

Media Release

Winter cooling effect takes hold of Greater Edmonton property market.

Edmonton, December 3, 2024: There were a total of 1,920 residential unit sales in the Greater Edmonton Area (GEA) real estate market during November 2024, a 22.8% decrease from October 2024 and 18.4% higher than November 2023. New residential listings amounted to 2,114, down 27.9% from October 2024 and up 1.4% from November 2023. Overall inventory in the GEA decreased 12.1% month-over-month and 17.3% year-over-year.

The total number of Detached unit sales was 1,138, a decrease of 20.5% over the previous month but 23.6% higher than the previous year. Semi-detached unit sales decreased 27.8% month-over-month while remaining 18.0% higher year-over-year. Row/Townhouse unit sales decreased 23.2% compared to October 2024 and recorded 18.0% more sales than in November 2023. Apartment Condominium unit sales are still 3.1% higher than the previous year but slowed 27.3% since October 2024.

Total residential average prices came in at \$436,401, a 0.9% decrease from October 2024, but reflected an overall increase of 14.7% compared to November 2023. Detached homes averaged \$540,320, a 2.3% decrease from October 2024, and coming in 12.8% higher than the previous year. Semi-detached units sold for an average of \$411,469, increasing 1.1% from the previous month and up 13.3% year-over-year. Row/townhouse prices fell 6.4% from October 2024 but are still 6.0% higher than November 2023 with an average selling price of \$288,176. Apartment Condominium average prices rose 4.5% from October 2024 to \$200,266, ending the month of November 17.0% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$402,100, decreasing 0.3% from October 2024 and up 7.9% from November 2023.

“The numbers reflect that the housing market is ready for its winter break while buyers and sellers focus on the holidays,” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “With early whispers of a busy spring market in 2025, now is the time for savvy property owners and investors to engage a REALTOR® and start making plans for the year ahead.”

Detached homes averaged 41 days on the market, an increase of three days from October 2024. Semi-detached homes increased by three days to 32 days on the market, while row/townhouses increased two days to 37. Apartment condominiums averaged 48 days on market, an increase of three days. Overall, all residential listings averaged 41 days on the market, with a four-day month-over-month increase and a five-day decrease in comparison to November 2023.

Melanie Boles, Associate Broker, 2024 Board Chair

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

| MLS® System Activity (for all-residential sales in GEA ¹) | November 2024 | M/M % Change | Y/Y % Change |
|---------------------------------------------------------------------------------|----------------------|-------------------------|-------------------------|
| Detached average ² selling price – month | \$ 540,320.00 | -2.3% | 12.8% |
| Detached median ³ selling price – month | \$ 500,000.00 | -1.0% | 14.2% |
| Semi-detached average selling price – month | \$ 411,469.00 | 1.1% | 13.3% |
| Semi-detached median selling price – month | \$ 402,000.00 | -1.1% | 8.6% |
| Row/Townhouse average selling price – month | \$ 288,176.00 | -6.4% | 6.0% |
| Row/Townhouse median selling price – month | \$ 290,000.00 | -6.8% | 3.6% |
| Apartment Condominium average selling price | \$ 200,266.00 | 4.5% | 17.0% |
| Apartment Condominium median selling price | \$ 182,500.00 | 0.7% | 19.1% |
| All-residential ⁴ average selling price | \$ 436,401.00 | -0.9% | 14.7% |
| All-residential median selling price | \$ 415,350.00 | -1.1% | 13.8% |
| # residential listings this month | 2,114 | -26.4% | 1.3% |
| # residential sales this month | 1,920 | -22.8% | 18.4% |
| # residential inventory at month end | 4,506 | -12.1% | -17.3% |
| # Total ⁵ MLS® System sales this month | 2,303 | -21.9% | 19.3% |
| \$ Value Total residential sales this month | \$ 895,229,132.00 | -23.5% | 35.5% |
| \$ Value of total MLS® System sales – month | \$ 1,026,164,435.00 | -29.3% | 39.8% |
| \$ Value of total MLS® System sales - YTD | \$ 13,783,032,594.00 | 8.0% | 38.6% |

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) | November 2024 | M/M % Change | Y/Y % Change |
|-------------------------------------------------------------------------------|---------------|-----------------|-----------------|
| SFD6 benchmark price | \$ 472,600.00 | -0.2% | 9.7% |
| Apartment benchmark price | \$ 194,000.00 | -1.0% | 10.9% |
| Townhouse benchmark price | \$ 269,500.00 | 0.4% | 12.4% |
| Composite ⁷ benchmark price | \$ 402,100.00 | -0.3% | 7.9% |

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) | November 2024 | |
|------------------------------------------------------|---------------|-------------|
| Total Rented Listings | 23 | |
| Active Rentals | 69 | |
| | November 2024 | YTD Average |
| Average Days on Market | 29 | 22 |
| Average Price ⁹ for 1-Bedroom Units | \$ 1,246.00 | \$1,336.00 |
| Average Price for 2-Bedroom Units | \$ 1,615.00 | \$1,831.00 |

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

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Detached | | | | | |
| New Listings / YTD | 1,223 / 20,605 | 1,225 / 19,929 | 1,172 / 22,783 | 1,175 / 21,603 | 1,062 / 18,427 |
| Sales / YTD | 1,138 / 15,891 | 921 / 12,723 | 763 / 14,801 | 1,204 / 15,959 | 1,004 / 11,143 |
| Sales to New Listings Ratio / YTD | 93% / 77% | 75% / 64% | 65% / 65% | 102% / 74% | 95% / 60% |
| Sales Volume | 614,884,693 | 440,977,023 | 356,741,041 | 570,555,260 | 460,115,543 |
| Sales Volume YTD | 8,518,773,124 | 6,265,582,247 | 7,417,609,640 | 7,572,609,116 | 4,929,630,447 |
| Average Sale Price | 540,320 | 478,802 | 467,551 | 473,883 | 458,282 |
| Average Sale Price YTD | 536,075 | 492,461 | 501,156 | 474,504 | 442,397 |
| Median Sale Price | 500,000 | 438,000 | 435,000 | 420,000 | 412,000 |
| Median Sale Price YTD | 491,000 | 450,000 | 457,309 | 426,000 | 400,000 |
| Sale to List Price Ratio / YTD | 99% / 99% | 97% / 98% | 97% / 99% | 98% / 98% | 97% / 97% |
| Average Days on Market / YTD | 41 / 38 | 46 / 44 | 51 / 35 | 44 / 38 | 53 / 55 |
| Median Days on Market / YTD | 29 / 21 | 34 / 29 | 39 / 21 | 32 / 22 | 37 / 35 |
| Average Days on Market (Cum.) / YTD | 60 / 56 | 70 / 69 | 76 / 47 | 66 / 54 | 86 / 89 |
| Median Days on Market (Cum.) / YTD | 35 / 25 | 47 / 37 | 61 / 23 | 41 / 25 | 49 / 48 |
| Semi-detached | | | | | |
| New Listings / YTD | 217 / 3,438 | 206 / 3,194 | 186 / 3,872 | 221 / 3,818 | 180 / 3,170 |
| Sales / YTD | 197 / 2,942 | 167 / 2,357 | 138 / 2,877 | 242 / 2,823 | 146 / 1,892 |
| Sales to New Listings Ratio / YTD | 91% / 86% | 81% / 74% | 74% / 74% | 110% / 74% | 81% / 60% |
| Sales Volume | 81,059,389 | 60,658,661 | 49,848,960 | 82,440,399 | 49,355,238 |
| Sales Volume YTD | 1,201,704,018 | 879,259,091 | 1,076,424,508 | 981,918,269 | 630,311,388 |
| Average Sale Price | 411,469 | 363,226 | 361,224 | 340,663 | 338,050 |
| Average Sale Price YTD | 408,465 | 373,042 | 374,148 | 347,828 | 333,146 |
| Median Sale Price | 402,000 | 370,000 | 348,375 | 340,000 | 324,500 |
| Median Sale Price YTD | 405,000 | 368,000 | 365,200 | 335,000 | 323,650 |
| Sale to List Price Ratio / YTD | 99% / 100% | 98% / 98% | 97% / 99% | 98% / 98% | 97% / 97% |
| Average Days on Market / YTD | 32 / 32 | 39 / 40 | 49 / 34 | 53 / 42 | 53 / 60 |
| Median Days on Market / YTD | 22 / 19 | 30 / 27 | 42 / 22 | 40 / 27 | 41 / 43 |
| Average Days on Market (Cum.) / YTD | 42 / 41 | 50 / 57 | 67 / 44 | 70 / 56 | 86 / 95 |
| Median Days on Market (Cum.) / YTD | 27 / 21 | 33 / 31 | 59 / 24 | 52 / 31 | 44 / 57 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 282 / 4,463 | 254 / 3,944 | 261 / 4,403 | 263 / 4,406 | 227 / 3,254 |
| Sales / YTD | 282 / 3,901 | 239 / 2,944 | 182 / 3,000 | 220 / 2,641 | 153 / 1,690 |
| Sales to New Listings Ratio / YTD | 100% / 87% | 94% / 75% | 70% / 68% | 84% / 60% | 67% / 52% |
| Sales Volume | 81,265,746 | 64,988,755 | 43,920,295 | 54,221,998 | 36,923,135 |
| Sales Volume YTD | 1,133,399,067 | 759,482,705 | 775,453,798 | 654,209,712 | 403,467,868 |
| Average Sale Price | 288,176 | 271,919 | 241,320 | 246,464 | 241,328 |
| Average Sale Price YTD | 290,541 | 257,976 | 258,485 | 247,713 | 238,738 |
| Median Sale Price | 290,000 | 279,998 | 235,450 | 240,000 | 242,000 |
| Median Sale Price YTD | 292,000 | 255,250 | 254,000 | 245,000 | 238,000 |
| Sale to List Price Ratio / YTD | 99% / 99% | 98% / 98% | 96% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 37 / 34 | 42 / 45 | 51 / 45 | 55 / 51 | 64 / 65 |
| Median Days on Market / YTD | 26 / 20 | 29 / 30 | 37 / 31 | 47 / 35 | 48 / 48 |
| Average Days on Market (Cum.) / YTD | 46 / 42 | 64 / 65 | 71 / 63 | 76 / 72 | 98 / 100 |
| Median Days on Market (Cum.) / YTD | 31 / 22 | 34 / 35 | 52 / 35 | 57 / 45 | 72 / 65 |

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
November 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 386 / 6,654 | 399 / 6,171 | 348 / 6,548 | 427 / 6,780 | 385 / 5,217 |
| Sales / YTD | 303 / 4,433 | 294 / 3,396 | 191 / 2,984 | 198 / 2,600 | 162 / 1,798 |
| Sales to New Listings Ratio / YTD | 78% / 67% | 74% / 55% | 55% / 46% | 46% / 38% | 42% / 34% |
| Sales Volume | 60,680,586 | 50,317,092 | 36,701,472 | 39,015,667 | 34,387,925 |
| Sales Volume YTD | 886,493,437 | 648,700,611 | 591,877,728 | 535,918,427 | 361,263,909 |
| Average Sale Price | 200,266 | 171,147 | 192,154 | 197,049 | 212,271 |
| Average Sale Price YTD | 199,976 | 191,019 | 198,350 | 206,122 | 200,925 |
| Median Sale Price | 182,500 | 153,250 | 160,000 | 173,500 | 187,750 |
| Median Sale Price YTD | 185,000 | 170,000 | 176,000 | 185,000 | 180,000 |
| Sale to List Price Ratio / YTD | 96% / 97% | 95% / 95% | 95% / 96% | 95% / 95% | 95% / 95% |
| Average Days on Market / YTD | 48 / 46 | 54 / 58 | 65 / 60 | 66 / 61 | 63 / 70 |
| Median Days on Market / YTD | 36 / 31 | 40 / 42 | 55 / 45 | 53 / 45 | 45 / 52 |
| Average Days on Market (Cum.) / YTD | 74 / 69 | 82 / 95 | 112 / 99 | 101 / 99 | 100 / 112 |
| Median Days on Market (Cum.) / YTD | 45 / 37 | 58 / 57 | 86 / 61 | 74 / 64 | 68 / 75 |
| Total Residential² | | | | | |
| New Listings / YTD | 2,108 / 35,160 | 2,084 / 33,238 | 1,967 / 37,606 | 2,086 / 36,607 | 1,854 / 30,068 |
| Sales / YTD | 1,920 / 27,167 | 1,621 / 21,420 | 1,274 / 23,662 | 1,864 / 24,023 | 1,465 / 16,523 |
| Sales to New Listings Ratio / YTD | 91% / 77% | 78% / 64% | 65% / 63% | 89% / 66% | 79% / 55% |
| Sales Volume | 837,890,414 | 616,941,531 | 487,211,768 | 746,233,324 | 580,781,841 |
| Sales Volume YTD | 11,740,369,646 | 8,553,024,654 | 9,861,365,674 | 9,744,655,524 | 6,324,673,612 |
| Average Sale Price | 436,401 | 380,593 | 382,427 | 400,340 | 396,438 |
| Average Sale Price YTD | 432,156 | 399,301 | 416,760 | 405,639 | 382,780 |
| Median Sale Price | 415,350 | 365,000 | 365,000 | 368,000 | 362,500 |
| Median Sale Price YTD | 413,500 | 375,000 | 390,000 | 375,000 | 355,500 |
| Sale to List Price Ratio / YTD | 98% / 99% | 97% / 97% | 96% / 98% | 97% / 98% | 97% / 97% |
| Average Days on Market / YTD | 41 / 38 | 46 / 46 | 53 / 39 | 49 / 42 | 55 / 58 |
| Median Days on Market / YTD | 29 / 22 | 34 / 31 | 41 / 24 | 35 / 26 | 39 / 40 |
| Average Days on Market (Cum.) / YTD | 58 / 54 | 70 / 71 | 80 / 55 | 71 / 61 | 89 / 93 |
| Median Days on Market (Cum.) / YTD | 35 / 26 | 44 / 39 | 62 / 28 | 47 / 30 | 51 / 54 |
| Other³ | | | | | |
| New Listings / YTD | 96 / 1,589 | 107 / 1,687 | 107 / 1,673 | 135 / 1,842 | 75 / 1,444 |
| Sales / YTD | 72 / 901 | 65 / 769 | 47 / 883 | 73 / 982 | 49 / 588 |
| Sales to New Listings Ratio / YTD | 75% / 57% | 61% / 46% | 44% / 53% | 54% / 53% | 65% / 41% |
| Sales Volume | 22,875,851 | 25,813,951 | 11,959,800 | 25,771,525 | 13,188,200 |
| Sales Volume YTD | 315,826,525 | 203,903,751 | 242,617,478 | 281,212,178 | 127,357,466 |
| Average Sale Price | 317,720 | 397,138 | 254,464 | 353,035 | 269,147 |
| Average Sale Price YTD | 350,529 | 265,154 | 274,765 | 286,367 | 216,594 |
| Median Sale Price | 195,250 | 255,000 | 120,000 | 257,500 | 201,300 |
| Median Sale Price YTD | 230,000 | 172,000 | 170,000 | 200,000 | 157,750 |
| Sale to List Price Ratio / YTD | 94% / 95% | 94% / 93% | 93% / 94% | 94% / 127% | 91% / 92% |
| Average Days on Market / YTD | 100 / 78 | 89 / 80 | 86 / 87 | 98 / 89 | 110 / 122 |
| Median Days on Market / YTD | 42 / 36 | 51 / 44 | 71 / 48 | 74 / 45 | 46 / 61 |
| Average Days on Market (Cum.) / YTD | 147 / 122 | 139 / 125 | 107 / 117 | 129 / 139 | 191 / 182 |
| Median Days on Market (Cum.) / YTD | 53 / 45 | 74 / 56 | 73 / 57 | 80 / 63 | 88 / 91 |

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
November 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 18 / 179 | 18 / 180 | 9 / 140 | 14 / 139 | 24 / 139 |
| Sales / YTD | 5 / 51 | 5 / 34 | 2 / 42 | 2 / 25 | 1 / 21 |
| Sales to New Listings Ratio / YTD | 28% / 28% | 28% / 19% | 22% / 30% | 14% / 18% | 4% / 15% |
| Sales Volume | 30,545,000 | 4,662,000 | 498,000 | 1,615,000 | 1,075,000 |
| Sales Volume YTD | 133,570,191 | 38,713,000 | 64,954,030 | 23,160,158 | 18,023,000 |
| Average Sale Price | 6,109,000 | 932,400 | 249,000 | 807,500 | 1,075,000 |
| Average Sale Price YTD | 2,619,023 | 1,138,618 | 1,546,525 | 926,406 | 858,238 |
| Median Sale Price | 1,735,000 | 630,000 | 249,000 | 807,500 | 1,075,000 |
| Median Sale Price YTD | 850,000 | 687,500 | 702,500 | 500,000 | 500,000 |
| Sale to List Price Ratio / YTD | 89% / 93% | 89% / 90% | 90% / 94% | 59% / 80% | 90% / 89% |
| Average Days on Market / YTD | 1714 / 330 | 110 / 176 | 36 / 177 | 232 / 242 | 186 / 325 |
| Median Days on Market / YTD | 136 / 103 | 112 / 111 | 36 / 86 | 232 / 116 | 186 / 213 |
| Average Days on Market (Cum.) / YTD | 1714 / 417 | 123 / 269 | 124 / 306 | 232 / 437 | 186 / 328 |
| Median Days on Market (Cum.) / YTD | 136 / 136 | 112 / 116 | 124 / 164 | 232 / 180 | 186 / 213 |

Investment

| | | | | | |
|-------------------------------------|-------------|------------|-------------|------------|------------|
| New Listings / YTD | 34 / 345 | 26 / 378 | 26 / 332 | 24 / 264 | 20 / 256 |
| Sales / YTD | 18 / 123 | 11 / 121 | 13 / 121 | 6 / 90 | 7 / 65 |
| Sales to New Listings Ratio / YTD | 53% / 36% | 42% / 32% | 50% / 36% | 25% / 34% | 35% / 25% |
| Sales Volume | 16,305,042 | 4,822,750 | 8,265,500 | 8,827,300 | 6,443,000 |
| Sales Volume YTD | 109,001,152 | 92,813,335 | 103,092,893 | 79,398,653 | 44,776,041 |
| Average Sale Price | 905,836 | 438,432 | 635,808 | 1,471,217 | 920,429 |
| Average Sale Price YTD | 886,188 | 767,052 | 852,007 | 882,207 | 688,862 |
| Median Sale Price | 762,500 | 295,000 | 560,000 | 394,000 | 529,000 |
| Median Sale Price YTD | 510,000 | 469,000 | 550,000 | 457,500 | 410,000 |
| Sale to List Price Ratio / YTD | 84% / 97% | 85% / 89% | 92% / 96% | 84% / 88% | 87% / 81% |
| Average Days on Market / YTD | 178 / 177 | 154 / 155 | 138 / 177 | 233 / 179 | 141 / 158 |
| Median Days on Market / YTD | 147 / 114 | 144 / 114 | 126 / 126 | 209 / 126 | 123 / 110 |
| Average Days on Market (Cum.) / YTD | 223 / 247 | 176 / 205 | 152 / 236 | 250 / 232 | 141 / 197 |
| Median Days on Market (Cum.) / YTD | 154 / 150 | 144 / 147 | 126 / 145 | 246 / 139 | 123 / 121 |

Multi Family

| | | | | | |
|-------------------------------------|------------|------------|------------|------------|------------|
| New Listings / YTD | 7 / 116 | 7 / 135 | 13 / 126 | 3 / 106 | 7 / 83 |
| Sales / YTD | 2 / 52 | 4 / 37 | 7 / 36 | 1 / 52 | 2 / 15 |
| Sales to New Listings Ratio / YTD | 29% / 45% | 57% / 27% | 54% / 29% | 33% / 49% | 29% / 18% |
| Sales Volume | 2,900,000 | 2,540,000 | 12,465,000 | 1,491,000 | 6,210,000 |
| Sales Volume YTD | 76,427,627 | 43,326,106 | 51,197,500 | 70,791,750 | 27,514,200 |
| Average Sale Price | 1,450,000 | 635,000 | 1,780,714 | 1,491,000 | 3,105,000 |
| Average Sale Price YTD | 1,469,762 | 1,170,976 | 1,422,153 | 1,361,380 | 1,834,280 |
| Median Sale Price | 1,450,000 | 625,000 | 1,520,000 | 1,491,000 | 3,105,000 |
| Median Sale Price YTD | 1,199,500 | 999,000 | 1,382,500 | 1,278,750 | 1,232,000 |
| Sale to List Price Ratio / YTD | 100% / 94% | 99% / 93% | 93% / 92% | 90% / 92% | 94% / 93% |
| Average Days on Market / YTD | 36 / 123 | 84 / 151 | 164 / 104 | 55 / 176 | 151 / 195 |
| Median Days on Market / YTD | 36 / 89 | 51 / 106 | 146 / 81 | 55 / 119 | 151 / 115 |
| Average Days on Market (Cum.) / YTD | 36 / 175 | 84 / 192 | 177 / 123 | 55 / 213 | 151 / 251 |
| Median Days on Market (Cum.) / YTD | 36 / 111 | 51 / 147 | 206 / 96 | 55 / 132 | 151 / 115 |

Hotel/Motel

| | | | | | |
|-------------------------------------|---------|---------|---------|---------|---------|
| New Listings / YTD | 0 / 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
November 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Business | | | | | |
| New Listings / YTD | 33 / 319 | 18 / 268 | 22 / 249 | 12 / 134 | 13 / 159 |
| Sales / YTD | 6 / 78 | 7 / 61 | 3 / 49 | 2 / 30 | 1 / 39 |
| Sales to New Listings Ratio / YTD | 18% / 24% | 39% / 23% | 14% / 20% | 17% / 22% | 8% / 25% |
| Sales Volume | 1,174,000 | 4,641,000 | 1,023,900 | 175,000 | 106,000 |
| Sales Volume YTD | 15,220,703 | 20,584,700 | 12,832,200 | 5,750,068 | 6,731,300 |
| Average Sale Price | 195,667 | 663,000 | 341,300 | 87,500 | 106,000 |
| Average Sale Price YTD | 195,137 | 337,454 | 261,882 | 191,669 | 172,597 |
| Median Sale Price | 184,000 | 213,000 | 279,000 | 87,500 | 106,000 |
| Median Sale Price YTD | 136,640 | 160,000 | 180,000 | 122,500 | 90,000 |
| Sale to List Price Ratio / YTD | 83% / 84% | 86% / 84% | 95% / 84% | 71% / 106% | 72% / 82% |
| Average Days on Market / YTD | 165 / 125 | 233 / 153 | 241 / 157 | 91 / 153 | 229 / 123 |
| Median Days on Market / YTD | 157 / 107 | 240 / 114 | 116 / 133 | 91 / 142 | 229 / 102 |
| Average Days on Market (Cum.) / YTD | 165 / 137 | 245 / 178 | 274 / 167 | 139 / 175 | 229 / 168 |
| Median Days on Market (Cum.) / YTD | 157 / 117 | 240 / 138 | 121 / 133 | 139 / 146 | 229 / 134 |
| Lease | | | | | |
| New Listings / YTD | 19 / 282 | 17 / 289 | 22 / 268 | 31 / 236 | 20 / 242 |
| Sales / YTD | 7 / 105 | 7 / 96 | 7 / 75 | 7 / 70 | 4 / 52 |
| Sales to New Listings Ratio / YTD | 37% / 37% | 41% / 33% | 32% / 28% | 23% / 30% | 20% / 21% |
| Sales Volume | 1,583,110 | 9,426,167 | 579,778 | 534,121 | 631,590 |
| Sales Volume YTD | 40,378,233 | 30,487,753 | 9,535,443 | 11,049,963 | 13,332,049 |
| Average Sale Price | 226,159 | 1,346,595 | 82,825 | 76,303 | 157,898 |
| Average Sale Price YTD | 384,555 | 317,581 | 127,139 | 157,857 | 256,386 |
| Median Sale Price | 184,500 | 138,240 | 84,150 | 31,716 | 173,415 |
| Median Sale Price YTD | 144,000 | 109,010 | 90,000 | 105,675 | 113,000 |
| Average Days on Market / YTD | 216 / 202 | 380 / 198 | 157 / 199 | 265 / 219 | 174 / 172 |
| Median Days on Market / YTD | 167 / 130 | 160 / 121 | 35 / 104 | 185 / 140 | 142 / 149 |
| Average Days on Market (Cum.) / YTD | 243 / 225 | 380 / 221 | 160 / 224 | 265 / 225 | 174 / 176 |
| Median Days on Market (Cum.) / YTD | 171 / 136 | 160 / 131 | 48 / 130 | 185 / 148 | 142 / 149 |
| Farms | | | | | |
| New Listings / YTD | 11 / 135 | 3 / 121 | 4 / 123 | 8 / 131 | 7 / 125 |
| Sales / YTD | 8 / 70 | 3 / 51 | 6 / 52 | 7 / 74 | 5 / 47 |
| Sales to New Listings Ratio / YTD | 73% / 52% | 100% / 42% | 150% / 42% | 88% / 56% | 71% / 38% |
| Sales Volume | 31,504,000 | 2,720,000 | 4,540,000 | 4,846,500 | 2,832,000 |
| Sales Volume YTD | 88,537,204 | 43,261,095 | 44,359,580 | 50,731,092 | 31,212,900 |
| Average Sale Price | 3,938,000 | 906,667 | 756,667 | 692,357 | 566,400 |
| Average Sale Price YTD | 1,264,817 | 848,257 | 853,069 | 685,555 | 664,104 |
| Median Sale Price | 818,500 | 930,000 | 700,000 | 500,000 | 467,000 |
| Median Sale Price YTD | 792,500 | 685,000 | 766,750 | 580,000 | 460,000 |
| Sale to List Price Ratio / YTD | 100% / 95% | 90% / 91% | 91% / 94% | 96% / 94% | 92% / 93% |
| Average Days on Market / YTD | 1118 / 239 | 114 / 153 | 104 / 79 | 249 / 137 | 120 / 170 |
| Median Days on Market / YTD | 131 / 68 | 129 / 70 | 48 / 58 | 76 / 84 | 131 / 69 |
| Average Days on Market (Cum.) / YTD | 1118 / 286 | 114 / 203 | 104 / 118 | 380 / 192 | 120 / 245 |
| Median Days on Market (Cum.) / YTD | 131 / 73 | 129 / 96 | 48 / 65 | 76 / 89 | 131 / 90 |
| Total Commercial² | | | | | |
| New Listings / YTD | 123 / 1,385 | 89 / 1,376 | 98 / 1,244 | 92 / 1,013 | 91 / 1,010 |
| Sales / YTD | 46 / 481 | 39 / 403 | 38 / 375 | 25 / 342 | 21 / 240 |
| Sales to New Listings Ratio / YTD | 37% / 35% | 44% / 29% | 39% / 30% | 27% / 34% | 23% / 24% |
| Sales Volume | 84,011,152 | 29,398,917 | 27,372,178 | 17,488,921 | 17,511,490 |
| Sales Volume YTD | 464,113,110 | 269,899,989 | 285,971,646 | 241,631,684 | 141,803,390 |
| Average Sale Price | 1,826,329 | 753,818 | 720,320 | 699,557 | 833,880 |
| Average Sale Price YTD | 964,892 | 669,727 | 762,591 | 706,525 | 590,847 |
| Median Sale Price | 594,150 | 357,000 | 495,000 | 328,000 | 390,000 |
| Median Sale Price YTD | 460,000 | 380,000 | 453,000 | 445,840 | 349,500 |
| Sale to List Price Ratio / YTD | 88% / 93% | 88% / 89% | 92% / 93% | 85% / 91% | 89% / 86% |
| Average Days on Market / YTD | 506 / 193 | 191 / 166 | 144 / 158 | 228 / 180 | 153 / 175 |
| Median Days on Market / YTD | 151 / 103 | 127 / 111 | 112 / 100 | 154 / 117 | 131 / 110 |
| Average Days on Market (Cum.) / YTD | 528 / 240 | 201 / 209 | 159 / 205 | 272 / 229 | 153 / 212 |
| Median Days on Market (Cum.) / YTD | 157 / 119 | 129 / 133 | 123 / 125 | 156 / 133 | 131 / 122 |

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

November 2024

| Year | Month | Residential ² | Commercial ³ | Total |
|------|-----------|--------------------------|-------------------------|---------------|
| 2020 | January | 6,492 (799) | 738 (15) | 7,878 (855) |
| | February | 7,073 (1,067) | 748 (28) | 8,486 (1,141) |
| | March | 7,512 (1,198) | 750 (21) | 8,949 (1,249) |
| | April | 7,487 (764) | 741 (10) | 8,957 (796) |
| | May | 8,055 (1,188) | 755 (12) | 9,583 (1,240) |
| | June | 8,359 (2,115) | 769 (34) | 9,884 (2,216) |
| | July | 8,353 (2,288) | 798 (21) | 9,925 (2,380) |
| | August | 8,112 (1,956) | 784 (22) | 9,681 (2,056) |
| | September | 7,801 (1,933) | 790 (22) | 9,341 (2,041) |
| | October | 7,422 (1,750) | 737 (34) | 8,880 (1,842) |
| | November | 6,554 (1,465) | 748 (21) | 7,952 (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 | 5,929 (1,635) | 721 (22) | 7,265 (1,719) |
| | March | 6,790 (2,503) | 731 (40) | 8,151 (2,654) |
| | April | 7,547 (2,958) | 745 (30) | 8,974 (3,110) |
| | May | 8,090 (2,837) | 750 (40) | 9,540 (2,992) |
| | June | 8,458 (2,801) | 737 (37) | 9,963 (2,932) |
| | July | 8,394 (2,262) | 742 (26) | 9,905 (2,396) |
| | August | 8,040 (2,113) | 735 (24) | 9,532 (2,223) |
| | September | 7,703 (1,917) | 719 (38) | 9,139 (2,030) |
| | October | 7,085 (1,919) | 711 (33) | 8,507 (2,030) |
| | November | 5,975 (1,864) | 724 (25) | 7,364 (1,962) |
| | December | 4,658 (1,336) | 635 (40) | 5,835 (1,438) |
| 2022 | January | 4,614 (1,326) | 657 (31) | 5,809 (1,430) |
| | February | 4,690 (2,281) | 700 (42) | 5,937 (2,393) |
| | March | 5,197 (3,311) | 734 (42) | 6,498 (3,470) |
| | April | 6,446 (2,932) | 749 (51) | 7,789 (3,121) |
| | May | 7,547 (2,916) | 763 (36) | 8,943 (3,044) |
| | June | 8,085 (2,653) | 760 (36) | 9,517 (2,791) |
| | July | 8,418 (2,022) | 807 (33) | 9,910 (2,116) |
| | August | 8,013 (1,848) | 821 (27) | 9,533 (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 | 4,959 (982) | 738 (19) | 6,226 (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 | 6,293 (1,818) | 822 (27) | 7,729 (1,905) |
| | April | 6,874 (2,018) | 842 (38) | 8,351 (2,130) |
| | May | 7,055 (2,708) | 889 (40) | 8,576 (2,835) |
| | June | 7,075 (2,588) | 901 (45) | 8,665 (2,713) |
| | July | 6,915 (2,314) | 892 (42) | 8,501 (2,435) |
| | August | 6,728 (2,238) | 876 (38) | 8,283 (2,363) |
| | September | 6,490 (2,051) | 861 (36) | 7,998 (2,160) |
| | October | 6,208 (1,797) | 868 (42) | 7,669 (1,911) |
| | November | 5,446 (1,621) | 817 (39) | 6,805 (1,725) |
| | December | 4,627 (1,217) | 707 (40) | 5,797 (1,296) |
| 2024 | January | 4,544 (1,433) | 720 (25) | 5,705 (1,518) |
| | February | 4,773 (1,961) | 750 (30) | 5,977 (2,063) |
| | March | 5,252 (2,458) | 707 (51) | 6,448 (2,602) |
| | April | 5,402 (3,106) | 749 (44) | 6,693 (3,235) |
| | May | 5,749 (3,206) | 772 (48) | 7,092 (3,358) |
| | June | 5,864 (2,835) | 754 (58) | 7,214 (2,958) |
| | July | 5,796 (2,932) | 786 (44) | 7,173 (3,070) |
| | August | 5,704 (2,578) | 786 (41) | 7,047 (2,713) |
| | September | 5,615 (2,252) | 800 (45) | 6,949 (2,380) |
| | October | 5,073 (2,486) | 791 (49) | 6,359 (2,614) |
| | November | 4,501 (1,920) | 798 (46) | 5,756 (2,038) |

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
November 2024**

| Year | Month | Residential ² | | Commercial ³ | | Total | |
|------|--------------|--------------------------|---------------|-------------------------|------------|---------------|---------------|
| | | Listed | Sold | Listed | Sold | Listed | Sold |
| 2020 | January | 2,265 | 799 | 94 | 15 | 2,483 | 855 |
| | February | 2,557 | 1,067 | 100 | 28 | 2,778 | 1,141 |
| | March | 2,799 | 1,198 | 97 | 21 | 3,026 | 1,249 |
| | April | 1,877 | 764 | 65 | 10 | 2,072 | 796 |
| | May | 3,069 | 1,188 | 96 | 12 | 3,304 | 1,240 |
| | June | 3,695 | 2,115 | 124 | 34 | 3,965 | 2,216 |
| | July | 3,270 | 2,288 | 105 | 21 | 3,539 | 2,380 |
| | August | 2,912 | 1,956 | 82 | 22 | 3,141 | 2,056 |
| | September | 3,029 | 1,933 | 101 | 22 | 3,289 | 2,041 |
| | October | 2,741 | 1,750 | 55 | 34 | 2,905 | 1,842 |
| | November | 1,854 | 1,465 | 91 | 21 | 2,020 | 1,535 |
| | December | 1,254 | 1,137 | 69 | 23 | 1,409 | 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 | 2,662 | 1,635 | 86 | 22 | 2,883 | 1,719 |
| | March | 4,127 | 2,503 | 118 | 40 | 4,449 | 2,654 |
| | April | 4,445 | 2,958 | 105 | 30 | 4,768 | 3,110 |
| | May | 4,267 | 2,837 | 92 | 40 | 4,564 | 2,992 |
| | June | 4,251 | 2,801 | 85 | 37 | 4,555 | 2,932 |
| | July | 3,433 | 2,262 | 88 | 26 | 3,695 | 2,396 |
| | August | 3,177 | 2,113 | 75 | 24 | 3,407 | 2,223 |
| | September | 3,094 | 1,917 | 82 | 38 | 3,299 | 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 | 1,384 | 1,336 | 78 | 40 | 1,522 | 1,438 |
| | Total | 37,991 | 25,359 | 1,091 | 382 | 952 | 303 |
| 2022 | January | 2,112 | 1,326 | 103 | 31 | 2,335 | 1,430 |
| | February | 2,959 | 2,281 | 122 | 42 | 3,204 | 2,393 |
| | March | 4,299 | 3,311 | 118 | 42 | 4,603 | 3,470 |
| | April | 4,707 | 2,932 | 115 | 51 | 5,035 | 3,121 |
| | May | 4,713 | 2,916 | 107 | 36 | 5,006 | 3,044 |
| | June | 4,332 | 2,653 | 109 | 36 | 4,638 | 2,791 |
| | July | 3,632 | 2,022 | 133 | 33 | 3,906 | 2,116 |
| | August | 3,171 | 1,848 | 118 | 27 | 3,436 | 1,938 |
| | September | 3,115 | 1,601 | 121 | 20 | 3,371 | 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 | 1,179 | 982 | 90 | 19 | 1,345 | 1,032 |
| | Total | 38,785 | 24,644 | 1,334 | 394 | 952 | 303 |
| 2023 | January | 2,244 | 980 | 129 | 26 | 2,513 | 1,048 |
| | February | 2,524 | 1,287 | 117 | 30 | 2,767 | 1,367 |
| | March | 3,299 | 1,818 | 144 | 27 | 3,605 | 1,905 |
| | April | 3,429 | 2,018 | 141 | 38 | 3,725 | 2,130 |
| | May | 3,843 | 2,708 | 148 | 40 | 4,198 | 2,835 |
| | June | 3,615 | 2,588 | 142 | 45 | 3,974 | 2,713 |
| | July | 3,287 | 2,314 | 118 | 42 | 3,562 | 2,435 |
| | August | 3,220 | 2,238 | 98 | 38 | 3,471 | 2,363 |
| | September | 3,008 | 2,051 | 117 | 36 | 3,265 | 2,160 |
| | October | 2,685 | 1,797 | 133 | 42 | 2,941 | 1,911 |
| | November | 2,084 | 1,621 | 89 | 39 | 2,280 | 1,725 |
| | December | 1,473 | 1,217 | 79 | 40 | 1,623 | 1,296 |
| | Total | 34,711 | 22,637 | 1,455 | 443 | 952 | 303 |
| 2024 | January | 2,162 | 1,433 | 120 | 25 | 2,395 | 1,518 |
| | February | 2,717 | 1,961 | 121 | 30 | 2,966 | 2,063 |
| | March | 3,509 | 2,458 | 105 | 51 | 3,788 | 2,602 |
| | April | 3,819 | 3,106 | 160 | 44 | 4,164 | 3,235 |
| | May | 4,214 | 3,206 | 147 | 48 | 4,558 | 3,358 |
| | June | 3,619 | 2,835 | 114 | 58 | 3,879 | 2,958 |
| | July | 3,647 | 2,932 | 139 | 44 | 3,939 | 3,070 |
| | August | 3,367 | 2,578 | 115 | 41 | 3,622 | 2,713 |
| | September | 3,121 | 2,252 | 121 | 45 | 3,385 | 2,380 |
| | October | 2,877 | 2,486 | 120 | 49 | 3,111 | 2,614 |
| | November | 2,108 | 1,920 | 123 | 46 | 2,327 | 2,038 |
| | Total | 35,160 | 27,167 | 1,385 | 481 | 38,134 | 28,549 |

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
November 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 | 546,539 | 414,043 | 294,742 | 206,813 | 441,261 |
| | June | 539,194 | 422,520 | 290,146 | 211,780 | 438,823 |
| | July | 551,781 | 406,943 | 292,072 | 204,378 | 440,160 |
| | August | 545,706 | 415,047 | 291,256 | 204,171 | 435,195 |
| | September | 552,707 | 412,491 | 293,347 | 199,686 | 440,523 |
| | October | 553,031 | 407,006 | 307,854 | 191,584 | 440,172 |
| | November | 540,320 | 411,469 | 288,176 | 200,266 | 436,401 |

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
November 2024**

| Year | Month | GEA Residential ² | GEA Commercial ³ | Edmonton Residential ² | Edmonton Commercial ⁴ |
|------|-----------|------------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 2020 | January | 6,492 (799) | 738 (15) | 4,330 (557) | 399 (9) |
| | February | 7,073 (1,067) | 748 (28) | 4,715 (718) | 406 (15) |
| | March | 7,512 (1,198) | 750 (21) | 5,013 (793) | 409 (11) |
| | April | 7,487 (764) | 741 (10) | 4,979 (507) | 393 (6) |
| | May | 8,055 (1,188) | 755 (12) | 5,351 (760) | 404 (7) |
| | June | 8,359 (2,115) | 769 (34) | 5,640 (1,341) | 411 (17) |
| | July | 8,353 (2,288) | 798 (21) | 5,664 (1,486) | 420 (11) |
| | August | 8,112 (1,956) | 784 (22) | 5,600 (1,230) | 412 (13) |
| | September | 7,801 (1,933) | 790 (22) | 5,405 (1,260) | 418 (9) |
| | October | 7,422 (1,750) | 737 (34) | 5,245 (1,139) | 393 (15) |
| | November | 6,554 (1,465) | 748 (21) | 4,697 (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 | 5,929 (1,635) | 721 (22) | 4,250 (1,047) | 376 (15) |
| | March | 6,790 (2,503) | 731 (40) | 4,880 (1,596) | 368 (17) |
| | April | 7,547 (2,958) | 745 (30) | 5,491 (1,883) | 363 (14) |
| | May | 8,090 (2,837) | 750 (40) | 5,945 (1,863) | 369 (14) |
| | June | 8,458 (2,801) | 737 (37) | 6,235 (1,856) | 363 (18) |
| | July | 8,394 (2,262) | 742 (26) | 6,209 (1,493) | 365 (17) |
| | August | 8,040 (2,113) | 735 (24) | 5,979 (1,392) | 365 (11) |
| | September | 7,703 (1,917) | 719 (38) | 5,779 (1,272) | 373 (17) |
| | October | 7,085 (1,919) | 711 (33) | 5,364 (1,273) | 369 (17) |
| | November | 5,975 (1,864) | 724 (25) | 4,591 (1,280) | 395 (9) |
| | December | 4,658 (1,336) | 635 (40) | 3,534 (938) | 354 (25) |
| 2022 | January | 4,614 (1,326) | 657 (31) | 3,511 (954) | 371 (20) |
| | February | 4,690 (2,281) | 700 (42) | 3,568 (1,633) | 399 (25) |
| | March | 5,197 (3,311) | 734 (42) | 3,937 (2,311) | 419 (21) |
| | April | 6,446 (2,932) | 749 (51) | 4,820 (2,017) | 439 (18) |
| | May | 7,547 (2,916) | 763 (36) | 5,722 (1,927) | 448 (19) |
| | June | 8,085 (2,653) | 760 (36) | 6,087 (1,780) | 447 (17) |
| | July | 8,418 (2,022) | 807 (33) | 6,307 (1,338) | 470 (17) |
| | August | 8,013 (1,848) | 821 (27) | 6,031 (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 | 4,959 (982) | 738 (19) | 3,675 (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 | 6,293 (1,818) | 822 (27) | 4,502 (1,251) | 486 (12) |
| | April | 6,874 (2,018) | 842 (38) | 4,966 (1,369) | 499 (18) |
| | May | 7,055 (2,708) | 889 (40) | 5,164 (1,800) | 538 (18) |
| | June | 7,075 (2,588) | 901 (45) | 5,160 (1,750) | 561 (24) |
| | July | 6,915 (2,314) | 892 (42) | 5,086 (1,586) | 550 (28) |
| | August | 6,728 (2,238) | 876 (38) | 4,862 (1,594) | 547 (23) |
| | September | 6,490 (2,051) | 861 (36) | 4,680 (1,430) | 535 (23) |
| | October | 6,208 (1,797) | 868 (42) | 4,392 (1,290) | 534 (28) |
| | November | 5,446 (1,621) | 817 (39) | 3,869 (1,176) | 501 (22) |
| | December | 4,627 (1,217) | 707 (40) | 3,206 (878) | 425 (21) |
| 2024 | January | 4,544 (1,433) | 720 (25) | 3,098 (1,053) | 444 (10) |
| | February | 4,773 (1,961) | 750 (30) | 3,236 (1,401) | 460 (17) |
| | March | 5,252 (2,458) | 707 (51) | 3,636 (1,728) | 437 (32) |
| | April | 5,402 (3,106) | 749 (44) | 3,756 (2,144) | 458 (32) |
| | May | 5,749 (3,206) | 772 (48) | 4,121 (2,141) | 455 (26) |
| | June | 5,864 (2,835) | 754 (58) | 4,235 (1,932) | 455 (33) |
| | July | 5,796 (2,932) | 786 (44) | 4,255 (2,011) | 479 (24) |
| | August | 5,704 (2,578) | 786 (41) | 4,207 (1,772) | 481 (18) |
| | September | 5,615 (2,252) | 800 (45) | 4,127 (1,540) | 487 (19) |
| | October | 5,073 (2,486) | 791 (49) | 3,731 (1,742) | 493 (27) |
| | November | 4,501 (1,920) | 798 (46) | 3,315 (1,372) | 501 (26) |

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

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

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

5 Year Residential Activity (Part 1)

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City of Edmonton

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Detached | | | | | |
| New Listings / YTD | 799 / 13,215 | 808 / 12,920 | 791 / 14,970 | 789 / 13,613 | 703 / 11,239 |
| Sales / YTD | 750 / 9,985 | 614 / 8,054 | 491 / 9,229 | 769 / 9,585 | 620 / 6,658 |
| Sales to New Listings Ratio / YTD | 94% / 76% | 76% / 62% | 62% / 62% | 97% / 70% | 88% / 59% |
| Sales Volume | 390,965,332 | 286,527,197 | 225,973,189 | 360,698,202 | 280,261,374 |
| Sales Volume YTD | 5,250,384,422 | 3,891,869,137 | 4,560,882,545 | 4,503,397,243 | 2,923,546,606 |
| Average Sale Price | 521,287 | 466,657 | 460,231 | 469,048 | 452,034 |
| Average Sale Price YTD | 525,827 | 483,222 | 494,190 | 469,838 | 439,103 |
| Median Sale Price | 489,900 | 425,750 | 430,000 | 418,000 | 401,500 |
| Median Sale Price YTD | 482,500 | 440,000 | 452,000 | 421,500 | 394,950 |
| Sale to List Price Ratio / YTD | 99% / 99% | 97% / 98% | 97% / 99% | 98% / 98% | 97% / 97% |
| Average Days on Market / YTD | 42 / 37 | 45 / 45 | 51 / 35 | 44 / 36 | 47 / 52 |
| Median Days on Market / YTD | 30 / 21 | 33 / 30 | 39 / 21 | 33 / 22 | 34 / 34 |
| Average Days on Market (Cum.) / YTD | 63 / 55 | 68 / 70 | 77 / 48 | 67 / 53 | 80 / 84 |
| Median Days on Market (Cum.) / YTD | 39 / 26 | 46 / 40 | 65 / 25 | 43 / 25 | 47 / 47 |
| Semi-detached | | | | | |
| New Listings / YTD | 161 / 2,343 | 146 / 2,181 | 142 / 2,774 | 168 / 2,621 | 122 / 2,181 |
| Sales / YTD | 136 / 1,931 | 116 / 1,579 | 97 / 2,005 | 169 / 1,860 | 105 / 1,242 |
| Sales to New Listings Ratio / YTD | 84% / 82% | 79% / 72% | 68% / 72% | 101% / 71% | 86% / 57% |
| Sales Volume | 56,769,594 | 42,049,147 | 35,212,710 | 57,294,699 | 35,725,788 |
| Sales Volume YTD | 796,037,608 | 595,434,845 | 763,374,344 | 655,400,123 | 418,002,345 |
| Average Sale Price | 417,423 | 362,493 | 363,018 | 339,022 | 340,246 |
| Average Sale Price YTD | 412,241 | 377,096 | 380,735 | 352,366 | 336,556 |
| Median Sale Price | 404,778 | 371,750 | 350,000 | 347,000 | 325,000 |
| Median Sale Price YTD | 406,000 | 372,500 | 375,000 | 340,000 | 325,200 |
| Sale to List Price Ratio / YTD | 99% / 100% | 98% / 98% | 97% / 99% | 97% / 98% | 97% / 97% |
| Average Days on Market / YTD | 32 / 31 | 40 / 40 | 48 / 35 | 53 / 42 | 54 / 58 |
| Median Days on Market / YTD | 22 / 20 | 31 / 28 | 40 / 22 | 41 / 26 | 40 / 42 |
| Average Days on Market (Cum.) / YTD | 44 / 41 | 49 / 56 | 66 / 45 | 72 / 58 | 92 / 92 |
| Median Days on Market (Cum.) / YTD | 27 / 22 | 33 / 32 | 57 / 25 | 51 / 31 | 44 / 56 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 229 / 3,470 | 201 / 3,031 | 207 / 3,534 | 225 / 3,543 | 191 / 2,583 |
| Sales / YTD | 220 / 3,012 | 197 / 2,330 | 135 / 2,385 | 170 / 2,082 | 126 / 1,307 |
| Sales to New Listings Ratio / YTD | 96% / 87% | 98% / 77% | 65% / 67% | 76% / 59% | 66% / 51% |
| Sales Volume | 61,501,373 | 53,505,773 | 31,977,345 | 42,144,979 | 30,407,335 |
| Sales Volume YTD | 854,663,386 | 592,137,968 | 613,510,989 | 509,944,505 | 308,897,423 |
| Average Sale Price | 279,552 | 271,603 | 236,869 | 247,912 | 241,328 |
| Average Sale Price YTD | 283,753 | 254,136 | 257,237 | 244,930 | 236,341 |
| Median Sale Price | 284,500 | 282,681 | 233,500 | 240,000 | 242,500 |
| Median Sale Price YTD | 285,000 | 255,000 | 255,000 | 245,950 | 237,000 |
| Sale to List Price Ratio / YTD | 98% / 99% | 98% / 97% | 96% / 97% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 33 / 32 | 42 / 45 | 49 / 45 | 54 / 51 | 60 / 64 |
| Median Days on Market / YTD | 24 / 20 | 29 / 30 | 37 / 31 | 46 / 34 | 46 / 49 |
| Average Days on Market (Cum.) / YTD | 40 / 40 | 64 / 64 | 71 / 64 | 72 / 72 | 93 / 98 |
| Median Days on Market (Cum.) / YTD | 29 / 21 | 34 / 35 | 52 / 36 | 57 / 45 | 71 / 64 |

5 Year Residential Activity (Part 2)

City of Edmonton

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 354 / 5,997 | 353 / 5,428 | 303 / 5,815 | 379 / 6,053 | 346 / 4,656 |
| Sales / YTD | 266 / 3,908 | 249 / 2,889 | 162 / 2,551 | 172 / 2,232 | 141 / 1,576 |
| Sales to New Listings Ratio / YTD | 75% / 65% | 71% / 53% | 53% / 44% | 45% / 37% | 41% / 34% |
| Sales Volume | 51,556,736 | 41,720,092 | 30,903,322 | 32,330,367 | 28,992,925 |
| Sales Volume YTD | 764,375,807 | 533,813,928 | 495,296,497 | 451,331,373 | 312,482,309 |
| Average Sale Price | 193,822 | 167,551 | 190,761 | 187,967 | 205,624 |
| Average Sale Price YTD | 195,593 | 184,775 | 194,158 | 202,209 | 198,276 |
| Median Sale Price | 177,750 | 154,900 | 157,475 | 164,500 | 178,500 |
| Median Sale Price YTD | 184,000 | 168,000 | 173,000 | 180,000 | 175,000 |
| Sale to List Price Ratio / YTD | 96% / 97% | 95% / 95% | 94% / 96% | 95% / 95% | 95% / 95% |
| Average Days on Market / YTD | 49 / 47 | 54 / 59 | 66 / 60 | 66 / 61 | 61 / 69 |
| Median Days on Market / YTD | 37 / 31 | 38 / 43 | 55 / 45 | 55 / 45 | 43 / 52 |
| Average Days on Market (Cum.) / YTD | 75 / 70 | 86 / 97 | 114 / 100 | 100 / 100 | 95 / 111 |
| Median Days on Market (Cum.) / YTD | 47 / 38 | 56 / 58 | 90 / 62 | 74 / 65 | 67 / 75 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 1,543 / 25,025 | 1,508 / 23,560 | 1,443 / 27,093 | 1,561 / 25,830 | 1,362 / 20,659 |
| Sales / YTD | 1,372 / 18,836 | 1,176 / 14,852 | 885 / 16,170 | 1,280 / 15,759 | 992 / 10,783 |
| Sales to New Listings Ratio / YTD | 89% / 75% | 78% / 63% | 61% / 60% | 82% / 61% | 73% / 52% |
| Sales Volume | 560,793,035 | 423,802,209 | 324,066,566 | 492,468,247 | 375,387,422 |
| Sales Volume YTD | 7,665,461,223 | 5,613,255,878 | 6,433,064,375 | 6,120,073,244 | 3,962,928,683 |
| Average Sale Price | 408,741 | 360,376 | 366,177 | 384,741 | 378,415 |
| Average Sale Price YTD | 406,958 | 377,946 | 397,839 | 388,354 | 367,516 |
| Median Sale Price | 395,000 | 342,500 | 351,500 | 357,500 | 347,000 |
| Median Sale Price YTD | 390,000 | 358,000 | 376,071 | 361,500 | 345,000 |
| Sale to List Price Ratio / YTD | 98% / 99% | 97% / 97% | 96% / 98% | 97% / 98% | 97% / 97% |
| Average Days on Market / YTD | 41 / 38 | 46 / 47 | 53 / 40 | 49 / 42 | 52 / 57 |
| Median Days on Market / YTD | 29 / 23 | 32 / 32 | 41 / 26 | 37 / 27 | 38 / 40 |
| Average Days on Market (Cum.) / YTD | 60 / 55 | 69 / 73 | 82 / 58 | 73 / 62 | 85 / 91 |
| Median Days on Market (Cum.) / YTD | 36 / 27 | 43 / 41 | 65 / 30 | 51 / 32 | 50 / 54 |
| Other² | | | | | |
| New Listings / YTD | 44 / 797 | 59 / 850 | 69 / 804 | 65 / 797 | 40 / 613 |
| Sales / YTD | 29 / 443 | 32 / 362 | 19 / 406 | 30 / 391 | 22 / 245 |
| Sales to New Listings Ratio / YTD | 66% / 56% | 54% / 43% | 28% / 50% | 46% / 49% | 55% / 40% |
| Sales Volume | 15,744,500 | 14,724,951 | 6,802,350 | 11,288,250 | 7,387,400 |
| Sales Volume YTD | 195,447,019 | 116,817,682 | 129,771,408 | 135,080,210 | 58,676,860 |
| Average Sale Price | 542,914 | 460,155 | 358,018 | 376,275 | 335,791 |
| Average Sale Price YTD | 441,190 | 322,701 | 319,634 | 345,474 | 239,497 |
| Median Sale Price | 390,000 | 285,000 | 96,500 | 294,250 | 262,500 |
| Median Sale Price YTD | 340,000 | 215,500 | 239,950 | 285,900 | 179,500 |
| Sale to List Price Ratio / YTD | 94% / 96% | 94% / 94% | 93% / 94% | 94% / 95% | 93% / 92% |
| Average Days on Market / YTD | 40 / 50 | 91 / 65 | 61 / 61 | 84 / 75 | 75 / 93 |
| Median Days on Market / YTD | 31 / 29 | 44 / 41 | 48 / 39 | 64 / 41 | 37 / 45 |
| Average Days on Market (Cum.) / YTD | 116 / 93 | 163 / 112 | 74 / 83 | 103 / 110 | 91 / 134 |
| Median Days on Market (Cum.) / YTD | 37 / 34 | 58 / 53 | 59 / 44 | 81 / 57 | 39 / 77 |

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

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 11 / 91 | 11 / 99 | 6 / 84 | 8 / 72 | 17 / 89 |
| Sales / YTD | 1 / 27 | 3 / 20 | 0 / 24 | 2 / 12 | 1 / 12 |
| Sales to New Listings Ratio / YTD | 9% / 30% | 27% / 20% | 0% / 29% | 25% / 17% | 6% / 13% |
| Sales Volume | 850,000 | 3,442,000 | 0 | 1,615,000 | 1,075,000 |
| Sales Volume YTD | 77,208,191 | 14,233,000 | 43,969,130 | 7,390,000 | 10,821,000 |
| Average Sale Price | 850,000 | 1,147,333 | 0 | 807,500 | 1,075,000 |
| Average Sale Price YTD | 2,859,563 | 711,650 | 1,832,047 | 615,833 | 901,750 |
| Median Sale Price | 850,000 | 675,000 | 0 | 807,500 | 1,075,000 |
| Median Sale Price YTD | 1,025,001 | 452,500 | 907,500 | 612,500 | 662,500 |
| Sale to List Price Ratio / YTD | 88% / 97% | 86% / 89% | 0% / 95% | 59% / 78% | 90% / 89% |
| Average Days on Market / YTD | 136 / 220 | 108 / 161 | 0 / 177 | 232 / 124 | 186 / 386 |
| Median Days on Market / YTD | 136 / 148 | 49 / 103 | 0 / 111 | 232 / 87 | 186 / 283 |
| Average Days on Market (Cum.) / YTD | 136 / 337 | 128 / 222 | 0 / 277 | 232 / 149 | 186 / 390 |
| Median Days on Market (Cum.) / YTD | 136 / 191 | 111 / 114 | 0 / 153 | 232 / 114 | 186 / 283 |
| Investment | | | | | |
| New Listings / YTD | 27 / 249 | 17 / 254 | 19 / 203 | 20 / 159 | 10 / 153 |
| Sales / YTD | 12 / 75 | 7 / 82 | 8 / 70 | 3 / 55 | 7 / 44 |
| Sales to New Listings Ratio / YTD | 44% / 30% | 41% / 32% | 42% / 34% | 15% / 35% | 70% / 29% |
| Sales Volume | 12,454,050 | 1,667,750 | 6,198,000 | 7,546,800 | 6,443,000 |
| Sales Volume YTD | 63,721,160 | 65,388,235 | 72,166,168 | 48,189,878 | 31,477,831 |
| Average Sale Price | 1,037,838 | 238,250 | 774,750 | 2,515,600 | 920,429 |
| Average Sale Price YTD | 849,615 | 797,418 | 1,030,945 | 876,180 | 715,405 |
| Median Sale Price | 840,000 | 165,000 | 728,000 | 213,000 | 529,000 |
| Median Sale Price YTD | 523,000 | 464,500 | 547,500 | 455,000 | 400,000 |
| Sale to List Price Ratio / YTD | 86% / 92% | 82% / 89% | 93% / 93% | 75% / 87% | 87% / 84% |
| Average Days on Market / YTD | 169 / 132 | 93 / 143 | 116 / 160 | 396 / 177 | 141 / 135 |
| Median Days on Market / YTD | 143 / 99 | 73 / 107 | 97 / 122 | 307 / 134 | 123 / 107 |
| Average Days on Market (Cum.) / YTD | 174 / 180 | 93 / 196 | 139 / 186 | 430 / 198 | 141 / 170 |
| Median Days on Market (Cum.) / YTD | 146 / 120 | 73 / 135 | 97 / 129 | 334 / 139 | 123 / 109 |
| Multi Family | | | | | |
| New Listings / YTD | 5 / 107 | 6 / 122 | 13 / 116 | 3 / 95 | 7 / 72 |
| Sales / YTD | 2 / 47 | 3 / 32 | 7 / 31 | 1 / 45 | 1 / 13 |
| Sales to New Listings Ratio / YTD | 40% / 44% | 50% / 26% | 54% / 27% | 33% / 47% | 14% / 18% |
| Sales Volume | 2,900,000 | 1,840,000 | 12,465,000 | 1,491,000 | 2,670,000 |
| Sales Volume YTD | 63,311,127 | 39,821,106 | 45,432,500 | 61,939,750 | 22,874,200 |
| Average Sale Price | 1,450,000 | 613,333 | 1,780,714 | 1,491,000 | 2,670,000 |
| Average Sale Price YTD | 1,347,045 | 1,244,410 | 1,465,565 | 1,376,439 | 1,759,554 |
| Median Sale Price | 1,450,000 | 550,000 | 1,520,000 | 1,491,000 | 2,670,000 |
| Median Sale Price YTD | 1,225,000 | 1,039,625 | 1,395,000 | 1,240,000 | 1,232,000 |
| Sale to List Price Ratio / YTD | 100% / 94% | 98% / 93% | 93% / 93% | 90% / 93% | 96% / 93% |
| Average Days on Market / YTD | 36 / 122 | 35 / 118 | 164 / 99 | 55 / 177 | 21 / 185 |
| Median Days on Market / YTD | 36 / 90 | 38 / 102 | 146 / 83 | 55 / 112 | 21 / 105 |
| Average Days on Market (Cum.) / YTD | 36 / 180 | 35 / 160 | 177 / 121 | 55 / 220 | 21 / 250 |
| Median Days on Market (Cum.) / YTD | 36 / 116 | 38 / 133 | 206 / 104 | 55 / 134 | 21 / 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

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|-------------|-------------|-------------|------------|
| Business | | | | | |
| New Listings / YTD | 27 / 251 | 13 / 200 | 19 / 177 | 6 / 84 | 8 / 115 |
| Sales / YTD | 4 / 56 | 6 / 45 | 2 / 32 | 1 / 21 | 1 / 23 |
| Sales to New Listings Ratio / YTD | 15% / 22% | 46% / 23% | 11% / 18% | 17% / 25% | 13% / 20% |
| Sales Volume | 733,000 | 1,526,000 | 368,900 | 120,000 | 106,000 |
| Sales Volume YTD | 9,847,203 | 11,374,200 | 8,026,200 | 3,662,068 | 2,731,800 |
| Average Sale Price | 183,250 | 254,333 | 184,450 | 120,000 | 106,000 |
| Average Sale Price YTD | 175,843 | 252,760 | 250,819 | 174,384 | 118,774 |
| Median Sale Price | 184,000 | 201,500 | 184,450 | 120,000 | 106,000 |
| Median Sale Price YTD | 122,712 | 160,000 | 180,000 | 90,000 | 80,000 |
| Sale to List Price Ratio / YTD | 79% / 84% | 86% / 84% | 101% / 84% | 76% / 115% | 72% / 83% |
| Average Days on Market / YTD | 153 / 118 | 237 / 159 | 69 / 146 | 28 / 163 | 229 / 140 |
| Median Days on Market / YTD | 154 / 105 | 255 / 112 | 69 / 105 | 28 / 130 | 229 / 134 |
| Average Days on Market (Cum.) / YTD | 153 / 132 | 251 / 165 | 119 / 161 | 28 / 163 | 229 / 179 |
| Median Days on Market (Cum.) / YTD | 154 / 107 | 255 / 114 | 119 / 111 | 28 / 130 | 229 / 148 |
| Lease | | | | | |
| New Listings / YTD | 15 / 181 | 15 / 187 | 15 / 157 | 24 / 129 | 12 / 143 |
| Sales / YTD | 7 / 56 | 3 / 51 | 1 / 29 | 2 / 28 | 2 / 29 |
| Sales to New Listings Ratio / YTD | 47% / 31% | 20% / 27% | 7% / 18% | 8% / 22% | 17% / 20% |
| Sales Volume | 1,583,110 | 561,497 | 124,614 | 115,014 | 535,080 |
| Sales Volume YTD | 23,728,198 | 16,364,323 | 3,620,998 | 6,201,218 | 9,302,341 |
| Average Sale Price | 226,159 | 187,166 | 124,614 | 57,507 | 267,540 |
| Average Sale Price YTD | 423,718 | 320,869 | 124,862 | 221,472 | 320,770 |
| Median Sale Price | 184,500 | 138,240 | 124,614 | 57,507 | 267,540 |
| Median Sale Price YTD | 135,510 | 134,909 | 111,889 | 116,300 | 196,650 |
| Average Days on Market / YTD | 216 / 197 | 159 / 174 | 35 / 159 | 78 / 211 | 206 / 174 |
| Median Days on Market / YTD | 167 / 122 | 124 / 131 | 35 / 83 | 78 / 105 | 206 / 159 |
| Average Days on Market (Cum.) / YTD | 243 / 205 | 159 / 186 | 35 / 187 | 78 / 222 | 206 / 174 |
| Median Days on Market (Cum.) / YTD | 171 / 142 | 124 / 131 | 35 / 125 | 78 / 125 | 206 / 159 |
| Farms | | | | | |
| New Listings / YTD | 2 / 10 | 1 / 10 | 0 / 4 | 0 / 3 | 1 / 12 |
| Sales / YTD | 0 / 1 | 0 / 1 | 0 / 1 | 0 / 3 | 0 / 4 |
| Sales to New Listings Ratio / YTD | 0% / 10% | 0% / 10% | 0% / 25% | 0% / 100% | 0% / 33% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 700,000 | 1,400,000 | 2,200,000 | 3,383,000 | 3,759,600 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 700,000 | 1,400,000 | 2,200,000 | 1,127,667 | 939,900 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 700,000 | 1,400,000 | 2,200,000 | 1,100,000 | 826,300 |
| Sale to List Price Ratio / YTD | 0% / 93% | 0% / 93% | 0% / 92% | 0% / 86% | 0% / 91% |
| Average Days on Market / YTD | 0 / 71 | 0 / 86 | 0 / 83 | 0 / 181 | 0 / 117 |
| Median Days on Market / YTD | 0 / 71 | 0 / 86 | 0 / 83 | 0 / 183 | 0 / 103 |
| Average Days on Market (Cum.) / YTD | 0 / 71 | 0 / 178 | 0 / 213 | 0 / 345 | 0 / 148 |
| Median Days on Market (Cum.) / YTD | 0 / 71 | 0 / 178 | 0 / 213 | 0 / 343 | 0 / 160 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 87 / 895 | 63 / 873 | 74 / 746 | 61 / 544 | 55 / 587 |
| Sales / YTD | 26 / 264 | 22 / 231 | 18 / 187 | 9 / 164 | 12 / 125 |
| Sales to New Listings Ratio / YTD | 30% / 29% | 35% / 26% | 24% / 25% | 15% / 30% | 22% / 21% |
| Sales Volume | 18,520,160 | 9,037,247 | 19,156,514 | 10,887,814 | 10,829,080 |
| Sales Volume YTD | 239,493,879 | 148,580,864 | 175,414,996 | 130,765,914 | 80,966,772 |
| Average Sale Price | 712,314 | 410,784 | 1,064,251 | 1,209,757 | 902,423 |
| Average Sale Price YTD | 907,174 | 643,207 | 938,048 | 797,353 | 647,734 |
| Median Sale Price | 480,000 | 254,000 | 900,000 | 213,000 | 459,500 |
| Median Sale Price YTD | 447,500 | 355,000 | 462,500 | 521,144 | 340,000 |
| Sale to List Price Ratio / YTD | 86% / 91% | 86% / 89% | 94% / 91% | 73% / 93% | 87% / 86% |
| Average Days on Market / YTD | 168 / 149 | 135 / 151 | 125 / 149 | 210 / 177 | 153 / 174 |
| Median Days on Market / YTD | 143 / 104 | 68 / 106 | 121 / 104 | 180 / 124 | 125 / 121 |
| Average Days on Market (Cum.) / YTD | 177 / 190 | 142 / 185 | 146 / 183 | 221 / 203 | 153 / 201 |
| Median Days on Market (Cum.) / YTD | 151 / 122 | 118 / 131 | 123 / 121 | 180 / 138 | 125 / 134 |

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

November 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Detached | | | | | | | |
| Northwest | Sales | 46 | 47 | 29 | 604 | 484 | 491 |
| | Average | 490,867 | 427,950 | 398,328 | 499,872 | 450,324 | 463,287 |
| | Median | 500,124 | 405,000 | 360,500 | 462,500 | 415,813 | 409,900 |
| North Central | Sales | 155 | 127 | 97 | 2,059 | 1,649 | 1,941 |
| | Average | 463,852 | 406,009 | 379,471 | 448,386 | 409,875 | 421,680 |
| | Median | 449,900 | 388,750 | 375,000 | 430,000 | 390,000 | 400,000 |
| Northeast | Sales | 64 | 46 | 26 | 596 | 497 | 540 |
| | Average | 406,964 | 355,312 | 382,404 | 404,685 | 352,734 | 365,737 |
| | Median | 401,250 | 318,450 | 339,500 | 384,000 | 325,000 | 335,000 |
| Central | Sales | 32 | 28 | 10 | 431 | 323 | 369 |
| | Average | 319,825 | 259,500 | 291,700 | 311,272 | 278,836 | 297,815 |
| | Median | 320,000 | 245,000 | 274,500 | 295,000 | 254,500 | 270,000 |
| West | Sales | 63 | 47 | 44 | 888 | 737 | 854 |
| | Average | 587,318 | 559,599 | 483,141 | 609,914 | 544,937 | 562,278 |
| | Median | 489,999 | 410,000 | 425,000 | 485,250 | 439,000 | 453,977 |
| Southwest | Sales | 75 | 74 | 67 | 1,168 | 1,062 | 1,229 |
| | Average | 649,950 | 560,643 | 546,781 | 646,559 | 601,291 | 605,512 |
| | Median | 580,080 | 521,250 | 496,000 | 568,194 | 525,000 | 535,100 |
| Southeast | Sales | 137 | 112 | 85 | 1,739 | 1,410 | 1,598 |
| | Average | 484,777 | 438,770 | 428,400 | 485,539 | 439,550 | 447,790 |
| | Median | 450,000 | 400,000 | 400,000 | 451,800 | 407,000 | 420,000 |
| Anthony Henday | Sales | 177 | 133 | 134 | 2,503 | 1,894 | 2,207 |
| | Average | 605,263 | 558,715 | 529,679 | 602,131 | 566,531 | 574,218 |
| | Median | 560,000 | 524,500 | 499,750 | 555,000 | 520,000 | 530,000 |
| City of Edmonton Total | Sales | 750 | 614 | 491 | 9,985 | 8,054 | 9,229 |
| | Average | 521,287 | 466,657 | 460,231 | 525,827 | 483,222 | 494,190 |
| | Median | 489,900 | 425,750 | 430,000 | 482,500 | 440,000 | 452,000 |
| Semi-detached | | | | | | | |
| Northwest | Sales | 6 | 8 | 5 | 127 | 93 | 118 |
| | Average | 428,583 | 387,238 | 385,300 | 428,209 | 392,045 | 407,555 |
| | Median | 407,750 | 397,450 | 418,500 | 422,500 | 400,000 | 397,050 |
| North Central | Sales | 29 | 24 | 14 | 332 | 257 | 341 |
| | Average | 354,376 | 322,057 | 311,050 | 357,753 | 320,355 | 329,229 |
| | Median | 372,500 | 323,750 | 307,500 | 373,200 | 317,000 | 339,000 |
| Northeast | Sales | 3 | 6 | 4 | 77 | 59 | 59 |
| | Average | n/a | 272,667 | n/a | 309,449 | 271,434 | 285,974 |
| | Median | n/a | 296,000 | n/a | 304,000 | 250,000 | 271,500 |
| Central | Sales | 3 | 3 | 3 | 80 | 45 | 50 |
| | Average | n/a | n/a | n/a | 366,373 | 354,637 | 355,451 |
| | Median | n/a | n/a | n/a | 339,000 | 320,000 | 334,500 |
| West | Sales | 3 | 6 | 2 | 52 | 62 | 56 |
| | Average | n/a | 321,500 | n/a | 409,592 | 379,662 | 351,404 |
| | Median | n/a | 293,500 | n/a | 356,250 | 337,950 | 322,500 |
| Southwest | Sales | 11 | 13 | 13 | 163 | 150 | 204 |
| | Average | 453,818 | 357,108 | 410,954 | 457,605 | 450,856 | 422,884 |
| | Median | 428,000 | 330,000 | 370,000 | 410,000 | 375,500 | 370,000 |
| Southeast | Sales | 24 | 16 | 7 | 369 | 286 | 324 |
| | Average | 362,456 | 373,000 | 349,257 | 421,836 | 365,083 | 387,383 |
| | Median | 331,450 | 324,500 | 305,000 | 406,500 | 349,500 | 370,500 |
| Anthony Henday | Sales | 57 | 40 | 49 | 731 | 627 | 853 |
| | Average | 482,313 | 402,974 | 382,986 | 435,291 | 397,271 | 394,972 |
| | Median | 450,000 | 398,450 | 361,800 | 425,000 | 389,990 | 387,000 |
| City of Edmonton Total | Sales | 136 | 116 | 97 | 1,931 | 1,579 | 2,005 |
| | Average | 417,423 | 362,493 | 363,018 | 412,241 | 377,096 | 380,735 |
| | Median | 404,778 | 371,750 | 350,000 | 406,000 | 372,500 | 375,000 |

n/a = insufficient data

November 2024

| Row/Townhouse | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Northwest | Sales | 8 | 8 | 2 | 112 | 82 | 51 |
| | Average | 381,300 | 311,588 | n/a | 371,853 | 313,064 | 365,675 |
| | Median | 332,475 | 316,750 | n/a | 369,000 | 322,250 | 349,000 |
| North Central | Sales | 38 | 39 | 32 | 549 | 436 | 485 |
| | Average | 251,860 | 259,957 | 245,294 | 254,285 | 229,697 | 237,631 |
| | Median | 219,450 | 270,000 | 260,000 | 246,500 | 217,500 | 240,000 |
| Northeast | Sales | 23 | 23 | 13 | 269 | 232 | 182 |
| | Average | 189,398 | 178,752 | 134,442 | 202,043 | 174,714 | 168,977 |
| | Median | 180,000 | 167,500 | 130,000 | 194,000 | 166,000 | 157,250 |
| Central | Sales | 4 | 1 | 3 | 53 | 25 | 35 |
| | Average | n/a | n/a | n/a | 350,574 | 354,836 | 358,851 |
| | Median | n/a | n/a | n/a | 312,500 | 345,000 | 325,000 |
| West | Sales | 16 | 10 | 14 | 275 | 211 | 234 |
| | Average | 229,855 | 226,850 | 182,864 | 227,057 | 212,439 | 212,315 |
| | Median | 222,893 | 202,500 | 164,750 | 216,000 | 193,500 | 184,600 |
| Southwest | Sales | 29 | 16 | 22 | 380 | 282 | 320 |
| | Average | 255,638 | 262,306 | 237,430 | 285,648 | 257,598 | 260,269 |
| | Median | 245,500 | 240,750 | 228,000 | 280,000 | 250,250 | 249,250 |
| Southeast | Sales | 31 | 28 | 21 | 496 | 369 | 370 |
| | Average | 231,178 | 241,869 | 225,451 | 258,035 | 224,510 | 221,315 |
| | Median | 210,000 | 237,350 | 208,000 | 240,136 | 200,000 | 201,750 |
| Anthony Henday | Sales | 71 | 72 | 28 | 878 | 693 | 708 |
| | Average | 351,072 | 322,614 | 293,068 | 343,407 | 312,558 | 312,772 |
| | Median | 359,000 | 324,990 | 294,000 | 337,000 | 310,000 | 307,694 |
| City of Edmonton Total | Sales | 220 | 197 | 135 | 3,012 | 2,330 | 2,385 |
| | Average | 279,552 | 271,603 | 236,869 | 283,753 | 254,136 | 257,237 |
| | Median | 284,500 | 282,681 | 233,500 | 285,000 | 255,000 | 255,000 |
| Apartment Condominium | | | | | | | |
| Northwest | Sales | 12 | 12 | 7 | 112 | 97 | 83 |
| | Average | 131,083 | 109,350 | 121,093 | 142,180 | 134,299 | 152,559 |
| | Median | 115,000 | 84,950 | 61,750 | 133,150 | 118,000 | 107,000 |
| North Central | Sales | 41 | 45 | 18 | 484 | 352 | 311 |
| | Average | 167,127 | 148,121 | 157,986 | 178,939 | 158,569 | 169,801 |
| | Median | 180,000 | 155,000 | 145,150 | 180,000 | 162,000 | 164,250 |
| Northeast | Sales | 17 | 14 | 10 | 282 | 151 | 146 |
| | Average | 122,935 | 117,713 | 97,600 | 134,391 | 121,945 | 129,040 |
| | Median | 110,000 | 119,000 | 94,500 | 135,000 | 121,000 | 135,500 |
| Central | Sales | 67 | 53 | 40 | 879 | 635 | 559 |
| | Average | 221,512 | 198,347 | 263,018 | 208,854 | 206,593 | 215,363 |
| | Median | 172,000 | 137,000 | 167,500 | 175,500 | 162,000 | 176,000 |
| West | Sales | 12 | 19 | 8 | 278 | 236 | 174 |
| | Average | 149,233 | 163,224 | 161,294 | 176,474 | 163,136 | 160,615 |
| | Median | 140,750 | 134,000 | 143,125 | 160,000 | 148,000 | 152,500 |
| Southwest | Sales | 39 | 30 | 27 | 729 | 530 | 498 |
| | Average | 214,791 | 150,605 | 183,193 | 220,593 | 211,139 | 226,506 |
| | Median | 205,000 | 150,500 | 175,000 | 200,000 | 192,500 | 195,500 |
| Southeast | Sales | 26 | 21 | 24 | 395 | 319 | 286 |
| | Average | 195,761 | 152,652 | 150,716 | 185,625 | 170,968 | 175,452 |
| | Median | 196,000 | 155,000 | 135,500 | 180,000 | 167,500 | 167,500 |
| Anthony Henday | Sales | 52 | 55 | 28 | 749 | 569 | 494 |
| | Average | 210,440 | 195,581 | 209,339 | 209,841 | 194,074 | 201,765 |
| | Median | 205,750 | 192,500 | 174,000 | 202,500 | 182,850 | 184,000 |
| City of Edmonton Total | Sales | 266 | 249 | 162 | 3,908 | 2,889 | 2,551 |
| | Average | 193,822 | 167,551 | 190,761 | 195,593 | 184,775 | 194,158 |
| | Median | 177,750 | 154,900 | 157,475 | 184,000 | 168,000 | 173,000 |

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
November 2024

| Year | Month | Residential ¹ | | Commercial ² | |
|------|--------------|--------------------------|---------------|-------------------------|------------|
| | | Listed | Sold | Listed | Sold |
| 2020 | January | 1,549 | 557 | 54 | 9 |
| | February | 1,723 | 718 | 60 | 15 |
| | March | 1,888 | 793 | 67 | 11 |
| | April | 1,268 | 507 | 33 | 6 |
| | May | 2,034 | 760 | 59 | 7 |
| | June | 2,511 | 1,341 | 74 | 17 |
| | July | 2,215 | 1,486 | 60 | 11 |
| | August | 2,038 | 1,230 | 41 | 13 |
| | September | 2,085 | 1,260 | 55 | 9 |
| | October | 1,986 | 1,139 | 29 | 15 |
| | November | 1,362 | 992 | 55 | 12 |
| | December | 924 | 778 | 33 | 7 |
| | Total | 21,583 | 11,561 | 620 | 132 |
| 2021 | January | 1,635 | 804 | 52 | 15 |
| | February | 1,830 | 1,047 | 49 | 15 |
| | March | 2,825 | 1,596 | 54 | 17 |
| | April | 3,064 | 1,883 | 43 | 14 |
| | May | 3,009 | 1,863 | 43 | 14 |
| | June | 2,983 | 1,856 | 50 | 18 |
| | July | 2,462 | 1,493 | 48 | 17 |
| | August | 2,295 | 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 | 1,007 | 938 | 53 | 25 |
| | Total | 26,837 | 16,697 | 597 | 189 |
| 2022 | January | 1,586 | 954 | 64 | 20 |
| | February | 2,166 | 1,633 | 69 | 25 |
| | March | 3,075 | 2,311 | 67 | 21 |
| | April | 3,333 | 2,017 | 67 | 18 |
| | May | 3,397 | 1,927 | 65 | 19 |
| | June | 3,059 | 1,780 | 63 | 17 |
| | July | 2,584 | 1,338 | 71 | 17 |
| | August | 2,312 | 1,215 | 75 | 15 |
| | September | 2,272 | 1,083 | 66 | 12 |
| | October | 1,866 | 1,027 | 65 | 5 |
| | November | 1,443 | 885 | 74 | 18 |
| | December | 897 | 695 | 57 | 14 |
| | Total | 27,990 | 16,865 | 803 | 201 |
| 2023 | January | 1,612 | 699 | 73 | 14 |
| | February | 1,785 | 907 | 67 | 21 |
| | March | 2,271 | 1,251 | 93 | 12 |
| | April | 2,467 | 1,369 | 86 | 18 |
| | May | 2,708 | 1,800 | 96 | 18 |
| | June | 2,520 | 1,750 | 91 | 24 |
| | July | 2,390 | 1,586 | 76 | 28 |
| | August | 2,280 | 1,594 | 67 | 23 |
| | September | 2,146 | 1,430 | 74 | 23 |
| | October | 1,873 | 1,290 | 87 | 28 |
| | November | 1,508 | 1,176 | 63 | 22 |
| | December | 1,012 | 878 | 45 | 21 |
| | Total | 24,572 | 15,730 | 918 | 252 |
| 2024 | January | 1,519 | 1,053 | 81 | 10 |
| | February | 1,920 | 1,401 | 75 | 17 |
| | March | 2,486 | 1,728 | 69 | 32 |
| | April | 2,647 | 2,144 | 102 | 32 |
| | May | 2,962 | 2,141 | 81 | 26 |
| | June | 2,575 | 1,932 | 82 | 33 |
| | July | 2,638 | 2,011 | 87 | 24 |
| | August | 2,428 | 1,772 | 69 | 18 |
| | September | 2,215 | 1,540 | 72 | 19 |
| | October | 2,092 | 1,742 | 90 | 27 |
| | November | 1,543 | 1,372 | 87 | 26 |
| | Total | 25,025 | 18,836 | 895 | 264 |

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

November 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 | 528,613 | 425,341 | 284,767 | 207,048 | 412,569 |
| | July | 547,715 | 404,764 | 285,505 | 200,616 | 414,764 |
| | August | 527,223 | 415,027 | 286,956 | 200,914 | 403,940 |
| | September | 538,157 | 414,413 | 283,667 | 195,240 | 410,787 |
| | October | 549,142 | 410,187 | 297,917 | 188,238 | 419,259 |
| | November | 521,287 | 417,423 | 279,552 | 193,822 | 408,741 |

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

November 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------------------------------------|----------------|---------------|----------------|----------------|---------------|
| Edmonton City Monthly | | | | | |
| New Listings | 1,674 | 1,630 | 1,586 | 1,687 | 1,457 |
| Sales | 1,427 | 1,230 | 922 | 1,319 | 1,026 |
| Sales Volume | 595,057,695 | 447,564,407 | 350,025,430 | 514,644,311 | 393,603,902 |
| Edmonton City Year to Date | | | | | |
| New Listings | 26,717 | 25,283 | 28,643 | 27,171 | 21,859 |
| Sales | 19,543 | 15,445 | 16,763 | 16,314 | 11,153 |
| Sales Volume | 8,100,402,121 | 5,878,654,424 | 6,738,250,779 | 6,385,919,368 | 4,102,572,315 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 3,315 | 3,869 | 4,736 | 4,591 | 4,697 |
| Commercial | 501 | 501 | 489 | 395 | 396 |
| TOTAL | 4,018 | 4,611 | 5,489 | 5,232 | 5,318 |
| <hr/> | | | | | |
| Greater Edmonton Area Monthly | | | | | |
| New Listings | 2,327 | 2,280 | 2,172 | 2,313 | 2,020 |
| Sales | 2,038 | 1,725 | 1,359 | 1,962 | 1,535 |
| Sales Volume | 944,777,417 | 672,154,399 | 526,543,746 | 789,493,770 | 611,481,531 |
| Greater Edmonton Area Year to Date | | | | | |
| New Listings | 38,134 | 36,301 | 40,523 | 39,462 | 32,522 |
| Sales | 28,549 | 22,592 | 24,920 | 25,347 | 17,351 |
| Sales Volume | 12,520,309,281 | 9,026,828,394 | 10,389,954,798 | 10,267,499,386 | 6,593,834,468 |
| Greater Edmonton Area Month End Active Inventory | | | | | |
| Residential | 4,501 | 5,446 | 6,380 | 5,975 | 6,554 |
| Commercial | 798 | 817 | 821 | 724 | 748 |
| TOTAL | 5,756 | 6,805 | 7,796 | 7,364 | 7,952 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| New Listings | 2,610 | 2,599 | 2,509 | 2,637 | 2,346 |
| Sales | 2,303 | 1,931 | 1,545 | 2,236 | 1,748 |
| Sales Volume | 1,026,164,435 | 733,933,699 | 582,081,246 | 872,795,015 | 667,821,881 |
| Total Board Year to Date | | | | | |
| New Listings | 44,192 | 42,106 | 46,876 | 45,840 | 38,139 |
| Sales | 32,017 | 25,765 | 28,311 | 29,360 | 19,931 |
| Sales Volume | 13,783,032,594 | 9,942,379,069 | 11,395,838,248 | 11,402,759,031 | 7,234,602,758 |

**Total Board
November 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Detached | | | | | |
| New Listings / YTD | 1,380 / 24,257 | 1,402 / 23,583 | 1,345 / 26,882 | 1,371 / 25,843 | 1,268 / 22,170 |
| Sales / YTD | 1,314 / 18,331 | 1,061 / 15,001 | 892 / 17,220 | 1,405 / 18,835 | 1,146 / 13,017 |
| Sales to New Listings Ratio / YTD | 95% / 76% | 76% / 64% | 66% / 64% | 102% / 73% | 90% / 59% |
| Sales Volume | 668,742,411 | 481,777,724 | 393,508,841 | 635,802,721 | 501,822,943 |
| Sales Volume YTD | 9,335,706,622 | 6,979,346,645 | 8,191,093,757 | 8,475,317,659 | 5,442,194,922 |
| Semi-detached | | | | | |
| New Listings / YTD | 219 / 3,561 | 211 / 3,310 | 189 / 3,987 | 233 / 3,959 | 188 / 3,288 |
| Sales / YTD | 204 / 3,042 | 173 / 2,431 | 143 / 2,961 | 246 / 2,903 | 148 / 1,938 |
| Sales to New Listings Ratio / YTD | 93% / 85% | 82% / 73% | 76% / 74% | 106% / 73% | 79% / 59% |
| Sales Volume | 82,707,389 | 62,229,661 | 51,090,960 | 83,463,899 | 49,642,638 |
| Sales Volume YTD | 1,227,468,718 | 897,797,926 | 1,097,218,547 | 1,001,480,019 | 640,845,097 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 287 / 4,546 | 255 / 3,998 | 264 / 4,473 | 267 / 4,466 | 231 / 3,301 |
| Sales / YTD | 286 / 3,946 | 240 / 2,977 | 184 / 3,038 | 223 / 2,678 | 154 / 1,706 |
| Sales to New Listings Ratio / YTD | 100% / 87% | 94% / 74% | 70% / 68% | 84% / 60% | 67% / 52% |
| Sales Volume | 82,153,746 | 65,123,755 | 44,240,295 | 55,258,998 | 37,193,135 |
| Sales Volume YTD | 1,143,403,017 | 764,924,455 | 783,106,598 | 663,611,662 | 406,662,368 |
| Apartment Condominium | | | | | |
| New Listings / YTD | 392 / 6,763 | 410 / 6,271 | 354 / 6,638 | 430 / 6,854 | 387 / 5,301 |
| Sales / YTD | 307 / 4,501 | 300 / 3,441 | 193 / 3,045 | 201 / 2,653 | 168 / 1,824 |
| Sales to New Listings Ratio / YTD | 78% / 67% | 73% / 55% | 55% / 46% | 47% / 39% | 43% / 34% |
| Sales Volume | 61,625,586 | 51,404,592 | 36,891,472 | 39,474,167 | 35,572,824 |
| Sales Volume YTD | 897,964,637 | 655,663,011 | 603,288,978 | 545,384,054 | 365,262,708 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 2,278 / 39,127 | 2,278 / 37,162 | 2,152 / 41,980 | 2,301 / 41,122 | 2,074 / 34,060 |
| Sales / YTD | 2,111 / 29,820 | 1,774 / 23,850 | 1,412 / 26,264 | 2,075 / 27,069 | 1,616 / 18,485 |
| Sales to New Listings Ratio / YTD | 93% / 76% | 78% / 64% | 66% / 63% | 90% / 66% | 78% / 54% |
| Sales Volume | 895,229,132 | 660,535,732 | 525,731,568 | 813,999,785 | 624,231,540 |
| Sales Volume YTD | 12,604,542,994 | 9,297,732,037 | 10,674,707,880 | 10,685,793,394 | 6,854,965,095 |
| Other² | | | | | |
| New Listings / YTD | 176 / 2,976 | 179 / 2,881 | 207 / 3,004 | 199 / 3,152 | 132 / 2,504 |
| Sales / YTD | 116 / 1,474 | 96 / 1,290 | 76 / 1,468 | 117 / 1,714 | 88 / 1,045 |
| Sales to New Listings Ratio / YTD | 66% / 50% | 54% / 45% | 37% / 49% | 59% / 54% | 67% / 42% |
| Sales Volume | 30,798,151 | 30,380,551 | 17,422,500 | 32,093,625 | 19,334,050 |
| Sales Volume YTD | 407,035,934 | 278,833,048 | 326,145,357 | 373,976,436 | 177,994,644 |

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
November 2024**

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Land | | | | | |
| New Listings / YTD | 22 / 329 | 32 / 314 | 20 / 281 | 26 / 227 | 35 / 227 |
| Sales / YTD | 8 / 82 | 9 / 60 | 4 / 66 | 2 / 42 | 2 / 35 |
| Sales to New Listings Ratio / YTD | 36% / 25% | 28% / 19% | 20% / 23% | 8% / 19% | 6% / 15% |
| Sales Volume | 31,078,000 | 5,752,000 | 1,747,500 | 1,615,000 | 1,205,000 |
| Sales Volume YTD | 137,521,158 | 44,726,900 | 76,368,084 | 26,032,658 | 21,562,600 |
| Investment | | | | | |
| New Listings / YTD | 44 / 515 | 37 / 545 | 44 / 472 | 37 / 386 | 30 / 379 |
| Sales / YTD | 28 / 180 | 15 / 176 | 19 / 164 | 8 / 136 | 14 / 101 |
| Sales to New Listings Ratio / YTD | 64% / 35% | 41% / 32% | 43% / 35% | 22% / 35% | 47% / 27% |
| Sales Volume | 19,141,042 | 8,483,250 | 10,867,500 | 9,362,300 | 7,795,000 |
| Sales Volume YTD | 313,959,172 | 114,261,603 | 122,104,393 | 103,532,495 | 56,645,041 |
| Multi Family | | | | | |
| New Listings / YTD | 8 / 139 | 8 / 165 | 15 / 168 | 4 / 136 | 9 / 101 |
| Sales / YTD | 3 / 64 | 5 / 45 | 7 / 46 | 2 / 59 | 4 / 19 |
| Sales to New Listings Ratio / YTD | 38% / 46% | 63% / 27% | 47% / 27% | 50% / 43% | 44% / 19% |
| Sales Volume | 5,350,000 | 5,640,000 | 12,465,000 | 2,366,000 | 7,290,000 |
| Sales Volume YTD | 93,787,627 | 50,683,106 | 60,300,000 | 75,754,250 | 30,634,200 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 3 / 14 | 2 / 16 | 0 / 8 | 0 / 8 | 1 / 9 |
| Sales / YTD | 0 / 3 | 0 / 1 | 0 / 3 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 0% / 21% | 0% / 6% | 0% / 38% | 0% / 0% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 2,270,000 | 215,000 | 1,041,000 | 0 | 0 |
| Business | | | | | |
| New Listings / YTD | 36 / 446 | 26 / 382 | 33 / 350 | 17 / 192 | 18 / 232 |
| Sales / YTD | 12 / 105 | 10 / 87 | 6 / 60 | 4 / 43 | 3 / 54 |
| Sales to New Listings Ratio / YTD | 33% / 24% | 38% / 23% | 18% / 17% | 24% / 22% | 17% / 23% |
| Sales Volume | 3,758,000 | 5,181,000 | 3,015,900 | 1,780,000 | 356,000 |
| Sales Volume YTD | 27,947,203 | 29,746,600 | 18,630,700 | 14,830,568 | 12,105,300 |
| Lease | | | | | |
| New Listings / YTD | 26 / 332 | 26 / 343 | 25 / 303 | 34 / 279 | 22 / 287 |
| Sales / YTD | 9 / 116 | 10 / 113 | 8 / 84 | 9 / 84 | 5 / 56 |
| Sales to New Listings Ratio / YTD | 35% / 35% | 38% / 33% | 32% / 28% | 26% / 30% | 23% / 20% |
| Sales Volume | 1,877,110 | 9,769,166 | 705,778 | 567,605 | 689,391 |
| Sales Volume YTD | 43,994,404 | 32,889,480 | 10,386,896 | 12,298,897 | 13,465,378 |
| Farms | | | | | |
| New Listings / YTD | 16 / 302 | 11 / 286 | 11 / 303 | 19 / 332 | 24 / 331 |
| Sales / YTD | 16 / 168 | 10 / 136 | 13 / 153 | 19 / 209 | 15 / 131 |
| Sales to New Listings Ratio / YTD | 100% / 56% | 91% / 48% | 118% / 50% | 100% / 63% | 63% / 40% |
| Sales Volume | 38,933,000 | 7,605,000 | 10,125,500 | 11,010,700 | 6,707,000 |
| Sales Volume YTD | 150,385,102 | 91,452,295 | 105,590,438 | 108,030,332 | 66,601,600 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 156 / 2,089 | 142 / 2,063 | 150 / 1,892 | 137 / 1,566 | 140 / 1,575 |
| Sales / YTD | 76 / 723 | 61 / 625 | 57 / 579 | 44 / 577 | 44 / 401 |
| Sales to New Listings Ratio / YTD | 49% / 35% | 43% / 30% | 38% / 31% | 32% / 37% | 31% / 25% |
| Sales Volume | 100,137,152 | 43,017,416 | 38,927,178 | 26,701,605 | 24,256,291 |
| Sales Volume YTD | 771,453,666 | 365,813,984 | 394,985,011 | 342,989,201 | 201,643,019 |

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

November 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|--------------------------|--------------------|------------|------------|------------|-------------|-------------|-------------|
| Barrhead | Sales | 2 | 4 | 3 | 64 | 64 | 64 |
| | Sales Volume | n/a | n/a | n/a | 14,991,952 | 15,455,276 | 15,086,701 |
| | Average Price | n/a | n/a | n/a | 234,249 | 241,489 | 235,730 |
| | Median Price | n/a | n/a | n/a | 216,250 | 234,500 | 225,000 |
| Beaumont | Sales | 29 | 30 | 24 | 496 | 390 | 438 |
| | Sales Volume | 14,032,988 | 14,869,500 | 10,830,187 | 258,123,290 | 192,905,731 | 217,329,846 |
| | Average Price | 483,896 | 495,650 | 451,258 | 520,410 | 494,630 | 496,187 |
| | Median Price | 465,000 | 499,500 | 424,500 | 509,950 | 473,000 | 495,119 |
| Bonnyville | Sales | 23 | 11 | 18 | 237 | 213 | 229 |
| | Sales Volume | 7,746,700 | 3,568,000 | 5,898,300 | 84,849,359 | 68,518,050 | 82,121,707 |
| | Average Price | 336,813 | 324,364 | 327,683 | 358,014 | 321,681 | 358,610 |
| | Median Price | 297,200 | 355,000 | 317,450 | 330,000 | 305,000 | 330,000 |
| Cold Lake | Sales | 25 | 15 | 15 | 325 | 350 | 323 |
| | Sales Volume | 6,963,500 | 4,746,000 | 4,761,800 | 109,443,125 | 116,206,464 | 104,597,610 |
| | Average Price | 278,540 | 316,400 | 317,453 | 336,748 | 332,018 | 323,832 |
| | Median Price | 260,000 | 306,500 | 345,000 | 325,000 | 320,500 | 330,000 |
| Devon | Sales | 4 | 3 | 2 | 114 | 97 | 137 |
| | Sales Volume | n/a | n/a | n/a | 45,783,214 | 35,629,171 | 45,669,349 |
| | Average Price | n/a | n/a | n/a | 401,607 | 367,311 | 333,353 |
| | Median Price | n/a | n/a | n/a | 385,000 | 349,000 | 325,000 |
| Drayton Valley | Sales | 15 | 8 | 8 | 137 | 118 | 154 |
| | Sales Volume | 4,263,420 | 1,965,000 | 1,772,300 | 38,928,220 | 33,190,099 | 42,812,897 |
| | Average Price | 284,228 | 245,625 | 221,538 | 284,148 | 281,272 | 278,006 |
| | Median Price | 292,000 | 226,250 | 226,150 | 282,000 | 281,450 | 274,000 |
| Fort Saskatchewan | Det. Sales | 21 | 24 | 27 | 475 | 347 | 424 |
| | Det. Average Price | 498,988 | 452,583 | 476,663 | 507,329 | 474,251 | 465,204 |
| | Det. Median Price | 483,000 | 433,500 | 455,000 | 489,000 | 463,000 | 440,000 |
| | Apt. Sales | 5 | 6 | 9 | 44 | 71 | 55 |
| | Apt. Average Price | 153,750 | 150,167 | 200,711 | 167,653 | 168,387 | 178,196 |
| | Apt. Median Price | 168,500 | 131,250 | 170,000 | 168,250 | 148,000 | 170,000 |
| | Total Sales Volume | 15,498,505 | 14,432,500 | 18,423,797 | 324,500,339 | 221,930,910 | 268,825,788 |
| Gibbons | Sales | 4 | 6 | 2 | 59 | 67 | 59 |
| | Sales Volume | n/a | 1,768,500 | n/a | 21,247,847 | 21,094,540 | 17,613,150 |
| | Average Price | n/a | 294,750 | n/a | 360,133 | 314,844 | 298,528 |
| | Median Price | n/a | 269,000 | n/a | 340,000 | 304,000 | 288,000 |
| Leduc | Det. Sales | 41 | 42 | 17 | 560 | 464 | 569 |
| | Det. Average Price | 512,390 | 407,445 | 431,029 | 476,066 | 433,605 | 423,656 |
| | Det. Median Price | 483,000 | 395,000 | 415,000 | 460,000 | 420,000 | 413,000 |
| | Apt. Sales | 4 | 3 | 1 | 26 | 22 | 17 |
| | Apt. Average Price | n/a | n/a | n/a | 199,599 | 192,895 | 231,907 |
| | Apt. Median Price | n/a | n/a | n/a | 208,750 | 169,950 | 195,900 |
| | Total Sales Volume | 28,796,600 | 20,437,288 | 11,364,450 | 351,003,875 | 265,121,518 | 311,294,709 |

n/a = insufficient data

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

November 2024

| | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|----------------------|------------|------------|------------|-------------|-------------|-------------|
| Morinville | | | | | | |
| Sales | 15 | 9 | 15 | 244 | 206 | 269 |
| Sales Volume | 5,381,455 | 3,013,750 | 4,285,750 | 90,847,386 | 70,451,704 | 96,143,186 |
| Average Price | 358,764 | 334,861 | 285,717 | 372,325 | 341,999 | 357,410 |
| Median Price | 407,500 | 388,000 | 310,000 | 385,000 | 345,500 | 343,500 |
| Sherwood Park | | | | | | |
| Det. Sales | 76 | 49 | 46 | 920 | 726 | 813 |
| Det. Average Price | 565,991 | 494,555 | 492,588 | 547,640 | 508,008 | 509,297 |
| Det. Median Price | 530,000 | 470,000 | 464,950 | 520,000 | 480,000 | 478,000 |
| Apt. Sales | 8 | 7 | 5 | 151 | 127 | 119 |
| Apt. Average Price | 287,625 | 265,929 | 286,000 | 279,969 | 255,711 | 249,825 |
| Apt. Median Price | 270,000 | 200,000 | 295,500 | 275,000 | 265,000 | 245,000 |
| Total Sales Volume | 55,232,386 | 30,813,807 | 29,484,051 | 690,352,092 | 487,668,646 | 531,566,755 |
| Spruce Grove | | | | | | |
| Det. Sales | 41 | 34 | 33 | 715 | 530 | 599 |
| Det. Average Price | 514,407 | 452,689 | 401,765 | 491,305 | 458,036 | 449,118 |
| Det. Median Price | 515,000 | 462,450 | 387,000 | 472,291 | 445,000 | 430,000 |
| Apt. Sales | 5 | 4 | 3 | 82 | 60 | 40 |
| Apt. Average Price | 278,800 | n/a | n/a | 196,000 | 184,574 | 185,237 |
| Apt. Median Price | 298,000 | n/a | n/a | 181,250 | 173,000 | 165,500 |
| Total Sales Volume | 29,998,285 | 23,286,723 | 18,607,195 | 505,496,848 | 347,381,149 | 358,716,726 |
| St. Albert | | | | | | |
| Det. Sales | 63 | 53 | 34 | 942 | 724 | 887 |
| Det. Average Price | 603,437 | 577,294 | 490,072 | 576,863 | 538,848 | 539,016 |
| Det. Median Price | 525,000 | 500,000 | 441,750 | 530,000 | 493,250 | 501,000 |
| Apt. Sales | 10 | 17 | 4 | 127 | 154 | 126 |
| Apt. Average Price | 306,920 | 178,306 | n/a | 268,246 | 275,461 | 258,355 |
| Apt. Median Price | 236,950 | 111,000 | n/a | 229,900 | 209,500 | 218,500 |
| Total Sales Volume | 49,347,373 | 41,038,477 | 21,939,340 | 707,346,948 | 527,025,390 | 592,932,687 |
| St. Paul | | | | | | |
| Sales | 12 | 11 | 4 | 154 | 149 | 135 |
| Sales Volume | 2,352,100 | 2,829,250 | n/a | 34,986,950 | 35,306,550 | 31,733,265 |
| Average Price | 196,008 | 257,205 | n/a | 227,188 | 236,957 | 235,061 |
| Median Price | 183,000 | 240,000 | n/a | 210,000 | 215,000 | 215,000 |
| Stony Plain | | | | | | |
| Sales | 25 | 22 | 28 | 459 | 351 | 459 |
| Sales Volume | 9,703,349 | 6,926,400 | 8,538,600 | 176,133,817 | 124,787,349 | 169,431,966 |
| Average Price | 388,134 | 314,836 | 304,950 | 383,734 | 355,520 | 369,133 |
| Median Price | 389,000 | 305,000 | 300,800 | 389,998 | 350,000 | 358,000 |
| Vegreville | | | | | | |
| Sales | 6 | 3 | 4 | 103 | 94 | 100 |
| Sales Volume | 1,620,000 | n/a | n/a | 23,463,050 | 20,761,400 | 23,610,000 |
| Average Price | 270,000 | n/a | n/a | 227,797 | 220,866 | 236,100 |
| Median Price | 262,500 | n/a | n/a | 227,000 | 195,000 | 221,350 |
| Westlock | | | | | | |
| Sales | 7 | 12 | 2 | 80 | 85 | 85 |
| Sales Volume | 1,989,900 | 2,775,500 | n/a | 20,070,000 | 20,835,850 | 19,641,100 |
| Average Price | 284,271 | 231,292 | n/a | 250,875 | 245,128 | 231,072 |
| Median Price | 295,000 | 210,750 | n/a | 239,500 | 239,000 | 225,000 |
| Wetaskiwin | | | | | | |
| Sales | 14 | 11 | 13 | 209 | 176 | 205 |
| Sales Volume | 3,154,800 | 2,291,400 | 2,730,000 | 54,306,033 | 40,728,143 | 51,945,450 |
| Average Price | 225,343 | 208,309 | 210,000 | 259,837 | 231,410 | 253,392 |
| Median Price | 235,000 | 225,000 | 212,500 | 250,000 | 227,250 | 237,000 |

n/a = insufficient data

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

November 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------|------|------|------------|------------|------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 1 | 0 | 0 | 10 | 2 | 6 |
| | Sales Volume | n/a | n/a | n/a | 3,765,000 | n/a | 3,499,400 |
| Bonnyville M.D. | Sales | 2 | 3 | 2 | 21 | 30 | 26 |
| | Sales Volume | n/a | n/a | n/a | 11,702,947 | 10,095,979 | 8,880,972 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 2 | 3 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Lac Ste. Anne County | Sales | 2 | 0 | 0 | 6 | 3 | 2 |
| | Sales Volume | n/a | n/a | n/a | 1,116,500 | n/a | n/a |
| Leduc County | Sales | 2 | 0 | 4 | 38 | 18 | 30 |
| | Sales Volume | n/a | n/a | n/a | 47,001,933 | 21,880,595 | 30,443,000 |
| Parkland County | Sales | 0 | 0 | 0 | 13 | 14 | 9 |
| | Sales Volume | n/a | n/a | n/a | 7,586,300 | 12,212,080 | 7,190,500 |
| Smoky Lake County | Sales | 3 | 0 | 1 | 18 | 5 | 7 |
| | Sales Volume | n/a | n/a | n/a | 7,189,000 | 1,170,000 | 1,701,000 |
| St. Paul County | Sales | 2 | 3 | 2 | 19 | 27 | 15 |
| | Sales Volume | n/a | n/a | n/a | 7,543,240 | 8,094,909 | 6,190,500 |
| Strathcona County | Sales | 3 | 1 | 0 | 17 | 13 | 6 |
| | Sales Volume | n/a | n/a | n/a | 15,706,204 | 13,918,000 | 4,881,000 |
| Sturgeon County | Sales | 2 | 2 | 2 | 10 | 13 | 11 |
| | Sales Volume | n/a | n/a | n/a | 9,395,000 | 11,435,500 | 7,980,080 |
| Thorhild County | Sales | 0 | 0 | 1 | 4 | 7 | 7 |
| | Sales Volume | n/a | n/a | n/a | n/a | 1,618,500 | 1,853,500 |
| Two Hills County | Sales | 1 | 1 | 0 | 4 | 7 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | 1,812,900 | 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.

November 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------------|------------|------------|-------------|-------------|-------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 8 | 10 | 5 | 89 | 91 | 77 |
| | Sales Volume | 1,710,000 | 2,189,500 | 817,000 | 21,606,500 | 23,763,650 | 23,121,775 |
| Bonnyville M.D. | Sales | 26 | 16 | 22 | 302 | 284 | 288 |
| | Sales Volume | 8,780,700 | 4,063,499 | 6,502,300 | 103,597,306 | 85,267,529 | 94,598,579 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 8 | 8 | 13 |
| | Sales Volume | n/a | n/a | n/a | 2,168,200 | 3,259,000 | 4,976,000 |
| Lac Ste. Anne County | Sales | 7 | 2 | 8 | 51 | 35 | 58 |
| | Sales Volume | 1,121,857 | n/a | 866,400 | 10,677,057 | 6,526,050 | 8,397,150 |
| Leduc County | Sales | 11 | 7 | 10 | 236 | 169 | 233 |
| | Sales Volume | 6,126,500 | 4,135,000 | 6,599,900 | 175,857,319 | 100,698,805 | 142,549,815 |
| Parkland County | Sales | 49 | 35 | 41 | 605 | 521 | 627 |
| | Sales Volume | 31,237,514 | 18,533,100 | 17,444,400 | 360,440,465 | 286,290,604 | 319,282,135 |
| Smoky Lake County | Sales | 10 | 4 | 4 | 88 | 72 | 71 |
| | Sales Volume | 3,075,500 | n/a | n/a | 24,537,550 | 14,346,300 | 14,205,200 |
| St. Paul County | Sales | 16 | 16 | 8 | 225 | 207 | 192 |
| | Sales Volume | 4,862,100 | 4,492,850 | 1,752,800 | 49,141,340 | 48,345,699 | 47,429,365 |
| Strathcona County | Sales | 30 | 12 | 13 | 369 | 282 | 354 |
| | Sales Volume | 21,427,602 | 9,396,500 | 9,368,682 | 277,753,301 | 201,092,221 | 267,879,823 |
| Sturgeon County | Sales | 21 | 19 | 19 | 264 | 208 | 250 |
| | Sales Volume | 12,609,500 | 12,896,777 | 10,872,900 | 189,998,476 | 131,735,659 | 170,363,126 |
| Thorhild County | Sales | 5 | 5 | 10 | 68 | 64 | 71 |
| | Sales Volume | 1,379,000 | 961,500 | 2,658,500 | 15,294,800 | 12,948,830 | 18,273,428 |
| Two Hills County | Sales | 7 | 6 | 2 | 58 | 55 | 49 |
| | Sales Volume | 2,216,000 | 1,458,100 | n/a | 12,137,350 | 8,793,000 | 9,714,800 |
| 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