

# Media Release

## Edmonton housing demand continues to trend upwards as 2025 begins.

**Edmonton, February 4, 2025:** There were a total of 1,597 residential unit sales in the Greater Edmonton Area (GEA) real estate market during January 2025, a 12.1% monthly increase from December 2024 and an 11.2% annual increase from January 2024. New residential listings amounted to 2,452, up 83.5% from December 2024 and 12.9% from the previous year. Overall inventory in the GEA increased 6.9% month-over-month, while still trending lower year-over-year, showing an 18.2% decrease from January 2024.

The total number of Detached unit sales was 856, an increase of 3.9% over the previous month but 2.4% lower than the previous year. Semi-detached sales increased 22.0% month-over-month and 41.8% higher year-over-year, moving 200 units last month. Row/Townhouse unit sales increased 8.8% compared to December 2024 and recorded 21.8% more sales than January 2024. Apartment Condominium unit sales were 36.0% higher than the previous year and 39.1% higher than December 2024.

Total residential average prices came in at \$438,278, showing a minimal 0.8% increase from the previous month and reflecting an overall growth of 9.9% compared to January 2024. Detached home prices averaged \$561,282, an increase of 4.2% from December 2024, and coming in 16.2% higher than the previous year. Semi-detached units sold for an average of \$420,844, increasing 3.0% from the previous month and 11.2% year-over-year. Row/townhouse prices were up 6.6% from December 2024 and were 15.8% higher than in January 2024 with an average selling price of \$311,866. Apartment Condominium average prices fell 0.8% from December 2024 to \$202,663 but still ended the month 4.9% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$419,200, increasing 3.8% from December 2024 and up 12.0% from January 2024.

“When we announced our 2025 Housing Market Forecast just a few weeks ago, we did count on some unpredictability this year,” says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. “The first surprise of the year is seeing such a marked increase in newly listed properties coming onto the market in what is typically a slower month, and of course, many were snatched up right away. I’d love to say that trend will continue through the year, but we’ll have to wait and see.”

Detached homes averaged 51 days on the market, an increase of seven days from December 2024. Semi-detached homes increased by four days with properties averaging 37 days on the market. Row/townhouses decreased one day to 37, while Apartment Condominiums averaged 57 days on market, reflecting no change. Overall, all residential listings averaged 48 days on the market, with a four-day month-over-month increase and an 11-day decrease compared to January 2024.

Darlene Reid, 2025 Chair for the RAE Board of Directors

**Contact:**

Marlena Lesmister, Senior Communications Specialist

780-453-9368

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

<b>MLS® System Activity</b> (for all-residential sales in GEA <sup>1</sup> )	<b>January 2025</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
Detached average <sup>2</sup> selling price – month	\$ 561,282.00	4.2%	16.2%
Detached median <sup>3</sup> selling price – month	\$ 515,000.00	3.5%	14.4%
Semi-detached average selling price – month	\$ 420,844.00	3.0%	11.2%
Semi-detached median selling price – month	\$ 420,000.00	2.4%	6.5%
Row/Townhouse average selling price – month	\$ 311,866.00	6.6%	15.8%
Row/Townhouse median selling price – month	\$ 320,000.00	9.7%	20.3%
Apartment Condominium average selling price	\$ 202,663.00	-0.8%	4.9%
Apartment Condominium median selling price	\$ 182,000.00	-5.3%	8.5%
All-residential <sup>4</sup> average selling price	\$ 438,278.00	0.8%	9.9%
All-residential median selling price	\$ 417,700.00	-0.7%	7.1%
# residential listings this month	2,452	83.5%	12.9%
# residential sales this month	1,597	12.1%	11.2%
# residential inventory at month end	3,731	6.9%	-18.2%
# Total <sup>5</sup> MLS® System sales this month	1,892	12.2%	11.7%
\$ Value Total residential sales this month	\$ 749,502,768.00	14.0%	22.5%
\$ Value of total MLS® System sales – month	\$ 813,460,907.00	12.9%	15.8%
\$ Value of total MLS® System sales - YTD	\$ 813,460,907.00	-94.4%	15.8%

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

5 Includes residential, rural and commercial sales

MLS® HPI Benchmark Price* (for all-residential sales in GEA <sup>1</sup> )	January 2025	M/M % Change	Y/Y % Change
SFD <sup>6</sup> benchmark price	\$ 494,700.00	4.0%	14.0%
Apartment benchmark price	\$ 198,800.00	2.2%	13.4%
Townhouse benchmark price	\$ 281,700.00	5.0%	17.3%
Composite benchmark price	\$ 419,200.00	3.8%	12.0%

What is the MLS® HPI Benchmark Price? Find out [here](#).

MLS® Rental Listing Activity (Monthly <sup>8</sup> )	January 2025	
Total Rented Listings	37	
Active Rentals	74	
	January 2025	Long-term Monthly Average <sup>10</sup>
Average Days on Market	38	25
Average Price <sup>9</sup> for 1-Bedroom Units	\$ 1,135	\$1,300
Average Price for 2-Bedroom Units	\$ 1,705	\$1,802

6 Single-family Dwelling

7 Includes SFD, condos, duplex/row houses and mobile homes

8 MLS® Rental Activity:

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

10 Long-term Monthly Average is calculated using Rental listing data gathered since March 2024.

Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com), and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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#### \*MLS® HPI Benchmark Price

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an "apples to apples" comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a "typical" home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](http://REALTORS® Association of Edmonton website) or the [Canadian Real Estate Association website](http://Canadian Real Estate Association website).

## 5 Year Residential Activity (Part 1)

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

January 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,352 / 1,352	1,284 / 1,284	1,288 / 1,288	1,089 / 1,089	1,338 / 1,338
Sales / YTD	856 / 856	877 / 877	582 / 582	860 / 860	822 / 822
Sales to New Listings Ratio / YTD	63% / 63%	68% / 68%	45% / 45%	79% / 79%	61% / 61%
Sales Volume	480,457,430	423,716,848	262,722,446	396,422,327	369,024,688
Sales Volume YTD	480,457,430	423,716,848	262,722,446	396,422,327	369,024,688
Average Sale Price	561,282	483,143	451,413	460,956	448,935
Average Sale Price YTD	561,282	483,143	451,413	460,956	448,935
Median Sale Price	515,000	450,000	422,250	425,000	405,000
Median Sale Price YTD	515,000	450,000	422,250	425,000	405,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	51 / 51	60 / 60	65 / 65	54 / 54	62 / 62
Median Days on Market / YTD	40 / 40	47 / 47	56 / 56	41 / 41	49 / 49
Average Days on Market (Cum.) / YTD	78 / 78	103 / 103	104 / 104	80 / 80	93 / 93
Median Days on Market (Cum.) / YTD	53 / 53	70 / 70	87 / 87	57 / 57	70 / 70
<b>Semi-detached</b>					
New Listings / YTD	278 / 278	179 / 179	225 / 225	228 / 228	261 / 261
Sales / YTD	200 / 200	141 / 141	100 / 100	158 / 158	128 / 128
Sales to New Listings Ratio / YTD	72% / 72%	79% / 79%	44% / 44%	69% / 69%	49% / 49%
Sales Volume	84,168,828	53,357,316	35,506,082	59,361,638	43,757,284
Sales Volume YTD	84,168,828	53,357,316	35,506,082	59,361,638	43,757,284
Average Sale Price	420,844	378,421	355,061	375,707	341,854
Average Sale Price YTD	420,844	378,421	355,061	375,707	341,854
Median Sale Price	420,000	394,500	348,650	364,750	322,500
Median Sale Price YTD	420,000	394,500	348,650	364,750	322,500
Sale to List Price Ratio / YTD	100% / 100%	97% / 97%	97% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	37 / 37	53 / 53	50 / 50	57 / 57	70 / 70
Median Days on Market / YTD	26 / 26	42 / 42	42 / 42	42 / 42	54 / 54
Average Days on Market (Cum.) / YTD	49 / 49	72 / 72	78 / 78	86 / 86	92 / 92
Median Days on Market (Cum.) / YTD	30 / 30	54 / 54	65 / 65	58 / 58	70 / 70
<b>Row/Townhouse</b>					
New Listings / YTD	321 / 321	264 / 264	257 / 257	296 / 296	299 / 299
Sales / YTD	235 / 235	193 / 193	148 / 148	157 / 157	139 / 139
Sales to New Listings Ratio / YTD	73% / 73%	73% / 73%	58% / 58%	53% / 53%	46% / 46%
Sales Volume	73,288,611	51,990,455	36,668,573	38,452,724	33,653,481
Sales Volume YTD	73,288,611	51,990,455	36,668,573	38,452,724	33,653,481
Average Sale Price	311,866	269,381	247,761	244,922	242,111
Average Sale Price YTD	311,866	269,381	247,761	244,922	242,111
Median Sale Price	320,000	266,000	239,999	231,500	246,000
Median Sale Price YTD	320,000	266,000	239,999	231,500	246,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	96% / 96%	97% / 97%	96% / 96%
Average Days on Market / YTD	37 / 37	53 / 53	63 / 63	58 / 58	69 / 69
Median Days on Market / YTD	25 / 25	38 / 38	51 / 51	43 / 43	54 / 54
Average Days on Market (Cum.) / YTD	48 / 48	72 / 72	98 / 98	105 / 105	93 / 93
Median Days on Market (Cum.) / YTD	33 / 33	53 / 53	68 / 68	71 / 71	73 / 73

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

## 5 Year Residential Activity (Part 2)

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

January 2025

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	497 / 497	439 / 439	483 / 483	511 / 511	520 / 520
Sales / YTD	306 / 306	225 / 225	152 / 152	155 / 155	127 / 127
Sales to New Listings Ratio / YTD	62% / 62%	51% / 51%	31% / 31%	30% / 30%	24% / 24%
Sales Volume	62,014,874	43,461,201	28,975,250	30,089,592	23,462,842
Sales Volume YTD	62,014,874	43,461,201	28,975,250	30,089,592	23,462,842
Average Sale Price	202,663	193,161	190,627	194,126	184,747
Average Sale Price YTD	202,663	193,161	190,627	194,126	184,747
Median Sale Price	182,000	167,700	163,750	166,987	160,500
Median Sale Price YTD	182,000	167,700	163,750	166,987	160,500
Sale to List Price Ratio / YTD	96% / 96%	96% / 96%	94% / 94%	95% / 95%	94% / 94%
Average Days on Market / YTD	57 / 57	65 / 65	82 / 82	81 / 81	77 / 77
Median Days on Market / YTD	41 / 41	49 / 49	76 / 76	73 / 73	62 / 62
Average Days on Market (Cum.) / YTD	87 / 87	99 / 99	137 / 137	116 / 116	119 / 119
Median Days on Market (Cum.) / YTD	60 / 60	66 / 66	118 / 118	93 / 93	84 / 84
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	2,448 / 2,448	2,166 / 2,166	2,253 / 2,253	2,124 / 2,124	2,418 / 2,418
Sales / YTD	1,597 / 1,597	1,436 / 1,436	982 / 982	1,330 / 1,330	1,216 / 1,216
Sales to New Listings Ratio / YTD	65% / 65%	66% / 66%	44% / 44%	63% / 63%	50% / 50%
Sales Volume	699,929,743	572,525,820	363,872,351	524,326,281	469,898,295
Sales Volume YTD	699,929,743	572,525,820	363,872,351	524,326,281	469,898,295
Average Sale Price	438,278	398,695	370,542	394,230	386,430
Average Sale Price YTD	438,278	398,695	370,542	394,230	386,430
Median Sale Price	417,700	390,000	350,000	370,250	358,750
Median Sale Price YTD	417,700	390,000	350,000	370,250	358,750
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	96% / 96%	98% / 98%	97% / 97%
Average Days on Market / YTD	48 / 48	59 / 59	66 / 66	58 / 58	65 / 65
Median Days on Market / YTD	34 / 34	45 / 45	57 / 57	45 / 45	51 / 51
Average Days on Market (Cum.) / YTD	71 / 71	95 / 95	106 / 106	88 / 88	96 / 96
Median Days on Market (Cum.) / YTD	47 / 47	66 / 66	86 / 86	62 / 62	71 / 71
<b>Other<sup>3</sup></b>					
New Listings / YTD	102 / 102	116 / 116	141 / 141	125 / 125	129 / 129
Sales / YTD	67 / 67	61 / 61	42 / 42	73 / 73	58 / 58
Sales to New Listings Ratio / YTD	66% / 66%	53% / 53%	30% / 30%	58% / 58%	45% / 45%
Sales Volume	28,728,712	19,665,950	10,083,742	22,650,501	15,985,742
Sales Volume YTD	28,728,712	19,665,950	10,083,742	22,650,501	15,985,742
Average Sale Price	428,787	322,393	240,089	310,281	275,616
Average Sale Price YTD	428,787	322,393	240,089	310,281	275,616
Median Sale Price	330,000	234,000	88,750	198,000	203,500
Median Sale Price YTD	330,000	234,000	88,750	198,000	203,500
Sale to List Price Ratio / YTD	95% / 95%	92% / 92%	91% / 91%	93% / 93%	92% / 92%
Average Days on Market / YTD	117 / 117	97 / 97	85 / 85	90 / 90	168 / 168
Median Days on Market / YTD	58 / 58	73 / 73	60 / 60	65 / 65	114 / 114
Average Days on Market (Cum.) / YTD	153 / 153	167 / 167	125 / 125	126 / 126	297 / 297
Median Days on Market (Cum.) / YTD	68 / 68	115 / 115	80 / 80	74 / 74	155 / 155

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

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

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

## 5 Year Commercial Activity (Part 1)

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

January 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	25 / 25	23 / 23	17 / 17	15 / 15	13 / 13
Sales / YTD	2 / 2	2 / 2	1 / 1	3 / 3	1 / 1
Sales to New Listings Ratio / YTD	8% / 8%	9% / 9%	6% / 6%	20% / 20%	8% / 8%
Sales Volume	1,180,000	35,500,000	1,725,000	4,835,000	160,000
Sales Volume YTD	1,180,000	35,500,000	1,725,000	4,835,000	160,000
Average Sale Price	590,000	17,750,000	1,725,000	1,611,667	160,000
Average Sale Price YTD	590,000	17,750,000	1,725,000	1,611,667	160,000
Median Sale Price	590,000	17,750,000	1,725,000	570,000	160,000
Median Sale Price YTD	590,000	17,750,000	1,725,000	570,000	160,000
Sale to List Price Ratio / YTD	77% / 77%	88% / 88%	95% / 95%	95% / 95%	80% / 80%
Average Days on Market / YTD	601 / 601	352 / 352	759 / 759	315 / 315	1150 / 1150
Median Days on Market / YTD	601 / 601	352 / 352	759 / 759	318 / 318	1150 / 1150
Average Days on Market (Cum.) / YTD	601 / 601	519 / 519	759 / 759	315 / 315	1150 / 1150
Median Days on Market (Cum.) / YTD	601 / 601	519 / 519	759 / 759	318 / 318	1150 / 1150

#### Investment

New Listings / YTD	49 / 49	21 / 21	34 / 34	27 / 27	22 / 22
Sales / YTD	10 / 10	4 / 4	5 / 5	11 / 11	3 / 3
Sales to New Listings Ratio / YTD	20% / 20%	19% / 19%	15% / 15%	41% / 41%	14% / 14%
Sales Volume	7,562,525	2,850,000	3,195,000	7,750,780	2,666,000
Sales Volume YTD	7,562,525	2,850,000	3,195,000	7,750,780	2,666,000
Average Sale Price	756,253	712,500	639,000	704,616	888,667
Average Sale Price YTD	756,253	712,500	639,000	704,616	888,667
Median Sale Price	525,000	497,500	600,000	345,000	1,030,000
Median Sale Price YTD	525,000	497,500	600,000	345,000	1,030,000
Sale to List Price Ratio / YTD	94% / 94%	95% / 95%	95% / 95%	81% / 81%	88% / 88%
Average Days on Market / YTD	145 / 145	563 / 563	85 / 85	117 / 117	197 / 197
Median Days on Market / YTD	136 / 136	155 / 155	72 / 72	99 / 99	193 / 193
Average Days on Market (Cum.) / YTD	178 / 178	563 / 563	104 / 104	117 / 117	197 / 197
Median Days on Market (Cum.) / YTD	177 / 177	155 / 155	101 / 101	99 / 99	193 / 193

#### Multi Family

New Listings / YTD	8 / 8	7 / 7	9 / 9	9 / 9	15 / 15
Sales / YTD	4 / 4	2 / 2	3 / 3	1 / 1	11 / 11
Sales to New Listings Ratio / YTD	50% / 50%	29% / 29%	33% / 33%	11% / 11%	73% / 73%
Sales Volume	7,326,111	1,592,500	2,365,000	1,785,000	16,692,500
Sales Volume YTD	7,326,111	1,592,500	2,365,000	1,785,000	16,692,500
Average Sale Price	1,831,528	796,250	788,333	1,785,000	1,517,500
Average Sale Price YTD	1,831,528	796,250	788,333	1,785,000	1,517,500
Median Sale Price	1,625,556	796,250	660,000	1,785,000	1,470,000
Median Sale Price YTD	1,625,556	796,250	660,000	1,785,000	1,470,000
Sale to List Price Ratio / YTD	94% / 94%	100% / 100%	91% / 91%	98% / 98%	94% / 94%
Average Days on Market / YTD	124 / 124	123 / 123	431 / 431	39 / 39	175 / 175
Median Days on Market / YTD	113 / 113	123 / 123	56 / 56	39 / 39	125 / 125
Average Days on Market (Cum.) / YTD	148 / 148	123 / 123	431 / 431	224 / 224	198 / 198
Median Days on Market (Cum.) / YTD	160 / 160	123 / 123	56 / 56	224 / 224	125 / 125

#### Hotel/Motel

New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

## 5 Year Commercial Activity (Part 2)

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

January 2025

	2025	2024	2023	2022	2021
<b>Business</b>					
New Listings / YTD	42 / 42	31 / 31	26 / 26	20 / 20	6 / 6
Sales / YTD	6 / 6	3 / 3	2 / 2	4 / 4	2 / 2
Sales to New Listings Ratio / YTD	14% / 14%	10% / 10%	8% / 8%	20% / 20%	33% / 33%
Sales Volume	4,345,000	290,000	300,000	1,097,000	1,025,000
Sales Volume YTD	4,345,000	290,000	300,000	1,097,000	1,025,000
Average Sale Price	724,167	96,667	150,000	274,250	512,500
Average Sale Price YTD	724,167	96,667	150,000	274,250	512,500
Median Sale Price	277,500	110,000	150,000	241,000	512,500
Median Sale Price YTD	277,500	110,000	150,000	241,000	512,500
Sale to List Price Ratio / YTD	83% / 83%	75% / 75%	99% / 99%	79% / 79%	78% / 78%
Average Days on Market / YTD	157 / 157	68 / 68	114 / 114	243 / 243	271 / 271
Median Days on Market / YTD	156 / 156	61 / 61	114 / 114	209 / 209	271 / 271
Average Days on Market (Cum.) / YTD	157 / 157	68 / 68	298 / 298	243 / 243	271 / 271
Median Days on Market (Cum.) / YTD	156 / 156	61 / 61	298 / 298	209 / 209	271 / 271
<b>Lease</b>					
New Listings / YTD	30 / 30	32 / 32	37 / 37	25 / 25	27 / 27
Sales / YTD	6 / 6	10 / 10	13 / 13	8 / 8	5 / 5
Sales to New Listings Ratio / YTD	20% / 20%	31% / 31%	35% / 35%	32% / 32%	19% / 19%
Sales Volume	1,762,451	9,697,009	2,719,522	1,263,524	478,198
Sales Volume YTD	1,762,451	9,697,009	2,719,522	1,263,524	478,198
Average Sale Price	293,742	969,701	209,194	157,941	95,640
Average Sale Price YTD	293,742	969,701	209,194	157,941	95,640
Median Sale Price	101,475	183,152	100,333	112,137	43,200
Median Sale Price YTD	101,475	183,152	100,333	112,137	43,200
Average Days on Market / YTD	162 / 162	189 / 189	172 / 172	112 / 112	154 / 154
Median Days on Market / YTD	143 / 143	154 / 154	127 / 127	93 / 93	195 / 195
Average Days on Market (Cum.) / YTD	162 / 162	189 / 189	187 / 187	151 / 151	154 / 154
Median Days on Market (Cum.) / YTD	143 / 143	154 / 154	159 / 159	115 / 115	195 / 195
<b>Farms</b>					
New Listings / YTD	5 / 5	6 / 6	7 / 7	9 / 9	13 / 13
Sales / YTD	5 / 5	4 / 4	1 / 1	4 / 4	5 / 5
Sales to New Listings Ratio / YTD	100% / 100%	67% / 67%	14% / 14%	44% / 44%	38% / 38%
Sales Volume	4,803,000	4,895,000	650,000	1,726,000	3,424,392
Sales Volume YTD	4,803,000	4,895,000	650,000	1,726,000	3,424,392
Average Sale Price	960,600	1,223,750	650,000	431,500	684,878
Average Sale Price YTD	960,600	1,223,750	650,000	431,500	684,878
Median Sale Price	800,000	1,300,000	650,000	388,750	475,000
Median Sale Price YTD	800,000	1,300,000	650,000	388,750	475,000
Sale to List Price Ratio / YTD	88% / 88%	90% / 90%	88% / 88%	97% / 97%	86% / 86%
Average Days on Market / YTD	118 / 118	242 / 242	4 / 4	125 / 125	242 / 242
Median Days on Market / YTD	104 / 104	203 / 203	4 / 4	73 / 73	201 / 201
Average Days on Market (Cum.) / YTD	118 / 118	242 / 242	315 / 315	429 / 429	242 / 242
Median Days on Market (Cum.) / YTD	104 / 104	203 / 203	315 / 315	402 / 402	201 / 201
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	159 / 159	121 / 121	130 / 130	105 / 105	97 / 97
Sales / YTD	33 / 33	25 / 25	26 / 26	31 / 31	27 / 27
Sales to New Listings Ratio / YTD	21% / 21%	21% / 21%	20% / 20%	30% / 30%	28% / 28%
Sales Volume	26,979,087	54,824,509	11,081,522	18,457,304	24,446,090
Sales Volume YTD	26,979,087	54,824,509	11,081,522	18,457,304	24,446,090
Average Sale Price	817,548	2,192,980	426,212	595,397	905,411
Average Sale Price YTD	817,548	2,192,980	426,212	595,397	905,411
Median Sale Price	529,875	620,000	257,913	320,000	730,000
Median Sale Price YTD	529,875	620,000	257,913	320,000	730,000
Sale to List Price Ratio / YTD	89% / 89%	89% / 89%	95% / 95%	86% / 86%	89% / 89%
Average Days on Market / YTD	171 / 171	251 / 251	203 / 203	150 / 150	229 / 229
Median Days on Market / YTD	129 / 129	129 / 129	100 / 100	94 / 94	193 / 193
Average Days on Market (Cum.) / YTD	184 / 184	264 / 264	240 / 240	205 / 205	238 / 238
Median Days on Market (Cum.) / YTD	143 / 143	151 / 151	153 / 153	135 / 135	193 / 193

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

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

## End of Month Active Inventory (Sales Activity)

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

#### January 2025

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,957 (1,639)	735 (22)	7,314 (1,723)
	March	6,821 (2,512)	742 (40)	8,197 (2,664)
	April	7,578 (2,972)	755 (30)	9,022 (3,124)
	May	8,125 (2,845)	761 (40)	9,593 (3,002)
	June	8,489 (2,814)	746 (37)	10,011 (2,946)
	July	8,427 (2,269)	752 (26)	9,956 (2,403)
	August	8,065 (2,122)	745 (24)	9,575 (2,232)
	September	7,729 (1,918)	729 (38)	9,183 (2,032)
	October	7,120 (1,922)	720 (33)	8,556 (2,033)
	November	6,001 (1,872)	734 (26)	7,405 (1,971)
	December	4,675 (1,340)	643 (40)	5,865 (1,442)
2022	January	4,636 (1,330)	667 (31)	5,851 (1,434)
	February	4,716 (2,285)	712 (44)	5,986 (2,399)
	March	5,221 (3,317)	746 (42)	6,545 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,575 (2,921)	774 (37)	8,992 (3,052)
	June	8,121 (2,656)	769 (37)	9,570 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,045 (1,854)	834 (27)	9,588 (1,945)
	September	7,834 (1,608)	846 (21)	9,373 (1,692)
	October	7,200 (1,506)	857 (19)	8,708 (1,584)
	November	6,407 (1,278)	834 (38)	7,849 (1,364)
	December	4,979 (987)	749 (19)	6,269 (1,037)
2023	January	5,185 (982)	784 (26)	6,542 (1,050)
	February	5,627 (1,292)	797 (30)	7,021 (1,373)
	March	6,316 (1,819)	830 (27)	7,778 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,079 (2,717)	898 (40)	8,623 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,939 (2,320)	900 (43)	8,548 (2,443)
	August	6,748 (2,245)	884 (38)	8,322 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,230 (1,805)	875 (42)	7,709 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,648 (1,219)	713 (39)	5,833 (1,298)
2024	January	4,563 (1,436)	726 (25)	5,740 (1,522)
	February	4,798 (1,966)	756 (30)	6,017 (2,069)
	March	5,276 (2,462)	712 (51)	6,489 (2,607)
	April	5,425 (3,115)	753 (45)	6,733 (3,245)
	May	5,763 (3,222)	779 (48)	7,128 (3,374)
	June	5,883 (2,842)	762 (59)	7,256 (2,966)
	July	5,816 (2,936)	797 (44)	7,218 (3,075)
	August	5,730 (2,581)	799 (42)	7,101 (2,717)
	September	5,639 (2,258)	814 (45)	6,997 (2,390)
	October	5,100 (2,483)	805 (51)	6,410 (2,616)
	November	4,467 (1,915)	804 (47)	5,737 (2,035)
	December	3,492 (1,424)	706 (48)	4,571 (1,525)
2025	January	3,723 (1,597)	753 (33)	4,832 (1,697)

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

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

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



**Summary of Properties Listed and Sold  
Greater Edmonton Area<sup>1</sup>  
January 2025**

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,665	1,639	88	22	2,888	1,723
	March	4,142	2,512	118	40	4,465	2,664
	April	4,462	2,972	106	30	4,790	3,124
	May	4,283	2,845	94	40	4,584	3,002
	June	4,264	2,814	85	37	4,570	2,946
	July	3,445	2,269	89	26	3,708	2,403
	August	3,180	2,122	76	24	3,411	2,232
	September	3,101	1,918	83	38	3,308	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,387	1,340	79	40	1,526	1,442
	<b>Total</b>		<b>38,107</b>	<b>25,441</b>	<b>1,104</b>	<b>383</b>	<b>41,123</b>
2022	January	2,124	1,330	105	31	2,354	1,434
	February	2,967	2,285	126	44	3,218	2,399
	March	4,303	3,317	119	42	4,609	3,477
	April	4,715	2,938	115	52	5,044	3,128
	May	4,728	2,921	108	37	5,023	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,643	2,029	135	34	3,920	2,124
	August	3,181	1,854	121	27	3,451	1,945
	September	3,126	1,608	121	21	3,389	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,180	987	90	19	1,346	1,037
	<b>Total</b>		<b>38,898</b>	<b>24,709</b>	<b>1,352</b>	<b>401</b>	<b>42,022</b>
2023	January	2,253	982	130	26	2,524	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,305	1,819	145	27	3,615	1,906
	April	3,441	2,023	142	38	3,740	2,137
	May	3,855	2,717	149	40	4,211	2,845
	June	3,628	2,598	142	45	3,989	2,724
	July	3,295	2,320	119	43	3,573	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,018	2,055	119	36	3,282	2,165
	October	2,695	1,805	134	42	2,952	1,920
	November	2,089	1,624	90	41	2,287	1,730
	December	1,481	1,219	80	39	1,633	1,298
	<b>Total</b>		<b>34,813</b>	<b>22,699</b>	<b>1,467</b>	<b>445</b>	<b>38,060</b>
2024	January	2,166	1,436	121	25	2,403	1,522
	February	2,730	1,966	121	30	2,980	2,069
	March	3,515	2,462	106	51	3,799	2,607
	April	3,827	3,115	160	45	4,174	3,245
	May	4,224	3,222	150	48	4,574	3,374
	June	3,633	2,842	117	59	3,897	2,966
	July	3,654	2,936	142	44	3,950	3,075
	August	3,379	2,581	118	42	3,639	2,717
	September	3,129	2,258	122	45	3,395	2,390
	October	2,883	2,483	121	51	3,121	2,616
	November	2,046	1,915	120	47	2,262	2,035
	December	1,336	1,424	81	48	1,463	1,525
	<b>Total</b>		<b>36,522</b>	<b>28,640</b>	<b>1,479</b>	<b>535</b>	<b>39,657</b>
2025	January	2,448	1,597	159	33	2,709	1,697
	<b>Total</b>	<b>2,448</b>	<b>1,597</b>	<b>159</b>	<b>33</b>	<b>2,709</b>	<b>1,697</b>

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

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

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

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**January 2025**

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>2</sup>
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,147	380,461
	December	488,376	364,001	260,693	170,266	388,415
	YTD Average	492,209	372,745	258,142	189,908	398,919
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,752	406,848	294,926	201,282	431,978
	May	545,917	414,956	294,742	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,932	407,171	292,072	204,378	440,425
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	412,361	293,347	199,686	440,690
	October	552,830	407,429	307,854	192,478	440,697
	November	539,623	402,446	288,722	200,266	435,203
	December	538,601	408,572	292,640	204,210	434,656
	YTD Average	536,033	408,168	290,689	200,280	432,390
2025	January	561,282	420,844	311,866	202,663	438,278

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

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

**End of Month Active Inventory (Sales Activity)  
Greater Edmonton Area<sup>1</sup> and City of Edmonton  
January 2025**

Year	Month	GEA Residential <sup>2</sup>	GEA Commercial <sup>3</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,957 (1,639)	735 (22)	4,250 (1,047)	376 (15)
	March	6,821 (2,512)	742 (40)	4,880 (1,596)	368 (17)
	April	7,578 (2,972)	755 (30)	5,491 (1,883)	363 (14)
	May	8,125 (2,845)	761 (40)	5,945 (1,863)	369 (14)
	June	8,489 (2,814)	746 (37)	6,235 (1,856)	363 (18)
	July	8,427 (2,269)	752 (26)	6,209 (1,493)	365 (17)
	August	8,065 (2,122)	745 (24)	5,979 (1,392)	365 (11)
	September	7,729 (1,918)	729 (38)	5,779 (1,272)	373 (17)
	October	7,120 (1,922)	720 (33)	5,364 (1,273)	369 (17)
	November	6,001 (1,872)	734 (26)	4,591 (1,280)	395 (9)
	December	4,675 (1,340)	643 (40)	3,534 (938)	354 (25)
2022	January	4,636 (1,330)	667 (31)	3,511 (954)	371 (20)
	February	4,716 (2,285)	712 (44)	3,568 (1,633)	399 (25)
	March	5,221 (3,317)	746 (42)	3,937 (2,311)	419 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,575 (2,921)	774 (37)	5,722 (1,927)	448 (19)
	June	8,121 (2,656)	769 (37)	6,087 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,045 (1,854)	834 (27)	6,031 (1,215)	477 (15)
	September	7,834 (1,608)	846 (21)	5,849 (1,083)	477 (12)
	October	7,200 (1,506)	857 (19)	5,331 (1,027)	488 (5)
	November	6,407 (1,278)	834 (38)	4,736 (885)	489 (18)
	December	4,979 (987)	749 (19)	3,675 (695)	430 (14)
2023	January	5,185 (982)	784 (26)	3,811 (699)	456 (14)
	February	5,627 (1,292)	797 (30)	4,098 (907)	458 (21)
	March	6,316 (1,819)	830 (27)	4,502 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,079 (2,717)	898 (40)	5,164 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,160 (1,750)	561 (24)
	July	6,939 (2,320)	900 (43)	5,086 (1,586)	550 (28)
	August	6,748 (2,245)	884 (38)	4,862 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,230 (1,805)	875 (42)	4,392 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,648 (1,219)	713 (39)	3,206 (878)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,098 (1,053)	444 (10)
	February	4,798 (1,966)	756 (30)	3,235 (1,401)	460 (17)
	March	5,276 (2,462)	712 (51)	3,635 (1,728)	437 (32)
	April	5,425 (3,115)	753 (45)	3,754 (2,144)	458 (32)
	May	5,763 (3,222)	779 (48)	4,119 (2,141)	455 (26)
	June	5,883 (2,842)	762 (59)	4,233 (1,932)	455 (33)
	July	5,816 (2,936)	797 (44)	4,253 (2,010)	480 (24)
	August	5,730 (2,581)	799 (42)	4,206 (1,771)	482 (18)
	September	5,639 (2,258)	814 (45)	4,126 (1,538)	488 (19)
	October	5,100 (2,483)	805 (51)	3,733 (1,734)	495 (27)
	November	4,467 (1,915)	804 (47)	3,282 (1,366)	501 (26)
	December	3,492 (1,424)	706 (48)	2,539 (1,055)	450 (28)
2025	January	3,723 (1,597)	753 (33)	2,665 (1,187)	471 (18)

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

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

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

## 5 Year Residential Activity (Part 1)

### City of Edmonton

January 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	856 / 856	805 / 805	855 / 855	718 / 718	777 / 777
Sales / YTD	590 / 590	598 / 598	385 / 385	576 / 576	494 / 494
Sales to New Listings Ratio / YTD	69% / 69%	74% / 74%	45% / 45%	80% / 80%	64% / 64%
Sales Volume	327,443,420	283,528,562	172,722,562	260,091,365	214,793,059
Sales Volume YTD	327,443,420	283,528,562	172,722,562	260,091,365	214,793,059
Average Sale Price	554,989	474,128	448,630	451,548	434,804
Average Sale Price YTD	554,989	474,128	448,630	451,548	434,804
Median Sale Price	515,000	441,750	420,000	419,000	395,000
Median Sale Price YTD	515,000	441,750	420,000	419,000	395,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	50 / 50	59 / 59	64 / 64	52 / 52	58 / 58
Median Days on Market / YTD	39 / 39	44 / 44	56 / 56	42 / 42	48 / 48
Average Days on Market (Cum.) / YTD	76 / 76	104 / 104	107 / 107	78 / 78	91 / 91
Median Days on Market (Cum.) / YTD	53 / 53	69 / 69	87 / 87	59 / 59	69 / 69
<b>Semi-detached</b>					
New Listings / YTD	195 / 195	114 / 114	154 / 154	163 / 163	165 / 165
Sales / YTD	148 / 148	100 / 100	68 / 68	116 / 116	86 / 86
Sales to New Listings Ratio / YTD	76% / 76%	88% / 88%	44% / 44%	71% / 71%	52% / 52%
Sales Volume	62,538,877	38,508,309	24,442,682	43,939,687	30,568,197
Sales Volume YTD	62,538,877	38,508,309	24,442,682	43,939,687	30,568,197
Average Sale Price	422,560	385,083	359,451	378,790	355,444
Average Sale Price YTD	422,560	385,083	359,451	378,790	355,444
Median Sale Price	424,000	399,950	349,500	365,000	334,750
Median Sale Price YTD	424,000	399,950	349,500	365,000	334,750
Sale to List Price Ratio / YTD	100% / 100%	97% / 97%	97% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	40 / 40	51 / 51	44 / 44	59 / 59	77 / 77
Median Days on Market / YTD	28 / 28	41 / 41	36 / 36	47 / 47	54 / 54
Average Days on Market (Cum.) / YTD	53 / 53	71 / 71	78 / 78	89 / 89	101 / 101
Median Days on Market (Cum.) / YTD	36 / 36	57 / 57	61 / 61	59 / 59	72 / 72
<b>Row/Townhouse</b>					
New Listings / YTD	264 / 264	210 / 210	191 / 191	247 / 247	233 / 233
Sales / YTD	187 / 187	156 / 156	120 / 120	131 / 131	114 / 114
Sales to New Listings Ratio / YTD	71% / 71%	74% / 74%	63% / 63%	53% / 53%	49% / 49%
Sales Volume	56,170,966	42,120,266	28,864,573	31,341,525	27,336,631
Sales Volume YTD	56,170,966	42,120,266	28,864,573	31,341,525	27,336,631
Average Sale Price	300,379	270,002	240,538	239,248	239,795
Average Sale Price YTD	300,379	270,002	240,538	239,248	239,795
Median Sale Price	307,000	268,400	237,500	225,000	244,250
Median Sale Price YTD	307,000	268,400	237,500	225,000	244,250
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	96% / 96%	97% / 97%	97% / 97%
Average Days on Market / YTD	37 / 37	54 / 54	61 / 61	62 / 62	70 / 70
Median Days on Market / YTD	25 / 25	38 / 38	52 / 52	49 / 49	56 / 56
Average Days on Market (Cum.) / YTD	46 / 46	73 / 73	93 / 93	113 / 113	98 / 98
Median Days on Market (Cum.) / YTD	32 / 32	53 / 53	65 / 65	88 / 88	75 / 75

## 5 Year Residential Activity (Part 2)

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### City of Edmonton

January 2025

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	440 / 440	390 / 390	412 / 412	458 / 458	460 / 460
Sales / YTD	262 / 262	199 / 199	126 / 126	131 / 131	110 / 110
Sales to New Listings Ratio / YTD	60% / 60%	51% / 51%	31% / 31%	29% / 29%	24% / 24%
Sales Volume	53,451,424	37,784,851	21,570,350	24,902,204	20,075,059
Sales Volume YTD	53,451,424	37,784,851	21,570,350	24,902,204	20,075,059
Average Sale Price	204,013	189,874	171,193	190,093	182,501
Average Sale Price YTD	204,013	189,874	171,193	190,093	182,501
Median Sale Price	182,000	163,000	152,500	166,000	159,500
Median Sale Price YTD	182,000	163,000	152,500	166,000	159,500
Sale to List Price Ratio / YTD	96% / 96%	96% / 96%	94% / 94%	95% / 95%	94% / 94%
Average Days on Market / YTD	57 / 57	66 / 66	81 / 81	84 / 84	73 / 73
Median Days on Market / YTD	41 / 41	49 / 49	77 / 77	76 / 76	60 / 60
Average Days on Market (Cum.) / YTD	90 / 90	102 / 102	144 / 144	120 / 120	121 / 121
Median Days on Market (Cum.) / YTD	63 / 63	67 / 67	124 / 124	95 / 95	85 / 85
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	1,755 / 1,755	1,519 / 1,519	1,612 / 1,612	1,586 / 1,586	1,635 / 1,635
Sales / YTD	1,187 / 1,187	1,053 / 1,053	699 / 699	954 / 954	804 / 804
Sales to New Listings Ratio / YTD	68% / 68%	69% / 69%	43% / 43%	60% / 60%	49% / 49%
Sales Volume	499,604,687	401,941,988	247,600,167	360,274,781	292,772,946
Sales Volume YTD	499,604,687	401,941,988	247,600,167	360,274,781	292,772,946
Average Sale Price	420,897	381,711	354,221	377,647	364,145
Average Sale Price YTD	420,897	381,711	354,221	377,647	364,145
Median Sale Price	408,000	377,500	333,000	362,250	340,250
Median Sale Price YTD	408,000	377,500	333,000	362,250	340,250
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	96% / 96%	97% / 97%	97% / 97%
Average Days on Market / YTD	48 / 48	59 / 59	64 / 64	59 / 59	64 / 64
Median Days on Market / YTD	34 / 34	43 / 43	56 / 56	47 / 47	51 / 51
Average Days on Market (Cum.) / YTD	72 / 72	96 / 96	108 / 108	90 / 90	97 / 97
Median Days on Market (Cum.) / YTD	48 / 48	65 / 65	87 / 87	68 / 68	71 / 71
<b>Other<sup>2</sup></b>					
New Listings / YTD	67 / 67	64 / 64	62 / 62	64 / 64	57 / 57
Sales / YTD	39 / 39	31 / 31	16 / 16	33 / 33	23 / 23
Sales to New Listings Ratio / YTD	58% / 58%	48% / 48%	26% / 26%	52% / 52%	40% / 40%
Sales Volume	20,420,855	9,895,300	5,352,300	10,264,201	6,773,442
Sales Volume YTD	20,420,855	9,895,300	5,352,300	10,264,201	6,773,442
Average Sale Price	523,612	319,203	334,519	311,036	294,497
Average Sale Price YTD	523,612	319,203	334,519	311,036	294,497
Median Sale Price	390,000	234,000	93,500	250,000	195,000
Median Sale Price YTD	390,000	234,000	93,500	250,000	195,000
Sale to List Price Ratio / YTD	96% / 96%	91% / 91%	91% / 91%	94% / 94%	91% / 91%
Average Days on Market / YTD	111 / 111	79 / 79	64 / 64	63 / 63	111 / 111
Median Days on Market / YTD	56 / 56	69 / 69	59 / 59	47 / 47	89 / 89
Average Days on Market (Cum.) / YTD	160 / 160	167 / 167	93 / 93	95 / 95	197 / 197
Median Days on Market (Cum.) / YTD	70 / 70	123 / 123	80 / 80	65 / 65	112 / 112

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

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

## 5 Year Commercial Activity (Part 1)

### City of Edmonton

January 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	11 / 11	16 / 16	11 / 11	9 / 9	8 / 8
Sales / YTD	1 / 1	1 / 1	1 / 1	3 / 3	0 / 0
Sales to New Listings Ratio / YTD	9% / 9%	6% / 6%	9% / 9%	33% / 33%	0% / 0%
Sales Volume	280,000	34,000,000	1,725,000	4,835,000	0
Sales Volume YTD	280,000	34,000,000	1,725,000	4,835,000	0
Average Sale Price	280,000	34,000,000	1,725,000	1,611,667	0
Average Sale Price YTD	280,000	34,000,000	1,725,000	1,611,667	0
Median Sale Price	280,000	34,000,000	1,725,000	570,000	0
Median Sale Price YTD	280,000	34,000,000	1,725,000	570,000	0
Sale to List Price Ratio / YTD	93% / 93%	87% / 87%	95% / 95%	95% / 95%	0% / 0%
Average Days on Market / YTD	60 / 60	601 / 601	759 / 759	315 / 315	0 / 0
Median Days on Market / YTD	60 / 60	601 / 601	759 / 759	318 / 318	0 / 0
Average Days on Market (Cum.) / YTD	60 / 60	601 / 601	759 / 759	315 / 315	0 / 0
Median Days on Market (Cum.) / YTD	60 / 60	601 / 601	759 / 759	318 / 318	0 / 0

#### Investment

New Listings / YTD	30 / 30	14 / 14	21 / 21	18 / 18	11 / 11
Sales / YTD	7 / 7	3 / 3	5 / 5	8 / 8	1 / 1
Sales to New Listings Ratio / YTD	23% / 23%	21% / 21%	24% / 24%	44% / 44%	9% / 9%
Sales Volume	6,277,525	2,570,000	3,195,000	5,181,280	1,030,000
Sales Volume YTD	6,277,525	2,570,000	3,195,000	5,181,280	1,030,000
Average Sale Price	896,789	856,667	639,000	647,660	1,030,000
Average Sale Price YTD	896,789	856,667	639,000	647,660	1,030,000
Median Sale Price	680,000	680,000	600,000	284,000	1,030,000
Median Sale Price YTD	680,000	680,000	600,000	284,000	1,030,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	95% / 95%	78% / 78%	94% / 94%
Average Days on Market / YTD	142 / 142	132 / 132	85 / 85	99 / 99	239 / 239
Median Days on Market / YTD	143 / 143	119 / 119	72 / 72	67 / 67	239 / 239
Average Days on Market (Cum.) / YTD	160 / 160	132 / 132	104 / 104	99 / 99	239 / 239
Median Days on Market (Cum.) / YTD	175 / 175	119 / 119	101 / 101	67 / 67	239 / 239

#### Multi Family

New Listings / YTD	7 / 7	7 / 7	8 / 8	6 / 6	15 / 15
Sales / YTD	3 / 3	1 / 1	2 / 2	1 / 1	10 / 10
Sales to New Listings Ratio / YTD	43% / 43%	14% / 14%	25% / 25%	17% / 17%	67% / 67%
Sales Volume	6,225,000	1,330,000	1,770,000	1,785,000	14,892,500
Sales Volume YTD	6,225,000	1,330,000	1,770,000	1,785,000	14,892,500
Average Sale Price	2,075,000	1,330,000	885,000	1,785,000	1,489,250
Average Sale Price YTD	2,075,000	1,330,000	885,000	1,785,000	1,489,250
Median Sale Price	2,150,000	1,330,000	885,000	1,785,000	1,425,000
Median Sale Price YTD	2,150,000	1,330,000	885,000	1,785,000	1,425,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 95%	89% / 89%	98% / 98%	95% / 95%
Average Days on Market / YTD	89 / 89	208 / 208	44 / 44	39 / 39	180 / 180
Median Days on Market / YTD	95 / 95	208 / 208	44 / 44	39 / 39	110 / 110
Average Days on Market (Cum.) / YTD	120 / 120	208 / 208	44 / 44	224 / 224	204 / 204
Median Days on Market (Cum.) / YTD	95 / 95	208 / 208	44 / 44	224 / 224	110 / 110

#### Hotel/Motel

New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

## 5 Year Commercial Activity (Part 2)

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### City of Edmonton

January 2025

	2025	2024	2023	2022	2021
<b>Business</b>					
New Listings / YTD	34 / 34	25 / 25	18 / 18	14 / 14	4 / 4
Sales / YTD	4 / 4	1 / 1	1 / 1	3 / 3	2 / 2
Sales to New Listings Ratio / YTD	12% / 12%	4% / 4%	6% / 6%	21% / 21%	50% / 50%
Sales Volume	1,005,000	65,000	180,000	1,052,000	1,025,000
Sales Volume YTD	1,005,000	65,000	180,000	1,052,000	1,025,000
Average Sale Price	251,250	65,000	180,000	350,667	512,500
Average Sale Price YTD	251,250	65,000	180,000	350,667	512,500
Median Sale Price	235,000	65,000	180,000	315,000	512,500
Median Sale Price YTD	235,000	65,000	180,000	315,000	512,500
Sale to List Price Ratio / YTD	83% / 83%	82% / 82%	97% / 97%	90% / 90%	78% / 78%
Average Days on Market / YTD	127 / 127	49 / 49	128 / 128	307 / 307	271 / 271
Median Days on Market / YTD	133 / 133	49 / 49	128 / 128	313 / 313	271 / 271
Average Days on Market (Cum.) / YTD	127 / 127	49 / 49	221 / 221	307 / 307	271 / 271
Median Days on Market (Cum.) / YTD	133 / 133	49 / 49	221 / 221	313 / 313	271 / 271
<b>Lease</b>					
New Listings / YTD	21 / 21	18 / 18	14 / 14	17 / 17	12 / 12
Sales / YTD	3 / 3	4 / 4	5 / 5	5 / 5	1 / 1
Sales to New Listings Ratio / YTD	14% / 14%	22% / 22%	36% / 36%	29% / 29%	8% / 8%
Sales Volume	1,124,660	3,871,986	906,129	742,896	67,200
Sales Volume YTD	1,124,660	3,871,986	906,129	742,896	67,200
Average Sale Price	374,887	967,997	181,226	148,579	67,200
Average Sale Price YTD	374,887	967,997	181,226	148,579	67,200
Median Sale Price	120,150	97,233	82,800	143,820	67,200
Median Sale Price YTD	120,150	97,233	82,800	143,820	67,200
Average Days on Market / YTD	167 / 167	240 / 240	258 / 258	103 / 103	207 / 207
Median Days on Market / YTD	98 / 98	170 / 170	170 / 170	94 / 94	207 / 207
Average Days on Market (Cum.) / YTD	167 / 167	240 / 240	258 / 258	103 / 103	207 / 207
Median Days on Market (Cum.) / YTD	98 / 98	170 / 170	170 / 170	94 / 94	207 / 207
<b>Farms</b>					
New Listings / YTD	0 / 0	0 / 0	1 / 1	0 / 0	1 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	100% / 100%
Sales Volume	0	0	0	0	1,448,000
Sales Volume YTD	0	0	0	0	1,448,000
Average Sale Price	0	0	0	0	1,448,000
Average Sale Price YTD	0	0	0	0	1,448,000
Median Sale Price	0	0	0	0	1,448,000
Median Sale Price YTD	0	0	0	0	1,448,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	78% / 78%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	343 / 343
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	343 / 343
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	343 / 343
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	343 / 343
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	103 / 103	81 / 81	73 / 73	64 / 64	52 / 52
Sales / YTD	18 / 18	10 / 10	14 / 14	20 / 20	15 / 15
Sales to New Listings Ratio / YTD	17% / 17%	12% / 12%	19% / 19%	31% / 31%	29% / 29%
Sales Volume	14,912,185	41,836,986	7,776,129	13,596,176	18,462,700
Sales Volume YTD	14,912,185	41,836,986	7,776,129	13,596,176	18,462,700
Average Sale Price	828,455	4,183,699	555,438	679,809	1,230,847
Average Sale Price YTD	828,455	4,183,699	555,438	679,809	1,230,847
Median Sale Price	407,500	497,500	481,399	281,500	1,215,000
Median Sale Price YTD	407,500	497,500	481,399	281,500	1,215,000
Sale to List Price Ratio / YTD	92% / 92%	92% / 92%	94% / 94%	85% / 85%	91% / 91%
Average Days on Market / YTD	130 / 130	222 / 222	192 / 192	160 / 160	209 / 209
Median Days on Market / YTD	118 / 118	170 / 170	115 / 115	99 / 99	207 / 207
Average Days on Market (Cum.) / YTD	142 / 142	222 / 222	206 / 206	170 / 170	225 / 225
Median Days on Market (Cum.) / YTD	133 / 133	170 / 170	140 / 140	104 / 104	207 / 207

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

January 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	46	31	24	46	31	24
	Average	532,126	439,000	464,550	532,126	439,000	464,550
	Median	564,950	410,000	419,950	564,950	410,000	419,950
<b>North Central</b>	Sales	117	119	76	117	119	76
	Average	476,494	425,706	389,055	476,494	425,706	389,055
	Median	458,000	410,000	353,250	458,000	410,000	353,250
<b>Northeast</b>	Sales	32	35	34	32	35	34
	Average	432,537	338,666	337,140	432,537	338,666	337,140
	Median	401,450	324,900	297,250	401,450	324,900	297,250
<b>Central</b>	Sales	38	33	14	38	33	14
	Average	311,937	307,606	264,813	311,937	307,606	264,813
	Median	265,500	255,000	247,500	265,500	255,000	247,500
<b>West</b>	Sales	39	42	37	39	42	37
	Average	722,922	486,217	534,633	722,922	486,217	534,633
	Median	540,000	427,500	413,000	540,000	427,500	413,000
<b>Southwest</b>	Sales	56	71	34	56	71	34
	Average	742,522	556,369	539,069	742,522	556,369	539,069
	Median	550,000	478,000	471,825	550,000	478,000	471,825
<b>Southeast</b>	Sales	83	112	72	83	112	72
	Average	517,123	452,670	396,754	517,123	452,670	396,754
	Median	482,000	428,000	365,000	482,000	428,000	365,000
<b>Anthony Henday</b>	Sales	179	155	94	179	155	94
	Average	607,959	558,928	533,606	607,959	558,928	533,606
	Median	560,000	516,000	497,750	560,000	516,000	497,750
<b>City of Edmonton Total</b>	Sales	590	598	385	590	598	385
	Average	554,989	474,128	448,630	554,989	474,128	448,630
	Median	515,000	441,750	420,000	515,000	441,750	420,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	4	9	4	4	9	4
	Average	n/a	403,700	n/a	n/a	403,700	n/a
	Median	n/a	400,000	n/a	n/a	400,000	n/a
<b>North Central</b>	Sales	31	11	13	31	11	13
	Average	394,155	332,273	296,708	394,155	332,273	296,708
	Median	405,000	400,000	310,000	405,000	400,000	310,000
<b>Northeast</b>	Sales	7	2	3	7	2	3
	Average	340,786	n/a	n/a	340,786	n/a	n/a
	Median	268,000	n/a	n/a	268,000	n/a	n/a
<b>Central</b>	Sales	6	4	0	6	4	0
	Average	362,958	n/a	n/a	362,958	n/a	n/a
	Median	381,375	n/a	n/a	381,375	n/a	n/a
<b>West</b>	Sales	4	3	2	4	3	2
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>Southwest</b>	Sales	11	5	9	11	5	9
	Average	453,968	474,500	460,917	453,968	474,500	460,917
	Median	419,900	342,000	403,000	419,900	342,000	403,000
<b>Southeast</b>	Sales	21	29	19	21	29	19
	Average	392,924	376,276	349,000	392,924	376,276	349,000
	Median	415,000	394,500	362,000	415,000	394,500	362,000
<b>Anthony Henday</b>	Sales	64	37	18	64	37	18
	Average	450,832	408,325	399,444	450,832	408,325	399,444
	Median	454,250	405,000	380,000	454,250	405,000	380,000
<b>City of Edmonton Total</b>	Sales	148	100	68	148	100	68
	Average	422,560	385,083	359,451	422,560	385,083	359,451
	Median	424,000	399,950	349,500	424,000	399,950	349,500

n/a = insufficient data



## January 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Northwest</b>	Sales	12	2	4	12	2	4
	Average	373,400	n/a	n/a	373,400	n/a	n/a
	Median	383,500	n/a	n/a	383,500	n/a	n/a
<b>North Central</b>	Sales	39	32	29	39	32	29
	Average	247,159	257,884	214,745	247,159	257,884	214,745
	Median	220,500	254,250	198,000	220,500	254,250	198,000
<b>Northeast</b>	Sales	15	16	5	15	16	5
	Average	209,560	184,719	164,800	209,560	184,719	164,800
	Median	215,000	163,950	141,000	215,000	163,950	141,000
<b>Central</b>	Sales	0	5	1	0	5	1
	Average	n/a	377,600	n/a	n/a	377,600	n/a
	Median	n/a	305,000	n/a	n/a	305,000	n/a
<b>West</b>	Sales	16	11	12	16	11	12
	Average	296,569	164,523	185,583	296,569	164,523	185,583
	Median	253,750	159,000	142,000	253,750	159,000	142,000
<b>Southwest</b>	Sales	17	10	13	17	10	13
	Average	299,529	272,690	248,038	299,529	272,690	248,038
	Median	317,500	263,500	241,000	317,500	263,500	241,000
<b>Southeast</b>	Sales	29	27	25	29	27	25
	Average	280,293	225,328	185,170	280,293	225,328	185,170
	Median	267,400	190,000	155,000	267,400	190,000	155,000
<b>Anthony Henday</b>	Sales	59	53	31	59	53	31
	Average	354,949	332,905	329,527	354,949	332,905	329,527
	Median	351,730	318,000	332,000	351,730	318,000	332,000
<b>City of Edmonton Total</b>	Sales	187	156	120	187	156	120
	Average	300,379	270,002	240,538	300,379	270,002	240,538
	Median	307,000	268,400	237,500	307,000	268,400	237,500
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	9	11	5	9	11	5
	Average	162,333	132,409	91,400	162,333	132,409	91,400
	Median	123,500	95,500	82,000	123,500	95,500	82,000
<b>North Central</b>	Sales	35	25	13	35	25	13
	Average	181,033	150,846	144,692	181,033	150,846	144,692
	Median	187,000	155,000	146,000	187,000	155,000	146,000
<b>Northeast</b>	Sales	20	19	13	20	19	13
	Average	147,835	134,074	109,362	147,835	134,074	109,362
	Median	148,250	139,500	113,800	148,250	139,500	113,800
<b>Central</b>	Sales	64	37	27	64	37	27
	Average	236,108	283,348	243,481	236,108	283,348	243,481
	Median	175,250	145,000	191,000	175,250	145,000	191,000
<b>West</b>	Sales	22	17	10	22	17	10
	Average	169,220	143,394	133,975	169,220	143,394	133,975
	Median	165,750	130,000	142,000	165,750	130,000	142,000
<b>Southwest</b>	Sales	47	36	13	47	36	13
	Average	211,402	210,734	171,715	211,402	210,734	171,715
	Median	187,500	199,000	126,000	187,500	199,000	126,000
<b>Southeast</b>	Sales	25	17	18	25	17	18
	Average	197,882	137,754	147,656	197,882	137,754	147,656
	Median	188,000	126,000	156,000	188,000	126,000	156,000
<b>Anthony Henday</b>	Sales	40	37	27	40	37	27
	Average	224,522	193,513	185,437	224,522	193,513	185,437
	Median	215,000	185,000	175,000	215,000	185,000	175,000
<b>City of Edmonton Total</b>	Sales	262	199	126	262	199	126
	Average	204,013	189,874	171,193	204,013	189,874	171,193
	Median	182,000	163,000	152,500	182,000	163,000	152,500

n/a = insufficient data

**Summary of Properties Listed and Sold**  
**City of Edmonton**  
**January 2025**

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		Listed	Sold	Listed	Sold
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
	<b>Total</b>	<b>26,837</b>	<b>16,697</b>	<b>597</b>	<b>189</b>
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
	<b>Total</b>	<b>27,990</b>	<b>16,865</b>	<b>803</b>	<b>201</b>
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
	<b>Total</b>	<b>24,572</b>	<b>15,730</b>	<b>918</b>	<b>252</b>
2024	January	1,519	1,053	81	10
	February	1,919	1,401	75	17
	March	2,486	1,728	69	32
	April	2,646	2,144	102	32
	May	2,962	2,141	81	26
	June	2,575	1,932	82	33
	July	2,637	2,010	88	24
	August	2,428	1,771	69	18
	September	2,214	1,538	72	19
	October	2,090	1,734	90	27
	November	1,506	1,366	85	26
	December	972	1,055	65	28
	<b>Total</b>	<b>25,954</b>	<b>19,873</b>	<b>959</b>	<b>292</b>
2025	January	1,755	1,187	103	18
	<b>Total</b>	<b>1,755</b>	<b>1,187</b>	<b>103</b>	<b>18</b>

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

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

## Residential Average Sale Price by Type

### City of Edmonton

January 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>1</sup>
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	547,695	404,764	285,505	200,616	414,687
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	414,413	283,667	195,240	410,853
	October	549,307	410,571	297,917	189,230	419,903
	November	521,017	404,367	279,785	193,822	407,100
	December	531,663	402,752	287,959	204,106	417,433
	YTD Average	526,160	410,844	283,990	196,112	407,463
2025	January	554,989	422,560	300,379	204,013	420,897

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

## January 2025

	2025	2024	2023	2022	2021
<b>Edmonton City Monthly</b>					
New Listings	1,925	1,664	1,747	1,714	1,744
Sales	1,244	1,094	729	1,007	842
Sales Volume	534,937,727	453,674,274	260,728,596	384,135,158	318,009,088
<b>Edmonton City Year to Date</b>					
New Listings	1,925	1,664	1,747	1,714	1,744
Sales	1,244	1,094	729	1,007	842
Sales Volume	534,937,727	453,674,274	260,728,596	384,135,158	318,009,088
<b>Edmonton City Month End Active Inventory</b>					
Residential	2,665	3,098	3,811	3,511	3,944
Commercial	471	444	456	371	355
TOTAL	3,292	3,737	4,528	4,086	4,513
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	2,709	2,403	2,524	2,354	2,644
Sales	1,697	1,522	1,050	1,434	1,301
Sales Volume	755,637,542	647,016,279	385,037,615	565,434,086	510,330,127
<b>Greater Edmonton Area Year to Date</b>					
New Listings	2,709	2,403	2,524	2,354	2,644
Sales	1,697	1,522	1,050	1,434	1,301
Sales Volume	755,637,542	647,016,279	385,037,615	565,434,086	510,330,127
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	3,723	4,563	5,185	4,636	5,566
Commercial	753	726	784	667	705
TOTAL	4,832	5,740	6,542	5,851	6,871
<hr/>					
<b>Total Board Monthly</b>					
New Listings	3,074	2,784	2,867	2,667	3,051
Sales	1,892	1,694	1,172	1,610	1,511
Sales Volume	813,460,907	702,226,745	412,247,490	607,173,115	563,628,832
<b>Total Board Year to Date</b>					
New Listings	3,074	2,784	2,867	2,667	3,051
Sales	1,892	1,694	1,172	1,610	1,511
Sales Volume	813,460,907	702,226,745	412,247,490	607,173,115	563,628,832

**Total Board  
January 2025**

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,566 / 1,566	1,464 / 1,464	1,479 / 1,479	1,269 / 1,269	1,610 / 1,610
Sales / YTD	992 / 992	983 / 983	671 / 671	969 / 969	979 / 979
Sales to New Listings Ratio / YTD	63% / 63%	67% / 67%	45% / 45%	76% / 76%	61% / 61%
Sales Volume	528,548,530	460,770,963	285,067,046	425,495,755	411,888,493
Sales Volume YTD	528,548,530	460,770,963	285,067,046	425,495,755	411,888,493
<b>Semi-detached</b>					
New Listings / YTD	286 / 286	193 / 193	233 / 233	236 / 236	269 / 269
Sales / YTD	202 / 202	147 / 147	100 / 100	163 / 163	129 / 129
Sales to New Listings Ratio / YTD	71% / 71%	76% / 76%	43% / 43%	69% / 69%	48% / 48%
Sales Volume	84,524,828	54,535,316	35,506,082	60,591,338	43,929,284
Sales Volume YTD	84,524,828	54,535,316	35,506,082	60,591,338	43,929,284
<b>Row/Townhouse</b>					
New Listings / YTD	322 / 322	270 / 270	261 / 261	299 / 299	303 / 303
Sales / YTD	239 / 239	197 / 197	149 / 149	161 / 161	142 / 142
Sales to New Listings Ratio / YTD	74% / 74%	73% / 73%	57% / 57%	54% / 54%	47% / 47%
Sales Volume	73,980,636	52,859,455	36,811,073	39,023,224	34,199,981
Sales Volume YTD	73,980,636	52,859,455	36,811,073	39,023,224	34,199,981
<b>Apartment Condominium</b>					
New Listings / YTD	505 / 505	452 / 452	491 / 491	516 / 516	526 / 526
Sales / YTD	309 / 309	226 / 226	152 / 152	163 / 163	128 / 128
Sales to New Listings Ratio / YTD	61% / 61%	50% / 50%	31% / 31%	32% / 32%	24% / 24%
Sales Volume	62,448,774	43,720,201	28,975,250	30,933,292	23,582,842
Sales Volume YTD	62,448,774	43,720,201	28,975,250	30,933,292	23,582,842
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,679 / 2,679	2,379 / 2,379	2,464 / 2,464	2,320 / 2,320	2,708 / 2,708
Sales / YTD	1,742 / 1,742	1,553 / 1,553	1,072 / 1,072	1,456 / 1,456	1,378 / 1,378
Sales to New Listings Ratio / YTD	65% / 65%	65% / 65%	44% / 44%	63% / 63%	51% / 51%
Sales Volume	749,502,768	611,885,935	386,359,451	556,043,609	513,600,600
Sales Volume YTD	749,502,768	611,885,935	386,359,451	556,043,609	513,600,600
<b>Other<sup>2</sup></b>					
New Listings / YTD	190 / 190	233 / 233	218 / 218	205 / 205	201 / 201
Sales / YTD	106 / 106	97 / 97	66 / 66	105 / 105	93 / 93
Sales to New Listings Ratio / YTD	56% / 56%	42% / 42%	30% / 30%	51% / 51%	46% / 46%
Sales Volume	34,685,252	26,096,901	13,285,242	27,887,203	19,992,642
Sales Volume YTD	34,685,252	26,096,901	13,285,242	27,887,203	19,992,642

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

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

## 5 Year Commercial Activity

### Total Board

### January 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	29 / 29	31 / 31	20 / 20	33 / 33	19 / 19
Sales / YTD	5 / 5	9 / 9	1 / 1	7 / 7	1 / 1
Sales to New Listings Ratio / YTD	17% / 17%	29% / 29%	5% / 5%	21% / 21%	5% / 5%
Sales Volume	1,249,500	35,935,900	1,725,000	5,487,999	160,000
Sales Volume YTD	1,249,500	35,935,900	1,725,000	5,487,999	160,000
<b>Investment</b>					
New Listings / YTD	58 / 58	37 / 37	48 / 48	35 / 35	36 / 36
Sales / YTD	13 / 13	6 / 6	8 / 8	13 / 13	7 / 7
Sales to New Listings Ratio / YTD	22% / 22%	16% / 16%	17% / 17%	37% / 37%	19% / 19%
Sales Volume	8,431,025	3,770,000	3,626,000	8,095,780	5,190,000
Sales Volume YTD	8,431,025	3,770,000	3,626,000	8,095,780	5,190,000
<b>Multi Family</b>					
New Listings / YTD	9 / 9	9 / 9	16 / 16	12 / 12	16 / 16
Sales / YTD	4 / 4	2 / 2	5 / 5	3 / 3	11 / 11
Sales to New Listings Ratio / YTD	44% / 44%	22% / 22%	31% / 31%	25% / 25%	69% / 69%
Sales Volume	7,326,111	1,592,500	2,735,000	2,730,500	16,692,500
Sales Volume YTD	7,326,111	1,592,500	2,735,000	2,730,500	16,692,500
<b>Hotel/Motel</b>					
New Listings / YTD	3 / 3	1 / 1	0 / 0	0 / 0	1 / 1
Sales / YTD	0 / 0	1 / 1	0 / 0	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	100% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	840,000	0	460,000	0
Sales Volume YTD	0	840,000	0	460,000	0
<b>Business</b>					
New Listings / YTD	48 / 48	39 / 39	36 / 36	23 / 23	10 / 10
Sales / YTD	8 / 8	6 / 6	2 / 2	5 / 5	2 / 2
Sales to New Listings Ratio / YTD	17% / 17%	15% / 15%	6% / 6%	22% / 22%	20% / 20%
Sales Volume	5,020,000	4,355,000	300,000	1,177,000	1,025,000
Sales Volume YTD	5,020,000	4,355,000	300,000	1,177,000	1,025,000
<b>Lease</b>					
New Listings / YTD	39 / 39	36 / 36	42 / 42	26 / 26	31 / 31
Sales / YTD	8 / 8	10 / 10	14 / 14	8 / 8	5 / 5
Sales to New Listings Ratio / YTD	21% / 21%	28% / 28%	33% / 33%	31% / 31%	16% / 16%
Sales Volume	2,208,251	9,697,009	2,746,297	1,263,524	478,198
Sales Volume YTD	2,208,251	9,697,009	2,746,297	1,263,524	478,198
<b>Farms</b>					
New Listings / YTD	18 / 18	18 / 18	22 / 22	13 / 13	27 / 27
Sales / YTD	6 / 6	10 / 10	3 / 3	12 / 12	14 / 14
Sales to New Listings Ratio / YTD	33% / 33%	56% / 56%	14% / 14%	92% / 92%	52% / 52%
Sales Volume	5,038,000	8,053,500	1,343,500	4,027,500	6,489,892
Sales Volume YTD	5,038,000	8,053,500	1,343,500	4,027,500	6,489,892
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	205 / 205	172 / 172	185 / 185	142 / 142	142 / 142
Sales / YTD	44 / 44	44 / 44	34 / 34	49 / 49	40 / 40
Sales to New Listings Ratio / YTD	21% / 21%	26% / 26%	18% / 18%	35% / 35%	28% / 28%
Sales Volume	29,272,887	64,243,909	12,602,797	23,242,303	30,035,590
Sales Volume YTD	29,272,887	64,243,909	12,602,797	23,242,303	30,035,590

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

January 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Barrhead</b>	Sales	3	5	1	3	5	1
	Sales Volume	n/a	1,255,000	n/a	n/a	1,255,000	n/a
	Average Price	n/a	251,000	n/a	n/a	251,000	n/a
	Median Price	n/a	247,500	n/a	n/a	247,500	n/a
<b>Beaumont</b>	Sales	15	17	12	15	17	12
	Sales Volume	7,519,600	8,468,150	5,323,000	7,519,600	8,468,150	5,323,000
	Average Price	501,307	498,126	443,583	501,307	498,126	443,583
	Median Price	487,000	450,000	406,000	487,000	450,000	406,000
<b>Bonnyville</b>	Sales	14	6	6	14	6	6
	Sales Volume	5,809,400	2,075,000	1,330,000	5,809,400	2,075,000	1,330,000
	Average Price	414,957	345,833	221,667	414,957	345,833	221,667
	Median Price	356,950	310,000	196,250	356,950	310,000	196,250
<b>Cold Lake</b>	Sales	15	11	9	15	11	9
	Sales Volume	5,049,100	4,062,150	2,828,000	5,049,100	4,062,150	2,828,000
	Average Price	336,607	369,286	314,222	336,607	369,286	314,222
	Median Price	328,000	375,000	295,000	328,000	375,000	295,000
<b>Devon</b>	Sales	13	4	4	13	4	4
	Sales Volume	5,627,500	n/a	n/a	5,627,500	n/a	n/a
	Average Price	432,885	n/a	n/a	432,885	n/a	n/a
	Median Price	390,000	n/a	n/a	390,000	n/a	n/a
<b>Drayton Valley</b>	Sales	11	10	6	11	10	6
	Sales Volume	3,525,000	2,780,700	1,185,000	3,525,000	2,780,700	1,185,000
	Average Price	320,455	278,070	197,500	320,455	278,070	197,500
	Median Price	268,000	274,000	194,250	268,000	274,000	194,250
<b>Fort Saskatchewan</b>	Det. Sales	28	23	17	28	23	17
	Det. Average Price	554,362	483,230	457,869	554,362	483,230	457,869
	Det. Median Price	548,250	490,000	441,800	548,250	490,000	441,800
	Apt. Sales	5	2	3	5	2	3
	Apt. Average Price	144,600	n/a	n/a	144,600	n/a	n/a
	Apt. Median Price	153,000	n/a	n/a	153,000	n/a	n/a
	Total Sales Volume	21,557,448	13,355,295	11,908,666	21,557,448	13,355,295	11,908,666
<b>Gibbons</b>	Sales	1	4	5	1	4	5
	Sales Volume	n/a	n/a	1,614,000	n/a	n/a	1,614,000
	Average Price	n/a	n/a	322,800	n/a	n/a	322,800
	Median Price	n/a	n/a	321,000	n/a	n/a	321,000
<b>Leduc</b>	Det. Sales	24	40	24	24	40	24
	Det. Average Price	462,363	450,781	437,152	462,363	450,781	437,152
	Det. Median Price	465,000	459,500	403,300	465,000	459,500	403,300
	Apt. Sales	3	3	0	3	3	0
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	17,530,600	21,764,656	12,145,650	17,530,600	21,764,656	12,145,650

n/a = insufficient data

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

January 2025

	2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Morinville</b>						
Sales	7	11	4	7	11	4
Sales Volume	2,944,055	3,583,000	n/a	2,944,055	3,583,000	n/a
Average Price	420,579	325,727	n/a	420,579	325,727	n/a
Median Price	419,555	311,000	n/a	419,555	311,000	n/a
<b>Sherwood Park</b>						
Det. Sales	29	40	32	29	40	32
Det. Average Price	568,679	480,837	454,344	568,679	480,837	454,344
Det. Median Price	555,000	466,250	435,000	555,000	466,250	435,000
Apt. Sales	6	5	6	6	5	6
Apt. Average Price	249,400	245,100	288,000	249,400	245,100	288,000
Apt. Median Price	243,000	209,500	299,000	243,000	209,500	299,000
Total Sales Volume	25,377,298	27,025,792	20,692,552	25,377,298	27,025,792	20,692,552
<b>Spruce Grove</b>						
Det. Sales	43	30	25	43	30	25
Det. Average Price	527,005	453,735	446,020	527,005	453,735	446,020
Det. Median Price	500,000	447,500	428,000	500,000	447,500	428,000
Apt. Sales	7	3	5	7	3	5
Apt. Average Price	222,136	n/a	155,600	222,136	n/a	155,600
Apt. Median Price	217,000	n/a	165,000	217,000	n/a	165,000
Total Sales Volume	30,820,148	20,548,141	15,895,998	30,820,148	20,548,141	15,895,998
<b>St. Albert</b>						
Det. Sales	39	34	24	39	34	24
Det. Average Price	593,794	529,685	465,770	593,794	529,685	465,770
Det. Median Price	535,000	449,999	434,500	535,000	449,999	434,500
Apt. Sales	10	9	9	10	9	9
Apt. Average Price	208,690	233,889	400,389	208,690	233,889	400,389
Apt. Median Price	225,000	155,000	207,000	225,000	155,000	207,000
Total Sales Volume	31,457,855	24,445,348	18,257,818	31,457,855	24,445,348	18,257,818
<b>St. Paul</b>						
Sales	4	6	6	4	6	6
Sales Volume	n/a	1,375,500	1,937,000	n/a	1,375,500	1,937,000
Average Price	n/a	229,250	322,833	n/a	229,250	322,833
Median Price	n/a	197,500	260,000	n/a	197,500	260,000
<b>Stony Plain</b>						
Sales	38	29	14	38	29	14
Sales Volume	12,903,246	10,261,100	5,559,500	12,903,246	10,261,100	5,559,500
Average Price	339,559	353,831	397,107	339,559	353,831	397,107
Median Price	329,250	344,900	299,500	329,250	344,900	299,500
<b>Vegreville</b>						
Sales	10	8	1	10	8	1
Sales Volume	3,000,900	1,857,200	n/a	3,000,900	1,857,200	n/a
Average Price	300,090	232,150	n/a	300,090	232,150	n/a
Median Price	294,500	232,900	n/a	294,500	232,900	n/a
<b>Westlock</b>						
Sales	4	5	6	4	5	6
Sales Volume	n/a	1,129,900	1,586,500	n/a	1,129,900	1,586,500
Average Price	n/a	225,980	264,417	n/a	225,980	264,417
Median Price	n/a	215,000	240,250	n/a	215,000	240,250
<b>Wetaskiwin</b>						
Sales	14	7	5	14	7	5
Sales Volume	3,143,525	1,451,600	791,500	3,143,525	1,451,600	791,500
Average Price	224,538	207,371	158,300	224,538	207,371	158,300
Median Price	183,500	215,000	145,000	183,500	215,000	145,000

n/a = insufficient data

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



January 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	2	1	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	2	1	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	2	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	3	2	0	3	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	2	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	1	0	3	1	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

January 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	2	7	7	2	7	7
	Sales Volume	n/a	1,402,500	1,187,500	n/a	1,402,500	1,187,500
<b>Bonnyville M.D.</b>	Sales	18	9	6	18	9	6
	Sales Volume	6,144,400	2,962,900	1,330,000	6,144,400	2,962,900	1,330,000
<b>Lac la Biche County</b>	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	5	4	1	5	4	1
	Sales Volume	1,362,750	n/a	n/a	1,362,750	n/a	n/a
<b>Leduc County</b>	Sales	12	12	4	12	12	4
	Sales Volume	9,846,500	7,064,650	n/a	9,846,500	7,064,650	n/a
<b>Parkland County</b>	Sales	19	28	23	19	28	23
	Sales Volume	13,593,650	15,594,050	9,016,342	13,593,650	15,594,050	9,016,342
<b>Smoky Lake County</b>	Sales	7	4	1	7	4	1
	Sales Volume	1,324,500	n/a	n/a	1,324,500	n/a	n/a
<b>St. Paul County</b>	Sales	5	8	9	5	8	9
	Sales Volume	696,700	1,973,600	2,640,500	696,700	1,973,600	2,640,500
<b>Strathcona County</b>	Sales	26	17	7	26	17	7
	Sales Volume	21,523,606	13,281,500	3,421,800	21,523,606	13,281,500	3,421,800
<b>Sturgeon County</b>	Sales	6	17	11	6	17	11
	Sales Volume	4,048,500	10,873,000	6,579,500	4,048,500	10,873,000	6,579,500
<b>Thorhild County</b>	Sales	3	4	4	3	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	1	3	4	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a