

5 Year Residential Activity (Part 1)

Greater Edmonton Area¹

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Detached | | | | | |
| New Listings / YTD | 1,296 / 1,296 | 1,283 / 1,283 | 1,079 / 1,079 | 1,331 / 1,331 | 1,359 / 1,359 |
| Sales / YTD | 876 / 876 | 580 / 580 | 858 / 858 | 820 / 820 | 524 / 524 |
| Sales to New Listings Ratio / YTD | 68% / 68% | 45% / 45% | 80% / 80% | 62% / 62% | 39% / 39% |
| Sales Volume | 424,303,947 | 261,919,446 | 395,714,327 | 368,599,688 | 223,517,963 |
| Sales Volume YTD | 424,303,947 | 261,919,446 | 395,714,327 | 368,599,688 | 223,517,963 |
| Average Sale Price | 484,365 | 451,585 | 461,206 | 449,512 | 426,561 |
| Average Sale Price YTD | 484,365 | 451,585 | 461,206 | 449,512 | 426,561 |
| Median Sale Price | 450,000 | 422,250 | 425,000 | 405,000 | 387,500 |
| Median Sale Price YTD | 450,000 | 422,250 | 425,000 | 405,000 | 387,500 |
| Sale to List Price Ratio / YTD | 98% / 98% | 97% / 97% | 98% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 60 / 60 | 65 / 65 | 54 / 54 | 62 / 62 | 75 / 75 |
| Median Days on Market / YTD | 47 / 47 | 56 / 56 | 41 / 41 | 48 / 48 | 61 / 61 |
| Average Days on Market (Cum.) / YTD | 103 / 103 | 104 / 104 | 79 / 79 | 93 / 93 | 119 / 119 |
| Median Days on Market (Cum.) / YTD | 70 / 70 | 87 / 87 | 57 / 57 | 70 / 70 | 95 / 95 |
| Semi-detached | | | | | |
| New Listings / YTD | 181 / 181 | 221 / 221 | 226 / 226 | 261 / 261 | 247 / 247 |
| Sales / YTD | 141 / 141 | 100 / 100 | 156 / 156 | 128 / 128 | 86 / 86 |
| Sales to New Listings Ratio / YTD | 78% / 78% | 45% / 45% | 69% / 69% | 49% / 49% | 35% / 35% |
| Sales Volume | 53,357,316 | 35,506,082 | 58,456,750 | 43,757,284 | 28,759,969 |
| Sales Volume YTD | 53,357,316 | 35,506,082 | 58,456,750 | 43,757,284 | 28,759,969 |
| Average Sale Price | 378,421 | 355,061 | 374,723 | 341,854 | 334,418 |
| Average Sale Price YTD | 378,421 | 355,061 | 374,723 | 341,854 | 334,418 |
| Median Sale Price | 394,500 | 348,650 | 364,250 | 322,500 | 315,000 |
| Median Sale Price YTD | 394,500 | 348,650 | 364,250 | 322,500 | 315,000 |
| Sale to List Price Ratio / YTD | 97% / 97% | 97% / 97% | 98% / 98% | 97% / 97% | 97% / 97% |
| Average Days on Market / YTD | 53 / 53 | 50 / 50 | 57 / 57 | 70 / 70 | 87 / 87 |
| Median Days on Market / YTD | 42 / 42 | 42 / 42 | 42 / 42 | 54 / 54 | 74 / 74 |
| Average Days on Market (Cum.) / YTD | 72 / 72 | 78 / 78 | 85 / 85 | 92 / 92 | 137 / 137 |
| Median Days on Market (Cum.) / YTD | 54 / 54 | 65 / 65 | 57 / 57 | 70 / 70 | 104 / 104 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 270 / 270 | 257 / 257 | 296 / 296 | 299 / 299 | 261 / 261 |
| Sales / YTD | 194 / 194 | 148 / 148 | 157 / 157 | 139 / 139 | 85 / 85 |
| Sales to New Listings Ratio / YTD | 72% / 72% | 58% / 58% | 53% / 53% | 46% / 46% | 33% / 33% |
| Sales Volume | 52,175,955 | 36,668,573 | 38,452,724 | 33,653,481 | 18,770,256 |
| Sales Volume YTD | 52,175,955 | 36,668,573 | 38,452,724 | 33,653,481 | 18,770,256 |
| Average Sale Price | 268,948 | 247,761 | 244,922 | 242,111 | 220,827 |
| Average Sale Price YTD | 268,948 | 247,761 | 244,922 | 242,111 | 220,827 |
| Median Sale Price | 265,500 | 239,999 | 231,500 | 246,000 | 207,500 |
| Median Sale Price YTD | 265,500 | 239,999 | 231,500 | 246,000 | 207,500 |
| Sale to List Price Ratio / YTD | 97% / 97% | 96% / 96% | 97% / 97% | 96% / 96% | 96% / 96% |
| Average Days on Market / YTD | 53 / 53 | 63 / 63 | 58 / 58 | 69 / 69 | 81 / 81 |
| Median Days on Market / YTD | 38 / 38 | 51 / 51 | 43 / 43 | 54 / 54 | 65 / 65 |
| Average Days on Market (Cum.) / YTD | 72 / 72 | 98 / 98 | 105 / 105 | 93 / 93 | 139 / 139 |
| Median Days on Market (Cum.) / YTD | 53 / 53 | 68 / 68 | 71 / 71 | 73 / 73 | 106 / 106 |

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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 448 / 448 | 483 / 483 | 511 / 511 | 520 / 520 | 398 / 398 |
| Sales / YTD | 228 / 228 | 152 / 152 | 155 / 155 | 127 / 127 | 104 / 104 |
| Sales to New Listings Ratio / YTD | 51% / 51% | 31% / 31% | 30% / 30% | 24% / 24% | 26% / 26% |
| Sales Volume | 43,926,451 | 28,975,250 | 30,089,592 | 23,462,842 | 20,605,281 |
| Sales Volume YTD | 43,926,451 | 28,975,250 | 30,089,592 | 23,462,842 | 20,605,281 |
| Average Sale Price | 192,660 | 190,627 | 194,126 | 184,747 | 198,128 |
| Average Sale Price YTD | 192,660 | 190,627 | 194,126 | 184,747 | 198,128 |
| Median Sale Price | 166,850 | 163,750 | 166,987 | 160,500 | 181,500 |
| Median Sale Price YTD | 166,850 | 163,750 | 166,987 | 160,500 | 181,500 |
| Sale to List Price Ratio / YTD | 96% / 96% | 94% / 94% | 95% / 95% | 94% / 94% | 95% / 95% |
| Average Days on Market / YTD | 65 / 65 | 82 / 82 | 81 / 81 | 77 / 77 | 80 / 80 |
| Median Days on Market / YTD | 49 / 49 | 76 / 76 | 73 / 73 | 62 / 62 | 69 / 69 |
| Average Days on Market (Cum.) / YTD | 99 / 99 | 137 / 137 | 116 / 116 | 119 / 119 | 116 / 116 |
| Median Days on Market (Cum.) / YTD | 67 / 67 | 118 / 118 | 93 / 93 | 84 / 84 | 80 / 80 |
| Total Residential² | | | | | |
| New Listings / YTD | 2,195 / 2,195 | 2,244 / 2,244 | 2,112 / 2,112 | 2,411 / 2,411 | 2,265 / 2,265 |
| Sales / YTD | 1,439 / 1,439 | 980 / 980 | 1,326 / 1,326 | 1,214 / 1,214 | 799 / 799 |
| Sales to New Listings Ratio / YTD | 66% / 66% | 44% / 44% | 63% / 63% | 50% / 50% | 35% / 35% |
| Sales Volume | 573,763,669 | 363,069,351 | 522,713,393 | 469,473,295 | 291,653,469 |
| Sales Volume YTD | 573,763,669 | 363,069,351 | 522,713,393 | 469,473,295 | 291,653,469 |
| Average Sale Price | 398,724 | 370,479 | 394,203 | 386,716 | 365,023 |
| Average Sale Price YTD | 398,724 | 370,479 | 394,203 | 386,716 | 365,023 |
| Median Sale Price | 390,000 | 350,000 | 370,000 | 359,500 | 340,000 |
| Median Sale Price YTD | 390,000 | 350,000 | 370,000 | 359,500 | 340,000 |
| Sale to List Price Ratio / YTD | 97% / 97% | 96% / 96% | 98% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 59 / 59 | 66 / 66 | 58 / 58 | 65 / 65 | 78 / 78 |
| Median Days on Market / YTD | 45 / 45 | 57 / 57 | 45 / 45 | 51 / 51 | 63 / 63 |
| Average Days on Market (Cum.) / YTD | 95 / 95 | 106 / 106 | 87 / 87 | 95 / 95 | 123 / 123 |
| Median Days on Market (Cum.) / YTD | 66 / 66 | 86 / 86 | 62 / 62 | 71 / 71 | 95 / 95 |
| Other³ | | | | | |
| New Listings / YTD | 114 / 114 | 140 / 140 | 120 / 120 | 129 / 129 | 124 / 124 |
| Sales / YTD | 60 / 60 | 42 / 42 | 73 / 73 | 58 / 58 | 41 / 41 |
| Sales to New Listings Ratio / YTD | 53% / 53% | 30% / 30% | 61% / 61% | 45% / 45% | 33% / 33% |
| Sales Volume | 19,520,950 | 10,083,742 | 22,650,501 | 15,985,742 | 14,963,914 |
| Sales Volume YTD | 19,520,950 | 10,083,742 | 22,650,501 | 15,985,742 | 14,963,914 |
| Average Sale Price | 325,349 | 240,089 | 310,281 | 275,616 | 364,974 |
| Average Sale Price YTD | 325,349 | 240,089 | 310,281 | 275,616 | 364,974 |
| Median Sale Price | 234,500 | 88,750 | 198,000 | 203,500 | 169,900 |
| Median Sale Price YTD | 234,500 | 88,750 | 198,000 | 203,500 | 169,900 |
| Sale to List Price Ratio / YTD | 92% / 92% | 91% / 91% | 93% / 93% | 92% / 92% | 91% / 91% |
| Average Days on Market / YTD | 97 / 97 | 85 / 85 | 90 / 90 | 168 / 168 | 242 / 242 |
| Median Days on Market / YTD | 71 / 71 | 60 / 60 | 65 / 65 | 114 / 114 | 122 / 122 |
| Average Days on Market (Cum.) / YTD | 165 / 165 | 125 / 125 | 126 / 126 | 297 / 297 | 302 / 302 |
| Median Days on Market (Cum.) / YTD | 108 / 108 | 80 / 80 | 74 / 74 | 155 / 155 | 181 / 181 |

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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|-----------|-----------|-------------|-----------|
| Land | | | | | |
| New Listings / YTD | 23 / 23 | 16 / 16 | 15 / 15 | 13 / 13 | 6 / 6 |
| Sales / YTD | 2 / 2 | 1 / 1 | 3 / 3 | 1 / 1 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 9% / 9% | 6% / 6% | 20% / 20% | 8% / 8% | 0% / 0% |
| Sales Volume | 35,500,000 | 1,725,000 | 4,835,000 | 160,000 | 0 |
| Sales Volume YTD | 35,500,000 | 1,725,000 | 4,835,000 | 160,000 | 0 |
| Average Sale Price | 17,750,000 | 1,725,000 | 1,611,667 | 160,000 | 0 |
| Average Sale Price YTD | 17,750,000 | 1,725,000 | 1,611,667 | 160,000 | 0 |
| Median Sale Price | 17,750,000 | 1,725,000 | 570,000 | 160,000 | 0 |
| Median Sale Price YTD | 17,750,000 | 1,725,000 | 570,000 | 160,000 | 0 |
| Sale to List Price Ratio / YTD | 88% / 88% | 95% / 95% | 95% / 95% | 80% / 80% | 0% / 0% |
| Average Days on Market / YTD | 352 / 352 | 759 / 759 | 315 / 315 | 1150 / 1150 | 0 / 0 |
| Median Days on Market / YTD | 352 / 352 | 759 / 759 | 318 / 318 | 1150 / 1150 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 519 / 519 | 759 / 759 | 315 / 315 | 1150 / 1150 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 519 / 519 | 759 / 759 | 318 / 318 | 1150 / 1150 | 0 / 0 |
| Investment | | | | | |
| New Listings / YTD | 20 / 20 | 34 / 34 | 26 / 26 | 22 / 22 | 25 / 25 |
| Sales / YTD | 4 / 4 | 5 / 5 | 11 / 11 | 3 / 3 | 5 / 5 |
| Sales to New Listings Ratio / YTD | 20% / 20% | 15% / 15% | 42% / 42% | 14% / 14% | 20% / 20% |
| Sales Volume | 2,850,000 | 3,195,000 | 7,750,780 | 2,666,000 | 7,945,000 |
| Sales Volume YTD | 2,850,000 | 3,195,000 | 7,750,780 | 2,666,000 | 7,945,000 |
| Average Sale Price | 712,500 | 639,000 | 704,616 | 888,667 | 1,589,000 |
| Average Sale Price YTD | 712,500 | 639,000 | 704,616 | 888,667 | 1,589,000 |
| Median Sale Price | 497,500 | 600,000 | 345,000 | 1,030,000 | 1,600,000 |
| Median Sale Price YTD | 497,500 | 600,000 | 345,000 | 1,030,000 | 1,600,000 |
| Sale to List Price Ratio / YTD | 95% / 95% | 95% / 95% | 81% / 81% | 88% / 88% | 88% / 88% |
| Average Days on Market / YTD | 563 / 563 | 85 / 85 | 117 / 117 | 197 / 197 | 144 / 144 |
| Median Days on Market / YTD | 155 / 155 | 72 / 72 | 99 / 99 | 193 / 193 | 99 / 99 |
| Average Days on Market (Cum.) / YTD | 563 / 563 | 104 / 104 | 117 / 117 | 197 / 197 | 144 / 144 |
| Median Days on Market (Cum.) / YTD | 155 / 155 | 101 / 101 | 99 / 99 | 193 / 193 | 99 / 99 |
| Multi Family | | | | | |
| New Listings / YTD | 7 / 7 | 9 / 9 | 9 / 9 | 15 / 15 | 4 / 4 |
| Sales / YTD | 2 / 2 | 3 / 3 | 1 / 1 | 11 / 11 | 1 / 1 |
| Sales to New Listings Ratio / YTD | 29% / 29% | 33% / 33% | 11% / 11% | 73% / 73% | 25% / 25% |
| Sales Volume | 1,592,500 | 2,365,000 | 1,785,000 | 16,692,500 | 1,150,000 |
| Sales Volume YTD | 1,592,500 | 2,365,000 | 1,785,000 | 16,692,500 | 1,150,000 |
| Average Sale Price | 796,250 | 788,333 | 1,785,000 | 1,517,500 | 1,150,000 |
| Average Sale Price YTD | 796,250 | 788,333 | 1,785,000 | 1,517,500 | 1,150,000 |
| Median Sale Price | 796,250 | 660,000 | 1,785,000 | 1,470,000 | 1,150,000 |
| Median Sale Price YTD | 796,250 | 660,000 | 1,785,000 | 1,470,000 | 1,150,000 |
| Sale to List Price Ratio / YTD | 100% / 100% | 91% / 91% | 98% / 98% | 94% / 94% | 89% / 89% |
| Average Days on Market / YTD | 123 / 123 | 431 / 431 | 39 / 39 | 175 / 175 | 364 / 364 |
| Median Days on Market / YTD | 123 / 123 | 56 / 56 | 39 / 39 | 125 / 125 | 364 / 364 |
| Average Days on Market (Cum.) / YTD | 123 / 123 | 431 / 431 | 224 / 224 | 198 / 198 | 364 / 364 |
| Median Days on Market (Cum.) / YTD | 123 / 123 | 56 / 56 | 224 / 224 | 125 / 125 | 364 / 364 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 1 / 1 |
| 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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Business | | | | | |
| New Listings / YTD | 32 / 32 | 26 / 26 | 19 / 19 | 6 / 6 | 19 / 19 |
| Sales / YTD | 3 / 3 | 2 / 2 | 4 / 4 | 2 / 2 | 3 / 3 |
| Sales to New Listings Ratio / YTD | 9% / 9% | 8% / 8% | 21% / 21% | 33% / 33% | 16% / 16% |
| Sales Volume | 290,000 | 300,000 | 1,097,000 | 1,025,000 | 283,800 |
| Sales Volume YTD | 290,000 | 300,000 | 1,097,000 | 1,025,000 | 283,800 |
| Average Sale Price | 96,667 | 150,000 | 274,250 | 512,500 | 94,600 |
| Average Sale Price YTD | 96,667 | 150,000 | 274,250 | 512,500 | 94,600 |
| Median Sale Price | 110,000 | 150,000 | 241,000 | 512,500 | 100,000 |
| Median Sale Price YTD | 110,000 | 150,000 | 241,000 | 512,500 | 100,000 |
| Sale to List Price Ratio / YTD | 75% / 75% | 99% / 99% | 79% / 79% | 78% / 78% | 69% / 69% |
| Average Days on Market / YTD | 68 / 68 | 114 / 114 | 243 / 243 | 271 / 271 | 75 / 75 |
| Median Days on Market / YTD | 61 / 61 | 114 / 114 | 209 / 209 | 271 / 271 | 50 / 50 |
| Average Days on Market (Cum.) / YTD | 68 / 68 | 298 / 298 | 243 / 243 | 271 / 271 | 75 / 75 |
| Median Days on Market (Cum.) / YTD | 61 / 61 | 298 / 298 | 209 / 209 | 271 / 271 | 50 / 50 |
| Lease | | | | | |
| New Listings / YTD | 33 / 33 | 37 / 37 | 25 / 25 | 27 / 27 | 24 / 24 |
| Sales / YTD | 10 / 10 | 13 / 13 | 8 / 8 | 5 / 5 | 4 / 4 |
| Sales to New Listings Ratio / YTD | 30% / 30% | 35% / 35% | 32% / 32% | 19% / 19% | 17% / 17% |
| Sales Volume | 9,697,009 | 2,719,522 | 1,263,524 | 478,198 | 444,565 |
| Sales Volume YTD | 9,697,009 | 2,719,522 | 1,263,524 | 478,198 | 444,565 |
| Average Sale Price | 969,701 | 209,194 | 157,941 | 95,640 | 111,141 |
| Average Sale Price YTD | 969,701 | 209,194 | 157,941 | 95,640 | 111,141 |
| Median Sale Price | 183,152 | 100,333 | 112,137 | 43,200 | 117,988 |
| Median Sale Price YTD | 183,152 | 100,333 | 112,137 | 43,200 | 117,988 |
| Average Days on Market / YTD | 189 / 189 | 172 / 172 | 112 / 112 | 154 / 154 | 112 / 112 |
| Median Days on Market / YTD | 154 / 154 | 127 / 127 | 93 / 93 | 195 / 195 | 117 / 117 |
| Average Days on Market (Cum.) / YTD | 189 / 189 | 187 / 187 | 151 / 151 | 154 / 154 | 112 / 112 |
| Median Days on Market (Cum.) / YTD | 154 / 154 | 159 / 159 | 115 / 115 | 195 / 195 | 117 / 117 |
| Farms | | | | | |
| New Listings / YTD | 6 / 6 | 7 / 7 | 9 / 9 | 13 / 13 | 14 / 14 |
| Sales / YTD | 4 / 4 | 1 / 1 | 4 / 4 | 5 / 5 | 2 / 2 |
| Sales to New Listings Ratio / YTD | 67% / 67% | 14% / 14% | 44% / 44% | 38% / 38% | 14% / 14% |
| Sales Volume | 4,895,000 | 650,000 | 1,726,000 | 3,424,392 | 5,930,000 |
| Sales Volume YTD | 4,895,000 | 650,000 | 1,726,000 | 3,424,392 | 5,930,000 |
| Average Sale Price | 1,223,750 | 650,000 | 431,500 | 684,878 | 2,965,000 |
| Average Sale Price YTD | 1,223,750 | 650,000 | 431,500 | 684,878 | 2,965,000 |
| Median Sale Price | 1,300,000 | 650,000 | 388,750 | 475,000 | 2,965,000 |
| Median Sale Price YTD | 1,300,000 | 650,000 | 388,750 | 475,000 | 2,965,000 |
| Sale to List Price Ratio / YTD | 90% / 90% | 88% / 88% | 97% / 97% | 86% / 86% | 87% / 87% |
| Average Days on Market / YTD | 242 / 242 | 4 / 4 | 125 / 125 | 242 / 242 | 156 / 156 |
| Median Days on Market / YTD | 203 / 203 | 4 / 4 | 73 / 73 | 201 / 201 | 156 / 156 |
| Average Days on Market (Cum.) / YTD | 242 / 242 | 315 / 315 | 429 / 429 | 242 / 242 | 339 / 339 |
| Median Days on Market (Cum.) / YTD | 203 / 203 | 315 / 315 | 402 / 402 | 201 / 201 | 339 / 339 |
| Total Commercial² | | | | | |
| New Listings / YTD | 122 / 122 | 129 / 129 | 103 / 103 | 97 / 97 | 94 / 94 |
| Sales / YTD | 25 / 25 | 26 / 26 | 31 / 31 | 27 / 27 | 15 / 15 |
| Sales to New Listings Ratio / YTD | 20% / 20% | 20% / 20% | 30% / 30% | 28% / 28% | 16% / 16% |
| Sales Volume | 54,824,509 | 11,081,522 | 18,457,304 | 24,446,090 | 15,753,365 |
| Sales Volume YTD | 54,824,509 | 11,081,522 | 18,457,304 | 24,446,090 | 15,753,365 |
| Average Sale Price | 2,192,980 | 426,212 | 595,397 | 905,411 | 1,050,224 |
| Average Sale Price YTD | 2,192,980 | 426,212 | 595,397 | 905,411 | 1,050,224 |
| Median Sale Price | 620,000 | 257,913 | 320,000 | 730,000 | 530,000 |
| Median Sale Price YTD | 620,000 | 257,913 | 320,000 | 730,000 | 530,000 |
| Sale to List Price Ratio / YTD | 89% / 89% | 95% / 95% | 86% / 86% | 89% / 89% | 83% / 83% |
| Average Days on Market / YTD | 251 / 251 | 203 / 203 | 150 / 150 | 229 / 229 | 138 / 138 |
| Median Days on Market / YTD | 129 / 129 | 100 / 100 | 94 / 94 | 193 / 193 | 133 / 133 |
| Average Days on Market (Cum.) / YTD | 264 / 264 | 240 / 240 | 205 / 205 | 238 / 238 | 162 / 162 |
| Median Days on Market (Cum.) / YTD | 151 / 151 | 153 / 153 | 135 / 135 | 193 / 193 | 133 / 133 |

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

January 2024

| Year | Month | Residential ² | Commercial ³ | Total |
|------|-----------|--------------------------|-------------------------|---------------|
| 2020 | January | 6,492 (799) | 738 (15) | 7,878 (855) |
| | February | 7,073 (1,067) | 748 (28) | 8,486 (1,141) |
| | March | 7,512 (1,198) | 750 (21) | 8,949 (1,249) |
| | April | 7,487 (764) | 741 (10) | 8,957 (796) |
| | May | 8,055 (1,188) | 755 (12) | 9,583 (1,240) |
| | June | 8,359 (2,115) | 769 (34) | 9,884 (2,216) |
| | July | 8,353 (2,288) | 798 (21) | 9,925 (2,380) |
| | August | 8,112 (1,956) | 784 (22) | 9,681 (2,056) |
| | September | 7,801 (1,933) | 790 (22) | 9,341 (2,041) |
| | October | 7,422 (1,750) | 737 (34) | 8,880 (1,842) |
| | November | 6,554 (1,465) | 748 (21) | 7,952 (1,535) |
| | December | 5,244 (1,137) | 658 (23) | 6,472 (1,204) |
| 2021 | January | 5,533 (1,214) | 693 (27) | 6,817 (1,299) |
| | February | 5,929 (1,635) | 721 (22) | 7,265 (1,719) |
| | March | 6,790 (2,503) | 731 (40) | 8,151 (2,654) |
| | April | 7,547 (2,958) | 745 (30) | 8,974 (3,110) |
| | May | 8,090 (2,837) | 750 (40) | 9,540 (2,992) |
| | June | 8,458 (2,801) | 737 (37) | 9,963 (2,932) |
| | July | 8,394 (2,262) | 742 (26) | 9,905 (2,396) |
| | August | 8,040 (2,113) | 735 (24) | 9,532 (2,223) |
| | September | 7,703 (1,917) | 719 (38) | 9,139 (2,030) |
| | October | 7,085 (1,919) | 711 (33) | 8,507 (2,030) |
| | November | 5,975 (1,864) | 724 (25) | 7,364 (1,962) |
| | December | 4,658 (1,336) | 635 (40) | 5,835 (1,438) |
| 2022 | January | 4,614 (1,326) | 657 (31) | 5,809 (1,430) |
| | February | 4,690 (2,281) | 700 (42) | 5,937 (2,393) |
| | March | 5,197 (3,311) | 733 (43) | 6,497 (3,471) |
| | April | 6,446 (2,932) | 748 (51) | 7,788 (3,121) |
| | May | 7,547 (2,916) | 762 (36) | 8,942 (3,044) |
| | June | 8,085 (2,653) | 759 (36) | 9,516 (2,791) |
| | July | 8,418 (2,022) | 806 (33) | 9,909 (2,116) |
| | August | 8,013 (1,848) | 821 (27) | 9,533 (1,938) |
| | September | 7,801 (1,601) | 836 (20) | 9,315 (1,684) |
| | October | 7,169 (1,498) | 846 (19) | 8,651 (1,574) |
| | November | 6,380 (1,274) | 821 (38) | 7,796 (1,359) |
| | December | 4,959 (982) | 738 (19) | 6,226 (1,032) |
| 2023 | January | 5,163 (980) | 775 (26) | 6,498 (1,048) |
| | February | 5,609 (1,288) | 790 (30) | 6,981 (1,368) |
| | March | 6,293 (1,818) | 822 (27) | 7,729 (1,905) |
| | April | 6,873 (2,019) | 842 (38) | 8,350 (2,131) |
| | May | 7,054 (2,708) | 889 (40) | 8,575 (2,835) |
| | June | 7,075 (2,588) | 901 (45) | 8,665 (2,713) |
| | July | 6,915 (2,314) | 892 (42) | 8,502 (2,435) |
| | August | 6,726 (2,239) | 876 (38) | 8,282 (2,364) |
| | September | 6,486 (2,051) | 860 (36) | 7,994 (2,160) |
| | October | 6,201 (1,800) | 867 (42) | 7,663 (1,914) |
| | November | 5,437 (1,626) | 815 (40) | 6,798 (1,731) |
| | December | 4,608 (1,224) | 706 (41) | 5,781 (1,306) |
| 2024 | January | 4,547 (1,439) | 723 (25) | 5,716 (1,524) |

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.

Residential¹ Sales by Price Range

Greater Edmonton Area² January 2024

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|---------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|------------|------------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 47 | 47 | 31 | 31 | 25 | 25 | 26 | 26 | 18 | 18 |
| 100,000 - 149,999 | 65 | 65 | 72 | 72 | 68 | 68 | 56 | 56 | 46 | 46 |
| 150,000 - 199,999 | 124 | 124 | 81 | 81 | 89 | 89 | 76 | 76 | 56 | 56 |
| 200,000 - 249,999 | 91 | 91 | 65 | 65 | 76 | 76 | 82 | 82 | 58 | 58 |
| 250,000 - 299,999 | 116 | 116 | 112 | 112 | 127 | 127 | 145 | 145 | 114 | 114 |
| 300,000 - 324,999 | 75 | 75 | 66 | 66 | 90 | 90 | 99 | 99 | 58 | 58 |
| 325,000 - 349,999 | 72 | 72 | 62 | 62 | 99 | 99 | 84 | 84 | 63 | 63 |
| 350,000 - 374,999 | 73 | 73 | 66 | 66 | 102 | 102 | 100 | 100 | 65 | 65 |
| 375,000 - 399,999 | 93 | 93 | 59 | 59 | 92 | 92 | 93 | 93 | 60 | 60 |
| 400,000 - 424,999 | 116 | 116 | 47 | 47 | 92 | 92 | 64 | 64 | 39 | 39 |
| 425,000 - 449,999 | 88 | 88 | 61 | 61 | 52 | 52 | 61 | 61 | 55 | 55 |
| 450,000 - 474,999 | 78 | 78 | 43 | 43 | 65 | 65 | 50 | 50 | 29 | 29 |
| 475,000 - 499,999 | 62 | 62 | 40 | 40 | 46 | 46 | 38 | 38 | 24 | 24 |
| 500,000 - 524,999 | 41 | 41 | 27 | 27 | 55 | 55 | 45 | 45 | 21 | 21 |
| 525,000 - 549,999 | 63 | 63 | 17 | 17 | 44 | 44 | 32 | 32 | 14 | 14 |
| 550,000 - 574,999 | 37 | 37 | 26 | 26 | 27 | 27 | 24 | 24 | 11 | 11 |
| 575,000 - 599,999 | 45 | 45 | 16 | 16 | 34 | 34 | 20 | 20 | 12 | 12 |
| 600,000 - 649,999 | 42 | 42 | 22 | 22 | 48 | 48 | 25 | 25 | 7 | 7 |
| 650,000 - 699,999 | 30 | 30 | 18 | 18 | 35 | 35 | 30 | 30 | 13 | 13 |
| 700,000 - 749,999 | 15 | 15 | 17 | 17 | 14 | 14 | 6 | 6 | 6 | 6 |
| 750,000 - 799,999 | 20 | 20 | 7 | 7 | 10 | 10 | 10 | 10 | 7 | 7 |
| 800,000 - 899,999 | 19 | 19 | 9 | 9 | 15 | 15 | 20 | 20 | 9 | 9 |
| 900,000 - 999,999 | 7 | 7 | 1 | 1 | 10 | 10 | 9 | 9 | 3 | 3 |
| 1,000,000-1,499,999 | 15 | 15 | 12 | 12 | 4 | 4 | 15 | 15 | 8 | 8 |
| 1,500,000-1,999,999 | 4 | 4 | 3 | 3 | 5 | 5 | 4 | 4 | 2 | 2 |
| 2,000,000-2,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 2,500,000-2,999,999 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 3,000,000-3,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 3,500,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1,439 | 1,439 | 980 | 980 | 1,326 | 1,326 | 1,214 | 1,214 | 799 | 799 |

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

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

**Detached Sales by Price Range
Greater Edmonton Area¹
January 2024**

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 3 | 1 | 1 |
| 100,000 - 149,999 | 5 | 5 | 6 | 6 | 6 | 6 | 4 | 4 | 8 | 8 |
| 150,000 - 199,999 | 9 | 9 | 5 | 5 | 8 | 8 | 10 | 10 | 13 | 13 |
| 200,000 - 249,999 | 20 | 20 | 21 | 21 | 26 | 26 | 28 | 28 | 25 | 25 |
| 250,000 - 299,999 | 51 | 51 | 58 | 58 | 66 | 66 | 79 | 79 | 59 | 59 |
| 300,000 - 324,999 | 40 | 40 | 40 | 40 | 54 | 54 | 64 | 64 | 27 | 27 |
| 325,000 - 349,999 | 46 | 46 | 43 | 43 | 61 | 61 | 53 | 53 | 41 | 41 |
| 350,000 - 374,999 | 48 | 48 | 42 | 42 | 69 | 69 | 72 | 72 | 56 | 56 |
| 375,000 - 399,999 | 60 | 60 | 44 | 44 | 66 | 66 | 80 | 80 | 56 | 56 |
| 400,000 - 424,999 | 79 | 79 | 35 | 35 | 69 | 69 | 61 | 61 | 35 | 35 |
| 425,000 - 449,999 | 76 | 76 | 53 | 53 | 45 | 45 | 58 | 58 | 47 | 47 |
| 450,000 - 474,999 | 60 | 60 | 37 | 37 | 62 | 62 | 48 | 48 | 24 | 24 |
| 475,000 - 499,999 | 58 | 58 | 35 | 35 | 42 | 42 | 34 | 34 | 21 | 21 |
| 500,000 - 524,999 | 40 | 40 | 25 | 25 | 49 | 49 | 42 | 42 | 20 | 20 |
| 525,000 - 549,999 | 59 | 59 | 14 | 14 | 43 | 43 | 30 | 30 | 14 | 14 |
| 550,000 - 574,999 | 33 | 33 | 23 | 23 | 25 | 25 | 23 | 23 | 10 | 10 |
| 575,000 - 599,999 | 44 | 44 | 15 | 15 | 34 | 34 | 19 | 19 | 12 | 12 |
| 600,000 - 649,999 | 41 | 41 | 20 | 20 | 43 | 43 | 23 | 23 | 7 | 7 |
| 650,000 - 699,999 | 28 | 28 | 18 | 18 | 32 | 32 | 27 | 27 | 12 | 12 |
| 700,000 - 749,999 | 15 | 15 | 14 | 14 | 14 | 14 | 6 | 6 | 6 | 6 |
| 750,000 - 799,999 | 19 | 19 | 7 | 7 | 9 | 9 | 9 | 9 | 7 | 7 |
| 800,000 - 899,999 | 19 | 19 | 9 | 9 | 15 | 15 | 20 | 20 | 9 | 9 |
| 900,000 - 999,999 | 7 | 7 | 1 | 1 | 10 | 10 | 9 | 9 | 3 | 3 |
| 1,000,000-1,499,999 | 14 | 14 | 12 | 12 | 3 | 3 | 14 | 14 | 8 | 8 |
| 1,500,000-1,999,999 | 4 | 4 | 2 | 2 | 4 | 4 | 4 | 4 | 2 | 2 |
| 2,000,000-2,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 2,500,000-2,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 3,000,000-3,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 3,500,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 876 | 876 | 580 | 580 | 858 | 858 | 820 | 820 | 524 | 524 |

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

**Semi-detached Sales by Price Range
Greater Edmonton Area¹
January 2024**

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|
| | 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 | 4 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 150,000 - 199,999 | 1 | 1 | 4 | 4 | 2 | 2 | 1 | 1 | 0 | 0 |
| 200,000 - 249,999 | 10 | 10 | 8 | 8 | 4 | 4 | 15 | 15 | 6 | 6 |
| 250,000 - 299,999 | 13 | 13 | 17 | 17 | 20 | 20 | 28 | 28 | 26 | 26 |
| 300,000 - 324,999 | 8 | 8 | 14 | 14 | 18 | 18 | 21 | 21 | 16 | 16 |
| 325,000 - 349,999 | 11 | 11 | 6 | 6 | 24 | 24 | 16 | 16 | 13 | 13 |
| 350,000 - 374,999 | 12 | 12 | 12 | 12 | 25 | 25 | 20 | 20 | 7 | 7 |
| 375,000 - 399,999 | 16 | 16 | 6 | 6 | 21 | 21 | 8 | 8 | 3 | 3 |
| 400,000 - 424,999 | 30 | 30 | 10 | 10 | 18 | 18 | 3 | 3 | 1 | 1 |
| 425,000 - 449,999 | 10 | 10 | 7 | 7 | 7 | 7 | 2 | 2 | 5 | 5 |
| 450,000 - 474,999 | 13 | 13 | 4 | 4 | 3 | 3 | 2 | 2 | 3 | 3 |
| 475,000 - 499,999 | 4 | 4 | 2 | 2 | 2 | 2 | 1 | 1 | 3 | 3 |
| 500,000 - 524,999 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 |
| 525,000 - 549,999 | 4 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 |
| 550,000 - 574,999 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| 575,000 - 599,999 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 |
| 600,000 - 649,999 | 0 | 0 | 1 | 1 | 3 | 3 | 2 | 2 | 0 | 0 |
| 650,000 - 699,999 | 1 | 1 | 0 | 0 | 3 | 3 | 3 | 3 | 1 | 1 |
| 700,000 - 749,999 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| Total | 141 | 141 | 100 | 100 | 156 | 156 | 128 | 128 | 86 | 86 |

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

**Row/Townhouse Sales by Price Range
Greater Edmonton Area¹
January 2024**

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 1 | 1 | 4 | 4 | 2 | 2 | 2 | 2 | 2 | 2 |
| 100,000 - 149,999 | 14 | 14 | 24 | 24 | 20 | 20 | 20 | 20 | 16 | 16 |
| 150,000 - 199,999 | 45 | 45 | 31 | 31 | 36 | 36 | 26 | 26 | 22 | 22 |
| 200,000 - 249,999 | 23 | 23 | 20 | 20 | 30 | 30 | 26 | 26 | 13 | 13 |
| 250,000 - 299,999 | 36 | 36 | 23 | 23 | 25 | 25 | 28 | 28 | 12 | 12 |
| 300,000 - 324,999 | 23 | 23 | 8 | 8 | 13 | 13 | 12 | 12 | 12 | 12 |
| 325,000 - 349,999 | 12 | 12 | 12 | 12 | 10 | 10 | 12 | 12 | 5 | 5 |
| 350,000 - 374,999 | 11 | 11 | 11 | 11 | 8 | 8 | 7 | 7 | 0 | 0 |
| 375,000 - 399,999 | 15 | 15 | 9 | 9 | 5 | 5 | 3 | 3 | 0 | 0 |
| 400,000 - 424,999 | 7 | 7 | 0 | 0 | 4 | 4 | 0 | 0 | 1 | 1 |
| 425,000 - 449,999 | 2 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 |
| 450,000 - 474,999 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 475,000 - 499,999 | 0 | 0 | 2 | 2 | 1 | 1 | 1 | 1 | 0 | 0 |
| 500,000 - 524,999 | 0 | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | 0 |
| 525,000 - 549,999 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 |
| 550,000 - 574,999 | 2 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 575,000 - 599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 600,000 - 649,999 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 650,000 - 699,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 700,000 - 749,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 194 | 194 | 148 | 148 | 157 | 157 | 139 | 139 | 85 | 85 |

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

**Apartment Condominium Sales by Price Range
Greater Edmonton Area¹
January 2024**

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 45 | 45 | 26 | 26 | 22 | 22 | 21 | 21 | 15 | 15 |
| 100,000 - 149,999 | 42 | 42 | 40 | 40 | 42 | 42 | 32 | 32 | 22 | 22 |
| 150,000 - 199,999 | 69 | 69 | 41 | 41 | 43 | 43 | 39 | 39 | 21 | 21 |
| 200,000 - 249,999 | 38 | 38 | 16 | 16 | 16 | 16 | 13 | 13 | 14 | 14 |
| 250,000 - 299,999 | 16 | 16 | 14 | 14 | 16 | 16 | 10 | 10 | 17 | 17 |
| 300,000 - 324,999 | 4 | 4 | 4 | 4 | 5 | 5 | 2 | 2 | 3 | 3 |
| 325,000 - 349,999 | 3 | 3 | 1 | 1 | 4 | 4 | 3 | 3 | 4 | 4 |
| 350,000 - 374,999 | 2 | 2 | 1 | 1 | 0 | 0 | 1 | 1 | 2 | 2 |
| 375,000 - 399,999 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 |
| 400,000 - 424,999 | 0 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 2 | 2 |
| 425,000 - 449,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| 450,000 - 474,999 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 475,000 - 499,999 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | 2 | 0 | 0 |
| 500,000 - 524,999 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 | 0 | 0 |
| 525,000 - 549,999 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 550,000 - 574,999 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 575,000 - 599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 600,000 - 649,999 | 0 | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | 0 |
| 650,000 - 699,999 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 700,000 - 749,999 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 |
| Total | 228 | 228 | 152 | 152 | 155 | 155 | 127 | 127 | 104 | 104 |

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**

January 2024

| Year | Month | Residential ² | | Commercial ³ | | Total | |
|------|--------------|--------------------------|---------------|-------------------------|--------------|--------------|--------------|
| | | Listed | Sold | Listed | Sold | Listed | Sold |
| 2020 | January | 2,265 | 799 | 94 | 15 | 2,483 | 855 |
| | February | 2,557 | 1,067 | 100 | 28 | 2,778 | 1,141 |
| | March | 2,799 | 1,198 | 97 | 21 | 3,026 | 1,249 |
| | April | 1,877 | 764 | 65 | 10 | 2,072 | 796 |
| | May | 3,069 | 1,188 | 96 | 12 | 3,304 | 1,240 |
| | June | 3,695 | 2,115 | 124 | 34 | 3,965 | 2,216 |
| | July | 3,270 | 2,288 | 105 | 21 | 3,539 | 2,380 |
| | August | 2,912 | 1,956 | 82 | 22 | 3,141 | 2,056 |
| | September | 3,029 | 1,933 | 101 | 22 | 3,289 | 2,041 |
| | October | 2,741 | 1,750 | 55 | 34 | 2,905 | 1,842 |
| | November | 1,854 | 1,465 | 91 | 21 | 2,020 | 1,535 |
| | December | 1,254 | 1,137 | 69 | 23 | 1,409 | 1,204 |
| | Total | | 31,322 | 17,660 | 1,079 | 263 | 952 |
| 2021 | January | 2,411 | 1,214 | 97 | 27 | 2,637 | 1,299 |
| | February | 2,662 | 1,635 | 86 | 22 | 2,883 | 1,719 |
| | March | 4,127 | 2,503 | 118 | 40 | 4,449 | 2,654 |
| | April | 4,445 | 2,958 | 105 | 30 | 4,768 | 3,110 |
| | May | 4,267 | 2,837 | 92 | 40 | 4,564 | 2,992 |
| | June | 4,251 | 2,801 | 85 | 37 | 4,555 | 2,932 |
| | July | 3,433 | 2,262 | 88 | 26 | 3,695 | 2,396 |
| | August | 3,177 | 2,113 | 75 | 24 | 3,407 | 2,223 |
| | September | 3,094 | 1,917 | 82 | 38 | 3,299 | 2,030 |
| | October | 2,654 | 1,919 | 93 | 33 | 2,892 | 2,030 |
| | November | 2,086 | 1,864 | 92 | 25 | 2,313 | 1,962 |
| | December | 1,384 | 1,336 | 78 | 40 | 1,522 | 1,438 |
| | Total | | 37,991 | 25,359 | 1,091 | 382 | 952 |
| 2022 | January | 2,112 | 1,326 | 103 | 31 | 2,335 | 1,430 |
| | February | 2,959 | 2,281 | 122 | 42 | 3,204 | 2,393 |
| | March | 4,299 | 3,311 | 118 | 43 | 4,603 | 3,471 |
| | April | 4,707 | 2,932 | 115 | 51 | 5,035 | 3,121 |
| | May | 4,713 | 2,916 | 107 | 36 | 5,006 | 3,044 |
| | June | 4,332 | 2,653 | 109 | 36 | 4,638 | 2,791 |
| | July | 3,632 | 2,022 | 133 | 33 | 3,906 | 2,116 |
| | August | 3,171 | 1,848 | 118 | 27 | 3,436 | 1,938 |
| | September | 3,115 | 1,601 | 121 | 20 | 3,371 | 1,684 |
| | October | 2,599 | 1,498 | 100 | 19 | 2,817 | 1,574 |
| | November | 1,967 | 1,274 | 98 | 38 | 2,172 | 1,359 |
| | December | 1,179 | 982 | 90 | 19 | 1,345 | 1,032 |
| | Total | | 38,785 | 24,644 | 1,334 | 395 | 952 |
| 2023 | January | 2,244 | 980 | 129 | 26 | 2,513 | 1,048 |
| | February | 2,524 | 1,288 | 117 | 30 | 2,767 | 1,368 |
| | March | 3,299 | 1,818 | 144 | 27 | 3,605 | 1,905 |
| | April | 3,429 | 2,019 | 141 | 38 | 3,725 | 2,131 |
| | May | 3,843 | 2,708 | 148 | 40 | 4,198 | 2,835 |
| | June | 3,615 | 2,588 | 142 | 45 | 3,974 | 2,713 |
| | July | 3,287 | 2,314 | 118 | 42 | 3,563 | 2,435 |
| | August | 3,219 | 2,239 | 98 | 38 | 3,470 | 2,364 |
| | September | 3,006 | 2,051 | 117 | 36 | 3,263 | 2,160 |
| | October | 2,685 | 1,800 | 133 | 42 | 2,942 | 1,914 |
| | November | 2,087 | 1,626 | 89 | 40 | 2,283 | 1,731 |
| | December | 1,470 | 1,224 | 79 | 41 | 1,621 | 1,306 |
| | Total | | 34,708 | 22,655 | 1,455 | 445 | 952 |
| 2024 | January | 2,195 | 1,439 | 122 | 25 | 2,431 | 1,524 |
| | Total | 2,195 | 1,439 | 122 | 25 | 2,431 | 1,524 |

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
January 2024

| Year | Month | Detached | Semi-detached | Row/Townhouse | Apartment Condominium | Residential ² |
|------|-------------|----------|---------------|---------------|-----------------------|--------------------------|
| 2020 | January | 426,561 | 334,418 | 220,827 | 198,128 | 365,023 |
| | February | 434,796 | 318,442 | 221,734 | 195,720 | 365,944 |
| | March | 415,976 | 317,472 | 225,629 | 202,262 | 357,725 |
| | April | 420,030 | 328,870 | 235,285 | 206,913 | 367,161 |
| | May | 422,933 | 329,432 | 221,458 | 184,447 | 371,425 |
| | June | 433,990 | 329,681 | 232,504 | 202,491 | 375,340 |
| | July | 448,855 | 332,403 | 242,138 | 190,621 | 386,711 |
| | August | 453,563 | 343,128 | 253,628 | 202,013 | 393,397 |
| | September | 452,016 | 339,177 | 256,592 | 206,803 | 393,276 |
| | October | 459,098 | 339,793 | 250,001 | 205,629 | 401,789 |
| | November | 458,282 | 338,050 | 241,328 | 212,271 | 396,438 |
| | December | 444,254 | 333,736 | 222,139 | 194,939 | 378,440 |
| | YTD Average | 442,513 | 333,189 | 237,776 | 200,490 | 382,501 |
| 2021 | January | 449,512 | 341,854 | 242,111 | 184,747 | 386,716 |
| | February | 448,615 | 349,582 | 247,884 | 205,892 | 391,824 |
| | March | 477,103 | 341,445 | 244,744 | 209,826 | 411,708 |
| | April | 473,149 | 343,929 | 246,910 | 200,968 | 406,805 |
| | May | 482,195 | 357,957 | 253,790 | 212,547 | 420,355 |
| | June | 493,663 | 350,674 | 245,185 | 221,608 | 417,237 |
| | July | 480,892 | 353,629 | 252,666 | 221,031 | 408,370 |
| | August | 477,218 | 341,476 | 258,176 | 203,546 | 402,813 |
| | September | 469,837 | 341,472 | 239,011 | 191,183 | 395,741 |
| | October | 467,132 | 358,918 | 243,511 | 200,752 | 395,905 |
| | November | 473,883 | 340,663 | 246,464 | 197,049 | 400,340 |
| | December | 478,822 | 352,925 | 241,702 | 197,651 | 400,972 |
| | YTD Average | 474,724 | 348,090 | 247,376 | 205,605 | 405,393 |
| 2022 | January | 461,206 | 374,723 | 244,922 | 194,126 | 394,203 |
| | February | 505,446 | 359,742 | 262,530 | 187,597 | 424,368 |
| | March | 519,009 | 380,912 | 267,634 | 203,279 | 431,010 |
| | April | 524,995 | 390,492 | 271,401 | 204,351 | 434,712 |
| | May | 506,038 | 384,706 | 264,711 | 210,227 | 427,100 |
| | June | 509,660 | 373,332 | 256,029 | 204,984 | 425,707 |
| | July | 507,745 | 370,505 | 254,476 | 201,068 | 418,309 |
| | August | 484,888 | 357,824 | 244,490 | 191,845 | 395,806 |
| | September | 481,968 | 369,275 | 247,250 | 185,118 | 394,331 |
| | October | 477,947 | 370,465 | 260,325 | 187,085 | 399,461 |
| | November | 467,551 | 361,224 | 241,320 | 192,154 | 382,427 |
| | December | 471,700 | 358,322 | 237,370 | 179,776 | 375,495 |
| | YTD Average | 500,060 | 373,627 | 257,582 | 197,305 | 415,115 |
| 2023 | January | 451,585 | 355,061 | 247,761 | 190,627 | 370,479 |
| | February | 459,450 | 357,578 | 251,332 | 187,371 | 368,996 |
| | March | 484,437 | 366,456 | 248,051 | 192,965 | 389,833 |
| | April | 500,905 | 378,603 | 261,595 | 193,876 | 409,437 |
| | May | 511,794 | 381,966 | 253,612 | 193,334 | 420,168 |
| | June | 499,747 | 382,883 | 257,450 | 195,088 | 411,917 |
| | July | 502,598 | 378,899 | 264,107 | 194,823 | 409,158 |
| | August | 495,643 | 373,843 | 253,380 | 193,379 | 398,492 |
| | September | 493,874 | 353,739 | 267,127 | 182,128 | 394,188 |
| | October | 486,858 | 385,895 | 258,751 | 203,669 | 396,261 |
| | November | 479,026 | 363,617 | 271,919 | 171,147 | 380,992 |
| | December | 489,400 | 364,001 | 261,538 | 170,804 | 388,920 |
| | YTD Average | 492,299 | 372,626 | 258,195 | 189,888 | 398,758 |
| 2024 | January | 484,365 | 378,421 | 268,948 | 192,660 | 398,724 |

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
January 2024**

| Year | Month | GEA Residential ² | GEA Commercial ³ | Edmonton Residential ² | Edmonton Commercial ⁴ |
|------|-----------|------------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 2020 | January | 6,492 (799) | 738 (15) | 4,330 (557) | 399 (9) |
| | February | 7,073 (1,067) | 748 (28) | 4,715 (718) | 406 (15) |
| | March | 7,512 (1,198) | 750 (21) | 5,013 (793) | 409 (11) |
| | April | 7,487 (764) | 741 (10) | 4,979 (507) | 393 (6) |
| | May | 8,055 (1,188) | 755 (12) | 5,351 (760) | 404 (7) |
| | June | 8,359 (2,115) | 769 (34) | 5,640 (1,341) | 411 (17) |
| | July | 8,353 (2,288) | 798 (21) | 5,664 (1,486) | 420 (11) |
| | August | 8,112 (1,956) | 784 (22) | 5,600 (1,230) | 412 (13) |
| | September | 7,801 (1,933) | 790 (22) | 5,405 (1,260) | 418 (9) |
| | October | 7,422 (1,750) | 737 (34) | 5,245 (1,139) | 393 (15) |
| | November | 6,554 (1,465) | 748 (21) | 4,697 (992) | 396 (12) |
| | December | 5,244 (1,137) | 658 (23) | 3,809 (778) | 332 (7) |
| 2021 | January | 5,533 (1,214) | 693 (27) | 3,944 (804) | 355 (15) |
| | February | 5,929 (1,635) | 721 (22) | 4,250 (1,047) | 376 (15) |
| | March | 6,790 (2,503) | 731 (40) | 4,880 (1,596) | 368 (17) |
| | April | 7,547 (2,958) | 745 (30) | 5,491 (1,883) | 363 (14) |
| | May | 8,090 (2,837) | 750 (40) | 5,945 (1,863) | 369 (14) |
| | June | 8,458 (2,801) | 737 (37) | 6,235 (1,856) | 363 (18) |
| | July | 8,394 (2,262) | 742 (26) | 6,209 (1,493) | 365 (17) |
| | August | 8,040 (2,113) | 735 (24) | 5,979 (1,392) | 365 (11) |
| | September | 7,703 (1,917) | 719 (38) | 5,779 (1,272) | 373 (17) |
| | October | 7,085 (1,919) | 711 (33) | 5,364 (1,273) | 369 (17) |
| | November | 5,975 (1,864) | 724 (25) | 4,591 (1,280) | 395 (9) |
| | December | 4,658 (1,336) | 635 (40) | 3,534 (938) | 354 (25) |
| 2022 | January | 4,614 (1,326) | 657 (31) | 3,511 (954) | 371 (20) |
| | February | 4,690 (2,281) | 700 (42) | 3,568 (1,633) | 399 (25) |
| | March | 5,197 (3,311) | 733 (43) | 3,937 (2,311) | 419 (21) |
| | April | 6,446 (2,932) | 748 (51) | 4,820 (2,017) | 439 (18) |
| | May | 7,547 (2,916) | 762 (36) | 5,722 (1,927) | 448 (19) |
| | June | 8,085 (2,653) | 759 (36) | 6,087 (1,780) | 447 (17) |
| | July | 8,418 (2,022) | 806 (33) | 6,307 (1,338) | 470 (17) |
| | August | 8,013 (1,848) | 821 (27) | 6,031 (1,215) | 477 (15) |
| | September | 7,801 (1,601) | 836 (20) | 5,849 (1,083) | 477 (12) |
| | October | 7,169 (1,498) | 846 (19) | 5,331 (1,027) | 488 (5) |
| | November | 6,380 (1,274) | 821 (38) | 4,736 (885) | 489 (18) |
| | December | 4,959 (982) | 738 (19) | 3,675 (695) | 430 (14) |
| 2023 | January | 5,163 (980) | 775 (26) | 3,811 (699) | 456 (14) |
| | February | 5,609 (1,288) | 790 (30) | 4,098 (907) | 458 (21) |
| | March | 6,293 (1,818) | 822 (27) | 4,502 (1,251) | 486 (12) |
| | April | 6,873 (2,019) | 842 (38) | 4,965 (1,370) | 499 (18) |
| | May | 7,054 (2,708) | 889 (40) | 5,163 (1,800) | 538 (18) |
| | June | 7,075 (2,588) | 901 (45) | 5,160 (1,750) | 561 (24) |
| | July | 6,915 (2,314) | 892 (42) | 5,086 (1,586) | 550 (28) |
| | August | 6,726 (2,239) | 876 (38) | 4,860 (1,595) | 547 (23) |
| | September | 6,486 (2,051) | 860 (36) | 4,676 (1,430) | 534 (23) |
| | October | 6,201 (1,800) | 867 (42) | 4,387 (1,292) | 533 (28) |
| | November | 5,437 (1,626) | 815 (40) | 3,862 (1,181) | 500 (22) |
| | December | 4,608 (1,224) | 706 (41) | 3,191 (884) | 425 (22) |
| 2024 | January | 4,547 (1,439) | 723 (25) | 3,095 (1,058) | 448 (10) |

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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Detached | | | | | |
| New Listings / YTD | 816 / 816 | 855 / 855 | 718 / 718 | 777 / 777 | 828 / 828 |
| Sales / YTD | 599 / 599 | 385 / 385 | 576 / 576 | 494 / 494 | 337 / 337 |
| Sales to New Listings Ratio / YTD | 73% / 73% | 45% / 45% | 80% / 80% | 64% / 64% | 41% / 41% |
| Sales Volume | 283,847,661 | 172,722,562 | 260,091,365 | 214,793,059 | 143,225,631 |
| Sales Volume YTD | 283,847,661 | 172,722,562 | 260,091,365 | 214,793,059 | 143,225,631 |
| Average Sale Price | 473,869 | 448,630 | 451,548 | 434,804 | 425,002 |
| Average Sale Price YTD | 473,869 | 448,630 | 451,548 | 434,804 | 425,002 |
| Median Sale Price | 441,000 | 420,000 | 419,000 | 395,000 | 377,700 |
| Median Sale Price YTD | 441,000 | 420,000 | 419,000 | 395,000 | 377,700 |
| Sale to List Price Ratio / YTD | 98% / 98% | 97% / 97% | 98% / 98% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 59 / 59 | 64 / 64 | 52 / 52 | 58 / 58 | 73 / 73 |
| Median Days on Market / YTD | 44 / 44 | 56 / 56 | 42 / 42 | 48 / 48 | 62 / 62 |
| Average Days on Market (Cum.) / YTD | 104 / 104 | 107 / 107 | 78 / 78 | 91 / 91 | 116 / 116 |
| Median Days on Market (Cum.) / YTD | 68 / 68 | 87 / 87 | 59 / 59 | 69 / 69 | 98 / 98 |
| Semi-detached | | | | | |
| New Listings / YTD | 116 / 116 | 154 / 154 | 163 / 163 | 165 / 165 | 163 / 163 |
| Sales / YTD | 100 / 100 | 68 / 68 | 116 / 116 | 86 / 86 | 53 / 53 |
| Sales to New Listings Ratio / YTD | 86% / 86% | 44% / 44% | 71% / 71% | 52% / 52% | 33% / 33% |
| Sales Volume | 38,508,309 | 24,442,682 | 43,939,687 | 30,568,197 | 18,168,645 |
| Sales Volume YTD | 38,508,309 | 24,442,682 | 43,939,687 | 30,568,197 | 18,168,645 |
| Average Sale Price | 385,083 | 359,451 | 378,790 | 355,444 | 342,805 |
| Average Sale Price YTD | 385,083 | 359,451 | 378,790 | 355,444 | 342,805 |
| Median Sale Price | 399,950 | 349,500 | 365,000 | 334,750 | 322,000 |
| Median Sale Price YTD | 399,950 | 349,500 | 365,000 | 334,750 | 322,000 |
| Sale to List Price Ratio / YTD | 97% / 97% | 97% / 97% | 98% / 98% | 97% / 97% | 97% / 97% |
| Average Days on Market / YTD | 51 / 51 | 44 / 44 | 59 / 59 | 77 / 77 | 94 / 94 |
| Median Days on Market / YTD | 41 / 41 | 36 / 36 | 47 / 47 | 54 / 54 | 75 / 75 |
| Average Days on Market (Cum.) / YTD | 71 / 71 | 78 / 78 | 89 / 89 | 101 / 101 | 139 / 139 |
| Median Days on Market (Cum.) / YTD | 57 / 57 | 61 / 61 | 59 / 59 | 72 / 72 | 109 / 109 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 215 / 215 | 191 / 191 | 247 / 247 | 233 / 233 | 209 / 209 |
| Sales / YTD | 157 / 157 | 120 / 120 | 131 / 131 | 114 / 114 | 71 / 71 |
| Sales to New Listings Ratio / YTD | 73% / 73% | 63% / 63% | 53% / 53% | 49% / 49% | 34% / 34% |
| Sales Volume | 42,305,766 | 28,864,573 | 31,341,525 | 27,336,631 | 15,712,908 |
| Sales Volume YTD | 42,305,766 | 28,864,573 | 31,341,525 | 27,336,631 | 15,712,908 |
| Average Sale Price | 269,463 | 240,538 | 239,248 | 239,795 | 221,309 |
| Average Sale Price YTD | 269,463 | 240,538 | 239,248 | 239,795 | 221,309 |
| Median Sale Price | 266,800 | 237,500 | 225,000 | 244,250 | 210,000 |
| Median Sale Price YTD | 266,800 | 237,500 | 225,000 | 244,250 | 210,000 |
| Sale to List Price Ratio / YTD | 97% / 97% | 96% / 96% | 97% / 97% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 54 / 54 | 61 / 61 | 62 / 62 | 70 / 70 | 81 / 81 |
| Median Days on Market / YTD | 37 / 37 | 52 / 52 | 49 / 49 | 56 / 56 | 59 / 59 |
| Average Days on Market (Cum.) / YTD | 73 / 73 | 93 / 93 | 113 / 113 | 98 / 98 | 148 / 148 |
| Median Days on Market (Cum.) / YTD | 53 / 53 | 65 / 65 | 88 / 88 | 75 / 75 | 127 / 127 |

5 Year Residential Activity (Part 2)

City of Edmonton

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Apartment Condominium | | | | | |
| New Listings / YTD | 398 / 398 | 412 / 412 | 458 / 458 | 460 / 460 | 349 / 349 |
| Sales / YTD | 202 / 202 | 126 / 126 | 131 / 131 | 110 / 110 | 96 / 96 |
| Sales to New Listings Ratio / YTD | 51% / 51% | 31% / 31% | 29% / 29% | 24% / 24% | 28% / 28% |
| Sales Volume | 38,250,101 | 21,570,350 | 24,902,204 | 20,075,059 | 18,685,281 |
| Sales Volume YTD | 38,250,101 | 21,570,350 | 24,902,204 | 20,075,059 | 18,685,281 |
| Average Sale Price | 189,357 | 171,193 | 190,093 | 182,501 | 194,638 |
| Average Sale Price YTD | 189,357 | 171,193 | 190,093 | 182,501 | 194,638 |
| Median Sale Price | 162,750 | 152,500 | 166,000 | 159,500 | 173,250 |
| Median Sale Price YTD | 162,750 | 152,500 | 166,000 | 159,500 | 173,250 |
| Sale to List Price Ratio / YTD | 96% / 96% | 94% / 94% | 95% / 95% | 94% / 94% | 95% / 95% |
| Average Days on Market / YTD | 67 / 67 | 81 / 81 | 84 / 84 | 73 / 73 | 81 / 81 |
| Median Days on Market / YTD | 49 / 49 | 77 / 77 | 76 / 76 | 60 / 60 | 69 / 69 |
| Average Days on Market (Cum.) / YTD | 103 / 103 | 144 / 144 | 120 / 120 | 121 / 121 | 119 / 119 |
| Median Days on Market (Cum.) / YTD | 68 / 68 | 124 / 124 | 95 / 95 | 85 / 85 | 80 / 80 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 1,545 / 1,545 | 1,612 / 1,612 | 1,586 / 1,586 | 1,635 / 1,635 | 1,549 / 1,549 |
| Sales / YTD | 1,058 / 1,058 | 699 / 699 | 954 / 954 | 804 / 804 | 557 / 557 |
| Sales to New Listings Ratio / YTD | 68% / 68% | 43% / 43% | 60% / 60% | 49% / 49% | 36% / 36% |
| Sales Volume | 402,911,837 | 247,600,167 | 360,274,781 | 292,772,946 | 195,792,465 |
| Sales Volume YTD | 402,911,837 | 247,600,167 | 360,274,781 | 292,772,946 | 195,792,465 |
| Average Sale Price | 380,824 | 354,221 | 377,647 | 364,145 | 351,513 |
| Average Sale Price YTD | 380,824 | 354,221 | 377,647 | 364,145 | 351,513 |
| Median Sale Price | 376,250 | 333,000 | 362,250 | 340,250 | 329,700 |
| Median Sale Price YTD | 376,250 | 333,000 | 362,250 | 340,250 | 329,700 |
| Sale to List Price Ratio / YTD | 97% / 97% | 96% / 96% | 97% / 97% | 97% / 97% | 96% / 96% |
| Average Days on Market / YTD | 59 / 59 | 64 / 64 | 59 / 59 | 64 / 64 | 77 / 77 |
| Median Days on Market / YTD | 43 / 43 | 56 / 56 | 47 / 47 | 51 / 51 | 65 / 65 |
| Average Days on Market (Cum.) / YTD | 96 / 96 | 108 / 108 | 90 / 90 | 97 / 97 | 123 / 123 |
| Median Days on Market (Cum.) / YTD | 65 / 65 | 87 / 87 | 68 / 68 | 71 / 71 | 99 / 99 |
| Other² | | | | | |
| New Listings / YTD | 64 / 64 | 62 / 62 | 64 / 64 | 57 / 57 | 53 / 53 |
| Sales / YTD | 31 / 31 | 16 / 16 | 33 / 33 | 23 / 23 | 23 / 23 |
| Sales to New Listings Ratio / YTD | 48% / 48% | 26% / 26% | 52% / 52% | 40% / 40% | 43% / 43% |
| Sales Volume | 9,895,300 | 5,352,300 | 10,264,201 | 6,773,442 | 7,492,600 |
| Sales Volume YTD | 9,895,300 | 5,352,300 | 10,264,201 | 6,773,442 | 7,492,600 |
| Average Sale Price | 319,203 | 334,519 | 311,036 | 294,497 | 325,765 |
| Average Sale Price YTD | 319,203 | 334,519 | 311,036 | 294,497 | 325,765 |
| Median Sale Price | 234,000 | 93,500 | 250,000 | 195,000 | 215,000 |
| Median Sale Price YTD | 234,000 | 93,500 | 250,000 | 195,000 | 215,000 |
| Sale to List Price Ratio / YTD | 91% / 91% | 91% / 91% | 94% / 94% | 91% / 91% | 92% / 92% |
| Average Days on Market / YTD | 79 / 79 | 64 / 64 | 63 / 63 | 111 / 111 | 110 / 110 |
| Median Days on Market / YTD | 69 / 69 | 59 / 59 | 47 / 47 | 89 / 89 | 91 / 91 |
| Average Days on Market (Cum.) / YTD | 167 / 167 | 93 / 93 | 95 / 95 | 197 / 197 | 125 / 125 |
| Median Days on Market (Cum.) / YTD | 123 / 123 | 80 / 80 | 65 / 65 | 112 / 112 | 120 / 120 |

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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|-----------|-----------|------------|-----------|
| Land | | | | | |
| New Listings / YTD | 16 / 16 | 11 / 11 | 9 / 9 | 8 / 8 | 5 / 5 |
| Sales / YTD | 1 / 1 | 1 / 1 | 3 / 3 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 6% / 6% | 9% / 9% | 33% / 33% | 0% / 0% | 0% / 0% |
| Sales Volume | 34,000,000 | 1,725,000 | 4,835,000 | 0 | 0 |
| Sales Volume YTD | 34,000,000 | 1,725,000 | 4,835,000 | 0 | 0 |
| Average Sale Price | 34,000,000 | 1,725,000 | 1,611,667 | 0 | 0 |
| Average Sale Price YTD | 34,000,000 | 1,725,000 | 1,611,667 | 0 | 0 |
| Median Sale Price | 34,000,000 | 1,725,000 | 570,000 | 0 | 0 |
| Median Sale Price YTD | 34,000,000 | 1,725,000 | 570,000 | 0 | 0 |
| Sale to List Price Ratio / YTD | 87% / 87% | 95% / 95% | 95% / 95% | 0% / 0% | 0% / 0% |
| Average Days on Market / YTD | 601 / 601 | 759 / 759 | 315 / 315 | 0 / 0 | 0 / 0 |
| Median Days on Market / YTD | 601 / 601 | 759 / 759 | 318 / 318 | 0 / 0 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 601 / 601 | 759 / 759 | 315 / 315 | 0 / 0 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 601 / 601 | 759 / 759 | 318 / 318 | 0 / 0 | 0 / 0 |
| Investment | | | | | |
| New Listings / YTD | 14 / 14 | 21 / 21 | 18 / 18 | 11 / 11 | 11 / 11 |
| Sales / YTD | 3 / 3 | 5 / 5 | 8 / 8 | 1 / 1 | 3 / 3 |
| Sales to New Listings Ratio / YTD | 21% / 21% | 24% / 24% | 44% / 44% | 9% / 9% | 27% / 27% |
| Sales Volume | 2,570,000 | 3,195,000 | 5,181,280 | 1,030,000 | 6,500,000 |
| Sales Volume YTD | 2,570,000 | 3,195,000 | 5,181,280 | 1,030,000 | 6,500,000 |
| Average Sale Price | 856,667 | 639,000 | 647,660 | 1,030,000 | 2,166,667 |
| Average Sale Price YTD | 856,667 | 639,000 | 647,660 | 1,030,000 | 2,166,667 |
| Median Sale Price | 680,000 | 600,000 | 284,000 | 1,030,000 | 2,200,000 |
| Median Sale Price YTD | 680,000 | 600,000 | 284,000 | 1,030,000 | 2,200,000 |
| Sale to List Price Ratio / YTD | 96% / 96% | 95% / 95% | 78% / 78% | 94% / 94% | 81% / 81% |
| Average Days on Market / YTD | 132 / 132 | 85 / 85 | 99 / 99 | 239 / 239 | 170 / 170 |
| Median Days on Market / YTD | 119 / 119 | 72 / 72 | 67 / 67 | 239 / 239 | 99 / 99 |
| Average Days on Market (Cum.) / YTD | 132 / 132 | 104 / 104 | 99 / 99 | 239 / 239 | 170 / 170 |
| Median Days on Market (Cum.) / YTD | 119 / 119 | 101 / 101 | 67 / 67 | 239 / 239 | 99 / 99 |
| Multi Family | | | | | |
| New Listings / YTD | 7 / 7 | 8 / 8 | 6 / 6 | 15 / 15 | 4 / 4 |
| Sales / YTD | 1 / 1 | 2 / 2 | 1 / 1 | 10 / 10 | 1 / 1 |
| Sales to New Listings Ratio / YTD | 14% / 14% | 25% / 25% | 17% / 17% | 67% / 67% | 25% / 25% |
| Sales Volume | 1,330,000 | 1,770,000 | 1,785,000 | 14,892,500 | 1,150,000 |
| Sales Volume YTD | 1,330,000 | 1,770,000 | 1,785,000 | 14,892,500 | 1,150,000 |
| Average Sale Price | 1,330,000 | 885,000 | 1,785,000 | 1,489,250 | 1,150,000 |
| Average Sale Price YTD | 1,330,000 | 885,000 | 1,785,000 | 1,489,250 | 1,150,000 |
| Median Sale Price | 1,330,000 | 885,000 | 1,785,000 | 1,425,000 | 1,150,000 |
| Median Sale Price YTD | 1,330,000 | 885,000 | 1,785,000 | 1,425,000 | 1,150,000 |
| Sale to List Price Ratio / YTD | 95% / 95% | 89% / 89% | 98% / 98% | 95% / 95% | 89% / 89% |
| Average Days on Market / YTD | 208 / 208 | 44 / 44 | 39 / 39 | 180 / 180 | 364 / 364 |
| Median Days on Market / YTD | 208 / 208 | 44 / 44 | 39 / 39 | 110 / 110 | 364 / 364 |
| Average Days on Market (Cum.) / YTD | 208 / 208 | 44 / 44 | 224 / 224 | 204 / 204 | 364 / 364 |
| Median Days on Market (Cum.) / YTD | 208 / 208 | 44 / 44 | 224 / 224 | 110 / 110 | 364 / 364 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 1 / 1 |
| 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)

page 13b

City of Edmonton

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|------------|-----------|------------|-------------|-----------|
| Business | | | | | |
| New Listings / YTD | 26 / 26 | 18 / 18 | 14 / 14 | 4 / 4 | 15 / 15 |
| Sales / YTD | 1 / 1 | 1 / 1 | 3 / 3 | 2 / 2 | 3 / 3 |
| Sales to New Listings Ratio / YTD | 4% / 4% | 6% / 6% | 21% / 21% | 50% / 50% | 20% / 20% |
| Sales Volume | 65,000 | 180,000 | 1,052,000 | 1,025,000 | 283,800 |
| Sales Volume YTD | 65,000 | 180,000 | 1,052,000 | 1,025,000 | 283,800 |
| Average Sale Price | 65,000 | 180,000 | 350,667 | 512,500 | 94,600 |
| Average Sale Price YTD | 65,000 | 180,000 | 350,667 | 512,500 | 94,600 |
| Median Sale Price | 65,000 | 180,000 | 315,000 | 512,500 | 100,000 |
| Median Sale Price YTD | 65,000 | 180,000 | 315,000 | 512,500 | 100,000 |
| Sale to List Price Ratio / YTD | 82% / 82% | 97% / 97% | 90% / 90% | 78% / 78% | 69% / 69% |
| Average Days on Market / YTD | 49 / 49 | 128 / 128 | 307 / 307 | 271 / 271 | 75 / 75 |
| Median Days on Market / YTD | 49 / 49 | 128 / 128 | 313 / 313 | 271 / 271 | 50 / 50 |
| Average Days on Market (Cum.) / YTD | 49 / 49 | 221 / 221 | 307 / 307 | 271 / 271 | 75 / 75 |
| Median Days on Market (Cum.) / YTD | 49 / 49 | 221 / 221 | 313 / 313 | 271 / 271 | 50 / 50 |
| Lease | | | | | |
| New Listings / YTD | 19 / 19 | 14 / 14 | 17 / 17 | 12 / 12 | 17 / 17 |
| Sales / YTD | 4 / 4 | 5 / 5 | 5 / 5 | 1 / 1 | 2 / 2 |
| Sales to New Listings Ratio / YTD | 21% / 21% | 36% / 36% | 29% / 29% | 8% / 8% | 12% / 12% |
| Sales Volume | 3,871,986 | 906,129 | 742,896 | 67,200 | 208,590 |
| Sales Volume YTD | 3,871,986 | 906,129 | 742,896 | 67,200 | 208,590 |
| Average Sale Price | 967,997 | 181,226 | 148,579 | 67,200 | 104,295 |
| Average Sale Price YTD | 967,997 | 181,226 | 148,579 | 67,200 | 104,295 |
| Median Sale Price | 97,233 | 82,800 | 143,820 | 67,200 | 104,295 |
| Median Sale Price YTD | 97,233 | 82,800 | 143,820 | 67,200 | 104,295 |
| Average Days on Market / YTD | 240 / 240 | 258 / 258 | 103 / 103 | 207 / 207 | 140 / 140 |
| Median Days on Market / YTD | 170 / 170 | 170 / 170 | 94 / 94 | 207 / 207 | 140 / 140 |
| Average Days on Market (Cum.) / YTD | 240 / 240 | 258 / 258 | 103 / 103 | 207 / 207 | 140 / 140 |
| Median Days on Market (Cum.) / YTD | 170 / 170 | 170 / 170 | 94 / 94 | 207 / 207 | 140 / 140 |
| Farms | | | | | |
| New Listings / YTD | 0 / 0 | 1 / 1 | 0 / 0 | 1 / 1 | 1 / 1 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 1 / 1 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 100% / 100% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 1,448,000 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Average Sale Price | 0 | 0 | 0 | 1,448,000 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Median Sale Price | 0 | 0 | 0 | 1,448,000 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 1,448,000 | 0 |
| Sale to List Price Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 78% / 78% | 0% / 0% |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 343 / 343 | 0 / 0 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 343 / 343 | 0 / 0 |
| Average Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 343 / 343 | 0 / 0 |
| Median Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 343 / 343 | 0 / 0 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 83 / 83 | 73 / 73 | 64 / 64 | 52 / 52 | 54 / 54 |
| Sales / YTD | 10 / 10 | 14 / 14 | 20 / 20 | 15 / 15 | 9 / 9 |
| Sales to New Listings Ratio / YTD | 12% / 12% | 19% / 19% | 31% / 31% | 29% / 29% | 17% / 17% |
| Sales Volume | 41,836,986 | 7,776,129 | 13,596,176 | 18,462,700 | 8,142,390 |
| Sales Volume YTD | 41,836,986 | 7,776,129 | 13,596,176 | 18,462,700 | 8,142,390 |
| Average Sale Price | 4,183,699 | 555,438 | 679,809 | 1,230,847 | 904,710 |
| Average Sale Price YTD | 4,183,699 | 555,438 | 679,809 | 1,230,847 | 904,710 |
| Median Sale Price | 497,500 | 481,399 | 281,500 | 1,215,000 | 196,650 |
| Median Sale Price YTD | 497,500 | 481,399 | 281,500 | 1,215,000 | 196,650 |
| Sale to List Price Ratio / YTD | 92% / 92% | 94% / 94% | 85% / 85% | 91% / 91% | 77% / 77% |
| Average Days on Market / YTD | 222 / 222 | 192 / 192 | 160 / 160 | 209 / 209 | 153 / 153 |
| Median Days on Market / YTD | 170 / 170 | 115 / 115 | 99 / 99 | 207 / 207 | 100 / 100 |
| Average Days on Market (Cum.) / YTD | 222 / 222 | 206 / 206 | 170 / 170 | 225 / 225 | 153 / 153 |
| Median Days on Market (Cum.) / YTD | 170 / 170 | 140 / 140 | 104 / 104 | 207 / 207 | 100 / 100 |

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

January 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Detached | | | | | | | |
| Northwest | Sales | 31 | 24 | 34 | 31 | 24 | 34 |
| | Average | 439,000 | 464,550 | 407,803 | 439,000 | 464,550 | 407,803 |
| | Median | 410,000 | 419,950 | 352,500 | 410,000 | 419,950 | 352,500 |
| North Central | Sales | 119 | 76 | 103 | 119 | 76 | 103 |
| | Average | 425,706 | 389,055 | 389,523 | 425,706 | 389,055 | 389,523 |
| | Median | 410,000 | 353,250 | 355,000 | 410,000 | 353,250 | 355,000 |
| Northeast | Sales | 35 | 34 | 32 | 35 | 34 | 32 |
| | Average | 338,666 | 337,140 | 344,815 | 338,666 | 337,140 | 344,815 |
| | Median | 324,900 | 297,250 | 307,000 | 324,900 | 297,250 | 307,000 |
| Central | Sales | 33 | 14 | 23 | 33 | 14 | 23 |
| | Average | 307,606 | 264,813 | 264,688 | 307,606 | 264,813 | 264,688 |
| | Median | 255,000 | 247,500 | 265,000 | 255,000 | 247,500 | 265,000 |
| West | Sales | 43 | 37 | 50 | 43 | 37 | 50 |
| | Average | 484,061 | 534,633 | 493,238 | 484,061 | 534,633 | 493,238 |
| | Median | 425,000 | 413,000 | 394,250 | 425,000 | 413,000 | 394,250 |
| Southwest | Sales | 71 | 34 | 76 | 71 | 34 | 76 |
| | Average | 556,369 | 539,069 | 521,212 | 556,369 | 539,069 | 521,212 |
| | Median | 478,000 | 471,825 | 466,250 | 478,000 | 471,825 | 466,250 |
| Southeast | Sales | 112 | 72 | 108 | 112 | 72 | 108 |
| | Average | 452,670 | 396,754 | 428,974 | 452,670 | 396,754 | 428,974 |
| | Median | 428,000 | 365,000 | 397,500 | 428,000 | 365,000 | 397,500 |
| Anthony Henday | Sales | 155 | 94 | 150 | 155 | 94 | 150 |
| | Average | 558,448 | 533,606 | 522,535 | 558,448 | 533,606 | 522,535 |
| | Median | 516,000 | 497,750 | 505,500 | 516,000 | 497,750 | 505,500 |
| City of Edmonton Total | Sales | 599 | 385 | 576 | 599 | 385 | 576 |
| | Average | 473,869 | 448,630 | 451,548 | 473,869 | 448,630 | 451,548 |
| | Median | 441,000 | 420,000 | 419,000 | 441,000 | 420,000 | 419,000 |
| Semi-detached | | | | | | | |
| Northwest | Sales | 9 | 4 | 8 | 9 | 4 | 8 |
| | Average | 403,700 | n/a | 396,849 | 403,700 | n/a | 396,849 |
| | Median | 400,000 | n/a | 391,500 | 400,000 | n/a | 391,500 |
| North Central | Sales | 11 | 13 | 16 | 11 | 13 | 16 |
| | Average | 332,273 | 296,708 | 330,297 | 332,273 | 296,708 | 330,297 |
| | Median | 400,000 | 310,000 | 345,750 | 400,000 | 310,000 | 345,750 |
| Northeast | Sales | 2 | 3 | 2 | 2 | 3 | 2 |
| | Average | n/a | n/a | n/a | n/a | n/a | n/a |
| | Median | n/a | n/a | n/a | n/a | n/a | n/a |
| Central | Sales | 4 | 0 | 2 | 4 | 0 | 2 |
| | Average | n/a | n/a | n/a | n/a | n/a | n/a |
| | Median | n/a | n/a | n/a | n/a | n/a | n/a |
| West | Sales | 3 | 2 | 1 | 3 | 2 | 1 |
| | Average | n/a | n/a | n/a | n/a | n/a | n/a |
| | Median | n/a | n/a | n/a | n/a | n/a | n/a |
| Southwest | Sales | 5 | 9 | 12 | 5 | 9 | 12 |
| | Average | 474,500 | 460,917 | 540,833 | 474,500 | 460,917 | 540,833 |
| | Median | 342,000 | 403,000 | 524,500 | 342,000 | 403,000 | 524,500 |
| Southeast | Sales | 29 | 19 | 23 | 29 | 19 | 23 |
| | Average | 376,276 | 349,000 | 368,152 | 376,276 | 349,000 | 368,152 |
| | Median | 394,500 | 362,000 | 345,000 | 394,500 | 362,000 | 345,000 |
| Anthony Henday | Sales | 37 | 18 | 52 | 37 | 18 | 52 |
| | Average | 408,325 | 399,444 | 366,936 | 408,325 | 399,444 | 366,936 |
| | Median | 405,000 | 380,000 | 369,000 | 405,000 | 380,000 | 369,000 |
| City of Edmonton Total | Sales | 100 | 68 | 116 | 100 | 68 | 116 |
| | Average | 385,083 | 359,451 | 378,790 | 385,083 | 359,451 | 378,790 |
| | Median | 399,950 | 349,500 | 365,000 | 399,950 | 349,500 | 365,000 |

n/a = insufficient data

January 2024

| Row/Townhouse | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Northwest | Sales | 2 | 4 | 0 | 2 | 4 | 0 |
| | Average | n/a | n/a | n/a | n/a | n/a | n/a |
| | Median | n/a | n/a | n/a | n/a | n/a | n/a |
| North Central | Sales | 33 | 29 | 23 | 33 | 29 | 23 |
| | Average | 255,691 | 214,745 | 230,435 | 255,691 | 214,745 | 230,435 |
| | Median | 252,500 | 198,000 | 245,000 | 252,500 | 198,000 | 245,000 |
| Northeast | Sales | 16 | 5 | 17 | 16 | 5 | 17 |
| | Average | 184,719 | 164,800 | 164,176 | 184,719 | 164,800 | 164,176 |
| | Median | 163,950 | 141,000 | 167,000 | 163,950 | 141,000 | 167,000 |
| Central | Sales | 5 | 1 | 0 | 5 | 1 | 0 |
| | Average | 377,600 | n/a | n/a | 377,600 | n/a | n/a |
| | Median | 305,000 | n/a | n/a | 305,000 | n/a | n/a |
| West | Sales | 11 | 12 | 15 | 11 | 12 | 15 |
| | Average | 164,523 | 185,583 | 222,500 | 164,523 | 185,583 | 222,500 |
| | Median | 159,000 | 142,000 | 182,000 | 159,000 | 142,000 | 182,000 |
| Southwest | Sales | 10 | 13 | 16 | 10 | 13 | 16 |
| | Average | 272,690 | 248,038 | 224,988 | 272,690 | 248,038 | 224,988 |
| | Median | 263,500 | 241,000 | 232,500 | 263,500 | 241,000 | 232,500 |
| Southeast | Sales | 27 | 25 | 24 | 27 | 25 | 24 |
| | Average | 225,328 | 185,170 | 219,059 | 225,328 | 185,170 | 219,059 |
| | Median | 190,000 | 155,000 | 206,750 | 190,000 | 155,000 | 206,750 |
| Anthony Henday | Sales | 53 | 31 | 36 | 53 | 31 | 36 |
| | Average | 332,905 | 329,527 | 307,106 | 332,905 | 329,527 | 307,106 |
| | Median | 318,000 | 332,000 | 292,500 | 318,000 | 332,000 | 292,500 |
| City of Edmonton Total | Sales | 157 | 120 | 131 | 157 | 120 | 131 |
| | Average | 269,463 | 240,538 | 239,248 | 269,463 | 240,538 | 239,248 |
| | Median | 266,800 | 237,500 | 225,000 | 266,800 | 237,500 | 225,000 |
| Apartment Condominium | | | | | | | |
| Northwest | Sales | 11 | 5 | 1 | 11 | 5 | 1 |
| | Average | 132,409 | 91,400 | n/a | 132,409 | 91,400 | n/a |
| | Median | 95,500 | 82,000 | n/a | 95,500 | 82,000 | n/a |
| North Central | Sales | 25 | 13 | 12 | 25 | 13 | 12 |
| | Average | 150,846 | 144,692 | 156,292 | 150,846 | 144,692 | 156,292 |
| | Median | 155,000 | 146,000 | 178,500 | 155,000 | 146,000 | 178,500 |
| Northeast | Sales | 19 | 13 | 10 | 19 | 13 | 10 |
| | Average | 134,074 | 109,362 | 123,420 | 134,074 | 109,362 | 123,420 |
| | Median | 139,500 | 113,800 | 132,500 | 139,500 | 113,800 | 132,500 |
| Central | Sales | 38 | 27 | 33 | 38 | 27 | 33 |
| | Average | 277,339 | 243,481 | 245,288 | 277,339 | 243,481 | 245,288 |
| | Median | 140,000 | 191,000 | 166,000 | 140,000 | 191,000 | 166,000 |
| West | Sales | 17 | 10 | 14 | 17 | 10 | 14 |
| | Average | 143,394 | 133,975 | 138,913 | 143,394 | 133,975 | 138,913 |
| | Median | 130,000 | 142,000 | 145,000 | 130,000 | 142,000 | 145,000 |
| Southwest | Sales | 37 | 13 | 25 | 37 | 13 | 25 |
| | Average | 209,369 | 171,715 | 203,736 | 209,369 | 171,715 | 203,736 |
| | Median | 198,000 | 126,000 | 183,900 | 198,000 | 126,000 | 183,900 |
| Southeast | Sales | 17 | 18 | 16 | 17 | 18 | 16 |
| | Average | 137,754 | 147,656 | 169,365 | 137,754 | 147,656 | 169,365 |
| | Median | 126,000 | 156,000 | 166,499 | 126,000 | 156,000 | 166,499 |
| Anthony Henday | Sales | 38 | 27 | 20 | 38 | 27 | 20 |
| | Average | 194,999 | 185,437 | 194,799 | 194,999 | 185,437 | 194,799 |
| | Median | 187,500 | 175,000 | 180,500 | 187,500 | 175,000 | 180,500 |
| City of Edmonton Total | Sales | 202 | 126 | 131 | 202 | 126 | 131 |
| | Average | 189,357 | 171,193 | 190,093 | 189,357 | 171,193 | 190,093 |
| | Median | 162,750 | 152,500 | 166,000 | 162,750 | 152,500 | 166,000 |

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
January 2024

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|---------------------|--------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 45 | 45 | 28 | 28 | 23 | 23 | 23 | 23 | 16 | 16 |
| 100,000 - 149,999 | 56 | 56 | 63 | 63 | 59 | 59 | 50 | 50 | 40 | 40 |
| 150,000 - 199,999 | 106 | 106 | 68 | 68 | 71 | 71 | 62 | 62 | 47 | 47 |
| 200,000 - 249,999 | 66 | 66 | 48 | 48 | 57 | 57 | 62 | 62 | 44 | 44 |
| 250,000 - 299,999 | 90 | 90 | 82 | 82 | 97 | 97 | 96 | 96 | 77 | 77 |
| 300,000 - 324,999 | 58 | 58 | 46 | 46 | 63 | 63 | 60 | 60 | 45 | 45 |
| 325,000 - 349,999 | 51 | 51 | 42 | 42 | 68 | 68 | 62 | 62 | 42 | 42 |
| 350,000 - 374,999 | 48 | 48 | 44 | 44 | 78 | 78 | 61 | 61 | 45 | 45 |
| 375,000 - 399,999 | 68 | 68 | 37 | 37 | 65 | 65 | 64 | 64 | 33 | 33 |
| 400,000 - 424,999 | 92 | 92 | 33 | 33 | 68 | 68 | 42 | 42 | 20 | 20 |
| 425,000 - 449,999 | 61 | 61 | 40 | 40 | 36 | 36 | 37 | 37 | 41 | 41 |
| 450,000 - 474,999 | 55 | 55 | 27 | 27 | 42 | 42 | 32 | 32 | 18 | 18 |
| 475,000 - 499,999 | 41 | 41 | 24 | 24 | 30 | 30 | 21 | 21 | 19 | 19 |
| 500,000 - 524,999 | 26 | 26 | 19 | 19 | 35 | 35 | 23 | 23 | 13 | 13 |
| 525,000 - 549,999 | 47 | 47 | 11 | 11 | 29 | 29 | 20 | 20 | 11 | 11 |
| 550,000 - 574,999 | 25 | 25 | 21 | 21 | 21 | 21 | 14 | 14 | 4 | 4 |
| 575,000 - 599,999 | 24 | 24 | 10 | 10 | 23 | 23 | 11 | 11 | 7 | 7 |
| 600,000 - 649,999 | 31 | 31 | 14 | 14 | 33 | 33 | 14 | 14 | 4 | 4 |
| 650,000 - 699,999 | 19 | 19 | 10 | 10 | 22 | 22 | 16 | 16 | 9 | 9 |
| 700,000 - 749,999 | 9 | 9 | 14 | 14 | 8 | 8 | 2 | 2 | 5 | 5 |
| 750,000 - 799,999 | 14 | 14 | 5 | 5 | 7 | 7 | 5 | 5 | 5 | 5 |
| 800,000 - 899,999 | 9 | 9 | 3 | 3 | 7 | 7 | 12 | 12 | 3 | 3 |
| 900,000 - 999,999 | 6 | 6 | 1 | 1 | 5 | 5 | 6 | 6 | 2 | 2 |
| 1,000,000-1,499,999 | 8 | 8 | 7 | 7 | 3 | 3 | 7 | 7 | 4 | 4 |
| 1,500,000-1,999,999 | 2 | 2 | 2 | 2 | 3 | 3 | 2 | 2 | 2 | 2 |
| 2,000,000-2,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 2,500,000-2,999,999 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 3,000,000-3,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3,500,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1,058 | 1,058 | 699 | 699 | 954 | 954 | 804 | 804 | 557 | 557 |

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

**Detached Sales by Price Range
City of Edmonton
January 2024**

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 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 | 4 | 4 | 5 | 5 | 5 | 5 | 4 | 4 | 5 | 5 |
| 150,000 - 199,999 | 6 | 6 | 4 | 4 | 5 | 5 | 9 | 9 | 9 | 9 |
| 200,000 - 249,999 | 14 | 14 | 13 | 13 | 12 | 12 | 19 | 19 | 19 | 19 |
| 250,000 - 299,999 | 34 | 34 | 42 | 42 | 47 | 47 | 49 | 49 | 42 | 42 |
| 300,000 - 324,999 | 30 | 30 | 31 | 31 | 39 | 39 | 40 | 40 | 17 | 17 |
| 325,000 - 349,999 | 34 | 34 | 30 | 30 | 41 | 41 | 35 | 35 | 27 | 27 |
| 350,000 - 374,999 | 35 | 35 | 26 | 26 | 51 | 51 | 42 | 42 | 39 | 39 |
| 375,000 - 399,999 | 40 | 40 | 25 | 25 | 48 | 48 | 54 | 54 | 29 | 29 |
| 400,000 - 424,999 | 62 | 62 | 23 | 23 | 51 | 51 | 40 | 40 | 18 | 18 |
| 425,000 - 449,999 | 53 | 53 | 36 | 36 | 30 | 30 | 35 | 35 | 34 | 34 |
| 450,000 - 474,999 | 43 | 43 | 24 | 24 | 39 | 39 | 31 | 31 | 13 | 13 |
| 475,000 - 499,999 | 37 | 37 | 20 | 20 | 27 | 27 | 17 | 17 | 16 | 16 |
| 500,000 - 524,999 | 25 | 25 | 17 | 17 | 31 | 31 | 21 | 21 | 12 | 12 |
| 525,000 - 549,999 | 44 | 44 | 9 | 9 | 28 | 28 | 18 | 18 | 11 | 11 |
| 550,000 - 574,999 | 21 | 21 | 18 | 18 | 19 | 19 | 13 | 13 | 4 | 4 |
| 575,000 - 599,999 | 23 | 23 | 10 | 10 | 23 | 23 | 10 | 10 | 7 | 7 |
| 600,000 - 649,999 | 30 | 30 | 13 | 13 | 29 | 29 | 12 | 12 | 4 | 4 |
| 650,000 - 699,999 | 18 | 18 | 10 | 10 | 19 | 19 | 13 | 13 | 9 | 9 |
| 700,000 - 749,999 | 9 | 9 | 11 | 11 | 8 | 8 | 2 | 2 | 5 | 5 |
| 750,000 - 799,999 | 13 | 13 | 5 | 5 | 7 | 7 | 4 | 4 | 5 | 5 |
| 800,000 - 899,999 | 9 | 9 | 3 | 3 | 7 | 7 | 12 | 12 | 3 | 3 |
| 900,000 - 999,999 | 6 | 6 | 1 | 1 | 5 | 5 | 6 | 6 | 2 | 2 |
| 1,000,000-1,499,999 | 7 | 7 | 7 | 7 | 2 | 2 | 6 | 6 | 4 | 4 |
| 1,500,000-1,999,999 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 2,000,000-2,499,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 2,500,000-2,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 3,000,000-3,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3,500,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 599 | 599 | 385 | 385 | 576 | 576 | 494 | 494 | 337 | 337 |

Semi-detached Sales by Price Range
City of Edmonton
January 2024

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|-----------|-----------|------------|------------|-----------|-----------|-----------|-----------|
| | 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 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 150,000 - 199,999 | 0 | 0 | 3 | 3 | 2 | 2 | 1 | 1 | 0 | 0 |
| 200,000 - 249,999 | 6 | 6 | 8 | 8 | 3 | 3 | 10 | 10 | 2 | 2 |
| 250,000 - 299,999 | 11 | 11 | 11 | 11 | 15 | 15 | 18 | 18 | 12 | 12 |
| 300,000 - 324,999 | 5 | 5 | 6 | 6 | 12 | 12 | 9 | 9 | 13 | 13 |
| 325,000 - 349,999 | 7 | 7 | 6 | 6 | 17 | 17 | 12 | 12 | 8 | 8 |
| 350,000 - 374,999 | 5 | 5 | 8 | 8 | 19 | 19 | 14 | 14 | 4 | 4 |
| 375,000 - 399,999 | 13 | 13 | 5 | 5 | 15 | 15 | 6 | 6 | 3 | 3 |
| 400,000 - 424,999 | 24 | 24 | 8 | 8 | 12 | 12 | 2 | 2 | 0 | 0 |
| 425,000 - 449,999 | 7 | 7 | 3 | 3 | 6 | 6 | 1 | 1 | 4 | 4 |
| 450,000 - 474,999 | 7 | 7 | 2 | 2 | 3 | 3 | 1 | 1 | 3 | 3 |
| 475,000 - 499,999 | 4 | 4 | 2 | 2 | 2 | 2 | 1 | 1 | 3 | 3 |
| 500,000 - 524,999 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 1 |
| 525,000 - 549,999 | 3 | 3 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 0 |
| 550,000 - 574,999 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 0 | 0 |
| 575,000 - 599,999 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| 600,000 - 649,999 | 0 | 0 | 1 | 1 | 3 | 3 | 2 | 2 | 0 | 0 |
| 650,000 - 699,999 | 1 | 1 | 0 | 0 | 3 | 3 | 3 | 3 | 0 | 0 |
| 700,000 - 749,999 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| Total | 100 | 100 | 68 | 68 | 116 | 116 | 86 | 86 | 53 | 53 |

City of Edmonton

January 2024

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 1 | 1 | 4 | 4 | 2 | 2 | 2 | 2 | 1 | 1 |
| 100,000 - 149,999 | 11 | 11 | 22 | 22 | 20 | 20 | 20 | 20 | 14 | 14 |
| 150,000 - 199,999 | 39 | 39 | 25 | 25 | 27 | 27 | 18 | 18 | 18 | 18 |
| 200,000 - 249,999 | 15 | 15 | 16 | 16 | 28 | 28 | 22 | 22 | 11 | 11 |
| 250,000 - 299,999 | 30 | 30 | 19 | 19 | 22 | 22 | 21 | 21 | 10 | 10 |
| 300,000 - 324,999 | 21 | 21 | 8 | 8 | 9 | 9 | 10 | 10 | 12 | 12 |
| 325,000 - 349,999 | 8 | 8 | 5 | 5 | 6 | 6 | 12 | 12 | 3 | 3 |
| 350,000 - 374,999 | 7 | 7 | 10 | 10 | 8 | 8 | 4 | 4 | 0 | 0 |
| 375,000 - 399,999 | 13 | 13 | 7 | 7 | 2 | 2 | 2 | 2 | 0 | 0 |
| 400,000 - 424,999 | 6 | 6 | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 |
| 425,000 - 449,999 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 |
| 450,000 - 474,999 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 475,000 - 499,999 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 0 |
| 500,000 - 524,999 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| 525,000 - 549,999 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 |
| 550,000 - 574,999 | 2 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 575,000 - 599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 600,000 - 649,999 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 650,000 - 699,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 700,000 - 749,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 157 | 157 | 120 | 120 | 131 | 131 | 114 | 114 | 71 | 71 |

Apartment Condominium Sales by Price Range
City of Edmonton
January 2024

| Price Range | 2024 | | 2023 | | 2022 | | 2021 | | 2020 | |
|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|
| | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| <100,000 | 44 | 44 | 24 | 24 | 21 | 21 | 21 | 21 | 15 | 15 |
| 100,000 - 149,999 | 38 | 38 | 36 | 36 | 34 | 34 | 26 | 26 | 21 | 21 |
| 150,000 - 199,999 | 61 | 61 | 36 | 36 | 37 | 37 | 34 | 34 | 20 | 20 |
| 200,000 - 249,999 | 31 | 31 | 11 | 11 | 14 | 14 | 11 | 11 | 12 | 12 |
| 250,000 - 299,999 | 15 | 15 | 10 | 10 | 13 | 13 | 8 | 8 | 13 | 13 |
| 300,000 - 324,999 | 2 | 2 | 1 | 1 | 3 | 3 | 1 | 1 | 3 | 3 |
| 325,000 - 349,999 | 2 | 2 | 1 | 1 | 4 | 4 | 3 | 3 | 4 | 4 |
| 350,000 - 374,999 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 2 |
| 375,000 - 399,999 | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 1 |
| 400,000 - 424,999 | 0 | 0 | 2 | 2 | 1 | 1 | 0 | 0 | 2 | 2 |
| 425,000 - 449,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| 450,000 - 474,999 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 475,000 - 499,999 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 2 | 0 | 0 |
| 500,000 - 524,999 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 |
| 525,000 - 549,999 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 550,000 - 574,999 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 575,000 - 599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 600,000 - 649,999 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 |
| 650,000 - 699,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 700,000 - 749,999 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 750,000 - 799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 800,000 - 899,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 900,000 - 999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1,000,000+ | 2 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 0 |
| Total | 202 | 202 | 126 | 126 | 131 | 131 | 110 | 110 | 96 | 96 |

Summary of Properties Listed and Sold
City of Edmonton
January 2024

| Year | Month | Residential ¹ | | Commercial ² | |
|------|--------------|--------------------------|---------------|-------------------------|------------|
| | | Listed | Sold | Listed | Sold |
| 2020 | January | 1,549 | 557 | 54 | 9 |
| | February | 1,723 | 718 | 60 | 15 |
| | March | 1,888 | 793 | 67 | 11 |
| | April | 1,268 | 507 | 33 | 6 |
| | May | 2,034 | 760 | 59 | 7 |
| | June | 2,511 | 1,341 | 74 | 17 |
| | July | 2,215 | 1,486 | 60 | 11 |
| | August | 2,038 | 1,230 | 41 | 13 |
| | September | 2,085 | 1,260 | 55 | 9 |
| | October | 1,986 | 1,139 | 29 | 15 |
| | November | 1,362 | 992 | 55 | 12 |
| | December | 924 | 778 | 33 | 7 |
| | Total | 21,583 | 11,561 | 620 | 132 |
| 2021 | January | 1,635 | 804 | 52 | 15 |
| | February | 1,830 | 1,047 | 49 | 15 |
| | March | 2,825 | 1,596 | 54 | 17 |
| | April | 3,064 | 1,883 | 43 | 14 |
| | May | 3,009 | 1,863 | 43 | 14 |
| | June | 2,983 | 1,856 | 50 | 18 |
| | July | 2,462 | 1,493 | 48 | 17 |
| | August | 2,295 | 1,392 | 41 | 11 |
| | September | 2,266 | 1,272 | 56 | 17 |
| | October | 1,900 | 1,273 | 47 | 17 |
| | November | 1,561 | 1,280 | 61 | 9 |
| | December | 1,007 | 938 | 53 | 25 |
| | Total | 26,837 | 16,697 | 597 | 189 |
| 2022 | January | 1,586 | 954 | 64 | 20 |
| | February | 2,166 | 1,633 | 69 | 25 |
| | March | 3,075 | 2,311 | 67 | 21 |
| | April | 3,333 | 2,017 | 67 | 18 |
| | May | 3,397 | 1,927 | 65 | 19 |
| | June | 3,059 | 1,780 | 63 | 17 |
| | July | 2,584 | 1,338 | 71 | 17 |
| | August | 2,312 | 1,215 | 75 | 15 |
| | September | 2,272 | 1,083 | 66 | 12 |
| | October | 1,866 | 1,027 | 65 | 5 |
| | November | 1,443 | 885 | 74 | 18 |
| | December | 897 | 695 | 57 | 14 |
| | Total | 27,990 | 16,865 | 803 | 201 |
| 2023 | January | 1,612 | 699 | 73 | 14 |
| | February | 1,785 | 907 | 67 | 21 |
| | March | 2,271 | 1,251 | 93 | 12 |
| | April | 2,467 | 1,370 | 86 | 18 |
| | May | 2,708 | 1,800 | 96 | 18 |
| | June | 2,520 | 1,750 | 91 | 24 |
| | July | 2,390 | 1,586 | 76 | 28 |
| | August | 2,279 | 1,595 | 67 | 23 |
| | September | 2,144 | 1,430 | 74 | 23 |
| | October | 1,874 | 1,292 | 87 | 28 |
| | November | 1,511 | 1,181 | 63 | 22 |
| | December | 1,009 | 884 | 45 | 22 |
| | Total | 24,570 | 15,745 | 918 | 253 |
| 2024 | January | 1,545 | 1,058 | 83 | 10 |
| | Total | 1,545 | 1,058 | 83 | 10 |

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

January 2024

| Year | Month | Detached | Semi-detached | Row/Townhouse | Apartment Condominium | Residential ¹ |
|------|-------------|----------|---------------|---------------|-----------------------|--------------------------|
| 2020 | January | 425,002 | 342,805 | 221,309 | 194,638 | 351,513 |
| | February | 446,315 | 311,177 | 215,277 | 194,975 | 360,752 |
| | March | 413,128 | 322,100 | 225,635 | 203,456 | 344,500 |
| | April | 421,099 | 334,966 | 239,948 | 199,659 | 359,620 |
| | May | 426,253 | 340,663 | 221,164 | 181,496 | 361,436 |
| | June | 429,310 | 330,947 | 232,733 | 199,877 | 359,901 |
| | July | 444,972 | 334,710 | 238,985 | 189,595 | 367,123 |
| | August | 447,070 | 348,763 | 249,818 | 198,727 | 374,025 |
| | September | 448,001 | 341,645 | 252,799 | 205,609 | 379,914 |
| | October | 449,365 | 341,163 | 243,024 | 202,525 | 382,447 |
| | November | 452,034 | 340,246 | 241,328 | 205,624 | 378,415 |
| | December | 431,150 | 342,028 | 224,994 | 196,756 | 358,181 |
| | YTD Average | 438,587 | 336,967 | 235,587 | 198,166 | 366,888 |
| 2021 | January | 434,804 | 355,444 | 239,795 | 182,501 | 364,145 |
| | February | 446,608 | 351,933 | 243,743 | 191,113 | 375,068 |
| | March | 471,104 | 345,920 | 242,423 | 209,415 | 392,820 |
| | April | 470,612 | 349,620 | 242,572 | 198,073 | 389,207 |
| | May | 476,619 | 357,769 | 252,856 | 209,765 | 404,191 |
| | June | 491,923 | 352,676 | 243,317 | 216,902 | 399,331 |
| | July | 475,508 | 357,291 | 252,336 | 220,325 | 391,782 |
| | August | 469,977 | 351,569 | 252,325 | 200,800 | 385,408 |
| | September | 466,550 | 346,172 | 234,452 | 186,238 | 379,943 |
| | October | 464,364 | 369,219 | 237,860 | 197,282 | 379,768 |
| | November | 469,048 | 339,022 | 247,912 | 187,967 | 384,741 |
| | December | 471,941 | 352,539 | 243,174 | 180,379 | 380,775 |
| | YTD Average | 469,953 | 352,375 | 244,831 | 200,809 | 387,928 |
| 2022 | January | 451,548 | 378,790 | 239,248 | 190,093 | 377,647 |
| | February | 501,781 | 368,548 | 260,728 | 185,129 | 412,463 |
| | March | 509,003 | 390,205 | 265,063 | 197,839 | 411,101 |
| | April | 515,472 | 398,326 | 273,884 | 197,558 | 411,768 |
| | May | 497,814 | 396,591 | 260,344 | 206,608 | 407,331 |
| | June | 503,392 | 376,514 | 256,850 | 201,486 | 405,643 |
| | July | 510,294 | 369,433 | 252,898 | 198,528 | 401,519 |
| | August | 479,138 | 363,726 | 244,079 | 190,247 | 374,441 |
| | September | 475,439 | 381,592 | 251,063 | 181,588 | 376,244 |
| | October | 469,437 | 369,794 | 256,081 | 175,888 | 377,759 |
| | November | 460,231 | 363,018 | 236,869 | 190,761 | 366,177 |
| | December | 460,827 | 345,013 | 234,428 | 173,616 | 350,841 |
| | YTD Average | 492,924 | 379,530 | 256,240 | 193,003 | 395,903 |
| 2023 | January | 448,630 | 359,451 | 240,538 | 171,193 | 354,221 |
| | February | 450,372 | 360,847 | 250,205 | 184,508 | 349,063 |
| | March | 475,064 | 368,130 | 236,126 | 187,600 | 366,314 |
| | April | 493,295 | 379,189 | 260,238 | 184,668 | 386,741 |
| | 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 | 190,152 | 383,141 |
| | September | 488,713 | 355,462 | 263,625 | 177,679 | 376,590 |
| | October | 476,408 | 400,125 | 258,578 | 201,926 | 378,295 |
| | November | 467,070 | 363,061 | 271,603 | 167,551 | 361,010 |
| | December | 485,431 | 367,368 | 260,318 | 169,388 | 373,083 |
| | YTD Average | 483,379 | 376,673 | 254,508 | 183,862 | 377,718 |
| 2024 | January | 473,869 | 385,083 | 269,463 | 189,357 | 380,824 |

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

January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|-------------|-------------|-------------|-------------|-------------|
| Edmonton City Monthly | | | | | |
| New Listings | 1,692 | 1,747 | 1,714 | 1,744 | 1,656 |
| Sales | 1,099 | 729 | 1,007 | 842 | 589 |
| Sales Volume | 454,644,123 | 260,728,596 | 384,135,158 | 318,009,088 | 211,427,455 |
| Edmonton City Year to Date | | | | | |
| New Listings | 1,692 | 1,747 | 1,714 | 1,744 | 1,656 |
| Sales | 1,099 | 729 | 1,007 | 842 | 589 |
| Sales Volume | 454,644,123 | 260,728,596 | 384,135,158 | 318,009,088 | 211,427,455 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 3,095 | 3,811 | 3,511 | 3,944 | 4,330 |
| Commercial | 448 | 456 | 371 | 355 | 399 |
| TOTAL | 3,739 | 4,528 | 4,086 | 4,513 | 4,950 |
| <hr/> | | | | | |
| Greater Edmonton Area Monthly | | | | | |
| New Listings | 2,431 | 2,513 | 2,335 | 2,637 | 2,483 |
| Sales | 1,524 | 1,048 | 1,430 | 1,299 | 855 |
| Sales Volume | 648,109,128 | 384,234,615 | 563,821,198 | 509,905,127 | 322,370,748 |
| Greater Edmonton Area Year to Date | | | | | |
| New Listings | 2,431 | 2,513 | 2,335 | 2,637 | 2,483 |
| Sales | 1,524 | 1,048 | 1,430 | 1,299 | 855 |
| Sales Volume | 648,109,128 | 384,234,615 | 563,821,198 | 509,905,127 | 322,370,748 |
| Greater Edmonton Area Month End Active Inventory | | | | | |
| Residential | 4,547 | 5,163 | 4,614 | 5,533 | 6,492 |
| Commercial | 723 | 775 | 657 | 693 | 738 |
| TOTAL | 5,716 | 6,498 | 5,809 | 6,817 | 7,878 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| New Listings | 2,827 | 2,867 | 2,667 | 3,051 | 2,889 |
| Sales | 1,700 | 1,172 | 1,610 | 1,511 | 969 |
| Sales Volume | 704,896,594 | 412,247,490 | 607,173,115 | 563,628,832 | 344,676,348 |
| Total Board Year to Date | | | | | |
| New Listings | 2,827 | 2,867 | 2,667 | 3,051 | 2,889 |
| Sales | 1,700 | 1,172 | 1,610 | 1,511 | 969 |
| Sales Volume | 704,896,594 | 412,247,490 | 607,173,115 | 563,628,832 | 344,676,348 |

5 Year Residential Activity

Total Board January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Detached | | | | | |
| New Listings / YTD | 1,485 / 1,485 | 1,479 / 1,479 | 1,269 / 1,269 | 1,610 / 1,610 | 1,615 / 1,615 |
| Sales / YTD | 985 / 985 | 671 / 671 | 969 / 969 | 979 / 979 | 597 / 597 |
| Sales to New Listings Ratio / YTD | 66% / 66% | 45% / 45% | 76% / 76% | 61% / 61% | 37% / 37% |
| Sales Volume | 462,790,062 | 285,067,046 | 425,495,755 | 411,888,493 | 239,114,663 |
| Sales Volume YTD | 462,790,062 | 285,067,046 | 425,495,755 | 411,888,493 | 239,114,663 |
| Semi-detached | | | | | |
| New Listings / YTD | 195 / 195 | 233 / 233 | 236 / 236 | 269 / 269 | 254 / 254 |
| Sales / YTD | 147 / 147 | 100 / 100 | 163 / 163 | 129 / 129 | 89 / 89 |
| Sales to New Listings Ratio / YTD | 75% / 75% | 43% / 43% | 69% / 69% | 48% / 48% | 35% / 35% |
| Sales Volume | 54,535,316 | 35,506,082 | 60,591,338 | 43,929,284 | 29,323,969 |
| Sales Volume YTD | 54,535,316 | 35,506,082 | 60,591,338 | 43,929,284 | 29,323,969 |
| Row/Townhouse | | | | | |
| New Listings / YTD | 278 / 278 | 261 / 261 | 299 / 299 | 303 / 303 | 267 / 267 |
| Sales / YTD | 198 / 198 | 149 / 149 | 161 / 161 | 142 / 142 | 85 / 85 |
| Sales to New Listings Ratio / YTD | 71% / 71% | 57% / 57% | 54% / 54% | 47% / 47% | 32% / 32% |
| Sales Volume | 53,044,955 | 36,811,073 | 39,023,224 | 34,199,981 | 18,770,256 |
| Sales Volume YTD | 53,044,955 | 36,811,073 | 39,023,224 | 34,199,981 | 18,770,256 |
| Apartment Condominium | | | | | |
| New Listings / YTD | 461 / 461 | 491 / 491 | 516 / 516 | 526 / 526 | 405 / 405 |
| Sales / YTD | 229 / 229 | 152 / 152 | 163 / 163 | 128 / 128 | 106 / 106 |
| Sales to New Listings Ratio / YTD | 50% / 50% | 31% / 31% | 32% / 32% | 24% / 24% | 26% / 26% |
| Sales Volume | 44,185,451 | 28,975,250 | 30,933,292 | 23,582,842 | 20,910,281 |
| Sales Volume YTD | 44,185,451 | 28,975,250 | 30,933,292 | 23,582,842 | 20,910,281 |
| Total Residential¹ | | | | | |
| New Listings / YTD | 2,419 / 2,419 | 2,464 / 2,464 | 2,320 / 2,320 | 2,708 / 2,708 | 2,541 / 2,541 |
| Sales / YTD | 1,559 / 1,559 | 1,072 / 1,072 | 1,456 / 1,456 | 1,378 / 1,378 | 877 / 877 |
| Sales to New Listings Ratio / YTD | 64% / 64% | 44% / 44% | 63% / 63% | 51% / 51% | 35% / 35% |
| Sales Volume | 614,555,784 | 386,359,451 | 556,043,609 | 513,600,600 | 308,119,169 |
| Sales Volume YTD | 614,555,784 | 386,359,451 | 556,043,609 | 513,600,600 | 308,119,169 |
| Other² | | | | | |
| New Listings / YTD | 234 / 234 | 218 / 218 | 205 / 205 | 201 / 201 | 191 / 191 |
| Sales / YTD | 97 / 97 | 66 / 66 | 105 / 105 | 93 / 93 | 67 / 67 |
| Sales to New Listings Ratio / YTD | 41% / 41% | 30% / 30% | 51% / 51% | 46% / 46% | 35% / 35% |
| Sales Volume | 26,096,901 | 13,285,242 | 27,887,203 | 19,992,642 | 18,303,314 |
| Sales Volume YTD | 26,096,901 | 13,285,242 | 27,887,203 | 19,992,642 | 18,303,314 |

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 January 2024

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------------------|-------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 30 / 30 | 20 / 20 | 33 / 33 | 19 / 19 | 21 / 21 |
| Sales / YTD | 9 / 9 | 1 / 1 | 7 / 7 | 1 / 1 | 1 / 1 |
| Sales to New Listings Ratio / YTD | 30% / 30% | 5% / 5% | 21% / 21% | 5% / 5% | 5% / 5% |
| Sales Volume | 35,935,900 | 1,725,000 | 5,487,999 | 160,000 | 20,000 |
| Sales Volume YTD | 35,935,900 | 1,725,000 | 5,487,999 | 160,000 | 20,000 |
| Investment | | | | | |
| New Listings / YTD | 37 / 37 | 48 / 48 | 35 / 35 | 36 / 36 | 43 / 43 |
| Sales / YTD | 6 / 6 | 8 / 8 | 13 / 13 | 7 / 7 | 6 / 6 |
| Sales to New Listings Ratio / YTD | 16% / 16% | 17% / 17% | 37% / 37% | 19% / 19% | 14% / 14% |
| Sales Volume | 3,770,000 | 3,626,000 | 8,095,780 | 5,190,000 | 8,015,000 |
| Sales Volume YTD | 3,770,000 | 3,626,000 | 8,095,780 | 5,190,000 | 8,015,000 |
| Multi Family | | | | | |
| New Listings / YTD | 10 / 10 | 16 / 16 | 12 / 12 | 16 / 16 | 4 / 4 |
| Sales / YTD | 2 / 2 | 5 / 5 | 3 / 3 | 11 / 11 | 1 / 1 |
| Sales to New Listings Ratio / YTD | 20% / 20% | 31% / 31% | 25% / 25% | 69% / 69% | 25% / 25% |
| Sales Volume | 1,592,500 | 2,735,000 | 2,730,500 | 16,692,500 | 1,150,000 |
| Sales Volume YTD | 1,592,500 | 2,735,000 | 2,730,500 | 16,692,500 | 1,150,000 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 1 / 1 | 0 / 0 | 0 / 0 | 1 / 1 | 1 / 1 |
| Sales / YTD | 1 / 1 | 0 / 0 | 1 / 1 | 0 / 0 | 0 / 0 |
| Sales to New Listings Ratio / YTD | 100% / 100% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Sales Volume | 840,000 | 0 | 460,000 | 0 | 0 |
| Sales Volume YTD | 840,000 | 0 | 460,000 | 0 | 0 |
| Business | | | | | |
| New Listings / YTD | 40 / 40 | 36 / 36 | 23 / 23 | 10 / 10 | 25 / 25 |
| Sales / YTD | 6 / 6 | 2 / 2 | 5 / 5 | 2 / 2 | 7 / 7 |
| Sales to New Listings Ratio / YTD | 15% / 15% | 6% / 6% | 22% / 22% | 20% / 20% | 28% / 28% |
| Sales Volume | 4,355,000 | 300,000 | 1,177,000 | 1,025,000 | 1,151,300 |
| Sales Volume YTD | 4,355,000 | 300,000 | 1,177,000 | 1,025,000 | 1,151,300 |
| Lease | | | | | |
| New Listings / YTD | 37 / 37 | 42 / 42 | 26 / 26 | 31 / 31 | 32 / 32 |
| Sales / YTD | 10 / 10 | 14 / 14 | 8 / 8 | 5 / 5 | 4 / 4 |
| Sales to New Listings Ratio / YTD | 27% / 27% | 33% / 33% | 31% / 31% | 16% / 16% | 13% / 13% |
| Sales Volume | 9,697,009 | 2,746,297 | 1,263,524 | 478,198 | 444,565 |
| Sales Volume YTD | 9,697,009 | 2,746,297 | 1,263,524 | 478,198 | 444,565 |
| Farms | | | | | |
| New Listings / YTD | 18 / 18 | 22 / 22 | 13 / 13 | 27 / 27 | 30 / 30 |
| Sales / YTD | 10 / 10 | 3 / 3 | 12 / 12 | 14 / 14 | 6 / 6 |
| Sales to New Listings Ratio / YTD | 56% / 56% | 14% / 14% | 92% / 92% | 52% / 52% | 20% / 20% |
| Sales Volume | 8,053,500 | 1,343,500 | 4,027,500 | 6,489,892 | 7,473,000 |
| Sales Volume YTD | 8,053,500 | 1,343,500 | 4,027,500 | 6,489,892 | 7,473,000 |
| Total Commercial¹ | | | | | |
| New Listings / YTD | 174 / 174 | 185 / 185 | 142 / 142 | 142 / 142 | 157 / 157 |
| Sales / YTD | 44 / 44 | 34 / 34 | 49 / 49 | 40 / 40 | 25 / 25 |
| Sales to New Listings Ratio / YTD | 25% / 25% | 18% / 18% | 35% / 35% | 28% / 28% | 16% / 16% |
| Sales Volume | 64,243,909 | 12,602,797 | 23,242,303 | 30,035,590 | 18,253,865 |
| Sales Volume YTD | 64,243,909 | 12,602,797 | 23,242,303 | 30,035,590 | 18,253,865 |

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

January 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|--------------------------|--------------------|------------|------------|------------|------------|------------|------------|
| Barrhead | Sales | 5 | 1 | 3 | 5 | 1 | 3 |
| | Sales Volume | 1,255,000 | n/a | n/a | 1,255,000 | n/a | n/a |
| | Average Price | 251,000 | n/a | n/a | 251,000 | n/a | n/a |
| | Median Price | 247,500 | n/a | n/a | 247,500 | n/a | n/a |
| Beaumont | Sales | 17 | 12 | 28 | 17 | 12 | 28 |
| | Sales Volume | 8,468,150 | 5,323,000 | 13,984,190 | 8,468,150 | 5,323,000 | 13,984,190 |
| | Average Price | 498,126 | 443,583 | 499,435 | 498,126 | 443,583 | 499,435 |
| | Median Price | 450,000 | 406,000 | 505,000 | 450,000 | 406,000 | 505,000 |
| Bonnyville | Sales | 6 | 6 | 9 | 6 | 6 | 9 |
| | Sales Volume | 2,075,000 | 1,330,000 | 3,276,950 | 2,075,000 | 1,330,000 | 3,276,950 |
| | Average Price | 345,833 | 221,667 | 364,106 | 345,833 | 221,667 | 364,106 |
| | Median Price | 310,000 | 196,250 | 350,000 | 310,000 | 196,250 | 350,000 |
| Cold Lake | Sales | 11 | 9 | 23 | 11 | 9 | 23 |
| | Sales Volume | 4,062,150 | 2,828,000 | 5,176,050 | 4,062,150 | 2,828,000 | 5,176,050 |
| | Average Price | 369,286 | 314,222 | 225,046 | 369,286 | 314,222 | 225,046 |
| | Median Price | 375,000 | 295,000 | 202,000 | 375,000 | 295,000 | 202,000 |
| Devon | Sales | 4 | 4 | 8 | 4 | 4 | 8 |
| | Sales Volume | n/a | n/a | 2,651,500 | n/a | n/a | 2,651,500 |
| | Average Price | n/a | n/a | 331,438 | n/a | n/a | 331,438 |
| | Median Price | n/a | n/a | 311,750 | n/a | n/a | 311,750 |
| Drayton Valley | Sales | 10 | 6 | 5 | 10 | 6 | 5 |
| | Sales Volume | 2,780,700 | 1,185,000 | 1,144,700 | 2,780,700 | 1,185,000 | 1,144,700 |
| | Average Price | 278,070 | 197,500 | 228,940 | 278,070 | 197,500 | 228,940 |
| | Median Price | 274,000 | 194,250 | 212,000 | 274,000 | 194,250 | 212,000 |
| Fort Saskatchewan | Det. Sales | 23 | 17 | 20 | 23 | 17 | 20 |
| | Det. Average Price | 483,230 | 457,869 | 429,760 | 483,230 | 457,869 | 429,760 |
| | Det. Median Price | 490,000 | 441,800 | 421,000 | 490,000 | 441,800 | 421,000 |
| | Apt. Sales | 2 | 3 | 2 | 2 | 3 | 2 |
| | Apt. Average Price | n/a | n/a | n/a | n/a | n/a | n/a |
| | Apt. Median Price | n/a | n/a | n/a | n/a | n/a | n/a |
| | Total Sales Volume | 13,355,295 | 11,908,666 | 11,499,400 | 13,355,295 | 11,908,666 | 11,499,400 |
| Gibbons | Sales | 4 | 5 | 3 | 4 | 5 | 3 |
| | Sales Volume | n/a | 1,614,000 | n/a | n/a | 1,614,000 | n/a |
| | Average Price | n/a | 322,800 | n/a | n/a | 322,800 | n/a |
| | Median Price | n/a | 321,000 | n/a | n/a | 321,000 | n/a |
| Leduc | Det. Sales | 40 | 24 | 35 | 40 | 24 | 35 |
| | Det. Average Price | 450,781 | 437,152 | 416,264 | 450,781 | 437,152 | 416,264 |
| | Det. Median Price | 459,500 | 403,300 | 397,000 | 459,500 | 403,300 | 397,000 |
| | Apt. Sales | 3 | 0 | 0 | 3 | 0 | 0 |
| | Apt. Average Price | n/a | n/a | n/a | n/a | n/a | n/a |
| | Apt. Median Price | n/a | n/a | n/a | n/a | n/a | n/a |
| | Total Sales Volume | 21,764,656 | 12,145,650 | 17,992,517 | 21,764,656 | 12,145,650 | 17,992,517 |

n/a = insufficient data

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

January 2024

| | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|----------------------|------------|------------|------------|------------|------------|------------|
| Morinville | | | | | | |
| Sales | 11 | 4 | 11 | 11 | 4 | 11 |
| Sales Volume | 3,583,000 | n/a | 3,825,400 | 3,583,000 | n/a | 3,825,400 |
| Average Price | 325,727 | n/a | 347,764 | 325,727 | n/a | 347,764 |
| Median Price | 311,000 | n/a | 310,000 | 311,000 | n/a | 310,000 |
| Sherwood Park | | | | | | |
| Det. Sales | 40 | 32 | 35 | 40 | 32 | 35 |
| Det. Average Price | 480,837 | 454,344 | 462,086 | 480,837 | 454,344 | 462,086 |
| Det. Median Price | 466,250 | 435,000 | 459,707 | 466,250 | 435,000 | 459,707 |
| Apt. Sales | 5 | 6 | 10 | 5 | 6 | 10 |
| Apt. Average Price | 245,100 | 288,000 | 258,800 | 245,100 | 288,000 | 258,800 |
| Apt. Median Price | 209,500 | 299,000 | 249,250 | 209,500 | 299,000 | 249,250 |
| Total Sales Volume | 27,025,792 | 20,692,552 | 23,132,407 | 27,025,792 | 20,692,552 | 23,132,407 |
| Spruce Grove | | | | | | |
| Det. Sales | 30 | 25 | 38 | 30 | 25 | 38 |
| Det. Average Price | 453,735 | 446,020 | 438,942 | 453,735 | 446,020 | 438,942 |
| Det. Median Price | 447,500 | 428,000 | 414,750 | 447,500 | 428,000 | 414,750 |
| Apt. Sales | 3 | 5 | 5 | 3 | 5 | 5 |
| Apt. Average Price | n/a | 155,600 | 116,000 | n/a | 155,600 | 116,000 |
| Apt. Median Price | n/a | 165,000 | 106,000 | n/a | 165,000 | 106,000 |
| Total Sales Volume | 20,548,141 | 15,895,998 | 21,271,849 | 20,548,141 | 15,895,998 | 21,271,849 |
| St. Albert | | | | | | |
| Det. Sales | 34 | 24 | 35 | 34 | 24 | 35 |
| Det. Average Price | 529,685 | 465,770 | 484,502 | 529,685 | 465,770 | 484,502 |
| Det. Median Price | 449,999 | 434,500 | 512,500 | 449,999 | 434,500 | 512,500 |
| Apt. Sales | 9 | 9 | 2 | 9 | 9 | 2 |
| Apt. Average Price | 233,889 | 400,389 | n/a | 233,889 | 400,389 | n/a |
| Apt. Median Price | 155,000 | 207,000 | n/a | 155,000 | 207,000 | n/a |
| Total Sales Volume | 24,445,348 | 18,257,818 | 20,670,458 | 24,445,348 | 18,257,818 | 20,670,458 |
| St. Paul | | | | | | |
| Sales | 6 | 6 | 6 | 6 | 6 | 6 |
| Sales Volume | 1,375,500 | 1,937,000 | 1,168,500 | 1,375,500 | 1,937,000 | 1,168,500 |
| Average Price | 229,250 | 322,833 | 194,750 | 229,250 | 322,833 | 194,750 |
| Median Price | 197,500 | 260,000 | 211,250 | 197,500 | 260,000 | 211,250 |
| Stony Plain | | | | | | |
| Sales | 29 | 14 | 30 | 29 | 14 | 30 |
| Sales Volume | 10,261,100 | 5,559,500 | 10,308,112 | 10,261,100 | 5,559,500 | 10,308,112 |
| Average Price | 353,831 | 397,107 | 343,604 | 353,831 | 397,107 | 343,604 |
| Median Price | 344,900 | 299,500 | 319,856 | 344,900 | 299,500 | 319,856 |
| Vegreville | | | | | | |
| Sales | 8 | 1 | 3 | 8 | 1 | 3 |
| Sales Volume | 1,857,200 | n/a | n/a | 1,857,200 | n/a | n/a |
| Average Price | 232,150 | n/a | n/a | 232,150 | n/a | n/a |
| Median Price | 232,900 | n/a | n/a | 232,900 | n/a | n/a |
| Westlock | | | | | | |
| Sales | 5 | 6 | 10 | 5 | 6 | 10 |
| Sales Volume | 1,129,900 | 1,586,500 | 2,515,950 | 1,129,900 | 1,586,500 | 2,515,950 |
| Average Price | 225,980 | 264,417 | 251,595 | 225,980 | 264,417 | 251,595 |
| Median Price | 215,000 | 240,250 | 215,500 | 215,000 | 240,250 | 215,500 |
| Wetaskiwin | | | | | | |
| Sales | 7 | 5 | 14 | 7 | 5 | 14 |
| Sales Volume | 1,451,600 | 791,500 | 3,424,700 | 1,451,600 | 791,500 | 3,424,700 |
| Average Price | 207,371 | 158,300 | 244,621 | 207,371 | 158,300 | 244,621 |
| Median Price | 215,000 | 145,000 | 194,950 | 215,000 | 145,000 | 194,950 |

n/a = insufficient data

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

January 2024

| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------|------|------|----------|----------|----------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Bonnyville M.D. | Sales | 1 | 0 | 2 | 1 | 0 | 2 |
| | 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 | 1 | 0 | 0 | 1 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 1 | 0 | 1 | 1 | 0 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Parkland County | Sales | 0 | 0 | 1 | 0 | 0 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Smoky Lake County | Sales | 2 | 0 | 2 | 2 | 0 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 1 | 1 | 1 | 1 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Strathcona County | Sales | 2 | 0 | 1 | 2 | 0 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Sturgeon County | Sales | 2 | 1 | 1 | 2 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Thorhild County | Sales | 0 | 3 | 1 | 0 | 3 | 1 |
| | 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 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |

n/a = insufficient data

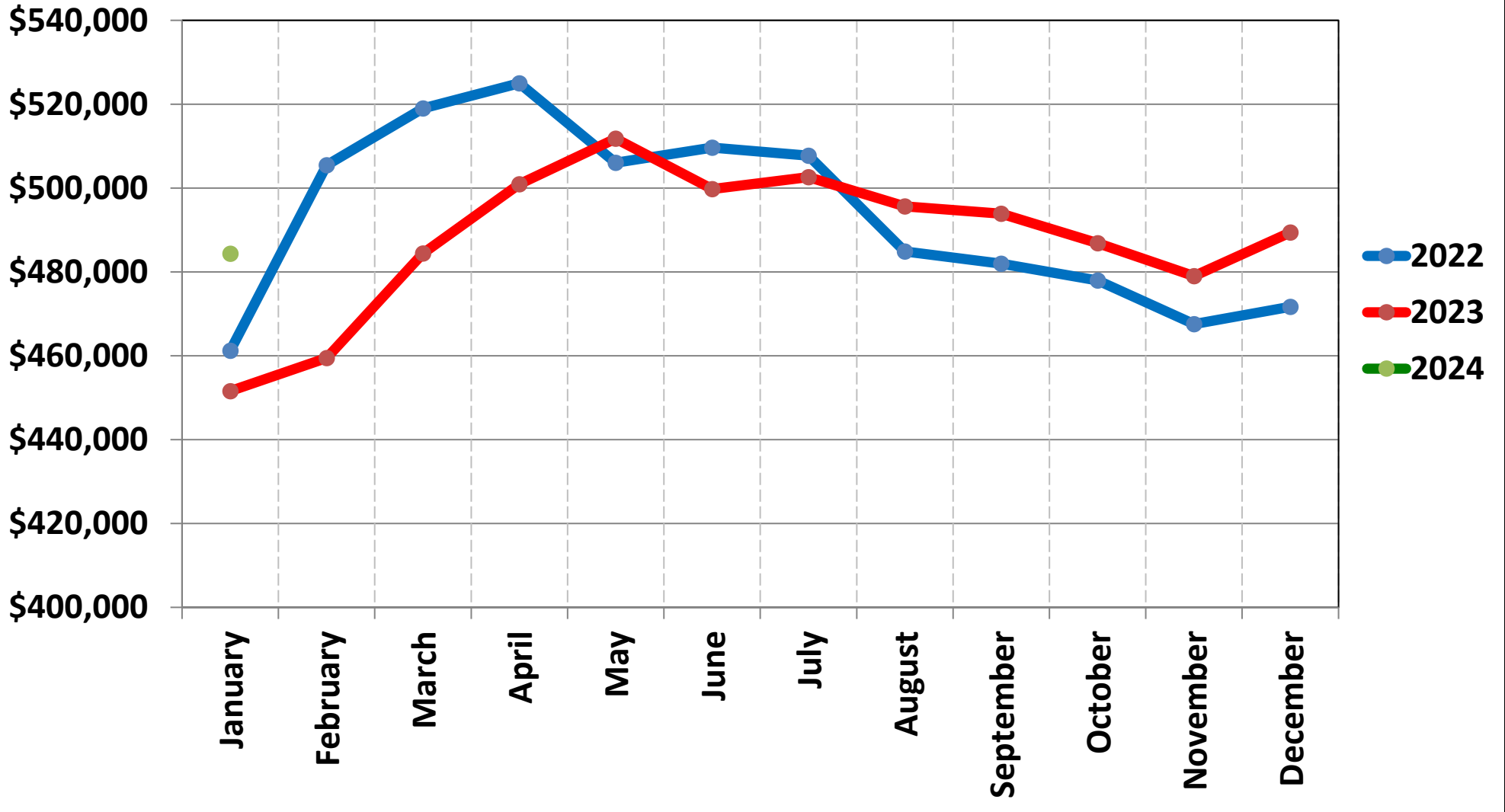
¹ Farms are included in Commercial if the property is zoned agricultural.

January 2024

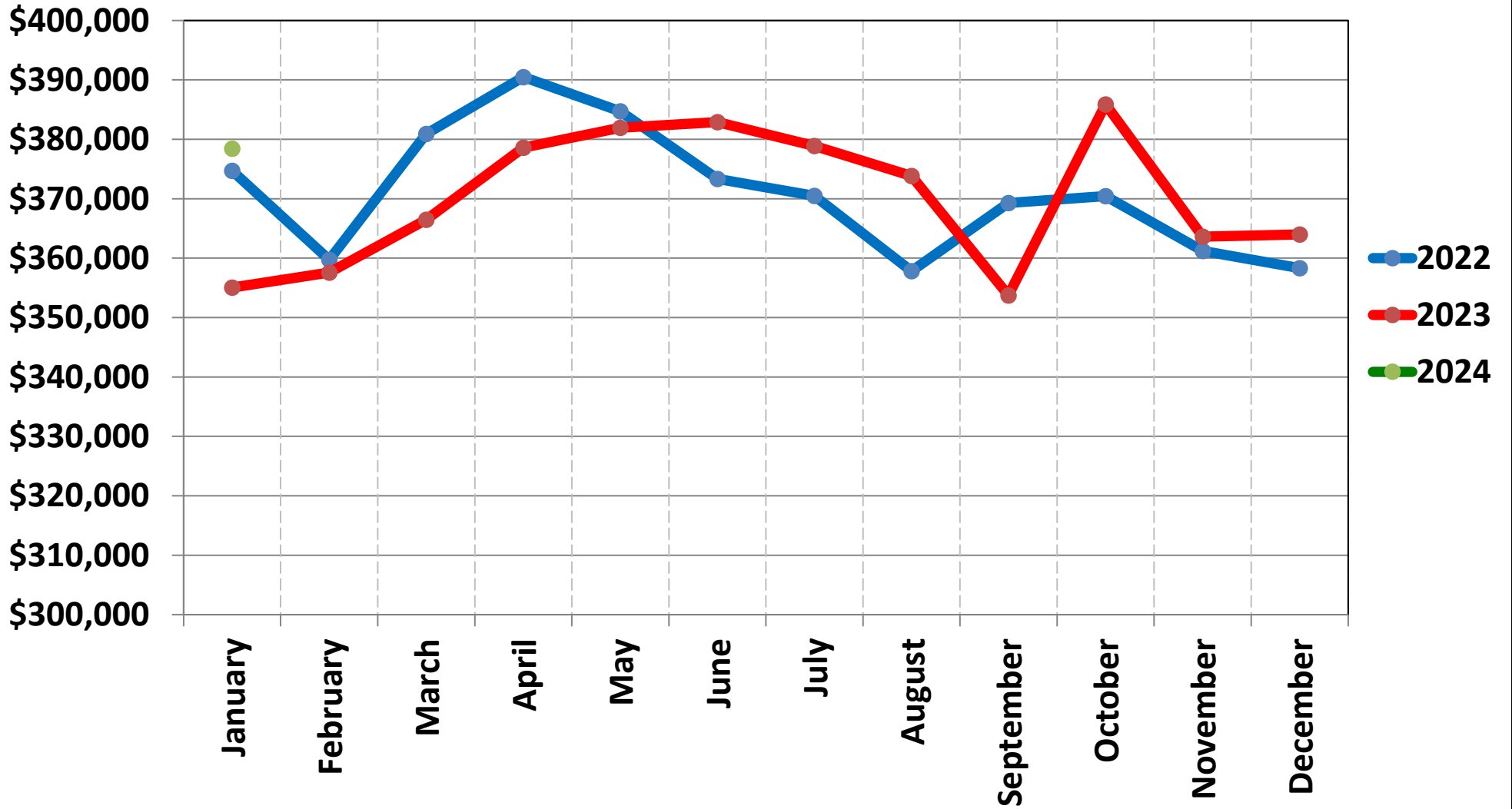
| | | 2024 | 2023 | 2022 | 2024 YTD | 2023 YTD | 2022 YTD |
|-------------------------------|--------------|------------|-----------|------------|------------|-----------|------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 7 | 7 | 2 | 7 | 7 | 2 |
| | Sales Volume | 1,402,500 | 1,187,500 | n/a | 1,402,500 | 1,187,500 | n/a |
| Bonnyville M.D. | Sales | 9 | 6 | 14 | 9 | 6 | 14 |
| | Sales Volume | 2,962,900 | 1,330,000 | 5,124,850 | 2,962,900 | 1,330,000 | 5,124,850 |
| Lac la Biche County | Sales | 0 | 0 | 3 | 0 | 0 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Lac Ste. Anne County | Sales | 4 | 1 | 1 | 4 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 12 | 4 | 13 | 12 | 4 | 13 |
| | Sales Volume | 7,064,650 | n/a | 8,683,000 | 7,064,650 | n/a | 8,683,000 |
| Parkland County | Sales | 28 | 23 | 26 | 28 | 23 | 26 |
| | Sales Volume | 15,594,050 | 9,016,342 | 10,291,391 | 15,594,050 | 9,016,342 | 10,291,391 |
| Smoky Lake County | Sales | 4 | 1 | 4 | 4 | 1 | 4 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 8 | 9 | 7 | 8 | 9 | 7 |
| | Sales Volume | 1,973,600 | 2,640,500 | 1,348,500 | 1,973,600 | 2,640,500 | 1,348,500 |
| Strathcona County | Sales | 17 | 7 | 19 | 17 | 7 | 19 |
| | Sales Volume | 13,281,500 | 3,421,800 | 17,318,388 | 13,281,500 | 3,421,800 | 17,318,388 |
| Sturgeon County | Sales | 18 | 11 | 17 | 18 | 11 | 17 |
| | Sales Volume | 12,573,000 | 6,579,500 | 9,118,300 | 12,573,000 | 6,579,500 | 9,118,300 |
| Thorhild County | Sales | 4 | 4 | 3 | 4 | 4 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Two Hills County | Sales | 3 | 4 | 3 | 3 | 4 | 3 |
| | 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

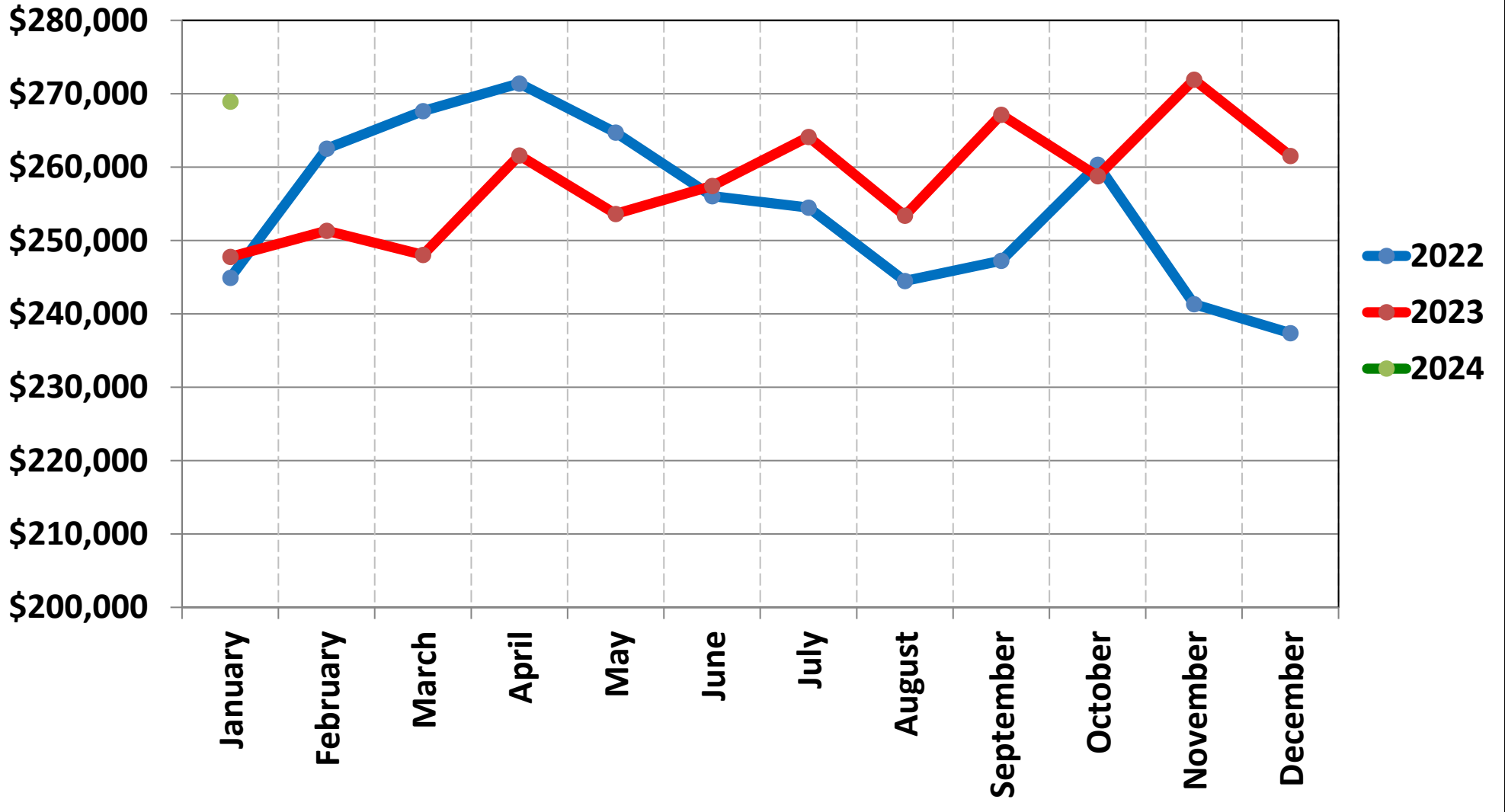
Greater Edmonton Area Detached Average Price January 2024



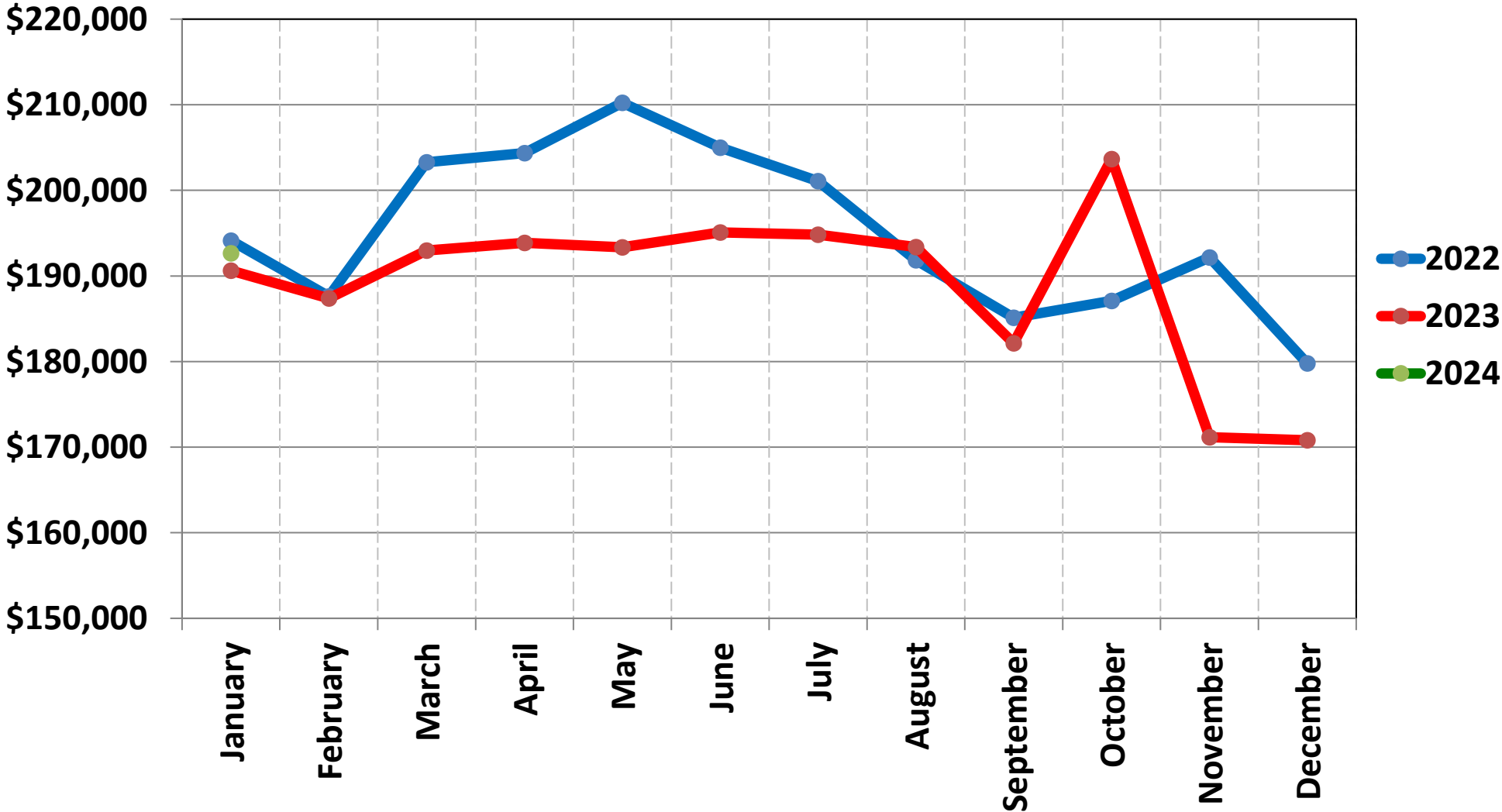
Greater Edmonton Area Semi-detached Average Price January 2024



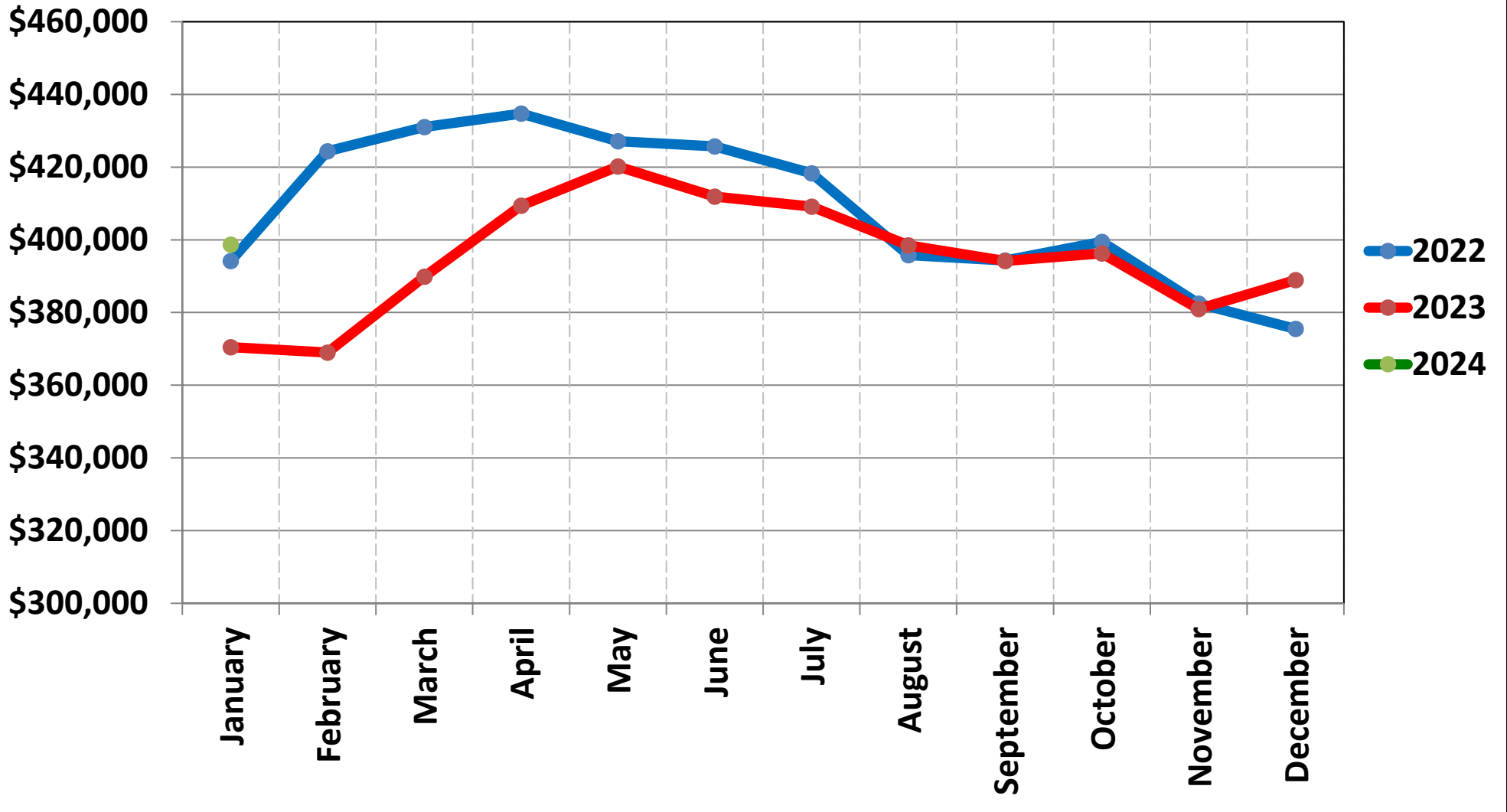
Greater Edmonton Area Row/Townhouse Average Price January 2024



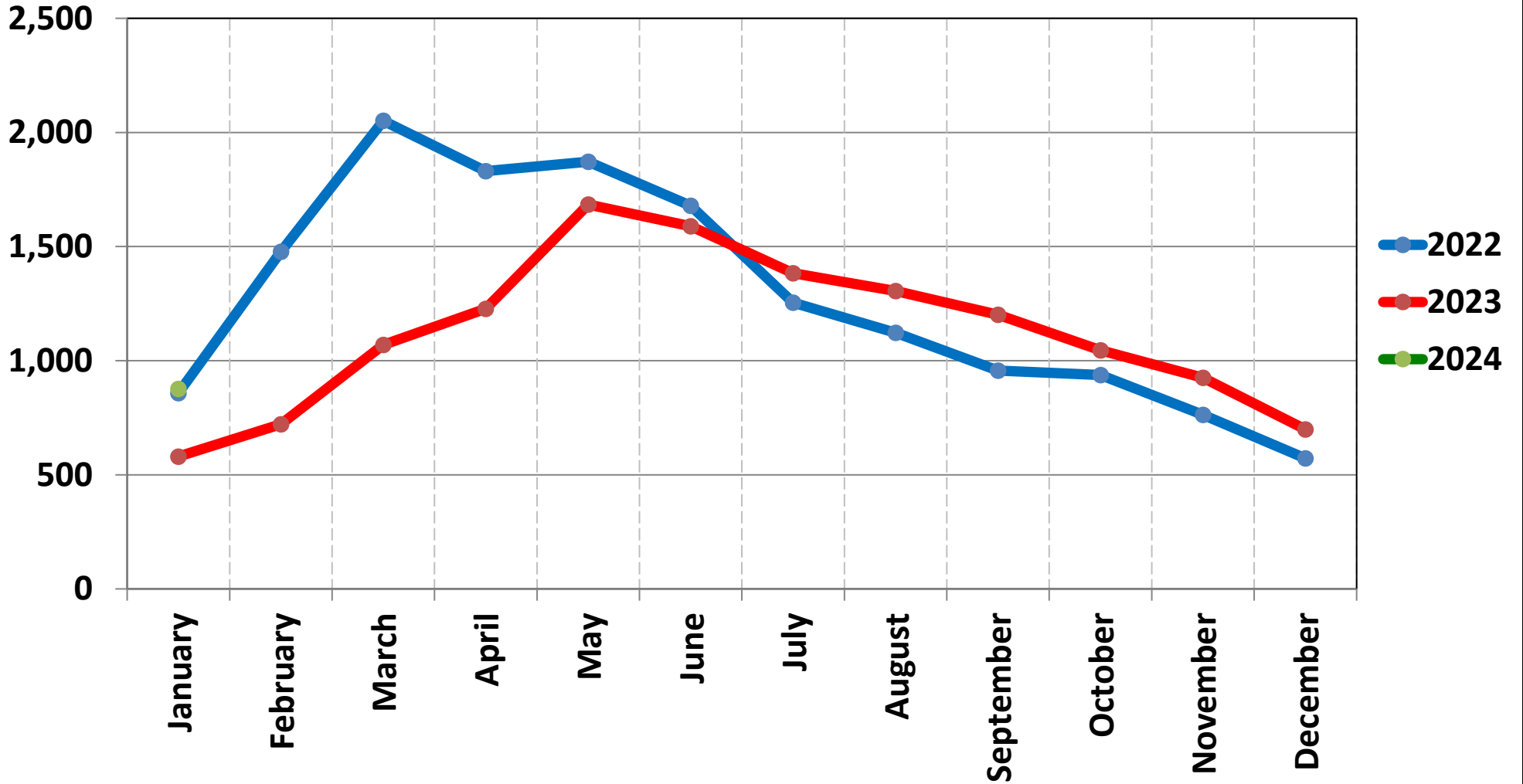
Greater Edmonton Area Apartment Condominium Average Price January 2024



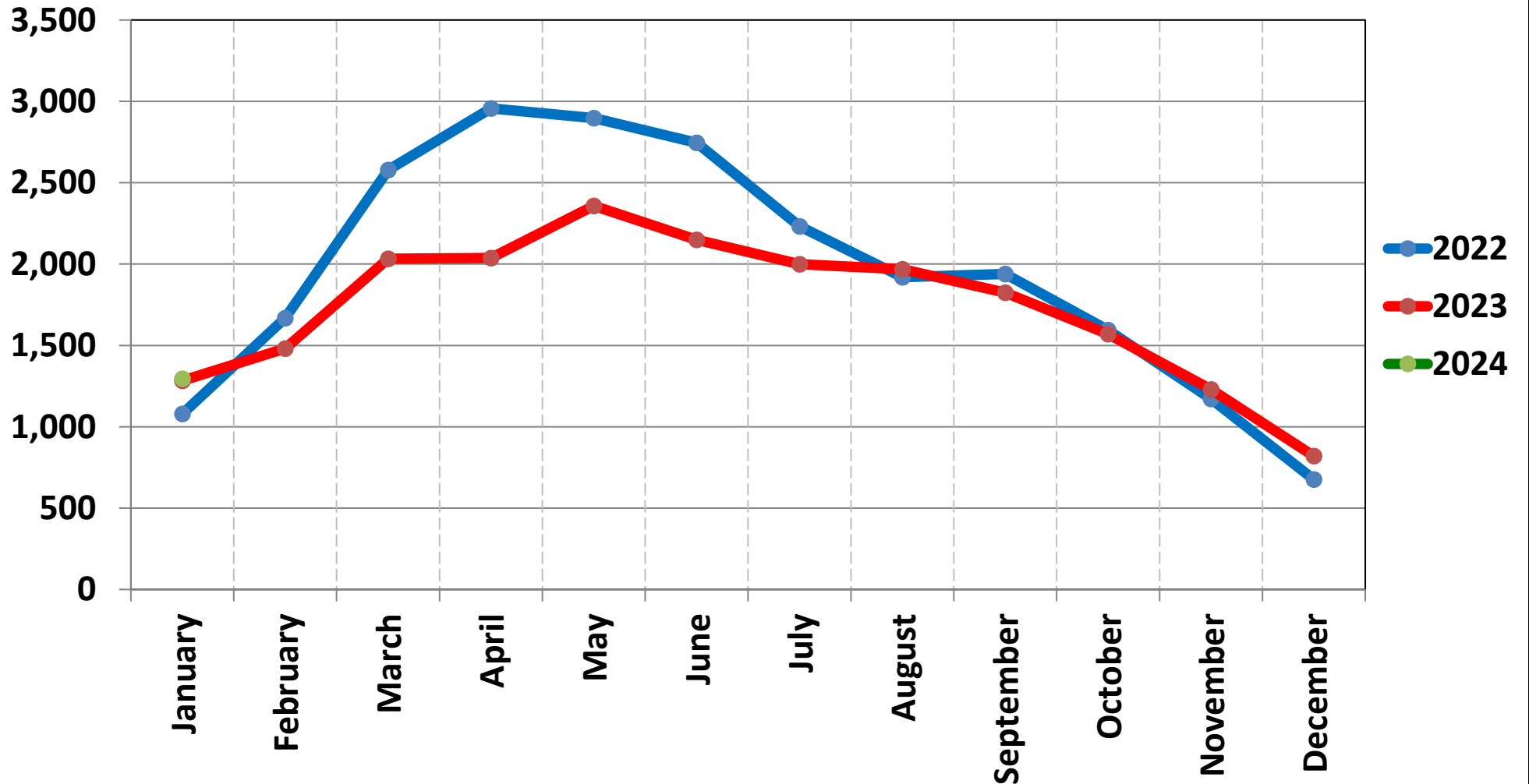
Greater Edmonton Area Residential Average Price January 2024



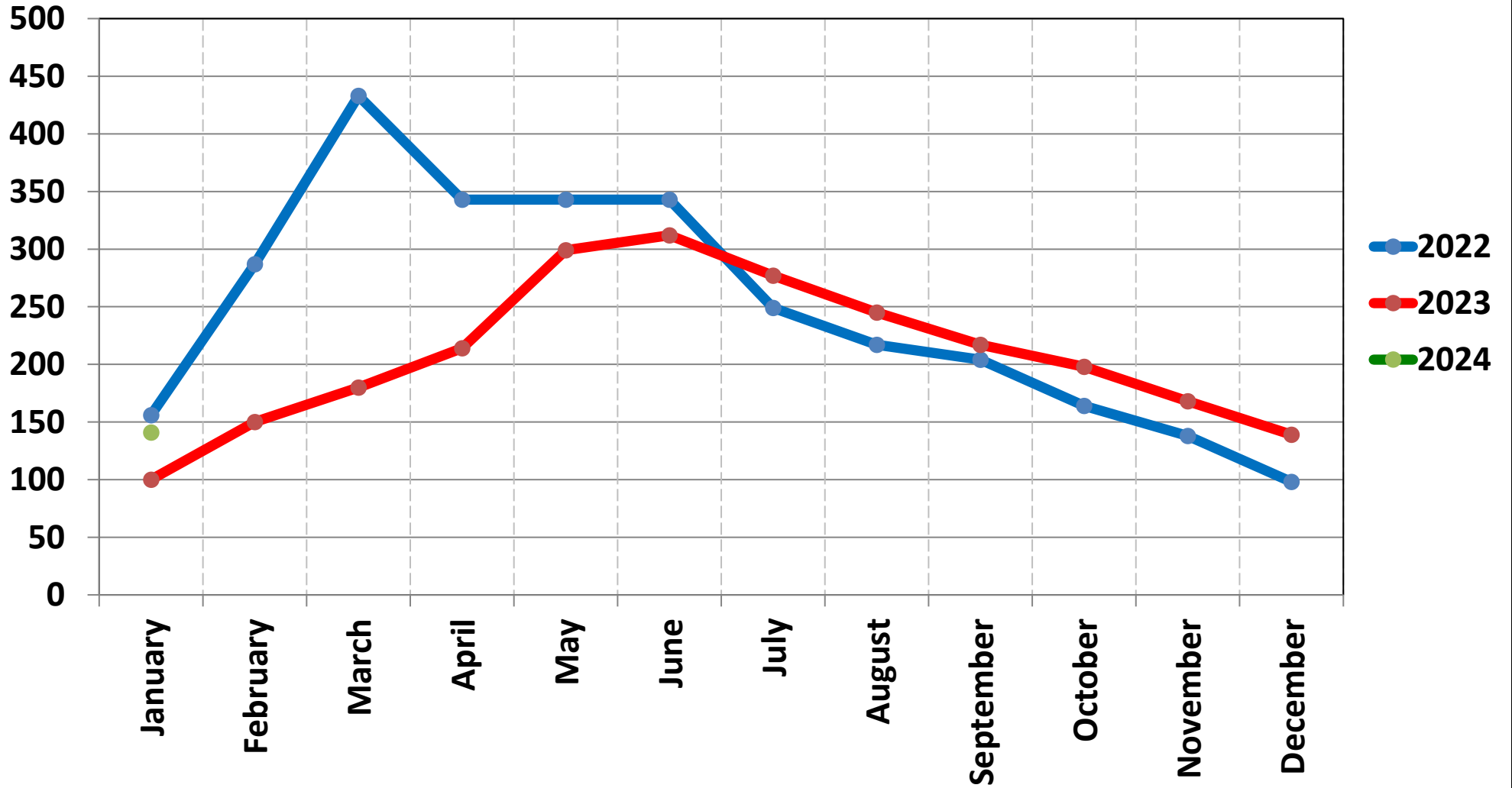
Greater Edmonton Area Detached Sales January 2024



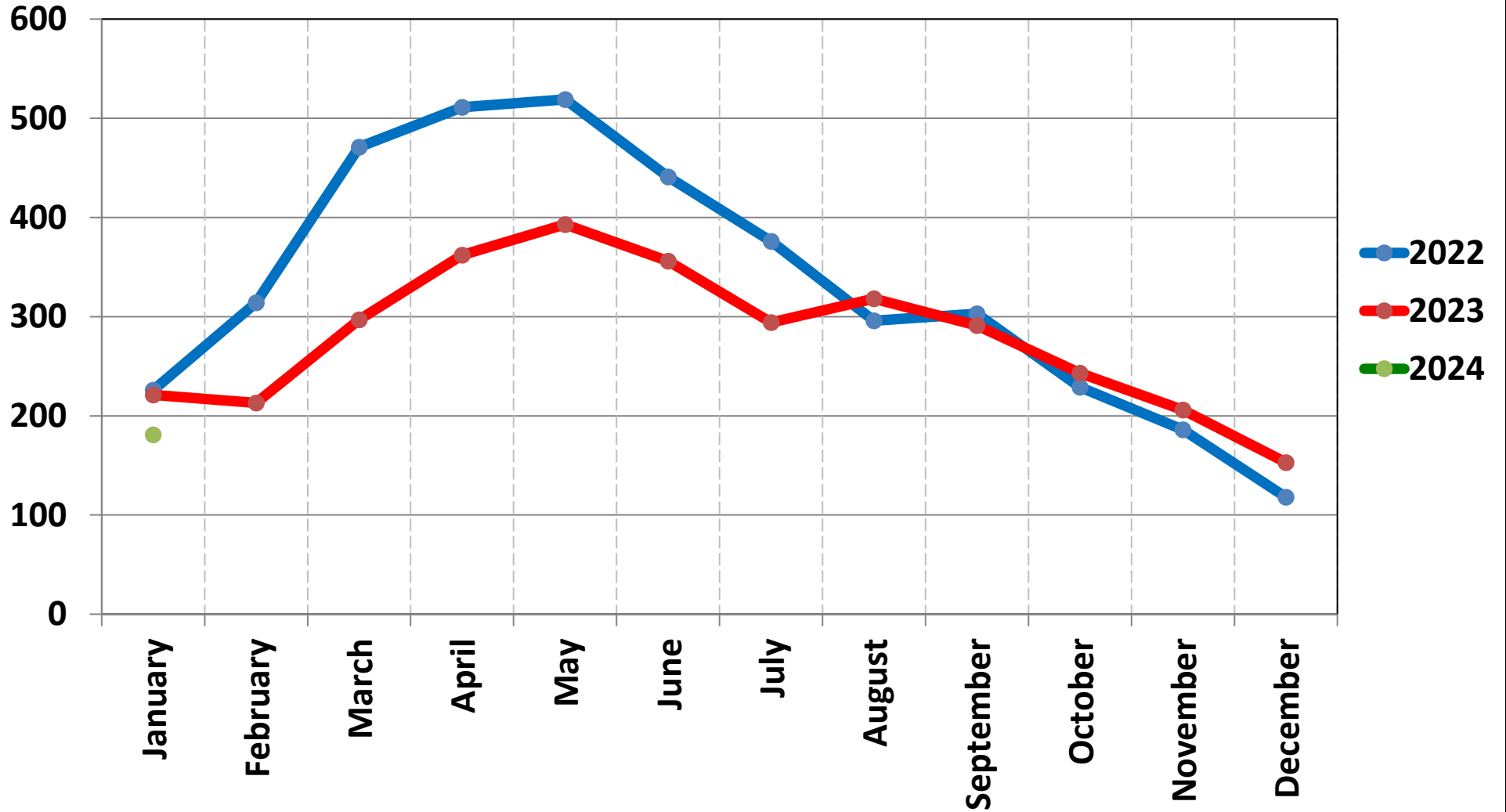
Greater Edmonton Area Detached New Listings January 2024



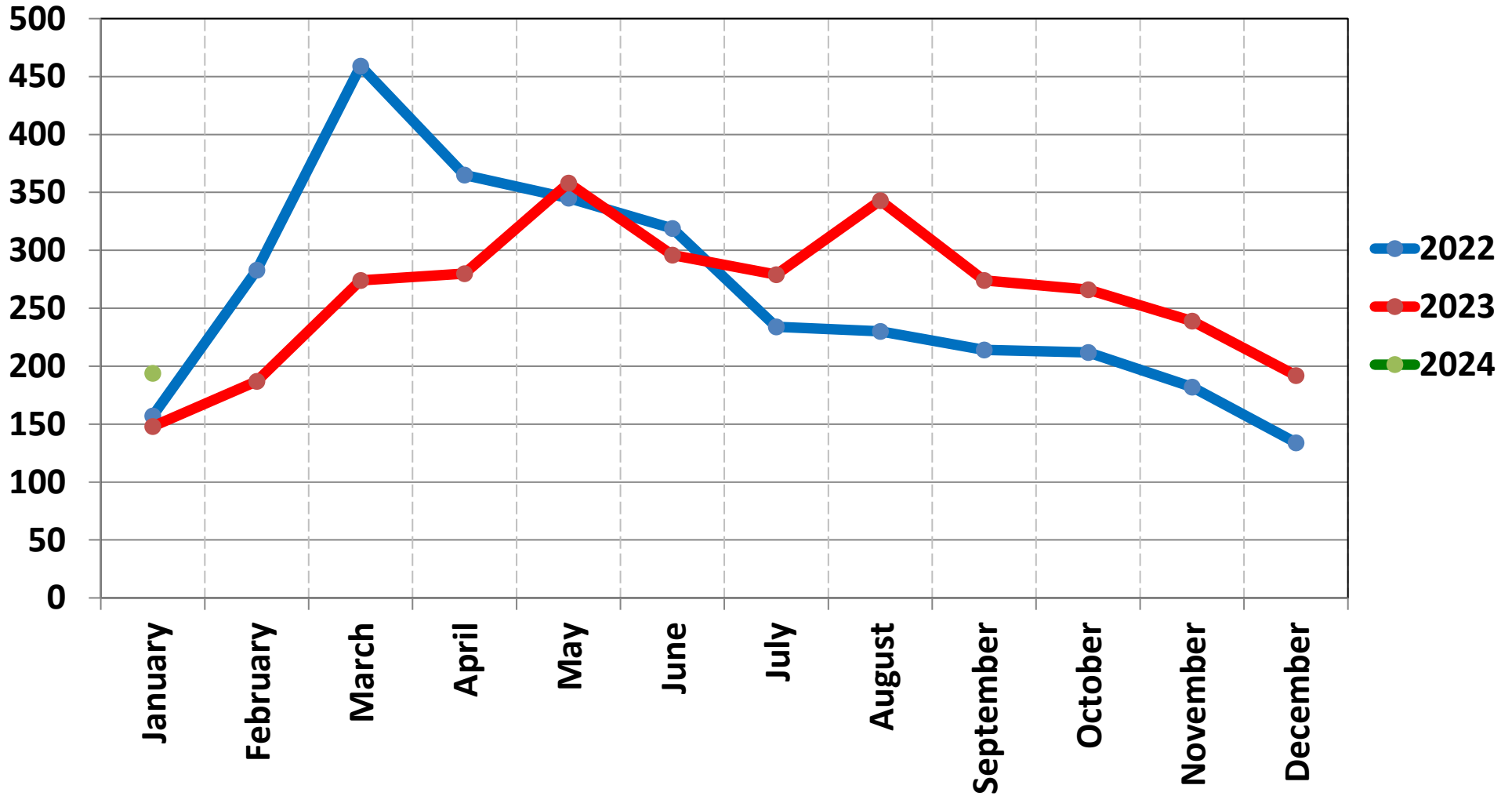
Greater Edmonton Area Semi-detached Sales January 2024



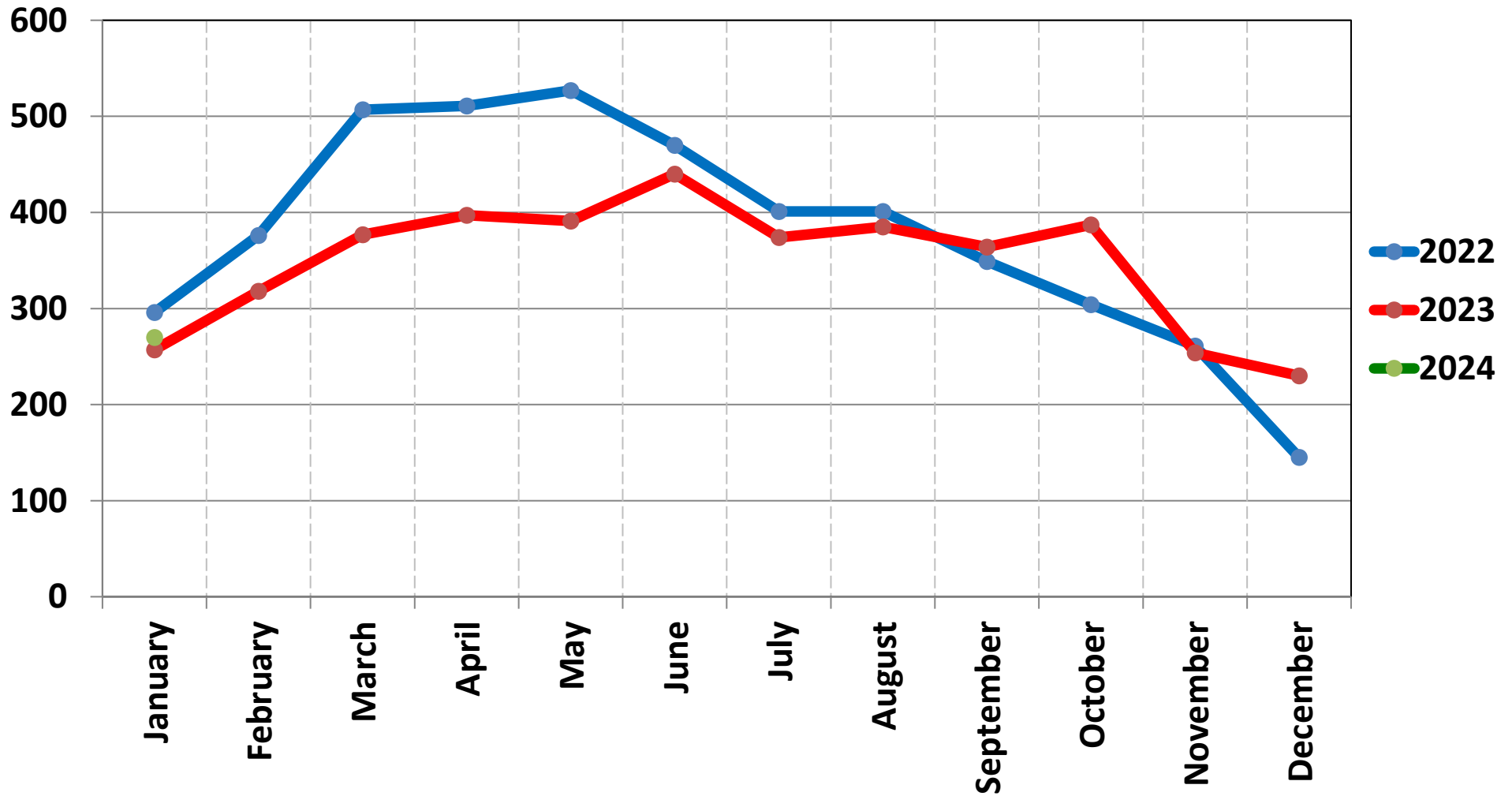
Greater Edmonton Area Semi-detached New Listings January 2024



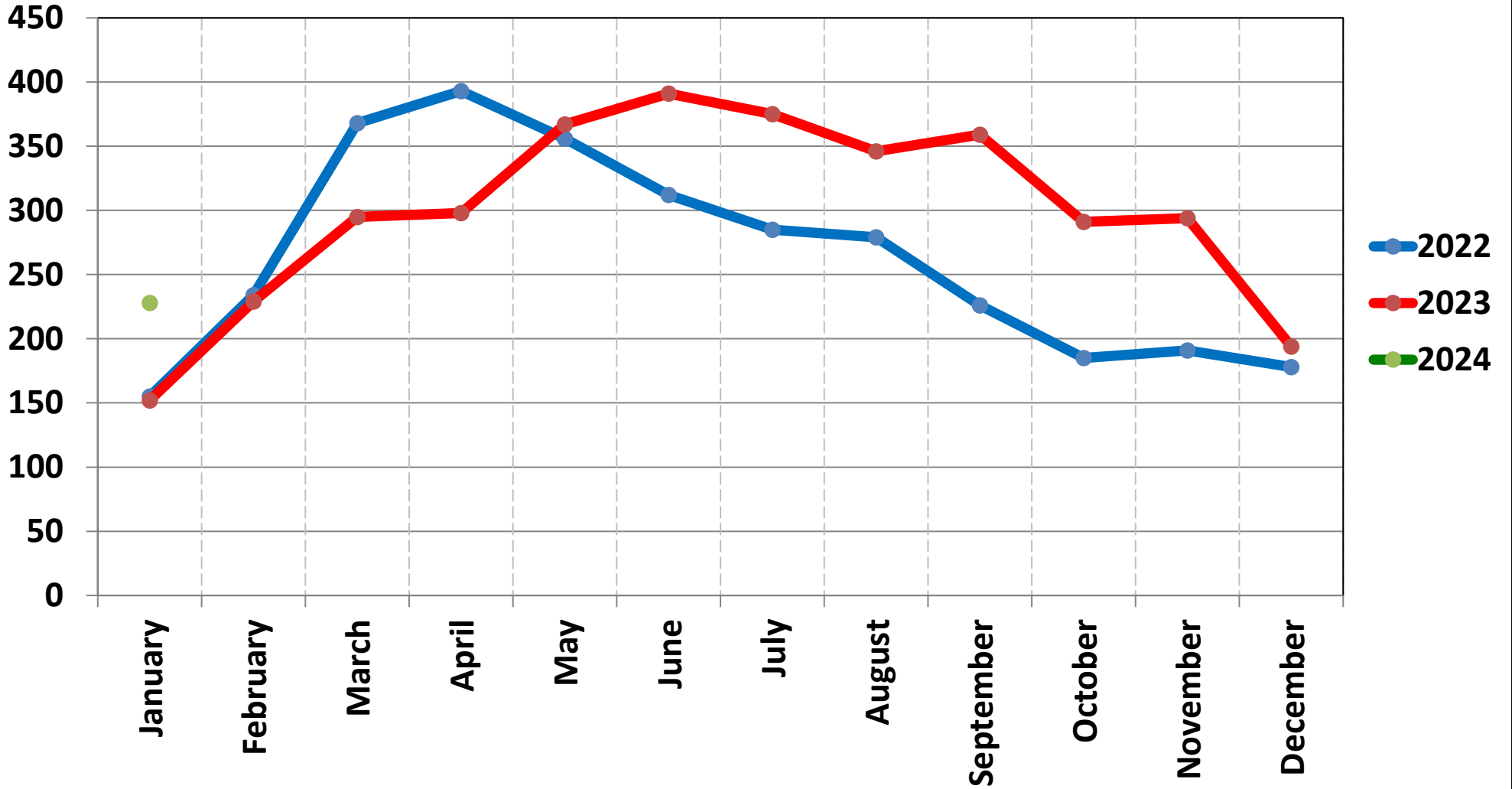
Greater Edmonton Area Row/Townhouse Sales January 2024



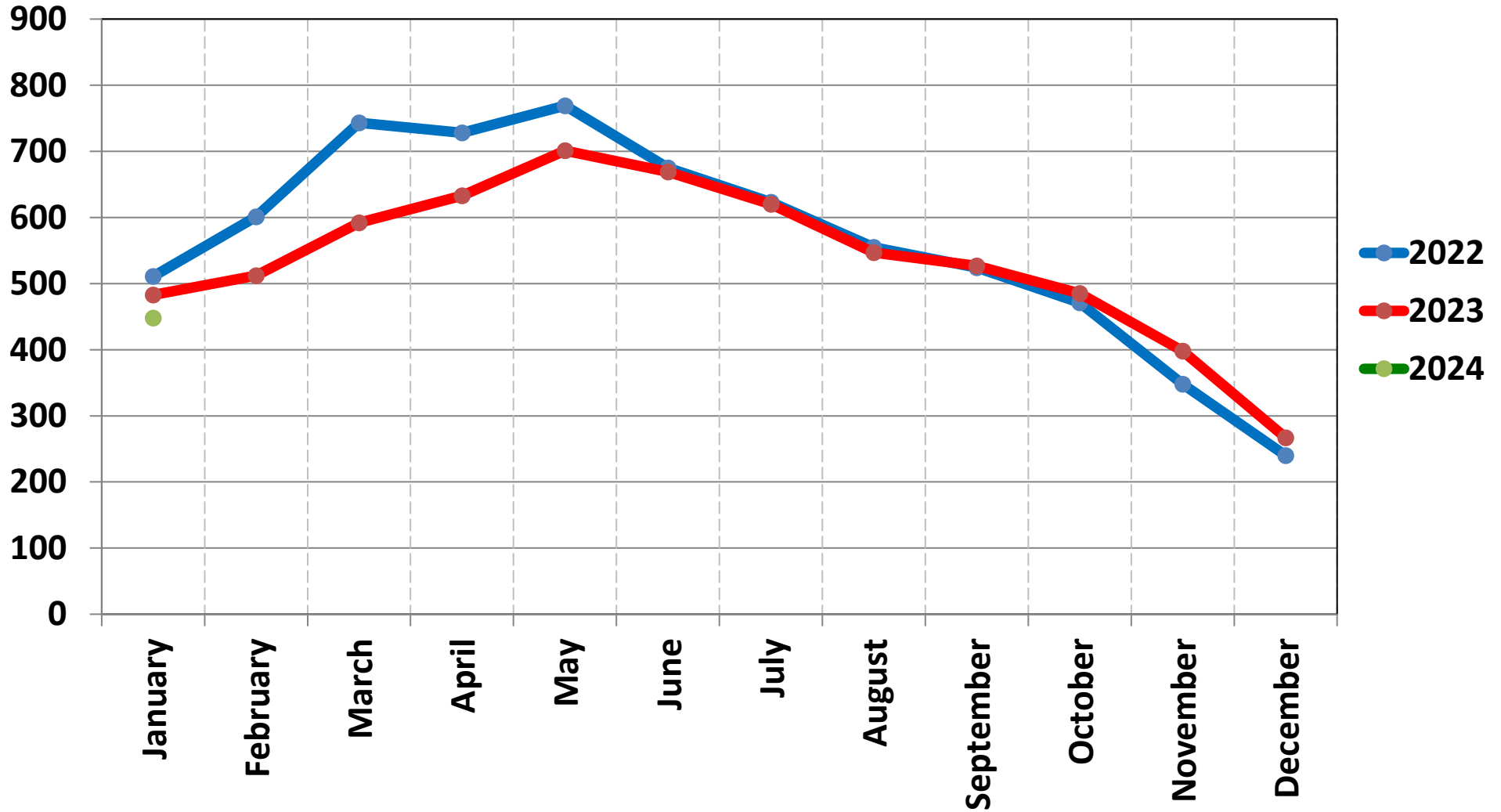
Greater Edmonton Area Row/Townhouse New Listings January 2024



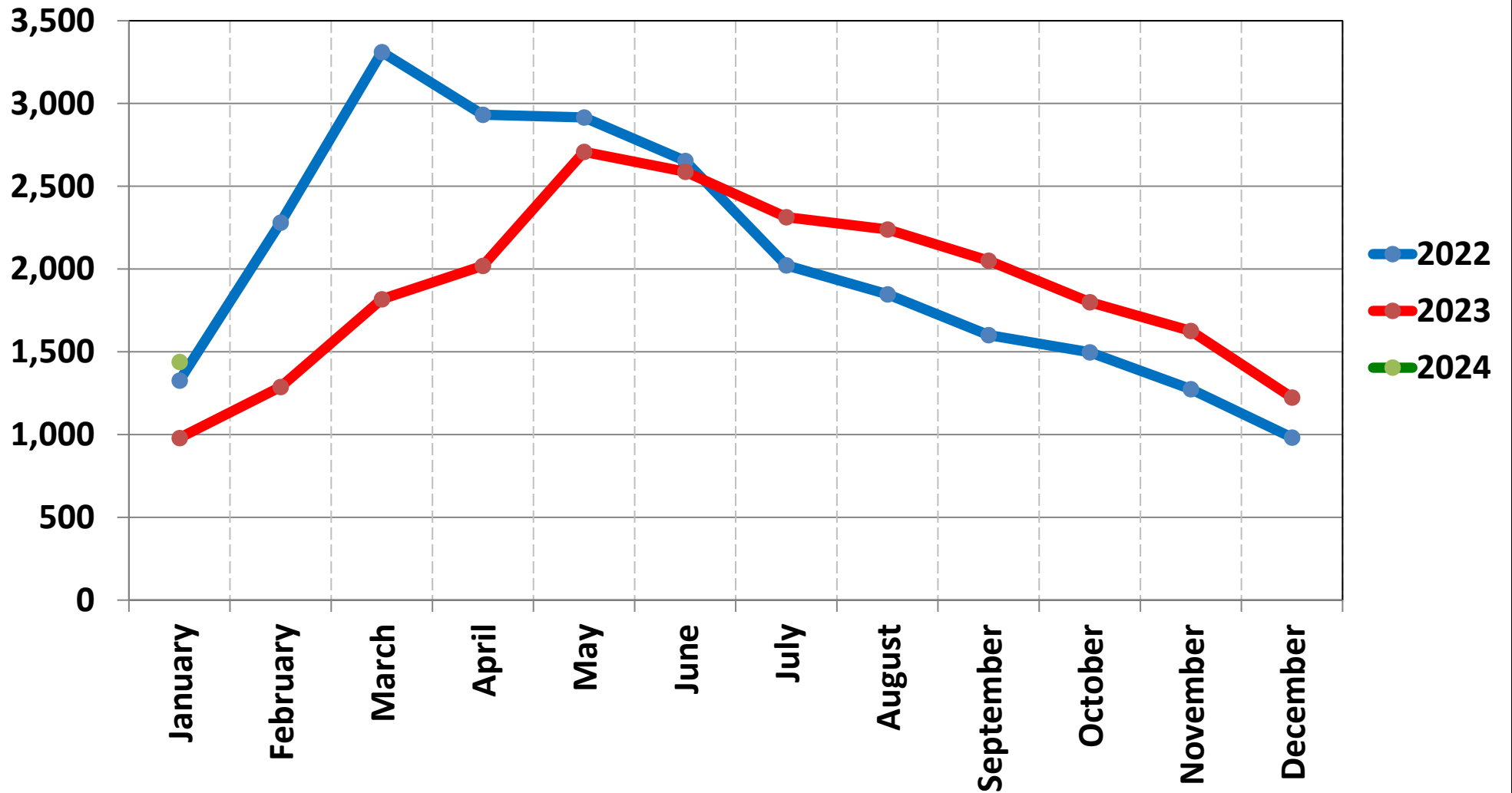
Greater Edmonton Area Apartment Condominium Sales January 2024



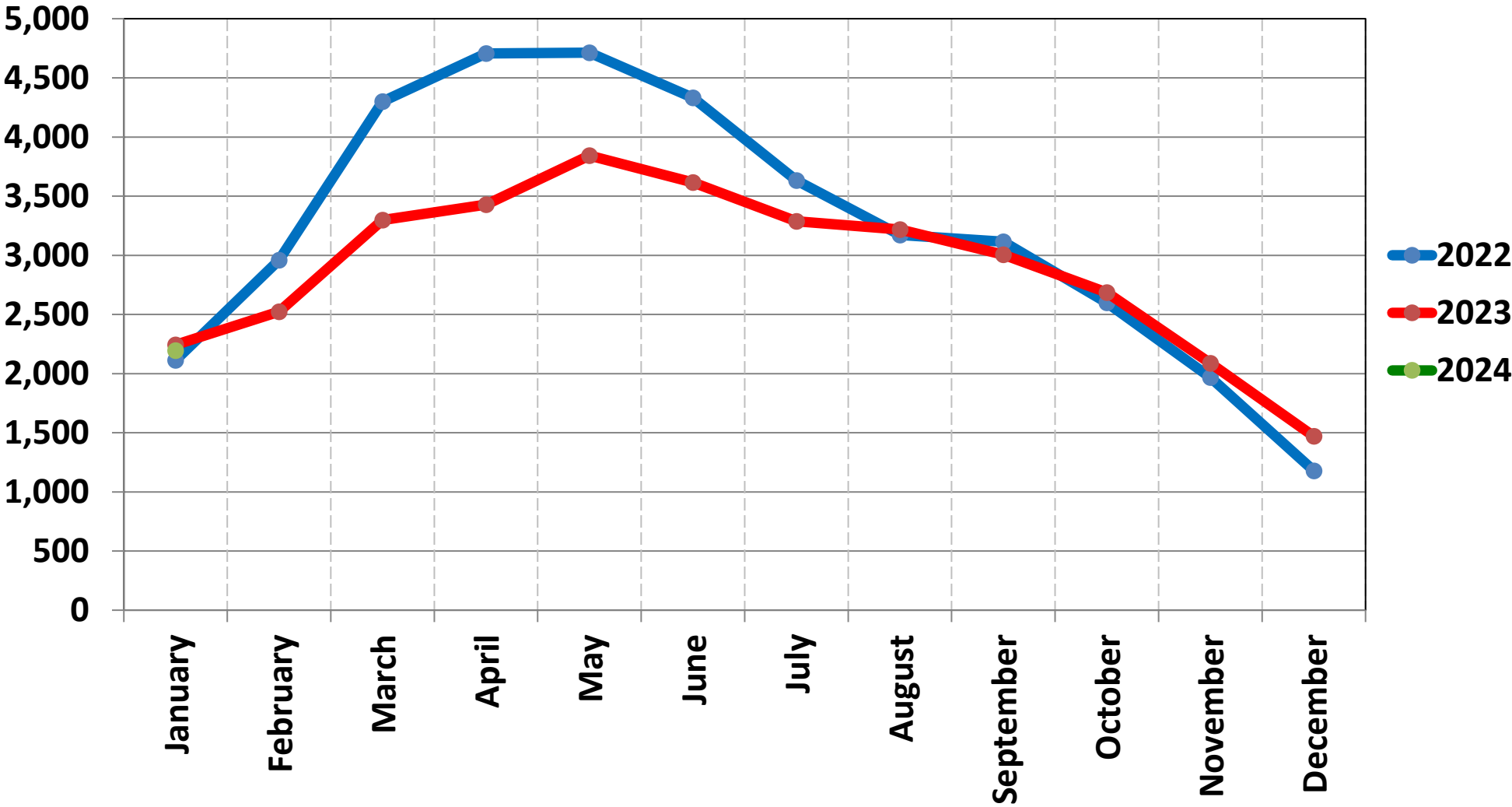
Greater Edmonton Area Apartment Condominium New Listings January 2024



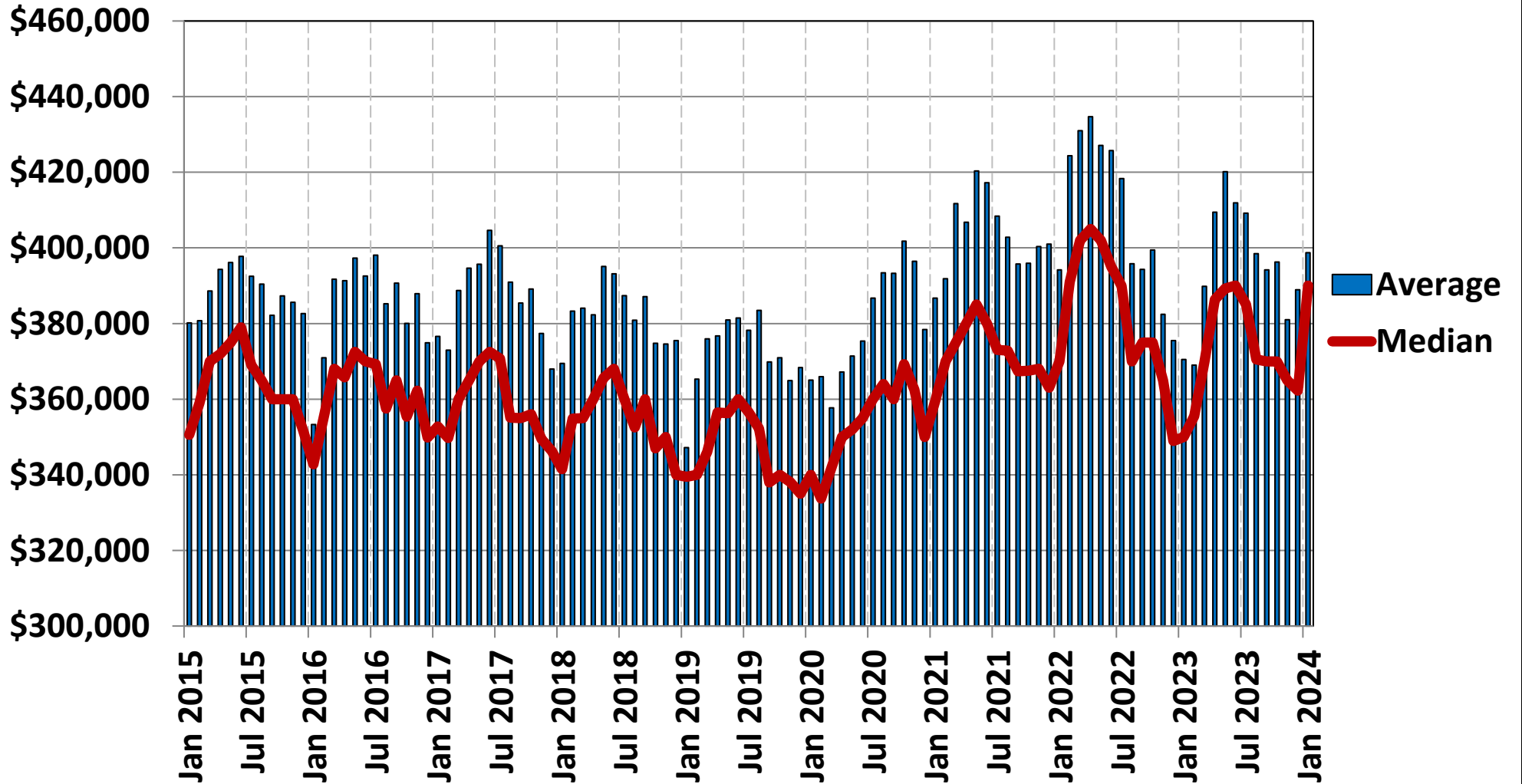
Greater Edmonton Area Residential Sales January 2024



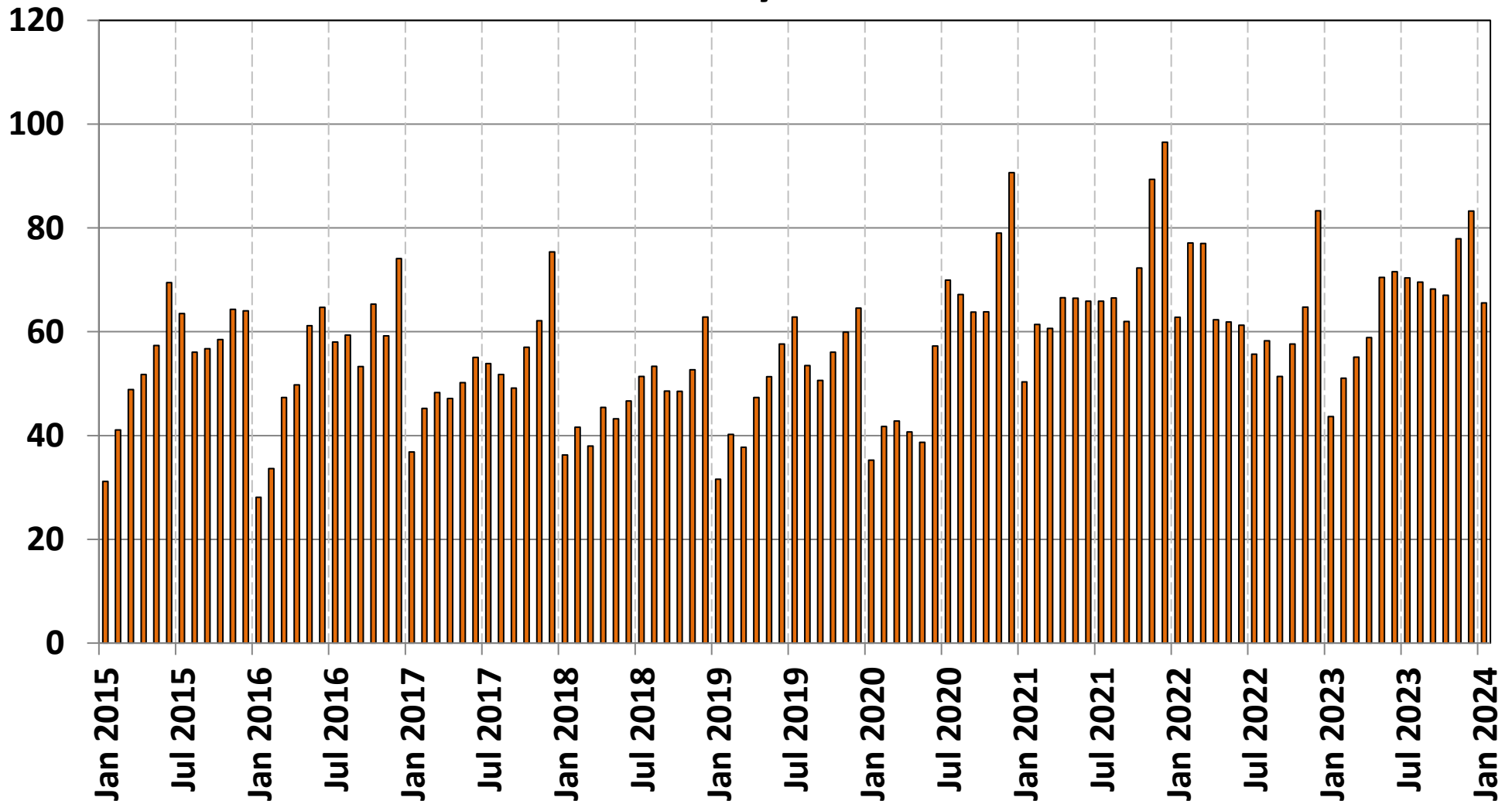
Greater Edmonton Area Residential New Listings January 2024



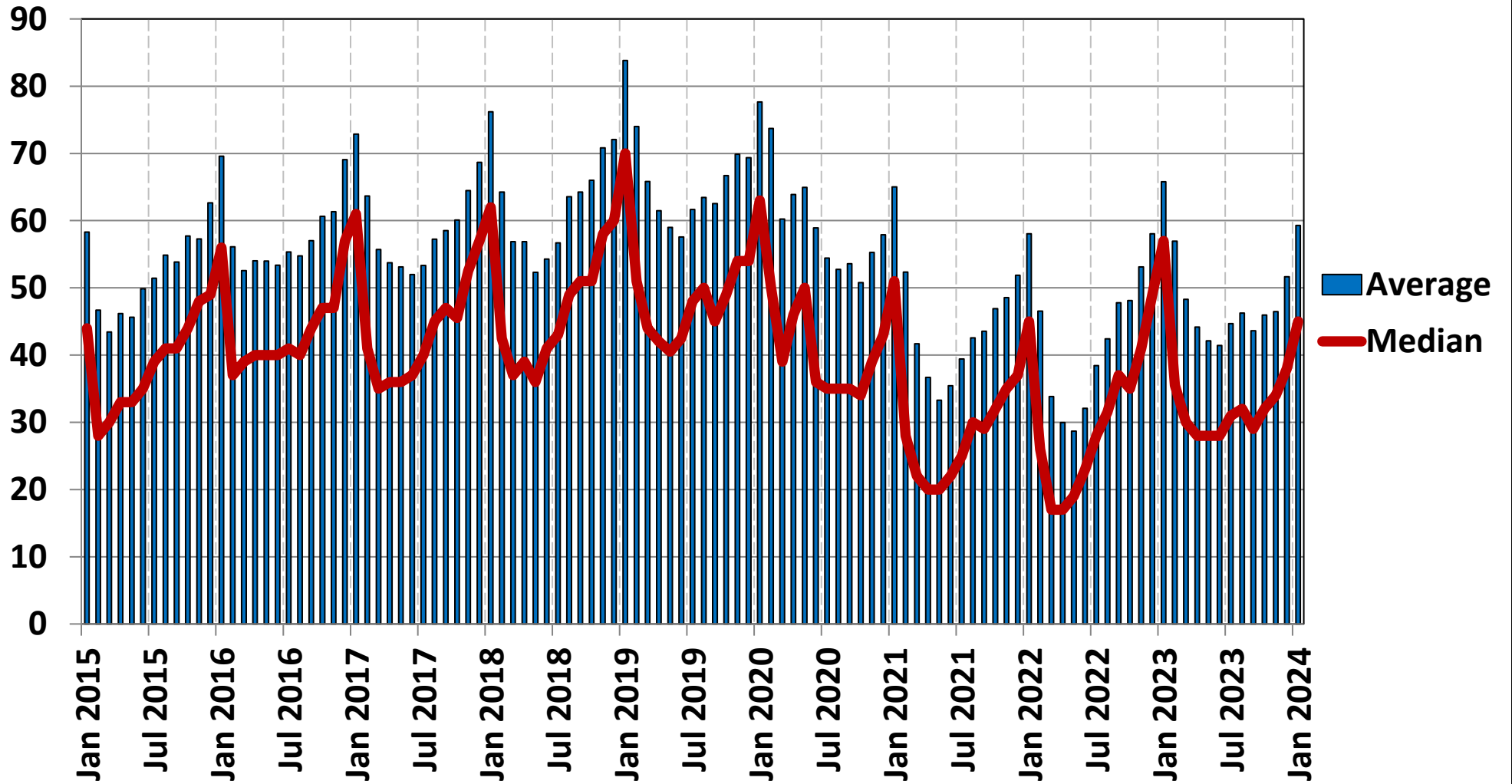
Greater Edmonton Area Residential Average and Median Price January 2024



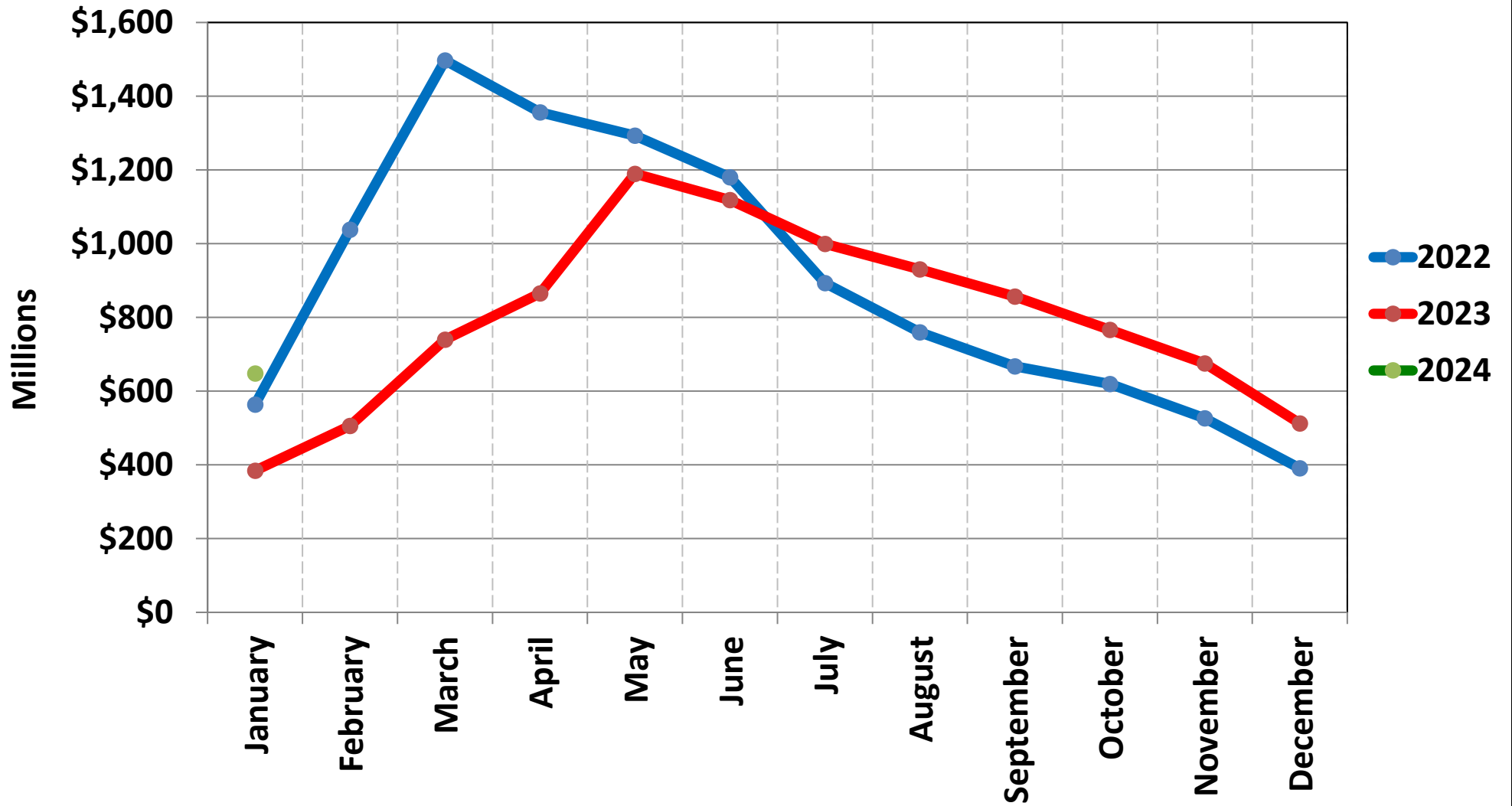
Greater Edmonton Area Residential Sales-to-New Listings Ratio January 2024



Greater Edmonton Area Residential Average and Median Days on Market January 2024



Greater Edmonton Area Total Dollar Volume January 2024



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