

Media Release

Predictable real estate patterns unaffected by interest rate changes.

Edmonton, October 2, 2024: There were a total of 2,256 residential unit sales in the Greater Edmonton Area (GEA) real estate market during September 2024, a 12.6% decrease from August 2024, but still 10.0% higher than September 2023. New residential listings amounted to 3,215, down 4.6% from August 2024, and up 6.4% higher from September 2023. Overall inventory in the GEA decreased 1.7% month-over-month and 12.1% year-over-year.

The total number of Detached unit sales was 1,299, a decrease of 11.1% over the previous month but still 8.2% higher than the previous year. Semi-detached unit sales decreased 15.8% month-over-month and showed an increase of 12.9% year-over-year. Row/Townhouse unit sales decreased 15.4% compared to August 2024 and sold 25.9% more than September 2023. Apartment Condominium unit sales were still 2.2% higher than the previous year but were down 12.6% from August 2024.

Total residential average prices came in at \$440,366, a 1.2% increase from August 2024, and a 11.7% increase from September 2023. Detached homes averaged \$552,684, increasing 1.3% from August 2024 and up from the previous year by 11.9%. Semi-detached units sold for an average of \$413,252, decreasing 0.3% from the previous month, and up 16.8% year-over-year. Row/townhouse prices rose 0.7% from August 2024 and are sitting 9.6% higher than September 2023 with an average selling price of \$292,875. Apartment Condominium average prices dropped 2.3% in August 2024 to \$199,564, ending the month of September 9.6% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$406,400, decreasing 0.2% from August 2024, and up 7.6% from September 2023.

“As the nights get longer, so do the days on market in real estate,” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “Not even cuts to interest rates can keep our market going at the hectic pace it’s been at this summer. We’re now seeing the usual slowdown, but also the continuation of elevation in home prices due to competition over lower inventory.”

Detached homes averaged 37 days on the market, an increase of two days from August 2024. Semi-detached homes recorded no change at 30 days on the market, and row/townhouses’ days on the market rose from 30 to 36 days. Apartment condominiums averaged 48 days on market, a marked increase of seven days. Overall, all residential listings averaged 38 days on the market, a month-over-month increase of three days and a six-day decrease in comparison to September 2023.

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

MLS® System Activity (for all-residential sales in GEA ¹)	September 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 552,684.00	1.3%	11.9%
Detached median ³ selling price – month	\$ 507,000.00	2.0%	11.8%
Semi-detached average selling price – month	\$ 413,252.00	-0.3%	16.8%
Semi-detached median selling price – month	\$ 407,000.00	-1.4%	16.3%
Row/Townhouse average selling price – month	\$ 292,875.00	0.7%	9.6%
Row/Townhouse median selling price – month	\$ 289,000.00	-0.3%	7.5%
Apartment Condominium average selling price	\$ 199,564.00	-2.3%	9.6%
Apartment Condominium median selling price	\$ 190,000.00	-0.1%	12.8%
All-residential ⁴ average selling price	\$ 440,366.00	1.2%	11.7%
All-residential median selling price	\$ 420,000.00	1.9%	13.5%
# residential listings this month	3,215	-4.6%	6.4%
# residential sales this month	2,256	-12.6%	10.0%
# residential inventory at month end	5,701	-1.7%	-12.1%
# Total ⁵ MLS® System sales this month	2,695	-12.9%	7.9%
\$ Value Total residential sales this month	\$ 1,069,529,047.00	-12.3%	21.1%
\$ Value of total MLS® System sales – month	\$ 1,154,388,980.00	-11.1%	21.4%
\$ Value of total MLS® System sales - YTD	\$ 11,313,866,542.00	11.3%	35.3%

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

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

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

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	September 2024	M/M % Change	Y/Y % Change
SFD6 benchmark price	\$ 476,500.00	0.0%	9.5%
Apartment benchmark price	\$ 197,900.00	0.1%	10.3%
Townhouse benchmark price	\$ 267,800.00	-0.7%	11.4%
Composite ⁷ benchmark price	\$ 406,400.00	-0.2%	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)	September 2024	
Total Rented Listings	26	
Active Rentals	53	
	September 2024	YTD Average
Average Days on Market	23	20
Average Price ⁹ for 1-Bedroom Units	\$ 1,045.00	\$1,351.00
Average Price for 2-Bedroom Units	\$ 1,763.00	\$1,802.00

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
September 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,907 / 17,748	1,828 / 17,135	1,939 / 20,016	1,844 / 18,848	1,879 / 15,709
Sales / YTD	1,299 / 13,329	1,201 / 10,759	957 / 13,101	1,249 / 13,520	1,311 / 8,909
Sales to New Listings Ratio / YTD	68% / 75%	66% / 63%	49% / 65%	68% / 72%	70% / 57%
Sales Volume	717,936,616	593,142,188	461,243,263	586,826,270	592,592,667
Sales Volume YTD	7,116,754,042	5,316,823,406	6,613,032,711	6,425,145,576	3,904,824,885
Average Sale Price	552,684	493,874	481,968	469,837	452,016
Average Sale Price YTD	533,930	494,174	504,773	475,233	438,301
Median Sale Price	507,000	453,500	437,000	425,000	408,000
Median Sale Price YTD	490,000	450,000	460,000	427,500	398,500
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	37 / 37	42 / 44	44 / 33	39 / 37	50 / 57
Median Days on Market / YTD	23 / 21	28 / 29	33 / 19	26 / 21	31 / 36
Average Days on Market (Cum.) / YTD	53 / 55	65 / 69	58 / 45	51 / 52	79 / 90
Median Days on Market (Cum.) / YTD	28 / 24	36 / 36	42 / 21	34 / 23	41 / 49
Semi-detached					
New Listings / YTD	323 / 2,932	291 / 2,747	304 / 3,457	328 / 3,345	317 / 2,735
Sales / YTD	245 / 2,474	217 / 1,993	204 / 2,575	225 / 2,347	223 / 1,568
Sales to New Listings Ratio / YTD	76% / 84%	75% / 73%	67% / 74%	69% / 70%	70% / 57%
Sales Volume	101,246,692	76,761,447	75,332,116	76,831,304	75,636,417
Sales Volume YTD	1,010,394,419	742,646,248	965,819,223	815,491,033	520,472,948
Average Sale Price	413,252	353,739	369,275	341,472	339,177
Average Sale Price YTD	408,405	372,627	375,075	347,461	331,934
Median Sale Price	407,000	349,900	364,900	330,000	330,000
Median Sale Price YTD	405,000	367,000	367,500	335,000	323,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	30 / 32	37 / 39	45 / 33	43 / 40	52 / 62
Median Days on Market / YTD	18 / 19	25 / 26	35 / 21	30 / 25	37 / 45
Average Days on Market (Cum.) / YTD	35 / 41	52 / 57	58 / 42	54 / 55	90 / 99
Median Days on Market (Cum.) / YTD	19 / 21	26 / 30	47 / 22	38 / 29	49 / 61
Row/Townhouse					
New Listings / YTD	401 / 3,840	364 / 3,304	349 / 3,838	360 / 3,814	287 / 2,715
Sales / YTD	345 / 3,254	274 / 2,439	214 / 2,606	215 / 2,222	190 / 1,365
Sales to New Listings Ratio / YTD	86% / 85%	75% / 74%	61% / 68%	60% / 58%	66% / 50%
Sales Volume	101,041,710	73,192,811	52,911,449	51,387,394	48,752,512
Sales Volume YTD	939,432,942	625,666,182	676,344,525	551,529,020	323,544,481
Average Sale Price	292,875	267,127	247,250	239,011	256,592
Average Sale Price YTD	288,701	256,526	259,534	248,213	237,029
Median Sale Price	289,000	268,950	237,000	235,000	257,500
Median Sale Price YTD	290,000	252,000	255,000	246,000	235,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 97%	96% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	36 / 33	42 / 46	51 / 44	54 / 51	64 / 65
Median Days on Market / YTD	24 / 20	29 / 30	39 / 30	40 / 34	48 / 48
Average Days on Market (Cum.) / YTD	46 / 42	53 / 66	65 / 62	75 / 72	94 / 102
Median Days on Market (Cum.) / YTD	25 / 21	31 / 36	48 / 34	55 / 43	62 / 66

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

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

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	584 / 5,749	529 / 5,287	525 / 5,731	563 / 5,859	546 / 4,313
Sales / YTD	367 / 3,714	359 / 2,811	226 / 2,608	228 / 2,151	209 / 1,466
Sales to New Listings Ratio / YTD	63% / 65%	68% / 53%	43% / 46%	40% / 37%	38% / 34%
Sales Volume	73,239,910	65,384,100	41,836,749	43,589,777	43,221,785
Sales Volume YTD	746,077,406	539,115,951	520,565,608	446,514,016	291,919,123
Average Sale Price	199,564	182,128	185,118	191,183	206,803
Average Sale Price YTD	200,882	191,788	199,603	207,584	199,126
Median Sale Price	190,000	168,500	172,500	174,750	185,000
Median Sale Price YTD	186,000	174,000	178,000	188,000	179,700
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	95% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	48 / 47	54 / 58	61 / 60	58 / 60	66 / 72
Median Days on Market / YTD	34 / 30	39 / 42	55 / 44	40 / 43	53 / 54
Average Days on Market (Cum.) / YTD	70 / 69	78 / 97	94 / 98	77 / 98	94 / 114
Median Days on Market (Cum.) / YTD	40 / 36	49 / 57	69 / 58	55 / 62	64 / 77
Total Residential²					
New Listings / YTD	3,215 / 30,269	3,012 / 28,473	3,117 / 33,042	3,095 / 31,866	3,029 / 25,472
Sales / YTD	2,256 / 22,771	2,051 / 18,002	1,601 / 20,890	1,917 / 20,240	1,933 / 13,308
Sales to New Listings Ratio / YTD	70% / 75%	68% / 63%	51% / 63%	62% / 64%	64% / 52%
Sales Volume	993,464,928	808,480,546	631,323,577	758,634,745	760,203,381
Sales Volume YTD	9,812,658,809	7,224,251,787	8,775,762,067	8,238,679,645	5,040,761,437
Average Sale Price	440,366	394,188	394,331	395,741	393,276
Average Sale Price YTD	430,928	401,303	420,094	407,049	378,777
Median Sale Price	420,000	370,000	375,000	367,400	360,000
Median Sale Price YTD	412,000	377,000	393,000	375,000	354,125
Sale to List Price Ratio / YTD	99% / 99%	98% / 97%	97% / 99%	97% / 98%	97% / 97%
Average Days on Market / YTD	38 / 38	44 / 46	48 / 38	44 / 41	54 / 60
Median Days on Market / YTD	24 / 22	29 / 30	37 / 23	29 / 25	35 / 41
Average Days on Market (Cum.) / YTD	53 / 54	64 / 71	64 / 53	57 / 60	83 / 95
Median Days on Market (Cum.) / YTD	28 / 25	35 / 38	48 / 26	38 / 28	48 / 56
Other³					
New Listings / YTD	144 / 1,384	140 / 1,458	135 / 1,448	123 / 1,562	159 / 1,260
Sales / YTD	84 / 752	73 / 632	63 / 779	75 / 831	86 / 481
Sales to New Listings Ratio / YTD	58% / 54%	52% / 43%	47% / 54%	61% / 53%	54% / 38%
Sales Volume	33,251,900	21,048,650	17,262,838	20,559,288	19,264,095
Sales Volume YTD	270,084,324	157,379,300	218,070,905	234,535,901	105,408,966
Average Sale Price	395,856	288,338	274,013	274,124	224,001
Average Sale Price YTD	359,155	249,018	279,937	282,233	219,145
Median Sale Price	230,000	224,000	157,500	185,000	178,500
Median Sale Price YTD	249,444	154,500	180,000	197,000	155,000
Sale to List Price Ratio / YTD	95% / 96%	94% / 93%	94% / 94%	94% / 133%	92% / 92%
Average Days on Market / YTD	93 / 75	69 / 81	62 / 87	86 / 87	108 / 126
Median Days on Market / YTD	41 / 34	48 / 44	52 / 44	49 / 44	45 / 62
Average Days on Market (Cum.) / YTD	118 / 118	133 / 123	76 / 118	119 / 141	162 / 186
Median Days on Market (Cum.) / YTD	49 / 42	76 / 55	56 / 53	63 / 59	55 / 98

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

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

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

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

September 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	20 / 153	12 / 142	7 / 127	11 / 112	12 / 111
Sales / YTD	11 / 40	5 / 27	3 / 39	2 / 20	2 / 17
Sales to New Listings Ratio / YTD	55% / 26%	42% / 19%	43% / 31%	18% / 18%	17% / 15%
Sales Volume	9,673,000	9,418,000	2,071,000	419,000	1,667,000
Sales Volume YTD	80,418,001	31,531,000	63,926,030	20,361,158	10,268,000
Average Sale Price	879,364	1,883,600	690,333	209,500	833,500
Average Sale Price YTD	2,010,450	1,167,815	1,639,129	1,018,058	604,000
Median Sale Price	560,000	790,000	750,000	209,500	833,500
Median Sale Price YTD	787,500	700,000	735,000	452,500	430,000
Sale to List Price Ratio / YTD	91% / 93%	91% / 90%	94% / 94%	97% / 81%	91% / 91%
Average Days on Market / YTD	102 / 156	63 / 174	62 / 188	249 / 242	66 / 269
Median Days on Market / YTD	103 / 103	56 / 107	31 / 104	249 / 92	66 / 196
Average Days on Market (Cum.) / YTD	302 / 259	131 / 288	172 / 322	1060 / 468	94 / 272
Median Days on Market (Cum.) / YTD	137 / 143	62 / 114	139 / 166	1060 / 104	94 / 196
Investment					
New Listings / YTD	30 / 283	34 / 319	34 / 277	20 / 214	27 / 222
Sales / YTD	8 / 97	13 / 97	7 / 102	13 / 76	8 / 46
Sales to New Listings Ratio / YTD	27% / 34%	38% / 30%	21% / 37%	65% / 36%	30% / 21%
Sales Volume	9,265,566	6,277,000	13,425,000	11,781,000	3,259,205
Sales Volume YTD	87,698,498	73,243,785	92,114,048	60,860,353	30,362,041
Average Sale Price	1,158,196	482,846	1,917,857	906,231	407,401
Average Sale Price YTD	904,108	755,091	903,079	800,794	660,044
Median Sale Price	728,500	477,000	460,000	545,000	352,500
Median Sale Price YTD	480,000	450,000	552,500	448,000	387,014
Sale to List Price Ratio / YTD	101% / 100%	88% / 89%	93% / 97%	90% / 86%	76% / 77%
Average Days on Market / YTD	171 / 186	160 / 159	173 / 180	239 / 184	136 / 150
Median Days on Market / YTD	78 / 114	99 / 114	162 / 132	120 / 130	116 / 119
Average Days on Market (Cum.) / YTD	211 / 261	329 / 216	296 / 240	239 / 242	205 / 202
Median Days on Market (Cum.) / YTD	78 / 160	150 / 150	285 / 158	120 / 140	145 / 138
Multi Family					
New Listings / YTD	8 / 98	14 / 117	10 / 108	9 / 93	19 / 68
Sales / YTD	4 / 45	3 / 26	0 / 27	2 / 47	1 / 11
Sales to New Listings Ratio / YTD	50% / 46%	21% / 22%	0% / 25%	22% / 51%	5% / 16%
Sales Volume	4,735,000	7,436,871	0	2,145,000	1,605,000
Sales Volume YTD	66,634,000	33,492,106	37,117,500	63,508,250	19,584,200
Average Sale Price	1,183,750	2,478,957	0	1,072,500	1,605,000
Average Sale Price YTD	1,480,756	1,288,158	1,374,722	1,351,239	1,780,382
Median Sale Price	785,000	1,425,000	0	1,072,500	1,605,000
Median Sale Price YTD	1,174,000	1,082,000	1,390,000	1,225,000	1,232,000
Sale to List Price Ratio / YTD	93% / 94%	98% / 92%	0% / 93%	100% / 92%	93% / 92%
Average Days on Market / YTD	134 / 120	151 / 166	0 / 91	66 / 179	92 / 206
Median Days on Market / YTD	114 / 90	149 / 102	0 / 64	66 / 125	92 / 105
Average Days on Market (Cum.) / YTD	156 / 178	151 / 204	0 / 113	66 / 213	92 / 283
Median Days on Market (Cum.) / YTD	114 / 108	149 / 142	0 / 78	66 / 131	92 / 105
Hotel/Motel					
New Listings / YTD	1 / 2	0 / 3	0 / 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
September 2024**

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	37 / 255	25 / 217	23 / 204	14 / 107	14 / 139
Sales / YTD	8 / 63	5 / 48	2 / 43	7 / 24	2 / 33
Sales to New Listings Ratio / YTD	22% / 25%	20% / 22%	9% / 21%	50% / 22%	14% / 24%
Sales Volume	1,000,000	697,000	274,000	1,060,000	432,000
Sales Volume YTD	13,052,000	15,236,200	11,035,800	5,039,568	6,232,800
Average Sale Price	125,000	139,400	137,000	151,429	216,000
Average Sale Price YTD	207,175	317,421	256,647	209,982	188,873
Median Sale Price	110,000	113,000	137,000	90,000	216,000
Median Sale Price YTD	145,000	162,500	171,000	109,000	95,000
Sale to List Price Ratio / YTD	76% / 84%	74% / 84%	85% / 84%	89% / 111%	87% / 81%
Average Days on Market / YTD	124 / 122	144 / 130	91 / 153	120 / 160	72 / 126
Median Days on Market / YTD	139 / 107	166 / 107	91 / 133	99 / 146	72 / 102
Average Days on Market (Cum.) / YTD	146 / 133	144 / 160	91 / 162	120 / 184	439 / 174
Median Days on Market (Cum.) / YTD	179 / 113	166 / 116	91 / 133	99 / 146	439 / 134
Lease					
New Listings / YTD	18 / 236	18 / 241	36 / 216	20 / 188	19 / 205
Sales / YTD	6 / 89	5 / 81	6 / 64	8 / 58	6 / 44
Sales to New Listings Ratio / YTD	33% / 38%	28% / 34%	17% / 30%	40% / 31%	32% / 21%
Sales Volume	863,167	470,422	799,882	1,246,578	1,441,042
Sales Volume YTD	34,394,051	18,842,408	8,761,475	9,965,091	12,484,721
Average Sale Price	143,861	94,084	133,314	155,822	240,174
Average Sale Price YTD	386,450	232,622	136,898	171,812	283,744
Median Sale Price	145,350	54,534	99,255	131,008	117,956
Median Sale Price YTD	138,303	100,333	96,190	105,975	129,186
Average Days on Market / YTD	262 / 200	207 / 188	263 / 200	167 / 216	170 / 186
Median Days on Market / YTD	70 / 108	139 / 109	72 / 100	111 / 134	151 / 156
Average Days on Market (Cum.) / YTD	262 / 225	207 / 214	263 / 221	167 / 224	201 / 190
Median Days on Market (Cum.) / YTD	70 / 118	139 / 131	72 / 130	111 / 140	192 / 163
Farms					
New Listings / YTD	10 / 113	14 / 113	11 / 110	8 / 111	9 / 112
Sales / YTD	10 / 52	5 / 42	2 / 43	6 / 58	3 / 34
Sales to New Listings Ratio / YTD	100% / 46%	36% / 37%	18% / 39%	75% / 52%	33% / 30%
Sales Volume	6,235,833	3,019,900	1,980,000	3,325,000	2,052,000
Sales Volume YTD	42,632,844	35,955,495	36,989,580	37,826,592	23,115,900
Average Sale Price	623,583	603,980	990,000	554,167	684,000
Average Sale Price YTD	819,862	856,083	860,223	652,183	679,879
Median Sale Price	634,167	630,000	990,000	525,000	683,000
Median Sale Price YTD	770,000	670,000	743,000	585,500	440,000
Sale to List Price Ratio / YTD	96% / 94%	92% / 91%	93% / 94%	95% / 93%	99% / 94%
Average Days on Market / YTD	57 / 121	219 / 167	87 / 73	113 / 132	66 / 202
Median Days on Market / YTD	49 / 54	133 / 69	87 / 56	107 / 87	50 / 78
Average Days on Market (Cum.) / YTD	57 / 167	269 / 226	87 / 120	113 / 187	66 / 285
Median Days on Market (Cum.) / YTD	49 / 57	133 / 97	87 / 65	107 / 102	50 / 81
Total Commercial²					
New Listings / YTD	124 / 1,146	117 / 1,154	121 / 1,046	82 / 828	100 / 863
Sales / YTD	47 / 388	36 / 322	20 / 318	38 / 284	22 / 185
Sales to New Listings Ratio / YTD	38% / 34%	31% / 28%	17% / 30%	46% / 34%	22% / 21%
Sales Volume	31,772,566	27,319,193	18,549,882	19,976,578	10,456,247
Sales Volume YTD	325,807,394	208,427,994	249,944,433	198,311,012	102,047,662
Average Sale Price	676,012	758,866	927,494	525,699	475,284
Average Sale Price YTD	839,710	647,292	785,989	698,278	551,609
Median Sale Price	378,000	353,000	395,000	312,500	353,045
Median Sale Price YTD	426,250	357,500	451,500	462,500	340,000
Sale to List Price Ratio / YTD	91% / 94%	88% / 89%	92% / 93%	92% / 91%	85% / 85%
Average Days on Market / YTD	131 / 158	158 / 165	166 / 159	173 / 181	121 / 178
Median Days on Market / YTD	85 / 99	118 / 107	79 / 96	101 / 119	109 / 113
Average Days on Market (Cum.) / YTD	190 / 209	235 / 214	226 / 209	216 / 232	191 / 221
Median Days on Market (Cum.) / YTD	91 / 115	147 / 133	143 / 129	101 / 133	117 / 130

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

September 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	5,251 (2,458)	707 (51)	6,448 (2,602)
	April	5,394 (3,106)	749 (44)	6,686 (3,235)
	May	5,745 (3,207)	772 (48)	7,090 (3,359)
	June	5,862 (2,836)	755 (58)	7,215 (2,959)
	July	5,791 (2,933)	787 (44)	7,172 (3,071)
	August	5,700 (2,581)	787 (41)	7,048 (2,717)
	September	5,692 (2,256)	802 (47)	7,031 (2,387)

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

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

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

**Summary of Properties Listed and Sold
Greater Edmonton Area¹
September 2024**

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,262	799	94	15	2,480	855
	February	2,558	1,067	100	28	2,779	1,141
	March	2,797	1,198	97	21	3,024	1,249
	April	1,877	764	65	10	2,072	796
	May	3,072	1,188	96	12	3,307	1,240
	June	3,694	2,115	124	34	3,964	2,216
	July	3,269	2,288	105	21	3,538	2,380
	August	2,914	1,956	82	22	3,143	2,056
	September	3,029	1,933	100	22	3,288	2,041
	October	2,741	1,750	56	34	2,906	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,255	1,137	69	23	1,410	1,204
	Total		31,322	17,660	1,079	263	952
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,661	1,635	86	22	2,882	1,719
	March	4,123	2,503	118	40	4,444	2,654
	April	4,448	2,958	105	30	4,772	3,110
	May	4,268	2,837	92	40	4,565	2,992
	June	4,250	2,801	85	37	4,554	2,932
	July	3,432	2,262	88	26	3,694	2,396
	August	3,178	2,113	75	24	3,408	2,223
	September	3,095	1,917	82	38	3,300	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,383	1,336	78	40	1,521	1,438
	Total		37,989	25,359	1,091	382	952
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,959	2,281	122	42	3,205	2,393
	March	4,294	3,311	117	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
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
2024	January	2,161	1,433	120	25	2,393	1,518
	February	2,712	1,961	121	30	2,962	2,063
	March	3,515	2,458	105	51	3,794	2,602
	April	3,812	3,106	160	44	4,157	3,235
	May	4,219	3,207	147	48	4,564	3,359
	June	3,621	2,836	114	58	3,881	2,959
	July	3,645	2,933	140	44	3,939	3,071
	August	3,369	2,581	115	41	3,626	2,717
	September	3,215	2,256	124	47	3,483	2,387
	Total		30,269	22,771	1,146	388	32,799

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
September 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	546,779	414,043	294,742	206,813	441,434
	June	539,206	422,520	290,146	211,780	438,866
	July	551,728	406,943	292,072	204,378	440,168
	August	545,747	414,526	290,913	204,171	435,085
	September	552,684	413,252	292,875	199,564	440,366

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
September 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	5,251 (2,458)	707 (51)	3,634 (1,728)	437 (32)
	April	5,394 (3,106)	749 (44)	3,748 (2,144)	458 (32)
	May	5,745 (3,207)	772 (48)	4,117 (2,141)	455 (26)
	June	5,862 (2,836)	755 (58)	4,233 (1,933)	456 (33)
	July	5,791 (2,933)	787 (44)	4,250 (2,012)	482 (24)
	August	5,700 (2,581)	787 (41)	4,200 (1,775)	485 (18)
	September	5,692 (2,256)	802 (47)	4,183 (1,544)	493 (19)

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

September 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,242 / 11,325	1,197 / 11,089	1,318 / 13,120	1,211 / 11,798	1,159 / 9,446
Sales / YTD	802 / 8,316	775 / 6,750	584 / 8,150	766 / 8,075	798 / 5,293
Sales to New Listings Ratio / YTD	65% / 73%	65% / 61%	44% / 62%	63% / 68%	69% / 56%
Sales Volume	431,624,501	378,752,270	277,656,661	357,377,678	357,504,539
Sales Volume YTD	4,354,749,193	3,276,740,668	4,058,880,549	3,798,605,346	2,308,508,219
Average Sale Price	538,185	488,713	475,439	466,550	448,001
Average Sale Price YTD	523,659	485,443	498,022	470,416	436,144
Median Sale Price	490,000	449,000	430,000	421,750	397,950
Median Sale Price YTD	480,000	443,000	455,000	422,000	394,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	36 / 36	42 / 45	46 / 33	38 / 35	46 / 53
Median Days on Market / YTD	23 / 21	29 / 29	34 / 20	25 / 21	28 / 35
Average Days on Market (Cum.) / YTD	53 / 55	65 / 71	60 / 45	50 / 51	69 / 85
Median Days on Market (Cum.) / YTD	28 / 24	40 / 40	49 / 22	34 / 23	35 / 47
Semi-detached					
New Listings / YTD	206 / 1,971	206 / 1,869	214 / 2,480	241 / 2,273	214 / 1,878
Sales / YTD	159 / 1,625	144 / 1,333	138 / 1,803	148 / 1,528	144 / 1,025
Sales to New Listings Ratio / YTD	77% / 82%	70% / 71%	64% / 73%	61% / 67%	67% / 55%
Sales Volume	66,076,259	51,186,470	52,659,686	51,233,492	49,196,828
Sales Volume YTD	669,578,304	501,422,364	689,333,234	537,922,719	344,066,313
Average Sale Price	415,574	355,462	381,592	346,172	341,645
Average Sale Price YTD	412,048	376,161	382,326	352,044	335,674
Median Sale Price	416,000	354,000	380,500	335,500	330,000
Median Sale Price YTD	406,500	371,000	375,000	340,000	326,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	97% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	30 / 31	37 / 39	47 / 33	43 / 41	46 / 60
Median Days on Market / YTD	19 / 20	25 / 27	37 / 21	30 / 25	34 / 42
Average Days on Market (Cum.) / YTD	38 / 41	45 / 57	59 / 43	54 / 56	78 / 95
Median Days on Market (Cum.) / YTD	21 / 21	27 / 32	47 / 23	39 / 28	45 / 60
Row/Townhouse					
New Listings / YTD	318 / 2,982	293 / 2,582	285 / 3,088	303 / 3,060	224 / 2,137
Sales / YTD	257 / 2,510	207 / 1,917	167 / 2,071	166 / 1,755	140 / 1,045
Sales to New Listings Ratio / YTD	81% / 84%	71% / 74%	59% / 67%	55% / 57%	63% / 49%
Sales Volume	72,749,173	54,570,453	41,927,601	38,919,046	35,391,862
Sales Volume YTD	708,835,489	482,779,245	535,695,057	430,455,482	245,438,809
Average Sale Price	283,071	263,625	251,063	234,452	252,799
Average Sale Price YTD	282,405	251,841	258,665	245,274	234,870
Median Sale Price	278,500	266,500	252,000	233,750	255,000
Median Sale Price YTD	284,999	250,000	255,000	247,000	234,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 97%	96% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	36 / 32	41 / 45	52 / 44	57 / 51	58 / 64
Median Days on Market / YTD	23 / 19	29 / 30	41 / 30	45 / 33	46 / 49
Average Days on Market (Cum.) / YTD	46 / 40	53 / 65	69 / 63	79 / 72	87 / 100
Median Days on Market (Cum.) / YTD	26 / 20	31 / 36	51 / 34	59 / 43	57 / 65

5 Year Residential Activity (Part 2)

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City of Edmonton

September 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	519 / 5,179	453 / 4,640	457 / 5,098	511 / 5,237	488 / 3,849
Sales / YTD	326 / 3,280	304 / 2,386	194 / 2,234	192 / 1,848	178 / 1,289
Sales to New Listings Ratio / YTD	63% / 63%	67% / 51%	42% / 44%	38% / 35%	36% / 33%
Sales Volume	63,607,903	54,014,293	35,228,123	35,757,628	36,598,385
Sales Volume YTD	644,643,551	440,804,667	437,130,577	377,177,162	253,920,723
Average Sale Price	195,116	177,679	181,588	186,238	205,609
Average Sale Price YTD	196,538	184,746	195,672	204,100	196,990
Median Sale Price	187,000	165,000	169,950	174,250	185,000
Median Sale Price YTD	185,000	170,000	175,000	185,000	175,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 95%	94% / 96%	95% / 95%	95% / 94%
Average Days on Market / YTD	49 / 47	54 / 59	62 / 60	56 / 59	65 / 71
Median Days on Market / YTD	34 / 31	39 / 43	55 / 45	39 / 43	50 / 53
Average Days on Market (Cum.) / YTD	73 / 70	79 / 99	97 / 99	77 / 99	95 / 115
Median Days on Market (Cum.) / YTD	42 / 37	53 / 58	69 / 59	58 / 63	65 / 77
Total Residential¹					
New Listings / YTD	2,285 / 21,457	2,149 / 20,180	2,274 / 23,786	2,266 / 22,368	2,085 / 17,310
Sales / YTD	1,544 / 15,731	1,430 / 12,386	1,083 / 14,258	1,272 / 13,206	1,260 / 8,652
Sales to New Listings Ratio / YTD	68% / 73%	67% / 61%	48% / 60%	56% / 59%	60% / 50%
Sales Volume	634,057,836	538,523,486	407,472,071	483,287,844	478,691,614
Sales Volume YTD	6,377,806,537	4,701,746,944	5,721,039,417	5,144,160,709	3,151,934,064
Average Sale Price	410,659	376,590	376,244	379,943	379,914
Average Sale Price YTD	405,429	379,602	401,251	389,532	364,301
Median Sale Price	394,800	355,000	363,000	355,000	350,000
Median Sale Price YTD	390,000	360,000	380,000	362,500	342,500
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	97% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	38 / 37	44 / 47	50 / 39	43 / 41	50 / 58
Median Days on Market / YTD	24 / 22	31 / 32	39 / 24	30 / 25	34 / 41
Average Days on Market (Cum.) / YTD	54 / 54	64 / 74	68 / 56	58 / 61	76 / 93
Median Days on Market (Cum.) / YTD	30 / 25	39 / 41	53 / 28	40 / 30	44 / 56
Other²					
New Listings / YTD	72 / 693	73 / 713	75 / 675	57 / 668	63 / 530
Sales / YTD	32 / 380	30 / 290	24 / 365	38 / 332	36 / 202
Sales to New Listings Ratio / YTD	44% / 55%	41% / 41%	32% / 54%	67% / 50%	57% / 38%
Sales Volume	15,672,700	10,339,300	7,004,238	13,886,388	9,425,610
Sales Volume YTD	165,732,569	88,538,131	116,581,135	114,101,910	47,795,460
Average Sale Price	489,772	344,643	291,843	365,431	261,823
Average Sale Price YTD	436,138	305,304	319,400	343,680	236,611
Median Sale Price	395,000	303,750	222,250	246,000	201,750
Median Sale Price YTD	350,000	203,500	240,000	281,250	178,500
Sale to List Price Ratio / YTD	96% / 97%	93% / 94%	94% / 95%	93% / 95%	92% / 92%
Average Days on Market / YTD	44 / 51	77 / 62	51 / 61	91 / 71	90 / 95
Median Days on Market / YTD	28 / 28	70 / 42	39 / 38	48 / 40	45 / 51
Average Days on Market (Cum.) / YTD	54 / 92	106 / 102	68 / 83	133 / 109	156 / 142
Median Days on Market (Cum.) / YTD	28 / 33	95 / 52	39 / 44	53 / 51	68 / 87

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.

City of Edmonton

September 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	5 / 77	7 / 81	4 / 76	8 / 57	6 / 69
Sales / YTD	3 / 21	4 / 16	2 / 24	1 / 9	1 / 9
Sales to New Listings Ratio / YTD	60% / 27%	57% / 20%	50% / 32%	13% / 16%	17% / 13%
Sales Volume	2,335,000	2,418,000	1,521,000	405,000	1,597,000
Sales Volume YTD	54,071,001	10,446,000	43,969,130	5,035,000	6,866,000
Average Sale Price	778,333	604,500	760,500	405,000	1,597,000
Average Sale Price YTD	2,574,810	652,875	1,832,047	559,444	762,889
Median Sale Price	565,000	570,000	760,500	405,000	1,597,000
Median Sale Price YTD	1,025,001	452,500	907,500	500,000	525,000
Sale to List Price Ratio / YTD	96% / 96%	93% / 90%	101% / 95%	102% / 82%	89% / 89%
Average Days on Market / YTD	144 / 219	65 / 164	85 / 177	7 / 67	32 / 331
Median Days on Market / YTD	148 / 153	47 / 103	85 / 111	7 / 44	32 / 213
Average Days on Market (Cum.) / YTD	516 / 344	150 / 237	250 / 277	7 / 101	87 / 337
Median Days on Market (Cum.) / YTD	148 / 230	112 / 112	250 / 153	7 / 44	87 / 213
Investment					
New Listings / YTD	21 / 197	21 / 214	21 / 164	11 / 122	12 / 136
Sales / YTD	5 / 58	9 / 68	6 / 60	6 / 45	5 / 30
Sales to New Listings Ratio / YTD	24% / 29%	43% / 32%	29% / 37%	55% / 37%	42% / 22%
Sales Volume	6,372,566	4,577,000	13,050,000	4,455,000	1,830,000
Sales Volume YTD	48,089,398	56,360,485	64,973,168	33,782,078	21,411,831
Average Sale Price	1,274,513	508,556	2,175,000	742,500	366,000
Average Sale Price YTD	829,128	828,831	1,082,886	750,713	713,728
Median Sale Price	355,000	600,000	525,000	485,000	305,000
Median Sale Price YTD	492,500	464,500	532,500	455,000	372,000
Sale to List Price Ratio / YTD	104% / 94%	85% / 90%	93% / 93%	87% / 85%	93% / 81%
Average Days on Market / YTD	176 / 128	199 / 153	195 / 169	249 / 178	115 / 134
Median Days on Market / YTD	72 / 83	108 / 110	177 / 126	183 / 139	121 / 109
Average Days on Market (Cum.) / YTD	241 / 187	421 / 215	338 / 197	249 / 201	115 / 184
Median Days on Market (Cum.) / YTD	72 / 120	150 / 145	301 / 133	183 / 150	121 / 123
Multi Family					
New Listings / YTD	8 / 92	13 / 105	7 / 98	9 / 83	16 / 58
Sales / YTD	4 / 40	3 / 23	0 / 23	2 / 41	1 / 11
Sales to New Listings Ratio / YTD	50% / 43%	23% / 22%	0% / 23%	22% / 49%	6% / 19%
Sales Volume	4,735,000	7,436,871	0	2,145,000	1,605,000
Sales Volume YTD	53,517,500	30,817,106	31,592,500	56,118,250	19,584,200
Average Sale Price	1,183,750	2,478,957	0	1,072,500	1,605,000
Average Sale Price YTD	1,337,938	1,339,874	1,373,587	1,368,738	1,780,382
Median Sale Price	785,000	1,425,000	0	1,072,500	1,605,000
Median Sale Price YTD	1,187,500	1,084,000	1,395,000	1,225,000	1,232,000
Sale to List Price Ratio / YTD	93% / 93%	98% / 92%	0% / 94%	100% / 93%	93% / 92%
Average Days on Market / YTD	134 / 118	151 / 124	0 / 78	66 / 185	92 / 206
Median Days on Market / YTD	114 / 91	149 / 101	0 / 52	66 / 125	92 / 105
Average Days on Market (Cum.) / YTD	156 / 184	151 / 168	0 / 104	66 / 223	92 / 283
Median Days on Market (Cum.) / YTD	114 / 115	149 / 135	0 / 78	66 / 134	92 / 105
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 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)

City of Edmonton

September 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	32 / 200	20 / 164	19 / 142	11 / 71	9 / 103
Sales / YTD	4 / 45	4 / 33	2 / 28	6 / 17	0 / 19
Sales to New Listings Ratio / YTD	13% / 23%	20% / 20%	11% / 20%	55% / 24%	0% / 18%
Sales Volume	513,000	672,000	274,000	967,000	0
Sales Volume YTD	8,259,500	9,140,700	7,284,800	3,144,068	2,488,300
Average Sale Price	128,250	168,000	137,000	161,167	0
Average Sale Price YTD	183,544	276,991	260,171	184,945	130,963
Median Sale Price	105,000	176,000	137,000	84,500	0
Median Sale Price YTD	120,000	160,000	179,500	79,000	83,500
Sale to List Price Ratio / YTD	77% / 85%	85% / 83%	85% / 84%	88% / 122%	0% / 81%
Average Days on Market / YTD	118 / 113	138 / 130	91 / 154	138 / 181	0 / 140
Median Days on Market / YTD	137 / 105	143 / 98	91 / 105	101 / 161	0 / 134
Average Days on Market (Cum.) / YTD	118 / 125	138 / 136	91 / 168	138 / 181	0 / 178
Median Days on Market (Cum.) / YTD	137 / 105	143 / 98	91 / 105	101 / 161	0 / 148
Lease					
New Listings / YTD	9 / 144	13 / 151	15 / 120	16 / 98	9 / 122
Sales / YTD	2 / 44	3 / 41	2 / 28	2 / 24	2 / 26
Sales to New Listings Ratio / YTD	22% / 31%	23% / 27%	13% / 23%	13% / 24%	22% / 21%
Sales Volume	378,000	423,974	146,781	560,800	318,090
Sales Volume YTD	18,529,986	14,505,816	3,496,384	5,918,678	8,767,247
Average Sale Price	189,000	141,325	73,391	280,400	159,045
Average Sale Price YTD	421,136	353,800	124,871	246,612	337,202
Median Sale Price	189,000	164,700	73,391	280,400	159,045
Median Sale Price YTD	118,235	129,600	107,447	144,400	180,263
Average Days on Market / YTD	227 / 195	268 / 185	63 / 163	333 / 218	185 / 176
Median Days on Market / YTD	227 / 100	139 / 139	63 / 89	333 / 125	185 / 163
Average Days on Market (Cum.) / YTD	227 / 200	268 / 199	63 / 192	333 / 230	185 / 176
Median Days on Market (Cum.) / YTD	227 / 122	139 / 139	63 / 130	333 / 148	185 / 163
Farms					
New Listings / YTD	0 / 8	0 / 7	0 / 4	1 / 3	2 / 11
Sales / YTD	1 / 1	0 / 0	0 / 1	0 / 2	0 / 3
Sales to New Listings Ratio / YTD	0% / 13%	0% / 0%	0% / 25%	0% / 67%	0% / 27%
Sales Volume	700,000	0	0	0	0
Sales Volume YTD	700,000	0	2,200,000	2,548,000	3,209,600
Average Sale Price	700,000	0	0	0	0
Average Sale Price YTD	700,000	0	2,200,000	1,274,000	1,069,867
Median Sale Price	700,000	0	0	0	0
Median Sale Price YTD	700,000	0	2,200,000	1,274,000	950,000
Sale to List Price Ratio / YTD	93% / 93%	0% / 0%	0% / 92%	0% / 80%	0% / 92%
Average Days on Market / YTD	71 / 71	0 / 0	0 / 83	0 / 263	0 / 136
Median Days on Market / YTD	71 / 71	0 / 0	0 / 83	0 / 263	0 / 144
Average Days on Market (Cum.) / YTD	71 / 71	0 / 0	0 / 213	0 / 510	0 / 177
Median Days on Market (Cum.) / YTD	71 / 71	0 / 0	0 / 213	0 / 510	0 / 259
Total Commercial¹					
New Listings / YTD	75 / 724	74 / 723	66 / 607	56 / 436	54 / 502
Sales / YTD	19 / 211	23 / 181	12 / 164	17 / 138	9 / 98
Sales to New Listings Ratio / YTD	25% / 29%	31% / 25%	18% / 27%	30% / 32%	17% / 20%
Sales Volume	15,033,566	15,527,845	14,991,781	8,532,800	5,350,090
Sales Volume YTD	184,145,385	121,270,107	153,515,982	106,546,074	62,327,178
Average Sale Price	791,240	675,124	1,249,315	501,929	594,454
Average Sale Price YTD	872,727	670,001	936,073	772,073	635,992
Median Sale Price	378,000	350,000	437,500	405,000	306,090
Median Sale Price YTD	410,000	380,000	451,500	521,144	338,375
Sale to List Price Ratio / YTD	93% / 92%	88% / 89%	93% / 92%	90% / 93%	92% / 84%
Average Days on Market / YTD	150 / 145	168 / 153	137 / 154	184 / 181	119 / 172
Median Days on Market / YTD	107 / 96	127 / 106	110 / 104	128 / 127	92 / 129
Average Days on Market (Cum.) / YTD	230 / 190	269 / 193	236 / 190	184 / 208	125 / 206
Median Days on Market (Cum.) / YTD	107 / 116	149 / 132	154 / 126	128 / 140	92 / 150

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

September 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	42	43	29	499	391	432
	Average	553,264	453,047	443,350	498,954	454,779	470,055
	Median	442,500	432,000	410,500	455,000	419,900	419,450
North Central	Sales	175	163	145	1,722	1,384	1,726
	Average	469,187	418,277	414,059	446,774	410,893	425,427
	Median	455,000	400,000	400,000	430,000	390,000	405,000
Northeast	Sales	61	41	25	493	406	477
	Average	427,590	360,280	398,536	405,362	349,646	366,525
	Median	388,000	335,000	368,000	383,000	325,000	335,000
Central	Sales	34	39	29	370	262	337
	Average	322,765	269,916	319,016	311,316	284,518	300,636
	Median	299,500	243,000	269,500	290,000	260,000	270,000
West	Sales	75	65	57	737	617	747
	Average	679,788	499,406	493,558	608,550	548,793	570,437
	Median	525,000	442,500	400,000	485,000	439,800	457,900
Southwest	Sales	100	110	78	970	905	1,090
	Average	645,523	665,544	594,046	641,030	604,556	609,768
	Median	550,000	530,000	492,500	564,000	525,000	539,000
Southeast	Sales	137	132	102	1,444	1,175	1,391
	Average	498,577	440,706	418,474	484,520	440,201	451,632
	Median	459,500	413,500	390,500	450,000	408,000	422,000
Anthony Henday	Sales	178	182	119	2,084	1,612	1,951
	Average	592,029	560,162	574,734	599,804	565,192	577,782
	Median	558,500	504,000	511,632	551,393	520,000	534,900
City of Edmonton Total	Sales	802	775	584	8,316	6,750	8,150
	Average	538,185	488,713	475,439	523,659	485,443	498,022
	Median	490,000	449,000	430,000	480,000	443,000	455,000
Semi-detached							
Northwest	Sales	8	10	13	115	80	107
	Average	404,175	353,785	428,063	429,062	391,474	404,112
	Median	407,000	385,000	440,000	425,000	401,000	395,000
North Central	Sales	28	21	18	275	212	309
	Average	374,225	319,190	322,017	357,592	321,899	331,442
	Median	386,200	318,500	325,000	374,900	318,125	345,000
Northeast	Sales	9	5	3	65	50	53
	Average	284,533	258,900	n/a	309,078	272,843	291,952
	Median	262,000	234,000	n/a	304,000	247,250	283,500
Central	Sales	4	8	3	70	38	46
	Average	n/a	318,688	n/a	359,214	351,649	359,664
	Median	n/a	299,250	n/a	332,500	317,500	336,250
West	Sales	3	9	5	47	50	49
	Average	n/a	464,508	244,700	416,255	374,610	352,779
	Median	n/a	415,000	230,000	360,000	326,135	324,500
Southwest	Sales	11	13	15	135	120	179
	Average	505,487	357,646	425,120	461,545	457,385	427,983
	Median	517,500	340,000	410,000	410,000	411,175	372,000
Southeast	Sales	27	25	16	309	248	302
	Average	443,496	328,796	354,389	428,417	363,538	390,090
	Median	438,000	316,000	354,000	409,000	345,000	372,950
Anthony Henday	Sales	69	53	65	609	535	758
	Average	431,249	378,335	400,724	430,886	394,547	395,722
	Median	432,000	377,000	390,000	424,000	385,444	387,500
City of Edmonton Total	Sales	159	144	138	1,625	1,333	1,803
	Average	415,574	355,462	381,592	412,048	376,161	382,326
	Median	416,000	354,000	380,500	406,500	371,000	375,000

n/a = insufficient data

September 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	9	10	6	91	67	45
	Average	386,323	338,078	345,417	369,995	310,937	368,515
	Median	395,000	338,740	346,250	368,000	313,000	349,000
North Central	Sales	50	35	38	461	361	415
	Average	266,158	245,239	224,418	252,460	226,494	237,641
	Median	252,000	263,000	223,250	245,000	212,500	240,000
Northeast	Sales	21	23	13	225	187	161
	Average	211,574	198,848	150,838	202,663	171,506	171,305
	Median	195,000	181,500	145,000	194,900	165,000	160,500
Central	Sales	3	2	4	43	23	29
	Average	n/a	n/a	n/a	354,794	363,104	357,131
	Median	n/a	n/a	n/a	313,000	350,000	325,000
West	Sales	25	15	21	234	177	201
	Average	204,252	214,227	201,752	223,515	208,798	217,810
	Median	203,000	210,000	177,000	212,250	186,500	187,000
Southwest	Sales	38	39	20	317	240	278
	Average	284,921	263,632	256,083	287,822	258,089	264,576
	Median	257,775	276,600	260,000	285,000	251,500	252,875
Southeast	Sales	42	30	24	403	313	327
	Average	258,739	229,895	226,690	256,672	223,967	222,704
	Median	258,450	194,750	236,000	237,500	199,900	205,000
Anthony Henday	Sales	69	53	41	736	549	615
	Average	345,311	319,338	318,568	340,959	311,037	312,842
	Median	350,000	312,000	321,000	334,943	305,000	305,000
City of Edmonton Total	Sales	257	207	167	2,510	1,917	2,071
	Average	283,071	263,625	251,063	282,405	251,841	258,665
	Median	278,500	266,500	252,000	284,999	250,000	255,000
Apartment Condominium							
Northwest	Sales	7	10	8	96	77	72
	Average	145,393	131,750	152,863	142,960	138,684	155,830
	Median	175,000	147,500	111,000	134,400	124,000	106,000
North Central	Sales	50	30	20	395	280	278
	Average	187,690	151,197	172,123	178,270	159,398	170,131
	Median	188,250	156,500	162,000	178,000	162,000	165,000
Northeast	Sales	19	24	10	230	119	125
	Average	123,916	113,344	118,350	134,328	120,636	133,435
	Median	128,000	118,000	133,000	136,000	117,000	140,000
Central	Sales	69	63	45	728	533	481
	Average	219,481	181,429	183,771	210,054	197,541	217,090
	Median	205,000	152,000	155,000	179,450	168,120	180,000
West	Sales	27	26	12	239	199	158
	Average	162,287	151,183	169,808	177,976	163,047	160,922
	Median	153,150	145,950	167,700	160,000	148,000	155,000
Southwest	Sales	66	53	36	645	463	438
	Average	210,289	205,739	208,413	223,006	215,754	228,284
	Median	201,750	188,500	197,250	200,000	195,900	198,000
Southeast	Sales	26	27	21	330	256	253
	Average	171,771	175,879	171,762	183,600	174,340	178,975
	Median	172,500	167,500	175,000	179,000	170,500	172,000
Anthony Henday	Sales	62	71	42	617	459	429
	Average	209,358	203,196	189,571	210,251	193,634	202,378
	Median	205,000	190,000	176,750	204,000	182,500	184,000
City of Edmonton Total	Sales	326	304	194	3,280	2,386	2,234
	Average	195,116	177,679	181,588	196,538	184,746	195,672
	Median	187,000	165,000	169,950	185,000	170,000	175,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
September 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	2,966	2,141	81	26
	June	2,577	1,933	82	33
	July	2,636	2,012	89	24
	August	2,428	1,775	70	18
	September	2,285	1,544	75	19
	Total	21,457	15,731	724	211

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

September 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	544,256	426,229	281,817	201,246	416,664
	June	528,644	425,341	284,767	207,048	412,646
	July	547,633	404,764	285,505	200,616	414,787
	August	527,310	414,242	286,525	200,914	403,832
	September	538,185	415,574	283,071	195,116	410,659

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

September 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,432	2,296	2,415	2,379	2,202
Sales	1,595	1,483	1,119	1,327	1,305
Sales Volume	664,764,102	564,390,631	429,468,090	505,707,032	493,467,314
Edmonton City Year to Date					
New Listings	22,874	21,616	25,068	23,472	18,342
Sales	16,322	12,857	14,787	13,676	8,952
Sales Volume	6,727,684,491	4,911,555,182	5,991,136,534	5,364,808,693	3,262,056,702
Edmonton City Month End Active Inventory					
Residential	4,183	4,679	5,849	5,778	5,404
Commercial	493	535	477	373	417
TOTAL	4,898	5,473	6,590	6,419	6,083
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,483	3,269	3,373	3,300	3,288
Sales	2,387	2,160	1,684	2,030	2,041
Sales Volume	1,058,489,394	856,848,389	667,136,297	799,170,611	789,923,723
Greater Edmonton Area Year to Date					
New Listings	32,799	31,085	35,536	34,256	27,595
Sales	23,911	18,956	21,987	21,355	13,974
Sales Volume	10,408,550,527	7,590,059,081	9,243,777,405	8,671,526,558	5,248,218,065
Greater Edmonton Area Month End Active Inventory					
Residential	5,692	6,489	7,801	7,702	7,800
Commercial	802	861	836	719	789
TOTAL	7,031	7,998	9,315	9,138	9,339
<hr/>					
Total Board Monthly					
New Listings	3,909	3,809	3,877	3,797	3,781
Sales	2,695	2,498	1,947	2,377	2,377
Sales Volume	1,154,388,980	950,649,998	738,424,695	891,381,771	877,660,971
Total Board Year to Date					
New Listings	38,072	36,198	41,131	39,862	32,453
Sales	26,785	21,640	24,945	24,789	16,063
Sales Volume	11,313,866,542	8,362,721,087	10,122,647,016	9,638,486,267	5,759,223,133

**Total Board
September 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,173 / 20,966	2,155 / 20,393	2,262 / 23,692	2,175 / 22,615	2,198 / 18,984
Sales / YTD	1,516 / 15,382	1,434 / 12,692	1,147 / 15,221	1,487 / 15,984	1,548 / 10,435
Sales to New Listings Ratio / YTD	70% / 73%	67% / 62%	51% / 64%	68% / 71%	70% / 55%
Sales Volume	790,240,435	665,665,487	517,974,811	654,985,880	660,096,416
Sales Volume YTD	7,810,692,371	5,928,924,290	7,295,880,571	7,198,268,337	4,316,669,226
Semi-detached					
New Listings / YTD	333 / 3,040	302 / 2,850	309 / 3,560	340 / 3,460	320 / 2,835
Sales / YTD	249 / 2,556	223 / 2,054	212 / 2,650	233 / 2,418	229 / 1,607
Sales to New Listings Ratio / YTD	75% / 84%	74% / 72%	69% / 74%	69% / 70%	72% / 57%
Sales Volume	102,589,692	78,331,347	76,848,616	78,575,704	76,636,417
Sales Volume YTD	1,031,688,719	757,886,083	984,518,262	833,179,383	529,103,269
Row/Townhouse					
New Listings / YTD	408 / 3,910	368 / 3,350	356 / 3,901	364 / 3,868	294 / 2,753
Sales / YTD	352 / 3,290	276 / 2,465	215 / 2,641	219 / 2,253	193 / 1,379
Sales to New Listings Ratio / YTD	86% / 84%	75% / 74%	60% / 68%	60% / 58%	66% / 50%
Sales Volume	102,473,710	73,431,811	53,142,249	52,626,894	49,357,512
Sales Volume YTD	947,492,392	630,114,682	683,571,825	559,532,920	326,178,981
Apartment Condominium					
New Listings / YTD	594 / 5,847	537 / 5,366	532 / 5,811	574 / 5,925	553 / 4,388
Sales / YTD	372 / 3,776	362 / 2,847	228 / 2,663	233 / 2,195	211 / 1,484
Sales to New Listings Ratio / YTD	63% / 65%	67% / 53%	43% / 46%	41% / 37%	38% / 34%
Sales Volume	74,225,210	65,938,100	42,331,749	44,884,677	43,606,785
Sales Volume YTD	756,233,606	544,589,851	531,052,858	454,566,743	294,463,023
Total Residential¹					
New Listings / YTD	3,508 / 33,763	3,362 / 31,959	3,459 / 36,964	3,453 / 35,868	3,365 / 28,960
Sales / YTD	2,489 / 25,004	2,295 / 20,058	1,802 / 23,175	2,172 / 22,850	2,181 / 14,905
Sales to New Listings Ratio / YTD	71% / 74%	68% / 63%	52% / 63%	63% / 64%	65% / 51%
Sales Volume	1,069,529,047	883,366,745	690,297,425	831,073,155	829,697,130
Sales Volume YTD	10,546,107,088	7,861,514,906	9,495,023,516	9,045,547,383	5,466,414,499
Other²					
New Listings / YTD	226 / 2,576	250 / 2,499	249 / 2,595	224 / 2,711	257 / 2,168
Sales / YTD	139 / 1,211	140 / 1,087	110 / 1,284	146 / 1,466	150 / 848
Sales to New Listings Ratio / YTD	62% / 47%	56% / 43%	44% / 49%	65% / 54%	58% / 39%
Sales Volume	41,624,867	29,835,650	21,657,638	30,181,198	25,612,494
Sales Volume YTD	341,532,983	222,334,609	289,363,584	313,547,909	144,259,144

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 September 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	36 / 280	35 / 250	16 / 242	14 / 179	21 / 182
Sales / YTD	13 / 66	7 / 47	6 / 59	2 / 35	3 / 30
Sales to New Listings Ratio / YTD	36% / 24%	20% / 19%	38% / 24%	14% / 20%	14% / 16%
Sales Volume	9,843,000	11,501,000	3,714,000	419,000	1,722,100
Sales Volume YTD	83,450,968	35,864,900	73,910,584	22,673,658	13,677,600
Investment					
New Listings / YTD	39 / 426	43 / 458	42 / 389	30 / 311	38 / 318
Sales / YTD	15 / 135	21 / 138	15 / 138	20 / 117	13 / 71
Sales to New Listings Ratio / YTD	38% / 32%	49% / 30%	36% / 35%	67% / 38%	34% / 22%
Sales Volume	13,925,566	8,550,010	16,413,750	16,912,390	4,313,205
Sales Volume YTD	108,107,518	87,963,535	108,486,048	83,257,195	37,694,541
Multi Family					
New Listings / YTD	10 / 118	17 / 145	14 / 144	13 / 119	23 / 81
Sales / YTD	5 / 56	3 / 32	0 / 35	2 / 53	1 / 13
Sales to New Listings Ratio / YTD	50% / 47%	18% / 22%	0% / 24%	15% / 45%	4% / 16%
Sales Volume	6,660,000	7,436,871	0	2,145,000	1,605,000
Sales Volume YTD	81,544,000	37,609,606	42,115,000	67,595,750	21,624,200
Hotel/Motel					
New Listings / YTD	1 / 10	2 / 13	0 / 6	0 / 6	0 / 6
Sales / YTD	0 / 3	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 30%	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	45 / 364	45 / 320	29 / 276	19 / 153	21 / 201
Sales / YTD	9 / 81	10 / 67	3 / 50	7 / 35	5 / 46
Sales to New Listings Ratio / YTD	20% / 22%	22% / 21%	10% / 18%	37% / 23%	24% / 23%
Sales Volume	1,759,500	3,072,000	2,624,000	1,060,000	3,262,000
Sales Volume YTD	22,614,500	21,913,100	14,292,300	12,515,068	11,356,800
Lease					
New Listings / YTD	23 / 267	25 / 282	38 / 244	22 / 223	22 / 243
Sales / YTD	7 / 97	6 / 94	6 / 71	9 / 69	6 / 47
Sales to New Listings Ratio / YTD	30% / 36%	24% / 33%	16% / 29%	41% / 31%	27% / 19%
Sales Volume	971,167	492,922	799,882	1,328,628	1,441,042
Sales Volume YTD	36,193,743	20,817,636	9,454,346	11,083,521	12,560,249
Farms					
New Listings / YTD	21 / 258	30 / 261	30 / 266	22 / 286	34 / 286
Sales / YTD	18 / 127	13 / 112	5 / 128	19 / 160	18 / 99
Sales to New Listings Ratio / YTD	86% / 49%	43% / 43%	17% / 48%	86% / 56%	53% / 35%
Sales Volume	10,075,833	5,479,800	2,918,000	8,262,400	10,008,000
Sales Volume YTD	90,456,742	73,450,795	88,805,138	79,755,782	51,221,100
Total Commercial¹					
New Listings / YTD	175 / 1,733	197 / 1,740	169 / 1,572	120 / 1,283	159 / 1,325
Sales / YTD	67 / 570	63 / 495	35 / 486	59 / 473	46 / 310
Sales to New Listings Ratio / YTD	38% / 33%	32% / 28%	21% / 31%	49% / 37%	29% / 23%
Sales Volume	43,235,066	37,447,603	26,469,632	30,127,418	22,351,347
Sales Volume YTD	426,226,471	278,871,572	338,259,916	279,390,975	148,549,490

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

September 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	8	9	3	48	57	56
	Sales Volume	1,575,500	2,065,000	n/a	11,326,452	13,494,776	13,360,801
	Average Price	196,938	229,444	n/a	235,968	236,750	238,586
	Median Price	195,000	240,000	n/a	230,750	234,000	226,500
Beaumont	Sales	54	42	30	419	330	394
	Sales Volume	28,283,763	20,271,869	14,764,526	219,475,888	163,506,481	196,184,009
	Average Price	523,773	482,664	492,151	523,809	495,474	497,929
	Median Price	487,450	460,000	468,500	514,000	471,950	498,450
Bonnyville	Sales	20	19	11	194	186	195
	Sales Volume	7,784,400	6,918,500	3,705,400	71,359,582	60,386,050	69,914,107
	Average Price	389,220	364,132	336,855	367,833	324,656	358,534
	Median Price	369,000	332,000	282,500	339,250	300,000	330,000
Cold Lake	Sales	26	28	14	285	308	291
	Sales Volume	9,427,850	9,272,100	3,902,000	97,798,500	101,813,373	94,159,950
	Average Price	362,610	331,146	278,714	343,153	330,563	323,574
	Median Price	346,750	301,000	236,000	330,500	320,000	330,000
Devon	Sales	8	9	19	104	84	129
	Sales Volume	3,261,350	3,001,000	6,318,650	42,120,990	30,811,150	42,885,349
	Average Price	407,669	333,444	332,561	405,010	366,799	332,445
	Median Price	423,775	345,000	337,000	390,000	350,500	329,500
Drayton Valley	Sales	17	9	13	114	100	132
	Sales Volume	4,955,700	2,827,000	3,686,900	32,548,400	27,905,099	37,308,320
	Average Price	291,512	314,111	283,608	285,512	279,051	282,639
	Median Price	268,000	328,000	265,000	272,500	278,450	284,625
Fort Saskatchewan	Det. Sales	50	30	33	417	301	370
	Det. Average Price	537,422	454,363	413,077	505,715	476,668	468,369
	Det. Median Price	541,750	451,000	416,750	485,000	465,000	444,000
	Apt. Sales	4	9	4	35	64	44
	Apt. Average Price	n/a	130,433	n/a	166,300	171,977	175,407
	Apt. Median Price	n/a	123,000	n/a	161,500	152,250	165,200
	Total Sales Volume	34,481,936	17,092,927	19,431,350	280,120,972	194,072,512	235,532,803
Gibbons	Sales	5	4	2	50	59	50
	Sales Volume	2,142,500	n/a	n/a	18,214,197	18,763,040	15,228,250
	Average Price	428,500	n/a	n/a	364,284	318,018	304,565
	Median Price	342,500	n/a	n/a	339,000	305,500	292,500
Leduc	Det. Sales	44	48	38	476	390	519
	Det. Average Price	515,699	436,213	436,199	474,631	435,911	424,222
	Det. Median Price	494,950	430,950	429,750	460,000	420,000	412,000
	Apt. Sales	2	3	2	21	18	16
	Apt. Average Price	n/a	n/a	n/a	196,531	190,939	220,151
	Apt. Median Price	n/a	n/a	n/a	205,000	169,750	194,450
	Total Sales Volume	30,408,399	27,559,980	20,759,054	295,263,075	224,587,120	283,794,835

n/a = insufficient data

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

September 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	19	17	18	208	181	245
Sales Volume	7,604,054	5,617,500	6,161,000	78,640,231	62,501,054	89,051,436
Average Price	400,213	330,441	342,278	378,078	345,310	363,475
Median Price	401,000	317,000	322,950	387,250	352,500	350,000
Sherwood Park						
Det. Sales	74	68	50	751	612	707
Det. Average Price	564,865	499,621	496,395	543,747	510,834	510,643
Det. Median Price	525,500	480,500	486,500	515,000	480,000	480,000
Apt. Sales	13	14	8	131	108	104
Apt. Average Price	280,424	232,361	211,175	282,224	253,914	245,828
Apt. Median Price	292,000	254,500	195,000	275,000	266,250	241,000
Total Sales Volume	62,254,867	45,955,177	32,265,450	564,531,590	414,687,354	461,205,713
Spruce Grove						
Det. Sales	66	44	38	622	462	529
Det. Average Price	511,742	477,413	437,595	488,040	460,282	452,568
Det. Median Price	477,500	461,750	429,000	465,000	446,250	435,000
Apt. Sales	5	5	3	70	51	35
Apt. Average Price	220,000	185,300	n/a	191,064	183,636	185,614
Apt. Median Price	220,000	180,000	n/a	176,500	180,000	165,000
Total Sales Volume	44,704,165	30,336,224	22,244,321	433,743,289	300,380,620	318,016,381
St. Albert						
Det. Sales	61	59	55	802	618	799
Det. Average Price	587,386	578,982	497,435	577,208	538,862	541,832
Det. Median Price	575,000	495,000	448,000	532,250	499,950	507,000
Apt. Sales	11	17	11	104	125	110
Apt. Average Price	244,273	245,079	213,321	264,990	295,346	258,139
Apt. Median Price	175,000	207,950	171,000	229,950	213,900	219,500
Total Sales Volume	48,996,424	47,481,433	36,848,106	601,605,931	450,884,567	532,416,353
St. Paul						
Sales	14	25	6	126	126	121
Sales Volume	2,758,500	4,815,000	1,091,000	29,943,350	30,165,600	29,378,065
Average Price	197,036	192,600	181,833	237,646	239,410	242,794
Median Price	175,250	150,000	150,000	220,250	215,450	220,000
Stony Plain						
Sales	34	42	30	383	302	406
Sales Volume	11,875,749	14,750,550	10,603,549	148,724,568	109,724,899	152,322,916
Average Price	349,287	351,204	353,452	388,315	363,327	375,180
Median Price	347,875	345,000	350,500	390,000	358,400	361,000
Vegreville						
Sales	8	12	11	90	81	91
Sales Volume	1,986,000	2,675,500	2,466,600	19,760,900	18,437,400	22,207,000
Average Price	248,250	222,958	224,236	219,566	227,622	244,033
Median Price	210,000	201,250	250,000	223,500	207,000	230,500
Westlock						
Sales	9	12	4	68	67	81
Sales Volume	2,270,000	2,900,000	n/a	16,883,600	16,477,250	18,932,600
Average Price	252,222	241,667	n/a	248,288	245,929	233,736
Median Price	250,000	219,500	n/a	239,000	235,000	227,000
Wetaskiwin						
Sales	19	12	14	178	147	182
Sales Volume	4,841,150	2,983,800	3,058,000	46,232,333	34,202,733	46,730,450
Average Price	254,797	248,650	218,429	259,732	232,672	256,761
Median Price	232,000	227,000	187,500	251,500	229,000	239,900

n/a = insufficient data

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

September 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	0	2	0	6	2	4
	Sales Volume	n/a	n/a	n/a	2,255,000	n/a	n/a
Bonnyville M.D.	Sales	1	3	1	16	24	21
	Sales Volume	n/a	n/a	n/a	8,750,947	8,692,480	7,857,390
Lac la Biche County	Sales	0	1	1	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	2	4	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	4	3	1	33	16	25
	Sales Volume	n/a	n/a	n/a	44,189,933	20,445,595	27,123,000
Parkland County	Sales	3	1	1	12	11	8
	Sales Volume	n/a	n/a	n/a	6,827,500	8,861,480	5,915,500
Smoky Lake County	Sales	0	1	2	9	5	6
	Sales Volume	n/a	n/a	n/a	3,674,000	1,170,000	1,301,000
St. Paul County	Sales	2	4	0	14	21	13
	Sales Volume	n/a	n/a	n/a	4,604,240	6,197,909	5,819,500
Strathcona County	Sales	1	1	0	11	12	6
	Sales Volume	n/a	n/a	n/a	10,269,204	12,718,000	4,881,000
Sturgeon County	Sales	2	1	0	6	10	7
	Sales Volume	n/a	n/a	n/a	5,645,000	9,340,500	4,675,080
Thorhild County	Sales	0	0	0	4	7	6
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,485,000
Two Hills County	Sales	0	0	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.

September 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	12	10	8	71	77	64
	Sales Volume	2,456,300	1,996,400	2,043,900	17,628,500	20,238,750	19,998,975
Bonnyville M.D.	Sales	25	25	14	246	247	244
	Sales Volume	8,990,900	8,342,400	4,311,150	86,558,029	75,395,030	80,764,397
Lac la Biche County	Sales	0	1	1	8	7	13
	Sales Volume	n/a	n/a	n/a	2,168,200	2,909,000	4,976,000
Lac Ste. Anne County	Sales	4	2	4	40	28	45
	Sales Volume	n/a	n/a	n/a	8,628,700	5,146,550	6,681,850
Leduc County	Sales	33	19	12	212	139	214
	Sales Volume	21,038,172	15,722,000	7,363,400	162,693,919	83,875,605	131,152,915
Parkland County	Sales	55	49	41	496	436	546
	Sales Volume	29,294,050	20,793,300	18,781,600	292,679,502	236,213,489	281,737,485
Smoky Lake County	Sales	11	9	10	57	56	62
	Sales Volume	2,776,400	1,353,400	1,859,000	15,476,650	10,898,800	12,070,300
St. Paul County	Sales	22	38	11	187	175	169
	Sales Volume	3,972,400	6,323,400	1,148,900	40,939,240	41,111,149	43,903,165
Strathcona County	Sales	32	33	26	295	248	316
	Sales Volume	24,615,396	21,105,250	19,570,900	222,772,636	177,340,741	243,431,141
Sturgeon County	Sales	28	22	22	219	176	206
	Sales Volume	22,442,900	14,774,500	14,694,400	161,154,826	110,948,232	143,736,526
Thorhild County	Sales	3	3	5	58	55	60
	Sales Volume	n/a	n/a	1,115,300	12,708,800	11,372,330	15,539,928
Two Hills County	Sales	3	5	3	48	43	40
	Sales Volume	n/a	617,500	n/a	9,328,850	7,062,400	7,339,800
Vermilion River County	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

Third Quarter 2024

		2024-Q3	2023-Q3	2022-Q3	2024 YTD	2023 YTD	2022 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	11	7	4	29	23	27
	Sales Volume	3,438,900	1,527,800	n/a	8,004,900	5,928,746	7,566,500
Calmar	Sales	12	10	16	43	46	44
	Sales Volume	4,704,945	2,772,900	4,709,350	15,654,245	13,434,800	14,014,900
Elk Point	Sales	4	11	8	19	14	24
	Sales Volume	n/a	1,318,900	1,184,500	2,512,600	1,999,900	4,157,500
Millet	Sales	14	10	8	24	26	21
	Sales Volume	4,463,300	2,750,400	1,985,000	7,427,350	7,720,900	5,684,400
Redwater	Sales	11	14	14	40	46	38
	Sales Volume	2,994,800	2,961,050	3,301,200	9,599,550	9,640,150	8,674,400
Tofield	Sales	13	12	10	44	23	32
	Sales Volume	3,832,800	3,531,102	2,643,650	10,993,300	6,383,002	8,463,950
Commercial² Sales by County							
Athabasca County	Sales	3	2	1	6	2	4
	Sales Volume	n/a	n/a	n/a	2,255,000	n/a	n/a
Barrhead County	Sales	0	1	2	1	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,463,000
Beaver County	Sales	4	3	0	4	6	3
	Sales Volume	n/a	n/a	n/a	n/a	3,502,000	n/a
Bonnyville M.D.	Sales	4	10	5	16	24	21
	Sales Volume	n/a	4,450,740	815,750	8,750,947	8,692,480	7,857,390
Brazeau County	Sales	2	6	5	9	10	10
	Sales Volume	n/a	2,966,900	3,123,000	11,738,000	4,650,900	5,767,000
Lac la Biche County	Sales	0	1	1	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	3	2	3	9	5	6
	Sales Volume	n/a	n/a	n/a	3,674,000	1,170,000	1,301,000
St. Paul County	Sales	5	10	4	14	21	13
	Sales Volume	1,479,176	3,319,900	n/a	4,604,240	6,197,909	5,819,500
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	3	4	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
Westlock County	Sales	2	0	1	6	2	3
	Sales Volume	n/a	n/a	n/a	5,545,000	n/a	n/a
Wetaskiwin County	Sales	6	3	3	15	9	7
	Sales Volume	4,150,000	n/a	n/a	9,475,524	9,946,000	3,535,260

n/a = insufficient data

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

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