

Media Release

No slump in Edmonton's property market as numbers begin to cool.

Edmonton, September 3, 2024: There were a total of 2,591 residential unit sales in the Greater Edmonton Area (GEA) real estate market during August 2024, an 11.8% decrease from July 2024, but still 15.8% higher than August 2023. New residential listings amounted to 3,467, down 7.0% from July 2024, and up 7.7% higher from August 2023. Overall inventory in the GEA decreased 1.2% month-over-month and is tracking 13.8% lower than August 2023.

The total number of Detached unit sales was 1,468, a decrease of 14.1% over the previous month but showing an increase of 12.5% over the previous year. Semi-detached unit sales decreased 7.0% month-over-month and showed an increase of 18.8% year-over-year. Row/Townhouse unit sales decreased 3.5% compared to July 2024 and sold 19.2% more than August 2023. Apartment Condominium unit sales were still 22.6% higher than the previous year but were down 14.5% from July 2024.

Total residential average prices came in at \$435,094, a 1.2% decrease from July 2024, and a 9.1% increase from August 2023. Detached homes averaged \$546,101, decreasing 1.1% from July 2024 and up from the previous year by 10.2%. Semi-detached units sold for an average of \$414,526, increasing 1.9% from the previous month, and up 10.9% year-over-year. Row/townhouse prices fell 0.5% from July 2024 but are sitting 14.7% higher than August 2023 with an average selling price of \$290,569. Apartment Condominium average prices dropped slightly to \$203,742, a 0.3% decrease over last month and coming in 5.1% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$407,200, increasing 0.1% from July 2024, and up 7.6% from August 2023.

"The hot summer season is definitely at an end as we can see clearly from the month-over-month numbers," says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. "But the yearly comparison is telling a different story. This year's home prices have increased in double-digit percentages for most residential categories, and the market is definitely more active as the number of sales continues to be stronger as well."

Detached homes averaged 35 days on the market, an increase of three days from July 2024. Semi-detached homes also recorded a three-day increase with 30 days on the market, and row/townhouses' days on the market saw no change at 31 days. Apartment condominiums averaged 42 days on market, a decrease of one day. Overall, all residential listings averaged 35 days on the market, a month-over-month increase of 2 days and an 11-day decrease in comparison to August 2023.

Contact:

Melanie Boles, Associate Broker, 2024 Board Chair
Marlena Lesmister, Director of Communications (Acting)
Darla Lindbjerg, President and CEO

780-298-2564
780-453-9368
780-453-9321

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

MLS® System Activity (for all-residential sales in GEA ¹)	August 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 546,101.00	-1.1%	10.2%
Detached median ³ selling price – month	\$ 497,000.00	-0.6%	10.4%
Semi-detached average selling price – month	\$ 414,526.00	1.9%	10.9%
Semi-detached median selling price – month	\$ 412,988.00	2.0%	11.6%
Row/Townhouse average selling price – month	\$ 290,569.00	-0.5%	14.7%
Row/Townhouse median selling price – month	\$ 289,998.00	1.8%	17.4%
Apartment Condominium average selling price	\$ 203,742.00	-0.3%	5.1%
Apartment Condominium median selling price	\$ 190,000.00	-1.0%	5.6%
All-residential ⁴ average selling price	\$ 435,094.00	-1.2%	9.1%
All-residential median selling price	\$ 412,000.00	-0.1%	11.1%
# residential listings this month	3,467	-5.0%	7.5%
# residential sales this month	2,591	-11.8%	15.8%
# residential inventory at month end	5,798	-1.2%	-13.8%
# Total ⁵ MLS® System sales this month	3,093	-10.8%	14.0%
\$ Value Total residential sales this month	\$ 1,219,999,235.00	-12.5%	25.9%
\$ Value of total MLS® System sales – month	\$ 1,298,536,004.00	-12.8%	26.6%
\$ Value of total MLS® System sales - YTD	\$ 10,168,139,362.00	14.6%	37.2%

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)	August 2024	M/M % Change	Y/Y % Change
SFD6 benchmark price	\$ 476,600.00	0.1%	9.3%
Apartment benchmark price	\$ 197,800.00	0.5%	10.7%
Townhouse benchmark price	\$ 269,900.00	1.5%	14.9%
Composite ⁷ benchmark price	\$ 407,200.00	0.1%	7.6%

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)	August 2024	
Total Rented Listings	154	
Active Rentals	35	
	August 2024	YTD Average
Average Days on Market	22	20
Average Price ⁹ for 1-Bedroom Units	\$ 1,175.00	\$1,365.00
Average Price for 2-Bedroom Units	\$ 2,441.00	\$1,807.00

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, 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)

Greater Edmonton Area¹

August 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,036 / 15,917	1,967 / 15,307	1,919 / 18,077	1,815 / 17,004	1,801 / 13,830
Sales / YTD	1,468 / 12,041	1,305 / 9,558	1,122 / 12,144	1,362 / 12,271	1,320 / 7,598
Sales to New Listings Ratio / YTD	72% / 76%	66% / 62%	58% / 67%	75% / 72%	73% / 55%
Sales Volume	801,675,960	646,813,938	544,043,986	649,971,418	598,703,201
Sales Volume YTD	6,405,491,326	4,723,681,218	6,151,789,448	5,838,319,306	3,312,232,218
Average Sale Price	546,101	495,643	484,888	477,218	453,563
Average Sale Price YTD	531,973	494,212	506,570	475,782	435,935
Median Sale Price	497,000	450,000	441,500	430,000	415,000
Median Sale Price YTD	489,000	450,000	464,000	428,000	397,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	35 / 37	45 / 45	38 / 32	37 / 37	49 / 58
Median Days on Market / YTD	21 / 21	29 / 29	28 / 19	25 / 20	31 / 37
Average Days on Market (Cum.) / YTD	49 / 56	63 / 69	48 / 44	45 / 52	78 / 92
Median Days on Market (Cum.) / YTD	25 / 24	35 / 37	33 / 20	28 / 22	39 / 50
Semi-detached					
New Listings / YTD	326 / 2,610	319 / 2,456	295 / 3,153	336 / 3,017	305 / 2,418
Sales / YTD	291 / 2,229	245 / 1,776	217 / 2,371	254 / 2,122	231 / 1,345
Sales to New Listings Ratio / YTD	89% / 85%	77% / 72%	74% / 75%	76% / 70%	76% / 56%
Sales Volume	120,626,997	91,591,572	77,647,740	86,734,810	79,262,525
Sales Volume YTD	909,147,727	665,884,801	890,487,107	738,659,729	444,836,531
Average Sale Price	414,526	373,843	357,824	341,476	343,128
Average Sale Price YTD	407,872	374,935	375,574	348,096	330,733
Median Sale Price	412,988	370,000	345,500	331,000	327,000
Median Sale Price YTD	404,900	370,000	368,000	335,000	322,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	30 / 32	42 / 40	38 / 32	40 / 40	55 / 63
Median Days on Market / YTD	20 / 19	28 / 27	31 / 20	32 / 25	42 / 47
Average Days on Market (Cum.) / YTD	39 / 42	56 / 58	47 / 41	50 / 55	86 / 100
Median Days on Market (Cum.) / YTD	21 / 21	35 / 31	35 / 21	35 / 28	52 / 64
Row/Townhouse					
New Listings / YTD	460 / 3,449	386 / 2,940	401 / 3,489	371 / 3,454	318 / 2,428
Sales / YTD	409 / 2,910	343 / 2,165	230 / 2,392	243 / 2,007	188 / 1,175
Sales to New Listings Ratio / YTD	89% / 84%	89% / 74%	57% / 69%	65% / 58%	59% / 48%
Sales Volume	118,842,585	86,909,206	56,232,635	62,736,692	47,681,974
Sales Volume YTD	838,541,232	552,473,371	623,433,076	500,141,626	274,791,969
Average Sale Price	290,569	253,380	244,490	258,176	253,628
Average Sale Price YTD	288,158	255,184	260,633	249,199	233,866
Median Sale Price	289,998	247,000	240,000	253,000	252,750
Median Sale Price YTD	290,000	250,000	257,000	248,000	230,000
Sale to List Price Ratio / YTD	99% / 100%	97% / 97%	97% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	31 / 33	44 / 47	45 / 43	58 / 51	63 / 66
Median Days on Market / YTD	20 / 20	30 / 30	32 / 29	39 / 34	46 / 48
Average Days on Market (Cum.) / YTD	36 / 42	61 / 68	58 / 62	77 / 72	101 / 104
Median Days on Market (Cum.) / YTD	21 / 20	36 / 37	40 / 32	52 / 42	54 / 69

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

August 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	645 / 5,181	548 / 4,758	555 / 5,206	656 / 5,296	490 / 3,767
Sales / YTD	423 / 3,351	345 / 2,452	279 / 2,382	254 / 1,923	217 / 1,257
Sales to New Listings Ratio / YTD	66% / 65%	63% / 52%	50% / 46%	39% / 36%	44% / 33%
Sales Volume	86,182,668	66,857,278	53,524,724	51,700,801	43,836,808
Sales Volume YTD	673,385,396	473,731,851	478,728,859	402,924,239	248,697,338
Average Sale Price	203,742	193,789	191,845	203,546	202,013
Average Sale Price YTD	200,951	193,202	200,978	209,529	197,850
Median Sale Price	190,000	180,000	171,500	193,500	177,000
Median Sale Price YTD	186,000	175,000	178,000	189,000	178,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	95% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	42 / 46	56 / 59	62 / 60	62 / 60	63 / 73
Median Days on Market / YTD	29 / 30	42 / 43	53 / 43	49 / 44	47 / 54
Average Days on Market (Cum.) / YTD	58 / 69	84 / 99	96 / 98	96 / 100	110 / 118
Median Days on Market (Cum.) / YTD	36 / 35	54 / 58	64 / 57	67 / 62	67 / 80
Total Residential²					
New Listings / YTD	3,467 / 27,157	3,220 / 25,461	3,170 / 29,925	3,178 / 28,771	2,914 / 22,443
Sales / YTD	2,591 / 20,531	2,238 / 15,951	1,848 / 19,289	2,113 / 18,323	1,956 / 11,375
Sales to New Listings Ratio / YTD	75% / 76%	70% / 63%	58% / 64%	66% / 64%	67% / 51%
Sales Volume	1,127,328,210	892,171,994	731,449,085	851,143,721	769,484,508
Sales Volume YTD	8,826,565,681	6,415,771,241	8,144,438,490	7,480,044,900	4,280,558,056
Average Sale Price	435,094	398,647	395,806	402,813	393,397
Average Sale Price YTD	429,914	402,217	422,232	408,233	376,313
Median Sale Price	412,000	370,750	370,000	372,800	364,000
Median Sale Price YTD	411,000	378,500	395,000	376,000	352,500
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	35 / 38	46 / 47	42 / 37	43 / 41	53 / 61
Median Days on Market / YTD	22 / 21	32 / 30	32 / 22	30 / 24	35 / 41
Average Days on Market (Cum.) / YTD	47 / 54	65 / 72	56 / 52	55 / 60	85 / 97
Median Days on Market (Cum.) / YTD	25 / 24	38 / 39	37 / 24	35 / 27	46 / 57
Other³					
New Listings / YTD	145 / 1,244	153 / 1,318	147 / 1,313	155 / 1,439	147 / 1,101
Sales / YTD	96 / 670	87 / 559	63 / 716	86 / 756	78 / 395
Sales to New Listings Ratio / YTD	66% / 54%	57% / 42%	43% / 55%	55% / 53%	53% / 36%
Sales Volume	27,314,300	16,538,640	12,723,650	22,873,950	16,978,825
Sales Volume YTD	237,532,424	136,330,650	200,808,067	213,976,613	86,144,871
Average Sale Price	284,524	190,099	201,963	265,976	217,677
Average Sale Price YTD	354,526	243,883	280,458	283,038	218,088
Median Sale Price	205,000	132,500	125,000	177,000	183,975
Median Sale Price YTD	250,000	148,000	182,575	200,000	145,000
Sale to List Price Ratio / YTD	96% / 96%	92% / 93%	93% / 94%	95% / 137%	93% / 92%
Average Days on Market / YTD	60 / 73	73 / 83	66 / 89	65 / 87	82 / 130
Median Days on Market / YTD	33 / 32	45 / 44	41 / 44	43 / 44	49 / 67
Average Days on Market (Cum.) / YTD	79 / 118	133 / 122	80 / 121	102 / 143	152 / 191
Median Days on Market (Cum.) / YTD	42 / 42	51 / 52	52 / 53	47 / 56	89 / 109

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)
Greater Edmonton Area¹
August 2024**

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	11 / 133	16 / 130	22 / 120	12 / 101	17 / 99
Sales / YTD	0 / 29	2 / 22	7 / 36	1 / 18	3 / 15
Sales to New Listings Ratio / YTD	0% / 22%	13% / 17%	32% / 30%	8% / 18%	18% / 15%
Sales Volume	0	1,400,000	3,597,000	7,550,000	2,127,000
Sales Volume YTD	70,745,001	22,113,000	61,855,030	19,942,158	8,601,000
Average Sale Price	0	700,000	513,857	7,550,000	709,000
Average Sale Price YTD	2,439,483	1,005,136	1,718,195	1,107,898	573,400
Median Sale Price	0	700,000	454,156	7,550,000	430,000
Median Sale Price YTD	900,000	700,000	730,000	512,500	430,000
Sale to List Price Ratio / YTD	0% / 93%	88% / 90%	93% / 94%	85% / 79%	92% / 90%
Average Days on Market / YTD	0 / 176	111 / 199	49 / 198	236 / 241	119 / 296
Median Days on Market / YTD	0 / 103	111 / 111	28 / 111	236 / 92	71 / 213
Average Days on Market (Cum.) / YTD	0 / 242	111 / 324	205 / 335	236 / 402	119 / 296
Median Days on Market (Cum.) / YTD	0 / 175	111 / 116	118 / 166	236 / 104	71 / 213

Investment

New Listings / YTD	37 / 253	26 / 285	29 / 243	17 / 194	15 / 195
Sales / YTD	19 / 89	14 / 84	9 / 95	5 / 63	7 / 38
Sales to New Listings Ratio / YTD	51% / 35%	54% / 29%	31% / 39%	29% / 32%	47% / 19%
Sales Volume	13,687,215	6,726,894	8,664,300	7,022,500	2,680,610
Sales Volume YTD	78,432,932	66,966,785	78,689,048	49,079,353	27,102,836
Average Sale Price	720,380	480,492	962,700	1,404,500	382,944
Average Sale Price YTD	881,269	797,224	828,306	779,037	713,233
Median Sale Price	415,000	350,000	565,000	1,050,000	410,000
Median Sale Price YTD	475,000	450,000	555,000	441,000	392,014
Sale to List Price Ratio / YTD	92% / 100%	72% / 89%	116% / 97%	87% / 86%	61% / 77%
Average Days on Market / YTD	133 / 187	156 / 159	196 / 180	176 / 172	218 / 153
Median Days on Market / YTD	98 / 119	144 / 118	165 / 131	123 / 133	164 / 120
Average Days on Market (Cum.) / YTD	245 / 266	158 / 198	366 / 236	188 / 242	218 / 201
Median Days on Market (Cum.) / YTD	162 / 162	144 / 149	277 / 154	173 / 140	164 / 138

Multi Family

New Listings / YTD	10 / 89	10 / 103	9 / 98	10 / 84	7 / 49
Sales / YTD	3 / 41	4 / 23	2 / 27	4 / 45	0 / 10
Sales to New Listings Ratio / YTD	30% / 46%	40% / 22%	22% / 28%	40% / 54%	0% / 20%
Sales Volume	3,525,000	4,760,000	1,737,500	8,945,000	0
Sales Volume YTD	61,899,000	26,055,235	37,117,500	61,363,250	17,979,200
Average Sale Price	1,175,000	1,190,000	868,750	2,236,250	0
Average Sale Price YTD	1,509,732	1,132,836	1,374,722	1,363,628	1,797,920
Median Sale Price	1,125,000	1,165,000	868,750	2,200,000	0
Median Sale Price YTD	1,225,000	1,055,000	1,390,000	1,225,000	1,191,000
Sale to List Price Ratio / YTD	91% / 94%	89% / 92%	94% / 93%	93% / 92%	0% / 92%
Average Days on Market / YTD	98 / 119	146 / 168	55 / 91	146 / 184	0 / 218
Median Days on Market / YTD	84 / 87	104 / 95	55 / 64	165 / 125	0 / 138
Average Days on Market (Cum.) / YTD	161 / 180	262 / 211	55 / 113	171 / 219	0 / 302
Median Days on Market (Cum.) / YTD	84 / 108	309 / 131	55 / 78	186 / 132	0 / 138

Hotel/Motel

New Listings / YTD	0 / 1	1 / 3	1 / 1	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

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
August 2024**

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	19 / 219	12 / 192	24 / 181	10 / 93	11 / 125
Sales / YTD	6 / 55	4 / 43	2 / 41	2 / 17	4 / 31
Sales to New Listings Ratio / YTD	32% / 25%	33% / 22%	8% / 23%	20% / 18%	36% / 25%
Sales Volume	1,873,000	4,400,000	245,000	180,000	483,000
Sales Volume YTD	12,052,000	14,539,200	10,761,800	3,979,568	5,800,800
Average Sale Price	312,167	1,100,000	122,500	90,000	120,750
Average Sale Price YTD	219,127	338,121	262,483	234,092	187,123
Median Sale Price	155,000	592,500	122,500	90,000	59,000
Median Sale Price YTD	163,000	165,000	171,000	125,000	95,000
Sale to List Price Ratio / YTD	81% / 86%	91% / 85%	79% / 84%	90% / 121%	80% / 80%
Average Days on Market / YTD	123 / 121	103 / 129	145 / 156	176 / 177	130 / 129
Median Days on Market / YTD	100 / 105	83 / 102	145 / 133	176 / 168	103 / 102
Average Days on Market (Cum.) / YTD	123 / 132	103 / 162	145 / 166	461 / 210	130 / 157
Median Days on Market (Cum.) / YTD	100 / 107	83 / 114	145 / 133	461 / 168	103 / 134
Lease					
New Listings / YTD	24 / 218	25 / 223	22 / 180	13 / 168	18 / 186
Sales / YTD	6 / 83	10 / 76	6 / 58	6 / 50	3 / 38
Sales to New Listings Ratio / YTD	25% / 38%	40% / 34%	27% / 32%	46% / 30%	17% / 20%
Sales Volume	1,981,544	1,439,320	984,397	566,610	367,434
Sales Volume YTD	33,530,884	18,371,986	7,961,593	8,718,513	11,043,679
Average Sale Price	330,257	143,932	164,066	94,435	122,478
Average Sale Price YTD	403,987	241,737	137,269	174,370	290,623
Median Sale Price	320,798	141,534	147,000	61,500	130,536
Median Sale Price YTD	138,303	101,244	93,438	105,975	129,186
Average Days on Market / YTD	115 / 195	76 / 186	306 / 193	212 / 224	318 / 188
Median Days on Market / YTD	100 / 109	86 / 108	130 / 107	209 / 139	288 / 163
Average Days on Market (Cum.) / YTD	115 / 223	76 / 214	306 / 217	212 / 233	318 / 188
Median Days on Market (Cum.) / YTD	100 / 134	86 / 131	130 / 135	209 / 148	288 / 163
Farms					
New Listings / YTD	14 / 103	8 / 99	11 / 99	13 / 103	14 / 103
Sales / YTD	7 / 43	4 / 37	1 / 41	6 / 52	5 / 31
Sales to New Listings Ratio / YTD	50% / 42%	50% / 37%	9% / 41%	46% / 50%	36% / 30%
Sales Volume	4,815,911	3,230,000	555,000	4,546,000	2,045,200
Sales Volume YTD	37,087,011	32,935,595	35,009,580	34,501,592	21,063,900
Average Sale Price	687,987	807,500	555,000	757,667	409,040
Average Sale Price YTD	862,489	890,151	853,892	663,492	679,481
Median Sale Price	550,000	545,000	555,000	677,500	351,000
Median Sale Price YTD	855,000	680,000	735,000	585,500	430,000
Sale to List Price Ratio / YTD	93% / 93%	93% / 91%	98% / 94%	90% / 93%	103% / 93%
Average Days on Market / YTD	83 / 134	63 / 160	4 / 72	112 / 135	91 / 215
Median Days on Market / YTD	35 / 50	58 / 68	4 / 56	88 / 87	40 / 84
Average Days on Market (Cum.) / YTD	83 / 189	63 / 220	4 / 121	137 / 195	91 / 306
Median Days on Market (Cum.) / YTD	35 / 57	58 / 96	4 / 65	107 / 102	40 / 90
Total Commercial²					
New Listings / YTD	116 / 1,022	98 / 1,037	118 / 925	75 / 746	82 / 763
Sales / YTD	41 / 342	38 / 286	27 / 298	24 / 246	22 / 163
Sales to New Listings Ratio / YTD	35% / 33%	39% / 28%	23% / 32%	32% / 33%	27% / 21%
Sales Volume	25,882,670	21,956,214	15,783,197	28,810,110	7,703,244
Sales Volume YTD	294,724,828	181,108,801	231,394,551	178,334,434	91,591,415
Average Sale Price	631,285	577,795	584,563	1,200,421	350,147
Average Sale Price YTD	861,769	633,248	776,492	724,937	561,911
Median Sale Price	415,000	362,500	278,355	635,000	335,000
Median Sale Price YTD	438,750	367,000	453,578	482,500	340,000
Sale to List Price Ratio / YTD	90% / 94%	82% / 89%	102% / 94%	89% / 91%	81% / 85%
Average Days on Market / YTD	118 / 162	116 / 166	161 / 159	166 / 182	173 / 186
Median Days on Market / YTD	92 / 100	101 / 107	63 / 97	127 / 122	137 / 116
Average Days on Market (Cum.) / YTD	174 / 211	129 / 211	258 / 208	203 / 235	173 / 225
Median Days on Market (Cum.) / YTD	98 / 117	102 / 131	135 / 126	171 / 136	137 / 133

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

August 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)	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	6,873 (2,018)	842 (38)	8,350 (2,130)
	May	7,050 (2,708)	889 (40)	8,571 (2,835)
	June	7,074 (2,588)	901 (45)	8,664 (2,713)
	July	6,910 (2,314)	892 (42)	8,497 (2,435)
	August	6,723 (2,238)	876 (38)	8,279 (2,363)
	September	6,489 (2,051)	861 (36)	7,998 (2,160)
	October	6,208 (1,797)	868 (42)	7,670 (1,911)
	November	5,444 (1,621)	817 (39)	6,804 (1,725)
	December	4,626 (1,217)	707 (40)	5,797 (1,296)
2024	January	4,542 (1,433)	720 (25)	5,703 (1,518)
	February	4,766 (1,961)	750 (30)	5,971 (2,063)
	March	5,250 (2,458)	707 (51)	6,447 (2,602)
	April	5,393 (3,106)	749 (44)	6,685 (3,235)
	May	5,743 (3,209)	771 (48)	7,087 (3,361)
	June	5,860 (2,837)	753 (59)	7,211 (2,962)
	July	5,791 (2,936)	785 (44)	7,170 (3,074)
	August	5,792 (2,591)	788 (41)	7,139 (2,728)

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
August 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	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	
	Total		38,782	24,644	1,334	394	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	2,018	141	38	3,726	2,130	
	May	3,839	2,708	148	40	4,194	2,835	
	June	3,619	2,588	142	45	3,978	2,713	
	July	3,283	2,314	118	42	3,559	2,435	
	August	3,220	2,238	98	38	3,471	2,363	
	September	3,012	2,051	117	36	3,269	2,160	
	October	2,686	1,797	133	42	2,942	1,911	
	November	2,082	1,621	89	39	2,278	1,725	
	December	1,474	1,217	79	40	1,624	1,296	
	Total		34,715	22,637	1,455	443	952	303
2024	January	2,161	1,433	120	25	2,393	1,518	
	February	2,712	1,961	121	30	2,962	2,063	
	March	3,514	2,458	105	51	3,793	2,602	
	April	3,812	3,106	160	44	4,157	3,235	
	May	4,220	3,209	146	48	4,564	3,361	
	June	3,622	2,837	114	59	3,882	2,962	
	July	3,649	2,936	140	44	3,944	3,074	
	August	3,467	2,591	116	41	3,728	2,728	
	Total		27,157	20,531	1,022	342	29,423	21,543

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
August 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	378,245	261,595	193,876	409,415
	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	385,554	258,751	203,669	396,122
	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	372,538	258,142	189,908	398,707
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	530,727	406,752	294,926	201,282	431,706
	May	546,607	414,043	294,742	206,813	441,399
	June	539,206	422,520	290,146	211,567	438,753
	July	551,995	406,943	292,072	204,378	440,437
	August	546,101	414,526	290,569	203,742	435,094

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
August 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)	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	6,873 (2,018)	842 (38)	4,965 (1,369)	499 (18)
	May	7,050 (2,708)	889 (40)	5,162 (1,800)	538 (18)
	June	7,074 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,910 (2,314)	892 (42)	5,081 (1,586)	550 (28)
	August	6,723 (2,238)	876 (38)	4,858 (1,594)	547 (23)
	September	6,489 (2,051)	861 (36)	4,679 (1,430)	535 (23)
	October	6,208 (1,797)	868 (42)	4,392 (1,290)	534 (28)
	November	5,444 (1,621)	817 (39)	3,867 (1,176)	501 (22)
	December	4,626 (1,217)	707 (40)	3,205 (878)	425 (21)
2024	January	4,542 (1,433)	720 (25)	3,097 (1,053)	444 (10)
	February	4,766 (1,961)	750 (30)	3,229 (1,401)	460 (17)
	March	5,250 (2,458)	707 (51)	3,634 (1,728)	437 (32)
	April	5,393 (3,106)	749 (44)	3,748 (2,144)	458 (32)
	May	5,743 (3,209)	771 (48)	4,116 (2,143)	454 (26)
	June	5,860 (2,837)	753 (59)	4,232 (1,934)	455 (33)
	July	5,791 (2,936)	785 (44)	4,249 (2,014)	481 (24)
	August	5,792 (2,591)	788 (41)	4,273 (1,784)	487 (18)

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

August 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,343 / 10,138	1,275 / 9,892	1,273 / 11,802	1,186 / 10,587	1,126 / 8,287
Sales / YTD	900 / 7,523	848 / 5,975	653 / 7,566	827 / 7,309	748 / 4,495
Sales to New Listings Ratio / YTD	67% / 74%	67% / 60%	51% / 64%	70% / 69%	66% / 54%
Sales Volume	475,160,695	418,224,264	312,877,405	388,671,197	334,408,166
Sales Volume YTD	3,928,347,592	2,897,988,398	3,781,223,888	3,441,227,668	1,951,003,680
Average Sale Price	527,956	493,189	479,138	469,977	447,070
Average Sale Price YTD	522,178	485,019	499,765	470,821	434,039
Median Sale Price	483,450	446,400	439,500	420,000	410,000
Median Sale Price YTD	479,500	442,000	458,000	422,000	392,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	33 / 36	44 / 45	39 / 32	36 / 35	44 / 55
Median Days on Market / YTD	22 / 20	29 / 29	30 / 19	25 / 20	28 / 36
Average Days on Market (Cum.) / YTD	45 / 55	64 / 72	51 / 44	45 / 51	75 / 88
Median Days on Market (Cum.) / YTD	26 / 24	37 / 40	35 / 21	28 / 22	36 / 49
Semi-detached					
New Listings / YTD	228 / 1,767	213 / 1,663	211 / 2,266	236 / 2,032	202 / 1,664
Sales / YTD	193 / 1,466	181 / 1,189	148 / 1,665	163 / 1,380	152 / 881
Sales to New Listings Ratio / YTD	85% / 83%	85% / 71%	70% / 73%	69% / 68%	75% / 53%
Sales Volume	79,948,629	68,395,824	53,831,383	57,305,823	53,012,050
Sales Volume YTD	603,502,045	450,235,894	636,673,548	486,689,227	294,869,485
Average Sale Price	414,242	377,877	363,726	351,569	348,763
Average Sale Price YTD	411,666	378,668	382,387	352,673	334,699
Median Sale Price	410,000	375,000	352,750	342,000	329,250
Median Sale Price YTD	405,000	373,000	375,000	340,000	325,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	30 / 31	46 / 40	39 / 32	37 / 40	55 / 62
Median Days on Market / YTD	21 / 20	33 / 28	33 / 20	31 / 24	44 / 44
Average Days on Market (Cum.) / YTD	40 / 42	57 / 58	49 / 42	48 / 56	86 / 98
Median Days on Market (Cum.) / YTD	24 / 21	40 / 33	38 / 22	34 / 28	54 / 64
Row/Townhouse					
New Listings / YTD	361 / 2,675	301 / 2,289	322 / 2,803	295 / 2,757	267 / 1,913
Sales / YTD	315 / 2,254	280 / 1,710	176 / 1,904	190 / 1,589	138 / 905
Sales to New Listings Ratio / YTD	87% / 84%	93% / 75%	55% / 68%	64% / 58%	52% / 47%
Sales Volume	90,118,758	70,106,901	42,957,913	47,941,742	34,474,924
Sales Volume YTD	636,236,316	428,208,792	493,767,456	391,536,436	210,046,947
Average Sale Price	286,091	250,382	244,079	252,325	249,818
Average Sale Price YTD	282,270	250,414	259,332	246,404	232,096
Median Sale Price	287,500	246,750	245,000	251,300	250,000
Median Sale Price YTD	285,000	247,000	256,500	248,000	229,000
Sale to List Price Ratio / YTD	99% / 100%	97% / 97%	96% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	29 / 32	44 / 46	44 / 43	59 / 50	59 / 65
Median Days on Market / YTD	20 / 19	29 / 30	32 / 29	40 / 33	45 / 49
Average Days on Market (Cum.) / YTD	33 / 39	60 / 67	58 / 63	80 / 71	98 / 102
Median Days on Market (Cum.) / YTD	22 / 20	35 / 37	40 / 33	55 / 41	54 / 67

5 Year Residential Activity (Part 2)

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City of Edmonton

August 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	576 / 4,676	492 / 4,187	505 / 4,641	580 / 4,726	444 / 3,361
Sales / YTD	376 / 2,958	285 / 2,082	238 / 2,040	212 / 1,656	192 / 1,111
Sales to New Listings Ratio / YTD	65% / 63%	58% / 50%	47% / 44%	37% / 35%	43% / 33%
Sales Volume	75,371,918	54,331,778	45,278,674	42,569,501	38,155,508
Sales Volume YTD	581,583,548	386,790,374	401,902,454	341,419,534	217,322,338
Average Sale Price	200,457	190,638	190,247	200,800	198,727
Average Sale Price YTD	196,614	185,778	197,011	206,171	195,610
Median Sale Price	190,000	177,000	167,750	191,125	175,000
Median Sale Price YTD	184,900	170,000	175,000	185,750	174,305
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	95% / 96%	95% / 95%	95% / 94%
Average Days on Market / YTD	42 / 47	58 / 59	63 / 60	63 / 60	62 / 72
Median Days on Market / YTD	31 / 31	43 / 44	53 / 44	50 / 44	45 / 53
Average Days on Market (Cum.) / YTD	60 / 70	88 / 101	99 / 99	99 / 101	110 / 118
Median Days on Market (Cum.) / YTD	38 / 36	58 / 59	66 / 57	70 / 63	68 / 80
Total Residential¹					
New Listings / YTD	2,508 / 19,256	2,281 / 18,031	2,311 / 21,512	2,297 / 20,102	2,039 / 15,225
Sales / YTD	1,784 / 14,201	1,594 / 10,956	1,215 / 13,175	1,392 / 11,934	1,230 / 7,392
Sales to New Listings Ratio / YTD	71% / 74%	70% / 61%	53% / 61%	61% / 59%	60% / 49%
Sales Volume	720,600,000	611,058,767	454,945,375	536,488,263	460,050,648
Sales Volume YTD	5,749,669,501	4,163,223,458	5,313,567,346	4,660,872,865	2,673,242,450
Average Sale Price	403,924	383,349	374,441	385,408	374,025
Average Sale Price YTD	404,878	379,995	403,307	390,554	361,640
Median Sale Price	380,000	358,000	352,000	360,000	350,000
Median Sale Price YTD	389,500	360,000	380,000	363,500	340,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	97% / 98%	97% / 98%	97% / 96%
Average Days on Market / YTD	34 / 37	47 / 47	44 / 38	43 / 41	50 / 59
Median Days on Market / YTD	23 / 21	32 / 32	34 / 23	31 / 25	34 / 42
Average Days on Market (Cum.) / YTD	46 / 54	67 / 75	61 / 55	58 / 61	85 / 95
Median Days on Market (Cum.) / YTD	27 / 25	40 / 41	40 / 26	37 / 29	46 / 58
Other²					
New Listings / YTD	77 / 623	76 / 640	64 / 600	76 / 611	55 / 467
Sales / YTD	46 / 350	40 / 260	27 / 341	38 / 294	30 / 166
Sales to New Listings Ratio / YTD	60% / 56%	53% / 41%	42% / 57%	50% / 48%	55% / 36%
Sales Volume	16,783,700	7,861,990	5,306,650	12,590,500	7,829,050
Sales Volume YTD	150,759,869	78,198,831	109,576,897	100,215,522	38,369,850
Average Sale Price	364,863	196,550	196,543	331,329	260,968
Average Sale Price YTD	430,742	300,765	321,340	340,869	231,144
Median Sale Price	293,500	127,750	73,500	176,050	248,250
Median Sale Price YTD	347,450	188,750	240,000	289,000	166,000
Sale to List Price Ratio / YTD	97% / 97%	93% / 94%	90% / 95%	96% / 95%	93% / 92%
Average Days on Market / YTD	48 / 51	47 / 61	51 / 62	37 / 68	63 / 96
Median Days on Market / YTD	24 / 29	44 / 41	36 / 38	26 / 38	38 / 53
Average Days on Market (Cum.) / YTD	60 / 95	112 / 102	69 / 84	42 / 105	105 / 139
Median Days on Market (Cum.) / YTD	32 / 33	46 / 49	46 / 44	28 / 51	63 / 92

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

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

5 Year Commercial Activity (Part 1)

City of Edmonton

August 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	6 / 72	9 / 74	12 / 72	6 / 49	9 / 63
Sales / YTD	0 / 18	0 / 12	2 / 22	0 / 8	1 / 8
Sales to New Listings Ratio / YTD	0% / 25%	0% / 16%	17% / 31%	0% / 16%	11% / 13%
Sales Volume	0	0	1,450,000	0	430,000
Sales Volume YTD	51,736,001	8,028,000	42,448,130	4,630,000	5,269,000
Average Sale Price	0	0	725,000	0	430,000
Average Sale Price YTD	2,874,222	669,000	1,929,460	578,750	658,625
Median Sale Price	0	0	725,000	0	430,000
Median Sale Price YTD	1,097,501	452,500	1,087,500	512,500	477,500
Sale to List Price Ratio / YTD	0% / 96%	0% / 89%	87% / 95%	0% / 80%	86% / 89%
Average Days on Market / YTD	0 / 231	0 / 197	68 / 186	0 / 75	71 / 368
Median Days on Market / YTD	0 / 164	0 / 106	68 / 111	0 / 63	71 / 283
Average Days on Market (Cum.) / YTD	0 / 315	0 / 266	68 / 280	0 / 113	71 / 368
Median Days on Market (Cum.) / YTD	0 / 233	0 / 112	68 / 142	0 / 68	71 / 283
Investment					
New Listings / YTD	27 / 176	18 / 193	19 / 143	11 / 111	10 / 124
Sales / YTD	9 / 53	9 / 59	3 / 54	4 / 39	6 / 25
Sales to New Listings Ratio / YTD	33% / 30%	50% / 31%	16% / 38%	36% / 35%	60% / 20%
Sales Volume	5,049,700	4,583,294	4,955,000	5,972,500	2,548,610
Sales Volume YTD	41,716,832	51,783,485	51,923,168	29,327,078	19,581,831
Average Sale Price	561,078	509,255	1,651,667	1,493,125	424,768
Average Sale Price YTD	787,110	877,686	961,540	751,976	783,273
Median Sale Price	470,000	375,000	805,000	1,262,500	410,250
Median Sale Price YTD	500,000	450,000	532,500	455,000	410,000
Sale to List Price Ratio / YTD	95% / 93%	70% / 90%	92% / 93%	85% / 85%	69% / 79%
Average Days on Market / YTD	96 / 124	170 / 146	92 / 166	189 / 167	235 / 137
Median Days on Market / YTD	92 / 86	168 / 111	60 / 125	175 / 134	181 / 108
Average Days on Market (Cum.) / YTD	162 / 182	173 / 183	297 / 181	205 / 194	235 / 198
Median Days on Market (Cum.) / YTD	98 / 120	168 / 143	202 / 129	206 / 139	181 / 124
Multi Family					
New Listings / YTD	10 / 83	9 / 92	8 / 91	9 / 74	6 / 42
Sales / YTD	3 / 36	3 / 20	2 / 23	4 / 39	0 / 10
Sales to New Listings Ratio / YTD	30% / 43%	33% / 22%	25% / 25%	44% / 53%	0% / 24%
Sales Volume	3,525,000	3,510,000	1,737,500	8,945,000	0
Sales Volume YTD	48,782,500	23,380,235	31,592,500	53,973,250	17,979,200
Average Sale Price	1,175,000	1,170,000	868,750	2,236,250	0
Average Sale Price YTD	1,355,069	1,169,012	1,373,587	1,383,929	1,797,920
Median Sale Price	1,125,000	1,080,000	868,750	2,200,000	0
Median Sale Price YTD	1,277,500	1,067,500	1,395,000	1,225,000	1,191,000
Sale to List Price Ratio / YTD	91% / 93%	87% / 91%	94% / 94%	93% / 93%	0% / 92%
Average Days on Market / YTD	98 / 117	165 / 120	55 / 78	146 / 191	0 / 218
Median Days on Market / YTD	84 / 90	106 / 83	55 / 52	165 / 125	0 / 138
Average Days on Market (Cum.) / YTD	161 / 187	320 / 170	55 / 104	171 / 231	0 / 302
Median Days on Market (Cum.) / YTD	84 / 115	331 / 113	55 / 78	186 / 140	0 / 138
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	1 / 1	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

August 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	12 / 169	11 / 144	19 / 123	6 / 60	7 / 94
Sales / YTD	4 / 41	4 / 29	2 / 26	1 / 11	3 / 19
Sales to New Listings Ratio / YTD	33% / 24%	36% / 20%	11% / 21%	17% / 18%	43% / 20%
Sales Volume	391,000	4,400,000	245,000	55,000	153,000
Sales Volume YTD	7,746,500	8,468,700	7,010,800	2,177,068	2,488,300
Average Sale Price	97,750	1,100,000	122,500	55,000	51,000
Average Sale Price YTD	188,939	292,024	269,646	197,915	130,963
Median Sale Price	90,000	592,500	122,500	55,000	38,000
Median Sale Price YTD	145,000	160,000	182,000	58,000	83,500
Sale to List Price Ratio / YTD	76% / 85%	91% / 83%	79% / 83%	93% / 141%	79% / 81%
Average Days on Market / YTD	122 / 113	103 / 128	145 / 159	168 / 204	142 / 140
Median Days on Market / YTD	100 / 102	83 / 98	145 / 105	168 / 168	111 / 134
Average Days on Market (Cum.) / YTD	122 / 126	103 / 135	145 / 174	168 / 204	142 / 178
Median Days on Market (Cum.) / YTD	100 / 105	83 / 98	145 / 105	168 / 168	111 / 148
Lease					
New Listings / YTD	14 / 135	20 / 138	16 / 105	9 / 82	6 / 113
Sales / YTD	2 / 42	7 / 38	6 / 26	2 / 22	2 / 24
Sales to New Listings Ratio / YTD	14% / 31%	35% / 28%	38% / 25%	22% / 27%	33% / 21%
Sales Volume	599,268	1,159,480	984,397	355,446	227,736
Sales Volume YTD	18,151,986	14,081,842	3,349,603	5,357,878	8,449,157
Average Sale Price	299,634	165,640	164,066	177,723	113,868
Average Sale Price YTD	432,190	370,575	128,831	243,540	352,048
Median Sale Price	299,634	164,187	147,000	177,723	113,868
Median Sale Price YTD	118,235	126,425	117,230	144,400	180,263
Average Days on Market / YTD	139 / 193	69 / 179	306 / 171	180 / 207	227 / 176
Median Days on Market / YTD	139 / 100	29 / 136	130 / 110	180 / 103	227 / 163
Average Days on Market (Cum.) / YTD	139 / 199	69 / 193	306 / 202	180 / 220	227 / 176
Median Days on Market (Cum.) / YTD	139 / 122	29 / 141	130 / 135	180 / 125	227 / 163
Farms					
New Listings / YTD	1 / 8	0 / 7	0 / 4	0 / 2	3 / 9
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 2	1 / 3
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 25%	0% / 100%	33% / 33%
Sales Volume	0	0	0	0	702,600
Sales Volume YTD	0	0	2,200,000	2,548,000	3,209,600
Average Sale Price	0	0	0	0	702,600
Average Sale Price YTD	0	0	2,200,000	1,274,000	1,069,867
Median Sale Price	0	0	0	0	702,600
Median Sale Price YTD	0	0	2,200,000	1,274,000	950,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 92%	0% / 80%	108% / 92%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 83	0 / 263	4 / 136
Median Days on Market / YTD	0 / 0	0 / 0	0 / 83	0 / 263	4 / 144
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	0 / 510	4 / 177
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	0 / 510	4 / 259
Total Commercial¹					
New Listings / YTD	71 / 649	67 / 649	75 / 541	41 / 380	41 / 448
Sales / YTD	18 / 192	23 / 158	15 / 152	11 / 121	13 / 89
Sales to New Listings Ratio / YTD	25% / 30%	34% / 24%	20% / 28%	27% / 32%	32% / 20%
Sales Volume	9,564,968	13,652,774	9,371,897	15,327,946	4,061,946
Sales Volume YTD	169,111,819	105,742,262	138,524,201	98,013,274	56,977,088
Average Sale Price	531,387	593,599	624,793	1,393,450	312,457
Average Sale Price YTD	880,791	669,255	911,343	810,027	640,192
Median Sale Price	435,000	240,000	185,000	1,240,000	340,000
Median Sale Price YTD	425,000	380,000	451,500	540,000	339,000
Sale to List Price Ratio / YTD	89% / 91%	78% / 89%	88% / 91%	89% / 94%	77% / 83%
Average Days on Market / YTD	107 / 144	127 / 151	177 / 155	170 / 181	182 / 178
Median Days on Market / YTD	88 / 95	100 / 106	83 / 104	168 / 126	164 / 134
Average Days on Market (Cum.) / YTD	150 / 186	148 / 181	218 / 186	185 / 211	182 / 214
Median Days on Market (Cum.) / YTD	95 / 117	100 / 130	118 / 120	173 / 140	164 / 158

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

August 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	64	54	36	457	348	403
	Average	509,420	431,716	441,839	493,962	454,993	471,977
	Median	489,937	409,750	373,500	456,000	417,000	420,000
North Central	Sales	181	196	128	1,551	1,221	1,581
	Average	457,987	410,070	415,782	444,562	409,907	426,470
	Median	427,000	389,450	407,000	427,000	389,900	405,000
Northeast	Sales	63	54	45	432	365	452
	Average	421,641	396,492	372,179	402,224	348,452	364,754
	Median	390,000	337,750	345,000	382,500	325,000	334,000
Central	Sales	45	30	25	336	223	308
	Average	330,522	280,650	247,689	310,158	287,072	298,905
	Median	295,900	248,750	205,000	289,500	264,000	272,750
West	Sales	77	66	66	662	552	690
	Average	628,148	618,166	549,594	600,479	554,608	576,787
	Median	487,500	480,000	468,450	480,800	439,400	465,000
Southwest	Sales	101	85	77	873	795	1,012
	Average	649,060	557,549	614,049	640,804	596,118	610,979
	Median	585,000	495,000	517,500	565,000	525,000	540,000
Southeast	Sales	151	156	121	1,309	1,043	1,289
	Average	494,495	468,189	448,119	482,897	440,137	454,256
	Median	463,000	416,000	415,000	450,000	407,000	425,000
Anthony Henday	Sales	219	207	155	1,906	1,430	1,832
	Average	593,690	596,520	535,700	600,530	565,832	577,980
	Median	545,000	525,000	493,500	550,000	520,000	535,000
City of Edmonton Total	Sales	900	848	653	7,523	5,975	7,566
	Average	527,956	493,189	479,138	522,178	485,019	499,765
	Median	483,450	446,400	439,500	479,500	442,000	458,000
Semi-detached							
Northwest	Sales	12	11	8	107	70	94
	Average	417,092	401,264	373,938	430,923	396,859	400,800
	Median	425,000	398,000	384,750	425,000	405,000	389,950
North Central	Sales	29	27	24	247	191	291
	Average	332,640	298,630	334,692	355,706	322,197	332,025
	Median	325,850	292,500	331,500	374,200	317,750	345,500
Northeast	Sales	11	4	7	56	45	50
	Average	311,491	n/a	251,486	313,023	274,392	286,009
	Median	304,000	n/a	250,000	312,000	249,500	282,250
Central	Sales	3	8	3	66	30	43
	Average	n/a	354,906	n/a	359,418	360,438	365,966
	Median	n/a	297,000	n/a	332,500	327,000	349,900
West	Sales	4	5	4	44	41	44
	Average	n/a	401,000	n/a	419,877	354,877	365,060
	Median	n/a	315,000	n/a	356,250	315,000	344,500
Southwest	Sales	14	9	19	124	107	164
	Average	486,664	497,667	428,013	457,647	469,503	428,245
	Median	475,275	499,000	370,000	410,000	436,300	370,500
Southeast	Sales	44	34	25	282	223	286
	Average	438,987	364,297	357,490	426,974	367,433	392,088
	Median	424,150	353,750	322,000	406,750	350,000	374,950
Anthony Henday	Sales	76	83	58	540	482	693
	Average	434,143	399,332	375,745	430,840	396,330	395,253
	Median	420,500	382,000	375,000	421,500	387,000	387,000
City of Edmonton Total	Sales	193	181	148	1,466	1,189	1,665
	Average	414,242	377,877	363,726	411,666	378,668	382,387
	Median	410,000	375,000	352,750	405,000	373,000	375,000

n/a = insufficient data

August 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	17	15	4	82	57	39
	Average	370,382	315,417	n/a	368,203	306,176	372,069
	Median	366,000	366,279	n/a	366,500	307,500	349,000
North Central	Sales	54	45	30	412	326	377
	Average	252,686	230,418	212,001	250,549	224,481	238,973
	Median	232,250	244,250	184,000	239,750	211,500	243,900
Northeast	Sales	30	31	8	204	164	148
	Average	202,685	171,395	180,500	201,746	167,672	173,103
	Median	190,775	165,000	168,250	194,450	163,600	163,250
Central	Sales	8	2	4	40	21	25
	Average	336,188	n/a	n/a	359,041	363,590	354,032
	Median	308,500	n/a	n/a	326,000	350,000	325,000
West	Sales	25	22	22	209	162	180
	Average	244,202	186,885	188,214	225,819	208,295	219,683
	Median	222,800	191,750	181,250	214,000	185,075	188,750
Southwest	Sales	44	34	18	279	201	258
	Average	279,970	255,576	252,672	288,218	257,013	265,234
	Median	291,250	260,000	257,500	287,000	250,000	251,750
Southeast	Sales	50	55	42	361	283	303
	Average	255,461	222,664	214,389	256,432	223,338	222,388
	Median	236,250	208,000	196,000	235,000	199,900	202,000
Anthony Henday	Sales	87	76	48	667	496	574
	Average	347,246	311,540	301,870	340,508	310,150	312,433
	Median	343,000	304,250	297,000	333,000	305,000	305,000
City of Edmonton Total	Sales	315	280	176	2,254	1,710	1,904
	Average	286,091	250,382	244,079	282,270	250,414	259,332
	Median	287,500	246,750	245,000	285,000	247,000	256,500
Apartment Condominium							
Northwest	Sales	7	11	4	89	67	64
	Average	169,214	184,373	n/a	142,769	139,719	156,201
	Median	193,000	150,000	n/a	134,300	120,000	99,750
North Central	Sales	43	31	32	346	250	258
	Average	183,519	162,213	168,415	176,732	160,382	169,977
	Median	180,000	164,000	168,750	177,000	162,750	165,000
Northeast	Sales	29	12	16	212	95	115
	Average	127,248	141,424	140,588	135,005	122,479	134,746
	Median	124,000	126,625	154,500	137,000	117,000	141,500
Central	Sales	103	69	56	661	470	436
	Average	206,137	203,272	195,842	208,965	199,700	220,529
	Median	175,000	165,000	153,125	178,000	170,000	181,000
West	Sales	26	18	20	212	173	146
	Average	201,715	179,033	142,225	179,974	164,830	160,192
	Median	170,250	162,250	131,000	162,250	148,000	152,000
Southwest	Sales	62	58	49	579	410	402
	Average	220,757	218,572	226,998	224,455	217,049	230,064
	Median	205,000	205,000	188,500	200,000	199,500	198,000
Southeast	Sales	48	28	22	304	229	232
	Average	199,947	169,304	192,827	184,612	174,159	179,628
	Median	187,500	165,000	187,500	179,950	171,900	171,500
Anthony Henday	Sales	58	58	39	555	388	387
	Average	221,463	188,137	208,276	210,351	191,884	203,767
	Median	213,750	182,750	179,000	203,500	180,000	185,000
City of Edmonton Total	Sales	376	285	238	2,958	2,082	2,040
	Average	200,457	190,638	190,247	196,614	185,778	197,011
	Median	190,000	177,000	167,750	184,900	170,000	175,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
August 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	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,506	1,176	63	22
	December	1,013	878	45	21
	Total	24,573	15,730	918	252
2024	January	1,519	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,641	2,144	102	32
	May	2,967	2,143	80	26
	June	2,578	1,934	82	33
	July	2,638	2,014	89	24
	August	2,508	1,784	71	18
	Total	19,256	14,201	649	192

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

August 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	378,610	260,238	184,668	386,691
	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	399,718	258,578	201,926	378,067
	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	376,550	254,508	183,880	377,619
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	527,016	410,326	292,052	199,644	411,197
	May	543,971	426,229	281,817	201,246	416,634
	June	528,644	425,341	284,767	206,818	412,493
	July	547,766	404,764	285,505	200,616	414,989
	August	527,956	414,242	286,091	200,457	403,924

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

August 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,656	2,424	2,450	2,414	2,135
Sales	1,848	1,657	1,257	1,441	1,273
Sales Volume	746,948,668	632,573,531	469,623,922	564,406,709	471,941,644
Edmonton City Year to Date					
New Listings	20,528	19,320	22,653	21,093	16,140
Sales	14,743	11,374	13,668	12,349	7,647
Sales Volume	6,069,541,189	4,347,164,551	5,561,668,444	4,859,101,661	2,768,589,388
Edmonton City Month End Active Inventory					
Residential	4,273	4,858	6,029	5,978	5,599
Commercial	487	547	477	365	412
TOTAL	4,981	5,686	6,757	6,623	6,287
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,728	3,471	3,435	3,408	3,143
Sales	2,728	2,363	1,938	2,223	2,056
Sales Volume	1,180,525,180	930,666,848	759,955,932	902,827,781	794,166,577
Greater Edmonton Area Year to Date					
New Listings	29,423	27,816	32,163	30,956	24,307
Sales	21,543	16,796	20,303	19,325	11,933
Sales Volume	9,358,822,933	6,733,210,692	8,576,641,108	7,872,355,947	4,458,294,342
Greater Edmonton Area Month End Active Inventory					
Residential	5,792	6,723	8,011	8,038	8,111
Commercial	788	876	821	735	784
TOTAL	7,139	8,279	9,531	9,530	9,680
<hr/>					
Total Board Monthly					
New Listings	4,309	4,011	4,001	3,933	3,682
Sales	3,093	2,713	2,282	2,579	2,374
Sales Volume	1,298,536,004	1,025,919,019	865,752,599	1,000,276,079	875,648,202
Total Board Year to Date					
New Listings	34,278	32,389	37,254	36,065	28,672
Sales	24,109	19,142	22,998	22,412	13,686
Sales Volume	10,168,139,362	7,412,071,089	9,384,222,321	8,747,104,496	4,881,562,162

**Total Board
August 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,389 / 18,874	2,324 / 18,238	2,275 / 21,430	2,176 / 20,440	2,183 / 16,786
Sales / YTD	1,727 / 13,877	1,557 / 11,258	1,376 / 14,074	1,619 / 14,497	1,558 / 8,887
Sales to New Listings Ratio / YTD	72% / 74%	67% / 62%	60% / 66%	74% / 71%	71% / 53%
Sales Volume	890,741,585	720,269,787	625,739,805	729,892,721	664,755,801
Sales Volume YTD	7,027,025,836	5,263,258,803	6,777,905,760	6,543,282,457	3,656,572,810
Semi-detached					
New Listings / YTD	335 / 2,708	325 / 2,548	307 / 3,251	343 / 3,120	318 / 2,515
Sales / YTD	298 / 2,307	256 / 1,831	227 / 2,438	264 / 2,185	237 / 1,378
Sales to New Listings Ratio / YTD	89% / 85%	79% / 72%	74% / 75%	77% / 70%	75% / 55%
Sales Volume	122,176,497	93,934,472	80,021,740	89,357,710	80,308,525
Sales Volume YTD	929,099,027	679,554,736	907,669,646	754,603,679	452,466,852
Row/Townhouse					
New Listings / YTD	470 / 3,512	389 / 2,982	402 / 3,545	377 / 3,504	321 / 2,459
Sales / YTD	411 / 2,939	343 / 2,189	234 / 2,426	246 / 2,034	191 / 1,186
Sales to New Listings Ratio / YTD	87% / 84%	88% / 73%	58% / 68%	65% / 58%	60% / 48%
Sales Volume	119,247,585	86,909,206	57,255,635	63,825,692	48,049,474
Sales Volume YTD	845,168,682	556,682,871	630,429,576	506,906,026	276,821,469
Apartment Condominium					
New Listings / YTD	654 / 5,269	555 / 4,829	564 / 5,279	663 / 5,351	495 / 3,835
Sales / YTD	434 / 3,408	355 / 2,485	282 / 2,435	257 / 1,962	222 / 1,273
Sales to New Listings Ratio / YTD	66% / 65%	64% / 51%	50% / 46%	39% / 37%	45% / 33%
Sales Volume	87,833,568	68,132,278	53,996,724	52,118,801	44,555,308
Sales Volume YTD	682,556,296	478,651,751	488,721,109	409,682,066	250,856,238
Total Residential¹					
New Listings / YTD	3,848 / 30,363	3,593 / 28,597	3,548 / 33,505	3,559 / 32,415	3,317 / 25,595
Sales / YTD	2,870 / 22,531	2,511 / 17,763	2,119 / 21,373	2,386 / 20,678	2,208 / 12,724
Sales to New Listings Ratio / YTD	75% / 74%	70% / 62%	60% / 64%	67% / 64%	67% / 50%
Sales Volume	1,219,999,235	969,245,743	817,013,904	935,194,924	837,669,108
Sales Volume YTD	9,483,849,841	6,978,148,161	8,804,726,091	8,214,474,228	4,636,717,369
Other²					
New Listings / YTD	266 / 2,356	273 / 2,249	279 / 2,346	256 / 2,487	237 / 1,911
Sales / YTD	154 / 1,074	141 / 947	113 / 1,174	153 / 1,320	131 / 698
Sales to New Listings Ratio / YTD	58% / 46%	52% / 42%	41% / 50%	60% / 53%	55% / 37%
Sales Volume	35,235,960	24,020,028	18,947,600	31,027,145	24,423,950
Sales Volume YTD	300,608,116	192,498,959	267,705,946	283,366,711	118,646,650

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

Total Board August 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	24 / 244	22 / 215	31 / 226	17 / 165	23 / 161
Sales / YTD	3 / 53	3 / 40	9 / 53	3 / 33	7 / 27
Sales to New Listings Ratio / YTD	13% / 22%	14% / 19%	29% / 23%	18% / 20%	30% / 17%
Sales Volume	604,167	1,470,000	3,966,500	7,740,000	4,012,000
Sales Volume YTD	73,607,968	24,363,900	70,196,584	22,254,658	11,955,500
Investment					
New Listings / YTD	59 / 387	39 / 415	41 / 347	22 / 281	22 / 280
Sales / YTD	27 / 120	18 / 117	12 / 123	9 / 97	9 / 58
Sales to New Listings Ratio / YTD	46% / 31%	46% / 28%	29% / 35%	41% / 35%	41% / 21%
Sales Volume	19,717,135	7,669,634	9,082,800	8,452,500	4,188,610
Sales Volume YTD	94,181,952	79,413,525	92,072,298	66,344,805	33,381,336
Multi Family					
New Listings / YTD	10 / 107	13 / 128	10 / 130	11 / 106	7 / 58
Sales / YTD	6 / 51	5 / 29	3 / 35	4 / 51	0 / 12
Sales to New Listings Ratio / YTD	60% / 48%	38% / 23%	30% / 27%	36% / 48%	0% / 21%
Sales Volume	5,365,000	5,617,500	2,507,500	8,945,000	0
Sales Volume YTD	74,884,000	30,172,735	42,115,000	65,450,750	20,019,200
Hotel/Motel					
New Listings / YTD	0 / 9	1 / 11	2 / 6	0 / 6	0 / 6
Sales / YTD	0 / 3	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 33%	0% / 0%	0% / 33%	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	30 / 320	20 / 275	37 / 247	15 / 134	17 / 180
Sales / YTD	8 / 72	8 / 57	3 / 47	2 / 28	4 / 41
Sales to New Listings Ratio / YTD	27% / 23%	40% / 21%	8% / 19%	13% / 21%	24% / 23%
Sales Volume	3,183,000	5,791,900	305,000	180,000	483,000
Sales Volume YTD	20,855,000	18,841,100	11,668,300	11,455,068	8,094,800
Lease					
New Listings / YTD	30 / 244	26 / 257	25 / 206	19 / 201	22 / 221
Sales / YTD	9 / 90	12 / 88	6 / 65	7 / 60	3 / 41
Sales to New Listings Ratio / YTD	30% / 37%	46% / 34%	24% / 32%	37% / 30%	14% / 19%
Sales Volume	3,235,596	1,605,814	984,397	626,610	367,434
Sales Volume YTD	35,222,576	20,324,714	8,654,464	9,754,893	11,119,207
Farms					
New Listings / YTD	41 / 238	22 / 231	28 / 236	34 / 264	37 / 252
Sales / YTD	16 / 110	15 / 99	17 / 123	15 / 141	12 / 81
Sales to New Listings Ratio / YTD	39% / 46%	68% / 43%	61% / 52%	44% / 53%	32% / 32%
Sales Volume	11,195,911	10,498,400	12,944,898	8,109,900	4,504,100
Sales Volume YTD	81,070,909	67,970,995	85,887,138	71,493,382	41,213,100
Total Commercial¹					
New Listings / YTD	195 / 1,559	145 / 1,543	174 / 1,403	118 / 1,163	128 / 1,166
Sales / YTD	69 / 504	61 / 432	50 / 451	40 / 414	35 / 264
Sales to New Listings Ratio / YTD	35% / 32%	42% / 28%	29% / 32%	34% / 36%	27% / 23%
Sales Volume	43,300,809	32,653,248	29,791,095	34,054,010	13,555,144
Sales Volume YTD	383,681,405	241,423,969	311,790,284	249,263,557	126,198,143

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

August 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	2	8	10	40	48	53
	Sales Volume	n/a	1,495,000	2,486,000	9,750,952	11,429,776	12,832,301
	Average Price	n/a	186,875	248,600	243,774	238,120	242,119
	Median Price	n/a	188,000	250,000	240,000	232,000	230,000
Beaumont	Sales	66	44	33	365	288	364
	Sales Volume	36,901,788	20,648,200	15,230,788	191,192,125	143,234,612	181,419,483
	Average Price	559,118	469,277	461,539	523,814	497,342	498,405
	Median Price	562,500	430,000	459,250	518,000	472,950	499,950
Bonnyville	Sales	19	21	21	174	167	184
	Sales Volume	6,781,800	6,636,600	6,943,150	63,575,182	53,467,550	66,208,707
	Average Price	356,937	316,029	330,626	365,375	320,165	359,830
	Median Price	325,000	262,400	315,000	334,000	300,000	330,000
Cold Lake	Sales	25	42	29	259	280	277
	Sales Volume	8,493,000	12,352,535	9,483,500	88,370,650	92,541,273	90,257,950
	Average Price	339,720	294,108	327,017	341,199	330,505	325,841
	Median Price	316,000	297,500	328,000	327,500	321,750	331,000
Devon	Sales	9	14	15	96	75	110
	Sales Volume	3,410,000	4,504,600	5,142,300	38,859,640	27,810,150	36,566,699
	Average Price	378,889	321,757	342,820	404,788	370,802	332,425
	Median Price	370,000	339,050	345,000	385,000	355,000	326,250
Drayton Valley	Sales	15	14	10	97	91	119
	Sales Volume	4,435,100	4,324,400	2,361,400	27,592,700	25,078,099	33,621,420
	Average Price	295,673	308,886	236,140	284,461	275,584	282,533
	Median Price	282,000	309,000	246,500	285,000	275,000	285,000
Fort Saskatchewan	Det. Sales	43	34	41	367	271	337
	Det. Average Price	527,220	451,541	435,541	501,395	479,138	473,783
	Det. Median Price	510,000	452,250	415,000	482,500	465,500	450,000
	Apt. Sales	3	12	9	31	55	40
	Apt. Average Price	n/a	176,000	163,767	165,871	178,775	175,610
	Apt. Median Price	n/a	171,500	147,500	155,000	162,900	165,200
	Total Sales Volume	30,267,615	20,610,800	24,177,100	245,639,036	176,979,585	216,101,453
Gibbons	Sales	2	10	8	45	55	48
	Sales Volume	n/a	2,859,650	2,313,500	16,071,697	17,656,540	14,613,250
	Average Price	n/a	285,965	289,188	357,149	321,028	304,443
	Median Price	n/a	269,500	293,750	338,000	305,500	292,500
Leduc	Det. Sales	43	43	50	433	342	481
	Det. Average Price	494,328	412,950	413,242	470,692	435,869	423,275
	Det. Median Price	465,000	410,000	402,250	457,000	420,000	410,000
	Apt. Sales	1	3	2	19	15	14
	Apt. Average Price	n/a	n/a	n/a	199,114	192,460	213,744
	Apt. Median Price	n/a	n/a	n/a	205,000	169,500	192,450
	Total Sales Volume	29,848,872	22,598,350	26,264,000	265,430,676	197,027,140	263,035,781

n/a = insufficient data

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

August 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	25	25	13	189	164	227
Sales Volume	9,099,475	7,782,900	4,987,000	71,036,177	56,883,554	82,890,436
Average Price	363,979	311,316	383,615	375,853	346,851	365,156
Median Price	387,000	315,000	420,000	387,000	358,000	350,000
Sherwood Park						
Det. Sales	71	60	50	677	544	657
Det. Average Price	567,742	523,489	470,462	541,438	512,235	511,727
Det. Median Price	520,000	488,000	437,500	511,000	480,000	480,000
Apt. Sales	16	21	9	118	94	96
Apt. Average Price	262,553	253,993	247,861	282,423	257,124	248,716
Apt. Median Price	264,875	265,000	272,250	273,350	270,000	243,250
Total Sales Volume	58,862,757	42,451,145	34,457,581	502,276,723	368,732,177	428,940,263
Spruce Grove						
Det. Sales	67	60	48	556	418	491
Det. Average Price	490,228	463,760	452,291	485,227	458,478	453,727
Det. Median Price	455,000	445,650	456,389	463,000	445,000	435,000
Apt. Sales	5	6	2	65	46	32
Apt. Average Price	179,900	170,167	n/a	188,838	183,455	188,547
Apt. Median Price	160,000	160,000	n/a	174,000	178,500	158,500
Total Sales Volume	48,092,379	36,729,445	28,002,574	389,039,124	270,044,396	295,772,060
St. Albert						
Det. Sales	111	62	81	741	559	744
Det. Average Price	564,505	558,454	528,154	576,371	534,627	545,114
Det. Median Price	510,000	533,500	505,000	530,000	500,000	511,250
Apt. Sales	17	10	12	93	108	99
Apt. Average Price	243,053	219,015	196,708	267,441	303,259	263,119
Apt. Median Price	233,500	222,500	205,750	230,000	215,125	226,500
Total Sales Volume	81,980,981	46,715,347	52,652,464	552,609,507	403,403,134	495,568,247
St. Paul						
Sales	22	16	12	112	101	115
Sales Volume	5,506,900	2,649,000	2,350,800	27,184,850	25,350,600	28,287,065
Average Price	250,314	165,563	195,900	242,722	250,996	245,974
Median Price	222,500	138,750	191,500	227,500	222,000	220,000
Stony Plain						
Sales	35	33	43	349	260	376
Sales Volume	13,450,716	12,541,198	17,265,149	136,848,819	94,974,349	141,719,367
Average Price	384,306	380,036	401,515	392,117	365,286	376,913
Median Price	385,000	365,000	375,000	390,000	361,000	364,250
Vegreville						
Sales	7	13	14	82	69	80
Sales Volume	1,263,000	3,399,500	3,184,900	17,774,900	15,761,900	19,740,400
Average Price	180,429	261,500	227,493	216,767	228,433	246,755
Median Price	215,000	273,000	236,500	223,500	207,000	227,750
Westlock						
Sales	11	7	7	59	55	77
Sales Volume	2,611,600	1,554,500	1,927,300	14,613,600	13,577,250	18,200,600
Average Price	237,418	222,071	275,329	247,688	246,859	236,371
Median Price	260,000	230,000	260,000	239,000	244,000	228,900
Wetaskiwin						
Sales	20	17	23	159	135	168
Sales Volume	5,306,800	3,321,000	6,214,250	41,391,183	31,218,933	43,672,450
Average Price	265,340	195,353	270,185	260,322	231,251	259,955
Median Price	264,000	227,000	265,500	255,000	230,000	241,500

n/a = insufficient data

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

August 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	1	0	1	6	0	4
	Sales Volume	n/a	n/a	n/a	2,255,000	n/a	n/a
Bonnyville M.D.	Sales	3	4	1	15	21	20
	Sales Volume	n/a	n/a	n/a	8,140,947	7,729,980	7,778,640
Lac la Biche County	Sales	0	0	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	4	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	6	1	2	29	13	24
	Sales Volume	3,950,000	n/a	n/a	41,575,100	12,505,595	25,968,000
Parkland County	Sales	0	1	0	9	10	7
	Sales Volume	n/a	n/a	n/a	5,460,500	8,171,580	5,090,500
Smoky Lake County	Sales	1	0	1	9	4	4
	Sales Volume	n/a	n/a	n/a	3,674,000	n/a	n/a
St. Paul County	Sales	3	1	3	12	17	13
	Sales Volume	n/a	n/a	n/a	4,324,240	5,581,009	5,819,500
Strathcona County	Sales	1	2	0	10	11	6
	Sales Volume	n/a	n/a	n/a	9,905,204	11,698,000	4,881,000
Sturgeon County	Sales	0	1	0	5	9	7
	Sales Volume	n/a	n/a	n/a	4,585,000	8,970,500	4,675,080
Thorhild County	Sales	0	0	1	4	7	6
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,485,000
Two Hills County	Sales	2	3	0	3	6	1
	Sales Volume	n/a	n/a	n/a	n/a	1,012,900	n/a
Vermilion River County	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

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

August 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	7	10	11	59	67	56
	Sales Volume	2,425,000	2,920,450	3,561,300	15,172,200	18,242,350	17,955,075
Bonnyville M.D.	Sales	31	29	30	221	222	230
	Sales Volume	9,609,947	9,476,840	7,787,900	77,567,129	67,052,630	76,453,247
Lac la Biche County	Sales	1	0	0	8	6	12
	Sales Volume	n/a	n/a	n/a	2,168,200	2,454,000	2,626,000
Lac Ste. Anne County	Sales	5	6	7	36	26	41
	Sales Volume	937,500	767,000	1,345,000	7,842,200	4,939,750	6,530,350
Leduc County	Sales	32	22	24	179	120	202
	Sales Volume	21,923,675	12,106,000	13,305,154	141,655,747	68,153,605	123,789,515
Parkland County	Sales	54	60	51	441	387	505
	Sales Volume	31,988,928	29,078,180	24,893,600	263,385,452	215,420,189	262,955,885
Smoky Lake County	Sales	5	6	5	46	47	52
	Sales Volume	1,271,500	1,021,900	426,900	12,700,250	9,545,400	10,211,300
St. Paul County	Sales	34	22	19	165	137	158
	Sales Volume	7,970,576	4,617,000	4,100,800	36,966,840	34,787,749	42,754,265
Strathcona County	Sales	36	31	23	263	215	290
	Sales Volume	27,465,440	20,077,742	18,931,500	198,157,240	156,235,491	223,860,241
Sturgeon County	Sales	22	17	21	193	154	184
	Sales Volume	17,563,100	8,637,800	11,157,300	140,276,926	96,173,732	129,042,126
Thorhild County	Sales	3	4	9	55	52	55
	Sales Volume	n/a	n/a	2,517,568	11,648,900	10,774,330	14,424,628
Two Hills County	Sales	11	11	3	45	38	37
	Sales Volume	2,117,500	1,983,400	n/a	8,901,350	6,444,900	7,193,300
Vermilion River County	Sales	0	1	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data