

5 Year Residential Activity
Greater Edmonton Area¹
December 2022

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	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	644 / 21,496	696 / 20,320	659 / 17,095	695 / 19,101	656 / 20,697
Sales / YTD	537 / 14,223	788 / 15,369	678 / 10,801	537 / 10,307	490 / 10,455
Sales to New Listings Ratio / YTD	83% / 66%	113% / 76%	103% / 63%	77% / 54%	75% / 51%
Sales Volume	245,608,123	364,147,138	290,871,477	220,958,676	210,128,486
Sales Volume YTD	6,895,619,475	7,038,174,727	4,638,814,009	4,381,804,270	4,544,348,057
Average Sale Price	457,371	462,116	429,014	411,469	428,834
Average Sale Price YTD	484,822	457,946	429,480	425,129	434,658
Median Sale Price	425,000	423,000	400,000	371,900	385,000
Median Sale Price YTD	449,900	420,000	395,000	390,000	397,000
Average Days on Market / YTD	52 / 34	46 / 37	53 / 53	64 / 59	69 / 55
Median Days on Market / YTD	41 / 21	34 / 21	40 / 34	50 / 43	57 / 41
Average Days on Market (Cum.) / YTD	81 / 47	67 / 52	82 / 84	102 / 92	105 / 84
Median Days on Market (Cum.) / YTD	64 / 23	44 / 25	50 / 46	79 / 58	84 / 54
Condominium					
New Listings / YTD	388 / 11,572	498 / 12,022	427 / 9,268	381 / 9,173	410 / 10,657
Sales / YTD	315 / 6,470	324 / 5,691	258 / 3,812	192 / 4,124	187 / 4,180
Sales to New Listings Ratio / YTD	81% / 56%	65% / 47%	60% / 41%	50% / 45%	46% / 39%
Sales Volume	65,240,960	70,327,029	56,086,254	43,425,082	39,320,218
Sales Volume YTD	1,490,370,876	1,312,648,965	848,307,953	937,768,029	996,438,865
Average Sale Price	207,114	217,059	217,389	226,172	210,269
Average Sale Price YTD	230,351	230,653	222,536	227,393	238,383
Median Sale Price	190,000	189,950	191,500	206,500	210,000
Median Sale Price YTD	212,000	212,000	205,000	211,750	220,000
Average Days on Market / YTD	70 / 53	65 / 57	62 / 66	77 / 73	77 / 72
Median Days on Market / YTD	59 / 38	51 / 41	50 / 50	63 / 55	66 / 56
Average Days on Market (Cum.) / YTD	104 / 82	103 / 89	92 / 107	109 / 111	123 / 113
Median Days on Market (Cum.) / YTD	81 / 48	72 / 56	65 / 71	78 / 76	86 / 80
Duplex/Rowhouse					
New Listings / YTD	128 / 3,987	162 / 3,892	129 / 3,115	159 / 3,213	111 / 3,294
Sales / YTD	97 / 2,949	167 / 3,006	143 / 2,050	92 / 1,752	76 / 1,662
Sales to New Listings Ratio / YTD	76% / 74%	103% / 77%	111% / 66%	58% / 55%	68% / 50%
Sales Volume	34,611,689	60,720,273	47,342,915	29,906,280	26,207,002
Sales Volume YTD	1,128,183,895	1,057,241,960	681,802,731	584,260,266	569,616,904
Average Sale Price	356,822	363,594	331,069	325,068	344,829
Average Sale Price YTD	382,565	351,711	332,587	333,482	342,730
Median Sale Price	340,000	350,000	322,000	313,500	324,950
Median Sale Price YTD	371,500	338,000	320,000	321,000	327,125
Average Days on Market / YTD	47 / 35	47 / 41	57 / 60	75 / 68	76 / 62
Median Days on Market / YTD	43 / 22	32 / 26	43 / 43	55 / 50	68 / 49
Average Days on Market (Cum.) / YTD	78 / 45	62 / 52	71 / 89	104 / 102	90 / 84
Median Days on Market (Cum.) / YTD	68 / 24	42 / 30	48 / 55	79 / 66	76 / 60
Total Residential²					
New Listings / YTD	1,212 / 38,076	1,390 / 37,274	1,279 / 30,319	1,293 / 32,488	1,222 / 35,666
Sales / YTD	973 / 24,184	1,316 / 24,638	1,104 / 17,027	843 / 16,548	769 / 16,610
Sales to New Listings Ratio / YTD	80% / 64%	95% / 66%	86% / 56%	65% / 51%	63% / 47%
Sales Volume	351,420,072	501,626,398	400,202,646	298,135,238	278,337,106
Sales Volume YTD	9,612,929,455	9,532,982,536	6,223,787,377	5,961,554,713	6,174,244,890
Average Sale Price	361,172	381,175	362,502	353,660	361,947
Average Sale Price YTD	397,491	386,922	365,525	360,258	371,719
Median Sale Price	340,000	358,000	340,000	329,000	335,250
Median Sale Price YTD	380,000	365,000	348,000	342,000	350,000
Average Days on Market / YTD	58 / 40	52 / 43	58 / 58	69 / 64	72 / 61
Median Days on Market / YTD	48 / 25	38 / 26	43 / 40	54 / 47	62 / 46
Average Days on Market (Cum.) / YTD	91 / 57	77 / 62	87 / 91	105 / 99	109 / 92
Median Days on Market (Cum.) / YTD	70 / 29	52 / 31	53 / 53	79 / 64	83 / 62

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

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

**5 Year Rural Activity
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	2022	2021	2020	2019	2018
Acreage with Home					
New Listings / YTD	41 / 1,959	38 / 2,008	47 / 2,038	100 / 2,258	72 / 2,240
Sales / YTD	36 / 1,121	68 / 1,437	64 / 1,074	41 / 805	30 / 795
Sales to New Listings Ratio / YTD	88% / 57%	179% / 72%	136% / 53%	41% / 36%	42% / 35%
Sales Volume	24,557,001	48,647,150	38,505,300	23,716,150	19,048,500
Sales Volume YTD	798,304,489	957,853,750	627,843,967	464,776,967	465,340,355
Average Sale Price	682,139	715,399	601,645	578,443	634,950
Average Sale Price YTD	712,136	666,565	584,585	577,363	585,334
Median Sale Price	610,000	548,950	575,750	562,500	587,500
Median Sale Price YTD	650,000	615,000	535,000	522,000	535,000
Average Days on Market / YTD	71 / 48	72 / 59	90 / 82	88 / 87	87 / 81
Median Days on Market / YTD	68 / 28	39 / 33	56 / 57	62 / 63	52 / 56
Average Days on Market (Cum.) / YTD	129 / 72	113 / 87	159 / 139	170 / 136	160 / 125
Median Days on Market (Cum.) / YTD	113 / 32	78 / 41	117 / 87	120 / 85	160 / 84
Vacant Acreage and Recreational					
New Listings / YTD	21 / 622	23 / 726	21 / 602	31 / 582	25 / 667
Sales / YTD	7 / 306	18 / 391	18 / 236	3 / 156	5 / 199
Sales to New Listings Ratio / YTD	33% / 49%	78% / 54%	86% / 39%	10% / 27%	20% / 30%
Sales Volume	3,396,000	7,232,300	5,292,625	520,000	5,070,000
Sales Volume YTD	111,837,261	135,080,556	68,457,480	45,367,952	63,180,686
Average Sale Price	485,143	401,794	294,035	173,333	1,014,000
Average Sale Price YTD	365,481	345,475	290,074	290,820	317,491
Median Sale Price	500,000	187,450	305,000	130,000	190,000
Median Sale Price YTD	255,000	260,000	225,000	226,500	240,000
Average Days on Market / YTD	286 / 138	132 / 124	235 / 177	100 / 168	312 / 188
Median Days on Market / YTD	138 / 73	99 / 68	163 / 84	32 / 102	222 / 111
Average Days on Market (Cum.) / YTD	286 / 186	210 / 209	324 / 264	130 / 244	312 / 225
Median Days on Market (Cum.) / YTD	138 / 88	169 / 84	171 / 112	116 / 117	222 / 139
Recreational with Home					
New Listings / YTD	0 / 19	0 / 22	1 / 16	1 / 27	0 / 24
Sales / YTD	0 / 12	1 / 13	1 / 10	0 / 8	0 / 12
Sales to New Listings Ratio / YTD	0% / 63%	0% / 59%	100% / 63%	0% / 30%	0% / 50%
Sales Volume	0	265,000	1,000,000	0	0
Sales Volume YTD	5,167,500	4,477,800	4,461,000	2,102,500	4,432,049
Average Sale Price	0	265,000	1,000,000	0	0
Average Sale Price YTD	430,625	344,446	446,100	262,813	369,337
Median Sale Price	0	265,000	1,000,000	0	0
Median Sale Price YTD	337,500	255,000	355,000	236,750	317,500
Average Days on Market / YTD	0 / 56	153 / 62	140 / 135	0 / 70	0 / 100
Median Days on Market / YTD	0 / 44	153 / 40	140 / 102	0 / 61	0 / 100
Average Days on Market (Cum.) / YTD	0 / 56	868 / 126	140 / 468	0 / 86	0 / 218
Median Days on Market (Cum.) / YTD	0 / 44	868 / 72	140 / 204	0 / 61	0 / 113
Total Rural²					
New Listings / YTD	60 / 2,485	54 / 2,622	61 / 2,537	125 / 2,736	87 / 2,795
Sales / YTD	43 / 1,388	82 / 1,766	77 / 1,271	42 / 924	33 / 956
Sales to New Listings Ratio / YTD	72% / 56%	152% / 67%	126% / 50%	34% / 34%	38% / 34%
Sales Volume	27,953,001	50,631,950	42,172,925	23,095,150	19,189,500
Sales Volume YTD	873,149,670	1,045,162,514	670,684,147	484,401,594	499,294,715
Average Sale Price	650,070	617,463	547,700	549,885	581,500
Average Sale Price YTD	629,070	591,825	527,682	524,244	522,275
Median Sale Price	600,000	503,750	537,500	555,000	510,000
Median Sale Price YTD	580,000	555,000	492,000	485,000	479,250
Average Days on Market / YTD	106 / 67	80 / 70	122 / 96	92 / 100	118 / 101
Median Days on Market / YTD	70 / 32	48 / 35	77 / 61	70 / 66	58 / 64
Average Days on Market (Cum.) / YTD	154 / 96	135 / 110	199 / 160	160 / 155	179 / 146
Median Days on Market (Cum.) / YTD	114 / 41	96 / 43	138 / 92	117 / 91	151 / 91

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

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

5 Year Commercial Activity (Part 1)
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	2022	2021	2020	2019	2018
Land					
New Listings / YTD	7 / 146	6 / 145	19 / 158	1 / 162	8 / 166
Sales / YTD	0 / 42	1 / 26	2 / 23	1 / 35	5 / 31
Sales to New Listings Ratio / YTD	0% / 29%	17% / 18%	11% / 15%	100% / 22%	63% / 19%
Sales Volume	0	585,000	151,500	620,000	10,839,000
Sales Volume YTD	64,954,030	23,745,158	18,174,500	24,236,849	34,825,076
Average Sale Price	0	585,000	75,750	620,000	2,167,800
Average Sale Price YTD	1,546,525	913,275	790,196	692,481	1,123,390
Median Sale Price	0	585,000	75,750	620,000	815,000
Median Sale Price YTD	702,500	512,500	430,000	600,000	690,000
Average Days on Market / YTD	0 / 177	111 / 237	93 / 305	255 / 296	166 / 230
Median Days on Market / YTD	0 / 86	111 / 114	93 / 196	255 / 196	158 / 138
Average Days on Market (Cum.) / YTD	0 / 306	111 / 424	364 / 331	255 / 302	280 / 269
Median Days on Market (Cum.) / YTD	0 / 164	111 / 159	364 / 213	255 / 206	231 / 203
Investment					
New Listings / YTD	27 / 359	12 / 276	13 / 269	19 / 283	17 / 343
Sales / YTD	8 / 129	12 / 102	4 / 69	4 / 70	9 / 102
Sales to New Listings Ratio / YTD	30% / 36%	100% / 37%	31% / 26%	21% / 25%	53% / 30%
Sales Volume	7,921,150	12,545,809	2,152,500	1,430,000	15,790,284
Sales Volume YTD	111,014,043	91,944,462	46,928,541	59,419,042	90,550,834
Average Sale Price	990,144	1,045,484	538,125	357,500	1,754,476
Average Sale Price YTD	860,574	901,416	680,124	848,843	887,753
Median Sale Price	692,500	635,750	525,000	352,500	985,000
Median Sale Price YTD	550,000	467,500	410,000	440,500	512,500
Average Days on Market / YTD	86 / 171	85 / 168	80 / 153	264 / 217	290 / 180
Median Days on Market / YTD	88 / 126	66 / 119	87 / 110	255 / 141	236 / 143
Average Days on Market (Cum.) / YTD	86 / 227	115 / 218	240 / 200	500 / 251	290 / 213
Median Days on Market (Cum.) / YTD	88 / 135	66 / 130	164 / 121	343 / 164	236 / 160
Multi Family					
New Listings / YTD	11 / 137	3 / 109	2 / 85	5 / 97	3 / 71
Sales / YTD	4 / 40	3 / 55	5 / 20	0 / 17	0 / 17
Sales to New Listings Ratio / YTD	36% / 29%	100% / 50%	250% / 24%	0% / 18%	0% / 24%
Sales Volume	2,859,850	4,020,000	4,323,900	0	0
Sales Volume YTD	54,057,350	74,811,750	31,838,100	16,452,750	17,321,100
Average Sale Price	714,963	1,340,000	864,780	0	0
Average Sale Price YTD	1,351,434	1,360,214	1,591,905	967,809	1,018,888
Median Sale Price	684,925	1,300,000	588,000	0	0
Median Sale Price YTD	1,279,000	1,300,000	1,125,000	690,000	808,000
Average Days on Market / YTD	157 / 109	93 / 172	166 / 188	0 / 163	0 / 101
Median Days on Market / YTD	162 / 86	100 / 112	128 / 122	0 / 131	0 / 98
Average Days on Market (Cum.) / YTD	157 / 127	93 / 207	166 / 230	0 / 163	0 / 101
Median Days on Market (Cum.) / YTD	162 / 106	100 / 128	128 / 122	0 / 131	0 / 98
Hotel/Motel					
New Listings / YTD	0 / 1	1 / 2	0 / 2	0 / 0	0 / 6
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	9,350,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	4,675,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	4,675,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104

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

December 2022

Business	2022	2021	2020	2019	2018
New Listings / YTD	28 / 278	18 / 153	11 / 170	26 / 348	18 / 261
Sales / YTD	2 / 51	4 / 34	1 / 40	5 / 47	4 / 45
Sales to New Listings Ratio / YTD	7% / 18%	22% / 22%	9% / 24%	19% / 14%	22% / 17%
Sales Volume	1,067,000	228,000	475,000	555,000	646,500
Sales Volume YTD	13,899,200	5,978,068	7,206,300	11,673,650	9,290,300
Average Sale Price	533,500	57,000	475,000	111,000	161,625
Average Sale Price YTD	272,533	175,826	180,158	248,376	206,451
Median Sale Price	533,500	32,500	475,000	110,000	139,750
Median Sale Price YTD	180,000	106,500	92,500	130,000	115,000
Average Days on Market / YTD	97 / 155	181 / 156	89 / 122	84 / 151	134 / 142
Median Days on Market / YTD	97 / 123	122 / 142	89 / 102	68 / 121	116 / 130
Average Days on Market (Cum.) / YTD	97 / 164	181 / 176	89 / 166	84 / 165	134 / 147
Median Days on Market (Cum.) / YTD	97 / 123	122 / 146	89 / 127	68 / 121	116 / 142
Lease					
New Listings / YTD	17 / 286	30 / 266	15 / 257	15 / 264	15 / 277
Sales / YTD	4 / 79	15 / 85	4 / 56	6 / 90	6 / 90
Sales to New Listings Ratio / YTD	24% / 28%	50% / 32%	27% / 22%	40% / 34%	40% / 32%
Sales Volume	145,044	1,991,252	298,500	810,100	913,234
Sales Volume YTD	9,680,487	13,041,215	13,630,549	8,872,001	11,098,663
Average Sale Price	36,261	132,750	74,625	135,017	152,206
Average Sale Price YTD	122,538	153,426	243,403	98,578	123,318
Median Sale Price	33,797	114,000	74,775	113,750	104,619
Median Sale Price YTD	84,150	105,750	112,375	67,500	95,165
Average Days on Market / YTD	110 / 195	280 / 229	126 / 169	253 / 159	119 / 148
Median Days on Market / YTD	105 / 104	201 / 145	120 / 146	163 / 102	60 / 107
Average Days on Market (Cum.) / YTD	110 / 218	288 / 236	231 / 180	253 / 161	160 / 173
Median Days on Market (Cum.) / YTD	105 / 130	201 / 164	160 / 149	163 / 105	93 / 112
Farms					
New Listings / YTD	2 / 125	8 / 139	9 / 134	7 / 146	11 / 143
Sales / YTD	0 / 53	5 / 79	6 / 53	2 / 46	2 / 51
Sales to New Listings Ratio / YTD	0% / 42%	63% / 57%	67% / 40%	29% / 32%	18% / 36%
Sales Volume	0	5,512,500	2,625,000	1,141,000	4,929,000
Sales Volume YTD	49,459,580	56,243,592	33,837,900	28,530,825	34,520,375
Average Sale Price	0	1,102,500	437,500	570,500	2,464,500
Average Sale Price YTD	933,200	711,944	638,451	620,235	676,870
Median Sale Price	0	1,026,000	392,500	570,500	2,464,500
Median Sale Price YTD	778,500	611,000	450,000	601,500	500,000
Average Days on Market / YTD	0 / 79	170 / 139	117 / 164	26 / 103	136 / 125
Median Days on Market / YTD	0 / 58	210 / 84	137 / 73	26 / 50	136 / 92
Average Days on Market (Cum.) / YTD	0 / 117	261 / 196	144 / 233	26 / 103	227 / 150
Median Days on Market (Cum.) / YTD	0 / 65	218 / 93	158 / 95	26 / 50	227 / 107
Total Commercial²					
New Listings / YTD	92 / 1,337	78 / 1,091	69 / 1,079	73 / 1,304	72 / 1,267
Sales / YTD	19 / 395	40 / 382	23 / 263	18 / 306	26 / 338
Sales to New Listings Ratio / YTD	21% / 30%	51% / 35%	33% / 24%	25% / 23%	36% / 27%
Sales Volume	12,473,044	24,882,561	10,398,400	4,556,100	33,118,018
Sales Volume YTD	303,544,690	266,514,245	152,201,790	150,465,117	206,956,348
Average Sale Price	656,476	622,064	452,104	253,117	1,273,770
Average Sale Price YTD	768,468	697,681	578,714	491,716	612,297
Median Sale Price	445,000	288,000	382,500	172,000	499,900
Median Sale Price YTD	453,000	428,000	351,000	301,250	351,750
Average Days on Market / YTD	103 / 155	180 / 179	125 / 170	184 / 178	191 / 158
Median Days on Market / YTD	101 / 100	115 / 116	112 / 110	117 / 113	157 / 116
Average Days on Market (Cum.) / YTD	103 / 200	203 / 226	201 / 211	268 / 193	229 / 183
Median Days on Market (Cum.) / YTD	101 / 121	125 / 133	158 / 124	165 / 122	223 / 131

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 and is either revenue producing or 40 or more acres in size.

End of Month Active Inventory (Sales Activity)

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Greater Edmonton Area¹

December 2022

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2018	January	6,498 (940)	762 (48)	668 (20)	7,928 (1,008)
	February	7,123 (1,107)	831 (47)	727 (26)	8,681 (1,180)
	March	8,347 (1,380)	958 (62)	765 (31)	10,070 (1,473)
	April	9,201 (1,657)	1,036 (84)	777 (33)	11,014 (1,774)
	May	10,315 (1,904)	1,271 (103)	822 (24)	12,408 (2,031)
	June	10,675 (1,801)	1,405 (113)	838 (26)	12,918 (1,940)
	July	10,537 (1,723)	1,427 (118)	830 (31)	12,794 (1,872)
	August	10,064 (1,678)	1,351 (120)	812 (31)	12,227 (1,829)
	September	9,440 (1,312)	1,216 (77)	777 (35)	11,433 (1,424)
	October	8,738 (1,234)	1,103 (83)	767 (39)	10,608 (1,356)
	November	8,090 (1,105)	971 (68)	770 (16)	9,831 (1,189)
	December	6,702 (769)	817 (33)	666 (26)	8,185 (828)
2019	January	7,096 (795)	835 (39)	731 (24)	8,662 (858)
	February	7,448 (976)	880 (39)	759 (22)	9,087 (1,037)
	March	8,288 (1,197)	1,001 (70)	817 (15)	10,106 (1,282)
	April	9,003 (1,679)	1,146 (76)	826 (34)	10,975 (1,789)
	May	9,539 (1,977)	1,251 (98)	891 (31)	11,681 (2,106)
	June	9,446 (1,804)	1,318 (108)	854 (32)	11,618 (1,944)
	July	9,119 (1,907)	1,346 (109)	862 (29)	11,327 (2,045)
	August	8,832 (1,565)	1,315 (106)	834 (29)	10,981 (1,700)
	September	8,528 (1,380)	1,231 (95)	819 (24)	10,578 (1,499)
	October	7,937 (1,325)	1,062 (86)	779 (33)	9,778 (1,444)
	November	7,291 (1,100)	942 (56)	811 (15)	9,044 (1,171)
	December	6,040 (843)	809 (42)	714 (18)	7,563 (903)
2020	January	6,322 (796)	830 (45)	738 (15)	7,890 (856)
	February	6,854 (1,052)	895 (62)	748 (28)	8,497 (1,142)
	March	7,274 (1,163)	936 (65)	750 (21)	8,960 (1,249)
	April	7,256 (746)	971 (40)	741 (10)	8,968 (796)
	May	7,769 (1,155)	1,070 (73)	755 (12)	9,594 (1,240)
	June	8,011 (2,045)	1,115 (137)	769 (34)	9,895 (2,216)
	July	8,044 (2,163)	1,093 (197)	798 (21)	9,935 (2,381)
	August	7,828 (1,873)	1,078 (162)	784 (22)	9,690 (2,057)
	September	7,537 (1,868)	1,022 (152)	790 (22)	9,349 (2,042)
	October	7,231 (1,669)	922 (139)	737 (34)	8,890 (1,842)
	November	6,454 (1,393)	759 (122)	748 (21)	7,961 (1,536)
	December	5,217 (1,104)	600 (77)	658 (23)	6,475 (1,204)
2021	January	5,520 (1,168)	607 (104)	693 (27)	6,820 (1,299)
	February	5,905 (1,594)	642 (104)	721 (22)	7,268 (1,720)
	March	6,702 (2,435)	721 (179)	731 (40)	8,154 (2,654)
	April	7,441 (2,862)	791 (218)	745 (30)	8,977 (3,110)
	May	7,975 (2,736)	818 (216)	750 (40)	9,543 (2,992)
	June	8,344 (2,716)	884 (179)	737 (37)	9,965 (2,932)
	July	8,296 (2,203)	869 (167)	742 (26)	9,907 (2,396)
	August	7,955 (2,055)	844 (144)	735 (24)	9,534 (2,223)
	September	7,633 (1,876)	789 (116)	719 (38)	9,141 (2,030)
	October	7,088 (1,858)	710 (139)	711 (33)	8,509 (2,030)
	November	6,035 (1,819)	607 (118)	724 (25)	7,366 (1,962)
	December	4,728 (1,316)	472 (82)	635 (40)	5,835 (1,438)
2022	January	4,694 (1,332)	460 (67)	657 (31)	5,811 (1,430)
	February	4,742 (2,251)	499 (101)	700 (42)	5,941 (2,394)
	March	5,202 (3,265)	562 (168)	733 (43)	6,497 (3,476)
	April	6,393 (2,885)	647 (186)	748 (51)	7,788 (3,122)
	May	7,439 (2,842)	742 (166)	762 (36)	8,943 (3,044)
	June	7,964 (2,584)	794 (171)	759 (36)	9,517 (2,791)
	July	8,271 (1,965)	833 (118)	806 (33)	9,910 (2,116)
	August	7,861 (1,801)	852 (111)	821 (27)	9,534 (1,939)
	September	7,660 (1,572)	818 (93)	836 (20)	9,314 (1,685)
	October	7,088 (1,465)	713 (91)	846 (19)	8,647 (1,575)
	November	6,381 (1,249)	588 (73)	822 (38)	7,791 (1,360)
	December	5,012 (973)	472 (43)	742 (19)	6,226 (1,035)

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Residential¹ Sales by Price Range

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Greater Edmonton Area² December 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	46	688	42	581	33	438	23	420	22	301
100,000 - 149,999	66	1,152	75	1,031	64	729	36	746	38	623
150,000 - 199,999	80	1,732	104	1,573	79	1,177	68	1,235	50	1,183
200,000 - 249,999	88	1,573	80	1,596	78	1,274	82	1,398	76	1,376
250,000 - 299,999	105	2,119	120	2,580	130	2,076	115	2,036	111	1,932
300,000 - 324,999	60	1,356	92	1,709	101	1,378	87	1,414	58	1,343
325,000 - 349,999	62	1,521	102	1,936	98	1,525	74	1,459	67	1,453
350,000 - 374,999	50	1,553	104	2,005	88	1,519	67	1,341	58	1,454
375,000 - 399,999	56	1,700	84	1,888	56	1,258	54	1,218	45	1,266
400,000 - 424,999	54	1,493	85	1,593	61	1,051	44	994	47	1,031
425,000 - 449,999	55	1,496	63	1,417	59	860	36	791	35	839
450,000 - 474,999	28	1,136	57	1,054	42	712	33	682	34	688
475,000 - 499,999	36	1,008	54	982	40	553	17	529	22	583
500,000 - 524,999	30	845	35	759	30	406	12	361	13	427
525,000 - 549,999	23	729	39	694	18	354	11	350	21	368
550,000 - 574,999	27	634	22	522	27	271	16	265	5	259
575,000 - 599,999	21	566	34	495	17	221	6	190	7	232
600,000 - 649,999	28	869	34	630	26	337	12	275	12	339
650,000 - 699,999	18	598	23	438	19	249	10	224	13	228
700,000 - 749,999	10	387	13	270	11	170	11	150	8	158
750,000 - 799,999	11	281	15	204	6	103	8	115	6	134
800,000 - 899,999	5	333	18	277	7	130	9	129	6	125
900,000 - 999,999	3	152	7	126	4	69	3	88	2	83
1,000,000-1,499,999	9	192	10	203	7	132	7	100	9	142
1,500,000-1,999,999	1	47	2	46	2	25	2	31	4	29
2,000,000-2,499,999	1	12	1	12	1	5	0	1	0	10
2,500,000-2,999,999	0	6	0	8	0	4	0	4	0	3
3,000,000-3,499,999	0	2	1	5	0	0	0	1	0	1
3,500,000+	0	4	0	4	0	1	0	1	0	0
Total	973	24,184	1,316	24,638	1,104	17,027	843	16,548	769	16,610

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

² Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Single Family Detached Sales by Price Range
Greater Edmonton Area¹
December 2022

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	9	1	17	1	20	1	13	0	13
100,000 - 149,999	1	67	4	62	4	66	8	86	5	51
150,000 - 199,999	8	117	9	130	12	144	11	143	6	132
200,000 - 249,999	18	301	20	358	28	372	34	437	27	318
250,000 - 299,999	47	794	59	1,061	67	971	64	948	60	872
300,000 - 324,999	32	674	54	895	57	748	48	755	32	748
325,000 - 349,999	36	846	59	1,109	59	988	52	976	45	948
350,000 - 374,999	32	952	67	1,395	62	1,205	57	1,072	52	1,140
375,000 - 399,999	46	1,089	60	1,507	47	1,073	45	1,040	41	1,091
400,000 - 424,999	47	1,083	65	1,385	54	960	41	889	43	921
425,000 - 449,999	48	1,193	56	1,275	54	787	34	724	34	769
450,000 - 474,999	25	985	53	974	40	654	31	625	27	635
475,000 - 499,999	30	895	44	883	36	505	15	488	20	523
500,000 - 524,999	28	779	33	695	26	371	11	327	13	387
525,000 - 549,999	18	664	37	650	17	336	11	321	17	330
550,000 - 574,999	24	581	20	470	24	252	13	246	4	226
575,000 - 599,999	19	524	31	459	17	209	6	174	7	208
600,000 - 649,999	26	798	33	580	23	313	10	255	11	296
650,000 - 699,999	16	561	21	404	16	227	8	210	12	210
700,000 - 749,999	10	360	13	257	11	160	10	134	7	145
750,000 - 799,999	9	263	15	184	5	94	6	105	6	127
800,000 - 899,999	4	311	15	245	5	121	9	126	6	118
900,000 - 999,999	2	142	6	118	3	66	3	84	2	74
1,000,000-1,499,999	9	169	10	190	7	123	7	95	9	136
1,500,000-1,999,999	1	42	1	42	2	26	2	27	4	27
2,000,000-2,499,999	1	12	1	9	1	5	0	1	0	7
2,500,000-2,999,999	0	5	0	7	0	4	0	4	0	2
3,000,000-3,499,999	0	2	1	5	0	0	0	1	0	1
3,500,000+	0	5	0	3	0	1	0	1	0	0
Total	537	14,223	788	15,369	678	10,801	537	10,307	490	10,455

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

**Condominium Sales by Price Range
Greater Edmonton Area¹
December 2022**

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	36	426	23	327	23	224	12	225	13	167
100,000 - 149,999	61	997	66	873	57	614	26	597	32	519
150,000 - 199,999	70	1,539	87	1,346	64	966	50	1,033	42	981
200,000 - 249,999	59	1,137	53	1,081	38	759	40	828	46	941
250,000 - 299,999	45	1,033	39	1,034	33	629	30	718	33	740
300,000 - 324,999	13	398	17	278	9	157	8	201	7	238
325,000 - 349,999	10	249	11	173	11	129	8	129	7	141
350,000 - 374,999	3	168	9	122	4	72	2	86	1	86
375,000 - 399,999	5	143	5	115	4	74	6	81	2	82
400,000 - 424,999	1	76	3	71	2	39	2	64	1	66
425,000 - 449,999	1	67	1	46	1	31	1	44	0	50
450,000 - 474,999	2	43	2	38	1	28	1	20	0	30
475,000 - 499,999	2	38	3	48	1	17	1	17	0	27
500,000 - 524,999	0	24	2	25	1	17	0	15	0	19
525,000 - 549,999	2	18	0	23	0	2	0	17	1	16
550,000 - 574,999	1	21	0	18	2	10	2	8	0	19
575,000 - 599,999	2	14	0	7	0	3	0	8	0	11
600,000 - 649,999	0	26	0	15	2	9	1	4	1	15
650,000 - 699,999	1	14	0	13	2	11	2	10	1	7
700,000 - 749,999	0	7	0	3	0	7	0	7	0	7
750,000 - 799,999	0	6	0	7	1	3	0	3	0	4
800,000 - 899,999	1	12	2	15	1	5	0	1	0	4
900,000 - 999,999	0	3	0	2	1	2	0	3	0	5
1,000,000+	0	11	1	11	0	4	0	5	0	5
Total	315	6,470	324	5,691	258	3,812	192	4,124	187	4,180

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

Duplex/Rowhouse Sales by Price Range
Greater Edmonton Area¹
December 2022

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	1
100,000 - 149,999	0	0	0	3	0	4	0	4	0	1
150,000 - 199,999	1	28	2	31	3	33	6	32	1	24
200,000 - 249,999	10	106	6	128	7	105	5	100	2	91
250,000 - 299,999	11	265	22	448	29	461	17	343	17	306
300,000 - 324,999	15	277	21	526	34	470	31	452	18	350
325,000 - 349,999	16	418	32	650	28	407	14	351	15	358
350,000 - 374,999	15	425	28	483	21	237	8	182	5	223
375,000 - 399,999	5	463	17	254	5	110	3	95	2	90
400,000 - 424,999	5	323	16	131	5	50	1	39	3	38
425,000 - 449,999	6	231	6	90	3	38	1	21	1	20
450,000 - 474,999	1	104	2	38	1	28	1	36	6	20
475,000 - 499,999	3	68	4	42	2	27	1	21	2	30
500,000 - 524,999	2	40	0	31	3	17	1	18	0	20
525,000 - 549,999	2	41	2	18	0	13	0	11	3	21
550,000 - 574,999	2	27	2	32	0	9	0	10	1	13
575,000 - 599,999	0	28	3	27	0	9	0	7	0	11
600,000 - 649,999	2	43	1	31	1	12	1	15	0	23
650,000 - 699,999	1	21	2	19	1	10	0	3	0	8
700,000 - 749,999	0	15	0	7	0	3	0	4	0	5
750,000 - 799,999	0	6	0	9	0	4	2	7	0	3
800,000 - 899,999	0	7	1	7	0	1	0	0	0	3
900,000 - 999,999	0	3	0	1	0	2	0	1	0	2
1,000,000+	0	10	0	0	0	0	0	0	0	1
Total	97	2,949	167	3,006	143	2,050	92	1,752	76	1,662

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

Summary of Properties Listed and Sold Greater Edmonton Area¹

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December 2022

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2018	January	2,584	940	163	48	105	20	2,852	1,008
	February	2,652	1,107	196	47	125	26	2,973	1,180
	March	3,583	1,380	279	62	129	31	3,991	1,473
	April	3,622	1,657	264	84	113	33	3,999	1,774
	May	4,315	1,904	437	103	112	24	4,864	2,031
	June	3,774	1,801	371	113	142	26	4,287	1,940
	July	3,361	1,723	267	118	83	31	3,711	1,872
	August	3,199	1,678	209	120	105	31	3,513	1,829
	September	2,683	1,312	187	77	83	35	2,953	1,424
	October	2,543	1,234	191	83	113	39	2,847	1,356
	November	2,128	1,105	144	68	85	16	2,357	1,189
	December	1,222	769	87	33	72	26	1,381	828
	Total	35,666	16,610	2,795	956	1,267	338	39,728	17,904
2019	January	2,531	795	174	39	122	24	2,827	858
	February	2,404	976	170	39	111	22	2,685	1,037
	March	3,114	1,197	287	70	124	15	3,525	1,282
	April	3,490	1,679	330	76	125	34	3,945	1,789
	May	3,757	1,977	328	98	161	31	4,246	2,106
	June	3,058	1,804	319	108	80	32	3,457	1,944
	July	2,993	1,907	268	109	113	29	3,374	2,045
	August	2,977	1,565	219	106	99	29	3,295	1,700
	September	2,698	1,380	234	95	96	24	3,028	1,499
	October	2,369	1,325	152	86	89	33	2,610	1,444
	November	1,804	1,100	130	56	111	15	2,045	1,171
	December	1,293	843	125	42	73	18	1,491	903
	Total	32,488	16,548	2,736	924	1,304	306	36,528	17,778
2020	January	2,221	796	170	45	94	15	2,485	856
	February	2,463	1,052	215	62	100	28	2,778	1,142
	March	2,681	1,163	248	65	97	21	3,026	1,249
	April	1,836	746	171	40	65	10	2,072	796
	May	2,913	1,155	295	73	96	12	3,304	1,240
	June	3,524	2,045	317	137	124	34	3,965	2,216
	July	3,155	2,163	279	197	105	21	3,539	2,381
	August	2,810	1,873	249	162	82	22	3,141	2,057
	September	2,930	1,868	258	152	101	22	3,289	2,042
	October	2,674	1,669	178	139	55	34	2,907	1,842
	November	1,833	1,393	96	122	91	21	2,020	1,536
	December	1,279	1,104	61	77	69	23	1,409	1,204
	Total	30,319	17,027	2,537	1,271	1,079	263	33,935	18,561
2021	January	2,370	1,168	170	104	97	27	2,637	1,299
	February	2,605	1,594	193	104	86	22	2,884	1,720
	March	3,998	2,435	333	179	118	40	4,449	2,654
	April	4,332	2,862	332	218	105	30	4,769	3,110
	May	4,164	2,736	308	216	92	40	4,564	2,992
	June	4,150	2,716	320	179	85	37	4,555	2,932
	July	3,383	2,203	224	167	88	26	3,695	2,396
	August	3,128	2,055	204	144	75	24	3,407	2,223
	September	3,027	1,876	190	116	82	38	3,299	2,030
	October	2,630	1,858	170	139	93	33	2,893	2,030
	November	2,097	1,819	124	118	92	25	2,313	1,962
	December	1,390	1,316	54	82	78	40	1,522	1,438
	Total	37,274	24,638	2,622	1,766	1,091	382	40,987	26,786
2022	January	2,123	1,332	112	67	103	31	2,338	1,430
	February	2,899	2,251	186	101	122	42	3,207	2,394
	March	4,214	3,265	272	168	118	43	4,604	3,476
	April	4,601	2,885	320	186	115	51	5,036	3,122
	May	4,582	2,842	318	166	107	36	5,007	3,044
	June	4,216	2,584	313	171	109	36	4,638	2,791
	July	3,525	1,965	248	118	133	33	3,906	2,116
	August	3,088	1,801	231	111	118	27	3,437	1,939
	September	3,054	1,572	195	93	121	20	3,370	1,685
	October	2,583	1,465	134	91	100	19	2,817	1,575
	November	1,979	1,249	96	73	99	38	2,174	1,360
	December	1,212	973	60	43	92	19	1,364	1,035
	Total	38,076	24,184	2,485	1,388	1,337	395	41,898	25,967

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Residential Average Sale Price by Type
Greater Edmonton Area¹
December 2022

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2018	January	430,257	229,956	348,215	361,323
	February	442,046	238,013	355,420	374,677
	March	445,945	238,724	350,542	377,145
	April	431,181	248,660	324,722	372,329
	May	443,087	245,146	348,467	379,864
	June	443,634	241,023	344,388	380,050
	July	438,098	248,498	342,920	372,684
	August	425,129	247,241	331,267	366,981
	September	429,686	241,367	345,232	374,219
	October	428,340	221,246	333,762	362,371
	November	419,642	220,671	350,330	362,248
	December	428,834	210,269	344,829	361,947
	YTD Average	434,658	238,383	342,730	371,719
2019	January	403,773	217,249	322,052	337,982
	February	428,632	222,238	321,288	353,966
	March	424,022	213,273	334,454	357,462
	April	427,901	229,568	330,795	365,606
	May	431,704	238,201	334,755	368,870
	June	424,049	237,845	337,796	365,795
	July	430,158	222,978	333,317	367,300
	August	435,208	234,398	354,520	367,379
	September	419,936	217,664	343,569	351,451
	October	422,145	227,802	328,630	353,850
	November	420,655	227,992	322,330	353,748
	December	411,469	226,172	325,068	353,660
	YTD Average	425,129	227,393	333,482	360,258
2020	January	414,110	204,390	338,815	351,132
	February	426,404	212,967	321,892	351,149
	March	404,329	218,283	313,443	344,183
	April	410,441	223,167	330,346	353,682
	May	412,198	204,365	325,252	353,300
	June	423,236	220,011	329,377	359,613
	July	436,322	224,966	331,963	369,884
	August	439,848	229,298	342,214	374,454
	September	440,047	232,327	340,445	376,462
	October	442,923	231,557	335,643	381,903
	November	439,946	230,688	337,784	376,909
	December	429,014	217,389	331,069	362,502
	YTD Average	429,480	222,536	332,587	365,525
2021	January	427,683	215,591	344,400	363,104
	February	438,165	230,929	343,028	377,912
	March	457,809	229,710	348,205	391,109
	April	458,529	228,741	347,461	389,651
	May	465,626	241,886	358,135	401,394
	June	472,425	242,353	355,491	398,050
	July	466,184	239,950	357,355	389,841
	August	460,958	227,580	355,326	384,952
	September	453,760	224,212	336,758	377,862
	October	450,300	224,861	358,299	376,881
	November	457,245	225,639	347,557	384,276
	December	462,116	217,059	363,594	381,175
	YTD Average	457,946	230,653	351,711	386,922
2022	January	445,583	224,799	382,471	376,840
	February	493,381	225,935	374,987	411,289
	March	504,198	243,417	389,308	413,175
	April	508,187	238,355	408,563	416,014
	May	492,162	239,102	395,431	409,868
	June	494,540	238,148	387,861	405,680
	July	489,607	229,554	372,864	398,969
	August	469,074	220,344	360,570	376,419
	September	464,189	220,565	375,923	375,669
	October	462,926	224,535	372,027	381,616
	November	454,595	216,728	359,450	368,202
	December	457,371	207,114	356,822	361,172
	YTD Average	484,822	230,351	382,565	397,491

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

² Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
December 2022

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Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2018	January	6,498 (940)	762 (48)	668 (20)	4,606 (670)	343 (10)
	February	7,123 (1,107)	831 (47)	727 (26)	5,041 (769)	373 (17)
	March	8,347 (1,380)	958 (62)	765 (31)	5,845 (988)	393 (20)
	April	9,201 (1,657)	1,036 (84)	777 (33)	6,460 (1,129)	406 (16)
	May	10,315 (1,904)	1,271 (103)	822 (24)	7,313 (1,310)	429 (14)
	June	10,675 (1,801)	1,405 (113)	838 (26)	7,681 (1,255)	445 (8)
	July	10,537 (1,723)	1,427 (118)	830 (31)	7,616 (1,217)	442 (20)
	August	10,064 (1,678)	1,351 (120)	812 (31)	7,307 (1,152)	427 (21)
	September	9,440 (1,312)	1,216 (77)	777 (35)	6,831 (922)	413 (18)
	October	8,738 (1,234)	1,103 (83)	767 (39)	6,312 (853)	404 (23)
	November	8,090 (1,105)	971 (68)	770 (16)	5,830 (796)	407 (8)
	December	6,702 (769)	817 (33)	666 (26)	4,774 (566)	344 (15)
2019	January	7,096 (795)	835 (39)	731 (24)	5,014 (575)	383 (16)
	February	7,448 (976)	880 (39)	759 (22)	5,254 (710)	395 (10)
	March	8,288 (1,197)	1,001 (70)	817 (15)	5,809 (849)	428 (11)
	April	9,003 (1,679)	1,146 (76)	826 (34)	6,374 (1,148)	440 (19)
	May	9,539 (1,977)	1,251 (98)	891 (31)	6,850 (1,360)	468 (17)
	June	9,446 (1,804)	1,318 (108)	854 (32)	6,827 (1,259)	435 (15)
	July	9,119 (1,907)	1,346 (109)	862 (29)	6,637 (1,327)	445 (15)
	August	8,832 (1,565)	1,315 (106)	834 (29)	6,453 (1,103)	423 (12)
	September	8,528 (1,380)	1,231 (95)	819 (24)	6,268 (971)	421 (15)
	October	7,937 (1,325)	1,062 (86)	779 (33)	5,845 (941)	411 (15)
	November	7,291 (1,100)	942 (56)	811 (15)	5,370 (807)	445 (8)
	December	6,040 (843)	809 (42)	714 (18)	4,378 (600)	393 (10)
2020	January	6,322 (796)	830 (45)	738 (15)	4,559 (580)	399 (9)
	February	6,854 (1,052)	895 (62)	748 (28)	4,945 (742)	406 (15)
	March	7,274 (1,163)	936 (65)	750 (21)	5,248 (810)	409 (11)
	April	7,256 (746)	971 (40)	741 (10)	5,241 (514)	393 (6)
	May	7,769 (1,155)	1,070 (73)	755 (12)	5,629 (777)	404 (7)
	June	8,011 (2,045)	1,115 (137)	769 (34)	5,909 (1,364)	411 (17)
	July	8,044 (2,163)	1,093 (197)	798 (21)	5,952 (1,511)	420 (11)
	August	7,828 (1,873)	1,078 (162)	784 (22)	5,883 (1,261)	412 (13)
	September	7,537 (1,868)	1,022 (152)	790 (22)	5,673 (1,297)	418 (9)
	October	7,231 (1,669)	922 (139)	737 (34)	5,505 (1,160)	393 (15)
	November	6,454 (1,393)	759 (122)	748 (21)	4,929 (1,014)	396 (12)
	December	5,217 (1,104)	600 (77)	658 (23)	4,008 (803)	332 (7)
2021	January	5,520 (1,168)	607 (104)	693 (27)	4,159 (827)	355 (15)
	February	5,905 (1,594)	642 (104)	721 (22)	4,458 (1,072)	376 (15)
	March	6,702 (2,435)	721 (179)	731 (40)	5,092 (1,640)	368 (17)
	April	7,441 (2,862)	791 (218)	745 (30)	5,719 (1,928)	363 (14)
	May	7,975 (2,736)	818 (216)	750 (40)	6,189 (1,901)	369 (14)
	June	8,344 (2,716)	884 (179)	737 (37)	6,508 (1,897)	363 (18)
	July	8,296 (2,203)	869 (167)	742 (26)	6,492 (1,534)	365 (17)
	August	7,955 (2,055)	844 (144)	735 (24)	6,259 (1,430)	365 (11)
	September	7,633 (1,876)	789 (116)	719 (38)	6,047 (1,310)	373 (17)
	October	7,088 (1,858)	710 (139)	711 (33)	5,635 (1,302)	369 (17)
	November	6,035 (1,819)	607 (118)	724 (25)	4,837 (1,310)	395 (9)
	December	4,728 (1,316)	472 (82)	635 (40)	3,735 (965)	354 (25)
2022	January	4,694 (1,332)	460 (67)	657 (31)	3,715 (987)	371 (20)
	February	4,742 (2,251)	499 (101)	700 (42)	3,775 (1,675)	399 (25)
	March	5,202 (3,265)	562 (168)	733 (43)	4,154 (2,371)	419 (21)
	April	6,393 (2,885)	647 (186)	748 (51)	5,045 (2,090)	439 (18)
	May	7,439 (2,842)	742 (166)	762 (36)	5,960 (1,966)	448 (19)
	June	7,964 (2,584)	794 (171)	759 (36)	6,346 (1,825)	447 (17)
	July	8,271 (1,965)	833 (118)	806 (33)	6,563 (1,365)	470 (17)
	August	7,861 (1,801)	852 (111)	821 (27)	6,282 (1,243)	477 (15)
	September	7,660 (1,572)	818 (93)	836 (20)	6,112 (1,108)	477 (12)
	October	7,088 (1,465)	713 (91)	846 (19)	5,584 (1,050)	488 (5)
	November	6,381 (1,249)	588 (73)	822 (38)	4,995 (905)	490 (18)
	December	5,012 (973)	472 (43)	742 (19)	3,913 (712)	435 (14)

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

5 Year Residential Activity

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City of Edmonton

December 2022

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	475 / 15,411	483 / 14,044	470 / 11,672	466 / 13,060	444 / 13,918
Sales / YTD	367 / 9,572	554 / 10,114	462 / 7,106	369 / 6,889	357 / 6,866
Sales to New Listings Ratio / YTD	77% / 62%	115% / 72%	98% / 61%	79% / 53%	80% / 49%
Sales Volume	168,903,045	261,236,152	199,191,301	153,980,902	157,391,866
Sales Volume YTD	4,718,398,990	4,749,930,318	3,118,497,007	2,986,762,891	3,064,034,162
Average Sale Price	460,226	471,545	431,150	417,292	440,874
Average Sale Price YTD	492,938	469,639	438,854	433,555	446,262
Median Sale Price	424,000	426,000	400,000	370,000	390,000
Median Sale Price YTD	450,000	421,500	395,000	392,500	400,000
Average Days on Market / YTD	55 / 35	49 / 37	54 / 52	64 / 58	67 / 54
Median Days on Market / YTD	46 / 22	36 / 22	40 / 35	53 / 42	55 / 40
Average Days on Market (Cum.) / YTD	88 / 50	72 / 53	82 / 84	102 / 90	106 / 81
Median Days on Market (Cum.) / YTD	76 / 25	48 / 26	51 / 47	76 / 57	83 / 54
Condominium					
New Listings / YTD	346 / 9,866	423 / 10,239	373 / 7,837	317 / 7,661	351 / 9,002
Sales / YTD	261 / 5,305	268 / 4,630	214 / 3,114	160 / 3,401	152 / 3,456
Sales to New Listings Ratio / YTD	75% / 54%	63% / 45%	57% / 40%	50% / 44%	43% / 38%
Sales Volume	51,505,397	54,069,552	45,894,754	35,926,052	30,849,569
Sales Volume YTD	1,192,446,384	1,035,597,464	673,702,423	758,075,879	811,948,780
Average Sale Price	197,339	201,752	214,461	224,538	202,958
Average Sale Price YTD	224,778	223,671	216,346	222,898	234,939
Median Sale Price	181,000	175,000	182,500	204,100	194,500
Median Sale Price YTD	205,000	205,944	198,000	205,000	215,000
Average Days on Market / YTD	71 / 54	67 / 57	64 / 66	77 / 72	78 / 71
Median Days on Market / YTD	60 / 39	51 / 41	53 / 49	63 / 54	68 / 55
Average Days on Market (Cum.) / YTD	107 / 84	107 / 90	90 / 106	106 / 108	125 / 112
Median Days on Market (Cum.) / YTD	82 / 50	79 / 57	65 / 71	77 / 74	91 / 80
Duplex/Rowhouse					
New Listings / YTD	91 / 2,906	108 / 2,746	91 / 2,213	114 / 2,210	69 / 2,244
Sales / YTD	71 / 2,100	125 / 2,069	107 / 1,401	57 / 1,153	51 / 1,121
Sales to New Listings Ratio / YTD	78% / 72%	116% / 75%	118% / 63%	50% / 52%	74% / 50%
Sales Volume	24,977,089	46,120,123	35,978,947	18,883,834	18,247,380
Sales Volume YTD	828,409,920	747,969,027	476,038,657	393,763,053	395,219,125
Average Sale Price	351,790	368,961	336,252	331,295	357,792
Average Sale Price YTD	394,481	361,512	339,785	341,512	352,559
Median Sale Price	335,000	357,500	325,000	317,500	328,000
Median Sale Price YTD	380,000	343,000	325,000	325,000	334,000
Average Days on Market / YTD	45 / 35	46 / 41	60 / 60	75 / 65	86 / 60
Median Days on Market / YTD	36 / 22	33 / 25	45 / 44	59 / 48	76 / 47
Average Days on Market (Cum.) / YTD	81 / 45	64 / 54	76 / 88	109 / 98	100 / 80
Median Days on Market (Cum.) / YTD	72 / 24	45 / 29	53 / 56	80 / 63	79 / 59
Total Residential¹					
New Listings / YTD	953 / 28,858	1,038 / 27,668	975 / 22,248	932 / 23,531	891 / 25,753
Sales / YTD	712 / 17,297	965 / 17,116	803 / 11,833	600 / 11,650	566 / 11,627
Sales to New Listings Ratio / YTD	75% / 60%	93% / 62%	82% / 53%	64% / 50%	64% / 45%
Sales Volume	249,532,031	365,647,285	286,600,002	212,018,388	207,998,215
Sales Volume YTD	6,815,076,714	6,620,819,739	4,308,221,545	4,180,326,112	4,320,397,647
Average Sale Price	350,466	378,909	356,912	353,364	367,488
Average Sale Price YTD	394,003	386,821	364,085	358,826	371,583
Median Sale Price	325,000	354,000	334,998	321,100	336,750
Median Sale Price YTD	374,900	360,000	341,200	338,000	346,000
Average Days on Market / YTD	60 / 42	54 / 44	60 / 58	69 / 63	71 / 60
Median Days on Market / YTD	51 / 27	40 / 28	45 / 40	55 / 47	62 / 45
Average Days on Market (Cum.) / YTD	94 / 60	82 / 65	88 / 91	104 / 97	110 / 91
Median Days on Market (Cum.) / YTD	78 / 32	58 / 34	55 / 54	78 / 63	85 / 62

¹ Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

5 Year Commercial Activity (Part 1)

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City of Edmonton

December 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	3 / 86	3 / 75	9 / 98	1 / 77	5 / 75
Sales / YTD	0 / 24	1 / 13	0 / 12	0 / 20	0 / 11
Sales to New Listings Ratio / YTD	0% / 28%	33% / 17%	0% / 12%	0% / 26%	0% / 15%
Sales Volume	0	585,000	0	0	0
Sales Volume YTD	43,969,130	7,975,000	10,821,000	15,717,349	12,860,956
Average Sale Price	0	585,000	0	0	0
Average Sale Price YTD	1,832,047	613,462	901,750	785,867	1,169,178
Median Sale Price	0	585,000	0	0	0
Median Sale Price YTD	907,500	585,000	662,500	672,000	1,090,000
Average Days on Market / YTD	0 / 177	111 / 123	0 / 386	0 / 361	0 / 236
Median Days on Market / YTD	0 / 111	111 / 91	0 / 283	0 / 222	0 / 156
Average Days on Market (Cum.) / YTD	0 / 277	111 / 146	0 / 390	0 / 372	0 / 236
Median Days on Market (Cum.) / YTD	0 / 153	111 / 111	0 / 283	0 / 249	0 / 156
Investment					
New Listings / YTD	15 / 219	11 / 170	7 / 160	11 / 168	12 / 224
Sales / YTD	8 / 78	8 / 63	2 / 46	3 / 48	8 / 66
Sales to New Listings Ratio / YTD	53% / 36%	73% / 37%	29% / 29%	27% / 29%	67% / 29%
Sales Volume	7,921,150	5,765,809	1,102,500	955,000	15,716,484
Sales Volume YTD	80,087,318	53,955,687	32,580,331	42,484,942	58,852,867
Average Sale Price	990,144	720,726	551,250	318,333	1,964,561
Average Sale Price YTD	1,026,760	856,439	708,268	885,103	891,710
Median Sale Price	692,500	497,500	551,250	315,000	1,371,842
Median Sale Price YTD	547,500	465,000	400,000	426,250	530,000
Average Days on Market / YTD	86 / 152	70 / 164	73 / 133	229 / 185	277 / 189
Median Days on Market / YTD	88 / 116	62 / 116	73 / 107	139 / 119	230 / 114
Average Days on Market (Cum.) / YTD	86 / 176	114 / 187	164 / 170	542 / 229	277 / 224
Median Days on Market (Cum.) / YTD	88 / 126	62 / 134	164 / 111	315 / 147	230 / 166
Multi Family					
New Listings / YTD	9 / 125	3 / 98	2 / 74	5 / 88	3 / 68
Sales / YTD	2 / 33	3 / 48	4 / 17	0 / 17	0 / 16
Sales to New Listings Ratio / YTD	22% / 26%	100% / 49%	200% / 23%	0% / 19%	0% / 24%
Sales Volume	1,266,000	4,020,000	4,098,900	0	0
Sales Volume YTD	46,698,500	65,959,750	26,973,100	16,452,750	16,446,100
Average Sale Price	633,000	1,340,000	1,024,725	0	0
Average Sale Price YTD	1,415,106	1,374,161	1,586,653	967,809	1,027,881
Median Sale Price	633,000	1,300,000	786,950	0	0
Median Sale Price YTD	1,375,000	1,270,000	1,150,000	690,000	767,500
Average Days on Market / YTD	169 / 103	93 / 172	189 / 186	0 / 163	0 / 104
Median Days on Market / YTD	169 / 88	100 / 111	205 / 115	0 / 131	0 / 98
Average Days on Market (Cum.) / YTD	169 / 124	93 / 212	189 / 236	0 / 163	0 / 104
Median Days on Market (Cum.) / YTD	169 / 107	100 / 127	205 / 115	0 / 131	0 / 98
Hotel/Motel					
New Listings / YTD	0 / 1	1 / 2	0 / 2	0 / 0	0 / 4
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 50%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	9,350,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	4,675,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	4,675,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104

5 Year Commercial Activity (Part 2)

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City of Edmonton

December 2022

Business	2022	2021	2020	2019	2018
New Listings / YTD	22 / 199	16 / 101	7 / 122	19 / 252	12 / 193
Sales / YTD	1 / 33	4 / 25	0 / 23	4 / 36	4 / 35
Sales to New Listings Ratio / YTD	5% / 17%	25% / 25%	0% / 19%	21% / 14%	33% / 18%
Sales Volume	147,000	228,000	0	445,000	646,500
Sales Volume YTD	8,173,200	3,890,068	2,731,800	7,712,750	5,433,300
Average Sale Price	147,000	57,000	0	111,250	161,625
Average Sale Price YTD	247,673	155,603	118,774	214,243	155,237
Median Sale Price	147,000	32,500	0	110,000	139,750
Median Sale Price YTD	180,000	79,000	80,000	129,000	110,000
Average Days on Market / YTD	123 / 145	181 / 166	0 / 140	91 / 150	134 / 140
Median Days on Market / YTD	123 / 105	122 / 130	0 / 134	80 / 116	116 / 129
Average Days on Market (Cum.) / YTD	123 / 160	181 / 166	0 / 179	91 / 161	134 / 141
Median Days on Market (Cum.) / YTD	123 / 116	122 / 130	0 / 148	80 / 118	116 / 129
Lease					
New Listings / YTD	10 / 167	19 / 148	7 / 150	4 / 143	11 / 171
Sales / YTD	2 / 31	9 / 37	1 / 30	3 / 40	3 / 59
Sales to New Listings Ratio / YTD	20% / 19%	47% / 25%	14% / 20%	75% / 28%	27% / 35%
Sales Volume	77,451	1,246,499	28,800	532,200	248,249
Sales Volume YTD	3,698,449	7,447,717	9,331,141	4,133,900	6,774,568
Average Sale Price	38,726	138,500	28,800	177,400	82,750
Average Sale Price YTD	119,305	201,290	311,038	103,348	114,823
Median Sale Price	38,726	137,166	28,800	120,000	84,611
Median Sale Price YTD	103,005	117,600	180,263	93,258	85,735
Average Days on Market / YTD	58 / 152	321 / 238	42 / 170	391 / 171	78 / 114
Median Days on Market / YTD	58 / 75	258 / 119	42 / 155	213 / 119	73 / 92
Average Days on Market (Cum.) / YTD	58 / 179	321 / 246	42 / 170	391 / 171	78 / 130
Median Days on Market (Cum.) / YTD	58 / 94	258 / 145	42 / 155	213 / 119	73 / 99
Farms					
New Listings / YTD	0 / 4	0 / 3	1 / 13	0 / 11	1 / 7
Sales / YTD	0 / 1	0 / 3	0 / 4	0 / 1	0 / 1
Sales to New Listings Ratio / YTD	0% / 25%	0% / 100%	0% / 31%	0% / 9%	0% / 14%
Sales Volume	0	0	0	0	0
Sales Volume YTD	2,200,000	3,383,000	3,759,600	685,000	862,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	2,200,000	1,127,667	939,900	685,000	862,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	2,200,000	1,100,000	826,300	685,000	862,000
Average Days on Market / YTD	0 / 83	0 / 173	0 / 117	0 / 158	0 / 95
Median Days on Market / YTD	0 / 83	0 / 183	0 / 103	0 / 158	0 / 95
Average Days on Market (Cum.) / YTD	0 / 213	0 / 338	0 / 148	0 / 158	0 / 95
Median Days on Market (Cum.) / YTD	0 / 213	0 / 320	0 / 160	0 / 158	0 / 95
Total Commercial¹					
New Listings / YTD	59 / 805	53 / 597	33 / 620	40 / 742	44 / 742
Sales / YTD	14 / 201	25 / 189	7 / 132	10 / 163	15 / 190
Sales to New Listings Ratio / YTD	24% / 25%	47% / 32%	21% / 21%	25% / 22%	34% / 26%
Sales Volume	9,891,601	11,845,308	5,230,200	1,932,200	16,611,233
Sales Volume YTD	185,306,597	142,611,222	86,196,972	88,466,691	110,579,791
Average Sale Price	706,543	473,812	747,171	193,220	1,107,416
Average Sale Price YTD	921,923	754,557	653,007	542,740	581,999
Median Sale Price	425,000	189,000	588,000	160,000	345,000
Median Sale Price YTD	460,000	490,000	349,500	305,000	264,429
Average Days on Market / YTD	91 / 145	183 / 178	135 / 172	222 / 192	199 / 151
Median Days on Market / YTD	88 / 104	93 / 116	112 / 120	134 / 123	156 / 106
Average Days on Market (Cum.) / YTD	91 / 177	197 / 202	161 / 199	316 / 209	199 / 168
Median Days on Market (Cum.) / YTD	88 / 118	100 / 130	128 / 132	134 / 131	156 / 115

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	20	30	27	510	538	405
	Average	405,938	427,270	424,700	461,397	435,908	431,616
	Median	380,000	406,450	385,000	408,250	399,000	386,000
North Central	Sales	73	102	96	2,008	2,064	1,483
	Average	383,829	402,018	364,609	420,468	397,248	372,331
	Median	379,500	360,500	341,500	400,000	380,000	360,500
Northeast	Sales	15	34	34	554	574	427
	Average	329,553	322,854	343,482	365,115	348,630	324,700
	Median	300,000	307,450	309,000	335,000	325,000	302,500
Central	Sales	17	28	19	385	392	265
	Average	251,876	301,054	259,895	295,067	298,795	276,086
	Median	230,000	277,000	245,000	269,500	272,500	250,000
West	Sales	33	50	44	878	963	698
	Average	527,138	528,395	514,886	559,779	556,070	521,786
	Median	370,000	440,250	399,000	449,500	448,500	409,851
Southwest	Sales	53	71	63	1,277	1,417	977
	Average	530,439	574,230	532,111	600,905	591,727	539,782
	Median	488,000	503,500	485,000	535,000	511,500	480,000
Southeast	Sales	63	110	88	1,660	1,802	1,299
	Average	441,010	426,042	394,604	447,706	420,476	399,805
	Median	392,000	394,250	365,500	419,375	389,000	368,000
Anthony Henday	Sales	93	129	91	2,300	2,365	1,552
	Average	540,292	573,264	496,729	574,295	527,255	495,358
	Median	510,000	508,000	448,500	530,000	479,000	442,500
City of Edmonton Total	Sales	367	554	462	9,572	10,114	7,106
	Average	460,226	471,545	431,150	492,938	469,639	438,854
	Median	424,000	426,000	400,000	450,000	421,500	395,000
Condominiums							
Northwest	Sales	9	3	8	131	137	115
	Average	126,511	n/a	154,813	202,863	240,425	228,548
	Median	76,000	n/a	113,750	175,000	257,500	235,000
North Central	Sales	46	49	27	885	771	497
	Average	177,783	190,705	171,800	207,703	202,661	199,879
	Median	161,500	175,000	177,000	196,000	191,000	195,000
Northeast	Sales	19	17	22	359	269	237
	Average	161,953	160,965	139,223	154,369	156,920	147,092
	Median	151,000	160,000	130,000	149,000	153,500	150,000
Central	Sales	39	46	37	657	686	495
	Average	223,075	210,839	253,572	230,119	239,212	237,476
	Median	185,000	181,000	175,000	190,000	213,000	215,000
West	Sales	24	24	18	465	416	290
	Average	184,715	157,104	190,206	208,480	208,485	195,681
	Median	171,750	147,000	180,500	175,000	177,000	170,000
Southwest	Sales	36	37	44	940	781	542
	Average	224,429	224,861	246,969	250,976	249,159	239,906
	Median	216,000	195,000	197,625	237,500	234,000	225,000
Southeast	Sales	37	34	25	726	608	393
	Average	180,196	167,844	201,357	205,435	201,948	199,349
	Median	180,000	148,000	172,500	190,000	185,000	182,000
Anthony Henday	Sales	51	58	33	1,142	962	545
	Average	220,233	235,330	249,949	256,954	245,311	239,536
	Median	212,000	216,249	250,000	251,250	234,444	234,000
City of Edmonton Total	Sales	261	268	214	5,305	4,630	3,114
	Average	197,339	201,752	214,461	224,778	223,671	216,346
	Median	181,000	175,000	182,500	205,000	205,944	198,000

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
December 2022

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	40	549	31	415	26	320	16	317	14	225
100,000 - 149,999	54	961	70	844	57	606	31	619	30	499
150,000 - 199,999	70	1,415	88	1,263	65	962	52	1,009	45	992
200,000 - 249,999	69	1,172	58	1,189	62	922	62	1,047	57	1,027
250,000 - 299,999	78	1,554	82	1,828	94	1,456	83	1,405	76	1,361
300,000 - 324,999	44	928	64	1,115	71	940	62	947	38	854
325,000 - 349,999	39	997	71	1,331	65	987	51	945	47	967
350,000 - 374,999	36	1,074	78	1,311	64	1,033	45	891	40	984
375,000 - 399,999	39	1,192	53	1,268	34	820	34	808	32	817
400,000 - 424,999	40	1,032	58	1,024	43	652	33	651	33	662
425,000 - 449,999	33	982	41	865	35	532	17	503	26	536
450,000 - 474,999	17	759	42	665	33	463	22	491	26	473
475,000 - 499,999	22	688	41	658	25	336	9	356	17	378
500,000 - 524,999	20	576	25	502	22	275	7	245	12	302
525,000 - 549,999	13	469	26	467	12	244	10	222	15	246
550,000 - 574,999	19	420	19	366	20	179	12	187	4	173
575,000 - 599,999	18	396	25	327	11	154	6	136	5	160
600,000 - 649,999	20	601	23	426	19	233	11	193	9	237
650,000 - 699,999	11	416	17	311	16	196	5	166	9	166
700,000 - 749,999	7	296	9	190	8	130	10	123	6	118
750,000 - 799,999	7	205	13	157	5	80	6	86	5	93
800,000 - 899,999	4	255	11	226	5	99	6	109	6	107
900,000 - 999,999	3	124	7	109	3	57	1	71	2	75
1,000,000-1,499,999	7	168	10	188	5	122	7	86	9	134
1,500,000-1,999,999	1	45	1	43	2	25	2	30	3	27
2,000,000-2,499,999	1	12	1	12	1	5	0	1	0	10
2,500,000-2,999,999	0	6	0	8	0	4	0	4	0	3
3,000,000-3,499,999	0	1	1	5	0	0	0	1	0	1
3,500,000+	0	4	0	3	0	1	0	1	0	0
Total	712	17,297	965	17,116	803	11,833	600	11,650	566	11,627

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

Single Family Detached Sales by Price Range
City of Edmonton
December 2022

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	1	6	0	2	0	3
100,000 - 149,999	1	50	4	41	1	41	7	67	4	31
150,000 - 199,999	6	84	9	94	12	104	8	100	4	95
200,000 - 249,999	13	202	15	244	21	247	24	303	20	213
250,000 - 299,999	35	562	43	736	51	687	42	628	40	584
300,000 - 324,999	24	470	37	591	34	493	39	495	22	452
325,000 - 349,999	20	554	41	707	37	598	37	622	33	604
350,000 - 374,999	22	621	46	854	46	809	39	709	35	747
375,000 - 399,999	32	709	37	981	27	680	26	674	29	691
400,000 - 424,999	33	709	42	878	38	584	30	565	31	565
425,000 - 449,999	29	746	34	762	31	479	16	450	25	478
450,000 - 474,999	16	641	38	616	31	414	20	439	20	428
475,000 - 499,999	19	600	32	577	21	301	8	324	15	330
500,000 - 524,999	18	521	24	452	18	249	6	220	12	266
525,000 - 549,999	11	418	25	440	11	227	10	199	12	215
550,000 - 574,999	17	380	17	318	17	165	9	171	3	146
575,000 - 599,999	16	359	22	298	11	142	6	123	5	139
600,000 - 649,999	19	542	22	381	16	213	9	174	9	204
650,000 - 699,999	10	385	15	284	13	179	3	152	8	150
700,000 - 749,999	7	271	9	179	8	121	9	108	5	107
750,000 - 799,999	5	189	13	140	4	72	5	77	5	87
800,000 - 899,999	3	238	10	199	3	92	6	106	6	101
900,000 - 999,999	2	114	6	101	2	54	1	67	2	67
1,000,000-1,499,999	7	145	10	177	5	113	7	81	9	128
1,500,000-1,999,999	1	40	1	40	2	26	2	26	3	25
2,000,000-2,499,999	1	12	1	9	1	5	0	1	0	7
2,500,000-2,999,999	0	5	0	7	0	4	0	4	0	2
3,000,000-3,499,999	0	1	1	5	0	0	0	1	0	1
3,500,000+	0	4	0	3	0	1	0	1	0	0
Total	367	9,572	554	10,114	462	7,106	369	6,889	357	6,866

Condominium Sales by Price Range
City of Edmonton
December 2022

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Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	34	402	23	311	21	213	11	220	12	162
100,000 - 149,999	53	875	65	766	53	547	24	530	26	449
150,000 - 199,999	62	1,294	74	1,127	50	817	42	874	40	862
200,000 - 249,999	47	882	38	853	30	583	31	654	37	739
250,000 - 299,999	34	836	27	830	27	505	26	580	24	606
300,000 - 324,999	10	315	13	203	8	108	4	144	3	174
325,000 - 349,999	7	182	8	123	6	90	6	85	4	88
350,000 - 374,999	3	121	8	91	3	54	2	65	1	71
375,000 - 399,999	4	113	3	93	3	60	5	65	2	67
400,000 - 424,999	1	62	2	53	1	30	2	53	1	59
425,000 - 449,999	1	51	1	37	0	22	0	34	0	41
450,000 - 474,999	0	35	2	16	1	21	1	18	0	24
475,000 - 499,999	1	26	2	33	1	9	1	13	0	20
500,000 - 524,999	0	18	1	14	1	9	0	9	0	17
525,000 - 549,999	0	7	0	12	0	2	0	11	1	12
550,000 - 574,999	1	12	0	15	2	7	2	6	0	13
575,000 - 599,999	2	11	0	3	0	3	0	7	0	10
600,000 - 649,999	0	18	0	13	2	8	1	4	0	12
650,000 - 699,999	0	10	0	6	2	7	2	10	1	7
700,000 - 749,999	0	6	0	2	0	7	0	7	0	6
750,000 - 799,999	0	5	0	6	1	3	0	3	0	4
800,000 - 899,999	1	10	1	12	1	3	0	1	0	4
900,000 - 999,999	0	3	0	2	1	2	0	3	0	4
1,000,000+	0	11	0	9	0	4	0	5	0	5
Total	261	5,305	268	4,630	214	3,114	160	3,401	152	3,456

Duplex/Rowhouse Sales by Price Range

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City of Edmonton

December 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	0	0	1	0	2	0	4	0	1
150,000 - 199,999	1	18	2	22	3	27	2	22	0	17
200,000 - 249,999	9	75	5	72	6	58	4	69	0	51
250,000 - 299,999	8	143	12	237	15	252	11	174	11	158
300,000 - 324,999	10	136	14	312	28	338	19	302	12	221
325,000 - 349,999	12	254	22	497	22	298	8	235	10	269
350,000 - 374,999	11	325	24	362	14	165	4	116	4	162
375,000 - 399,999	3	365	12	184	4	79	3	67	1	56
400,000 - 424,999	5	251	13	88	4	36	1	31	1	32
425,000 - 449,999	3	180	6	62	3	27	1	17	1	17
450,000 - 474,999	1	79	2	29	1	26	1	33	6	20
475,000 - 499,999	1	55	4	39	2	22	0	16	2	26
500,000 - 524,999	2	35	0	29	3	16	1	15	0	18
525,000 - 549,999	2	39	1	13	0	12	0	11	2	18
550,000 - 574,999	1	24	2	31	0	7	0	9	1	13
575,000 - 599,999	0	26	3	25	0	9	0	5	0	9
600,000 - 649,999	1	39	1	28	1	9	1	14	0	16
650,000 - 699,999	1	19	2	19	1	9	0	3	0	6
700,000 - 749,999	0	15	0	6	0	3	0	3	0	4
750,000 - 799,999	0	5	0	7	0	3	1	6	0	2
800,000 - 899,999	0	4	0	5	0	1	0	0	0	2
900,000 - 999,999	0	3	0	1	0	2	0	1	0	2
1,000,000+	0	10	0	0	0	0	0	0	0	1
Total	71	2,100	125	2,069	107	1,401	57	1,153	51	1,121

Summary of Properties Listed and Sold
City of Edmonton
December 2022

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2018	January	1,850	670	67	10
	February	1,868	769	69	17
	March	2,527	988	73	20
	April	2,561	1,129	70	16
	May	3,142	1,310	62	14
	June	2,795	1,255	88	8
	July	2,429	1,217	51	20
	August	2,336	1,152	56	21
	September	1,947	922	46	18
	October	1,850	853	63	23
	November	1,557	796	53	8
	December	891	566	44	15
	Total	25,753	11,627	742	190
2019	January	1,788	575	71	16
	February	1,749	710	64	10
	March	2,198	849	70	11
	April	2,510	1,148	71	19
	May	2,722	1,360	84	17
	June	2,211	1,259	34	15
	July	2,182	1,327	71	15
	August	2,181	1,103	50	12
	September	1,989	971	63	15
	October	1,746	941	57	15
	November	1,323	807	67	8
	December	932	600	40	10
	Total	23,531	11,650	742	163
2020	January	1,602	580	54	9
	February	1,776	742	60	15
	March	1,933	810	67	11
	April	1,336	514	33	6
	May	2,090	777	59	7
	June	2,570	1,364	74	17
	July	2,293	1,511	60	11
	August	2,093	1,261	41	13
	September	2,148	1,297	55	9
	October	2,030	1,160	29	15
	November	1,402	1,014	55	12
	December	975	803	33	7
	Total	22,248	11,833	620	132
2021	January	1,692	827	52	15
	February	1,873	1,072	49	15
	March	2,911	1,640	54	17
	April	3,145	1,928	43	14
	May	3,101	1,901	43	14
	June	3,081	1,897	50	18
	July	2,542	1,534	48	17
	August	2,371	1,430	41	11
	September	2,323	1,310	56	17
	October	1,965	1,302	47	17
	November	1,626	1,310	61	9
	December	1,038	965	53	25
	Total	27,668	17,116	597	189
2022	January	1,651	987	64	20
	February	2,230	1,675	69	25
	March	3,170	2,371	67	21
	April	3,431	2,090	67	18
	May	3,478	1,966	65	19
	June	3,141	1,825	63	17
	July	2,642	1,365	71	17
	August	2,376	1,243	75	15
	September	2,347	1,108	66	12
	October	1,926	1,050	65	5
	November	1,513	905	74	18
	December	953	712	59	14
	Total	28,858	17,297	805	201

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Residential Average Sale Price by Type

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City of Edmonton

December 2022

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ¹
2018	January	442,808	223,687	366,643	360,208
	February	452,006	235,704	367,057	374,446
	March	458,768	232,294	347,790	375,405
	April	438,631	246,632	332,975	369,519
	May	459,966	242,529	354,622	382,982
	June	451,962	236,004	360,496	377,310
	July	451,721	246,814	352,139	374,564
	August	436,848	245,634	341,781	367,189
	September	440,219	243,429	358,978	376,595
	October	439,825	215,534	345,800	359,680
	November	430,822	216,542	355,868	360,451
	December	440,874	202,958	357,792	367,488
	YTD Average	446,262	234,939	352,559	371,583
2019	January	405,585	212,158	332,943	331,285
	February	435,877	219,057	331,725	354,729
	March	432,592	205,503	337,320	354,235
	April	432,961	222,402	334,401	360,527
	May	442,147	231,984	341,811	367,618
	June	432,812	235,802	344,210	367,605
	July	438,369	217,749	343,232	363,885
	August	450,029	229,902	364,415	369,541
	September	431,505	214,386	356,338	351,928
	October	432,318	223,410	341,088	354,424
	November	424,848	226,369	324,506	350,486
	December	417,292	224,538	331,295	353,364
	YTD Average	433,555	222,898	341,512	358,826
2020	January	425,002	200,958	347,961	350,491
	February	446,576	205,992	321,941	356,378
	March	413,040	215,830	322,895	341,591
	April	421,999	218,716	341,462	357,946
	May	427,333	201,812	333,645	355,850
	June	430,506	214,095	335,541	356,449
	July	445,530	216,097	343,483	365,751
	August	447,341	221,353	349,692	371,045
	September	447,639	226,976	342,804	376,349
	October	449,489	220,849	340,165	378,536
	November	451,365	225,031	346,301	377,490
	December	431,150	214,461	336,252	356,912
	YTD Average	438,854	216,346	339,785	364,085
2021	January	436,576	212,439	358,502	362,208
	February	446,855	213,215	353,122	373,412
	March	470,178	221,842	360,093	390,709
	April	470,291	222,233	357,135	389,093
	May	476,599	231,900	369,676	403,622
	June	490,418	239,231	360,204	398,353
	July	475,796	237,555	365,380	390,020
	August	470,044	220,427	371,992	383,971
	September	466,050	217,395	344,137	379,522
	October	464,417	222,206	368,350	378,751
	November	467,796	218,700	355,757	384,547
	December	471,545	201,752	368,961	378,909
	YTD Average	469,639	223,671	361,512	386,821
2022	January	450,589	220,727	386,792	375,419
	February	501,229	219,844	390,171	410,380
	March	508,891	239,269	405,525	409,651
	April	516,239	233,536	426,150	410,406
	May	499,221	235,135	414,614	405,951
	June	503,596	233,168	393,857	402,403
	July	510,125	224,302	378,156	399,483
	August	479,063	214,324	368,505	370,621
	September	475,439	213,892	393,370	374,094
	October	469,103	210,597	380,372	375,828
	November	459,590	213,923	365,507	365,761
	December	460,226	197,339	351,790	350,466
	YTD Average	492,938	224,778	394,481	394,003

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	1,012	1,091	1,008	972	935
Sales	726	990	810	610	581
Sales Volume	259,423,632	377,492,593	291,830,202	213,950,588	224,609,448
Edmonton City Year to Date					
New Listings	29,663	28,265	22,868	24,273	26,495
Sales	17,498	17,305	11,965	11,813	11,817
Sales Volume	7,000,383,311	6,763,430,961	4,394,418,517	4,268,792,803	4,430,977,438
Edmonton City Month End Active Inventory					
Residential	3,913	3,735	4,008	4,378	4,774
Commercial	435	354	332	393	344
TOTAL	4,348	4,089	4,340	4,771	5,118
Greater Edmonton Area Monthly					
New Listings	1,364	1,522	1,409	1,491	1,381
Sales	1,035	1,438	1,204	903	828
Sales Volume	391,846,117	577,140,909	452,773,971	325,786,488	330,644,624
Greater Edmonton Area Year to Date					
New Listings	41,898	40,987	33,935	36,528	39,728
Sales	25,967	26,786	18,561	17,778	17,904
Sales Volume	10,789,623,815	10,844,659,295	7,046,673,314	6,596,421,424	6,880,495,953
Greater Edmonton Area Month End Active Inventory					
Residential	5,012	4,728	5,217	6,040	6,702
Rural	472	472	600	809	817
Commercial	742	635	658	714	666
TOTAL	6,226	5,835	6,475	7,563	8,185
Total Board Monthly					
New Listings	1,559	1,794	1,644	1,756	1,611
Sales	1,157	1,670	1,393	979	926
Sales Volume	421,123,803	641,621,025	499,820,719	349,329,553	354,741,274
Total Board Year to Date					
New Listings	48,449	47,637	39,787	42,986	46,484
Sales	29,481	31,032	21,330	20,061	20,152
Sales Volume	11,824,904,951	12,044,439,056	7,734,488,352	7,194,987,602	7,460,741,851

5 Year Residential and Rural Activity

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Total Board December 2022

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	712 / 23,778	785 / 22,674	749 / 19,078	785 / 21,347	751 / 23,158
Sales / YTD	593 / 15,651	870 / 16,953	751 / 11,855	564 / 11,282	534 / 11,439
Sales to New Listings Ratio / YTD	83% / 66%	111% / 75%	100% / 62%	72% / 53%	71% / 49%
Sales Volume	259,323,100	383,066,388	305,742,477	227,359,576	219,852,686
Sales Volume YTD	7,280,068,847	7,442,934,906	4,883,667,479	4,616,409,628	4,786,043,968
Condominium					
New Listings / YTD	392 / 11,731	519 / 12,186	432 / 9,426	386 / 9,315	414 / 10,790
Sales / YTD	316 / 6,582	332 / 5,800	260 / 3,867	193 / 4,171	188 / 4,228
Sales to New Listings Ratio / YTD	81% / 56%	64% / 48%	60% / 41%	50% / 45%	45% / 39%
Sales Volume	65,404,960	71,904,254	56,751,254	43,557,582	39,524,218
Sales Volume YTD	1,512,328,826	1,334,434,567	859,058,352	947,471,942	1,005,275,015
Duplex/Rowhouse					
New Listings / YTD	130 / 4,156	169 / 4,037	135 / 3,245	161 / 3,336	119 / 3,457
Sales / YTD	102 / 3,036	183 / 3,094	151 / 2,108	93 / 1,787	76 / 1,703
Sales to New Listings Ratio / YTD	78% / 73%	108% / 77%	112% / 65%	58% / 54%	64% / 49%
Sales Volume	35,733,689	64,860,773	49,311,303	30,005,280	26,207,002
Sales Volume YTD	1,149,624,234	1,078,896,010	694,477,227	592,645,368	578,432,304
Total Residential¹					
New Listings / YTD	1,298 / 41,222	1,529 / 40,397	1,400 / 32,980	1,405 / 35,383	1,340 / 38,902
Sales / YTD	1,043 / 26,069	1,439 / 26,663	1,195 / 18,353	874 / 17,728	824 / 17,808
Sales to New Listings Ratio / YTD	80% / 63%	94% / 66%	85% / 56%	62% / 50%	61% / 46%
Sales Volume	366,645,549	528,173,673	417,936,534	304,894,638	289,130,556
Sales Volume YTD	10,063,827,108	10,000,111,247	6,501,969,592	6,222,274,286	6,442,315,429
Acreage with Home					
New Listings / YTD	91 / 3,877	85 / 4,025	115 / 3,969	194 / 4,441	129 / 4,374
Sales / YTD	69 / 2,183	131 / 2,875	120 / 2,001	70 / 1,543	56 / 1,456
Sales to New Listings Ratio / YTD	76% / 56%	154% / 71%	104% / 50%	36% / 35%	43% / 33%
Sales Volume	34,697,001	73,264,418	58,476,300	33,571,550	29,045,200
Sales Volume YTD	1,239,813,396	1,529,543,378	947,587,072	728,250,922	699,017,130
Vacant Acreage and Recreational					
New Listings / YTD	50 / 1,541	86 / 1,787	48 / 1,422	72 / 1,435	54 / 1,560
Sales / YTD	19 / 725	51 / 1,015	50 / 620	13 / 413	16 / 488
Sales to New Listings Ratio / YTD	38% / 47%	59% / 57%	104% / 44%	18% / 29%	30% / 31%
Sales Volume	6,420,000	12,995,200	10,939,675	2,758,265	7,358,500
Sales Volume YTD	197,005,096	235,843,679	123,637,559	85,645,634	107,398,490
Recreational with Home					
New Listings / YTD	1 / 87	1 / 95	1 / 75	1 / 118	2 / 134
Sales / YTD	0 / 50	2 / 60	2 / 54	0 / 42	0 / 53
Sales to New Listings Ratio / YTD	0% / 57%	200% / 63%	200% / 72%	0% / 36%	0% / 40%
Sales Volume	0	335,000	1,448,000	0	0
Sales Volume YTD	14,203,525	13,135,149	11,243,000	7,806,300	13,008,699
Total Rural²					
New Listings / YTD	136 / 5,210	159 / 5,568	148 / 5,136	249 / 5,623	163 / 5,675
Sales / YTD	87 / 2,805	175 / 3,736	158 / 2,536	76 / 1,861	68 / 1,852
Sales to New Listings Ratio / YTD	64% / 54%	110% / 67%	107% / 49%	31% / 33%	42% / 33%
Sales Volume	40,737,001	79,767,118	65,866,975	33,314,550	30,524,700
Sales Volume YTD	1,347,251,579	1,667,658,374	1,014,858,531	753,161,676	748,831,075

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

5 Year Commercial Activity

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Total Board December 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	12 / 292	12 / 239	24 / 251	3 / 272	14 / 275
Sales / YTD	1 / 67	2 / 44	4 / 39	2 / 53	5 / 38
Sales to New Listings Ratio / YTD	8% / 23%	17% / 18%	17% / 16%	67% / 19%	36% / 14%
Sales Volume	195,000	934,900	926,500	900,000	10,839,000
Sales Volume YTD	76,563,084	26,967,558	22,489,100	28,907,249	37,600,576
Investment					
New Listings / YTD	36 / 508	18 / 404	19 / 398	27 / 452	25 / 467
Sales / YTD	12 / 176	17 / 153	6 / 107	6 / 99	13 / 129
Sales to New Listings Ratio / YTD	33% / 35%	94% / 38%	32% / 27%	22% / 22%	52% / 28%
Sales Volume	8,508,054	14,505,809	2,552,500	2,185,000	16,395,284
Sales Volume YTD	130,612,447	118,038,304	59,197,541	69,937,542	107,582,844
Multi Family					
New Listings / YTD	15 / 183	4 / 140	4 / 105	6 / 130	4 / 88
Sales / YTD	4 / 50	5 / 64	6 / 25	1 / 24	0 / 18
Sales to New Listings Ratio / YTD	27% / 27%	125% / 46%	150% / 24%	17% / 18%	0% / 20%
Sales Volume	2,859,850	5,810,000	5,293,900	900,000	0
Sales Volume YTD	63,159,850	81,564,250	35,928,100	21,095,250	17,376,100
Hotel/Motel					
New Listings / YTD	0 / 8	2 / 10	0 / 9	0 / 6	0 / 20
Sales / YTD	0 / 3	1 / 1	0 / 0	1 / 4	0 / 4
Sales to New Listings Ratio / YTD	0% / 38%	50% / 10%	0% / 0%	0% / 67%	0% / 20%
Sales Volume	0	2,300,000	0	2,250,000	0
Sales Volume YTD	1,041,000	2,300,000	0	4,515,000	9,885,000
Business					
New Listings / YTD	33 / 385	22 / 215	14 / 246	31 / 423	24 / 357
Sales / YTD	2 / 62	5 / 48	2 / 56	6 / 53	5 / 57
Sales to New Listings Ratio / YTD	6% / 16%	23% / 22%	14% / 23%	19% / 13%	21% / 16%
Sales Volume	1,067,000	703,000	1,375,000	1,060,000	821,500
Sales Volume YTD	19,697,700	15,533,568	13,480,300	14,803,650	13,652,300
Lease					
New Listings / YTD	23 / 327	33 / 312	17 / 304	17 / 298	18 / 298
Sales / YTD	6 / 90	16 / 100	6 / 62	6 / 98	7 / 99
Sales to New Listings Ratio / YTD	26% / 28%	48% / 32%	35% / 20%	35% / 33%	39% / 33%
Sales Volume	251,349	2,077,025	435,310	810,100	1,151,234
Sales Volume YTD	10,638,245	14,375,922	13,900,688	9,486,769	11,951,283
Farms					
New Listings / YTD	6 / 307	14 / 346	17 / 348	18 / 389	23 / 400
Sales / YTD	1 / 155	10 / 219	14 / 145	7 / 138	4 / 146
Sales to New Listings Ratio / YTD	17% / 50%	71% / 63%	82% / 42%	39% / 35%	17% / 37%
Sales Volume	380,000	7,349,500	4,997,000	3,015,265	5,879,000
Sales Volume YTD	111,070,438	115,379,832	71,598,600	69,226,180	71,455,244
Total Commercial¹					
New Listings / YTD	125 / 2,017	106 / 1,672	96 / 1,671	102 / 1,980	108 / 1,907
Sales / YTD	27 / 607	56 / 633	40 / 441	29 / 472	34 / 492
Sales to New Listings Ratio / YTD	22% / 30%	53% / 38%	42% / 26%	28% / 24%	31% / 26%
Sales Volume	13,741,253	33,680,234	16,017,210	11,120,365	35,086,018
Sales Volume YTD	413,826,264	376,669,435	217,660,229	219,551,640	269,595,347

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	3	6	2	68	77	57
	Sales Volume	n/a	1,393,000	n/a	15,786,701	18,155,400	12,837,500
	Average Price	n/a	232,167	n/a	232,157	235,784	225,219
	Median Price	n/a	231,500	n/a	224,000	232,500	220,000
Beaumont	Sales	17	29	18	459	550	375
	Sales Volume	8,295,402	14,180,000	7,627,238	226,562,248	245,465,753	156,991,074
	Average Price	487,965	488,966	423,735	493,600	446,301	418,643
	Median Price	450,002	482,500	401,250	485,000	429,950	409,400
Bonnyville	Sales	6	7	8	116	118	77
	Sales Volume	1,155,000	1,846,700	1,555,000	28,049,407	30,080,700	16,878,350
	Average Price	192,500	263,814	194,375	241,805	254,921	219,199
	Median Price	207,500	273,700	176,000	248,750	252,500	225,000
Cold Lake	Sales	8	17	17	362	408	289
	Sales Volume	2,395,077	5,355,000	4,526,900	111,719,886	120,463,556	82,704,583
	Average Price	299,385	315,000	266,288	308,618	295,254	286,175
	Median Price	323,589	300,000	255,000	320,000	300,000	285,000
Devon	Sales	1	5	3	139	127	83
	Sales Volume	n/a	1,481,000	n/a	45,970,349	41,436,199	24,771,955
	Average Price	n/a	296,200	n/a	330,722	326,269	298,457
	Median Price	n/a	254,000	n/a	323,000	323,500	295,000
Drayton Valley	Sales	6	16	10	183	187	118
	Sales Volume	1,598,000	3,655,800	1,378,500	46,746,797	43,045,227	23,287,049
	Average Price	266,333	228,488	137,850	255,447	230,188	197,348
	Median Price	262,500	209,750	125,500	255,900	232,000	200,000
Fort Saskatchewan	SFD Sales	22	27	19	445	511	356
	SFD Average Price	466,100	414,714	417,257	465,333	435,696	400,819
	SFD Median Price	446,950	425,000	390,000	440,000	425,000	386,250
	Condo Sales	6	2	3	107	78	49
	Condo Average Price	193,233	n/a	n/a	216,891	210,797	249,024
	Condo Median Price	164,950	n/a	n/a	215,000	203,000	242,500
	Total Sales Volume	13,020,600	14,438,921	11,145,288	282,703,888	295,466,587	186,652,831
Gibbons	Sales	4	3	3	66	79	67
	Sales Volume	n/a	n/a	n/a	18,845,591	22,504,635	18,582,150
	Average Price	n/a	n/a	n/a	285,539	284,869	277,346
	Median Price	n/a	n/a	n/a	285,000	270,000	268,000
Leduc	SFD Sales	27	33	32	596	624	404
	SFD Average Price	409,196	421,307	401,497	423,001	398,997	372,566
	SFD Median Price	427,500	395,000	346,450	413,500	380,000	355,000
	Condo Sales	5	4	0	108	86	59
	Condo Average Price	232,490	n/a	n/a	229,741	210,937	219,936
	Condo Median Price	230,000	n/a	n/a	210,250	191,250	203,000
	Total Sales Volume	12,988,750	16,298,620	13,811,900	331,389,433	316,429,973	191,642,997

n/a = insufficient data

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville	Sales	3	8	9	279	284	201
	Sales Volume	n/a	2,503,400	3,143,000	98,057,186	95,937,024	64,625,173
	Average Price	n/a	312,925	349,222	351,459	337,806	321,518
	Median Price	n/a	340,000	322,000	340,000	355,000	333,000
Sherwood Park	SFD Sales	24	43	46	833	1,062	817
	SFD Average Price	477,138	455,910	465,913	508,727	467,205	446,035
	SFD Median Price	473,000	419,000	428,354	478,000	440,000	423,000
	Condo Sales	16	21	13	308	308	200
	Condo Average Price	281,811	286,819	239,923	297,592	304,036	288,523
	Condo Median Price	268,250	275,000	220,000	285,000	286,444	268,100
	Total Sales Volume	18,563,275	28,971,149	26,420,507	552,845,330	637,609,461	450,670,286
Spruce Grove	SFD Sales	29	35	30	620	674	403
	SFD Average Price	434,237	439,438	397,253	449,263	419,321	389,991
	SFD Median Price	406,674	424,900	391,218	430,000	404,750	375,000
	Condo Sales	6	5	7	114	95	63
	Condo Average Price	243,958	225,498	213,929	233,462	229,269	227,551
	Condo Median Price	184,375	205,000	235,000	201,250	210,158	225,000
	Total Sales Volume	17,214,915	20,570,512	17,313,916	377,146,041	382,902,278	230,317,080
St. Albert	SFD Sales	30	36	39	911	1,038	765
	SFD Average Price	548,807	483,967	474,629	540,890	498,097	471,970
	SFD Median Price	480,000	453,500	435,000	502,000	454,300	433,000
	Condo Sales	15	19	14	340	318	219
	Condo Average Price	300,533	365,226	219,936	273,306	286,079	254,052
	Condo Median Price	260,000	240,000	189,200	245,750	250,000	240,000
	Total Sales Volume	23,210,899	25,857,111	22,249,745	618,525,336	645,116,733	440,667,548
St. Paul	Sales	5	9	3	99	124	72
	Sales Volume	1,477,000	2,130,500	n/a	19,952,660	29,549,111	13,646,250
	Average Price	295,400	236,722	n/a	201,542	238,299	189,531
	Median Price	250,000	239,000	n/a	200,000	250,000	197,500
Stony Plain	Sales	16	27	21	493	447	310
	Sales Volume	4,215,000	9,097,400	7,988,550	176,860,065	152,605,754	103,230,778
	Average Price	263,438	336,941	380,407	358,743	341,400	333,003
	Median Price	252,500	340,000	379,900	348,500	340,000	334,000
Vegreville	Sales	3	3	6	105	117	79
	Sales Volume	n/a	n/a	1,178,500	24,343,000	23,612,700	12,617,650
	Average Price	n/a	n/a	196,417	231,838	201,818	159,717
	Median Price	n/a	n/a	207,000	220,000	196,500	145,000
Westlock	Sales	3	15	9	98	116	76
	Sales Volume	n/a	2,636,000	1,944,300	21,091,500	24,146,000	14,695,737
	Average Price	n/a	175,733	216,033	215,219	208,155	193,365
	Median Price	n/a	170,000	228,000	213,250	224,500	197,250
Wetaskiwin	Sales	11	20	10	234	247	145
	Sales Volume	2,064,900	3,401,475	1,533,500	56,715,250	53,461,850	30,644,900
	Average Price	187,718	170,074	153,350	242,373	216,445	211,344
	Median Price	185,000	170,000	141,750	232,250	210,000	215,000

n/a = insufficient data

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	2	5	5	58	91	68
	Sales Volume	n/a	1,802,500	1,484,900	17,112,375	28,296,850	14,465,200
Bonnyville M.D.	Sales	5	9	15	157	200	126
	Sales Volume	1,282,000	3,299,000	4,751,000	60,105,200	70,989,459	41,886,950
Lac la Biche County	Sales	0	0	1	8	6	1
	Sales Volume	n/a	n/a	n/a	2,204,000	942,000	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	7	9	4	210	289	183
	Sales Volume	5,191,500	3,597,700	n/a	117,298,315	155,337,798	98,065,829
Parkland County	Sales	20	33	35	575	707	497
	Sales Volume	13,174,001	18,266,950	17,808,525	320,881,986	379,254,589	235,196,856
Smoky Lake County	Sales	0	3	0	41	40	34
	Sales Volume	n/a	n/a	n/a	8,946,400	10,296,600	6,355,600
St. Paul County	Sales	0	8	2	83	117	76
	Sales Volume	n/a	1,831,400	n/a	22,763,205	24,266,235	11,354,400
Strathcona County	Sales	9	22	22	357	468	360
	Sales Volume	5,019,500	16,441,400	12,755,500	268,018,323	317,070,575	208,689,503
Sturgeon County	Sales	7	18	16	246	302	231
	Sales Volume	4,568,000	12,325,900	9,211,900	166,951,046	193,499,552	128,731,959
Thorhild County	Sales	3	4	5	46	47	38
	Sales Volume	n/a	n/a	743,900	13,685,028	11,316,952	8,435,680
Two Hills County	Sales	0	2	0	24	18	23
	Sales Volume	n/a	n/a	n/a	7,550,400	4,746,900	5,203,000
Vermilion River County	Sales	0	0	1	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

Monthly Commercial¹ Sales by County

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December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	1	0	6	8	7
	Sales Volume	n/a	n/a	n/a	3,499,400	2,869,900	2,258,900
Bonnyville M.D.	Sales	2	1	2	28	26	19
	Sales Volume	n/a	n/a	n/a	9,303,557	10,637,630	9,819,800
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	1	0	0	3	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	3	5	30	41	23
	Sales Volume	n/a	n/a	1,770,000	30,443,000	37,938,742	16,812,000
Parkland County	Sales	2	1	3	11	15	20
	Sales Volume	n/a	n/a	n/a	9,230,500	9,597,750	11,470,300
Smoky Lake County	Sales	1	1	2	8	9	8
	Sales Volume	n/a	n/a	n/a	1,762,904	3,545,000	1,871,000
St. Paul County	Sales	1	2	2	16	20	16
	Sales Volume	n/a	n/a	n/a	6,254,220	6,449,100	4,098,000
Strathcona County	Sales	0	0	0	6	11	7
	Sales Volume	n/a	n/a	n/a	4,881,000	7,565,600	4,264,200
Sturgeon County	Sales	0	1	0	11	14	8
	Sales Volume	n/a	n/a	n/a	7,980,080	9,107,500	3,641,500
Thorhild County	Sales	0	0	0	7	4	7
	Sales Volume	n/a	n/a	n/a	1,853,500	n/a	2,058,000
Two Hills County	Sales	0	0	0	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	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

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Fourth Quarter 2022

		2022-Q4	2021-Q4	2020-Q4	2022 YTD	2021 YTD	2020 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	6	6	4	33	46	30
	Sales Volume	1,433,000	1,491,000	n/a	8,999,500	11,740,400	7,781,500
Calmar	Sales	9	10	10	58	65	53
	Sales Volume	2,574,400	3,052,500	2,697,400	17,013,300	18,441,550	12,412,885
Elk Point	Sales	3	4	4	27	26	15
	Sales Volume	n/a	n/a	n/a	4,780,500	4,884,000	1,479,400
Millet	Sales	4	8	5	44	41	35
	Sales Volume	n/a	2,409,000	1,160,000	7,944,489	10,172,049	5,253,000
Redwater	Sales	9	12	7	47	53	34
	Sales Volume	1,900,000	2,531,250	1,199,050	10,574,400	10,905,150	6,414,750
Tofield	Sales	7	12	4	42	46	30
	Sales Volume	1,335,000	2,859,250	n/a	10,326,950	10,608,785	5,433,949
Rural² and Commercial³ Sales by County							
Athabasca County	Sales	11	20	15	64	99	75
	Sales Volume	2,445,300	7,901,050	3,592,400	20,611,775	31,166,750	16,724,100
Barrhead County	Sales	9	27	13	73	97	56
	Sales Volume	2,516,800	7,719,500	3,249,000	26,213,350	28,536,610	15,341,355
Beaver County	Sales	11	18	16	66	93	62
	Sales Volume	5,121,000	7,114,418	6,520,000	28,195,299	33,086,476	22,968,552
Bonnyville M.D.	Sales	33	45	41	185	226	145
	Sales Volume	11,476,067	15,134,500	16,818,700	69,408,757	81,627,089	51,706,750
Brazeau County	Sales	15	29	27	94	122	76
	Sales Volume	3,476,000	11,361,300	8,693,000	32,678,327	43,129,500	22,012,882
Lac la Biche County	Sales	0	2	1	9	6	1
	Sales Volume	n/a	n/a	n/a	4,554,000	942,000	n/a
Minburn County	Sales	5	4	2	26	22	6
	Sales Volume	1,081,900	n/a	n/a	6,641,000	6,956,000	2,063,000
Smoky Lake County	Sales	7	13	14	49	49	42
	Sales Volume	1,661,804	3,128,900	3,164,000	10,709,304	13,841,600	8,226,600
St. Paul County	Sales	12	26	18	99	137	92
	Sales Volume	1,856,620	7,768,060	4,134,200	29,017,425	30,715,335	15,452,400
Thorhild County	Sales	12	7	14	53	51	45
	Sales Volume	2,818,500	2,356,350	2,993,400	15,538,528	12,572,352	10,493,680
Two Hills County	Sales	6	3	7	25	21	27
	Sales Volume	2,253,000	n/a	2,083,000	7,596,400	5,380,900	6,752,500
Vermilion River County	Sales	0	1	1	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	17	30	11	86	114	59
	Sales Volume	4,840,750	11,103,350	4,775,500	27,145,050	37,568,750	16,858,400
Wetaskiwin County	Sales	30	53	51	232	392	210
	Sales Volume	12,376,750	22,380,490	17,031,534	90,591,736	145,669,347	77,244,333

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.³ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

2022

		2022	2021	2020
Sales by Municipality				
Andrew	Sales	8	16	7
	Sales Volume	824,500	1,502,500	802,800
	Average Price	103,063	93,906	114,686
	Median Price	82,500	85,500	117,900
Breton	Sales	11	17	6
	Sales Volume	1,457,250	2,588,750	444,500
	Average Price	132,477	152,279	74,083
	Median Price	130,000	157,000	60,000
Bruderheim	Sales	37	30	22
	Sales Volume	9,706,050	7,840,000	4,937,400
	Average Price	262,326	261,333	224,427
	Median Price	267,500	277,500	232,000
Cardiff	Sales	20	19	10
	Sales Volume	7,254,900	6,596,670	3,401,000
	Average Price	362,745	347,193	340,100
	Median Price	371,500	345,120	350,000
Evansburg	Sales	10	8	4
	Sales Volume	1,977,550	1,398,460	n/a
	Average Price	197,755	174,808	n/a
	Median Price	191,250	170,925	n/a
Hardisty	Sales	0	6	2
	Sales Volume	n/a	968,750	n/a
	Average Price	n/a	161,458	n/a
	Median Price	n/a	143,625	n/a
Lamont	Sales	35	34	18
	Sales Volume	8,088,100	7,037,400	3,367,500
	Average Price	231,089	206,982	187,083
	Median Price	229,000	212,250	195,750
Legal (Town)	Sales	21	41	17
	Sales Volume	4,703,249	10,773,550	4,077,000
	Average Price	223,964	262,770	239,824
	Median Price	210,000	271,000	250,000

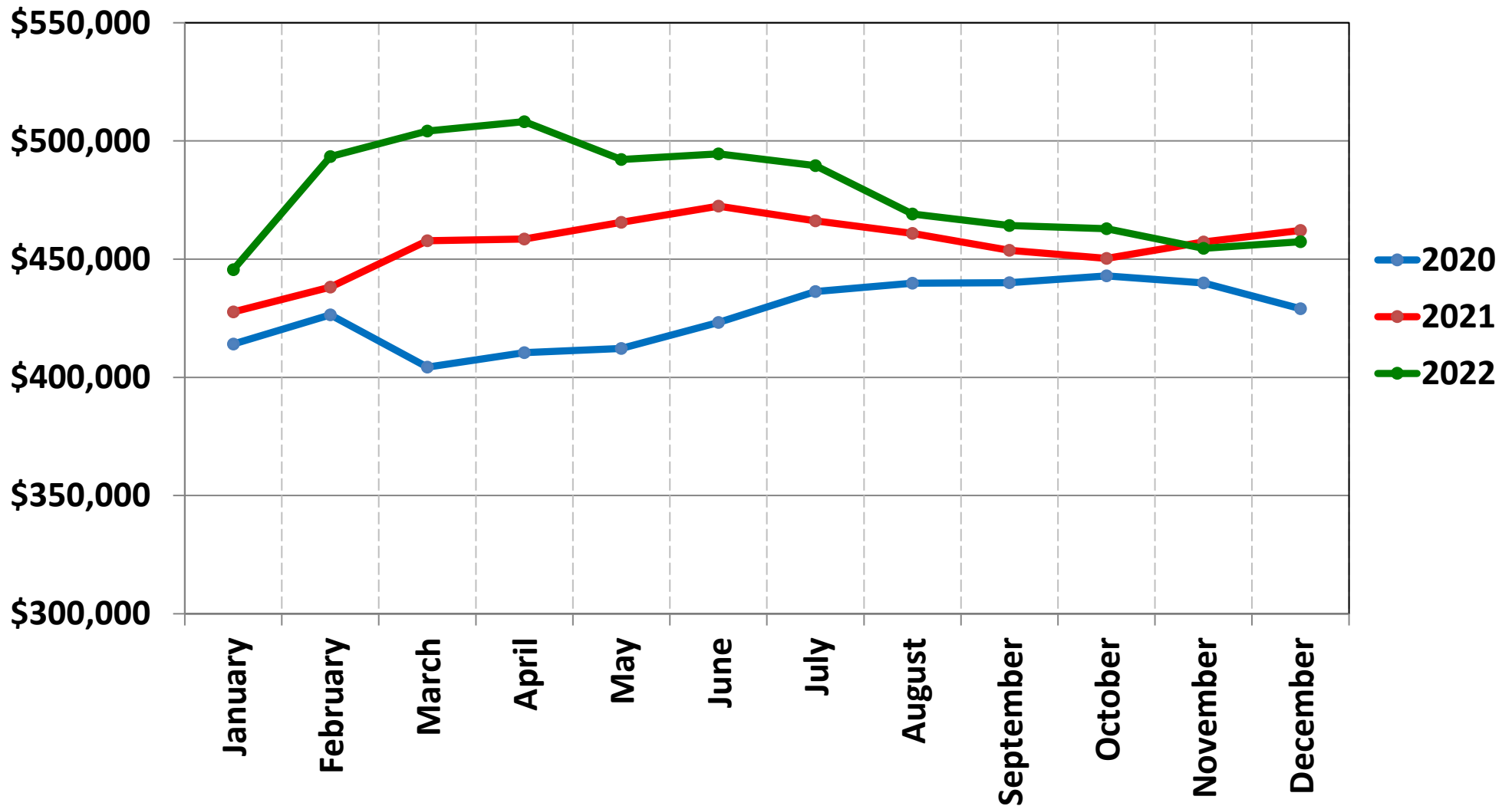
¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

2022

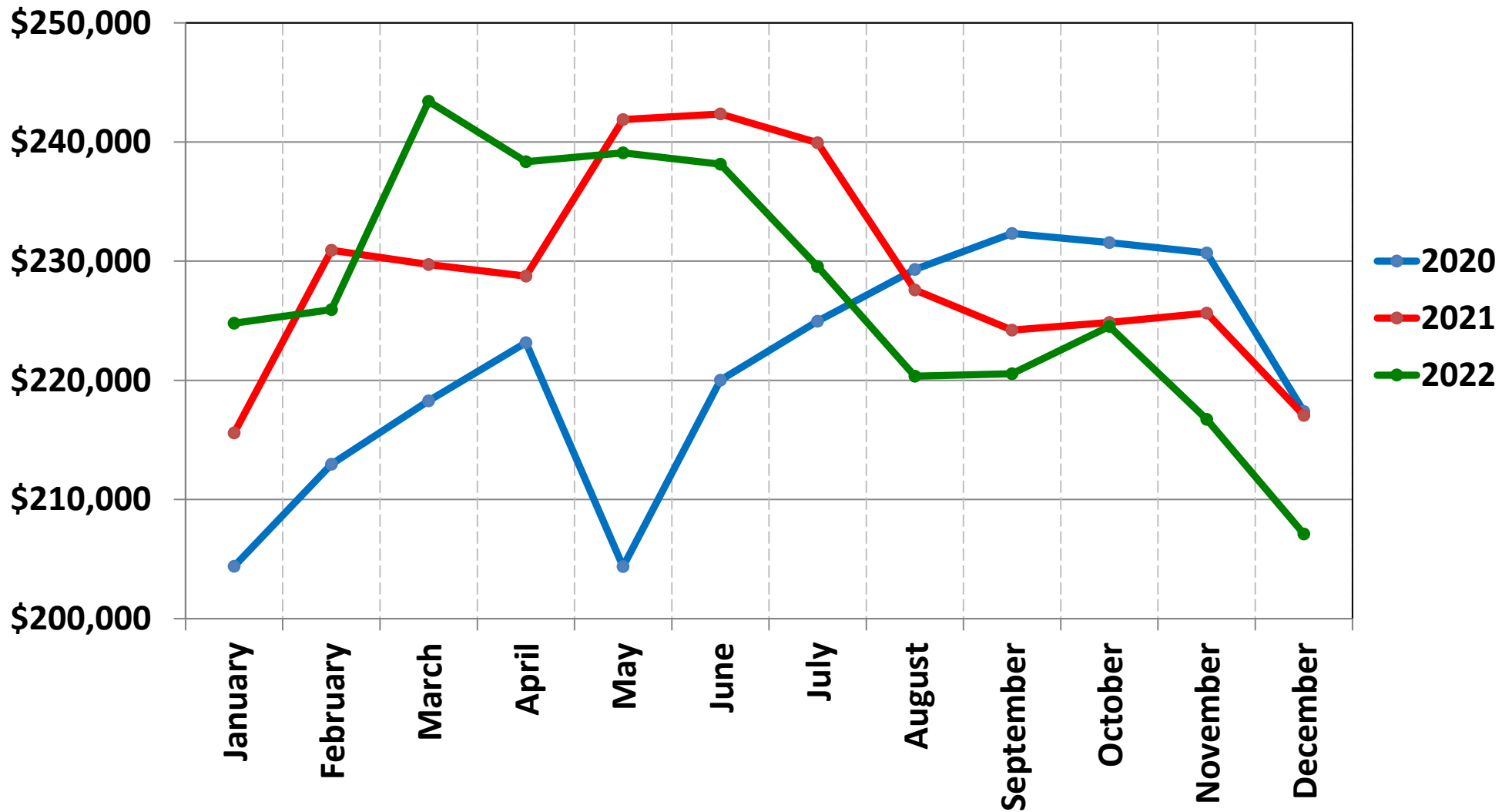
		2022	2021	2020
Sales by Municipality				
Mundare	Sales	39	28	15
	Sales Volume	6,921,200	5,452,100	2,180,500
	Average Price	177,467	194,718	145,367
	Median Price	180,000	186,250	91,000
New Sarepta (Village)	Sales	11	8	5
	Sales Volume	2,439,975	2,435,500	856,000
	Average Price	221,816	304,438	171,200
	Median Price	180,000	382,500	77,000
Onoway	Sales	30	26	15
	Sales Volume	6,543,600	6,755,500	3,508,000
	Average Price	218,120	259,827	233,867
	Median Price	230,500	256,000	247,000
Smoky Lake	Sales	16	17	15
	Sales Volume	2,929,400	2,629,000	2,586,900
	Average Price	183,088	154,647	172,460
	Median Price	180,000	171,000	150,000
Thorsby (Village)	Sales	22	29	24
	Sales Volume	4,616,450	4,633,000	4,624,275
	Average Price	209,839	159,759	192,678
	Median Price	232,625	144,000	208,500
Two Hills	Sales	12	13	10
	Sales Volume	1,288,000	1,332,500	1,054,000
	Average Price	107,333	102,500	105,400
	Median Price	107,500	59,000	88,750
Wabamun (Village)	Sales	16	18	11
	Sales Volume	4,582,500	3,321,500	2,395,600
	Average Price	286,406	184,528	217,782
	Median Price	272,500	174,000	218,000
Warburg (Village)	Sales	14	17	10
	Sales Volume	1,803,300	2,428,500	1,366,000
	Average Price	128,807	142,853	136,600
	Median Price	98,000	125,000	117,750

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

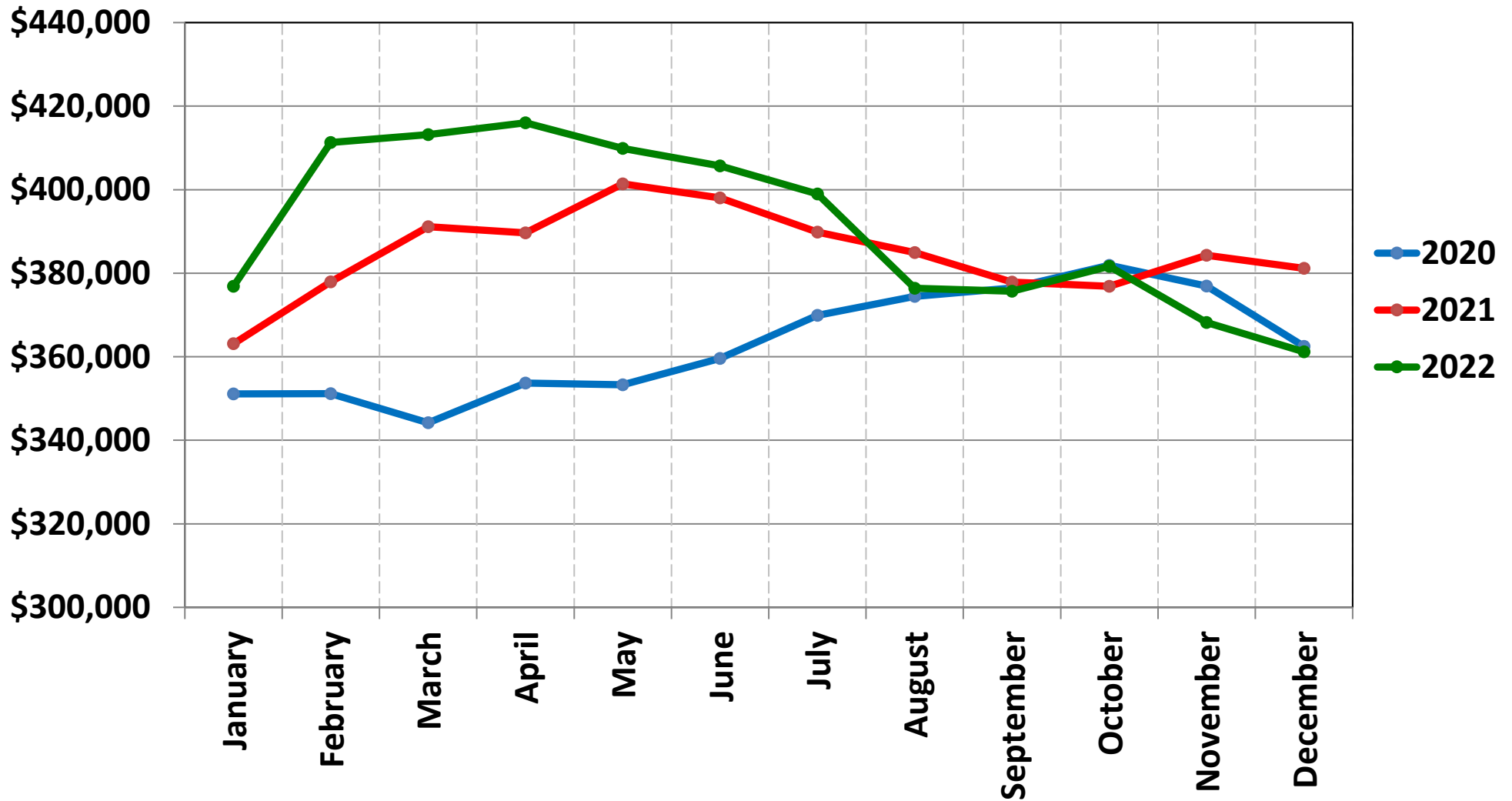
Greater Edmonton Area Single Family Detached Average Price December 2022



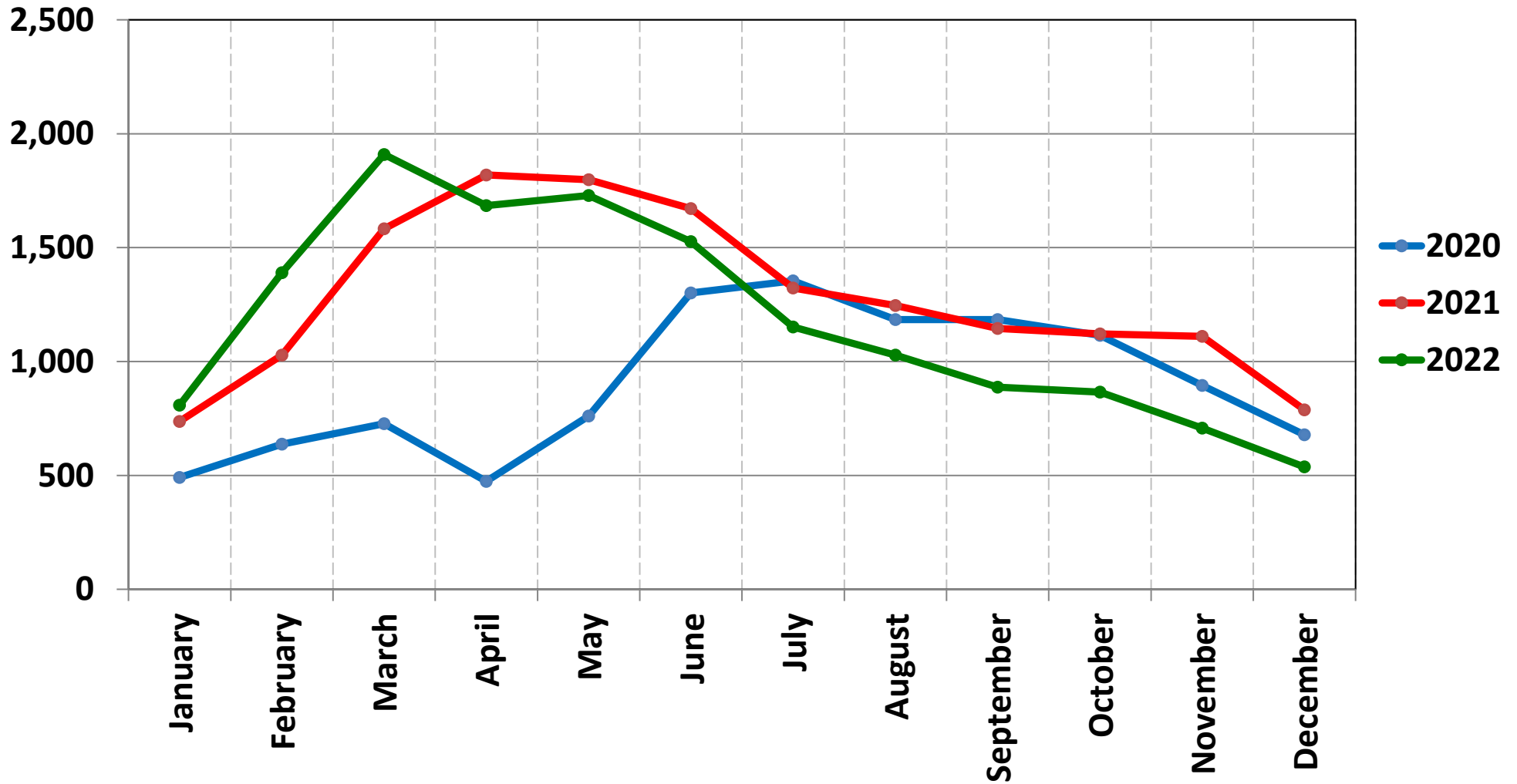
Greater Edmonton Area Condominium Average Price December 2022



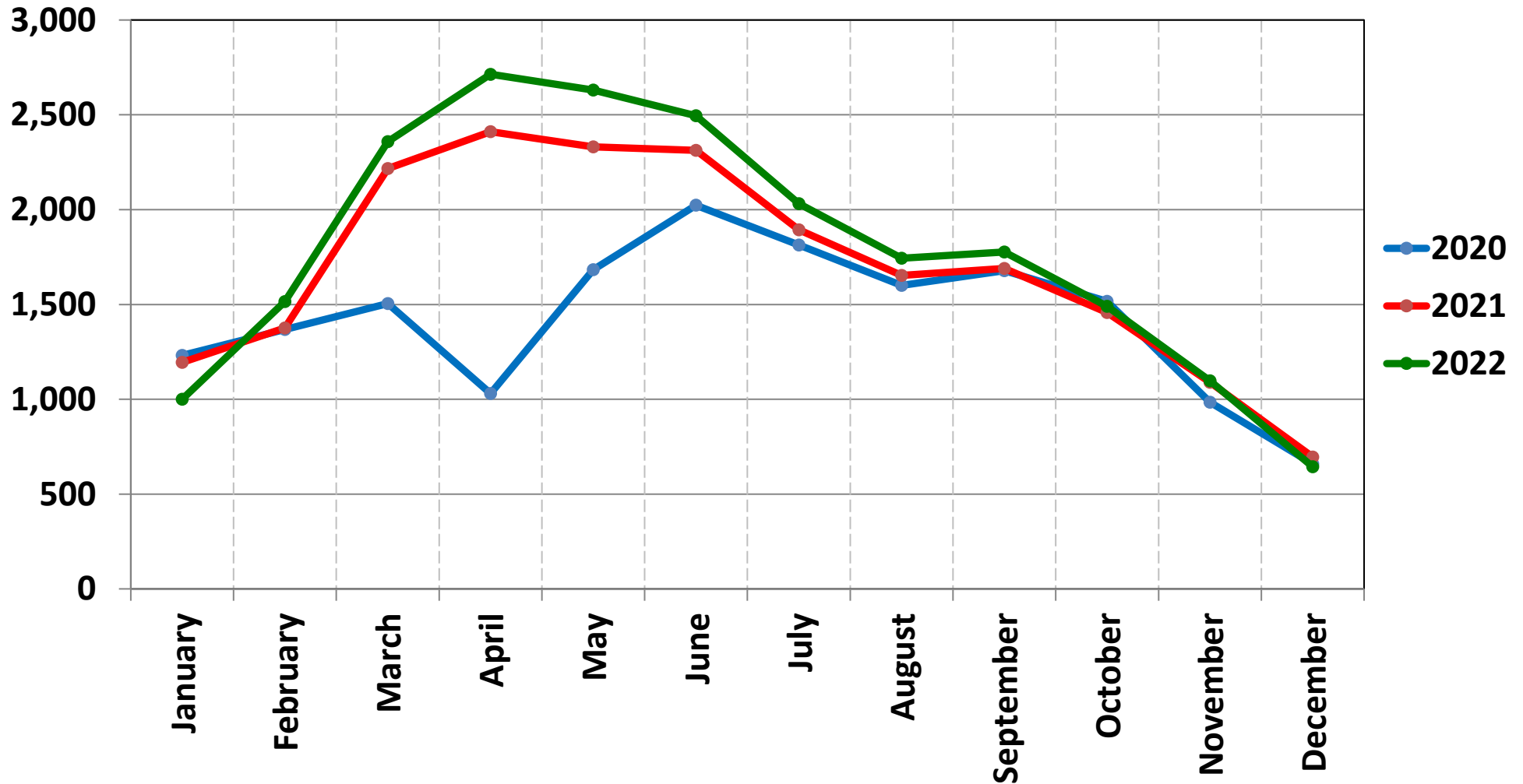
Greater Edmonton Area Residential Average Price December 2022



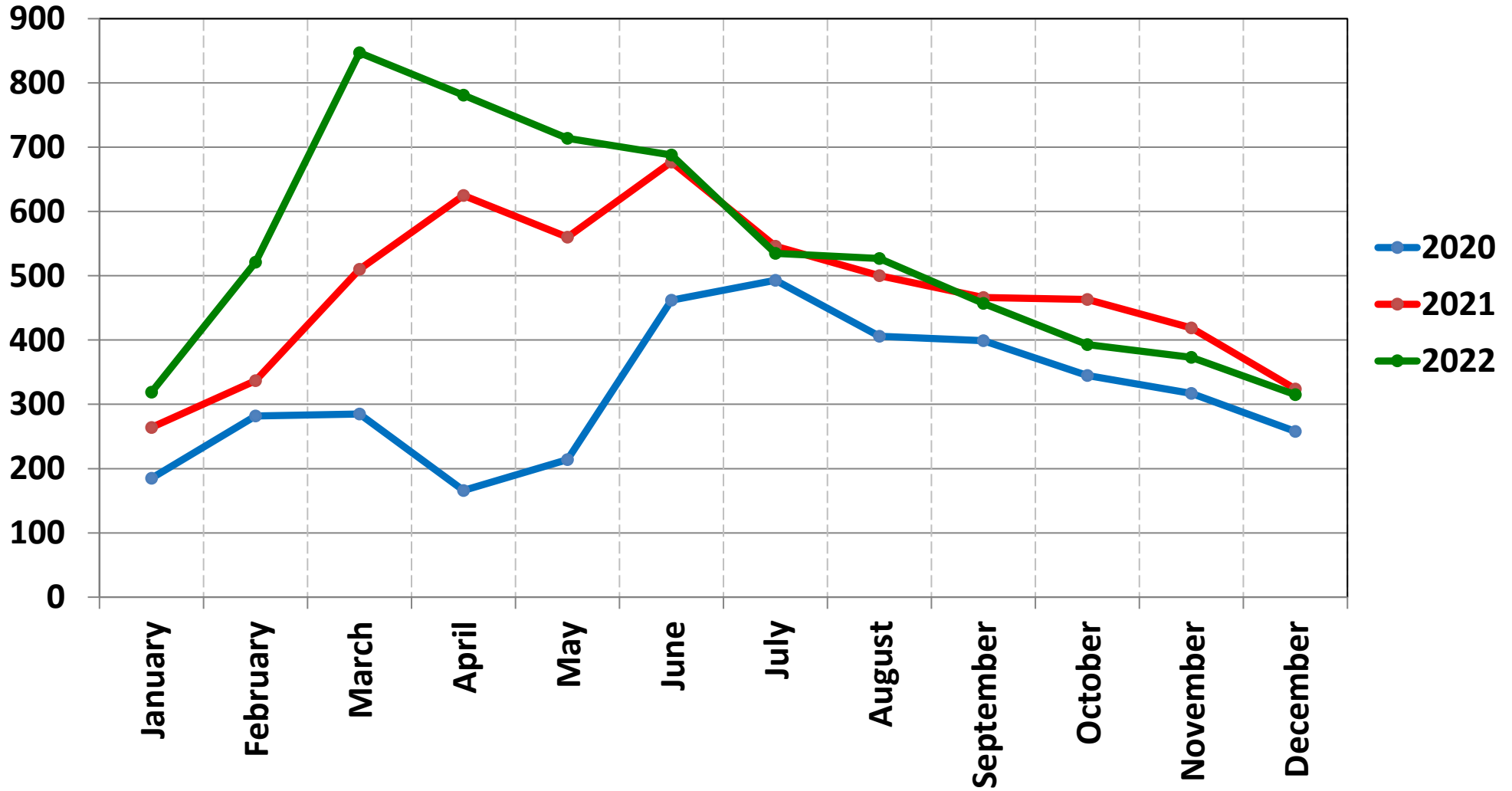
Greater Edmonton Area Single Family Detached Sales December 2022



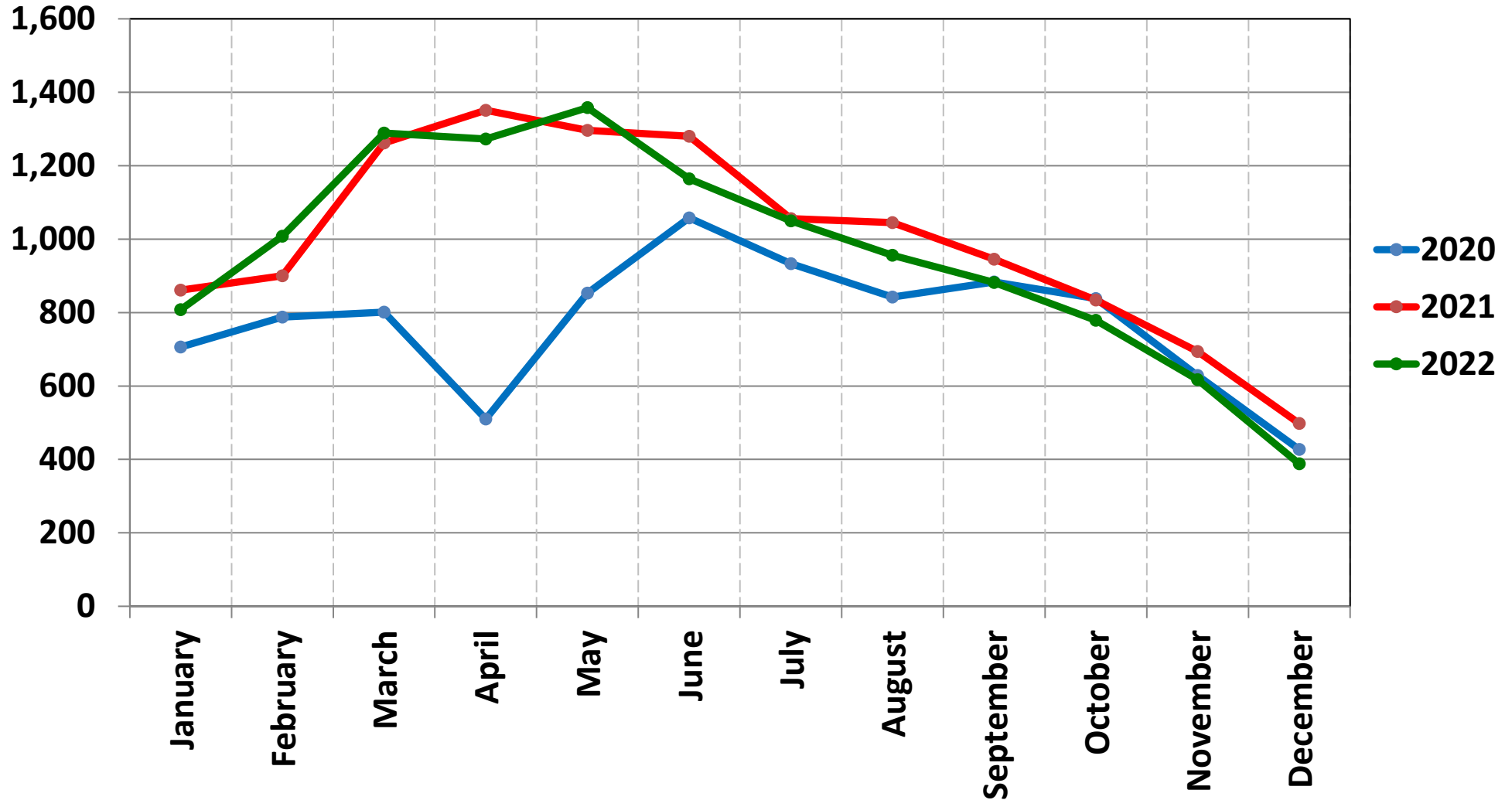
Greater Edmonton Area Single Family Detached New Listings December 2022



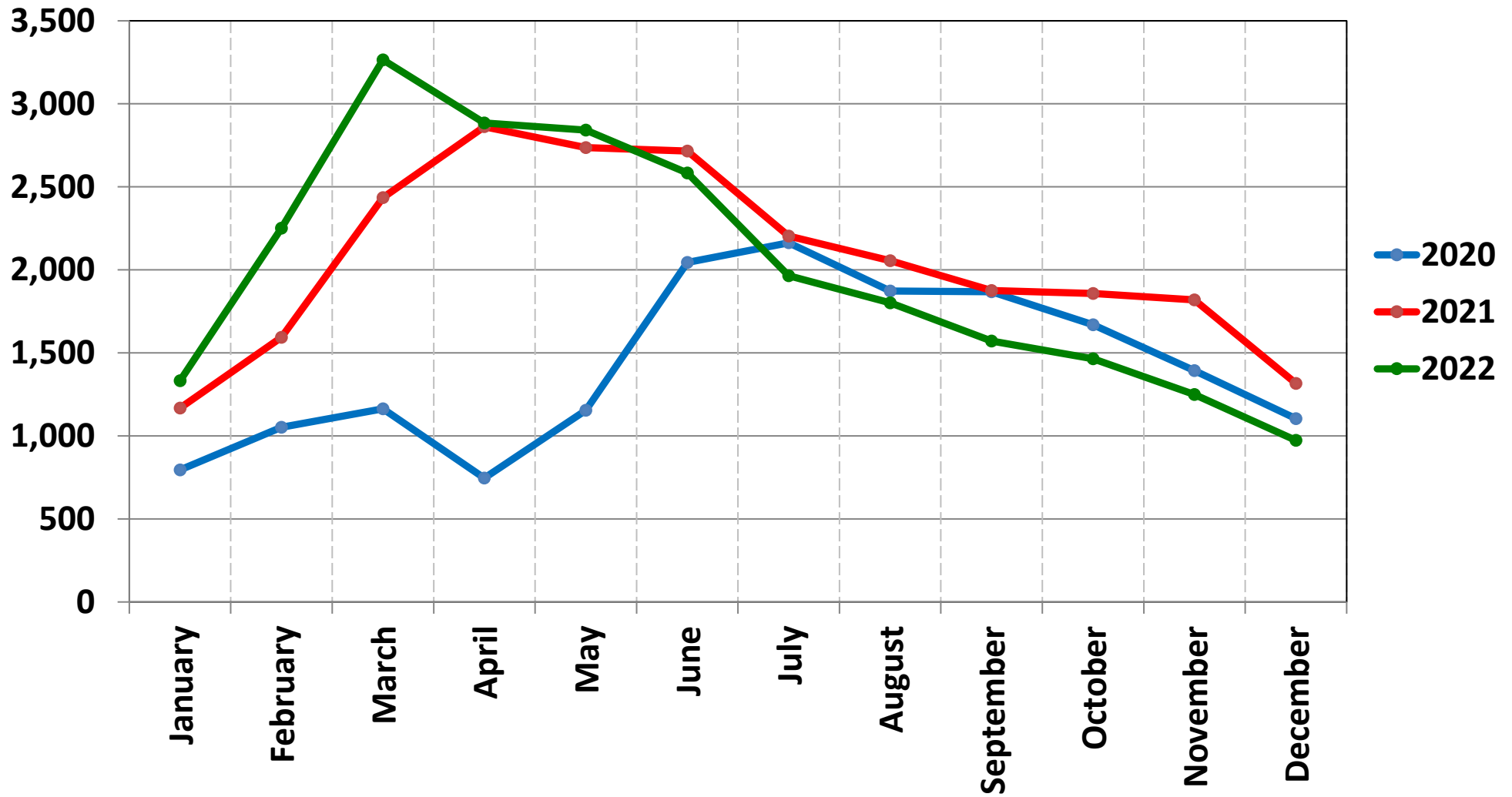
Greater Edmonton Area Condominium Sales December 2022



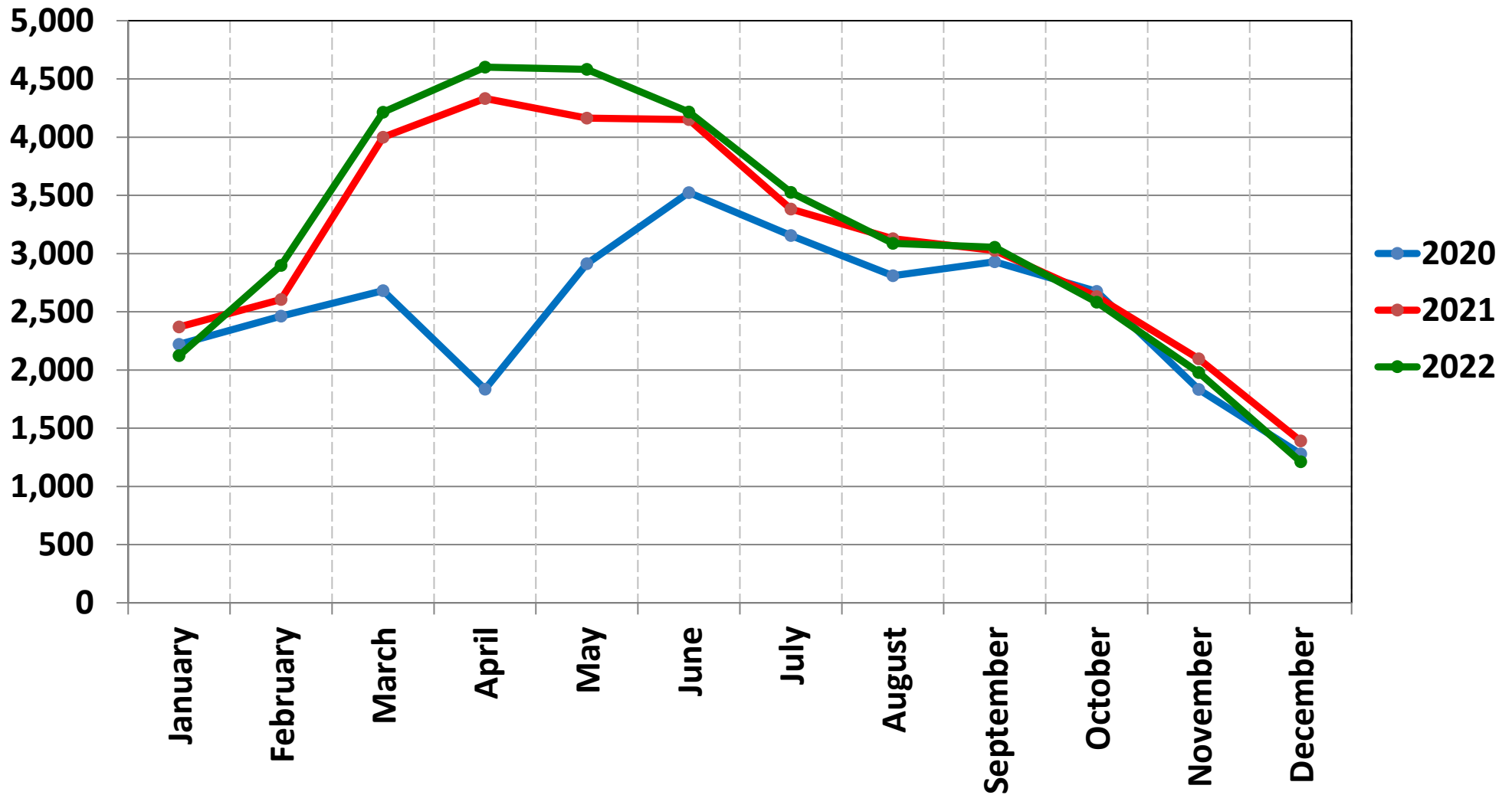
Greater Edmonton Area Condominium New Listings December 2022



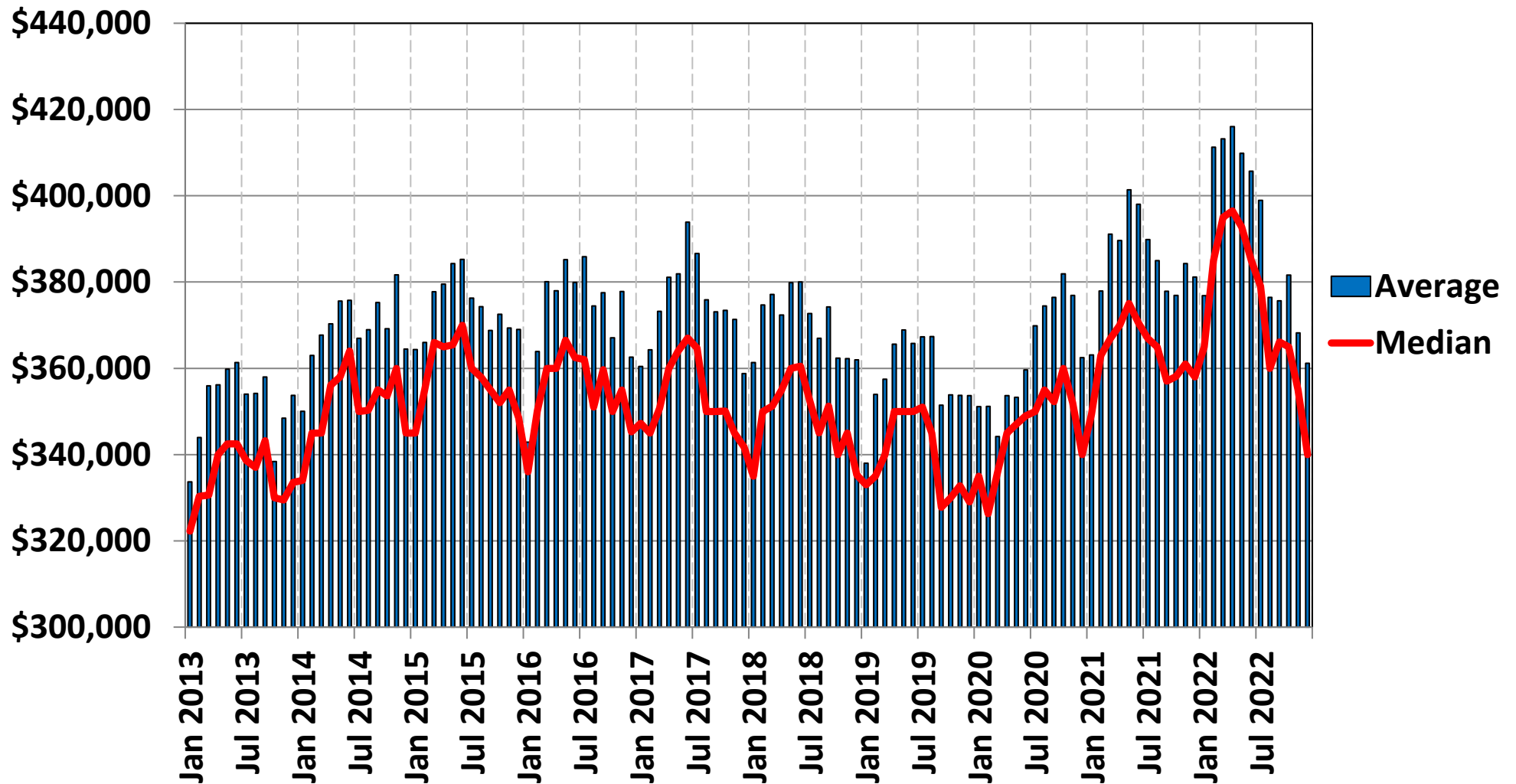
Greater Edmonton Area Residential Sales December 2022



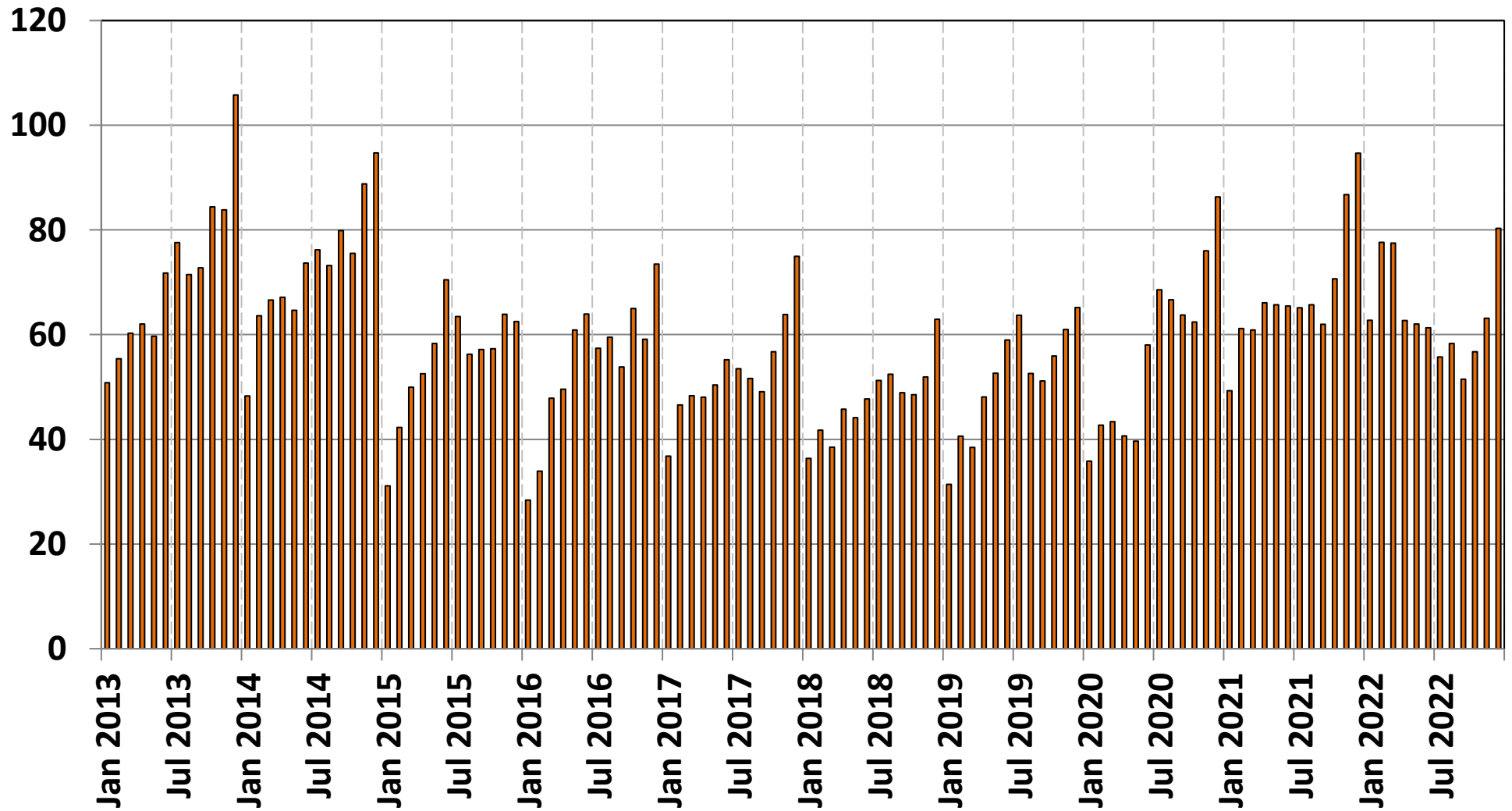
Greater Edmonton Area Residential New Listings December 2022



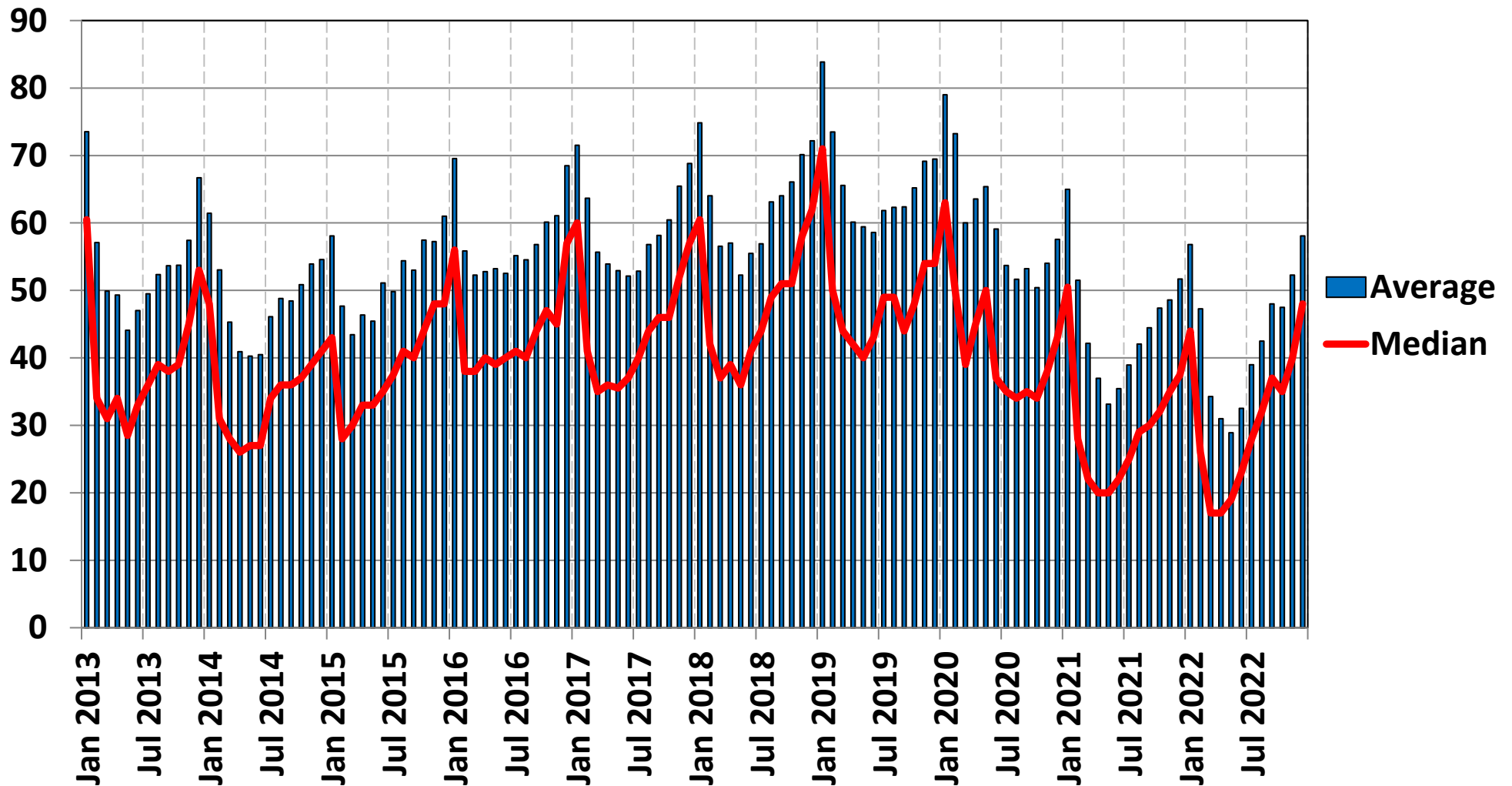
Greater Edmonton Area Residential Average and Median Price December 2022



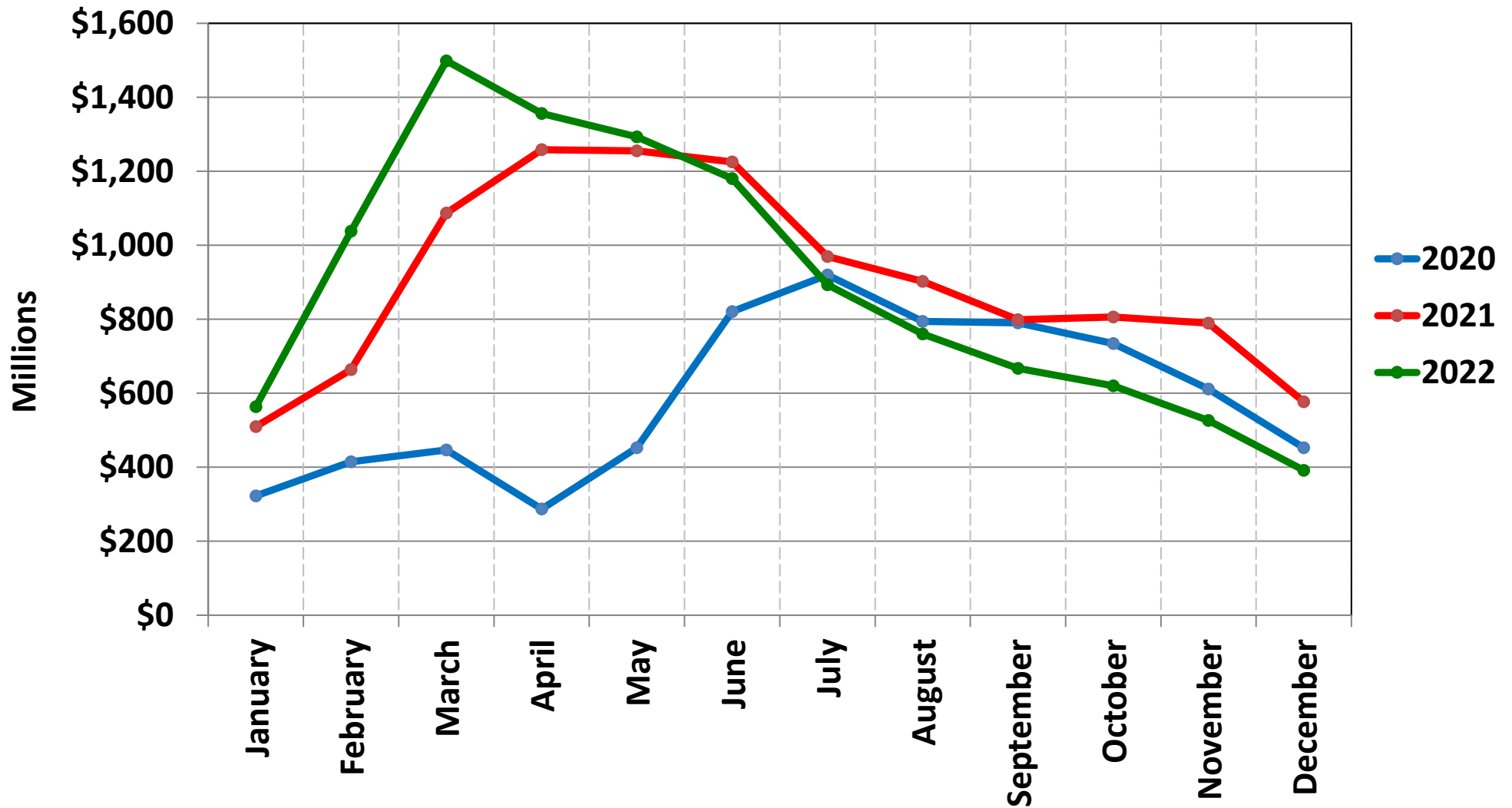
Greater Edmonton Area Residential Sales-to-New Listings Ratio December 2022



Greater Edmonton Area Residential Average and Median Days on Market December 2022



Greater Edmonton Area Total Dollar Volume December 2022



Appendix A

List of Areas within the Greater Edmonton Area

Beaumont
Bon Accord
Bruderheim
Calmar
Devon
Edmonton
Fort Saskatchewan
Gibbons
Leduc
Legal
Morinville
New Sarepta
Redwater
Rural Leduc County
Rural Parkland County
Rural Strathcona County
Rural Sturgeon County
Sherwood Park
Spruce Grove
St. Albert
Stony Plain
Thorsby
Wabamun
Warburg