

Media Release

Real estate in the Greater Edmonton Area showing signs of spring thaw.

Edmonton, March 4, 2025: There were 1,825 residential unit sales in the Greater Edmonton Area (GEA) real estate market during February 2025, a 14.3% monthly increase from January 2025 and a 7.1% decrease from February 2024. New residential listings amounted to 2,723, up 13.2% from January 2025 and down 0.4% from the previous year. Overall inventory in the GEA increased 11.4% month-over-month, though levels remain lower year-over-year, decreasing 13.4% from February 2024.

The total number of Detached units sold was 1,015, an increase of 18.6% over the previous month and 12.3% lower than the previous year. Semi-detached sales increased 7.5% month-over-month and 11.4% higher year-over-year, moving 215 units last month. Row/Townhouse unit sales increased 23.4% compared to January 2025 and recorded 3.9% more sales than February 2024. Apartment Condominium unit sales were down 9.2% from the previous year and 0.3% from the previous month.

Total residential average prices came in at \$449,554, increasing 2.6% from the previous month and reflecting an overall growth of 10.5% compared to February 2024. Detached home prices averaged \$567,913, an increase of 1.2% from January 2025 and 11.9% higher than the previous year. Semi-detached units sold for an average of \$420,786, a decrease of 0.1% from the last month and showing an increase of 8.9% year-over-year. Row/townhouse prices were down 3.5% from January 2025 but measured 9.1% higher than last year, with an average selling price of \$300,818. Apartment Condominium average prices rose 7.3% from January 2025 to \$217,373 and ended the month 19.9% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA was \$428,800, increasing 2.3% from January 2025 and up 12.3% from February 2024.

“There’s been a definite shift in the market over the past month towards an early spring market,” says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. “REALTORS® know that prices will increase as the season gets busier and new inventory tends to decrease. If they are representing buyer-clients, they’re likely warning them to be ready to move fast when the right property comes up.”

Detached homes averaged 39 days on the market, a significant 12-day decrease from January 2025. Semi-detached homes decreased by 11 days, with properties averaging 26 days on the market. Row/townhouses decreased nine days to 28, while Apartment Condominiums averaged 48 days on market, reflecting a nine-day decrease as well. Overall, all residential listings averaged 37 days on the market, equating to an 11-day month-over-month decrease and a 13-day decrease compared to February 2024.

Darlene Reid, 2025 Chair for the RAE Board of Directors

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

MLS® System Activity (for all-residential sales in GEA ¹)	February 2025	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 567,913.00	1.2%	11.9%
Detached median ³ selling price – month	\$ 530,000.00	2.9%	14.0%
Semi-detached average selling price – month	\$ 420,786.00	-0.1%	8.9%
Semi-detached median selling price – month	\$ 425,115.00	1.2%	9.6%
Row/Townhouse average selling price – month	\$ 300,818.00	-3.5%	9.1%
Row/Townhouse median selling price – month	\$ 305,000.00	-4.7%	7.0%
Apartment Condominium average selling price	\$ 217,373.00	7.3%	19.9%
Apartment Condominium median selling price	\$ 198,500.00	9.1%	18.2%
All-residential ⁴ average selling price	\$ 449,554.00	2.6%	10.5%
All-residential median selling price	\$ 435,000.00	4.1%	9.3%
# residential listings this month	2,723	13.2%	-0.4%
# residential sales this month	1,825	14.3%	-7.1%
# residential inventory at month end	4,157	11.4%	-13.4%
# Total ⁵ MLS® System sales this month	2,122	12.2%	-6.4%
\$ Value Total residential sales this month	\$ 869,074,225.00	16.0%	2.7%
\$ Value of total MLS® System sales – month	\$ 941,457,457.00	15.7%	4.0%
\$ Value of total MLS® System sales - YTD	\$ 1,754,469,364.00	115.7%	9.1%

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 ¹)	February 2025	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 505,700.00	2.2%	14.2%
Apartment benchmark price	\$ 207,300.00	4.3%	14.2%
Townhouse benchmark price	\$ 292,800.00	3.9%	19.3%
Composite benchmark price	\$ 428,800.00	2.3%	12.3%

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

MLS® Rental Listing Activity (Monthly ⁸)	February 2025	
Total Rented Listings	25	
Active Rentals	80	
	February 2025	Long-term Monthly Average ¹⁰
Average Days on Market	37	26
Average Price ⁹ for 1-Bedroom Units	\$ 1,135.00	\$1,293.00
Average Price for 2-Bedroom Units	\$ 1,828.00	\$1,804.00

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, 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)

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Greater Edmonton Area¹

February 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,555 / 2,876	1,618 / 2,902	1,484 / 2,772	1,675 / 2,764	1,517 / 2,855
Sales / YTD	1,015 / 1,871	1,158 / 2,035	724 / 1,306	1,480 / 2,340	1,114 / 1,936
Sales to New Listings Ratio / YTD	65% / 65%	72% / 70%	49% / 47%	88% / 85%	73% / 68%
Sales Volume	576,431,232	587,365,354	334,386,053	746,832,516	499,634,865
Sales Volume YTD	1,056,888,662	1,011,082,202	597,108,499	1,143,254,843	868,659,553
Average Sale Price	567,913	507,224	461,859	504,617	448,505
Average Sale Price YTD	564,879	496,846	457,204	488,570	448,688
Median Sale Price	530,000	465,000	429,500	470,000	413,750
Median Sale Price YTD	525,000	460,000	425,000	452,000	410,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 98%	97% / 97%	99% / 99%	98% / 98%
Average Days on Market / YTD	39 / 44	48 / 53	54 / 59	43 / 47	50 / 55
Median Days on Market / YTD	19 / 26	28 / 35	33 / 46	21 / 27	25 / 32
Average Days on Market (Cum.) / YTD	59 / 67	83 / 91	91 / 97	65 / 70	80 / 86
Median Days on Market (Cum.) / YTD	21 / 34	41 / 58	72 / 80	26 / 35	32 / 51
Semi-detached					
New Listings / YTD	264 / 537	288 / 467	213 / 438	315 / 543	252 / 513
Sales / YTD	215 / 414	193 / 334	152 / 252	288 / 446	185 / 313
Sales to New Listings Ratio / YTD	81% / 77%	67% / 72%	71% / 58%	91% / 82%	73% / 61%
Sales Volume	90,469,041	74,541,322	54,507,189	103,745,809	64,791,605
Sales Volume YTD	174,313,869	127,898,638	90,013,271	163,107,447	108,548,889
Average Sale Price	420,786	386,224	358,600	360,229	350,225
Average Sale Price YTD	421,048	382,930	357,196	365,712	346,802
Median Sale Price	425,115	388,000	364,250	359,950	333,635
Median Sale Price YTD	424,000	390,000	353,750	360,000	329,900
Sale to List Price Ratio / YTD	100% / 100%	99% / 98%	98% / 98%	100% / 99%	98% / 97%
Average Days on Market / YTD	26 / 31	41 / 46	58 / 55	40 / 46	51 / 59
Median Days on Market / YTD	15 / 19	23 / 30	35 / 37	22 / 26	29 / 36
Average Days on Market (Cum.) / YTD	33 / 41	66 / 69	93 / 87	56 / 66	77 / 83
Median Days on Market (Cum.) / YTD	16 / 20	28 / 39	71 / 67	24 / 31	34 / 45
Row/Townhouse					
New Listings / YTD	398 / 714	318 / 582	318 / 575	376 / 672	332 / 631
Sales / YTD	290 / 525	279 / 472	187 / 335	283 / 440	188 / 327
Sales to New Listings Ratio / YTD	73% / 74%	88% / 81%	59% / 58%	75% / 65%	57% / 52%
Sales Volume	87,237,121	76,930,135	46,999,165	74,296,089	46,602,283
Sales Volume YTD	160,525,732	128,920,590	83,667,738	112,748,813	80,255,764
Average Sale Price	300,818	275,735	251,332	262,530	247,884
Average Sale Price YTD	305,763	273,137	249,754	256,247	245,430
Median Sale Price	305,000	285,000	248,500	260,000	243,000
Median Sale Price YTD	312,500	275,000	241,000	253,125	244,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 98%	97% / 96%	98% / 97%	97% / 97%
Average Days on Market / YTD	28 / 32	45 / 48	60 / 61	57 / 57	61 / 65
Median Days on Market / YTD	17 / 20	25 / 29	41 / 48	37 / 39	38 / 47
Average Days on Market (Cum.) / YTD	41 / 44	59 / 64	93 / 95	88 / 94	89 / 91
Median Days on Market (Cum.) / YTD	17 / 22	28 / 36	78 / 72	61 / 67	63 / 67

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

February 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	501 / 996	507 / 946	512 / 995	601 / 1,112	564 / 1,084
Sales / YTD	305 / 611	336 / 561	229 / 381	234 / 389	152 / 279
Sales to New Listings Ratio / YTD	61% / 61%	66% / 59%	45% / 38%	39% / 35%	27% / 26%
Sales Volume	66,298,790	60,932,728	42,907,977	43,897,663	31,295,587
Sales Volume YTD	128,313,664	104,393,929	71,883,227	73,987,255	54,758,429
Average Sale Price	217,373	181,347	187,371	187,597	205,892
Average Sale Price YTD	210,006	186,085	188,670	190,199	196,267
Median Sale Price	198,500	168,000	172,500	174,000	183,950
Median Sale Price YTD	190,000	168,000	168,000	170,000	172,000
Sale to List Price Ratio / YTD	100% / 98%	96% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	48 / 52	65 / 65	65 / 72	68 / 73	62 / 68
Median Days on Market / YTD	30 / 34	38 / 43	44 / 57	52 / 61	45 / 55
Average Days on Market (Cum.) / YTD	78 / 83	93 / 96	123 / 129	126 / 122	117 / 118
Median Days on Market (Cum.) / YTD	46 / 53	56 / 61	104 / 110	97 / 95	84 / 84
Total Residential²					
New Listings / YTD	2,718 / 5,123	2,731 / 4,897	2,527 / 4,780	2,967 / 5,091	2,665 / 5,083
Sales / YTD	1,825 / 3,421	1,966 / 3,402	1,292 / 2,274	2,285 / 3,615	1,639 / 2,855
Sales to New Listings Ratio / YTD	67% / 67%	72% / 69%	51% / 48%	77% / 71%	62% / 56%
Sales Volume	820,436,184	799,769,539	478,800,384	968,772,077	642,324,340
Sales Volume YTD	1,520,041,927	1,372,295,359	842,672,735	1,493,098,358	1,112,222,635
Average Sale Price	449,554	406,800	370,589	423,970	391,900
Average Sale Price YTD	444,327	403,379	370,568	413,029	389,570
Median Sale Price	435,000	398,000	357,000	391,000	370,000
Median Sale Price YTD	427,500	395,000	352,500	383,900	365,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	97% / 97%	99% / 98%	97% / 97%
Average Days on Market / YTD	37 / 42	50 / 54	57 / 61	47 / 51	52 / 58
Median Days on Market / YTD	19 / 25	28 / 35	36 / 47	26 / 30	28 / 36
Average Days on Market (Cum.) / YTD	56 / 63	80 / 86	97 / 101	73 / 78	84 / 89
Median Days on Market (Cum.) / YTD	21 / 31	38 / 54	78 / 83	32 / 45	39 / 57
Other³					
New Listings / YTD	107 / 207	129 / 245	129 / 270	125 / 250	135 / 264
Sales / YTD	55 / 122	73 / 134	51 / 93	70 / 143	62 / 120
Sales to New Listings Ratio / YTD	51% / 59%	57% / 55%	40% / 34%	56% / 57%	46% / 45%
Sales Volume	24,085,905	21,840,610	12,095,099	20,815,800	15,993,340
Sales Volume YTD	52,814,617	41,506,560	22,178,841	43,466,301	31,979,082
Average Sale Price	437,926	299,186	237,159	297,369	257,957
Average Sale Price YTD	432,907	309,750	238,482	303,960	266,492
Median Sale Price	330,000	199,900	152,500	233,750	228,420
Median Sale Price YTD	330,000	215,000	127,000	219,000	211,450
Sale to List Price Ratio / YTD	112% / 103%	95% / 94%	92% / 91%	96% / 94%	94% / 93%
Average Days on Market / YTD	68 / 95	69 / 82	91 / 88	102 / 96	116 / 141
Median Days on Market / YTD	22 / 43	50 / 54	76 / 76	70 / 66	63 / 88
Average Days on Market (Cum.) / YTD	178 / 164	179 / 174	138 / 132	136 / 131	201 / 248
Median Days on Market (Cum.) / YTD	29 / 59	66 / 88	102 / 92	98 / 88	98 / 119

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

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

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

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

February 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	21 / 46	12 / 35	17 / 34	18 / 33	12 / 25
Sales / YTD	7 / 9	4 / 6	3 / 4	6 / 9	3 / 4
Sales to New Listings Ratio / YTD	33% / 20%	33% / 17%	18% / 12%	33% / 27%	25% / 16%
Sales Volume	9,719,010	9,590,000	5,813,000	21,497,750	1,973,878
Sales Volume YTD	10,899,010	45,090,000	7,538,000	26,332,750	2,133,878
Average Sale Price	1,388,430	2,397,500	1,937,667	3,582,958	657,959
Average Sale Price YTD	1,211,001	7,515,000	1,884,500	2,925,861	533,470
Median Sale Price	1,000,000	675,000	875,000	1,700,000	715,000
Median Sale Price YTD	900,000	1,125,000	1,300,000	1,350,000	455,000
Sale to List Price Ratio / YTD	93% / 90%	106% / 100%	98% / 97%	101% / 99%	81% / 81%
Average Days on Market / YTD	117 / 225	117 / 195	154 / 305	209 / 244	503 / 665
Median Days on Market / YTD	84 / 84	95 / 103	114 / 182	207 / 253	685 / 747
Average Days on Market (Cum.) / YTD	277 / 349	117 / 251	154 / 305	396 / 369	503 / 665
Median Days on Market (Cum.) / YTD	284 / 284	95 / 187	114 / 182	207 / 253	685 / 747
Investment					
New Listings / YTD	40 / 89	26 / 47	35 / 69	33 / 60	32 / 54
Sales / YTD	6 / 16	6 / 10	7 / 12	14 / 25	7 / 10
Sales to New Listings Ratio / YTD	15% / 18%	23% / 21%	20% / 17%	42% / 42%	22% / 19%
Sales Volume	3,387,000	4,077,900	3,631,420	13,635,000	2,528,000
Sales Volume YTD	10,949,525	6,927,900	6,826,420	21,385,780	5,194,000
Average Sale Price	564,500	679,650	518,774	973,929	361,143
Average Sale Price YTD	684,345	692,790	568,868	855,431	519,400
Median Sale Price	555,000	355,200	525,000	395,000	331,500
Median Sale Price YTD	555,000	355,200	562,500	365,000	399,750
Sale to List Price Ratio / YTD	92% / 93%	93% / 94%	94% / 94%	102% / 93%	88% / 88%
Average Days on Market / YTD	144 / 144	205 / 348	164 / 131	193 / 160	137 / 155
Median Days on Market / YTD	148 / 143	151 / 155	121 / 108	135 / 104	139 / 163
Average Days on Market (Cum.) / YTD	144 / 165	348 / 434	251 / 190	223 / 177	164 / 174
Median Days on Market (Cum.) / YTD	148 / 164	352 / 253	192 / 140	135 / 104	139 / 163
Multi Family					
New Listings / YTD	12 / 20	14 / 21	6 / 15	14 / 23	2 / 17
Sales / YTD	5 / 9	3 / 5	3 / 6	2 / 3	1 / 12
Sales to New Listings Ratio / YTD	42% / 45%	21% / 24%	50% / 40%	14% / 13%	50% / 71%
Sales Volume	9,945,700	2,881,000	5,304,000	3,674,000	495,000
Sales Volume YTD	17,271,811	4,473,500	7,669,000	5,459,000	17,187,500
Average Sale Price	1,989,140	960,333	1,768,000	1,837,000	495,000
Average Sale Price YTD	1,919,090	894,700	1,278,167	1,819,667	1,432,292
Median Sale Price	1,820,000	710,000	830,000	1,837,000	495,000
Median Sale Price YTD	1,820,000	710,000	825,000	1,785,000	1,425,000
Sale to List Price Ratio / YTD	96% / 95%	90% / 94%	94% / 92%	90% / 93%	92% / 94%
Average Days on Market / YTD	138 / 132	197 / 167	99 / 265	130 / 100	299 / 186
Median Days on Market / YTD	148 / 131	265 / 208	95 / 76	130 / 112	299 / 128
Average Days on Market (Cum.) / YTD	208 / 181	244 / 196	99 / 265	130 / 161	687 / 238
Median Days on Market (Cum.) / YTD	163 / 163	265 / 208	95 / 76	130 / 148	687 / 128
Hotel/Motel					
New Listings / YTD	1 / 1	0 / 0	1 / 1	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

¹ 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 Area¹

February 2025

	2025	2024	2023	2022	2021
Business					
New Listings / YTD	42 / 83	31 / 62	30 / 56	23 / 43	12 / 18
Sales / YTD	4 / 10	3 / 6	4 / 6	7 / 11	0 / 2
Sales to New Listings Ratio / YTD	10% / 12%	10% / 10%	13% / 11%	30% / 26%	0% / 11%
Sales Volume	472,000	510,000	499,000	1,997,500	0
Sales Volume YTD	4,817,000	800,000	799,000	3,094,500	1,025,000
Average Sale Price	118,000	170,000	124,750	285,357	0
Average Sale Price YTD	481,700	133,333	133,167	281,318	512,500
Median Sale Price	92,500	150,000	66,000	200,000	0
Median Sale Price YTD	227,500	112,500	101,000	200,000	512,500
Sale to List Price Ratio / YTD	79% / 81%	80% / 78%	84% / 89%	94% / 88%	0% / 78%
Average Days on Market / YTD	98 / 133	98 / 83	95 / 101	144 / 180	0 / 271
Median Days on Market / YTD	101 / 138	96 / 83	99 / 101	133 / 133	0 / 271
Average Days on Market (Cum.) / YTD	98 / 133	98 / 83	95 / 163	144 / 180	0 / 271
Median Days on Market (Cum.) / YTD	101 / 138	96 / 83	99 / 125	133 / 133	0 / 271
Lease					
New Listings / YTD	27 / 57	28 / 60	19 / 56	22 / 47	16 / 43
Sales / YTD	6 / 12	8 / 18	10 / 23	8 / 16	8 / 13
Sales to New Listings Ratio / YTD	22% / 21%	29% / 30%	53% / 41%	36% / 34%	50% / 30%
Sales Volume	2,776,766	688,083	1,632,140	1,164,417	702,383
Sales Volume YTD	4,539,217	10,385,092	4,351,662	2,427,941	1,180,581
Average Sale Price	462,794	86,010	163,214	145,552	87,798
Average Sale Price YTD	378,268	576,950	189,203	151,746	90,814
Median Sale Price	142,772	25,163	118,770	104,264	85,644
Median Sale Price YTD	101,475	112,677	107,940	104,264	65,088
Average Days on Market / YTD	216 / 189	143 / 169	99 / 140	104 / 108	204 / 184
Median Days on Market / YTD	156 / 156	49 / 122	76 / 93	97 / 93	154 / 195
Average Days on Market (Cum.) / YTD	216 / 189	143 / 169	119 / 157	235 / 193	222 / 196
Median Days on Market (Cum.) / YTD	156 / 156	49 / 122	87 / 127	151 / 139	154 / 195
Farms					
New Listings / YTD	12 / 16	8 / 14	11 / 18	13 / 22	14 / 27
Sales / YTD	6 / 11	5 / 9	3 / 4	7 / 11	3 / 8
Sales to New Listings Ratio / YTD	50% / 69%	63% / 64%	27% / 22%	54% / 50%	21% / 30%
Sales Volume	5,197,900	4,380,000	1,908,750	7,514,500	1,414,000
Sales Volume YTD	10,000,900	9,275,000	2,558,750	9,240,500	4,838,392
Average Sale Price	866,317	876,000	636,250	1,073,500	471,333
Average Sale Price YTD	909,173	1,030,556	639,688	840,045	604,799
Median Sale Price	674,950	750,000	480,000	889,500	311,000
Median Sale Price YTD	750,000	1,000,000	565,000	778,500	393,000
Sale to List Price Ratio / YTD	92% / 90%	89% / 89%	74% / 78%	93% / 95%	90% / 87%
Average Days on Market / YTD	64 / 88	136 / 183	193 / 146	77 / 94	137 / 203
Median Days on Market / YTD	50 / 78	181 / 181	157 / 127	101 / 94	168 / 185
Average Days on Market (Cum.) / YTD	64 / 88	157 / 195	280 / 289	77 / 205	137 / 203
Median Days on Market (Cum.) / YTD	50 / 78	226 / 226	325 / 320	101 / 121	168 / 185
Total Commercial²					
New Listings / YTD	155 / 312	121 / 242	119 / 249	126 / 231	88 / 185
Sales / YTD	36 / 69	30 / 55	30 / 56	44 / 75	22 / 49
Sales to New Listings Ratio / YTD	23% / 22%	25% / 23%	25% / 22%	35% / 32%	25% / 26%
Sales Volume	32,898,376	22,586,983	18,788,310	49,483,167	7,113,261
Sales Volume YTD	59,877,463	77,411,492	29,869,832	67,940,471	31,559,351
Average Sale Price	913,844	752,899	626,277	1,124,617	323,330
Average Sale Price YTD	867,789	1,407,482	533,390	905,873	644,068
Median Sale Price	567,500	340,700	357,500	427,500	269,000
Median Sale Price YTD	560,000	341,400	306,512	365,000	363,500
Sale to List Price Ratio / YTD	91% / 90%	92% / 91%	90% / 92%	98% / 93%	87% / 89%
Average Days on Market / YTD	127 / 148	147 / 194	129 / 163	150 / 150	218 / 224
Median Days on Market / YTD	93 / 125	93 / 119	101 / 100	126 / 104	167 / 168
Average Days on Market (Cum.) / YTD	168 / 176	188 / 222	164 / 199	209 / 207	251 / 244
Median Days on Market (Cum.) / YTD	122 / 140	122 / 129	118 / 137	132 / 132	167 / 168

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

February 2025

Year	Month	Residential ²	Commercial ³	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 (1,218)	713 (39)	5,833 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,740 (1,522)
	February	4,799 (1,966)	756 (30)	6,018 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,426 (3,115)	753 (45)	6,734 (3,245)
	May	5,764 (3,222)	779 (48)	7,129 (3,374)
	June	5,884 (2,842)	762 (59)	7,257 (2,966)
	July	5,817 (2,936)	797 (44)	7,219 (3,075)
	August	5,731 (2,581)	799 (42)	7,099 (2,717)
	September	5,641 (2,257)	814 (45)	6,996 (2,389)
	October	5,102 (2,483)	805 (51)	6,409 (2,616)
	November	4,470 (1,914)	804 (47)	5,741 (2,030)
	December	3,499 (1,422)	704 (48)	4,574 (1,523)
2025	January	3,685 (1,596)	749 (33)	4,786 (1,696)
	February	4,148 (1,825)	780 (36)	5,291 (1,916)

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
February 2025**

Year	Month	Residential ²		Commercial ³		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
	Total		38,107	25,441	1,104	383	41,123
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
	Total		38,898	24,709	1,352	401	42,022
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	1,480	1,218	80	39	1,632	1,297
	Total		34,812	22,698	1,467	445	38,059
2024	January	2,166	1,436	121	25	2,403	1,522
	February	2,731	1,966	121	30	2,981	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	2,257	122	45	3,395	2,389
	October	2,884	2,483	121	51	3,122	2,616
	November	2,047	1,914	120	47	2,263	2,030
	December	1,337	1,422	80	48	1,463	1,523
	Total		36,526	28,636	1,478	535	39,660
2025	January	2,405	1,596	157	33	2,662	1,696
	February	2,718	1,825	155	36	2,980	1,916
	Total	5,123	3,421	312	69	5,642	3,612

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
February 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
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	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,908	398,927
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	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	402,446	288,722	200,266	435,142
	December	538,393	408,572	292,490	204,210	434,539
	YTD Average	536,021	408,122	290,681	200,280	432,375
2025	January	561,282	421,331	311,866	202,663	438,349
	February	567,913	420,786	300,818	217,373	449,554

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
February 2025**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
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 (1,218)	713 (39)	3,206 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,098 (1,053)	444 (10)
	February	4,799 (1,966)	756 (30)	3,236 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,636 (1,728)	437 (32)
	April	5,426 (3,115)	753 (45)	3,755 (2,144)	458 (32)
	May	5,764 (3,222)	779 (48)	4,120 (2,141)	455 (26)
	June	5,884 (2,842)	762 (59)	4,234 (1,932)	455 (33)
	July	5,817 (2,936)	797 (44)	4,254 (2,010)	480 (24)
	August	5,731 (2,581)	799 (42)	4,206 (1,771)	482 (18)
	September	5,641 (2,257)	814 (45)	4,127 (1,537)	488 (19)
	October	5,102 (2,483)	805 (51)	3,734 (1,734)	495 (27)
	November	4,470 (1,914)	804 (47)	3,283 (1,365)	501 (26)
	December	3,499 (1,422)	704 (48)	2,543 (1,054)	448 (28)
2025	January	3,685 (1,596)	749 (33)	2,631 (1,186)	468 (18)
	February	4,148 (1,825)	780 (36)	3,009 (1,265)	487 (23)

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)

City of Edmonton

February 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,027 / 1,855	1,016 / 1,821	957 / 1,812	1,103 / 1,821	882 / 1,659
Sales / YTD	628 / 1,218	750 / 1,348	456 / 841	999 / 1,575	652 / 1,146
Sales to New Listings Ratio / YTD	61% / 66%	74% / 74%	48% / 46%	91% / 86%	74% / 69%
Sales Volume	347,417,053	370,492,008	205,369,636	501,279,246	291,188,674
Sales Volume YTD	674,860,473	654,020,570	378,092,198	761,370,611	505,981,733
Average Sale Price	553,212	493,989	450,372	501,781	446,608
Average Sale Price YTD	554,073	485,178	449,575	483,410	441,520
Median Sale Price	520,000	459,900	420,000	466,000	407,000
Median Sale Price YTD	517,750	450,755	420,000	450,000	400,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 98%	97% / 97%	99% / 99%	98% / 97%
Average Days on Market / YTD	39 / 44	47 / 52	54 / 58	41 / 45	48 / 52
Median Days on Market / YTD	19 / 26	27 / 35	32 / 43	20 / 26	24 / 33
Average Days on Market (Cum.) / YTD	55 / 65	83 / 92	94 / 100	64 / 69	74 / 81
Median Days on Market (Cum.) / YTD	21 / 35	40 / 57	76 / 84	25 / 37	32 / 51
Semi-detached					
New Listings / YTD	190 / 382	189 / 303	140 / 294	232 / 395	176 / 341
Sales / YTD	151 / 298	127 / 227	103 / 171	207 / 323	114 / 200
Sales to New Listings Ratio / YTD	79% / 78%	67% / 75%	74% / 58%	89% / 82%	65% / 59%
Sales Volume	64,436,845	49,392,845	37,167,291	76,289,422	40,120,406
Sales Volume YTD	126,651,722	87,901,154	61,609,973	120,229,109	70,688,603
Average Sale Price	426,734	388,920	360,847	368,548	351,933
Average Sale Price YTD	425,006	387,230	360,292	372,226	353,443
Median Sale Price	430,000	398,500	368,000	369,900	337,000
Median Sale Price YTD	429,950	399,800	363,500	368,000	336,635
Sale to List Price Ratio / YTD	100% / 100%	99% / 98%	98% / 98%	100% / 99%	98% / 97%
Average Days on Market / YTD	26 / 33	42 / 46	55 / 50	36 / 44	47 / 60
Median Days on Market / YTD	17 / 21	21 / 30	35 / 36	21 / 25	28 / 37
Average Days on Market (Cum.) / YTD	34 / 44	63 / 67	97 / 89	48 / 63	72 / 85
Median Days on Market (Cum.) / YTD	19 / 22	22 / 37	83 / 72	22 / 28	34 / 45
Row/Townhouse					
New Listings / YTD	311 / 572	247 / 457	244 / 435	306 / 553	255 / 488
Sales / YTD	226 / 413	229 / 385	150 / 270	224 / 355	146 / 260
Sales to New Listings Ratio / YTD	73% / 72%	93% / 84%	61% / 62%	73% / 64%	57% / 53%
Sales Volume	66,720,631	62,191,017	37,530,787	58,402,993	35,586,444
Sales Volume YTD	122,891,597	104,311,283	66,395,360	89,744,518	62,923,075
Average Sale Price	295,224	271,576	250,205	260,728	243,743
Average Sale Price YTD	297,558	270,938	245,909	252,801	242,012
Median Sale Price	291,250	281,000	246,106	258,950	246,000
Median Sale Price YTD	300,000	275,000	239,999	246,000	245,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	96% / 96%	98% / 97%	97% / 97%
Average Days on Market / YTD	28 / 32	43 / 47	60 / 60	56 / 58	62 / 65
Median Days on Market / YTD	17 / 19	23 / 27	42 / 48	37 / 40	35 / 48
Average Days on Market (Cum.) / YTD	39 / 42	56 / 63	93 / 93	87 / 96	91 / 94
Median Days on Market (Cum.) / YTD	17 / 21	25 / 33	78 / 70	68 / 72	57 / 66

5 Year Residential Activity (Part 2)

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City of Edmonton

February 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	432 / 870	468 / 858	444 / 856	525 / 983	517 / 977
Sales / YTD	260 / 522	295 / 494	198 / 324	203 / 334	135 / 245
Sales to New Listings Ratio / YTD	60% / 60%	63% / 58%	45% / 38%	39% / 34%	26% / 25%
Sales Volume	55,581,195	51,053,936	36,532,528	37,581,113	25,800,275
Sales Volume YTD	109,032,619	88,838,787	58,102,878	62,483,317	45,875,334
Average Sale Price	213,774	173,064	184,508	185,129	191,113
Average Sale Price YTD	208,875	179,836	179,330	187,076	187,246
Median Sale Price	198,500	161,750	170,000	170,000	180,000
Median Sale Price YTD	190,000	162,500	165,000	166,999	170,000
Sale to List Price Ratio / YTD	100% / 98%	96% / 96%	95% / 94%	95% / 95%	95% / 94%
Average Days on Market / YTD	49 / 53	61 / 63	64 / 70	67 / 74	62 / 67
Median Days on Market / YTD	31 / 35	36 / 41	44 / 57	51 / 62	47 / 54
Average Days on Market (Cum.) / YTD	81 / 86	87 / 93	122 / 131	129 / 126	117 / 119
Median Days on Market (Cum.) / YTD	51 / 55	50 / 57	104 / 114	97 / 97	83 / 84
Total Residential¹					
New Listings / YTD	1,960 / 3,679	1,920 / 3,439	1,785 / 3,397	2,166 / 3,752	1,830 / 3,465
Sales / YTD	1,265 / 2,451	1,401 / 2,454	907 / 1,606	1,633 / 2,587	1,047 / 1,851
Sales to New Listings Ratio / YTD	65% / 67%	73% / 71%	51% / 47%	75% / 69%	57% / 53%
Sales Volume	534,155,724	533,129,806	316,600,242	673,552,774	392,695,799
Sales Volume YTD	1,033,436,411	935,071,794	564,200,409	1,033,827,555	685,468,745
Average Sale Price	422,257	380,535	349,063	412,463	375,068
Average Sale Price YTD	421,639	381,040	351,308	399,624	370,323
Median Sale Price	415,000	375,000	338,000	385,000	350,000
Median Sale Price YTD	410,000	375,000	335,500	375,000	349,500
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	97% / 96%	99% / 98%	97% / 97%
Average Days on Market / YTD	37 / 43	49 / 53	57 / 60	46 / 51	51 / 57
Median Days on Market / YTD	20 / 25	28 / 34	36 / 46	26 / 31	28 / 37
Average Days on Market (Cum.) / YTD	55 / 63	78 / 85	100 / 104	73 / 79	81 / 88
Median Days on Market (Cum.) / YTD	22 / 33	36 / 51	83 / 86	33 / 49	42 / 60
Other²					
New Listings / YTD	56 / 121	66 / 130	67 / 129	61 / 125	42 / 99
Sales / YTD	36 / 75	40 / 71	29 / 45	41 / 74	24 / 47
Sales to New Listings Ratio / YTD	64% / 62%	61% / 55%	43% / 35%	67% / 59%	57% / 47%
Sales Volume	14,360,425	15,476,810	7,509,100	13,683,900	7,582,600
Sales Volume YTD	34,781,280	25,372,110	12,861,400	23,948,101	14,356,042
Average Sale Price	398,901	386,920	258,934	333,754	315,942
Average Sale Price YTD	463,750	357,354	285,809	323,623	305,448
Median Sale Price	360,000	295,750	132,000	325,000	295,000
Median Sale Price YTD	370,000	273,000	127,000	286,000	250,000
Sale to List Price Ratio / YTD	97% / 96%	97% / 94%	90% / 91%	96% / 95%	97% / 94%
Average Days on Market / YTD	45 / 80	57 / 67	75 / 71	98 / 82	71 / 90
Median Days on Market / YTD	19 / 29	46 / 51	76 / 59	68 / 61	63 / 77
Average Days on Market (Cum.) / YTD	103 / 133	138 / 151	117 / 109	126 / 112	140 / 168
Median Days on Market (Cum.) / YTD	20 / 49	64 / 87	102 / 92	94 / 76	88 / 97

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

February 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	9 / 20	7 / 23	7 / 18	13 / 22	8 / 16
Sales / YTD	3 / 4	2 / 3	2 / 3	5 / 8	1 / 1
Sales to New Listings Ratio / YTD	33% / 20%	29% / 13%	29% / 17%	38% / 36%	13% / 6%
Sales Volume	2,800,000	640,000	1,113,000	19,447,750	715,000
Sales Volume YTD	3,080,000	34,640,000	2,838,000	24,282,750	715,000
Average Sale Price	933,333	320,000	556,500	3,889,550	715,000
Average Sale Price YTD	770,000	11,546,667	946,000	3,035,344	715,000
Median Sale Price	1,000,000	320,000	556,500	1,350,000	715,000
Median Sale Price YTD	675,000	600,000	875,000	1,082,500	715,000
Sale to List Price Ratio / YTD	85% / 87%	120% / 109%	96% / 96%	103% / 100%	87% / 87%
Average Days on Market / YTD	135 / 116	179 / 320	174 / 369	218 / 255	16 / 16
Median Days on Market / YTD	84 / 72	179 / 271	174 / 249	253 / 286	16 / 16
Average Days on Market (Cum.) / YTD	338 / 269	179 / 320	174 / 369	442 / 395	16 / 16
Median Days on Market (Cum.) / YTD	284 / 184	179 / 271	174 / 249	253 / 286	16 / 16
Investment					
New Listings / YTD	22 / 52	13 / 27	23 / 44	24 / 42	20 / 31
Sales / YTD	4 / 11	4 / 7	7 / 12	11 / 19	7 / 8
Sales to New Listings Ratio / YTD	18% / 21%	31% / 26%	30% / 27%	46% / 45%	35% / 26%
Sales Volume	2,112,000	3,285,400	3,631,420	12,425,000	2,528,000
Sales Volume YTD	8,389,525	5,855,400	6,826,420	17,606,280	3,558,000
Average Sale Price	528,000	821,350	518,774	1,129,545	361,143
Average Sale Price YTD	762,684	836,486	568,868	926,646	444,750
Median Sale Price	535,000	355,200	525,000	425,000	331,500
Median Sale Price YTD	560,000	369,000	562,500	325,000	347,500
Sale to List Price Ratio / YTD	95% / 95%	90% / 93%	94% / 94%	103% / 93%	88% / 88%
Average Days on Market / YTD	126 / 136	196 / 168	164 / 131	178 / 144	137 / 149
Median Days on Market / YTD	126 / 143	145 / 119	121 / 108	132 / 96	139 / 153
Average Days on Market (Cum.) / YTD	126 / 147	365 / 265	251 / 190	178 / 144	164 / 173
Median Days on Market (Cum.) / YTD	126 / 143	352 / 230	192 / 140	132 / 96	139 / 153
Multi Family					
New Listings / YTD	12 / 19	14 / 21	5 / 13	13 / 19	2 / 17
Sales / YTD	5 / 8	3 / 4	2 / 4	2 / 3	1 / 11
Sales to New Listings Ratio / YTD	42% / 42%	21% / 19%	40% / 31%	15% / 16%	50% / 65%
Sales Volume	9,945,700	2,881,000	4,474,000	3,674,000	495,000
Sales Volume YTD	16,170,700	4,211,000	6,244,000	5,459,000	15,387,500
Average Sale Price	1,989,140	960,333	2,237,000	1,837,000	495,000
Average Sale Price YTD	2,021,338	1,052,750	1,561,000	1,819,667	1,398,864
Median Sale Price	1,820,000	710,000	2,237,000	1,837,000	495,000
Median Sale Price YTD	1,857,500	1,020,000	965,000	1,785,000	1,380,000
Sale to List Price Ratio / YTD	96% / 96%	90% / 91%	94% / 91%	90% / 93%	92% / 95%
Average Days on Market / YTD	138 / 120	197 / 200	70 / 57	130 / 100	299 / 191
Median Days on Market / YTD	148 / 115	265 / 237	70 / 51	130 / 112	299 / 125
Average Days on Market (Cum.) / YTD	208 / 175	244 / 235	70 / 57	130 / 161	687 / 248
Median Days on Market (Cum.) / YTD	163 / 131	265 / 237	70 / 51	130 / 148	687 / 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

5 Year Commercial Activity (Part 2)

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City of Edmonton

February 2025

	2025	2024	2023	2022	2021
Business					
New Listings / YTD	33 / 66	24 / 49	24 / 42	11 / 25	11 / 15
Sales / YTD	4 / 8	3 / 4	3 / 4	3 / 6	0 / 2
Sales to New Listings Ratio / YTD	12% / 12%	13% / 8%	13% / 10%	27% / 24%	0% / 13%
Sales Volume	472,000	510,000	457,000	1,275,000	0
Sales Volume YTD	1,477,000	575,000	637,000	2,327,000	1,025,000
Average Sale Price	118,000	170,000	152,333	425,000	0
Average Sale Price YTD	184,625	143,750	159,250	387,833	512,500
Median Sale Price	92,500	150,000	82,000	275,000	0
Median Sale Price YTD	169,000	130,000	131,000	295,000	512,500
Sale to List Price Ratio / YTD	79% / 81%	80% / 81%	84% / 87%	101% / 96%	0% / 78%
Average Days on Market / YTD	98 / 113	98 / 86	77 / 90	175 / 241	0 / 271
Median Days on Market / YTD	101 / 130	96 / 84	96 / 99	156 / 235	0 / 271
Average Days on Market (Cum.) / YTD	98 / 113	98 / 86	77 / 113	175 / 241	0 / 271
Median Days on Market (Cum.) / YTD	101 / 130	96 / 84	96 / 99	156 / 235	0 / 271
Lease					
New Listings / YTD	23 / 44	15 / 33	7 / 21	6 / 23	8 / 20
Sales / YTD	5 / 8	4 / 8	7 / 12	4 / 9	6 / 7
Sales to New Listings Ratio / YTD	22% / 18%	27% / 24%	100% / 57%	67% / 39%	75% / 35%
Sales Volume	2,700,062	427,758	1,271,273	354,139	506,263
Sales Volume YTD	3,824,722	4,299,744	2,177,402	1,097,035	573,463
Average Sale Price	540,012	106,940	181,610	88,535	84,377
Average Sale Price YTD	478,090	537,468	181,450	121,893	81,923
Median Sale Price	208,840	41,379	129,600	85,720	85,644
Median Sale Price YTD	164,495	84,855	113,893	111,889	67,200
Average Days on Market / YTD	225 / 203	203 / 222	112 / 173	90 / 97	222 / 220
Median Days on Market / YTD	143 / 121	133 / 170	87 / 151	79 / 83	154 / 207
Average Days on Market (Cum.) / YTD	225 / 203	203 / 222	112 / 173	293 / 187	222 / 220
Median Days on Market (Cum.) / YTD	143 / 121	133 / 170	87 / 151	200 / 135	154 / 207
Farms					
New Listings / YTD	0 / 0	0 / 0	1 / 2	0 / 0	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 100%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	1,448,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	1,448,000
Median Sale Price	0	0	0	0	0
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%	0% / 78%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Total Commercial¹					
New Listings / YTD	99 / 201	75 / 156	67 / 140	69 / 133	49 / 101
Sales / YTD	23 / 41	17 / 27	21 / 35	25 / 45	15 / 30
Sales to New Listings Ratio / YTD	23% / 20%	23% / 17%	31% / 25%	36% / 34%	31% / 30%
Sales Volume	19,429,762	8,204,158	10,946,693	37,175,889	4,244,263
Sales Volume YTD	34,341,947	50,041,144	18,722,822	50,772,065	22,706,963
Average Sale Price	844,772	482,598	521,271	1,487,036	282,951
Average Sale Price YTD	837,608	1,853,376	534,938	1,128,268	756,899
Median Sale Price	510,000	301,000	325,000	425,000	285,000
Median Sale Price YTD	467,000	315,000	390,000	320,000	522,500
Sale to List Price Ratio / YTD	89% / 90%	93% / 93%	92% / 93%	102% / 95%	88% / 90%
Average Days on Market / YTD	141 / 136	168 / 188	127 / 153	168 / 164	173 / 191
Median Days on Market / YTD	108 / 110	96 / 128	99 / 101	132 / 104	139 / 164
Average Days on Market (Cum.) / YTD	183 / 165	222 / 222	155 / 176	245 / 211	212 / 218
Median Days on Market (Cum.) / YTD	135 / 135	229 / 189	115 / 121	148 / 135	139 / 164

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

February 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	41	41	35	87	72	59
	Average	522,820	472,056	486,255	527,740	457,824	477,426
	Median	535,000	447,500	440,000	545,000	427,000	420,000
North Central	Sales	128	155	94	245	274	170
	Average	474,220	413,378	378,271	475,306	418,733	383,092
	Median	456,300	410,000	366,250	457,500	410,000	364,800
Northeast	Sales	31	47	25	63	82	59
	Average	526,817	426,420	304,356	478,929	388,964	323,249
	Median	465,000	411,000	296,400	437,500	370,700	297,000
Central	Sales	35	37	17	73	70	31
	Average	328,588	300,644	290,235	319,920	303,926	278,754
	Median	268,000	289,000	266,500	268,000	270,000	251,500
West	Sales	50	65	48	89	107	85
	Average	762,309	566,239	484,742	745,049	534,828	506,459
	Median	583,200	466,000	423,250	555,000	461,000	415,525
Southwest	Sales	55	87	59	111	158	93
	Average	683,642	607,893	552,229	713,347	584,740	547,418
	Median	568,000	525,000	490,000	556,500	521,000	480,000
Southeast	Sales	121	127	79	204	239	151
	Average	508,826	455,041	419,646	512,202	453,930	408,730
	Median	475,000	429,300	386,500	478,250	428,000	377,200
Anthony Henday	Sales	167	192	99	346	347	193
	Average	599,794	567,318	517,669	604,018	563,570	525,431
	Median	575,000	540,000	499,500	566,875	532,998	498,000
City of Edmonton Total	Sales	628	750	456	1,218	1,348	841
	Average	553,212	493,989	450,372	554,073	485,178	449,575
	Median	520,000	459,900	420,000	517,750	450,755	420,000
Semi-detached							
Northwest	Sales	10	10	8	14	19	12
	Average	454,954	421,250	376,300	453,074	412,937	363,219
	Median	443,250	419,000	396,500	429,375	410,000	396,500
North Central	Sales	23	21	14	54	32	27
	Average	378,926	335,528	320,949	387,669	334,409	309,277
	Median	395,000	351,000	310,000	402,500	382,500	310,000
Northeast	Sales	6	5	4	13	7	7
	Average	318,583	260,700	n/a	330,538	266,500	264,786
	Median	307,500	229,500	n/a	300,000	260,000	240,000
Central	Sales	5	5	7	11	9	7
	Average	392,480	322,980	291,643	376,377	340,989	291,643
	Median	325,000	299,900	294,000	356,000	320,000	294,000
West	Sales	4	4	7	8	7	9
	Average	n/a	n/a	328,379	465,338	344,571	312,961
	Median	n/a	n/a	296,000	443,850	272,500	283,000
Southwest	Sales	13	9	6	24	14	15
	Average	432,112	451,944	435,717	442,129	460,000	450,837
	Median	385,000	375,000	420,500	397,750	365,000	403,000
Southeast	Sales	30	23	20	50	52	39
	Average	408,455	379,778	382,760	403,621	377,825	366,313
	Median	417,500	375,000	386,050	417,500	380,500	366,900
Anthony Henday	Sales	60	50	37	124	87	55
	Average	459,488	416,259	377,039	455,021	412,885	384,372
	Median	449,999	411,500	395,000	451,875	410,000	385,000
City of Edmonton Total	Sales	151	127	103	298	227	171
	Average	426,734	388,920	360,847	425,006	387,230	360,292
	Median	430,000	398,500	368,000	429,950	399,800	363,500

n/a = insufficient data

February 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	10	8	3	22	10	7
	Average	358,790	361,347	n/a	366,759	365,078	312,613
	Median	379,000	370,500	n/a	383,500	373,000	330,888
North Central	Sales	49	34	24	88	66	53
	Average	249,568	243,151	196,783	248,501	250,295	206,611
	Median	227,000	255,000	175,000	225,000	255,000	189,000
Northeast	Sales	23	21	12	38	37	17
	Average	222,343	181,543	152,958	217,297	182,916	156,441
	Median	210,000	167,000	143,750	211,750	167,000	141,000
Central	Sales	3	2	2	3	7	3
	Average	n/a	n/a	n/a	n/a	349,671	n/a
	Median	n/a	n/a	n/a	n/a	305,000	n/a
West	Sales	18	23	19	34	34	31
	Average	251,633	198,161	211,755	272,779	187,278	201,624
	Median	245,500	191,000	179,000	249,500	179,000	178,500
Southwest	Sales	29	24	12	46	34	25
	Average	296,748	245,767	265,571	297,775	253,685	256,454
	Median	279,250	241,000	243,425	304,000	249,500	241,000
Southeast	Sales	32	39	23	61	66	48
	Average	283,172	255,805	236,067	281,803	243,337	209,558
	Median	264,250	235,000	190,000	265,000	227,500	175,100
Anthony Henday	Sales	62	78	55	121	131	86
	Average	364,023	336,263	300,597	359,598	334,904	311,025
	Median	358,500	334,998	290,000	355,100	329,500	316,000
City of Edmonton Total	Sales	226	229	150	413	385	270
	Average	295,224	271,576	250,205	297,558	270,938	245,909
	Median	291,250	281,000	246,106	300,000	275,000	239,999
Apartment Condominium							
Northwest	Sales	7	13	9	16	24	14
	Average	135,271	94,254	123,056	150,494	111,742	111,750
	Median	135,000	65,000	94,000	129,250	79,250	92,750
North Central	Sales	27	28	24	62	53	37
	Average	194,507	152,679	162,513	186,901	151,814	156,251
	Median	190,000	150,500	167,500	187,000	152,000	162,500
Northeast	Sales	16	22	7	36	41	20
	Average	132,406	136,170	108,071	140,978	135,199	108,910
	Median	135,250	131,000	114,000	145,000	133,000	113,900
Central	Sales	63	73	47	127	110	74
	Average	216,724	182,594	222,478	226,492	216,484	230,142
	Median	186,250	160,000	195,000	178,500	155,250	193,750
West	Sales	24	22	18	46	39	28
	Average	173,189	141,023	161,627	171,291	142,056	151,751
	Median	170,450	141,500	159,250	169,950	140,000	145,000
Southwest	Sales	48	51	35	95	87	48
	Average	263,050	203,334	205,929	237,498	206,396	196,663
	Median	232,750	180,000	188,000	210,000	185,000	186,250
Southeast	Sales	20	35	22	45	52	40
	Average	246,073	162,314	167,360	219,300	154,285	158,493
	Median	210,500	150,000	171,250	200,000	147,000	167,250
Anthony Henday	Sales	55	51	36	95	88	63
	Average	216,475	197,549	180,918	219,863	195,852	182,855
	Median	210,000	187,500	176,750	210,555	186,750	175,000
City of Edmonton Total	Sales	260	295	198	522	494	324
	Average	213,774	173,064	184,508	208,875	179,836	179,330
	Median	198,500	161,750	170,000	190,000	162,500	165,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
February 2025

Year	Month	Residential ¹		Commercial ²	
		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
	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	1,011	877	45	21
	Total	24,571	15,729	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	2,646	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	2,427	1,771	69	18
	September	2,214	1,537	72	19
	October	2,091	1,734	90	27
	November	1,506	1,365	85	26
	December	973	1,054	64	28
	Total	25,956	19,870	958	292
2025	January	1,719	1,186	102	18
	February	1,960	1,265	99	23
	Total	3,679	2,451	201	41

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

February 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
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	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	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	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	404,367	279,785	193,822	406,993
	December	531,663	402,752	287,734	204,106	417,521
	YTD Average	526,158	410,776	283,977	196,112	407,453
2025	January	554,989	423,230	300,379	204,013	420,979
	February	553,212	426,734	295,224	213,774	422,257

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

February 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	2,115	2,061	1,919	2,296	1,921
Sales	1,324	1,458	957	1,699	1,086
Sales Volume	567,945,911	556,810,774	335,056,035	724,412,563	404,522,662
Edmonton City Year to Date					
New Listings	4,001	3,725	3,666	4,010	3,665
Sales	2,567	2,552	1,686	2,706	1,928
Sales Volume	1,102,559,638	1,010,485,048	595,784,631	1,108,547,721	722,531,750
Edmonton City Month End Active Inventory					
Residential	3,009	3,236	4,098	3,568	4,250
Commercial	487	460	458	399	376
TOTAL	3,654	3,891	4,830	4,172	4,833
<hr/>					
Greater Edmonton Area Monthly					
New Listings	2,980	2,981	2,775	3,218	2,888
Sales	1,916	2,069	1,373	2,399	1,723
Sales Volume	877,420,465	844,197,132	509,683,793	1,039,071,044	665,430,941
Greater Edmonton Area Year to Date					
New Listings	5,642	5,384	5,299	5,572	5,532
Sales	3,612	3,591	2,423	3,833	3,024
Sales Volume	1,632,734,007	1,491,213,411	894,721,408	1,604,505,130	1,175,761,068
Greater Edmonton Area Month End Active Inventory					
Residential	4,148	4,799	5,627	4,716	5,957
Commercial	780	756	797	712	735
TOTAL	5,291	6,018	7,021	5,986	7,314
<hr/>					
Total Board Monthly					
New Listings	3,406	3,440	3,192	3,649	3,333
Sales	2,122	2,266	1,544	2,617	2,018
Sales Volume	941,457,457	905,239,184	549,860,007	1,097,324,620	741,418,992
Total Board Year to Date					
New Listings	6,430	6,224	6,059	6,316	6,384
Sales	4,012	3,960	2,716	4,227	3,529
Sales Volume	1,754,469,364	1,607,465,929	962,107,497	1,704,497,735	1,305,047,824

**Total Board
February 2025**

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,797 / 3,331	1,899 / 3,363	1,730 / 3,209	1,956 / 3,225	1,823 / 3,433
Sales / YTD	1,146 / 2,138	1,294 / 2,277	833 / 1,504	1,624 / 2,593	1,320 / 2,299
Sales to New Listings Ratio / YTD	64% / 64%	68% / 68%	48% / 47%	83% / 80%	72% / 67%
Sales Volume	621,579,085	631,182,604	364,903,130	791,918,966	558,092,481
Sales Volume YTD	1,150,127,615	1,091,953,567	649,970,176	1,217,414,721	969,980,974
Semi-detached					
New Listings / YTD	270 / 550	300 / 493	224 / 457	321 / 557	260 / 529
Sales / YTD	222 / 423	200 / 347	152 / 252	293 / 456	188 / 317
Sales to New Listings Ratio / YTD	82% / 77%	67% / 70%	68% / 55%	91% / 82%	72% / 60%
Sales Volume	92,459,041	75,954,922	54,507,189	105,051,709	65,516,605
Sales Volume YTD	176,659,869	130,490,238	90,013,271	165,643,047	109,445,889
Row/Townhouse					
New Listings / YTD	408 / 725	323 / 593	324 / 585	384 / 683	338 / 641
Sales / YTD	295 / 534	279 / 476	190 / 339	285 / 446	191 / 333
Sales to New Listings Ratio / YTD	72% / 74%	86% / 80%	59% / 58%	74% / 65%	57% / 52%
Sales Volume	88,214,809	76,930,135	47,462,165	74,641,089	47,098,283
Sales Volume YTD	162,195,445	129,789,590	84,273,238	113,664,313	81,298,264
Apartment Condominium					
New Listings / YTD	510 / 1,013	518 / 970	516 / 1,007	605 / 1,121	571 / 1,097
Sales / YTD	308 / 617	344 / 570	231 / 383	240 / 403	157 / 285
Sales to New Listings Ratio / YTD	60% / 61%	66% / 59%	45% / 38%	40% / 36%	27% / 26%
Sales Volume	66,821,290	62,158,228	43,220,977	45,059,413	32,423,587
Sales Volume YTD	129,270,064	105,878,429	72,196,227	75,992,705	56,006,429
Total Residential¹					
New Listings / YTD	2,985 / 5,619	3,040 / 5,419	2,794 / 5,258	3,266 / 5,586	2,992 / 5,700
Sales / YTD	1,971 / 3,712	2,117 / 3,670	1,406 / 2,478	2,442 / 3,898	1,856 / 3,234
Sales to New Listings Ratio / YTD	66% / 66%	70% / 68%	50% / 47%	75% / 70%	62% / 57%
Sales Volume	869,074,225	846,225,889	510,093,461	1,016,671,177	703,130,956
Sales Volume YTD	1,618,252,993	1,458,111,824	896,452,912	1,572,714,786	1,216,731,556
Other²					
New Listings / YTD	209 / 396	236 / 469	213 / 431	209 / 414	223 / 424
Sales / YTD	99 / 205	106 / 203	94 / 160	117 / 222	120 / 213
Sales to New Listings Ratio / YTD	47% / 52%	45% / 43%	44% / 37%	56% / 54%	54% / 50%
Sales Volume	31,410,953	26,709,312	16,623,487	27,489,000	23,908,475
Sales Volume YTD	66,096,205	52,806,213	29,908,729	55,376,203	43,901,117

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 February 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	36 / 65	24 / 55	30 / 50	26 / 59	19 / 38
Sales / YTD	7 / 12	5 / 14	6 / 7	7 / 14	5 / 6
Sales to New Listings Ratio / YTD	19% / 18%	21% / 25%	20% / 14%	27% / 24%	26% / 16%
Sales Volume	9,719,010	9,730,000	6,295,500	21,622,750	2,131,878
Sales Volume YTD	10,968,510	45,665,900	8,020,500	27,110,749	2,291,878
Investment					
New Listings / YTD	52 / 110	37 / 74	51 / 99	46 / 81	36 / 72
Sales / YTD	8 / 21	8 / 14	10 / 18	18 / 31	12 / 19
Sales to New Listings Ratio / YTD	15% / 19%	22% / 19%	20% / 18%	39% / 38%	33% / 26%
Sales Volume	3,847,000	4,603,000	4,471,420	14,191,000	5,313,000
Sales Volume YTD	12,278,025	8,373,000	8,097,420	22,286,780	10,503,000
Multi Family					
New Listings / YTD	15 / 24	17 / 26	9 / 25	18 / 30	4 / 20
Sales / YTD	5 / 9	6 / 8	3 / 8	4 / 7	1 / 12
Sales to New Listings Ratio / YTD	33% / 38%	35% / 31%	33% / 32%	22% / 23%	25% / 60%
Sales Volume	9,945,700	8,486,000	5,304,000	5,016,000	495,000
Sales Volume YTD	17,271,811	10,078,500	8,039,000	7,746,500	17,187,500
Hotel/Motel					
New Listings / YTD	1 / 4	2 / 3	2 / 2	0 / 0	0 / 1
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 33%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	840,000	0	460,000	0
Business					
New Listings / YTD	53 / 100	38 / 77	40 / 76	27 / 50	13 / 23
Sales / YTD	6 / 13	4 / 10	5 / 7	8 / 13	0 / 2
Sales to New Listings Ratio / YTD	11% / 13%	11% / 13%	13% / 9%	30% / 26%	0% / 9%
Sales Volume	1,737,000	710,000	614,000	2,029,000	0
Sales Volume YTD	6,632,000	5,065,000	914,000	3,206,000	1,025,000
Lease					
New Listings / YTD	28 / 67	30 / 66	24 / 66	25 / 51	22 / 53
Sales / YTD	12 / 20	9 / 19	12 / 26	10 / 18	9 / 14
Sales to New Listings Ratio / YTD	43% / 30%	30% / 29%	50% / 39%	40% / 35%	41% / 26%
Sales Volume	3,639,669	762,483	2,044,389	1,274,193	1,202,383
Sales Volume YTD	5,847,920	10,459,492	4,790,686	2,537,717	1,680,581
Farms					
New Listings / YTD	25 / 42	12 / 30	27 / 49	27 / 40	24 / 51
Sales / YTD	12 / 18	10 / 20	8 / 11	10 / 22	15 / 29
Sales to New Listings Ratio / YTD	48% / 43%	83% / 67%	30% / 22%	37% / 55%	63% / 57%
Sales Volume	10,683,900	7,552,500	4,413,750	8,923,500	5,237,300
Sales Volume YTD	15,721,900	15,606,000	5,757,250	12,951,000	11,727,192
Total Commercial¹					
New Listings / YTD	212 / 415	164 / 336	185 / 370	174 / 316	118 / 260
Sales / YTD	52 / 95	43 / 87	44 / 78	58 / 107	42 / 82
Sales to New Listings Ratio / YTD	25% / 23%	26% / 26%	24% / 21%	33% / 34%	36% / 32%
Sales Volume	40,972,279	32,303,983	23,143,059	53,164,443	14,379,561
Sales Volume YTD	70,120,166	96,547,892	35,745,856	76,406,746	44,415,151

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

February 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	3	1	6	6	6	7
	Sales Volume	n/a	n/a	1,510,500	1,707,000	1,590,000	1,620,500
	Average Price	n/a	n/a	251,750	284,500	265,000	231,500
	Median Price	n/a	n/a	215,000	272,500	251,750	200,000
Beaumont	Sales	27	19	19	42	36	31
	Sales Volume	15,026,000	10,122,836	9,484,150	22,545,600	18,590,986	14,807,150
	Average Price	556,519	532,781	499,166	536,800	516,416	477,650
	Median Price	555,000	533,008	478,000	495,000	514,034	469,900
Bonnyville	Sales	19	11	9	33	17	15
	Sales Volume	6,021,797	3,631,950	2,533,900	11,831,197	5,706,950	3,863,900
	Average Price	316,937	330,177	281,544	358,521	335,703	257,593
	Median Price	335,000	311,750	195,000	335,000	311,750	195,000
Cold Lake	Sales	10	25	17	25	36	26
	Sales Volume	3,232,888	7,756,500	4,979,100	8,281,988	11,818,650	7,807,100
	Average Price	323,289	310,260	292,888	331,280	328,296	300,273
	Median Price	329,250	285,000	308,000	328,000	295,000	301,500
Devon	Sales	7	6	3	20	10	7
	Sales Volume	2,809,295	2,329,500	n/a	8,436,795	4,234,500	2,627,500
	Average Price	401,328	388,250	n/a	421,840	423,450	375,357
	Median Price	430,000	345,000	n/a	410,000	358,000	337,500
Drayton Valley	Sales	12	6	1	23	16	7
	Sales Volume	3,758,800	1,691,200	n/a	7,283,800	4,471,900	1,417,500
	Average Price	313,233	281,867	n/a	316,687	279,494	202,500
	Median Price	292,250	291,850	n/a	270,000	287,000	228,500
Fort Saskatchewan	Det. Sales	29	46	22	57	69	39
	Det. Average Price	516,859	460,722	492,773	535,282	468,224	477,558
	Det. Median Price	521,000	445,972	458,000	525,000	465,000	446,000
	Apt. Sales	6	3	3	11	5	6
	Apt. Average Price	172,167	n/a	n/a	159,636	205,300	196,733
	Apt. Median Price	182,750	n/a	n/a	169,000	185,000	192,450
	Total Sales Volume	26,066,504	26,113,190	14,567,100	47,623,952	39,468,485	26,475,766
Gibbons	Sales	6	5	1	7	9	6
	Sales Volume	2,191,900	1,694,000	n/a	2,681,800	3,368,000	1,869,900
	Average Price	365,317	338,800	n/a	383,114	374,222	311,650
	Median Price	329,950	300,000	n/a	350,000	300,000	293,500
Leduc	Det. Sales	48	41	25	72	81	49
	Det. Average Price	512,949	454,143	414,639	496,087	452,483	425,666
	Det. Median Price	520,950	422,500	429,000	510,050	428,500	419,900
	Apt. Sales	4	1	1	7	4	1
	Apt. Average Price	n/a	n/a	n/a	165,714	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	154,000	n/a	n/a
	Total Sales Volume	31,301,250	23,751,028	15,827,285	48,831,850	45,515,684	27,972,935

n/a = insufficient data

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

February 2025

	2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville						
Sales	12	16	12	19	27	16
Sales Volume	4,837,255	5,507,287	3,809,655	7,781,310	9,090,287	5,243,655
Average Price	403,105	344,205	317,471	409,543	336,677	327,728
Median Price	402,450	359,950	314,478	409,900	359,900	318,900
Sherwood Park						
Det. Sales	59	72	39	88	112	71
Det. Average Price	612,720	523,852	489,147	598,207	508,489	473,461
Det. Median Price	565,500	503,500	432,500	565,000	495,854	435,000
Apt. Sales	11	12	4	17	17	10
Apt. Average Price	307,345	314,719	n/a	286,894	294,243	267,900
Apt. Median Price	328,000	306,616	n/a	304,500	289,900	283,000
Total Sales Volume	46,727,693	50,771,915	24,632,409	72,104,991	77,797,707	45,324,961
Spruce Grove						
Det. Sales	58	49	38	101	79	63
Det. Average Price	556,362	448,024	452,336	543,864	450,193	449,830
Det. Median Price	555,000	440,000	432,250	540,000	440,000	428,000
Apt. Sales	4	7	3	11	10	8
Apt. Average Price	n/a	155,857	n/a	202,268	178,890	182,625
Apt. Median Price	n/a	169,000	n/a	210,200	169,950	177,500
Total Sales Volume	38,879,814	33,876,048	23,558,496	69,699,962	54,424,189	39,454,494
St. Albert						
Det. Sales	55	69	38	94	103	62
Det. Average Price	615,074	582,221	503,458	606,245	564,879	488,869
Det. Median Price	575,000	547,500	478,500	557,500	529,000	474,950
Apt. Sales	15	9	9	25	18	18
Apt. Average Price	275,446	294,322	255,811	248,744	264,106	328,100
Apt. Median Price	210,000	290,000	225,000	215,000	231,500	216,000
Total Sales Volume	47,485,253	46,774,794	26,206,698	78,943,108	71,220,142	44,464,516
St. Paul						
Sales	7	13	5	11	19	11
Sales Volume	1,708,500	2,283,300	1,175,000	2,277,200	3,658,800	3,112,000
Average Price	244,071	175,638	235,000	207,018	192,568	282,909
Median Price	215,000	182,500	260,000	203,000	182,500	260,000
Stony Plain						
Sales	32	30	30	70	59	44
Sales Volume	13,740,896	10,862,135	8,961,399	26,644,142	21,123,235	14,520,899
Average Price	429,403	362,071	298,713	380,631	358,021	330,020
Median Price	449,999	368,000	307,500	407,200	359,900	307,500
Vegreville						
Sales	7	7	7	17	15	8
Sales Volume	1,880,999	1,350,400	1,282,500	4,881,899	3,207,600	1,362,500
Average Price	268,714	192,914	183,214	287,171	213,840	170,313
Median Price	260,000	225,000	180,000	289,000	225,000	166,000
Westlock						
Sales	4	3	0	8	8	6
Sales Volume	n/a	n/a	n/a	2,078,400	1,945,900	1,586,500
Average Price	n/a	n/a	n/a	259,800	243,238	264,417
Median Price	n/a	n/a	n/a	263,500	198,500	240,250
Wetaskiwin						
Sales	19	11	7	33	18	12
Sales Volume	5,123,800	2,673,800	1,416,400	8,267,325	4,125,400	2,207,900
Average Price	269,674	243,073	202,343	250,525	229,189	183,992
Median Price	267,000	265,000	210,900	265,000	226,500	190,000

n/a = insufficient data

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

February 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	1	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	1	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	3	3	5	4	3
	Sales Volume	n/a	n/a	n/a	5,253,900	n/a	n/a
Parkland County	Sales	2	2	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	1	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	3	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	1	1	0	4	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	1	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	1	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	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.

February 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	8	5	5	10	12	12
	Sales Volume	4,154,600	1,145,500	1,327,500	4,704,600	2,548,000	2,515,000
Bonnyville M.D.	Sales	23	13	10	41	22	16
	Sales Volume	7,021,797	3,759,450	2,761,140	13,166,197	6,722,350	4,091,140
Lac la Biche County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	3	2	5	8	6	6
	Sales Volume	n/a	n/a	493,000	1,625,850	862,000	723,000
Leduc County	Sales	13	13	10	25	25	14
	Sales Volume	7,471,200	18,748,500	4,213,000	17,317,700	25,813,150	6,668,000
Parkland County	Sales	37	36	28	56	64	51
	Sales Volume	30,291,890	20,999,000	14,098,400	43,885,540	36,593,050	23,114,742
Smoky Lake County	Sales	3	4	4	10	8	5
	Sales Volume	n/a	n/a	n/a	2,519,500	2,862,900	928,000
St. Paul County	Sales	11	19	8	16	27	17
	Sales Volume	1,861,550	2,738,300	1,810,009	2,558,250	4,711,900	4,450,509
Strathcona County	Sales	20	20	10	46	37	17
	Sales Volume	14,189,100	14,645,900	7,009,650	35,712,706	27,927,400	10,431,450
Sturgeon County	Sales	9	18	13	15	35	24
	Sales Volume	7,223,000	11,624,900	11,897,800	11,271,500	22,497,900	18,477,300
Thorhild County	Sales	6	5	13	9	9	17
	Sales Volume	1,767,000	663,202	1,357,400	2,510,000	1,842,202	2,525,900
Two Hills County	Sales	2	5	2	3	8	6
	Sales Volume	n/a	855,500	n/a	n/a	1,139,000	1,281,000
Vermilion River County	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data