup></b>					
New Listings / YTD	153 / 950	217 / 1,007	197 / 1,025	219 / 1,110	146 / 790
Sales / YTD	67 / 483	80 / 393	102 / 592	94 / 562	67 / 246
Sales to New Listings Ratio / YTD	44% / 51%	37% / 39%	52% / 58%	43% / 51%	46% / 31%
Sales Volume	22,353,154	20,826,320	25,589,052	27,203,432	13,008,371
Sales Volume YTD	173,131,537	95,098,388	170,295,192	160,548,688	53,431,033
Average Sale Price	333,629	260,329	250,873	289,398	194,155
Average Sale Price YTD	358,450	241,981	287,661	285,674	217,199
Median Sale Price	237,000	147,500	140,500	165,000	144,500
Median Sale Price YTD	252,500	141,500	199,700	200,000	125,000
Sale to List Price Ratio / YTD	96% / 96%	95% / 94%	95% / 95%	95% / 152%	92% / 91%
Average Days on Market / YTD	89 / 75	75 / 89	73 / 94	76 / 95	159 / 154
Median Days on Market / YTD	29 / 32	30 / 44	37 / 44	38 / 44	110 / 79
Average Days on Market (Cum.) / YTD	114 / 132	95 / 124	111 / 130	104 / 158	243 / 212
Median Days on Market (Cum.) / YTD	29 / 44	32 / 55	41 / 55	38 / 63	160 / 125

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

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

<sup>3</sup> 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 Area<sup>1</sup>

June 2024

	2024	2023	2022	2021	2020
<b>Land</b>					
New Listings / YTD	11 / 102	6 / 98	13 / 84	15 / 81	22 / 70
Sales / YTD	5 / 25	1 / 15	5 / 25	4 / 13	5 / 11
Sales to New Listings Ratio / YTD	45% / 25%	17% / 15%	38% / 30%	27% / 16%	23% / 16%
Sales Volume	2,389,000	300,000	4,199,780	7,129,280	1,085,000
Sales Volume YTD	67,953,500	17,293,000	48,933,030	11,843,158	5,674,000
Average Sale Price	477,800	300,000	839,956	1,782,320	217,000
Average Sale Price YTD	2,718,140	1,152,867	1,957,321	911,012	515,818
Median Sale Price	260,000	300,000	725,000	1,100,000	175,000
Median Sale Price YTD	1,170,000	725,000	735,000	715,000	350,000
Sale to List Price Ratio / YTD	82% / 93%	100% / 91%	82% / 94%	86% / 81%	89% / 91%
Average Days on Market / YTD	157 / 189	27 / 244	266 / 248	99 / 273	268 / 364
Median Days on Market / YTD	153 / 103	27 / 209	268 / 166	101 / 92	39 / 220
Average Days on Market (Cum.) / YTD	241 / 266	27 / 427	266 / 330	99 / 296	268 / 364
Median Days on Market (Cum.) / YTD	235 / 190	27 / 283	268 / 166	101 / 116	39 / 220
<b>Investment</b>					
New Listings / YTD	29 / 175	39 / 227	27 / 170	21 / 145	35 / 147
Sales / YTD	16 / 62	17 / 58	12 / 76	8 / 47	10 / 29
Sales to New Listings Ratio / YTD	55% / 35%	44% / 26%	44% / 45%	38% / 32%	29% / 20%
Sales Volume	11,439,762	15,860,500	7,695,888	6,869,701	7,389,500
Sales Volume YTD	47,375,437	45,910,434	58,790,368	34,293,361	24,059,505
Average Sale Price	714,985	932,971	641,324	858,713	738,950
Average Sale Price YTD	764,120	791,559	773,557	729,646	829,638
Median Sale Price	427,131	450,000	547,500	485,000	310,000
Median Sale Price YTD	480,000	494,000	547,500	436,000	410,000
Sale to List Price Ratio / YTD	93% / 91%	94% / 91%	96% / 96%	81% / 85%	87% / 83%
Average Days on Market / YTD	118 / 182	141 / 164	141 / 171	92 / 176	94 / 143
Median Days on Market / YTD	52 / 113	136 / 118	64 / 129	84 / 127	65 / 108
Average Days on Market (Cum.) / YTD	144 / 248	160 / 211	141 / 220	325 / 252	216 / 207
Median Days on Market (Cum.) / YTD	93 / 129	138 / 155	64 / 136	100 / 140	65 / 127
<b>Multi Family</b>					
New Listings / YTD	9 / 70	19 / 85	14 / 81	10 / 65	9 / 33
Sales / YTD	7 / 29	4 / 14	4 / 24	6 / 37	2 / 7
Sales to New Listings Ratio / YTD	78% / 41%	21% / 16%	29% / 30%	60% / 57%	22% / 21%
Sales Volume	14,940,000	4,283,000	7,940,000	7,866,250	1,067,000
Sales Volume YTD	46,226,000	15,862,000	33,580,000	48,146,250	6,881,700
Average Sale Price	2,134,286	1,070,750	1,985,000	1,311,042	533,500
Average Sale Price YTD	1,594,000	1,133,000	1,399,167	1,301,250	983,100
Median Sale Price	1,050,000	906,500	2,025,000	1,144,875	533,500
Median Sale Price YTD	1,330,000	890,000	1,392,500	1,215,000	1,150,000
Sale to List Price Ratio / YTD	94% / 95%	94% / 91%	93% / 93%	82% / 92%	97% / 97%
Average Days on Market / YTD	64 / 104	147 / 181	159 / 94	110 / 174	28 / 252
Median Days on Market / YTD	47 / 74	98 / 65	153 / 59	93 / 110	28 / 170
Average Days on Market (Cum.) / YTD	89 / 149	147 / 198	159 / 119	110 / 214	28 / 372
Median Days on Market (Cum.) / YTD	47 / 87	98 / 81	153 / 75	93 / 131	28 / 170
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	1 / 1	0 / 0	0 / 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

<sup>1</sup> 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 Area<sup>1</sup>  
June 2024**

	2024	2023	2022	2021	2020
<b>Business</b>					
New Listings / YTD	33 / 177	29 / 159	21 / 134	10 / 68	16 / 103
Sales / YTD	12 / 41	6 / 31	3 / 29	3 / 12	6 / 24
Sales to New Listings Ratio / YTD	36% / 23%	21% / 19%	14% / 22%	30% / 18%	38% / 23%
Sales Volume	2,428,000	1,039,500	1,188,000	155,500	357,500
Sales Volume YTD	8,680,500	8,206,000	8,034,500	3,512,568	3,422,800
Average Sale Price	202,333	173,250	396,000	51,833	59,583
Average Sale Price YTD	211,720	264,710	277,052	292,714	142,617
Median Sale Price	185,000	184,500	499,000	57,500	62,500
Median Sale Price YTD	163,000	140,000	167,000	263,640	92,500
Sale to List Price Ratio / YTD	86% / 86%	86% / 84%	100% / 85%	74% / 137%	70% / 79%
Average Days on Market / YTD	127 / 118	118 / 115	300 / 156	168 / 204	134 / 127
Median Days on Market / YTD	121 / 106	112 / 98	216 / 88	130 / 195	154 / 111
Average Days on Market (Cum.) / YTD	134 / 132	118 / 160	397 / 166	168 / 204	203 / 150
Median Days on Market (Cum.) / YTD	125 / 113	112 / 102	216 / 88	130 / 195	183 / 135
<b>Lease</b>					
New Listings / YTD	22 / 165	26 / 171	23 / 128	20 / 135	26 / 145
Sales / YTD	9 / 67	10 / 57	7 / 49	8 / 43	5 / 30
Sales to New Listings Ratio / YTD	41% / 41%	38% / 33%	30% / 38%	40% / 32%	19% / 21%
Sales Volume	3,860,771	5,557,567	804,493	2,400,960	363,737
Sales Volume YTD	28,553,771	15,648,338	6,646,296	7,990,303	10,034,328
Average Sale Price	428,975	555,757	114,928	300,120	72,747
Average Sale Price YTD	426,176	274,532	135,639	185,821	334,478
Median Sale Price	144,320	107,717	126,544	144,600	54,720
Median Sale Price YTD	138,303	98,185	88,478	111,000	147,031
Average Days on Market / YTD	309 / 188	363 / 179	164 / 184	95 / 229	111 / 197
Median Days on Market / YTD	190 / 115	155 / 109	190 / 104	68 / 145	82 / 180
Average Days on Market (Cum.) / YTD	309 / 221	363 / 210	164 / 211	95 / 239	111 / 197
Median Days on Market (Cum.) / YTD	190 / 147	155 / 139	190 / 143	68 / 150	82 / 180
<b>Farms</b>					
New Listings / YTD	12 / 75	21 / 79	11 / 74	9 / 86	15 / 72
Sales / YTD	10 / 31	7 / 30	5 / 35	8 / 43	6 / 19
Sales to New Listings Ratio / YTD	83% / 41%	33% / 38%	45% / 47%	89% / 50%	40% / 26%
Sales Volume	9,258,000	4,365,110	3,349,900	5,066,100	3,520,500
Sales Volume YTD	28,197,200	27,779,595	29,911,580	27,356,092	14,764,000
Average Sale Price	925,800	623,587	669,980	633,263	586,750
Average Sale Price YTD	909,587	925,987	854,617	636,188	777,053
Median Sale Price	787,500	561,310	575,000	615,000	432,750
Median Sale Price YTD	855,000	692,250	735,000	550,000	450,000
Sale to List Price Ratio / YTD	94% / 93%	91% / 93%	97% / 94%	94% / 93%	91% / 89%
Average Days on Market / YTD	70 / 129	212 / 160	58 / 76	129 / 143	770 / 311
Median Days on Market / YTD	36 / 50	96 / 59	15 / 51	99 / 87	253 / 102
Average Days on Market (Cum.) / YTD	96 / 159	212 / 234	58 / 131	315 / 212	1070 / 459
Median Days on Market (Cum.) / YTD	36 / 57	96 / 83	15 / 65	165 / 141	315 / 138
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	116 / 769	141 / 820	109 / 674	85 / 583	124 / 576
Sales / YTD	59 / 257	45 / 206	36 / 238	37 / 196	34 / 120
Sales to New Listings Ratio / YTD	51% / 33%	32% / 25%	33% / 35%	44% / 34%	27% / 21%
Sales Volume	44,315,533	31,405,677	25,178,061	29,487,791	13,783,237
Sales Volume YTD	227,964,408	130,826,367	185,895,774	133,891,732	64,836,333
Average Sale Price	751,111	697,904	699,391	796,967	405,389
Average Sale Price YTD	887,021	635,079	781,075	683,121	540,303
Median Sale Price	409,262	400,000	522,500	560,000	212,500
Median Sale Price YTD	440,000	380,000	468,750	482,500	337,000
Sale to List Price Ratio / YTD	90% / 91%	92% / 90%	93% / 93%	85% / 93%	85% / 85%
Average Days on Market / YTD	138 / 157	196 / 168	167 / 158	111 / 187	244 / 206
Median Days on Market / YTD	71 / 102	131 / 101	83 / 95	93 / 117	100 / 135
Average Days on Market (Cum.) / YTD	161 / 201	203 / 222	175 / 200	201 / 232	345 / 257
Median Days on Market (Cum.) / YTD	108 / 119	136 / 141	83 / 124	93 / 140	112 / 155

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

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

## End of Month Active Inventory (Sales Activity)

### Greater Edmonton Area<sup>1</sup>

#### June 2024

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	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)	733 (42)	6,487 (3,470)
	April	6,446 (2,932)	749 (51)	7,789 (3,121)
	May	7,544 (2,916)	763 (36)	8,940 (3,044)
	June	8,082 (2,653)	760 (36)	9,514 (2,791)
	July	8,417 (2,022)	807 (33)	9,909 (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	6,208 (1,798)	867 (42)	7,669 (1,912)
	November	5,445 (1,621)	816 (39)	6,804 (1,725)
	December	4,627 (1,217)	706 (40)	5,797 (1,296)
2024	January	4,543 (1,433)	718 (25)	5,702 (1,518)
	February	4,767 (1,961)	748 (30)	5,970 (2,063)
	March	5,254 (2,458)	705 (51)	6,450 (2,602)
	April	5,390 (3,113)	747 (44)	6,680 (3,243)
	May	5,740 (3,214)	774 (48)	7,086 (3,367)
	June	5,947 (2,846)	758 (59)	7,307 (2,972)

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.



**Summary of Properties Listed and Sold  
Greater Edmonton Area<sup>1</sup>**

**June 2024**

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		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	
	<b>Total</b>		<b>31,322</b>	<b>17,660</b>	<b>1,079</b>	<b>263</b>	<b>952</b>	<b>303</b>
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	
	<b>Total</b>		<b>37,989</b>	<b>25,359</b>	<b>1,091</b>	<b>382</b>	<b>952</b>	<b>303</b>
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	42	4,596	3,470	
	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	
	<b>Total</b>		<b>38,782</b>	<b>24,644</b>	<b>1,334</b>	<b>394</b>	<b>952</b>	<b>303</b>
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	2,687	1,798	133	42	2,943	1,912	
	November	2,083	1,621	89	39	2,279	1,725	
	December	1,474	1,217	79	40	1,624	1,296	
	<b>Total</b>		<b>34,717</b>	<b>22,639</b>	<b>1,454</b>	<b>443</b>	<b>952</b>	<b>303</b>
2024	January	2,161	1,433	120	25	2,393	1,518	
	February	2,712	1,961	121	30	2,962	2,063	
	March	3,517	2,458	105	51	3,796	2,602	
	April	3,812	3,113	160	44	4,157	3,243	
	May	4,226	3,214	147	48	4,570	3,367	
	June	3,712	2,846	116	59	3,981	2,972	
	<b>Total</b>		<b>20,140</b>	<b>15,025</b>	<b>769</b>	<b>257</b>	<b>21,859</b>	<b>15,765</b>

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**June 2024**

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>2</sup>
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	517,192	408,649	282,598	194,368	421,118
	April	530,644	406,674	294,747	201,299	431,704
	May	546,475	414,043	294,742	206,813	441,485
	June	539,468	422,321	290,249	211,583	438,973

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

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

**End of Month Active Inventory (Sales Activity)  
Greater Edmonton Area<sup>1</sup> and City of Edmonton  
June 2024**

Year	Month	GEA Residential <sup>2</sup>	GEA Commercial <sup>3</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
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)	733 (42)	3,928 (2,311)	418 (21)
	April	6,446 (2,932)	749 (51)	4,820 (2,017)	439 (18)
	May	7,544 (2,916)	763 (36)	5,719 (1,927)	448 (19)
	June	8,082 (2,653)	760 (36)	6,085 (1,780)	447 (17)
	July	8,417 (2,022)	807 (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	6,208 (1,798)	867 (42)	4,392 (1,291)	533 (28)
	November	5,445 (1,621)	816 (39)	3,868 (1,176)	500 (22)
	December	4,627 (1,217)	706 (40)	3,206 (878)	424 (21)
2024	January	4,543 (1,433)	718 (25)	3,098 (1,053)	443 (10)
	February	4,767 (1,961)	748 (30)	3,230 (1,401)	459 (17)
	March	5,254 (2,458)	705 (51)	3,637 (1,728)	436 (32)
	April	5,390 (3,113)	747 (44)	3,747 (2,148)	457 (32)
	May	5,740 (3,214)	774 (48)	4,115 (2,147)	455 (26)
	June	5,947 (2,846)	758 (59)	4,302 (1,940)	457 (33)

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

# 5 Year Residential Activity (Part 1)

## City of Edmonton

June 2024

	2024	2023	2022	2021	2020
<b>Detached</b>					
New Listings / YTD	1,401 / 7,452	1,362 / 7,275	1,779 / 9,094	1,625 / 8,053	1,357 / 5,947
Sales / YTD	1,017 / 5,583	978 / 4,272	1,014 / 6,162	1,095 / 5,603	818 / 2,870
Sales to New Listings Ratio / YTD	73% / 75%	72% / 59%	57% / 68%	67% / 70%	60% / 48%
Sales Volume	537,669,226	479,440,635	510,439,953	538,655,759	351,175,248
Sales Volume YTD	2,882,704,928	2,060,319,093	3,085,115,637	2,634,585,255	1,226,354,672
Average Sale Price	528,682	490,226	503,392	491,923	429,310
Average Sale Price YTD	516,336	482,284	500,668	470,210	427,301
Median Sale Price	481,000	449,900	460,000	431,525	392,250
Median Sale Price YTD	475,000	440,000	460,000	421,500	386,875
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	29 / 38	40 / 46	29 / 31	29 / 35	52 / 59
Median Days on Market / YTD	17 / 20	26 / 29	22 / 18	18 / 19	32 / 41
Average Days on Market (Cum.) / YTD	41 / 59	60 / 74	35 / 43	39 / 53	86 / 94
Median Days on Market (Cum.) / YTD	20 / 24	32 / 40	25 / 19	20 / 21	44 / 59
<b>Semi-detached</b>					
New Listings / YTD	248 / 1,316	237 / 1,245	300 / 1,795	320 / 1,562	308 / 1,220
Sales / YTD	217 / 1,076	216 / 825	250 / 1,356	224 / 1,028	164 / 513
Sales to New Listings Ratio / YTD	88% / 82%	91% / 66%	83% / 76%	70% / 66%	53% / 42%
Sales Volume	92,229,580	83,437,773	94,128,597	78,999,367	54,275,380
Sales Volume YTD	443,765,960	312,047,108	523,363,452	361,855,469	169,560,004
Average Sale Price	425,021	386,286	376,514	352,676	330,947
Average Sale Price YTD	412,422	378,239	385,961	351,999	330,526
Median Sale Price	411,000	380,000	371,500	338,750	328,900
Median Sale Price YTD	405,000	374,000	378,950	339,950	325,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	28 / 32	35 / 40	32 / 31	34 / 41	60 / 68
Median Days on Market / YTD	17 / 19	29 / 27	24 / 19	21 / 23	42 / 51
Average Days on Market (Cum.) / YTD	34 / 44	55 / 62	37 / 41	42 / 57	85 / 104
Median Days on Market (Cum.) / YTD	18 / 21	32 / 32	27 / 20	22 / 26	59 / 74
<b>Row/Townhouse</b>					
New Listings / YTD	366 / 1,935	327 / 1,690	374 / 2,152	394 / 2,126	301 / 1,374
Sales / YTD	312 / 1,621	227 / 1,215	244 / 1,545	266 / 1,218	165 / 595
Sales to New Listings Ratio / YTD	85% / 84%	69% / 72%	65% / 72%	68% / 57%	55% / 43%
Sales Volume	88,894,426	57,640,099	62,671,451	64,722,448	38,400,953
Sales Volume YTD	455,394,338	303,089,292	404,529,180	297,921,867	134,466,612
Average Sale Price	284,918	253,921	256,850	243,317	232,733
Average Sale Price YTD	280,934	249,456	261,831	244,599	225,994
Median Sale Price	281,750	252,500	250,700	244,500	220,000
Median Sale Price YTD	285,000	248,300	259,000	245,000	217,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 97%	98% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	24 / 32	40 / 47	37 / 44	42 / 50	64 / 68
Median Days on Market / YTD	17 / 18	26 / 31	28 / 29	29 / 31	51 / 52
Average Days on Market (Cum.) / YTD	26 / 41	56 / 71	51 / 65	55 / 71	108 / 109
Median Days on Market (Cum.) / YTD	18 / 19	30 / 39	29 / 32	33 / 38	84 / 77

## 5 Year Residential Activity (Part 2)

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### City of Edmonton

June 2024

	2024	2023	2022	2021	2020
<b>Apartment Condominium</b>					
New Listings / YTD	632 / 3,483	596 / 3,155	607 / 3,575	644 / 3,604	544 / 2,430
Sales / YTD	394 / 2,137	329 / 1,465	272 / 1,559	271 / 1,200	194 / 698
Sales to New Listings Ratio / YTD	62% / 61%	55% / 46%	45% / 44%	42% / 33%	36% / 29%
Sales Volume	81,498,416	60,495,880	54,804,115	58,780,513	38,776,157
Sales Volume YTD	416,965,164	268,392,094	308,381,381	245,090,824	137,266,347
Average Sale Price	206,849	183,878	201,486	216,902	199,877
Average Sale Price YTD	195,117	183,203	197,807	204,242	196,657
Median Sale Price	191,900	171,000	181,250	190,926	175,000
Median Sale Price YTD	181,500	169,000	176,000	185,000	175,000
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	43 / 48	54 / 60	55 / 59	63 / 60	76 / 77
Median Days on Market / YTD	31 / 31	41 / 44	42 / 42	48 / 43	46 / 58
Average Days on Market (Cum.) / YTD	61 / 73	87 / 104	88 / 101	96 / 103	129 / 123
Median Days on Market (Cum.) / YTD	34 / 36	50 / 60	51 / 56	58 / 62	95 / 88
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,647 / 14,186	2,522 / 13,365	3,060 / 16,616	2,983 / 15,345	2,510 / 10,971
Sales / YTD	1,940 / 10,417	1,750 / 7,777	1,780 / 10,622	1,856 / 9,049	1,341 / 4,676
Sales to New Listings Ratio / YTD	73% / 73%	69% / 58%	58% / 64%	62% / 59%	53% / 43%
Sales Volume	800,291,648	681,014,387	722,044,116	741,158,087	482,627,738
Sales Volume YTD	4,198,830,390	2,943,847,587	4,321,389,650	3,539,453,415	1,667,647,635
Average Sale Price	412,521	389,151	405,643	399,331	359,901
Average Sale Price YTD	403,075	378,533	406,834	391,143	356,640
Median Sale Price	393,750	370,000	381,250	365,000	341,000
Median Sale Price YTD	390,000	360,000	385,000	364,800	338,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	98% / 99%	98% / 98%	97% / 96%
Average Days on Market / YTD	31 / 38	42 / 48	35 / 37	36 / 41	58 / 64
Median Days on Market / YTD	19 / 21	29 / 32	26 / 21	23 / 24	37 / 46
Average Days on Market (Cum.) / YTD	42 / 57	64 / 78	46 / 55	50 / 63	95 / 102
Median Days on Market (Cum.) / YTD	21 / 25	35 / 42	28 / 24	26 / 28	56 / 68
<b>Other<sup>2</sup></b>					
New Listings / YTD	70 / 468	120 / 491	82 / 478	98 / 455	59 / 334
Sales / YTD	31 / 261	40 / 180	45 / 287	41 / 215	23 / 111
Sales to New Listings Ratio / YTD	44% / 56%	33% / 37%	55% / 60%	42% / 47%	39% / 33%
Sales Volume	12,665,405	13,059,188	12,340,761	14,517,000	3,568,940
Sales Volume YTD	110,854,067	52,897,441	96,308,922	74,265,222	23,435,387
Average Sale Price	408,561	326,480	274,239	354,073	155,171
Average Sale Price YTD	424,728	293,875	335,571	345,420	211,130
Median Sale Price	279,000	190,750	190,000	300,000	65,000
Median Sale Price YTD	340,000	151,250	285,000	290,000	105,000
Sale to List Price Ratio / YTD	96% / 97%	97% / 94%	95% / 95%	96% / 95%	91% / 91%
Average Days on Market / YTD	47 / 51	71 / 67	53 / 63	54 / 78	103 / 103
Median Days on Market / YTD	29 / 29	27 / 41	41 / 37	32 / 43	102 / 63
Average Days on Market (Cum.) / YTD	73 / 105	93 / 104	60 / 86	70 / 115	155 / 137
Median Days on Market (Cum.) / YTD	29 / 33	28 / 53	41 / 43	38 / 59	116 / 102

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

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

## City of Edmonton

June 2024

	2024	2023	2022	2021	2020
<b>Land</b>					
New Listings / YTD	7 / 54	4 / 56	6 / 51	8 / 39	12 / 45
Sales / YTD	4 / 17	1 / 8	2 / 18	2 / 6	2 / 6
Sales to New Listings Ratio / YTD	57% / 31%	25% / 14%	33% / 35%	25% / 15%	17% / 13%
Sales Volume	2,379,000	300,000	2,799,880	2,200,000	700,000
Sales Volume YTD	50,711,000	5,093,000	38,323,130	4,100,000	4,039,000
Average Sale Price	594,750	300,000	1,399,940	1,100,000	350,000
Average Sale Price YTD	2,983,000	636,625	2,129,063	683,333	673,167
Median Sale Price	502,000	300,000	1,399,940	1,100,000	350,000
Median Sale Price YTD	1,170,000	452,500	907,500	620,000	437,500
Sale to List Price Ratio / YTD	89% / 96%	100% / 91%	66% / 96%	87% / 81%	92% / 93%
Average Days on Market / YTD	191 / 234	27 / 247	411 / 210	98 / 87	277 / 466
Median Days on Market / YTD	194 / 153	27 / 163	411 / 166	98 / 87	277 / 440
Average Days on Market (Cum.) / YTD	297 / 323	27 / 350	411 / 325	98 / 138	277 / 466
Median Days on Market (Cum.) / YTD	276 / 235	27 / 305	411 / 210	98 / 114	277 / 440
<b>Investment</b>					
New Listings / YTD	23 / 119	31 / 150	16 / 104	14 / 84	24 / 93
Sales / YTD	8 / 40	11 / 41	8 / 44	4 / 27	6 / 17
Sales to New Listings Ratio / YTD	35% / 34%	35% / 27%	50% / 42%	29% / 32%	25% / 18%
Sales Volume	7,845,500	12,351,500	5,368,888	3,489,336	5,487,000
Sales Volume YTD	34,054,132	34,080,734	37,121,168	16,801,586	16,670,500
Average Sale Price	980,688	1,122,864	671,111	872,334	914,500
Average Sale Price YTD	851,353	831,237	843,663	622,281	980,618
Median Sale Price	417,500	450,000	547,500	710,000	293,500
Median Sale Price YTD	500,000	498,000	507,000	426,000	410,000
Sale to List Price Ratio / YTD	93% / 92%	94% / 92%	96% / 94%	74% / 84%	86% / 86%
Average Days on Market / YTD	100 / 112	132 / 146	185 / 158	78 / 167	98 / 112
Median Days on Market / YTD	50 / 78	114 / 114	68 / 125	81 / 116	63 / 78
Average Days on Market (Cum.) / YTD	153 / 157	160 / 193	185 / 162	78 / 203	248 / 201
Median Days on Market (Cum.) / YTD	93 / 120	138 / 147	68 / 126	81 / 139	63 / 99
<b>Multi Family</b>					
New Listings / YTD	7 / 65	16 / 76	14 / 75	8 / 57	9 / 27
Sales / YTD	6 / 26	4 / 12	2 / 20	3 / 31	2 / 7
Sales to New Listings Ratio / YTD	86% / 40%	25% / 16%	14% / 27%	38% / 54%	22% / 26%
Sales Volume	6,240,000	4,283,000	4,450,000	4,051,250	1,067,000
Sales Volume YTD	36,089,500	14,437,000	28,055,000	40,756,250	6,881,700
Average Sale Price	1,040,000	1,070,750	2,225,000	1,350,417	533,500
Average Sale Price YTD	1,388,058	1,203,083	1,402,750	1,314,718	983,100
Median Sale Price	987,500	906,500	2,225,000	959,750	533,500
Median Sale Price YTD	1,385,000	1,017,000	1,497,500	1,215,000	1,150,000
Sale to List Price Ratio / YTD	94% / 94%	94% / 91%	97% / 93%	93% / 94%	97% / 97%
Average Days on Market / YTD	75 / 113	147 / 97	55 / 80	137 / 181	28 / 252
Median Days on Market / YTD	78 / 87	98 / 63	55 / 51	140 / 110	28 / 170
Average Days on Market (Cum.) / YTD	104 / 163	147 / 118	55 / 110	137 / 229	28 / 372
Median Days on Market (Cum.) / YTD	78 / 99	98 / 65	55 / 71	140 / 134	28 / 170
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	1 / 1	0 / 0	0 / 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

June 2024

	2024	2023	2022	2021	2020
<b>Business</b>					
New Listings / YTD	25 / 140	22 / 118	14 / 90	6 / 45	12 / 81
Sales / YTD	9 / 30	4 / 20	1 / 18	2 / 8	4 / 14
Sales to New Listings Ratio / YTD	36% / 21%	18% / 17%	7% / 20%	33% / 18%	33% / 17%
Sales Volume	1,830,000	575,500	499,000	98,000	282,500
Sales Volume YTD	6,192,000	3,200,500	5,500,500	1,980,068	1,540,300
Average Sale Price	203,333	143,875	499,000	49,000	70,625
Average Sale Price YTD	206,400	160,025	305,583	247,509	110,021
Median Sale Price	225,000	128,500	499,000	49,000	72,000
Median Sale Price YTD	156,500	128,500	176,500	157,640	86,750
Sale to List Price Ratio / YTD	86% / 86%	87% / 82%	100% / 84%	73% / 162%	79% / 79%
Average Days on Market / YTD	108 / 116	122 / 114	502 / 160	238 / 244	109 / 134
Median Days on Market / YTD	107 / 105	123 / 97	502 / 78	238 / 276	105 / 135
Average Days on Market (Cum.) / YTD	117 / 133	122 / 124	791 / 176	238 / 244	214 / 164
Median Days on Market (Cum.) / YTD	118 / 106	123 / 97	791 / 78	238 / 276	164 / 142
<b>Lease</b>					
New Listings / YTD	20 / 103	15 / 98	13 / 71	14 / 62	17 / 93
Sales / YTD	6 / 35	4 / 26	4 / 19	6 / 19	2 / 19
Sales to New Listings Ratio / YTD	30% / 34%	27% / 27%	31% / 27%	43% / 31%	12% / 20%
Sales Volume	3,768,868	5,072,834	321,976	2,239,475	178,275
Sales Volume YTD	15,558,426	11,905,899	2,354,706	4,840,832	7,689,371
Average Sale Price	628,145	1,268,209	80,494	373,246	89,138
Average Sale Price YTD	444,526	457,919	123,932	254,781	404,704
Median Sale Price	447,220	137,840	81,272	237,000	89,138
Median Sale Price YTD	138,000	121,440	111,889	127,200	221,300
Average Days on Market / YTD	260 / 192	124 / 151	176 / 134	91 / 216	91 / 189
Median Days on Market / YTD	156 / 108	91 / 144	191 / 94	68 / 105	91 / 179
Average Days on Market (Cum.) / YTD	260 / 199	124 / 172	176 / 176	91 / 231	91 / 189
Median Days on Market (Cum.) / YTD	156 / 148	91 / 147	191 / 154	68 / 145	91 / 179
<b>Farms</b>					
New Listings / YTD	1 / 5	1 / 6	0 / 2	0 / 2	0 / 5
Sales / YTD	0 / 0	0 / 0	0 / 1	1 / 2	1 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 50%	0% / 100%	0% / 40%
Sales Volume	0	0	0	1,100,000	1,557,000
Sales Volume YTD	0	0	2,200,000	2,548,000	2,507,000
Average Sale Price	0	0	0	1,100,000	1,557,000
Average Sale Price YTD	0	0	2,200,000	1,274,000	1,253,500
Median Sale Price	0	0	0	1,100,000	1,557,000
Median Sale Price YTD	0	0	2,200,000	1,274,000	1,253,500
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 92%	82% / 80%	94% / 84%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 83	183 / 263	144 / 202
Median Days on Market / YTD	0 / 0	0 / 0	0 / 83	183 / 263	144 / 202
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	676 / 510	267 / 263
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	676 / 510	267 / 263
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	83 / 491	90 / 505	63 / 395	50 / 291	74 / 347
Sales / YTD	33 / 150	24 / 107	17 / 120	18 / 93	17 / 65
Sales to New Listings Ratio / YTD	40% / 31%	27% / 21%	27% / 30%	36% / 32%	23% / 19%
Sales Volume	22,063,368	22,582,834	13,439,744	13,178,061	9,271,775
Sales Volume YTD	143,583,058	68,717,133	113,554,504	71,026,736	39,327,871
Average Sale Price	668,587	940,951	790,573	732,115	545,399
Average Sale Price YTD	957,220	642,216	946,288	763,728	605,044
Median Sale Price	330,000	402,000	545,000	404,975	185,000
Median Sale Price YTD	442,500	380,000	485,000	540,000	315,000
Sale to List Price Ratio / YTD	90% / 92%	93% / 89%	92% / 92%	81% / 96%	87% / 86%
Average Days on Market / YTD	138 / 144	127 / 143	213 / 149	118 / 185	115 / 190
Median Days on Market / YTD	107 / 95	107 / 102	111 / 95	109 / 125	76 / 140
Average Days on Market (Cum.) / YTD	171 / 181	140 / 178	230 / 183	145 / 223	200 / 234
Median Days on Market (Cum.) / YTD	118 / 119	115 / 132	111 / 120	109 / 145	110 / 170

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

June 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	52	55	52	334	239	329
	Average	494,271	479,946	494,100	487,714	461,659	469,247
	Median	447,750	436,000	422,700	447,000	420,000	420,000
<b>North Central</b>	Sales	209	193	225	1,145	836	1,291
	Average	462,506	412,234	430,338	440,550	409,358	427,256
	Median	439,900	386,000	410,000	425,000	387,900	405,500
<b>Northeast</b>	Sales	56	61	63	313	261	359
	Average	398,655	343,457	386,117	396,536	337,660	361,106
	Median	368,500	330,000	347,000	375,000	319,000	329,000
<b>Central</b>	Sales	56	36	45	242	168	251
	Average	283,263	309,834	294,719	307,733	289,473	304,508
	Median	297,611	268,000	265,000	290,111	265,000	277,000
<b>West</b>	Sales	96	96	95	478	408	554
	Average	620,087	510,042	644,668	576,133	538,095	585,846
	Median	489,500	429,000	515,000	471,750	426,500	473,450
<b>Southwest</b>	Sales	128	144	144	646	599	837
	Average	644,763	634,899	599,962	632,598	598,849	598,605
	Median	563,655	544,315	547,250	556,855	527,500	539,000
<b>Southeast</b>	Sales	197	173	163	987	733	1,042
	Average	481,189	443,062	450,063	479,208	434,481	452,388
	Median	455,000	408,000	407,000	450,000	403,000	425,000
<b>Anthony Henday</b>	Sales	224	221	226	1,441	1,030	1,499
	Average	628,811	563,350	565,397	597,101	557,844	583,057
	Median	574,400	532,000	527,500	549,900	522,000	540,000
<b>City of Edmonton Total</b>	Sales	1,017	978	1,014	5,583	4,272	6,162
	Average	528,682	490,226	503,392	516,336	482,284	500,668
	Median	481,000	449,900	460,000	475,000	440,000	460,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	20	16	12	85	50	82
	Average	469,158	427,303	338,708	431,631	399,662	402,094
	Median	439,950	427,025	337,500	422,500	405,100	387,450
<b>North Central</b>	Sales	33	37	41	179	135	243
	Average	375,533	337,997	328,832	356,383	325,297	332,810
	Median	393,000	355,000	335,000	380,000	335,800	348,900
<b>Northeast</b>	Sales	12	4	7	36	35	38
	Average	302,833	n/a	261,250	308,044	269,061	290,014
	Median	306,500	n/a	285,000	306,500	245,000	288,450
<b>Central</b>	Sales	11	2	7	52	17	32
	Average	364,309	n/a	323,429	347,338	350,082	366,414
	Median	322,000	n/a	310,000	323,750	325,000	355,700
<b>West</b>	Sales	7	10	10	35	28	38
	Average	447,114	385,240	344,250	421,074	356,359	376,575
	Median	346,500	335,000	318,750	360,000	300,500	352,000
<b>Southwest</b>	Sales	17	21	31	89	83	128
	Average	456,992	454,348	422,163	465,629	465,168	435,873
	Median	424,900	436,300	348,500	415,100	436,300	373,000
<b>Southeast</b>	Sales	45	47	45	209	156	239
	Average	456,499	374,169	378,319	428,326	369,887	396,974
	Median	426,500	337,000	354,000	407,000	350,250	377,500
<b>Anthony Henday</b>	Sales	72	79	97	391	321	556
	Average	435,712	394,328	401,395	430,780	394,053	398,911
	Median	428,500	390,000	390,000	420,500	389,990	390,000
<b>City of Edmonton Total</b>	Sales	217	216	250	1,076	825	1,356
	Average	425,021	386,286	376,514	412,422	378,239	385,961
	Median	411,000	380,000	371,500	405,000	374,000	378,950

n/a = insufficient data



## June 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Northwest</b>	Sales	10	6	4	58	35	32
	Average	429,180	333,917	n/a	371,073	303,142	371,662
	Median	347,500	334,250	n/a	367,500	303,500	345,750
<b>North Central</b>	Sales	65	32	44	302	237	311
	Average	247,478	263,987	238,532	247,437	222,934	244,974
	Median	230,000	279,500	239,000	242,250	209,000	249,000
<b>Northeast</b>	Sales	19	28	27	141	117	131
	Average	215,558	173,307	156,496	199,493	167,027	172,394
	Median	213,500	161,650	146,000	193,000	162,000	162,500
<b>Central</b>	Sales	2	1	4	26	16	18
	Average	n/a	n/a	n/a	360,914	345,719	362,211
	Median	n/a	n/a	n/a	305,000	347,500	390,500
<b>West</b>	Sales	24	23	19	146	125	135
	Average	254,104	218,283	225,645	222,840	210,657	230,684
	Median	223,000	198,000	186,400	210,500	180,300	191,000
<b>Southwest</b>	Sales	49	31	38	201	135	213
	Average	291,722	237,866	267,358	286,421	252,721	264,619
	Median	278,877	220,000	253,000	286,000	247,000	250,000
<b>Southeast</b>	Sales	54	41	38	248	196	230
	Average	247,155	222,794	229,792	253,720	223,375	223,929
	Median	224,000	212,500	207,500	230,000	196,750	205,257
<b>Anthony Henday</b>	Sales	89	65	70	499	354	475
	Average	337,619	316,423	313,537	337,888	311,693	312,286
	Median	330,000	320,000	321,750	330,000	310,000	305,000
<b>City of Edmonton Total</b>	Sales	312	227	244	1,621	1,215	1,545
	Average	284,918	253,921	256,850	280,934	249,456	261,831
	Median	281,750	252,500	250,700	285,000	248,300	259,000
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	10	11	8	77	46	52
	Average	129,780	141,718	157,375	138,045	124,480	166,615
	Median	106,450	120,000	127,625	123,000	104,000	117,750
<b>North Central</b>	Sales	48	39	34	246	180	199
	Average	189,940	163,441	171,637	171,973	160,164	173,878
	Median	184,750	165,000	151,750	175,000	164,000	165,000
<b>Northeast</b>	Sales	24	16	13	149	67	86
	Average	154,217	112,950	132,046	134,952	126,812	133,901
	Median	140,000	112,500	150,000	139,000	123,500	140,125
<b>Central</b>	Sales	89	81	58	471	329	323
	Average	216,569	191,501	215,933	213,609	199,801	220,948
	Median	179,000	162,900	169,450	179,000	170,000	184,250
<b>West</b>	Sales	27	29	21	148	127	108
	Average	161,652	165,136	159,823	171,949	152,403	162,720
	Median	152,300	173,000	155,000	158,500	148,000	155,000
<b>Southwest</b>	Sales	83	57	64	427	279	305
	Average	241,078	221,581	247,389	222,009	214,228	230,173
	Median	213,000	200,000	225,000	198,000	192,000	201,500
<b>Southeast</b>	Sales	45	38	26	211	158	173
	Average	205,671	177,256	171,377	180,228	170,799	176,169
	Median	200,097	179,250	176,500	179,000	170,000	170,000
<b>Anthony Henday</b>	Sales	68	58	48	408	279	313
	Average	212,918	191,193	204,662	208,427	191,736	204,409
	Median	208,250	175,750	184,950	199,300	180,000	185,000
<b>City of Edmonton Total</b>	Sales	394	329	272	2,137	1,465	1,559
	Average	206,849	183,878	201,486	195,117	183,203	197,807
	Median	191,900	171,000	181,250	181,500	169,000	176,000

n/a = insufficient data

**Summary of Properties Listed and Sold**  
**City of Edmonton**  
**June 2024**

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		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
	<b>Total</b>	<b>21,583</b>	<b>11,561</b>	<b>620</b>	<b>132</b>
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
	<b>Total</b>	<b>26,835</b>	<b>16,697</b>	<b>597</b>	<b>189</b>
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
	<b>Total</b>	<b>27,990</b>	<b>16,865</b>	<b>803</b>	<b>201</b>
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	1,875	1,291	87	28
	November	1,507	1,176	63	22
	December	1,013	878	45	21
	<b>Total</b>	<b>24,575</b>	<b>15,732</b>	<b>917</b>	<b>252</b>
2024	January	1,519	1,053	81	10
	February	1,914	1,401	75	17
	March	2,493	1,728	69	32
	April	2,641	2,148	102	32
	May	2,972	2,147	81	26
	June	2,647	1,940	83	33
	<b>Total</b>	<b>14,186</b>	<b>10,417</b>	<b>491</b>	<b>150</b>

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

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

# Residential Average Sale Price by Type

## City of Edmonton

June 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>1</sup>
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	502,440	414,055	276,118	189,429	396,989
	April	526,679	410,326	292,097	199,667	410,981
	May	543,667	426,229	281,817	201,246	416,713
	June	528,682	425,021	284,918	206,849	412,521

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

## June 2024

	2024	2023	2022	2021	2020
<b>Edmonton City Monthly</b>					
New Listings	2,800	2,732	3,205	3,131	2,643
Sales	2,004	1,814	1,842	1,915	1,381
Sales Volume	835,020,421	716,656,409	747,824,621	768,853,148	495,468,453
<b>Edmonton City Year to Date</b>					
New Listings	15,145	14,361	17,489	16,091	11,652
Sales	10,828	8,064	11,029	9,357	4,852
Sales Volume	4,453,267,515	3,065,462,161	4,531,253,076	3,684,745,373	1,730,410,893
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,302	5,160	6,085	6,234	5,638
Commercial	457	560	447	363	411
TOTAL	5,000	6,023	6,790	6,870	6,310
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,981	3,977	4,638	4,554	3,964
Sales	2,972	2,713	2,791	2,932	2,216
Sales Volume	1,315,986,065	1,118,273,229	1,180,167,833	1,225,372,257	820,635,963
<b>Greater Edmonton Area Year to Date</b>					
New Listings	21,859	20,785	24,820	23,854	17,626
Sales	15,765	11,999	16,249	14,706	7,497
Sales Volume	6,817,287,716	4,803,187,178	6,923,360,174	5,999,608,773	2,744,545,135
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,947	7,074	8,082	8,456	8,357
Commercial	758	900	760	737	769
TOTAL	7,307	8,663	9,514	9,961	9,882
<hr/>					
<b>Total Board Monthly</b>					
New Listings	4,631	4,628	5,433	5,299	4,758
Sales	3,340	3,147	3,196	3,435	2,616
Sales Volume	1,432,576,726	1,256,977,814	1,309,178,113	1,360,042,629	914,770,990
<b>Total Board Year to Date</b>					
New Listings	25,495	24,217	28,628	27,829	20,858
Sales	17,584	13,629	18,271	17,076	8,603
Sales Volume	7,395,566,607	5,281,097,537	7,530,238,504	6,670,455,270	3,001,881,626

## Total Board

June 2024

	2024	2023	2022	2021	2020
<b>Detached</b>					
New Listings / YTD	2,568 / 14,024	2,576 / 13,550	3,307 / 16,433	3,063 / 15,819	2,822 / 12,140
Sales / YTD	1,936 / 10,175	1,917 / 8,045	1,979 / 11,203	2,185 / 11,147	1,703 / 5,560
Sales to New Listings Ratio / YTD	75% / 73%	74% / 59%	60% / 68%	71% / 70%	60% / 46%
Sales Volume	992,079,132	905,742,024	954,428,298	1,012,212,057	692,473,614
Sales Volume YTD	5,110,877,095	3,761,521,572	5,439,045,626	5,027,282,369	2,237,342,225
<b>Semi-detached</b>					
New Listings / YTD	378 / 2,037	370 / 1,925	453 / 2,556	475 / 2,424	427 / 1,836
Sales / YTD	341 / 1,684	323 / 1,290	347 / 1,952	342 / 1,629	252 / 826
Sales to New Listings Ratio / YTD	90% / 83%	87% / 67%	77% / 76%	72% / 67%	59% / 45%
Sales Volume	143,129,521	122,077,363	129,137,869	118,977,390	82,615,730
Sales Volume YTD	676,515,076	478,588,106	732,758,273	563,294,784	267,873,325
<b>Row/Townhouse</b>					
New Listings / YTD	485 / 2,543	447 / 2,212	477 / 2,731	514 / 2,713	392 / 1,796
Sales / YTD	415 / 2,099	300 / 1,558	324 / 1,957	335 / 1,538	233 / 782
Sales to New Listings Ratio / YTD	86% / 83%	67% / 70%	68% / 72%	65% / 57%	59% / 44%
Sales Volume	119,638,084	77,033,124	82,686,181	82,166,400	54,220,303
Sales Volume YTD	600,225,049	394,482,369	513,406,460	380,131,759	177,276,283
<b>Apartment Condominium</b>					
New Listings / YTD	699 / 3,935	681 / 3,643	688 / 4,081	718 / 4,063	628 / 2,782
Sales / YTD	452 / 2,479	395 / 1,747	323 / 1,863	314 / 1,418	230 / 808
Sales to New Listings Ratio / YTD	65% / 63%	58% / 48%	47% / 46%	44% / 35%	37% / 29%
Sales Volume	95,600,726	76,852,330	66,241,820	69,199,862	46,416,457
Sales Volume YTD	493,724,538	336,230,490	376,688,530	294,087,256	159,990,547
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	4,130 / 22,539	4,074 / 21,330	4,925 / 25,801	4,770 / 25,019	4,269 / 18,554
Sales / YTD	3,144 / 16,437	2,935 / 12,640	2,973 / 16,975	3,176 / 15,732	2,418 / 7,976
Sales to New Listings Ratio / YTD	76% / 73%	72% / 59%	60% / 66%	67% / 63%	57% / 43%
Sales Volume	1,350,447,463	1,181,704,841	1,232,494,168	1,282,555,709	875,726,104
Sales Volume YTD	6,881,341,758	4,970,822,537	7,061,898,889	6,264,796,168	2,842,482,380
<b>Other<sup>2</sup></b>					
New Listings / YTD	308 / 1,799	346 / 1,695	334 / 1,813	393 / 1,919	305 / 1,423
Sales / YTD	114 / 774	144 / 681	169 / 946	194 / 1,011	146 / 439
Sales to New Listings Ratio / YTD	37% / 43%	42% / 40%	51% / 52%	49% / 53%	48% / 31%
Sales Volume	27,962,056	28,991,796	32,820,879	37,296,829	20,276,321
Sales Volume YTD	219,484,003	138,493,109	225,145,321	215,174,537	72,632,385

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

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

## Total Board

June 2024

	2024	2023	2022	2021	2020
<b>Land</b>					
New Listings / YTD	31 / 180	13 / 156	25 / 162	21 / 132	29 / 117
Sales / YTD	7 / 42	4 / 30	7 / 37	8 / 25	6 / 19
Sales to New Listings Ratio / YTD	23% / 23%	31% / 19%	28% / 23%	38% / 19%	21% / 16%
Sales Volume	2,639,000	500,000	8,255,780	7,682,280	1,545,000
Sales Volume YTD	69,596,300	19,058,900	55,680,529	13,660,658	7,143,500
<b>Investment</b>					
New Listings / YTD	44 / 269	58 / 323	36 / 242	35 / 217	48 / 216
Sales / YTD	21 / 83	25 / 83	14 / 96	13 / 75	15 / 44
Sales to New Listings Ratio / YTD	48% / 31%	43% / 26%	39% / 40%	37% / 35%	31% / 20%
Sales Volume	14,134,762	22,047,000	10,095,888	8,276,601	8,408,500
Sales Volume YTD	56,664,537	56,051,934	69,307,118	48,555,813	27,995,005
<b>Multi Family</b>					
New Listings / YTD	10 / 87	22 / 104	20 / 107	14 / 79	11 / 40
Sales / YTD	7 / 36	4 / 18	4 / 31	7 / 42	2 / 9
Sales to New Listings Ratio / YTD	70% / 41%	18% / 17%	20% / 29%	50% / 53%	18% / 23%
Sales Volume	14,940,000	4,283,000	7,940,000	8,358,750	1,067,000
Sales Volume YTD	57,371,000	17,772,000	37,807,500	50,318,750	8,921,700
<b>Hotel/Motel</b>					
New Listings / YTD	1 / 7	3 / 8	1 / 2	0 / 5	1 / 6
Sales / YTD	0 / 3	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 43%	0% / 0%	0% / 100%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	2,270,000	0	633,000	0	0
<b>Business</b>					
New Listings / YTD	51 / 258	38 / 222	33 / 180	17 / 95	24 / 146
Sales / YTD	15 / 54	8 / 39	3 / 34	6 / 23	7 / 30
Sales to New Listings Ratio / YTD	29% / 21%	21% / 18%	9% / 19%	35% / 24%	29% / 21%
Sales Volume	3,378,000	2,469,500	1,188,000	2,155,500	467,500
Sales Volume YTD	15,923,500	10,801,000	8,881,000	10,988,068	4,426,800
<b>Lease</b>					
New Listings / YTD	24 / 181	35 / 200	26 / 146	22 / 161	28 / 171
Sales / YTD	9 / 71	10 / 63	9 / 55	9 / 51	6 / 32
Sales to New Listings Ratio / YTD	38% / 39%	29% / 32%	35% / 38%	41% / 32%	21% / 19%
Sales Volume	3,860,771	5,557,567	991,498	2,472,960	393,665
Sales Volume YTD	28,991,411	16,396,962	7,219,167	8,935,483	10,095,456
<b>Farms</b>					
New Listings / YTD	32 / 168	39 / 174	33 / 170	27 / 196	42 / 177
Sales / YTD	23 / 82	17 / 73	17 / 92	22 / 114	15 / 52
Sales to New Listings Ratio / YTD	72% / 49%	44% / 42%	52% / 54%	81% / 58%	36% / 29%
Sales Volume	15,214,674	11,424,110	15,391,900	11,244,000	6,824,400
Sales Volume YTD	62,946,098	51,364,095	63,102,480	57,155,792	28,089,400
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	193 / 1,157	208 / 1,192	174 / 1,014	136 / 891	184 / 881
Sales / YTD	82 / 373	68 / 308	54 / 350	65 / 333	52 / 188
Sales to New Listings Ratio / YTD	42% / 32%	33% / 26%	31% / 35%	48% / 37%	28% / 21%
Sales Volume	54,167,207	46,281,177	43,863,066	40,190,091	18,768,565
Sales Volume YTD	294,740,846	171,781,891	243,194,294	190,484,565	86,766,861

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

June 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Barrhead</b>	Sales	2	6	6	32	34	34
	Sales Volume	n/a	1,161,500	1,603,000	7,566,952	8,241,000	8,367,801
	Average Price	n/a	193,583	267,167	236,467	242,382	246,112
	Median Price	n/a	211,250	280,000	240,000	234,500	234,500
<b>Beaumont</b>	Sales	62	49	47	234	198	305
	Sales Volume	32,278,914	25,927,300	22,346,290	120,753,249	96,951,172	153,869,995
	Average Price	520,628	529,129	475,453	516,040	489,652	504,492
	Median Price	492,250	546,000	442,500	500,000	481,000	502,000
<b>Bonnyville</b>	Sales	26	32	38	127	108	142
	Sales Volume	11,620,249	11,730,500	12,871,500	47,064,082	35,410,550	51,236,657
	Average Price	446,933	366,578	338,724	370,583	327,875	360,822
	Median Price	442,000	335,250	314,250	335,000	306,750	332,500
<b>Cold Lake</b>	Sales	46	58	38	189	186	217
	Sales Volume	15,599,300	18,552,158	12,471,300	63,688,750	62,991,288	70,239,550
	Average Price	339,115	319,865	328,192	336,978	338,663	323,685
	Median Price	320,750	325,000	331,250	325,000	325,000	335,000
<b>Devon</b>	Sales	14	7	10	72	44	83
	Sales Volume	4,845,000	2,626,750	3,579,500	29,704,450	16,902,650	27,611,999
	Average Price	346,071	375,250	357,950	412,562	384,151	332,675
	Median Price	322,000	369,000	341,500	385,000	357,500	323,000
<b>Drayton Valley</b>	Sales	7	20	23	70	62	98
	Sales Volume	1,787,500	5,693,900	6,440,400	19,571,600	16,678,299	28,410,520
	Average Price	255,357	284,695	280,017	279,594	269,005	289,903
	Median Price	286,000	287,500	280,000	285,000	264,750	289,450
<b>Fort Saskatchewan</b>	Det. Sales	44	41	38	278	196	265
	Det. Average Price	533,794	495,417	497,424	493,432	482,579	483,670
	Det. Median Price	541,278	490,000	476,000	473,200	470,000	462,000
	Apt. Sales	5	10	4	24	37	26
	Apt. Average Price	189,620	181,240	n/a	168,375	183,922	182,173
	Apt. Median Price	155,000	181,250	n/a	177,500	162,900	177,500
	Total Sales Volume	28,767,452	28,002,900	27,161,020	183,678,541	129,034,188	169,380,603
<b>Gibbons</b>	Sales	4	11	9	30	37	35
	Sales Volume	n/a	3,770,500	2,729,100	10,117,000	12,122,900	11,225,900
	Average Price	n/a	342,773	303,233	337,233	327,646	320,740
	Median Price	n/a	305,500	315,100	315,000	305,500	300,000
<b>Leduc</b>	Det. Sales	65	59	74	335	253	369
	Det. Average Price	469,907	434,644	407,139	471,051	442,683	430,431
	Det. Median Price	450,233	415,000	379,450	460,000	420,000	415,000
	Apt. Sales	1	2	1	16	11	8
	Apt. Average Price	n/a	n/a	n/a	199,260	205,264	210,300
	Apt. Median Price	n/a	n/a	n/a	202,500	177,500	173,250
	Total Sales Volume	38,454,494	32,465,025	37,300,862	200,847,216	147,463,502	205,100,759

n/a = insufficient data

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

June 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Morinville</b>						
Sales	29	21	36	146	119	197
Sales Volume	11,182,555	7,434,700	13,315,099	55,195,402	42,555,654	71,965,036
Average Price	385,605	354,033	369,864	378,051	357,611	365,305
Median Price	383,000	375,000	352,200	390,000	370,000	350,000
<b>Sherwood Park</b>						
Det. Sales	105	100	100	504	412	527
Det. Average Price	535,379	496,527	523,380	536,224	505,343	516,705
Det. Median Price	508,000	476,750	485,000	510,000	475,000	485,000
Apt. Sales	15	20	15	88	63	80
Apt. Average Price	280,093	268,938	253,377	282,494	259,552	249,347
Apt. Median Price	245,000	277,500	266,500	270,000	270,000	242,000
Total Sales Volume	77,080,094	68,113,630	65,689,578	367,955,636	274,685,774	344,723,792
<b>Spruce Grove</b>						
Det. Sales	68	63	58	419	298	395
Det. Average Price	483,398	450,462	454,188	479,442	455,081	455,761
Det. Median Price	449,950	441,000	445,750	455,000	443,135	435,000
Apt. Sales	4	7	3	50	30	27
Apt. Average Price	n/a	191,914	n/a	189,650	192,468	189,574
Apt. Median Price	n/a	185,000	n/a	173,875	185,250	165,000
Total Sales Volume	49,243,805	41,118,626	35,636,529	286,678,455	192,768,350	238,001,385
<b>St. Albert</b>						
Det. Sales	117	103	114	530	414	576
Det. Average Price	579,116	547,064	564,492	576,188	536,166	550,742
Det. Median Price	524,900	486,000	525,000	530,000	499,950	514,500
Apt. Sales	17	16	11	70	86	74
Apt. Average Price	284,553	365,750	219,291	270,840	320,183	273,699
Apt. Median Price	265,000	207,000	212,000	223,950	214,500	234,250
Total Sales Volume	90,422,296	72,506,512	75,694,532	390,972,944	299,585,592	386,714,360
<b>St. Paul</b>						
Sales	20	19	16	72	72	91
Sales Volume	5,199,350	5,394,500	3,632,400	16,174,800	19,394,800	23,144,265
Average Price	259,968	283,921	227,025	224,650	269,372	254,333
Median Price	253,725	275,000	210,500	218,750	260,000	225,000
<b>Stony Plain</b>						
Sales	48	39	56	262	191	287
Sales Volume	19,401,472	13,499,850	19,908,243	102,711,775	68,372,247	108,015,568
Average Price	404,197	346,150	355,504	392,030	357,970	376,361
Median Price	396,000	358,000	363,000	390,000	358,000	362,000
<b>Vegreville</b>						
Sales	9	11	14	62	45	57
Sales Volume	2,003,000	2,307,500	3,643,500	13,272,100	9,458,900	14,224,500
Average Price	222,556	209,773	260,250	214,066	210,198	249,553
Median Price	199,000	190,000	260,000	223,500	190,000	230,500
<b>Westlock</b>						
Sales	9	9	11	39	41	58
Sales Volume	2,877,000	2,464,250	2,423,500	9,907,600	10,273,350	12,772,500
Average Price	319,667	273,806	220,318	254,041	250,570	220,216
Median Price	290,000	270,000	201,000	238,000	235,000	212,525
<b>Wetaskiwin</b>						
Sales	23	26	29	114	105	127
Sales Volume	6,163,300	7,219,283	8,019,100	28,768,633	25,044,933	33,063,700
Average Price	267,970	277,665	276,521	252,356	238,523	260,344
Median Price	245,000	276,875	249,900	249,450	235,000	239,900

n/a = insufficient data

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



June 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	1	0	1	3	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	5	5	2	12	14	16
	Sales Volume	1,899,900	2,794,000	n/a	6,205,800	4,241,740	7,041,640
<b>Lac la Biche County</b>	Sales	0	1	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	0	0	4	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	8	3	4	20	12	21
	Sales Volume	15,337,000	n/a	n/a	35,501,200	10,755,595	23,533,000
<b>Parkland County</b>	Sales	1	3	0	8	9	5
	Sales Volume	n/a	n/a	n/a	4,635,500	8,061,500	3,235,500
<b>Smoky Lake County</b>	Sales	2	2	1	6	3	3
	Sales Volume	n/a	n/a	n/a	2,729,000	n/a	n/a
<b>St. Paul County</b>	Sales	2	2	0	9	11	9
	Sales Volume	n/a	n/a	n/a	3,125,064	2,878,009	4,052,500
<b>Strathcona County</b>	Sales	2	2	0	7	8	5
	Sales Volume	n/a	n/a	n/a	7,754,293	9,883,000	4,083,000
<b>Sturgeon County</b>	Sales	1	0	1	4	5	6
	Sales Volume	n/a	n/a	n/a	n/a	6,894,500	3,985,080
<b>Thorhild County</b>	Sales	0	2	0	4	7	5
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,247,500
<b>Two Hills County</b>	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

June 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	10	16	15	42	50	40
	Sales Volume	3,609,900	4,483,100	6,197,000	10,385,700	12,764,900	12,870,775
<b>Bonnyville M.D.</b>	Sales	33	42	45	155	145	175
	Sales Volume	13,593,149	16,377,000	13,783,390	57,184,882	44,173,190	59,892,947
<b>Lac la Biche County</b>	Sales	0	2	1	6	6	9
	Sales Volume	n/a	n/a	n/a	1,713,200	2,454,000	1,911,000
<b>Lac Ste. Anne County</b>	Sales	4	3	6	30	16	29
	Sales Volume	n/a	n/a	1,113,700	6,684,700	3,199,750	4,515,600
<b>Leduc County</b>	Sales	29	13	26	122	80	156
	Sales Volume	28,206,500	7,160,090	15,007,200	100,231,272	45,149,205	98,535,861
<b>Parkland County</b>	Sales	66	73	97	317	272	404
	Sales Volume	37,248,649	43,795,650	48,425,901	190,910,325	149,554,369	214,846,997
<b>Smoky Lake County</b>	Sales	8	16	12	33	30	42
	Sales Volume	2,854,350	3,310,500	2,478,900	9,805,750	6,287,000	8,836,400
<b>St. Paul County</b>	Sales	28	25	17	109	97	116
	Sales Volume	6,653,374	5,989,500	3,694,900	23,071,114	25,018,449	34,751,465
<b>Strathcona County</b>	Sales	38	36	49	188	154	231
	Sales Volume	29,065,150	26,478,900	36,598,600	138,709,800	116,912,852	175,020,539
<b>Sturgeon County</b>	Sales	28	23	18	144	116	141
	Sales Volume	22,571,148	12,304,022	11,271,300	103,601,829	73,954,872	98,224,626
<b>Thorhild County</b>	Sales	10	11	7	45	44	41
	Sales Volume	1,933,900	2,152,476	1,277,400	9,412,901	9,046,280	11,361,760
<b>Two Hills County</b>	Sales	5	3	7	25	23	30
	Sales Volume	1,072,500	n/a	1,462,900	6,063,400	3,519,600	4,901,400
<b>Vermilion River County</b>	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data