

5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
March 2025

page 1a

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,182 / 4,987	2,076 / 4,971	2,039 / 4,813	2,579 / 5,339	2,484 / 5,338
Sales / YTD	1,434 / 3,300	1,460 / 3,495	1,070 / 2,376	2,057 / 4,397	1,729 / 3,665
Sales to New Listings Ratio / YTD	66% / 66%	70% / 70%	52% / 49%	80% / 82%	70% / 69%
Sales Volume	824,366,002	755,070,814	518,492,453	1,067,043,832	824,769,742
Sales Volume YTD	1,877,755,554	1,766,153,016	1,115,600,952	2,210,298,675	1,693,429,295
Average Sale Price	574,872	517,172	484,572	518,738	477,021
Average Sale Price YTD	569,017	505,337	469,529	502,683	462,054
Median Sale Price	535,000	475,000	445,000	477,500	427,500
Median Sale Price YTD	529,949	466,000	432,700	464,000	418,000
Sale to List Price Ratio / YTD	101% / 100%	99% / 99%	98% / 97%	101% / 100%	98% / 98%
Average Days on Market / YTD	30 / 38	40 / 48	46 / 53	28 / 38	39 / 47
Median Days on Market / YTD	15 / 19	20 / 28	28 / 35	14 / 18	19 / 25
Average Days on Market (Cum.) / YTD	48 / 59	61 / 79	74 / 87	43 / 57	64 / 76
Median Days on Market (Cum.) / YTD	16 / 22	22 / 38	36 / 57	15 / 20	21 / 29
Semi-detached					
New Listings / YTD	395 / 928	349 / 816	297 / 737	471 / 1,014	437 / 950
Sales / YTD	268 / 682	260 / 594	180 / 432	433 / 879	278 / 591
Sales to New Listings Ratio / YTD	68% / 73%	74% / 73%	61% / 59%	92% / 87%	64% / 62%
Sales Volume	115,413,238	106,285,199	65,962,126	164,934,804	95,050,076
Sales Volume YTD	289,727,107	234,183,837	155,975,397	328,042,251	203,598,965
Average Sale Price	430,646	408,789	366,456	380,912	341,907
Average Sale Price YTD	424,820	394,249	361,054	373,199	344,499
Median Sale Price	425,150	400,300	365,000	376,000	329,500
Median Sale Price YTD	425,000	394,700	358,000	365,100	329,900
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	98% / 98%	101% / 100%	98% / 98%
Average Days on Market / YTD	22 / 28	35 / 41	39 / 48	28 / 37	41 / 50
Median Days on Market / YTD	15 / 17	20 / 24	26 / 32	15 / 18	21 / 28
Average Days on Market (Cum.) / YTD	31 / 37	52 / 61	60 / 76	39 / 53	66 / 75
Median Days on Market (Cum.) / YTD	16 / 18	23 / 30	27 / 45	15 / 21	25 / 35
Row/Townhouse					
New Listings / YTD	482 / 1,181	434 / 1,016	377 / 953	507 / 1,179	466 / 1,097
Sales / YTD	371 / 894	357 / 829	274 / 609	459 / 899	254 / 581
Sales to New Listings Ratio / YTD	77% / 76%	82% / 82%	73% / 64%	91% / 76%	55% / 53%
Sales Volume	116,787,332	100,887,601	67,965,958	122,844,134	62,165,101
Sales Volume YTD	276,695,564	229,808,191	151,633,696	235,592,947	142,420,865
Average Sale Price	314,791	282,598	248,051	267,634	244,744
Average Sale Price YTD	309,503	277,211	248,988	262,061	245,131
Median Sale Price	322,500	289,900	233,750	265,000	238,500
Median Sale Price YTD	315,000	278,000	240,000	259,000	242,500
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	97% / 97%	99% / 98%	97% / 97%
Average Days on Market / YTD	25 / 29	35 / 42	51 / 57	45 / 51	46 / 57
Median Days on Market / YTD	16 / 17	19 / 24	33 / 39	28 / 34	30 / 36
Average Days on Market (Cum.) / YTD	30 / 38	50 / 58	81 / 89	66 / 80	71 / 82
Median Days on Market (Cum.) / YTD	16 / 19	20 / 27	41 / 53	33 / 43	36 / 50

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
March 2025

page 1b

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	720 / 1,702	661 / 1,608	590 / 1,585	741 / 1,855	751 / 1,835
Sales / YTD	418 / 1,027	385 / 946	295 / 676	368 / 757	251 / 530
Sales to New Listings Ratio / YTD	58% / 60%	58% / 59%	50% / 43%	50% / 41%	33% / 29%
Sales Volume	90,999,192	74,831,581	56,924,785	74,806,520	52,666,391
Sales Volume YTD	218,317,856	179,225,510	128,808,012	148,793,775	107,424,820
Average Sale Price	217,701	194,368	192,965	203,279	209,826
Average Sale Price YTD	212,578	189,456	190,544	196,557	202,688
Median Sale Price	197,000	185,750	170,000	178,500	186,250
Median Sale Price YTD	193,000	176,750	170,000	175,000	180,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 96%	96% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	42 / 48	46 / 57	59 / 67	59 / 66	57 / 63
Median Days on Market / YTD	24 / 30	28 / 36	41 / 47	38 / 48	38 / 45
Average Days on Market (Cum.) / YTD	68 / 77	73 / 87	112 / 121	107 / 115	100 / 110
Median Days on Market (Cum.) / YTD	30 / 42	35 / 47	52 / 94	56 / 79	52 / 69
Total Residential²					
New Listings / YTD	3,779 / 8,798	3,520 / 8,411	3,303 / 8,088	4,298 / 9,387	4,138 / 9,220
Sales / YTD	2,491 / 5,903	2,462 / 5,864	1,819 / 4,093	3,317 / 6,932	2,512 / 5,367
Sales to New Listings Ratio / YTD	66% / 67%	70% / 70%	55% / 51%	77% / 74%	61% / 58%
Sales Volume	1,147,565,764	1,037,075,195	709,345,322	1,429,629,290	1,034,651,310
Sales Volume YTD	2,662,496,081	2,409,370,554	1,552,018,057	2,922,727,648	2,146,873,945
Average Sale Price	460,685	421,233	389,964	431,001	411,883
Average Sale Price YTD	451,041	410,875	379,188	421,628	400,014
Median Sale Price	445,000	405,000	370,000	401,500	375,500
Median Sale Price YTD	435,000	399,900	360,000	393,000	370,000
Sale to List Price Ratio / YTD	100% / 99%	99% / 98%	97% / 97%	100% / 99%	98% / 97%
Average Days on Market / YTD	30 / 37	40 / 48	48 / 55	34 / 43	42 / 50
Median Days on Market / YTD	17 / 20	21 / 28	30 / 37	17 / 22	22 / 28
Average Days on Market (Cum.) / YTD	47 / 56	60 / 75	80 / 92	53 / 66	69 / 80
Median Days on Market (Cum.) / YTD	18 / 23	24 / 36	38 / 59	18 / 26	25 / 36
Other³					
New Listings / YTD	165 / 368	178 / 423	165 / 435	186 / 436	204 / 468
Sales / YTD	76 / 197	94 / 228	60 / 153	118 / 261	112 / 232
Sales to New Listings Ratio / YTD	46% / 54%	53% / 54%	36% / 35%	63% / 60%	55% / 50%
Sales Volume	24,246,236	34,437,459	13,924,330	32,619,567	27,810,137
Sales Volume YTD	72,238,353	75,944,019	36,103,171	76,085,868	59,789,219
Average Sale Price	319,029	366,356	232,072	276,437	248,305
Average Sale Price YTD	366,692	333,088	235,968	291,517	257,712
Median Sale Price	186,000	218,750	125,000	203,000	196,000
Median Sale Price YTD	260,000	218,750	125,000	209,649	200,000
Sale to List Price Ratio / YTD	96% / 100%	95% / 94%	95% / 93%	95% / 94%	94% / 94%
Average Days on Market / YTD	101 / 97	81 / 82	89 / 88	122 / 107	85 / 114
Median Days on Market / YTD	32 / 37	32 / 45	46 / 53	49 / 59	35 / 64
Average Days on Market (Cum.) / YTD	206 / 180	137 / 159	132 / 132	165 / 147	135 / 193
Median Days on Market (Cum.) / YTD	50 / 54	41 / 76	61 / 86	55 / 75	52 / 94

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

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

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

5 Year Commercial Activity (Part 1)
Greater Edmonton Area¹
March 2025

page 2a

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	18 / 64	15 / 50	24 / 58	12 / 45	18 / 43
Sales / YTD	4 / 12	4 / 10	4 / 8	2 / 11	1 / 5
Sales to New Listings Ratio / YTD	22% / 19%	27% / 20%	17% / 14%	17% / 24%	6% / 12%
Sales Volume	4,477,125	7,661,000	5,565,000	4,550,000	525,000
Sales Volume YTD	10,551,135	52,751,000	13,103,000	30,882,750	2,658,878
Average Sale Price	1,119,281	1,915,250	1,391,250	2,275,000	525,000
Average Sale Price YTD	879,261	5,275,100	1,637,875	2,807,523	531,776
Median Sale Price	890,000	2,255,000	1,332,500	2,275,000	525,000
Median Sale Price YTD	754,500	1,875,000	1,300,000	1,350,000	525,000
Sale to List Price Ratio / YTD	95% / 91%	95% / 98%	79% / 88%	86% / 97%	94% / 84%
Average Days on Market / YTD	129 / 205	160 / 181	402 / 354	261 / 247	91 / 550
Median Days on Market / YTD	78 / 82	149 / 105	431 / 309	261 / 253	91 / 685
Average Days on Market (Cum.) / YTD	129 / 298	272 / 259	768 / 537	261 / 349	91 / 550
Median Days on Market (Cum.) / YTD	78 / 191	211 / 211	431 / 309	261 / 253	91 / 685
Investment					
New Listings / YTD	38 / 126	28 / 75	41 / 110	25 / 85	30 / 84
Sales / YTD	14 / 29	16 / 26	4 / 16	9 / 34	9 / 19
Sales to New Listings Ratio / YTD	37% / 23%	57% / 35%	10% / 15%	36% / 40%	30% / 23%
Sales Volume	9,202,488	15,713,682	2,676,000	6,807,200	5,408,910
Sales Volume YTD	19,642,013	22,641,582	9,502,420	28,192,980	10,602,910
Average Sale Price	657,321	982,105	669,000	756,356	600,990
Average Sale Price YTD	677,311	870,830	593,901	829,205	558,048
Median Sale Price	560,130	527,500	340,000	485,000	280,000
Median Sale Price YTD	560,000	451,250	487,500	451,500	360,000
Sale to List Price Ratio / YTD	88% / 91%	90% / 92%	91% / 94%	118% / 100%	73% / 81%
Average Days on Market / YTD	111 / 132	150 / 226	119 / 128	226 / 177	238 / 194
Median Days on Market / YTD	79 / 143	123 / 123	116 / 108	258 / 135	85 / 140
Average Days on Market (Cum.) / YTD	134 / 154	178 / 277	207 / 194	248 / 196	238 / 204
Median Days on Market (Cum.) / YTD	138 / 146	129 / 174	210 / 168	258 / 152	85 / 140
Multi Family					
New Listings / YTD	14 / 34	16 / 37	16 / 31	12 / 35	14 / 31
Sales / YTD	7 / 16	2 / 7	0 / 6	11 / 14	9 / 21
Sales to New Listings Ratio / YTD	50% / 47%	13% / 19%	0% / 19%	92% / 40%	64% / 68%
Sales Volume	13,584,589	3,575,000	0	12,575,000	13,401,500
Sales Volume YTD	30,856,400	8,048,500	7,669,000	18,034,000	30,589,000
Average Sale Price	1,940,656	1,787,500	0	1,143,182	1,489,056
Average Sale Price YTD	1,928,525	1,149,786	1,278,167	1,288,143	1,456,619
Median Sale Price	1,532,789	1,787,500	0	1,020,000	1,596,000
Median Sale Price YTD	1,676,395	1,330,000	825,000	1,161,500	1,470,000
Sale to List Price Ratio / YTD	96% / 95%	99% / 95%	0% / 92%	90% / 90%	93% / 94%
Average Days on Market / YTD	109 / 122	87 / 144	0 / 265	92 / 94	231 / 205
Median Days on Market / YTD	59 / 97	87 / 87	0 / 76	53 / 83	71 / 125
Average Days on Market (Cum.) / YTD	119 / 154	87 / 165	0 / 265	130 / 137	250 / 243
Median Days on Market (Cum.) / YTD	59 / 124	87 / 87	0 / 76	113 / 131	132 / 131
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 0	0 / 1	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
March 2025

page 2b

	2025	2024	2023	2022	2021
Business					
New Listings / YTD	46 / 127	18 / 80	25 / 81	27 / 70	21 / 39
Sales / YTD	8 / 18	7 / 13	7 / 13	4 / 15	2 / 4
Sales to New Listings Ratio / YTD	17% / 14%	39% / 16%	28% / 16%	15% / 21%	10% / 10%
Sales Volume	2,923,000	1,310,500	1,482,500	446,500	297,280
Sales Volume YTD	7,740,000	2,110,500	2,281,500	3,541,000	1,322,280
Average Sale Price	365,375	187,214	211,786	111,625	148,640
Average Sale Price YTD	430,000	162,346	175,500	236,067	330,570
Median Sale Price	147,500	90,000	160,000	109,500	148,640
Median Sale Price YTD	180,000	110,000	120,000	167,000	286,140
Sale to List Price Ratio / YTD	80% / 81%	86% / 82%	83% / 85%	77% / 85%	449% / 264%
Average Days on Market / YTD	78 / 109	134 / 111	131 / 117	56 / 147	177 / 224
Median Days on Market / YTD	79 / 114	120 / 113	118 / 102	52 / 103	177 / 248
Average Days on Market (Cum.) / YTD	78 / 109	181 / 136	178 / 171	56 / 147	177 / 224
Median Days on Market (Cum.) / YTD	79 / 114	127 / 113	146 / 146	52 / 103	177 / 248
Lease					
New Listings / YTD	28 / 85	20 / 80	25 / 81	28 / 75	18 / 61
Sales / YTD	11 / 23	16 / 34	8 / 31	7 / 23	10 / 23
Sales to New Listings Ratio / YTD	39% / 27%	80% / 43%	32% / 38%	25% / 31%	56% / 38%
Sales Volume	4,276,477	8,477,247	667,755	711,656	2,235,902
Sales Volume YTD	8,815,694	18,862,339	5,019,417	3,139,597	3,416,483
Average Sale Price	388,771	529,828	83,469	101,665	223,590
Average Sale Price YTD	383,291	554,775	161,917	136,504	148,543
Median Sale Price	330,000	163,025	67,860	60,480	147,586
Median Sale Price YTD	224,867	128,072	98,185	96,875	106,200
Average Days on Market / YTD	100 / 147	136 / 153	91 / 127	168 / 126	292 / 231
Median Days on Market / YTD	54 / 125	83 / 91	69 / 87	95 / 94	123 / 133
Average Days on Market (Cum.) / YTD	131 / 161	169 / 169	91 / 140	168 / 185	321 / 250
Median Days on Market (Cum.) / YTD	125 / 134	149 / 149	69 / 94	95 / 110	160 / 190
Farms					
New Listings / YTD	17 / 33	8 / 22	14 / 32	14 / 36	17 / 44
Sales / YTD	5 / 16	5 / 14	4 / 8	9 / 20	9 / 17
Sales to New Listings Ratio / YTD	29% / 48%	63% / 64%	29% / 25%	64% / 56%	53% / 39%
Sales Volume	1,795,000	4,916,200	6,530,000	7,375,680	6,784,000
Sales Volume YTD	11,795,900	14,191,200	9,088,750	16,616,180	11,622,392
Average Sale Price	359,000	983,240	1,632,500	819,520	753,778
Average Sale Price YTD	737,244	1,013,657	1,136,094	830,809	683,670
Median Sale Price	330,000	950,000	1,575,000	697,680	611,000
Median Sale Price YTD	657,450	975,000	840,000	720,340	530,000
Sale to List Price Ratio / YTD	96% / 92%	96% / 92%	98% / 88%	93% / 94%	95% / 92%
Average Days on Market / YTD	21 / 67	54 / 137	157 / 151	92 / 94	183 / 192
Median Days on Market / YTD	20 / 47	18 / 126	35 / 68	43 / 54	66 / 168
Average Days on Market (Cum.) / YTD	80 / 86	91 / 158	523 / 406	142 / 177	183 / 192
Median Days on Market (Cum.) / YTD	20 / 63	22 / 160	35 / 206	114 / 118	66 / 168
Total Commercial²					
New Listings / YTD	161 / 470	106 / 348	145 / 394	118 / 349	118 / 303
Sales / YTD	49 / 116	51 / 106	27 / 83	42 / 117	40 / 89
Sales to New Listings Ratio / YTD	30% / 25%	48% / 30%	19% / 21%	36% / 34%	34% / 29%
Sales Volume	36,258,679	42,171,629	16,921,255	32,466,036	28,652,592
Sales Volume YTD	90,801,142	119,583,121	46,791,087	100,406,507	60,211,943
Average Sale Price	739,973	826,895	626,713	773,001	716,315
Average Sale Price YTD	782,768	1,128,143	563,748	858,175	676,539
Median Sale Price	458,738	455,000	246,000	480,000	467,500
Median Sale Price YTD	514,938	426,100	265,000	410,000	450,680
Sale to List Price Ratio / YTD	90% / 90%	92% / 91%	87% / 90%	96% / 94%	111% / 99%
Average Days on Market / YTD	95 / 127	130 / 163	161 / 162	138 / 146	231 / 227
Median Days on Market / YTD	59 / 98	113 / 114	118 / 101	85 / 103	92 / 153
Average Days on Market (Cum.) / YTD	116 / 152	168 / 196	295 / 231	163 / 191	242 / 243
Median Days on Market (Cum.) / YTD	84 / 121	131 / 130	146 / 146	114 / 131	123 / 161

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)

page 3

Greater Edmonton Area¹

March 2025

Year	Month	Residential ²	Commercial ³	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,956 (1,639)	735 (22)	7,313 (1,723)
	March	6,816 (2,512)	742 (40)	8,191 (2,664)
	April	7,576 (2,972)	755 (30)	9,020 (3,124)
	May	8,124 (2,845)	761 (40)	9,592 (3,002)
	June	8,487 (2,814)	746 (37)	10,009 (2,946)
	July	8,424 (2,269)	752 (26)	9,953 (2,403)
	August	8,063 (2,122)	745 (24)	9,573 (2,232)
	September	7,728 (1,918)	729 (38)	9,182 (2,032)
	October	7,119 (1,922)	720 (33)	8,555 (2,033)
	November	6,000 (1,872)	734 (26)	7,404 (1,971)
	December	4,673 (1,340)	643 (40)	5,863 (1,442)
2022	January	4,632 (1,330)	667 (31)	5,846 (1,434)
	February	4,712 (2,285)	712 (44)	5,982 (2,399)
	March	5,212 (3,317)	745 (42)	6,534 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,572 (2,921)	774 (37)	8,989 (3,052)
	June	8,118 (2,656)	769 (37)	9,567 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,044 (1,854)	834 (27)	9,587 (1,945)
	September	7,835 (1,608)	846 (21)	9,374 (1,692)
	October	7,201 (1,506)	857 (19)	8,709 (1,584)
	November	6,408 (1,278)	834 (38)	7,850 (1,364)
	December	4,975 (987)	749 (19)	6,265 (1,037)
2023	January	5,186 (982)	784 (26)	6,543 (1,050)
	February	5,628 (1,292)	797 (30)	7,022 (1,373)
	March	6,315 (1,819)	830 (27)	7,777 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,075 (2,717)	898 (40)	8,619 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,935 (2,320)	900 (43)	8,544 (2,443)
	August	6,744 (2,245)	884 (38)	8,318 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,231 (1,805)	875 (42)	7,710 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,649 (1,218)	713 (39)	5,834 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,739 (1,522)
	February	4,794 (1,966)	756 (30)	6,013 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,420 (3,113)	753 (45)	6,728 (3,243)
	May	5,763 (3,222)	779 (48)	7,128 (3,374)
	June	5,886 (2,842)	762 (59)	7,259 (2,966)
	July	5,817 (2,935)	797 (44)	7,219 (3,074)
	August	5,732 (2,581)	799 (42)	7,100 (2,717)
	September	5,641 (2,257)	814 (45)	6,996 (2,389)
	October	5,097 (2,483)	805 (51)	6,404 (2,616)
	November	4,469 (1,914)	804 (47)	5,740 (2,030)
	December	3,500 (1,422)	703 (48)	4,573 (1,523)
2025	January	3,689 (1,590)	748 (33)	4,787 (1,690)
	February	4,051 (1,822)	779 (34)	5,188 (1,910)
	March	4,845 (2,491)	838 (49)	6,084 (2,616)

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
March 2025

page 4

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	30	89	43	135	41	108	46	108	23	69
100,000 - 149,999	88	211	91	260	110	264	113	261	90	203
150,000 - 199,999	150	414	196	491	166	376	204	429	151	324
200,000 - 249,999	168	425	183	406	140	296	208	432	158	334
250,000 - 299,999	146	343	155	387	154	396	251	570	254	574
300,000 - 324,999	60	171	101	255	88	233	179	410	169	404
325,000 - 349,999	102	256	112	297	106	241	209	452	191	402
350,000 - 374,999	101	255	124	298	115	269	199	451	205	435
375,000 - 399,999	127	286	191	415	121	270	223	463	171	413
400,000 - 424,999	138	338	166	417	115	243	192	428	175	355
425,000 - 449,999	158	389	164	390	110	245	211	384	137	297
450,000 - 474,999	151	340	145	344	82	172	172	333	114	232
475,000 - 499,999	152	331	123	275	66	157	147	300	96	200
500,000 - 524,999	121	252	91	189	60	127	128	288	85	187
525,000 - 549,999	129	289	91	242	56	105	113	235	72	144
550,000 - 574,999	100	245	72	153	40	94	105	193	51	105
575,000 - 599,999	92	233	79	179	44	86	78	174	64	116
600,000 - 649,999	129	308	100	221	56	110	142	280	81	144
650,000 - 699,999	94	209	67	133	43	83	108	207	51	112
700,000 - 749,999	65	121	40	88	27	61	85	152	31	56
750,000 - 799,999	45	98	31	75	10	28	48	96	31	56
800,000 - 899,999	52	109	31	76	33	55	61	112	37	76
900,000 - 999,999	30	55	16	40	12	20	33	68	24	42
1,000,000-1,499,999	52	97	41	77	17	43	51	80	44	73
1,500,000-1,999,999	7	25	7	16	4	8	8	17	5	11
2,000,000-2,499,999	4	6	1	1	3	3	1	4	1	2
2,500,000-2,999,999	0	3	1	4	0	0	2	2	1	1
3,000,000-3,499,999	0	1	0	0	0	0	0	1	0	0
3,500,000+	0	4	0	0	0	0	0	2	0	0
Total	2,491	5,903	2,462	5,864	1,819	4,093	3,317	6,932	2,512	5,367

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
March 2025**

page 5

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	2	4	2	5	3	4	1	5	6	10
100,000 - 149,999	4	15	4	16	8	22	9	21	9	21
150,000 - 199,999	5	20	14	40	7	20	13	34	15	32
200,000 - 249,999	16	37	19	57	32	73	35	98	40	94
250,000 - 299,999	19	63	50	132	60	172	74	218	114	272
300,000 - 324,999	11	43	37	111	45	132	85	210	86	226
325,000 - 349,999	28	72	54	156	58	137	118	257	121	249
350,000 - 374,999	39	94	79	177	78	180	109	265	152	328
375,000 - 399,999	56	135	106	247	80	184	134	287	150	361
400,000 - 424,999	67	168	110	284	87	179	126	303	157	325
425,000 - 449,999	97	235	129	318	93	207	163	307	130	280
450,000 - 474,999	106	244	120	282	76	158	146	297	109	219
475,000 - 499,999	123	251	111	255	64	141	133	277	87	183
500,000 - 524,999	102	216	87	182	56	115	120	269	79	175
525,000 - 549,999	118	258	80	223	53	98	105	225	69	138
550,000 - 574,999	95	230	67	140	37	84	97	179	48	96
575,000 - 599,999	86	215	73	170	39	78	70	166	62	109
600,000 - 649,999	121	295	89	205	51	103	134	261	77	135
650,000 - 699,999	91	202	63	125	40	80	107	203	50	105
700,000 - 749,999	62	113	40	87	25	55	78	142	31	55
750,000 - 799,999	44	96	31	73	10	28	46	93	30	54
800,000 - 899,999	51	107	30	75	33	55	60	111	33	72
900,000 - 999,999	29	54	16	40	11	19	33	68	24	42
1,000,000-1,499,999	51	95	40	75	17	42	50	76	43	70
1,500,000-1,999,999	7	24	7	16	4	7	8	16	5	11
2,000,000-2,499,999	4	6	1	1	3	3	1	4	1	2
2,500,000-2,999,999	0	3	1	3	0	0	2	2	1	1
3,000,000-3,499,999	0	1	0	0	0	0	0	1	0	0
3,500,000+	0	4	0	0	0	0	0	2	0	0
Total	1,434	3,300	1,460	3,495	1,070	2,376	2,057	4,397	1,729	3,665

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
March 2025**

page 6

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	1	0	6	4	10	1	3	2	3
150,000 - 199,999	0	1	3	7	1	9	3	10	2	6
200,000 - 249,999	3	11	5	22	14	31	16	40	13	40
250,000 - 299,999	11	35	22	53	24	61	54	103	54	118
300,000 - 324,999	12	34	19	34	15	44	30	82	59	109
325,000 - 349,999	16	45	19	45	21	46	55	120	47	100
350,000 - 374,999	17	52	16	55	15	41	53	118	45	84
375,000 - 399,999	34	65	44	89	22	48	59	125	18	40
400,000 - 424,999	36	94	36	95	25	54	53	99	10	21
425,000 - 449,999	39	101	29	61	16	34	42	69	5	11
450,000 - 474,999	33	75	23	50	6	11	20	30	5	10
475,000 - 499,999	21	66	10	18	2	9	9	14	2	7
500,000 - 524,999	16	27	4	7	2	8	6	13	3	8
525,000 - 549,999	10	27	10	17	2	4	7	9	3	5
550,000 - 574,999	4	11	4	9	2	7	6	10	3	6
575,000 - 599,999	4	15	3	6	3	5	8	8	1	4
600,000 - 649,999	7	10	8	11	3	4	7	14	4	9
650,000 - 699,999	3	5	4	7	3	3	0	3	1	7
700,000 - 749,999	1	5	0	0	0	3	3	5	0	1
750,000 - 799,999	0	1	0	1	0	0	1	2	1	2
800,000 - 899,999	1	1	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	1	1	0	0	0	2	0	0
Total	268	682	260	594	180	432	433	879	278	591

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
March 2025

page 7

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	1	3	5	11	0	7	1	3
100,000 - 149,999	4	21	21	49	31	75	36	76	28	67
150,000 - 199,999	36	91	57	153	64	141	81	168	53	124
200,000 - 249,999	57	143	65	134	49	96	87	165	51	112
250,000 - 299,999	63	145	51	132	47	107	94	184	61	128
300,000 - 324,999	29	69	37	89	18	36	51	96	22	61
325,000 - 349,999	47	114	32	79	21	50	27	58	19	41
350,000 - 374,999	34	87	26	59	16	37	29	52	4	14
375,000 - 399,999	30	67	38	72	15	32	26	43	3	8
400,000 - 424,999	33	72	17	32	3	8	11	22	5	6
425,000 - 449,999	19	46	6	10	0	1	2	3	1	4
450,000 - 474,999	9	16	2	8	0	1	6	6	0	1
475,000 - 499,999	4	10	2	2	0	6	4	7	5	6
500,000 - 524,999	3	7	0	0	1	2	2	4	1	1
525,000 - 549,999	1	3	0	1	1	2	1	1	0	1
550,000 - 574,999	1	1	1	3	1	1	0	2	0	3
575,000 - 599,999	0	0	1	1	1	2	0	0	0	1
600,000 - 649,999	1	2	0	2	1	1	1	3	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	1	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	1	1	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	371	894	357	829	274	609	459	899	254	581

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
March 2025

page 8

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	28	85	40	127	33	93	45	96	16	56
100,000 - 149,999	80	174	66	189	67	157	67	161	51	112
150,000 - 199,999	109	302	122	291	94	206	107	217	81	162
200,000 - 249,999	92	234	94	193	45	96	70	129	54	88
250,000 - 299,999	53	100	32	70	23	56	29	65	25	56
300,000 - 324,999	8	25	8	21	10	21	13	22	2	8
325,000 - 349,999	11	25	7	17	6	8	9	17	4	12
350,000 - 374,999	11	22	3	7	6	11	8	16	4	9
375,000 - 399,999	7	19	3	7	4	6	4	8	0	4
400,000 - 424,999	2	4	3	6	0	2	2	4	3	3
425,000 - 449,999	3	7	0	1	1	3	4	5	1	2
450,000 - 474,999	3	5	0	4	0	2	0	0	0	2
475,000 - 499,999	4	4	0	0	0	1	1	2	2	4
500,000 - 524,999	0	2	0	0	1	2	0	2	2	3
525,000 - 549,999	0	1	1	1	0	1	0	0	0	0
550,000 - 574,999	0	3	0	1	0	2	2	2	0	0
575,000 - 599,999	2	3	2	2	1	1	0	0	1	2
600,000 - 649,999	0	1	3	3	1	2	0	2	0	0
650,000 - 699,999	0	2	0	1	0	0	1	1	0	0
700,000 - 749,999	2	3	0	1	2	3	4	4	0	0
750,000 - 799,999	1	1	0	1	0	0	1	1	0	0
800,000 - 899,999	0	1	1	1	0	0	0	0	4	4
900,000 - 999,999	1	1	0	0	1	1	0	0	0	0
1,000,000+	1	3	0	2	0	2	1	3	1	3
Total	418	1,027	385	946	295	676	368	757	251	530

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**

page 9

March 2025

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,664	1,639	88	22	2,887	1,723
	March	4,138	2,512	118	40	4,460	2,664
	April	4,465	2,972	106	30	4,794	3,124
	May	4,284	2,845	94	40	4,585	3,002
	June	4,263	2,814	85	37	4,569	2,946
	July	3,444	2,269	89	26	3,707	2,403
	August	3,181	2,122	76	24	3,412	2,232
	September	3,102	1,918	83	38	3,309	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,386	1,340	79	40	1,525	1,442
	Total	38,105	25,441	1,104	383	41,121	26,873
2022	January	2,122	1,330	105	31	2,351	1,434
	February	2,967	2,285	126	44	3,219	2,399
	March	4,298	3,317	118	42	4,602	3,477
	April	4,724	2,938	116	52	5,055	3,128
	May	4,725	2,921	108	37	5,020	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,645	2,029	135	34	3,922	2,124
	August	3,180	1,854	121	27	3,450	1,945
	September	3,128	1,608	121	21	3,391	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,175	987	90	19	1,341	1,037
	Total	38,895	24,709	1,352	401	42,019	26,032
2023	January	2,258	982	130	26	2,529	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,303	1,819	145	27	3,613	1,906
	April	3,442	2,023	142	38	3,741	2,137
	May	3,851	2,717	149	40	4,207	2,845
	June	3,632	2,598	142	45	3,993	2,724
	July	3,291	2,320	119	43	3,569	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,022	2,055	119	36	3,286	2,165
	October	2,696	1,805	134	42	2,953	1,920
	November	2,088	1,624	90	41	2,286	1,730
	December	1,481	1,218	80	39	1,633	1,297
	Total	34,817	22,698	1,467	445	38,064	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,966	121	30	2,977	2,069
	March	3,520	2,462	106	51	3,804	2,607
	April	3,819	3,113	160	45	4,166	3,243
	May	4,229	3,222	150	48	4,579	3,374
	June	3,636	2,842	117	59	3,900	2,966
	July	3,651	2,935	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,128	2,257	122	45	3,394	2,389
	October	2,879	2,483	121	51	3,117	2,616
	November	2,051	1,914	120	47	2,267	2,030
	December	1,339	1,422	80	48	1,464	1,523
	Total	36,523	28,633	1,478	535	39,656	30,130
2025	January	2,402	1,590	157	33	2,658	1,690
	February	2,617	1,822	152	34	2,873	1,910
	March	3,779	2,491	161	49	4,105	2,616
	Total	8,798	5,903	470	116	9,636	6,216

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
March 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,147	380,461
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,908	398,927
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,917	414,956	294,742	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	407,171	292,072	204,378	440,272
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	402,446	288,722	200,266	435,142
	December	538,393	408,572	292,490	204,210	434,539
	YTD Average	535,990	408,122	290,681	200,280	432,346
2025	January	560,288	421,331	312,077	203,105	437,851
	February	568,071	420,786	300,630	215,039	449,367
	March	574,872	430,646	314,791	217,701	460,685

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
March 2025

page 11

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,956 (1,639)	735 (22)	4,249 (1,047)	376 (15)
	March	6,816 (2,512)	742 (40)	4,876 (1,596)	368 (17)
	April	7,576 (2,972)	755 (30)	5,490 (1,883)	363 (14)
	May	8,124 (2,845)	761 (40)	5,944 (1,863)	369 (14)
	June	8,487 (2,814)	746 (37)	6,234 (1,856)	363 (18)
	July	8,424 (2,269)	752 (26)	6,206 (1,493)	365 (17)
	August	8,063 (2,122)	745 (24)	5,978 (1,392)	365 (11)
	September	7,728 (1,918)	729 (38)	5,778 (1,272)	373 (17)
	October	7,119 (1,922)	720 (33)	5,363 (1,273)	369 (17)
	November	6,000 (1,872)	734 (26)	4,590 (1,280)	395 (9)
	December	4,673 (1,340)	643 (40)	3,532 (938)	354 (25)
2022	January	4,632 (1,330)	667 (31)	3,507 (954)	371 (20)
	February	4,712 (2,285)	712 (44)	3,566 (1,633)	399 (25)
	March	5,212 (3,317)	745 (42)	3,928 (2,311)	418 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,572 (2,921)	774 (37)	5,719 (1,927)	448 (19)
	June	8,118 (2,656)	769 (37)	6,085 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,044 (1,854)	834 (27)	6,030 (1,215)	477 (15)
	September	7,835 (1,608)	846 (21)	5,850 (1,083)	477 (12)
	October	7,201 (1,506)	857 (19)	5,332 (1,027)	488 (5)
	November	6,408 (1,278)	834 (38)	4,737 (885)	489 (18)
	December	4,975 (987)	749 (19)	3,674 (695)	430 (14)
2023	January	5,186 (982)	784 (26)	3,812 (699)	456 (14)
	February	5,628 (1,292)	797 (30)	4,099 (907)	458 (21)
	March	6,315 (1,819)	830 (27)	4,501 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,075 (2,717)	898 (40)	5,163 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,161 (1,750)	561 (24)
	July	6,935 (2,320)	900 (43)	5,082 (1,586)	550 (28)
	August	6,744 (2,245)	884 (38)	4,859 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,231 (1,805)	875 (42)	4,393 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,649 (1,218)	713 (39)	3,207 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,100 (1,053)	444 (10)
	February	4,794 (1,966)	756 (30)	3,232 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,637 (1,728)	437 (32)
	April	5,420 (3,113)	753 (45)	3,750 (2,144)	458 (32)
	May	5,763 (3,222)	779 (48)	4,119 (2,141)	455 (26)
	June	5,886 (2,842)	762 (59)	4,236 (1,932)	455 (33)
	July	5,817 (2,935)	797 (44)	4,254 (2,009)	480 (24)
	August	5,732 (2,581)	799 (42)	4,207 (1,771)	482 (18)
	September	5,641 (2,257)	814 (45)	4,127 (1,537)	488 (19)
	October	5,097 (2,483)	805 (51)	3,731 (1,734)	495 (27)
	November	4,469 (1,914)	804 (47)	3,282 (1,365)	501 (26)
	December	3,500 (1,422)	703 (48)	2,544 (1,054)	447 (28)
2025	January	3,689 (1,590)	748 (33)	2,633 (1,182)	467 (18)
	February	4,051 (1,822)	779 (34)	2,930 (1,262)	487 (22)
	March	4,845 (2,491)	838 (49)	3,547 (1,754)	523 (33)

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)

page 12a

City of Edmonton

March 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,398 / 3,197	1,334 / 3,149	1,270 / 3,084	1,657 / 3,476	1,485 / 3,143
Sales / YTD	912 / 2,127	944 / 2,292	667 / 1,508	1,312 / 2,887	1,003 / 2,149
Sales to New Listings Ratio / YTD	65% / 67%	71% / 73%	53% / 49%	79% / 83%	68% / 68%
Sales Volume	523,174,495	474,303,713	316,867,502	667,812,260	472,517,406
Sales Volume YTD	1,195,814,858	1,128,324,283	694,959,700	1,429,182,871	978,499,139
Average Sale Price	573,656	502,440	475,064	509,003	471,104
Average Sale Price YTD	562,207	492,288	460,849	495,041	455,328
Median Sale Price	527,000	469,000	439,000	470,000	418,800
Median Sale Price YTD	520,200	459,900	428,000	457,309	410,000
Sale to List Price Ratio / YTD	101% / 100%	100% / 99%	98% / 97%	101% / 100%	98% / 98%
Average Days on Market / YTD	30 / 38	39 / 47	49 / 54	27 / 37	38 / 46
Median Days on Market / YTD	15 / 19	19 / 28	29 / 35	14 / 18	18 / 25
Average Days on Market (Cum.) / YTD	48 / 58	61 / 79	79 / 91	42 / 57	63 / 73
Median Days on Market (Cum.) / YTD	16 / 23	21 / 37	42 / 63	15 / 20	21 / 31
Semi-detached					
New Listings / YTD	281 / 658	239 / 542	192 / 486	346 / 741	287 / 628
Sales / YTD	186 / 484	179 / 406	118 / 289	307 / 630	171 / 371
Sales to New Listings Ratio / YTD	66% / 74%	75% / 75%	61% / 59%	89% / 85%	60% / 59%
Sales Volume	79,555,693	74,115,883	43,439,354	119,792,898	59,152,326
Sales Volume YTD	206,207,415	162,017,037	105,049,327	240,022,007	129,840,929
Average Sale Price	427,719	414,055	368,130	390,205	345,920
Average Sale Price YTD	426,048	399,057	363,492	380,987	349,976
Median Sale Price	425,000	406,500	375,000	385,000	332,000
Median Sale Price YTD	427,500	400,000	365,000	375,000	335,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	98% / 98%	101% / 100%	98% / 98%
Average Days on Market / YTD	24 / 29	32 / 40	41 / 47	27 / 36	43 / 52
Median Days on Market / YTD	15 / 18	18 / 23	27 / 32	14 / 18	22 / 29
Average Days on Market (Cum.) / YTD	35 / 40	53 / 61	59 / 77	40 / 52	65 / 75
Median Days on Market (Cum.) / YTD	17 / 20	22 / 29	30 / 46	14 / 20	25 / 35
Row/Townhouse					
New Listings / YTD	399 / 960	326 / 783	294 / 729	405 / 958	377 / 865
Sales / YTD	296 / 707	265 / 650	217 / 487	380 / 735	209 / 469
Sales to New Listings Ratio / YTD	74% / 74%	81% / 83%	74% / 67%	94% / 77%	55% / 54%
Sales Volume	92,376,988	73,171,301	51,239,337	100,723,766	50,666,358
Sales Volume YTD	214,651,085	177,482,584	117,634,697	190,468,284	113,589,433
Average Sale Price	312,084	276,118	236,126	265,063	242,423
Average Sale Price YTD	303,608	273,050	241,550	259,141	242,195
Median Sale Price	318,225	277,500	225,000	260,000	234,000
Median Sale Price YTD	310,281	276,750	230,000	253,250	241,000
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	97% / 97%	99% / 98%	97% / 97%
Average Days on Market / YTD	24 / 29	34 / 42	51 / 56	46 / 52	46 / 57
Median Days on Market / YTD	16 / 18	18 / 22	33 / 39	30 / 35	29 / 36
Average Days on Market (Cum.) / YTD	28 / 36	45 / 55	86 / 90	66 / 81	74 / 85
Median Days on Market (Cum.) / YTD	16 / 18	18 / 25	42 / 57	35 / 45	37 / 51

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

March 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	648 / 1,503	592 / 1,451	513 / 1,369	660 / 1,645	673 / 1,650
Sales / YTD	360 / 880	340 / 834	249 / 573	312 / 646	213 / 458
Sales to New Listings Ratio / YTD	56% / 59%	57% / 57%	49% / 42%	47% / 39%	32% / 28%
Sales Volume	77,419,685	64,405,997	46,712,307	61,725,920	44,605,379
Sales Volume YTD	185,457,304	153,244,784	104,815,185	124,209,237	90,480,713
Average Sale Price	215,055	189,429	187,600	197,839	209,415
Average Sale Price YTD	210,747	183,747	182,924	192,274	197,556
Median Sale Price	197,150	183,800	170,000	175,000	186,000
Median Sale Price YTD	193,750	174,950	167,000	170,000	177,383
Sale to List Price Ratio / YTD	97% / 97%	97% / 96%	95% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	43 / 49	46 / 56	62 / 67	58 / 66	55 / 61
Median Days on Market / YTD	25 / 30	28 / 36	41 / 47	38 / 47	37 / 44
Average Days on Market (Cum.) / YTD	70 / 79	71 / 84	117 / 125	105 / 116	93 / 107
Median Days on Market (Cum.) / YTD	30 / 44	35 / 45	54 / 99	56 / 79	49 / 65
Total Residential¹					
New Listings / YTD	2,726 / 6,318	2,491 / 5,925	2,269 / 5,668	3,068 / 6,820	2,822 / 6,286
Sales / YTD	1,754 / 4,198	1,728 / 4,182	1,251 / 2,857	2,311 / 4,898	1,596 / 3,447
Sales to New Listings Ratio / YTD	64% / 66%	69% / 71%	55% / 50%	75% / 72%	57% / 55%
Sales Volume	772,526,861	685,996,894	458,258,500	950,054,844	626,941,469
Sales Volume YTD	1,802,130,662	1,621,068,688	1,022,458,909	1,983,882,399	1,312,410,214
Average Sale Price	440,437	396,989	366,314	411,101	392,820
Average Sale Price YTD	429,283	387,630	357,879	405,039	380,740
Median Sale Price	425,000	386,500	353,000	388,000	362,000
Median Sale Price YTD	416,750	380,000	343,000	380,000	355,088
Sale to List Price Ratio / YTD	100% / 99%	99% / 98%	97% / 97%	100% / 99%	98% / 97%
Average Days on Market / YTD	31 / 38	39 / 47	51 / 56	35 / 43	42 / 50
Median Days on Market / YTD	17 / 21	20 / 28	33 / 39	18 / 23	22 / 29
Average Days on Market (Cum.) / YTD	48 / 57	59 / 75	86 / 96	54 / 68	69 / 79
Median Days on Market (Cum.) / YTD	18 / 24	23 / 35	42 / 64	18 / 27	27 / 40
Other²					
New Listings / YTD	74 / 194	85 / 215	74 / 203	94 / 219	85 / 184
Sales / YTD	39 / 114	56 / 127	28 / 73	57 / 131	44 / 91
Sales to New Listings Ratio / YTD	53% / 59%	66% / 59%	38% / 36%	61% / 60%	52% / 49%
Sales Volume	17,008,688	19,173,459	7,333,630	19,656,612	13,821,900
Sales Volume YTD	51,789,968	44,545,569	20,195,030	43,604,713	28,177,942
Average Sale Price	436,120	342,383	261,915	344,853	314,134
Average Sale Price YTD	454,298	350,753	276,644	332,860	309,648
Median Sale Price	352,000	288,750	116,000	285,000	282,250
Median Sale Price YTD	369,900	280,500	122,000	285,000	270,000
Sale to List Price Ratio / YTD	99% / 97%	96% / 95%	95% / 92%	94% / 95%	95% / 95%
Average Days on Market / YTD	37 / 65	44 / 57	58 / 66	59 / 72	97 / 94
Median Days on Market / YTD	20 / 26	24 / 30	42 / 51	32 / 45	44 / 59
Average Days on Market (Cum.) / YTD	126 / 130	114 / 134	120 / 113	76 / 96	115 / 142
Median Days on Market (Cum.) / YTD	20 / 39	26 / 55	51 / 81	44 / 65	47 / 84

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 (Part 1)

page 13a

City of Edmonton

March 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	8 / 28	8 / 31	15 / 33	7 / 29	3 / 19
Sales / YTD	3 / 7	3 / 6	1 / 4	1 / 9	1 / 2
Sales to New Listings Ratio / YTD	38% / 25%	38% / 19%	7% / 12%	14% / 31%	33% / 11%
Sales Volume	4,267,125	5,411,000	200,000	4,200,000	525,000
Sales Volume YTD	7,347,125	40,051,000	3,038,000	28,482,750	1,240,000
Average Sale Price	1,422,375	1,803,667	200,000	4,200,000	525,000
Average Sale Price YTD	1,049,589	6,675,167	759,500	3,164,750	620,000
Median Sale Price	1,300,000	2,260,000	200,000	4,200,000	525,000
Median Sale Price YTD	1,000,000	1,430,000	556,500	1,350,000	620,000
Sale to List Price Ratio / YTD	94% / 90%	98% / 103%	61% / 87%	93% / 99%	94% / 90%
Average Days on Market / YTD	64 / 94	177 / 248	493 / 400	69 / 234	91 / 54
Median Days on Market / YTD	57 / 60	191 / 231	493 / 371	69 / 253	91 / 54
Average Days on Market (Cum.) / YTD	64 / 181	299 / 310	493 / 400	69 / 358	91 / 54
Median Days on Market (Cum.) / YTD	57 / 84	230 / 251	493 / 371	69 / 253	91 / 54
Investment					
New Listings / YTD	25 / 77	19 / 46	26 / 70	10 / 52	15 / 46
Sales / YTD	9 / 19	11 / 18	3 / 15	3 / 22	4 / 12
Sales to New Listings Ratio / YTD	36% / 25%	58% / 39%	12% / 21%	30% / 42%	27% / 26%
Sales Volume	6,110,212	12,997,432	2,376,000	3,213,000	3,898,500
Sales Volume YTD	13,989,737	18,852,832	9,202,420	20,819,280	7,456,500
Average Sale Price	678,912	1,181,585	792,000	1,071,000	974,625
Average Sale Price YTD	736,302	1,047,380	613,495	946,331	621,375
Median Sale Price	547,500	600,532	380,000	1,100,000	412,500
Median Sale Price YTD	560,000	577,766	525,000	437,500	361,750
Sale to List Price Ratio / YTD	85% / 91%	92% / 93%	93% / 94%	91% / 93%	69% / 82%
Average Days on Market / YTD	107 / 127	116 / 137	148 / 135	155 / 146	221 / 173
Median Days on Market / YTD	84 / 143	120 / 120	184 / 115	126 / 100	146 / 153
Average Days on Market (Cum.) / YTD	132 / 145	134 / 185	207 / 193	155 / 146	221 / 189
Median Days on Market (Cum.) / YTD	146 / 146	126 / 144	213 / 147	126 / 100	146 / 153
Multi Family					
New Listings / YTD	13 / 32	16 / 37	16 / 29	12 / 31	11 / 28
Sales / YTD	7 / 15	2 / 6	0 / 4	10 / 13	8 / 19
Sales to New Listings Ratio / YTD	54% / 47%	13% / 16%	0% / 14%	83% / 42%	73% / 68%
Sales Volume	13,584,589	3,575,000	0	11,740,000	12,721,500
Sales Volume YTD	29,755,289	7,786,000	6,244,000	17,199,000	28,109,000
Average Sale Price	1,940,656	1,787,500	0	1,174,000	1,590,188
Average Sale Price YTD	1,983,686	1,297,667	1,561,000	1,323,000	1,479,421
Median Sale Price	1,532,789	1,787,500	0	1,022,500	1,614,000
Median Sale Price YTD	1,820,000	1,477,500	965,000	1,298,000	1,470,000
Sale to List Price Ratio / YTD	96% / 96%	99% / 94%	0% / 91%	89% / 90%	93% / 94%
Average Days on Market / YTD	109 / 115	87 / 162	0 / 57	96 / 97	243 / 213
Median Days on Market / YTD	59 / 95	87 / 148	0 / 51	74 / 112	67 / 94
Average Days on Market (Cum.) / YTD	119 / 149	87 / 186	0 / 57	138 / 143	265 / 255
Median Days on Market (Cum.) / YTD	59 / 99	87 / 148	0 / 51	133 / 148	120 / 125
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

page 13b

City of Edmonton

March 2025

Business	2025	2024	2023	2022	2021
New Listings / YTD	35 / 100	16 / 65	16 / 58	21 / 46	15 / 30
Sales / YTD	5 / 13	5 / 9	5 / 9	4 / 10	2 / 4
Sales to New Listings Ratio / YTD	14% / 13%	31% / 14%	31% / 16%	19% / 22%	13% / 13%
Sales Volume	808,000	988,000	1,090,000	446,500	297,280
Sales Volume YTD	2,285,000	1,563,000	1,727,000	2,773,500	1,322,280
Average Sale Price	161,600	197,600	218,000	111,625	148,640
Average Sale Price YTD	175,769	173,667	191,889	277,350	330,570
Median Sale Price	133,000	90,000	160,000	109,500	148,640
Median Sale Price YTD	133,000	110,000	160,000	193,000	286,140
Sale to List Price Ratio / YTD	77% / 79%	88% / 84%	78% / 82%	77% / 88%	449% / 264%
Average Days on Market / YTD	89 / 104	140 / 116	152 / 124	56 / 167	177 / 224
Median Days on Market / YTD	98 / 117	120 / 119	146 / 118	52 / 90	177 / 248
Average Days on Market (Cum.) / YTD	89 / 104	206 / 152	173 / 146	56 / 167	177 / 224
Median Days on Market (Cum.) / YTD	98 / 117	232 / 127	146 / 118	52 / 90	177 / 248
Lease					
New Listings / YTD	21 / 65	9 / 42	20 / 41	15 / 38	9 / 29
Sales / YTD	9 / 17	10 / 18	3 / 15	3 / 12	2 / 9
Sales to New Listings Ratio / YTD	43% / 26%	111% / 43%	15% / 37%	20% / 32%	22% / 31%
Sales Volume	3,759,089	4,987,682	237,075	290,675	493,691
Sales Volume YTD	7,583,811	9,287,426	2,414,477	1,387,710	1,067,154
Average Sale Price	417,677	498,768	79,025	96,892	246,846
Average Sale Price YTD	446,107	515,968	160,965	115,643	118,573
Median Sale Price	330,000	146,900	67,570	50,000	246,846
Median Sale Price YTD	257,176	101,703	98,185	96,172	67,200
Average Days on Market / YTD	112 / 155	98 / 153	138 / 166	179 / 118	75 / 187
Median Days on Market / YTD	125 / 125	61 / 75	146 / 146	62 / 79	75 / 94
Average Days on Market (Cum.) / YTD	151 / 175	122 / 166	138 / 166	179 / 185	219 / 219
Median Days on Market (Cum.) / YTD	134 / 134	112 / 151	146 / 146	62 / 115	219 / 207
Farms					
New Listings / YTD	1 / 1	0 / 0	0 / 2	1 / 1	1 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 50%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	1,448,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	1,448,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	1,448,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 78%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Total Commercial¹					
New Listings / YTD	103 / 303	69 / 225	93 / 233	66 / 199	54 / 155
Sales / YTD	33 / 73	32 / 59	12 / 47	21 / 66	17 / 47
Sales to New Listings Ratio / YTD	32% / 24%	46% / 26%	13% / 20%	32% / 33%	31% / 30%
Sales Volume	28,529,015	28,477,114	3,903,075	19,890,175	17,935,971
Sales Volume YTD	62,360,962	78,518,258	22,625,897	70,662,240	40,642,934
Average Sale Price	864,516	889,910	325,256	947,151	1,055,057
Average Sale Price YTD	854,260	1,330,818	481,402	1,070,640	864,743
Median Sale Price	480,000	509,500	180,000	882,000	596,000
Median Sale Price YTD	467,000	372,000	274,000	437,500	550,000
Sale to List Price Ratio / YTD	88% / 89%	93% / 93%	81% / 89%	87% / 92%	134% / 108%
Average Days on Market / YTD	102 / 122	115 / 148	176 / 159	107 / 146	201 / 195
Median Days on Market / YTD	79 / 98	107 / 119	150 / 118	63 / 95	71 / 125
Average Days on Market (Cum.) / YTD	122 / 147	151 / 183	200 / 182	127 / 185	229 / 222
Median Days on Market (Cum.) / YTD	98 / 125	129 / 150	150 / 142	69 / 113	91 / 161

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

March 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	55	65	32	142	137	91
	Average	540,313	473,040	399,227	532,610	465,043	449,927
	Median	485,000	445,000	376,250	528,450	430,000	410,000
North Central	Sales	177	201	114	422	475	284
	Average	490,342	416,613	413,596	481,714	417,836	395,336
	Median	475,000	405,000	406,250	464,000	407,500	380,000
Northeast	Sales	66	45	41	129	127	100
	Average	468,984	400,702	330,412	473,841	393,123	326,186
	Median	442,500	373,250	322,100	440,000	371,400	297,750
Central	Sales	41	36	26	114	106	57
	Average	355,320	305,016	302,843	332,652	304,296	289,742
	Median	325,000	274,500	275,000	285,500	274,500	260,000
West	Sales	91	79	59	180	186	144
	Average	625,261	548,380	530,407	684,490	540,584	516,271
	Median	525,000	474,000	420,500	534,750	465,000	420,000
Southwest	Sales	98	100	92	209	258	185
	Average	712,282	636,555	580,674	712,848	604,823	563,956
	Median	630,000	577,500	496,875	593,750	536,639	487,500
Southeast	Sales	154	145	120	357	384	271
	Average	545,870	454,027	426,815	526,444	453,967	416,738
	Median	499,450	435,000	402,750	485,000	430,000	385,000
Anthony Henday	Sales	230	273	183	574	620	376
	Average	653,823	578,730	544,195	623,204	570,246	534,564
	Median	585,000	531,500	508,000	575,000	532,249	499,900
City of Edmonton Total	Sales	912	944	667	2,127	2,292	1,508
	Average	573,656	502,440	475,064	562,207	492,288	460,849
	Median	527,000	469,000	439,000	520,200	459,900	428,000
Semi-detached							
Northwest	Sales	8	18	5	22	37	17
	Average	420,736	392,908	405,140	441,315	403,193	375,549
	Median	424,944	399,500	396,000	424,944	409,000	396,000
North Central	Sales	39	36	28	93	68	55
	Average	378,332	363,669	326,307	383,753	349,900	317,947
	Median	384,000	385,643	340,500	393,000	385,250	317,750
Northeast	Sales	5	8	7	18	15	14
	Average	358,000	317,150	309,821	338,167	293,513	287,304
	Median	325,000	311,600	243,000	307,500	275,000	241,500
Central	Sales	3	7	2	14	16	9
	Average	n/a	325,486	n/a	401,475	334,206	288,722
	Median	n/a	335,000	n/a	363,000	326,250	285,000
West	Sales	7	2	1	15	9	10
	Average	325,429	n/a	n/a	400,047	335,111	323,165
	Median	335,000	n/a	n/a	370,000	283,000	289,500
Southwest	Sales	13	18	10	37	32	25
	Average	430,908	477,177	510,771	438,187	469,662	474,810
	Median	410,000	507,750	561,250	405,000	441,500	477,000
Southeast	Sales	27	29	15	77	81	54
	Average	436,226	460,951	307,453	415,054	407,586	349,963
	Median	405,000	425,000	300,000	415,000	394,000	346,000
Anthony Henday	Sales	84	61	50	208	148	105
	Average	458,410	435,657	388,336	456,390	422,271	386,259
	Median	455,000	422,000	387,495	454,250	416,074	385,000
City of Edmonton Total	Sales	186	179	118	484	406	289
	Average	427,719	414,055	368,130	426,048	399,057	363,492
	Median	425,000	406,500	375,000	427,500	400,000	365,000

n/a = insufficient data

March 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	11	14	6	33	24	13
	Average	347,658	365,509	279,833	360,392	365,329	297,484
	Median	349,998	380,000	294,000	372,000	375,500	303,000
North Central	Sales	47	51	46	134	117	99
	Average	309,562	233,592	186,286	269,123	243,014	197,167
	Median	312,000	219,000	155,000	249,950	249,000	178,000
Northeast	Sales	26	27	20	63	64	37
	Average	223,542	185,800	163,575	219,157	184,133	160,297
	Median	211,500	181,500	163,750	210,000	173,500	160,000
Central	Sales	4	4	4	7	11	7
	Average	n/a	n/a	n/a	382,714	327,945	303,357
	Median	n/a	n/a	n/a	355,000	305,000	295,000
West	Sales	29	29	18	63	63	49
	Average	267,022	227,168	185,145	270,129	205,640	195,570
	Median	230,000	225,000	182,500	249,000	190,000	179,000
Southwest	Sales	35	23	17	81	57	42
	Average	309,472	296,839	245,194	302,830	271,098	251,896
	Median	309,000	311,250	228,000	308,500	269,000	229,500
Southeast	Sales	52	46	36	113	112	84
	Average	291,868	269,663	218,369	286,435	254,149	213,335
	Median	285,500	241,000	187,500	275,000	230,000	181,000
Anthony Henday	Sales	92	71	70	213	202	156
	Average	356,347	340,071	305,178	358,194	336,720	308,402
	Median	352,500	342,000	295,750	355,000	331,150	299,750
City of Edmonton Total	Sales	296	265	217	707	650	487
	Average	312,084	276,118	236,126	303,608	273,050	241,550
	Median	318,225	277,500	225,000	310,281	276,750	230,000
Apartment Condominium							
Northwest	Sales	8	8	1	24	32	15
	Average	137,200	203,125	n/a	146,063	134,588	110,967
	Median	132,850	162,250	n/a	129,250	94,250	94,000
North Central	Sales	35	50	34	97	103	71
	Average	179,330	174,603	159,138	184,169	162,877	157,634
	Median	185,000	180,000	168,450	187,000	174,500	165,000
Northeast	Sales	18	22	10	54	63	30
	Average	145,467	114,663	154,150	142,474	128,028	123,990
	Median	152,750	134,450	150,000	146,750	133,900	121,000
Central	Sales	84	73	50	210	183	124
	Average	220,129	192,278	186,039	221,273	206,828	212,358
	Median	194,000	189,000	157,500	184,625	163,000	176,950
West	Sales	26	23	25	72	62	53
	Average	192,488	201,691	142,471	178,945	164,179	147,374
	Median	177,000	195,000	125,000	170,000	154,500	140,000
Southwest	Sales	67	71	53	162	158	101
	Average	255,011	207,146	235,293	244,741	206,733	216,934
	Median	228,900	193,000	182,500	213,750	187,500	185,000
Southeast	Sales	44	29	27	89	81	67
	Average	197,454	184,600	174,194	208,500	165,139	164,820
	Median	197,500	183,000	168,500	200,000	161,000	167,500
Anthony Henday	Sales	78	64	49	172	152	112
	Average	232,794	199,880	196,379	225,802	197,548	188,772
	Median	215,700	186,750	188,500	214,500	186,750	182,250
City of Edmonton Total	Sales	360	340	249	880	834	573
	Average	215,055	189,429	187,600	210,747	183,747	182,924
	Median	197,150	183,800	170,000	193,750	174,950	167,000

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
March 2025

page 15

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	23	76	38	126	37	100	40	97	17	58
100,000 - 149,999	72	171	80	226	91	223	101	226	71	171
150,000 - 199,999	127	359	175	427	151	323	176	360	127	267
200,000 - 249,999	146	368	139	313	105	223	165	333	120	250
250,000 - 299,999	121	270	115	300	105	282	179	420	166	383
300,000 - 324,999	47	124	79	199	51	150	134	284	102	255
325,000 - 349,999	79	195	86	217	72	168	144	304	128	276
350,000 - 374,999	80	182	82	200	76	182	130	323	136	270
375,000 - 399,999	84	197	128	279	81	178	149	324	110	271
400,000 - 424,999	96	236	107	295	78	162	133	304	106	202
425,000 - 449,999	103	266	108	258	66	155	143	262	72	166
450,000 - 474,999	101	227	101	236	59	114	120	229	64	129
475,000 - 499,999	108	232	76	174	44	99	97	202	53	116
500,000 - 524,999	73	159	61	121	32	79	82	191	51	106
525,000 - 549,999	75	188	66	170	31	60	71	150	45	84
550,000 - 574,999	69	168	46	97	26	65	61	125	30	64
575,000 - 599,999	53	148	46	106	26	54	58	122	38	68
600,000 - 649,999	78	192	65	147	36	67	94	188	41	78
650,000 - 699,999	64	132	41	84	31	53	67	137	30	65
700,000 - 749,999	39	71	21	46	15	38	54	97	12	24
750,000 - 799,999	28	58	17	47	6	17	26	59	13	26
800,000 - 899,999	26	60	20	42	17	28	32	62	23	48
900,000 - 999,999	20	35	4	18	3	8	22	39	14	24
1,000,000-1,499,999	33	59	21	41	7	22	26	43	21	36
1,500,000-1,999,999	5	14	5	10	3	5	4	10	4	7
2,000,000-2,499,999	4	6	1	1	2	2	1	3	1	2
2,500,000-2,999,999	0	1	0	2	0	0	2	2	1	1
3,000,000-3,499,999	0	1	0	0	0	0	0	0	0	0
3,500,000+	0	3	0	0	0	0	0	2	0	0
Total	1,754	4,198	1,728	4,182	1,251	2,857	2,311	4,898	1,596	3,447

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

Detached Sales by Price Range
City of Edmonton
March 2025

page 16

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	5	3	12	5	13	7	15	4	11
150,000 - 199,999	4	17	8	25	5	13	10	25	9	23
200,000 - 249,999	10	26	11	37	23	50	20	51	24	59
250,000 - 299,999	13	43	36	93	37	117	51	155	75	176
300,000 - 324,999	6	24	30	86	29	91	68	157	49	142
325,000 - 349,999	21	51	39	116	39	97	88	178	69	152
350,000 - 374,999	29	71	60	133	51	121	66	179	101	198
375,000 - 399,999	37	95	71	159	48	112	77	188	97	233
400,000 - 424,999	46	115	68	196	60	116	86	212	94	183
425,000 - 449,999	64	161	90	215	54	130	102	197	67	155
450,000 - 474,999	75	159	83	192	54	104	96	197	63	126
475,000 - 499,999	88	177	66	158	42	85	84	182	48	105
500,000 - 524,999	55	127	57	115	30	71	74	175	47	98
525,000 - 549,999	67	165	57	156	30	56	63	140	43	80
550,000 - 574,999	64	153	42	86	24	56	57	115	27	56
575,000 - 599,999	50	135	41	98	24	50	50	114	36	62
600,000 - 649,999	72	182	58	137	33	63	88	172	38	70
650,000 - 699,999	62	127	37	77	29	51	67	134	29	60
700,000 - 749,999	36	64	21	45	13	32	48	88	12	24
750,000 - 799,999	27	56	17	46	6	17	24	57	12	24
800,000 - 899,999	26	59	19	41	17	28	32	62	19	44
900,000 - 999,999	19	34	4	18	2	7	22	39	14	24
1,000,000-1,499,999	32	57	20	39	7	21	25	39	20	34
1,500,000-1,999,999	5	13	5	10	3	5	4	9	4	7
2,000,000-2,499,999	4	6	1	1	2	2	1	3	1	2
2,500,000-2,999,999	0	1	0	1	0	0	2	2	1	1
3,000,000-3,499,999	0	1	0	0	0	0	0	0	0	0
3,500,000+	0	3	0	0	0	0	0	2	0	0
Total	912	2,127	944	2,292	667	1,508	1,312	2,887	1,003	2,149

Semi-detached Sales by Price Range
City of Edmonton
March 2025

page 17

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	1	0	4	3	6	1	3	2	3
150,000 - 199,999	0	1	2	4	0	7	2	7	2	5
200,000 - 249,999	3	9	4	16	12	28	13	32	7	24
250,000 - 299,999	10	30	18	43	13	35	34	66	24	62
300,000 - 324,999	11	27	12	20	7	21	16	45	37	62
325,000 - 349,999	10	27	15	31	14	33	32	73	38	74
350,000 - 374,999	10	33	6	23	9	24	34	86	27	53
375,000 - 399,999	25	43	27	59	17	36	45	96	11	30
400,000 - 424,999	22	63	26	73	16	37	35	68	6	13
425,000 - 449,999	27	68	15	36	11	22	36	58	3	6
450,000 - 474,999	17	53	17	34	5	8	18	26	1	2
475,000 - 499,999	14	46	9	15	2	8	8	12	1	4
500,000 - 524,999	15	24	4	6	1	5	6	11	1	5
525,000 - 549,999	7	19	8	13	1	2	7	9	2	3
550,000 - 574,999	4	11	4	8	1	6	3	7	3	6
575,000 - 599,999	3	12	2	5	2	3	8	8	1	4
600,000 - 649,999	5	7	5	7	2	3	5	12	3	8
650,000 - 699,999	2	4	4	7	2	2	0	3	1	5
700,000 - 749,999	1	5	0	0	0	3	3	5	0	0
750,000 - 799,999	0	1	0	1	0	0	1	1	1	2
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	1	1	0	0	0	2	0	0
Total	186	484	179	406	118	289	307	630	171	371

Row/Townhouse Sales by Price Range
City of Edmonton
March 2025

page 18

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	1	3	5	11	0	7	1	3
100,000 - 149,999	3	20	18	42	30	72	34	71	25	64
150,000 - 199,999	29	79	48	128	58	119	69	137	45	95
200,000 - 249,999	48	123	42	94	33	67	73	140	42	89
250,000 - 299,999	49	110	39	109	40	89	74	151	48	103
300,000 - 324,999	25	55	33	81	10	25	40	66	14	44
325,000 - 349,999	40	99	25	58	14	31	18	40	18	39
350,000 - 374,999	32	63	14	40	11	30	23	44	4	10
375,000 - 399,999	18	44	27	54	12	25	23	33	2	4
400,000 - 424,999	26	54	12	23	2	7	10	20	4	4
425,000 - 449,999	10	31	3	6	0	1	2	3	1	3
450,000 - 474,999	7	11	1	7	0	0	6	6	0	1
475,000 - 499,999	3	6	1	1	0	5	4	7	4	5
500,000 - 524,999	3	6	0	0	1	2	2	3	1	1
525,000 - 549,999	1	3	0	0	0	1	1	1	0	1
550,000 - 574,999	1	1	0	2	1	1	0	2	0	2
575,000 - 599,999	0	0	1	1	0	1	0	0	0	1
600,000 - 649,999	1	2	0	1	0	0	1	3	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	1	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	296	707	265	650	217	487	380	735	209	469

Apartment Condominium Sales by Price Range
City of Edmonton
March 2025

page 19

Price Range	2025		2024		2023		2022		2021	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	23	76	37	123	32	89	40	90	16	55
100,000 - 149,999	69	145	59	168	53	132	59	137	40	93
150,000 - 199,999	94	262	117	270	88	184	95	191	71	144
200,000 - 249,999	85	210	82	166	37	78	59	110	47	78
250,000 - 299,999	49	87	22	55	15	41	20	48	19	42
300,000 - 324,999	5	18	4	12	5	13	10	16	2	7
325,000 - 349,999	8	18	7	12	5	7	6	13	3	11
350,000 - 374,999	9	15	2	4	5	7	7	14	4	9
375,000 - 399,999	4	15	3	7	4	5	4	7	0	4
400,000 - 424,999	2	4	1	3	0	2	2	4	2	2
425,000 - 449,999	2	6	0	1	1	2	3	4	1	2
450,000 - 474,999	2	4	0	3	0	2	0	0	0	0
475,000 - 499,999	3	3	0	0	0	1	1	1	0	2
500,000 - 524,999	0	2	0	0	0	1	0	2	2	2
525,000 - 549,999	0	1	1	1	0	1	0	0	0	0
550,000 - 574,999	0	3	0	1	0	2	1	1	0	0
575,000 - 599,999	0	1	2	2	0	0	0	0	1	1
600,000 - 649,999	0	1	2	2	1	1	0	1	0	0
650,000 - 699,999	0	1	0	0	0	0	0	0	0	0
700,000 - 749,999	2	2	0	1	2	3	3	3	0	0
750,000 - 799,999	1	1	0	0	0	0	1	1	0	0
800,000 - 899,999	0	1	1	1	0	0	0	0	4	4
900,000 - 999,999	1	1	0	0	1	1	0	0	0	0
1,000,000+	1	3	0	2	0	1	1	3	1	2
Total	360	880	340	834	249	573	312	646	213	458

Summary of Properties Listed and Sold
City of Edmonton
March 2025

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	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	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,507	1,176	63	22
	December	1,012	877	45	21
	Total	24,573	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,640	2,144	102	32
	May	2,966	2,141	81	26
	June	2,578	1,932	82	33
	July	2,634	2,009	88	24
	August	2,428	1,771	69	18
	September	2,213	1,537	72	19
	October	2,088	1,734	90	27
	November	1,508	1,365	85	26
	December	975	1,054	64	28
	Total	25,955	19,869	958	292
2025	January	1,716	1,182	102	18
	February	1,876	1,262	98	22
	March	2,726	1,754	103	33
	Total	6,318	4,198	303	73

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

page 21

City of Edmonton

March 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,256	426,229	281,817	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	404,367	279,785	193,822	406,993
	December	531,663	402,752	287,734	204,106	417,521
	YTD Average	526,123	410,776	283,977	196,112	407,428
2025	January	553,793	423,230	300,583	204,534	420,590
	February	553,445	426,734	294,958	211,020	421,923
	March	573,656	427,719	312,084	215,055	440,437

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

March 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	2,903	2,645	2,436	3,228	2,961
Sales	1,826	1,816	1,291	2,389	1,657
Sales Volume	818,064,564	733,647,467	469,495,205	989,601,631	658,699,340
Edmonton City Year to Date					
New Listings	6,815	6,365	6,104	7,238	6,625
Sales	4,385	4,368	2,977	5,095	3,585
Sales Volume	1,916,281,592	1,744,132,515	1,065,279,836	2,098,149,352	1,381,231,090
Edmonton City Month End Active Inventory					
Residential	3,547	3,637	4,501	3,928	4,876
Commercial	523	437	486	418	368
TOTAL	4,236	4,282	5,265	4,563	5,454
Greater Edmonton Area Monthly					
New Listings	4,105	3,804	3,613	4,602	4,460
Sales	2,616	2,607	1,906	3,477	2,664
Sales Volume	1,208,070,679	1,113,684,283	740,190,907	1,494,714,893	1,091,114,039
Greater Edmonton Area Year to Date					
New Listings	9,636	9,182	8,917	10,172	9,991
Sales	6,216	6,198	4,329	7,310	5,688
Sales Volume	2,825,535,576	2,604,897,694	1,634,912,315	3,099,220,023	2,266,875,107
Greater Edmonton Area Month End Active Inventory					
Residential	4,845	5,277	6,315	5,212	6,816
Commercial	838	712	830	745	742
TOTAL	6,084	6,490	7,777	6,534	8,191
Total Board Monthly					
New Listings	4,704	4,418	4,241	5,232	5,249
Sales	2,921	2,895	2,165	3,849	3,048
Sales Volume	1,314,345,204	1,204,343,041	815,368,869	1,605,175,220	1,200,980,865
Total Board Year to Date					
New Listings	11,018	10,636	10,305	11,551	11,632
Sales	6,920	6,855	4,881	8,076	6,577
Sales Volume	3,053,385,558	2,811,808,970	1,777,476,366	3,309,672,955	2,506,028,689

Total Board

March 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,548 / 5,804	2,438 / 5,794	2,433 / 5,644	2,988 / 6,209	3,032 / 6,464
Sales / YTD	1,634 / 3,766	1,664 / 3,941	1,234 / 2,738	2,325 / 4,918	1,988 / 4,287
Sales to New Listings Ratio / YTD	64% / 65%	68% / 68%	51% / 49%	78% / 79%	66% / 66%
Sales Volume	897,951,142	824,280,908	569,384,791	1,156,093,659	910,083,418
Sales Volume YTD	2,044,419,747	1,916,234,475	1,219,354,967	2,373,508,380	1,880,064,392
Semi-detached					
New Listings / YTD	411 / 957	363 / 856	314 / 773	485 / 1,043	451 / 980
Sales / YTD	276 / 699	272 / 619	189 / 441	441 / 897	284 / 601
Sales to New Listings Ratio / YTD	67% / 73%	75% / 72%	60% / 57%	91% / 86%	63% / 61%
Sales Volume	117,582,238	108,672,199	68,134,531	167,011,054	96,677,576
Sales Volume YTD	294,242,107	239,162,437	158,147,802	332,654,101	206,123,465
Row/Townhouse					
New Listings / YTD	489 / 1,200	445 / 1,038	383 / 969	513 / 1,196	474 / 1,115
Sales / YTD	375 / 907	359 / 835	278 / 617	465 / 911	257 / 590
Sales to New Listings Ratio / YTD	77% / 76%	81% / 80%	73% / 64%	91% / 76%	54% / 53%
Sales Volume	117,660,832	101,218,701	68,721,458	124,515,634	62,758,101
Sales Volume YTD	279,238,777	231,008,291	152,994,696	238,179,947	144,056,365
Apartment Condominium					
New Listings / YTD	732 / 1,730	683 / 1,654	602 / 1,609	751 / 1,874	756 / 1,853
Sales / YTD	427 / 1,042	392 / 962	299 / 682	373 / 776	256 / 541
Sales to New Listings Ratio / YTD	58% / 60%	57% / 58%	50% / 42%	50% / 41%	34% / 29%
Sales Volume	92,551,192	75,903,581	57,707,785	75,620,520	53,324,391
Sales Volume YTD	220,826,256	181,782,010	129,904,012	151,613,225	109,330,820
Total Residential¹					
New Listings / YTD	4,180 / 9,691	3,929 / 9,342	3,732 / 8,995	4,737 / 10,322	4,713 / 10,412
Sales / YTD	2,712 / 6,414	2,687 / 6,357	2,000 / 4,478	3,604 / 7,502	2,785 / 6,019
Sales to New Listings Ratio / YTD	65% / 66%	68% / 68%	54% / 50%	76% / 73%	59% / 58%
Sales Volume	1,225,745,404	1,110,075,389	763,948,565	1,523,240,867	1,122,843,486
Sales Volume YTD	2,838,726,887	2,568,187,213	1,660,401,477	3,095,955,653	2,339,575,042
Other²					
New Listings / YTD	295 / 686	320 / 789	310 / 741	315 / 733	360 / 784
Sales / YTD	138 / 342	132 / 335	117 / 277	184 / 406	197 / 410
Sales to New Listings Ratio / YTD	47% / 50%	41% / 42%	38% / 37%	58% / 55%	55% / 52%
Sales Volume	36,953,586	40,631,759	26,132,449	41,221,417	39,796,787
Sales Volume YTD	98,227,291	93,437,972	56,041,178	96,597,620	83,697,904

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

page 24

Total Board

March 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	33 / 98	28 / 83	38 / 88	21 / 80	29 / 67
Sales / YTD	5 / 16	5 / 19	7 / 14	4 / 18	3 / 9
Sales to New Listings Ratio / YTD	15% / 16%	18% / 23%	18% / 16%	19% / 23%	10% / 13%
Sales Volume	4,505,125	7,669,000	5,688,000	4,810,000	1,117,500
Sales Volume YTD	10,648,635	53,334,900	13,708,500	31,920,749	3,409,378
Investment					
New Listings / YTD	57 / 166	43 / 117	54 / 153	34 / 115	37 / 109
Sales / YTD	21 / 41	22 / 36	7 / 25	12 / 43	13 / 32
Sales to New Listings Ratio / YTD	37% / 25%	51% / 31%	13% / 16%	35% / 37%	35% / 29%
Sales Volume	16,257,388	17,104,182	3,751,000	8,852,200	7,265,910
Sales Volume YTD	28,025,413	25,477,182	11,848,420	31,138,980	17,768,910
Multi Family					
New Listings / YTD	16 / 40	16 / 42	18 / 43	17 / 47	16 / 36
Sales / YTD	8 / 17	3 / 11	2 / 10	12 / 19	10 / 22
Sales to New Listings Ratio / YTD	50% / 43%	19% / 26%	11% / 23%	71% / 40%	63% / 61%
Sales Volume	14,229,589	3,965,000	1,540,000	13,535,000	14,306,500
Sales Volume YTD	31,501,400	14,043,500	9,579,000	21,281,500	31,494,000
Hotel/Motel					
New Listings / YTD	2 / 6	2 / 5	1 / 3	0 / 0	0 / 1
Sales / YTD	0 / 0	1 / 2	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	50% / 40%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	645,000	0	0	0
Sales Volume YTD	0	1,485,000	0	460,000	0
Business					
New Listings / YTD	58 / 156	33 / 110	32 / 108	40 / 90	28 / 51
Sales / YTD	14 / 27	10 / 20	10 / 17	4 / 17	4 / 6
Sales to New Listings Ratio / YTD	24% / 17%	30% / 18%	31% / 16%	10% / 19%	14% / 12%
Sales Volume	7,273,000	2,260,500	2,347,500	446,500	1,230,780
Sales Volume YTD	13,905,000	7,325,500	3,261,500	3,652,500	2,255,780
Lease					
New Listings / YTD	31 / 98	21 / 87	26 / 92	31 / 82	22 / 75
Sales / YTD	13 / 33	19 / 38	10 / 36	8 / 26	12 / 26
Sales to New Listings Ratio / YTD	42% / 34%	90% / 44%	38% / 39%	26% / 32%	55% / 35%
Sales Volume	4,736,212	8,840,487	941,355	729,656	2,289,902
Sales Volume YTD	10,584,132	19,299,979	5,732,041	3,267,373	3,970,483
Farms					
New Listings / YTD	32 / 74	25 / 55	29 / 78	37 / 77	41 / 92
Sales / YTD	10 / 28	15 / 35	12 / 23	21 / 43	23 / 52
Sales to New Listings Ratio / YTD	31% / 38%	60% / 64%	41% / 29%	57% / 56%	56% / 57%
Sales Volume	4,644,900	12,633,724	11,020,000	12,339,580	12,010,000
Sales Volume YTD	20,366,800	28,239,724	16,777,250	25,290,580	23,737,192
Total Commercial¹					
New Listings / YTD	229 / 641	169 / 505	199 / 569	180 / 496	176 / 436
Sales / YTD	71 / 164	76 / 163	48 / 126	61 / 168	66 / 148
Sales to New Listings Ratio / YTD	31% / 26%	45% / 32%	24% / 22%	34% / 34%	38% / 34%
Sales Volume	51,646,214	53,635,893	25,287,855	40,712,936	38,340,592
Sales Volume YTD	116,431,380	150,183,785	61,033,711	117,119,682	82,755,743

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

March 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	5	9	7	11	15	14
	Sales Volume	1,385,500	2,127,000	1,872,500	3,092,500	3,717,000	3,493,000
	Average Price	277,100	236,333	267,500	281,136	247,800	249,500
	Median Price	245,000	240,000	275,000	250,000	247,500	271,750
Beaumont	Sales	43	34	33	85	70	64
	Sales Volume	22,132,350	16,694,059	15,113,300	44,677,950	35,285,045	29,920,450
	Average Price	514,706	491,002	457,979	525,623	504,072	467,507
	Median Price	509,000	488,000	435,000	500,000	507,450	452,500
Bonnyville	Sales	27	26	15	60	43	30
	Sales Volume	9,628,150	8,386,528	4,408,500	21,459,347	14,093,478	8,272,400
	Average Price	356,598	322,559	293,900	357,656	327,755	275,747
	Median Price	322,500	308,765	300,000	329,950	311,750	252,500
Cold Lake	Sales	22	35	21	47	71	47
	Sales Volume	7,454,300	11,963,200	6,112,344	15,736,288	23,781,850	13,919,444
	Average Price	338,832	341,806	291,064	334,815	334,956	296,158
	Median Price	349,950	308,000	280,000	336,000	304,000	295,000
Devon	Sales	10	14	8	30	24	15
	Sales Volume	3,761,000	6,407,500	3,366,500	12,197,795	10,642,000	5,994,000
	Average Price	376,100	457,679	420,813	406,593	443,417	399,600
	Median Price	403,500	411,000	369,250	403,500	378,250	363,500
Drayton Valley	Sales	6	13	12	29	29	19
	Sales Volume	1,742,000	4,028,400	2,846,999	9,025,800	8,500,300	4,264,499
	Average Price	290,333	309,877	237,250	311,234	293,114	224,447
	Median Price	274,500	295,000	232,250	270,000	289,000	229,500
Fort Saskatchewan	Det. Sales	44	42	30	101	111	69
	Det. Average Price	522,942	486,459	448,599	529,906	475,124	464,967
	Det. Median Price	519,000	451,625	438,138	520,000	460,000	441,800
	Apt. Sales	10	4	7	21	9	13
	Apt. Average Price	189,700	n/a	165,214	173,952	170,544	179,762
	Apt. Median Price	163,750	n/a	145,000	169,000	180,000	149,500
	Total Sales Volume	30,316,180	28,095,544	17,831,875	77,940,132	67,564,029	44,307,641
Gibbons	Sales	7	4	7	14	13	13
	Sales Volume	2,305,000	n/a	2,068,000	4,986,800	4,659,000	3,937,900
	Average Price	329,286	n/a	295,429	356,200	358,385	302,915
	Median Price	325,000	n/a	270,000	325,000	300,000	270,000
Leduc	Det. Sales	45	56	35	117	137	84
	Det. Average Price	519,559	458,365	455,091	505,114	454,887	437,927
	Det. Median Price	519,900	466,500	431,500	512,100	454,000	421,500
	Apt. Sales	2	4	3	9	8	4
	Apt. Average Price	n/a	n/a	n/a	172,056	213,344	n/a
	Apt. Median Price	n/a	n/a	n/a	171,000	207,500	n/a
	Total Sales Volume	28,680,246	33,000,151	21,473,954	77,512,096	78,515,835	49,446,889

n/a = insufficient data

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

March 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	15	16	21	34	43	37
	Sales Volume	5,743,113	5,535,650	7,865,300	13,524,423	14,625,937	13,108,955
	Average Price	382,874	345,978	374,538	397,777	340,138	354,296
	Median Price	404,900	367,250	370,000	406,950	359,900	351,500
Sherwood Park	Det. Sales	96	76	58	184	188	129
	Det. Average Price	562,069	553,042	494,919	579,352	526,500	483,109
	Det. Median Price	540,000	527,689	464,500	549,999	507,500	454,000
	Apt. Sales	14	13	11	31	30	21
	Apt. Average Price	371,051	295,483	288,991	324,900	294,781	278,948
	Apt. Median Price	348,750	275,000	286,000	328,500	284,950	285,000
	Total Sales Volume	68,918,957	58,416,146	40,436,983	141,023,948	136,213,853	85,761,944
Spruce Grove	Det. Sales	73	74	48	174	153	111
	Det. Average Price	561,437	467,709	398,903	551,236	458,665	427,807
	Det. Median Price	554,000	451,950	380,000	547,750	449,000	415,000
	Apt. Sales	2	10	4	13	20	12
	Apt. Average Price	n/a	202,800	n/a	209,227	190,845	178,708
	Apt. Median Price	n/a	195,950	n/a	210,200	171,500	165,500
	Total Sales Volume	54,976,819	45,818,171	27,672,328	124,676,781	100,242,360	67,126,822
St. Albert	Det. Sales	94	72	54	188	175	116
	Det. Average Price	622,300	598,207	566,946	614,272	578,591	525,215
	Det. Median Price	554,631	559,250	535,000	555,820	532,000	479,900
	Apt. Sales	14	8	15	39	26	33
	Apt. Average Price	222,436	244,738	234,272	239,300	258,146	285,451
	Apt. Median Price	201,750	217,450	212,500	215,000	223,450	212,500
	Total Sales Volume	74,500,692	57,521,425	43,156,676	153,443,800	128,741,567	87,621,192
St. Paul	Sales	16	7	10	27	26	21
	Sales Volume	3,761,650	1,408,500	2,939,500	6,038,850	5,067,300	6,051,500
	Average Price	235,103	201,214	293,950	223,661	194,896	288,167
	Median Price	215,000	185,000	262,500	203,000	183,750	260,000
Stony Plain	Sales	42	47	43	111	106	87
	Sales Volume	16,297,448	18,816,598	17,389,149	42,361,590	39,939,833	31,910,048
	Average Price	388,034	400,353	404,399	381,636	376,791	366,782
	Median Price	436,250	412,000	389,000	414,450	386,500	358,800
Vegreville	Sales	7	15	7	23	30	15
	Sales Volume	2,188,000	2,968,000	2,238,500	6,909,999	6,175,600	3,601,000
	Average Price	312,571	197,867	319,786	300,435	205,853	240,067
	Median Price	282,000	192,500	265,000	289,000	213,900	200,000
Westlock	Sales	10	6	7	18	14	13
	Sales Volume	2,767,800	1,268,800	1,424,000	4,846,200	3,214,700	3,010,500
	Average Price	276,780	211,467	203,429	269,233	229,621	231,577
	Median Price	261,500	222,500	173,000	261,500	217,500	230,000
Wetaskiwin	Sales	16	18	23	49	36	35
	Sales Volume	4,604,300	4,671,000	5,311,100	12,871,625	8,796,400	7,519,000
	Average Price	287,769	259,500	230,917	262,686	244,344	214,829
	Median Price	307,500	245,250	244,900	267,000	238,250	213,000

n/a = insufficient data

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

March 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	2	3	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	1	1	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	6	2	7	10	5
	Sales Volume	n/a	7,166,200	n/a	7,068,900	19,086,200	4,188,750
Parkland County	Sales	3	1	1	5	3	1
	Sales Volume	n/a	n/a	n/a	2,304,010	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	3	2	1	4	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	986,009
Strathcona County	Sales	0	1	2	4	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	0	2	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	4	0	1	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

March 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	10	9	5	20	21	17
	Sales Volume	2,126,000	1,375,500	1,322,500	6,830,600	3,923,500	3,837,500
Bonnyville M.D.	Sales	30	28	24	71	50	40
	Sales Volume	10,252,150	9,044,528	6,128,500	23,418,347	15,766,878	10,219,640
Lac la Biche County	Sales	0	0	2	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	5	5	3	13	11	9
	Sales Volume	1,252,000	951,500	n/a	2,877,850	1,813,500	1,336,150
Leduc County	Sales	11	22	13	36	47	27
	Sales Volume	8,790,000	17,119,200	9,186,530	26,107,700	42,932,350	15,854,530
Parkland County	Sales	53	41	44	109	105	95
	Sales Volume	28,727,398	29,277,300	22,400,927	72,612,938	65,870,350	45,515,669
Smoky Lake County	Sales	8	4	3	18	12	8
	Sales Volume	1,777,000	n/a	n/a	4,296,500	3,619,900	1,628,000
St. Paul County	Sales	21	11	12	37	38	29
	Sales Volume	4,802,650	2,312,540	4,190,840	7,360,900	7,024,440	8,641,349
Strathcona County	Sales	26	41	26	71	78	43
	Sales Volume	20,613,149	29,554,707	22,348,900	55,629,355	57,482,107	32,780,350
Sturgeon County	Sales	14	18	15	29	53	39
	Sales Volume	9,019,899	13,848,000	10,273,300	20,291,399	36,345,900	28,750,600
Thorhild County	Sales	6	9	6	15	18	23
	Sales Volume	1,097,900	1,604,000	916,904	3,607,900	3,446,202	3,442,804
Two Hills County	Sales	5	2	5	8	10	11
	Sales Volume	1,033,000	n/a	537,200	2,050,000	2,141,000	1,818,200
Vermilion River County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

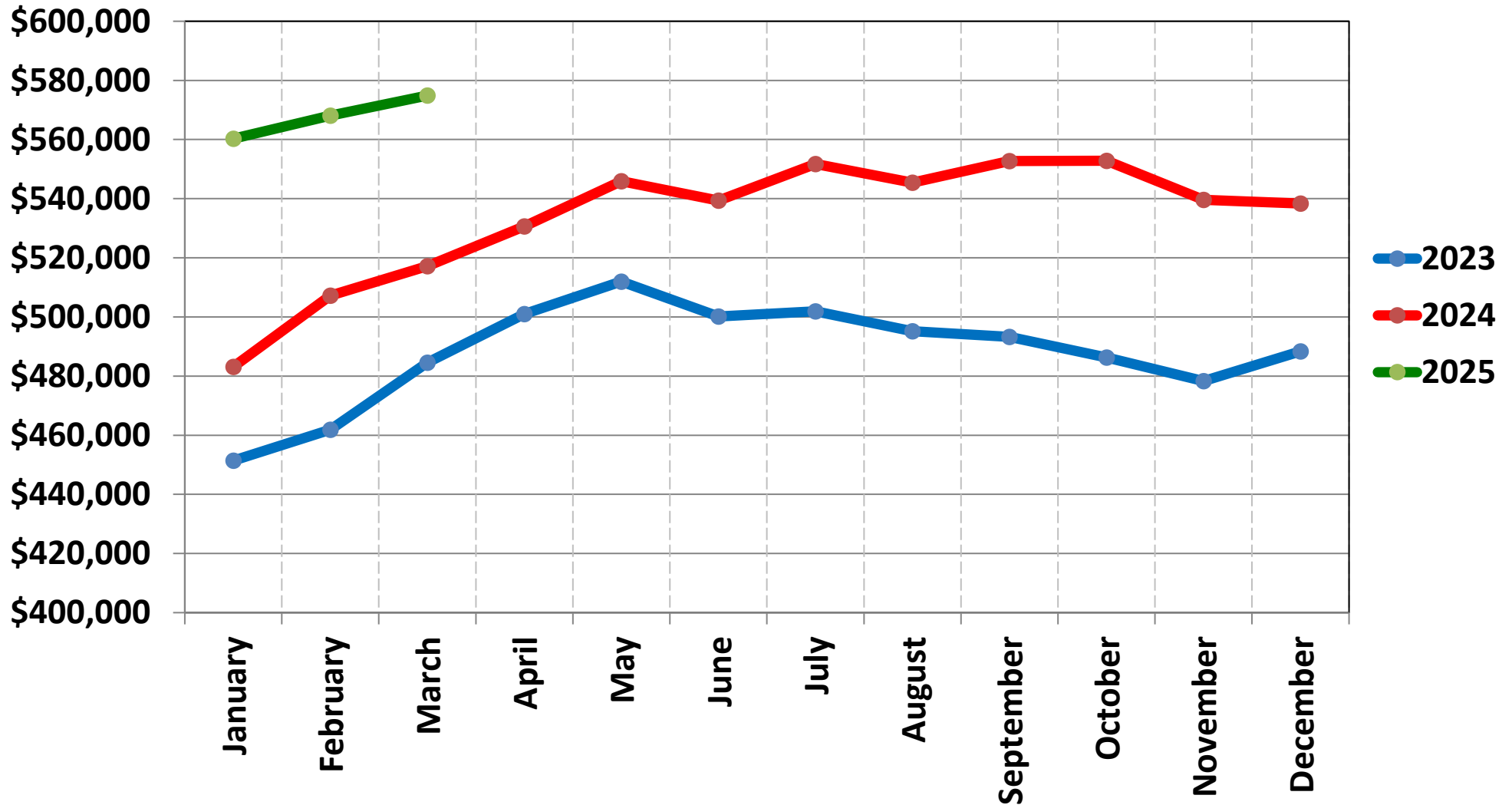
First Quarter 2025

		2025-Q1	2024-Q1	2023-Q1	2025 YTD	2024 YTD	2023 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	9	3	2	9	3	2
	Sales Volume	2,821,700	n/a	n/a	2,821,700	n/a	n/a
Calmar	Sales	11	16	11	11	16	11
	Sales Volume	3,563,500	5,585,300	3,373,000	3,563,500	5,585,300	3,373,000
Elk Point	Sales	3	10	1	3	10	1
	Sales Volume	n/a	1,154,800	n/a	n/a	1,154,800	n/a
Millet	Sales	5	4	5	5	4	5
	Sales Volume	1,683,900	n/a	1,558,500	1,683,900	n/a	1,558,500
Redwater	Sales	10	9	11	10	9	11
	Sales Volume	2,580,500	1,515,400	2,126,000	2,580,500	1,515,400	2,126,000
Tofield	Sales	11	8	1	11	8	1
	Sales Volume	2,504,000	1,704,000	n/a	2,504,000	1,704,000	n/a
Commercial² Sales by County							
Athabasca County	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Barrhead County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Beaver 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	3	4	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Brazeau County	Sales	1	3	2	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	3	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	4	3	5	4	3	5
	Sales Volume	n/a	n/a	986,009	n/a	n/a	986,009
Thorhild County	Sales	1	4	4	1	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	1	3	1	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Wetaskiwin County	Sales	2	5	2	2	5	2
	Sales Volume	n/a	3,175,524	n/a	n/a	3,175,524	n/a

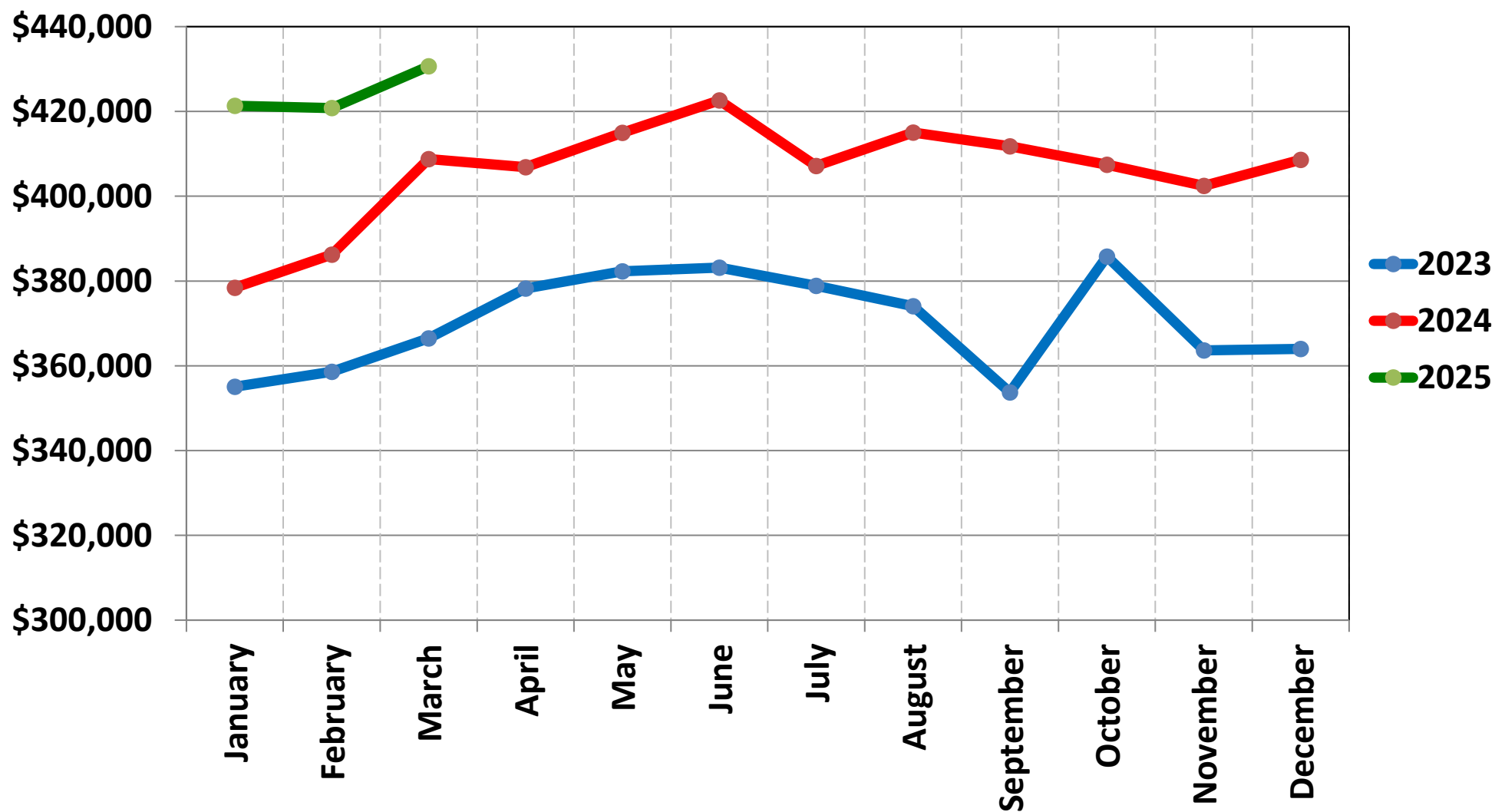
n/a = insufficient data

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium² Farms are included in Commercial if the property is zoned agricultural.

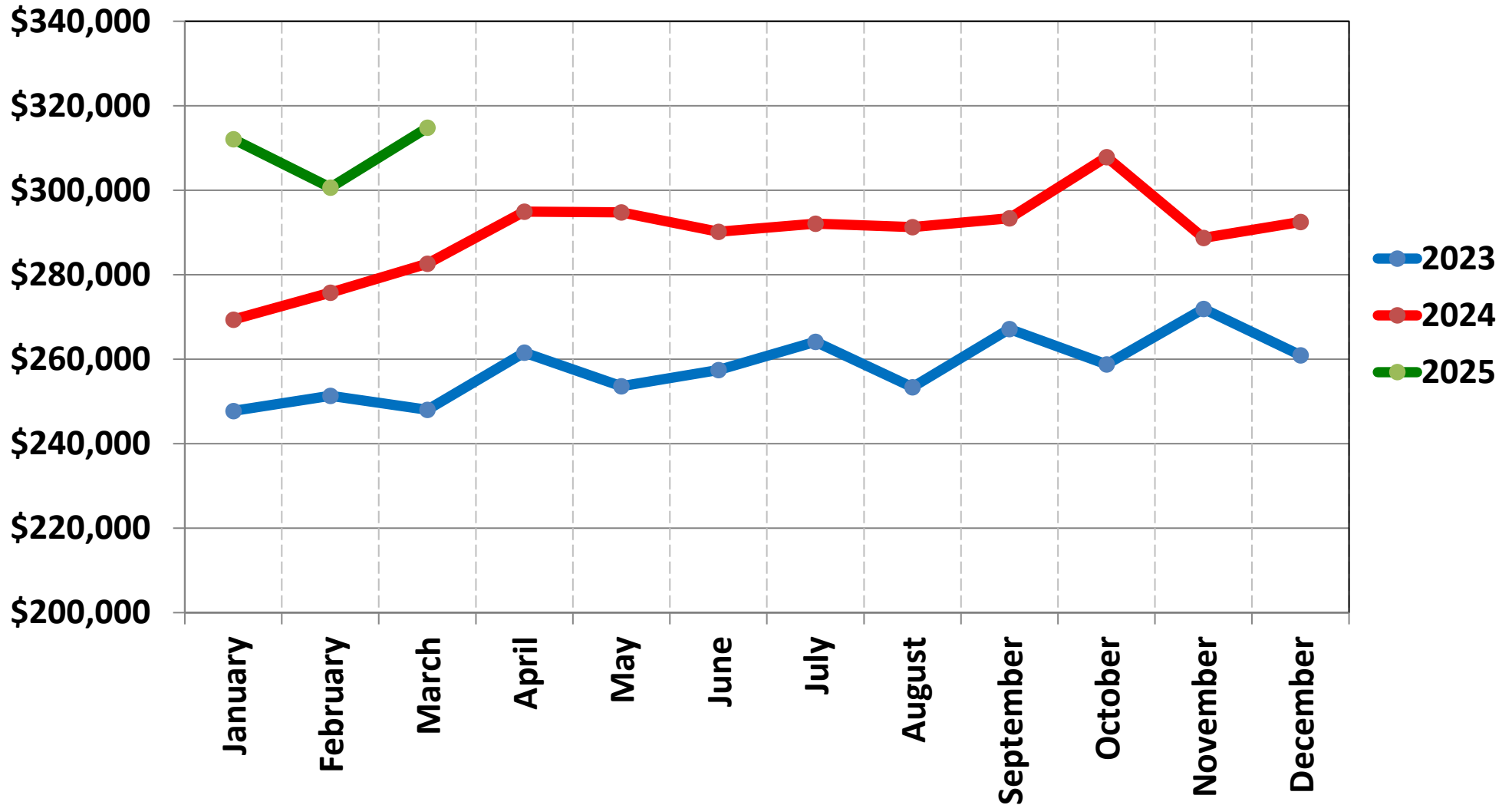
Greater Edmonton Area Detached Average Price March 2025



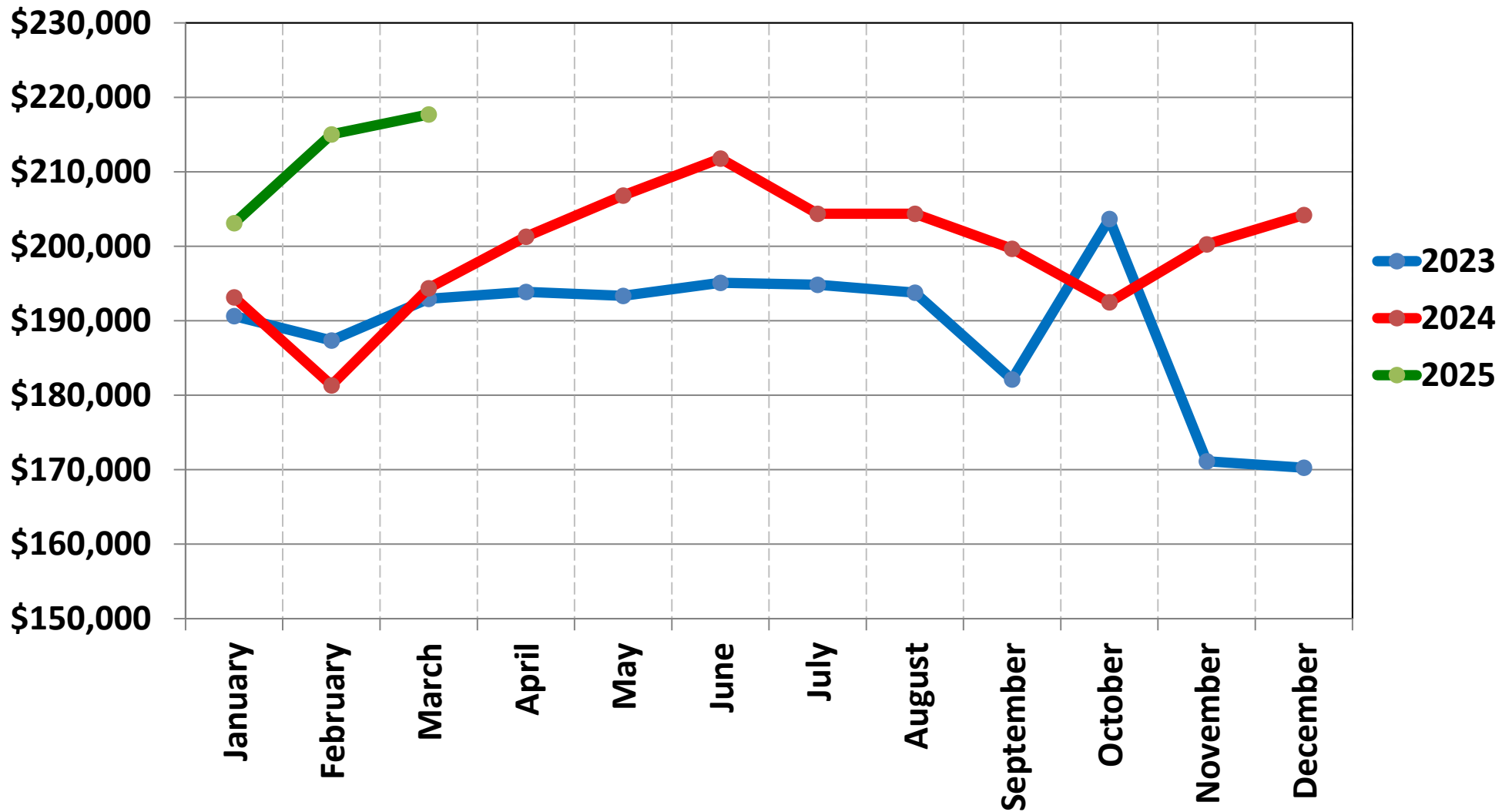
Greater Edmonton Area Semi-detached Average Price March 2025



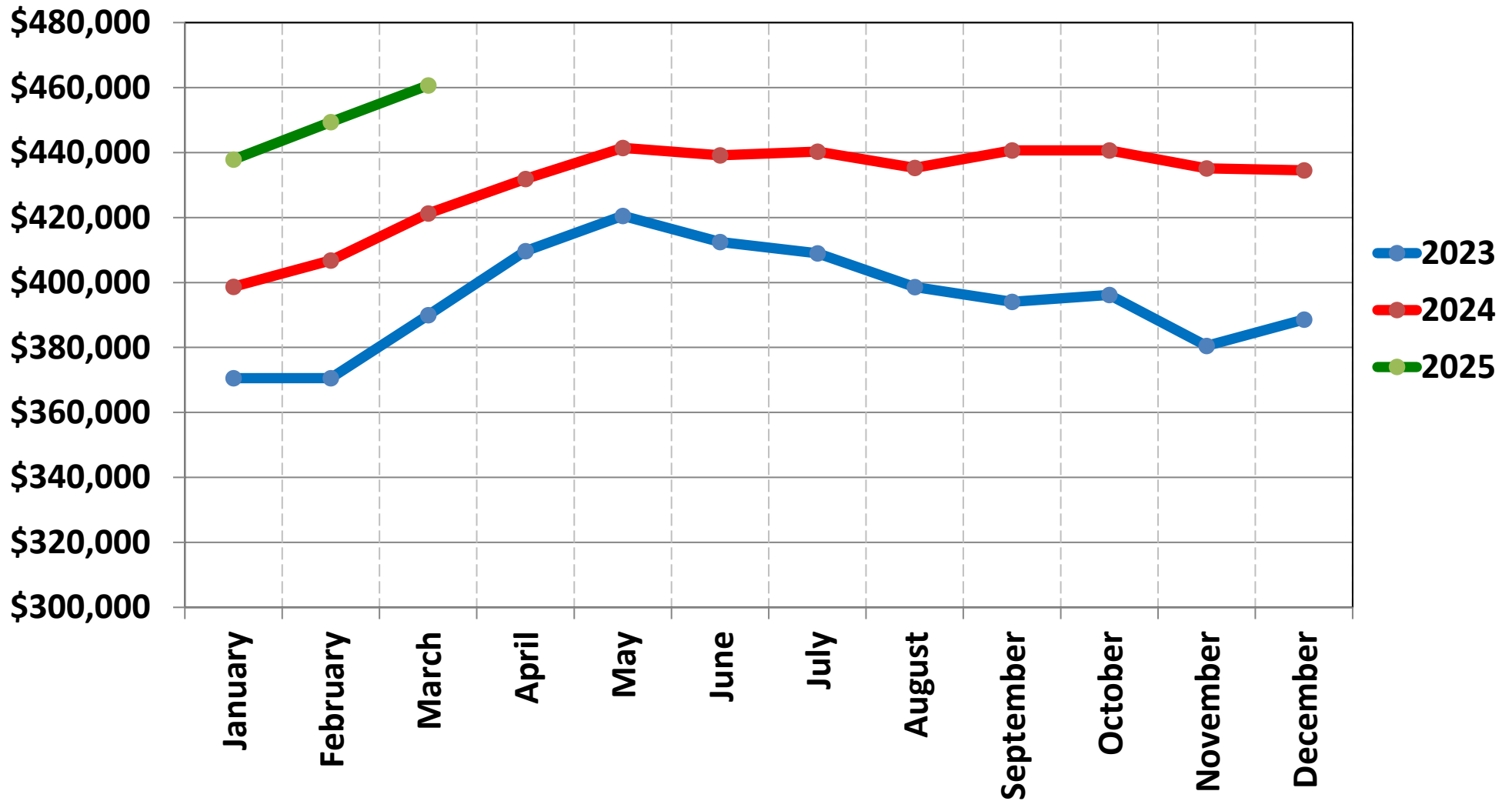
Greater Edmonton Area Row/Townhouse Average Price March 2025



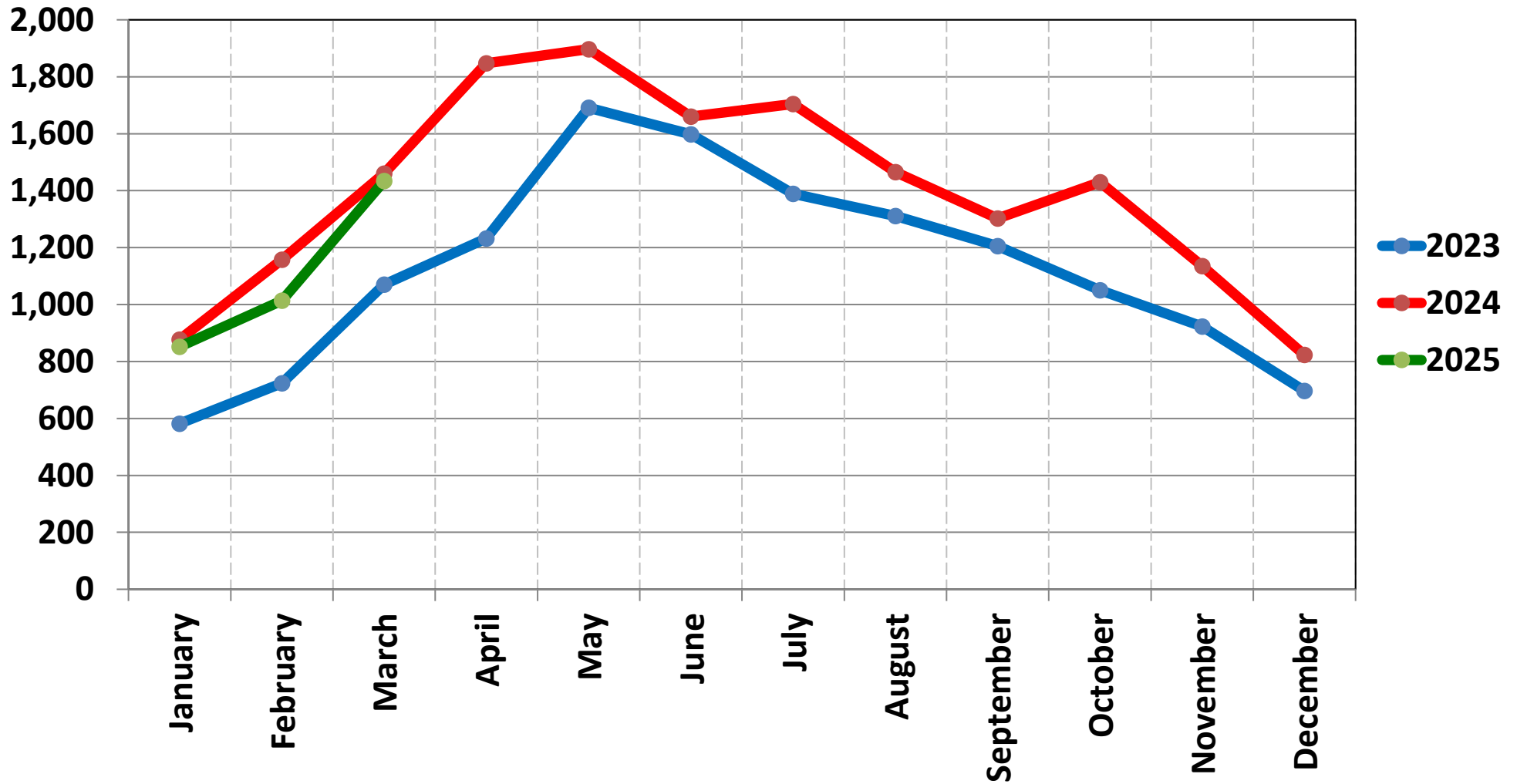
Greater Edmonton Area Apartment Condominium Average Price March 2025



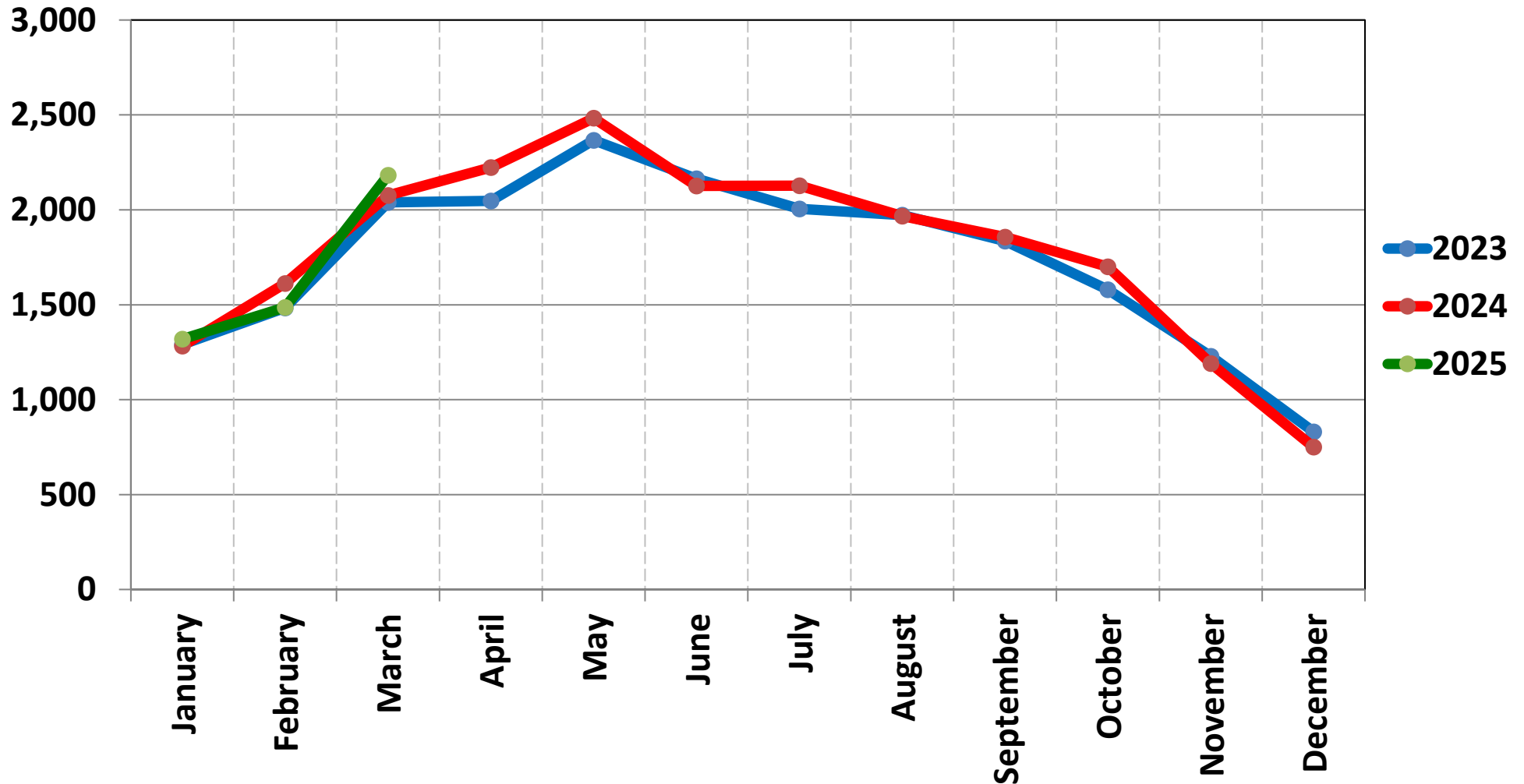
Greater Edmonton Area Residential Average Price March 2025



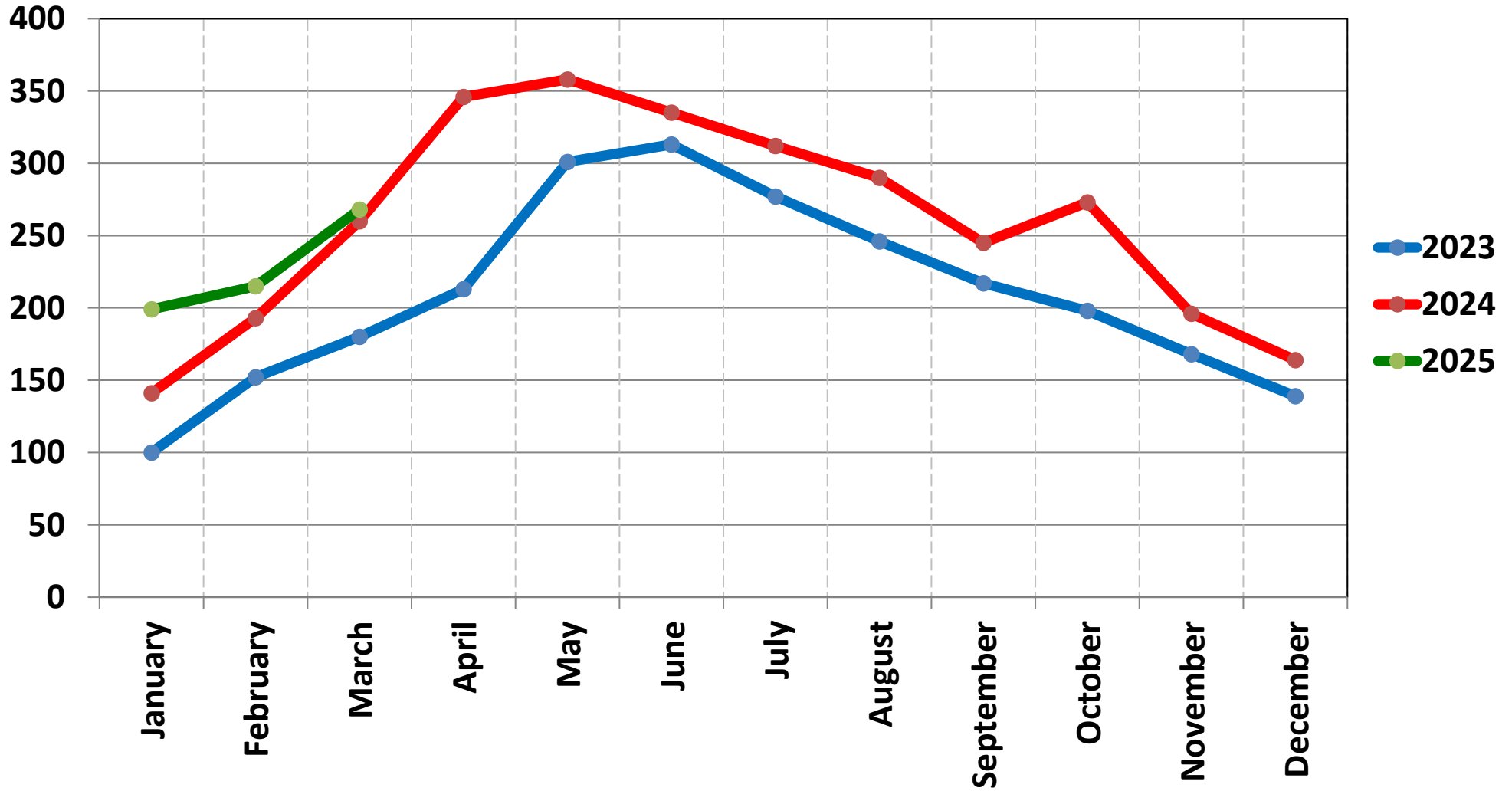
Greater Edmonton Area Detached Sales March 2025



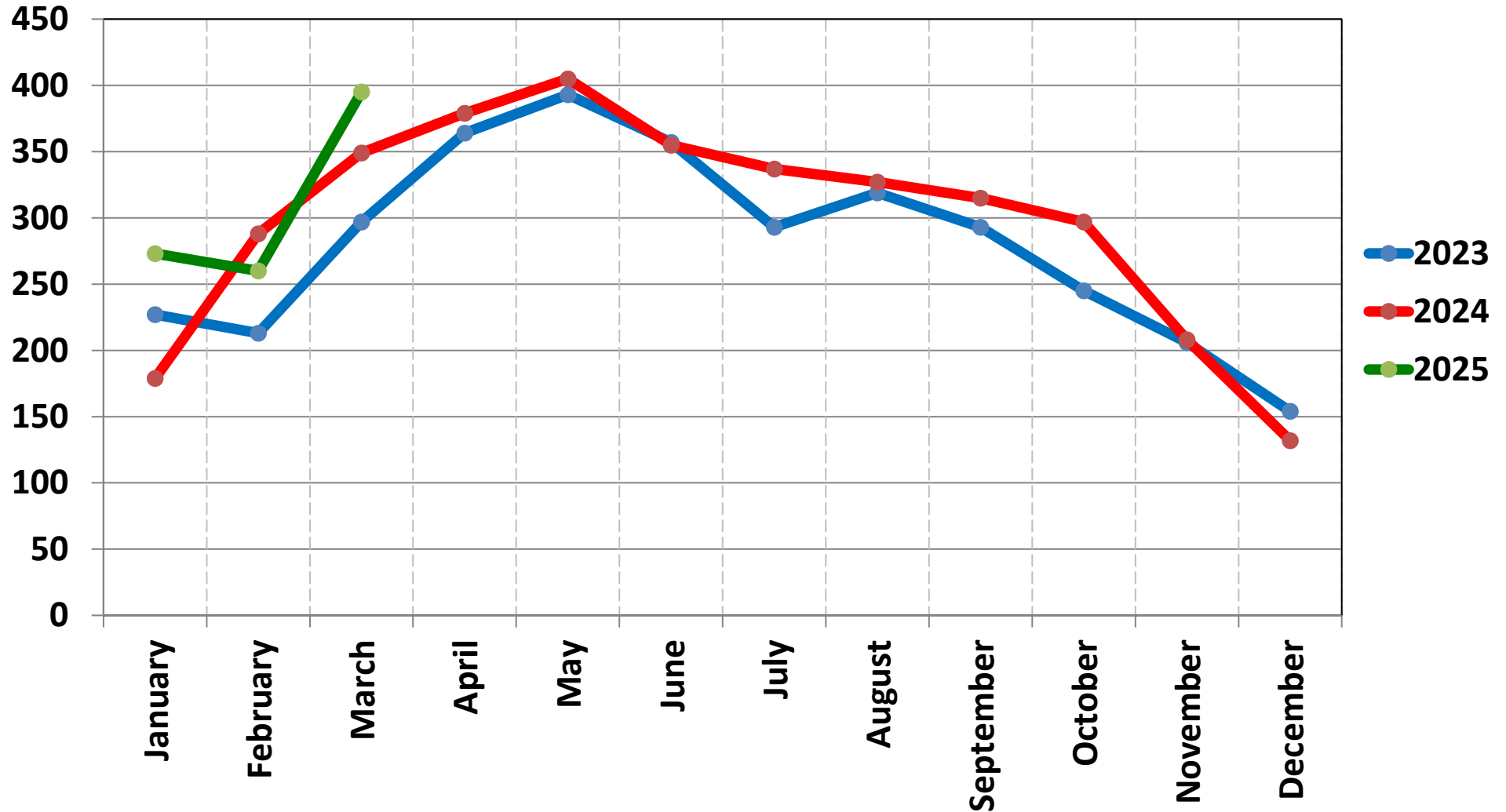
Greater Edmonton Area Detached New Listings March 2025



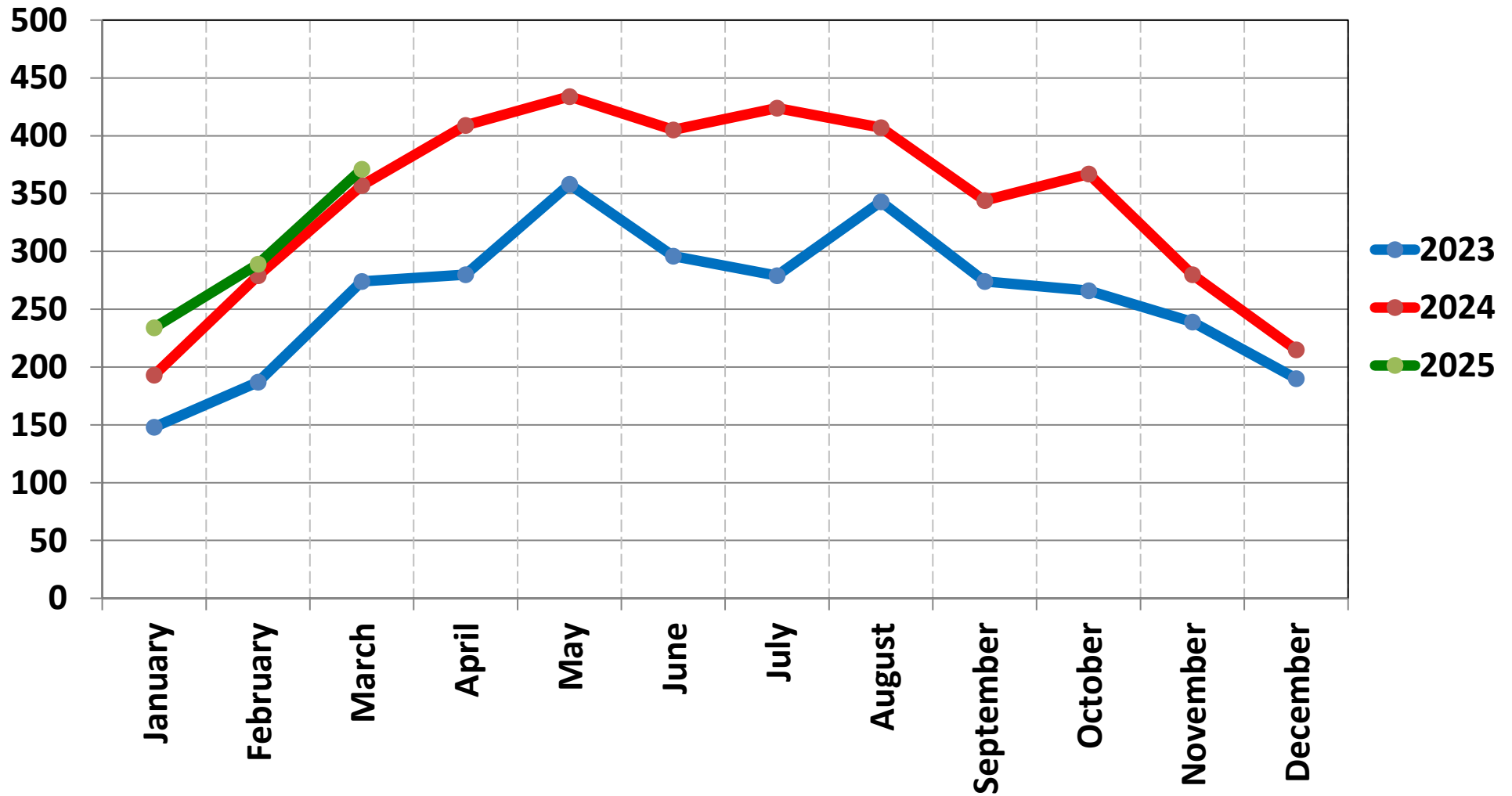
Greater Edmonton Area Semi-detached Sales March 2025



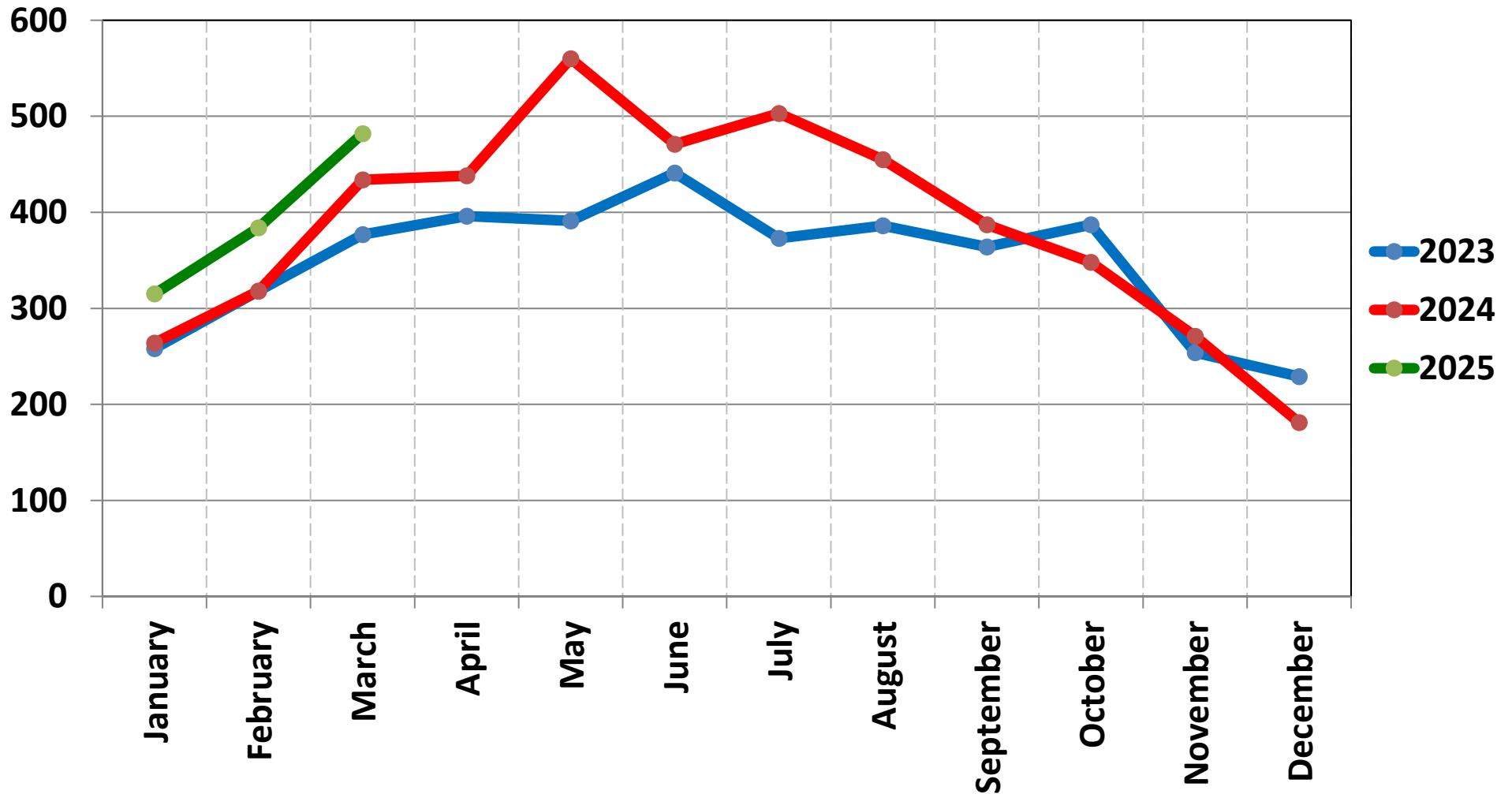
Greater Edmonton Area Semi-detached New Listings March 2025



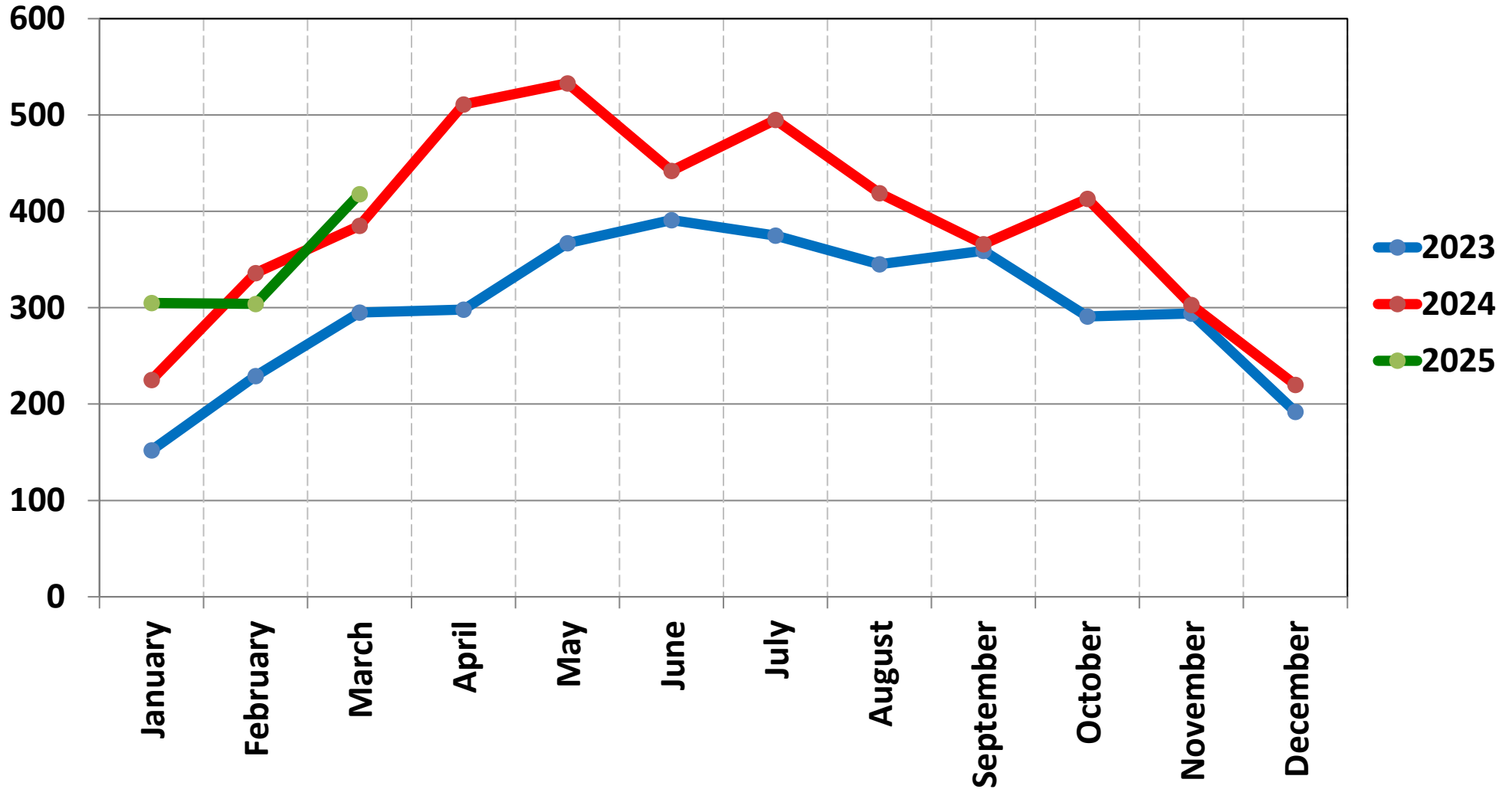
Greater Edmonton Area Row/Townhouse Sales March 2025



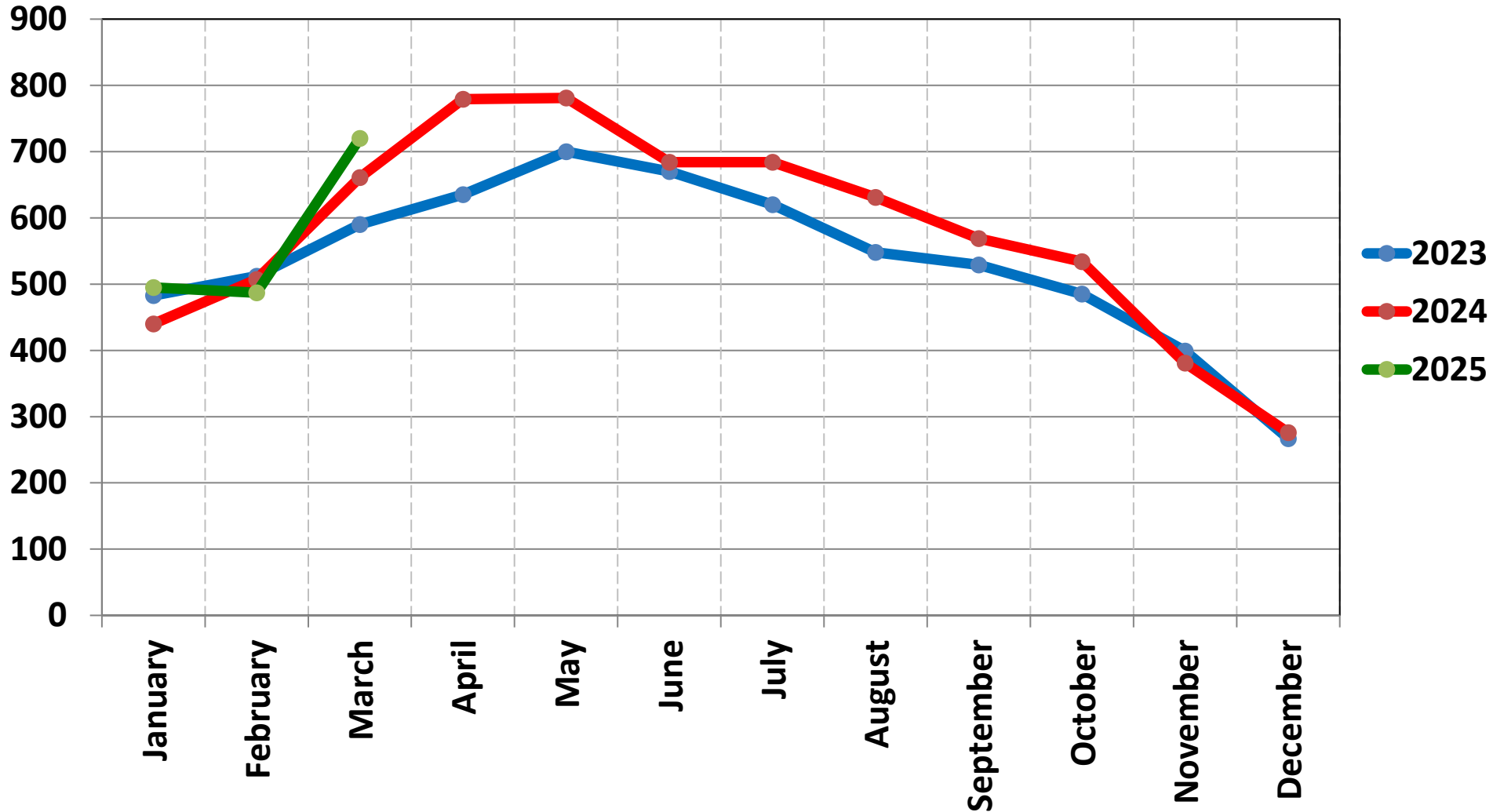
Greater Edmonton Area Row/Townhouse New Listings March 2025



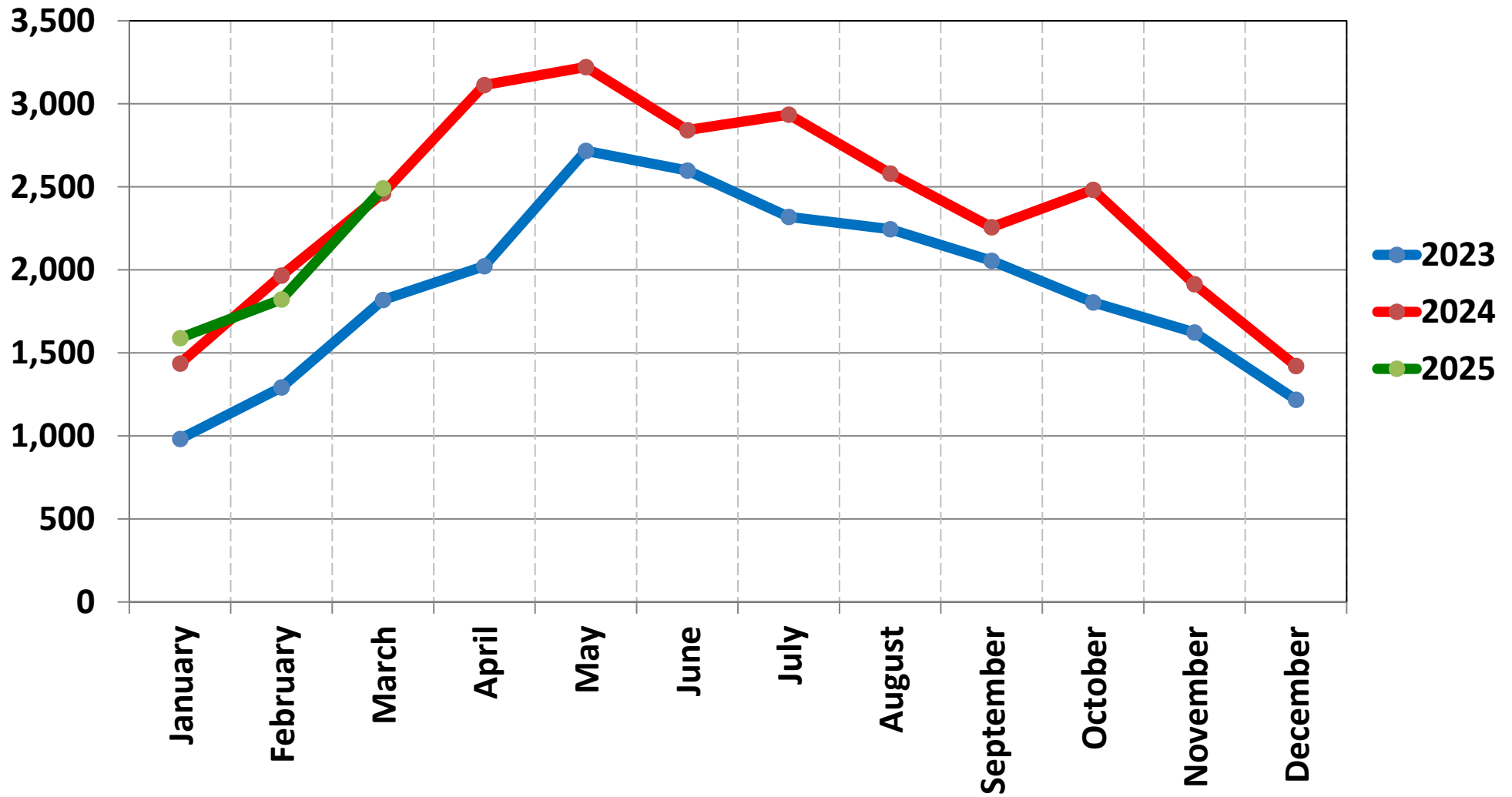
Greater Edmonton Area Apartment Condominium Sales March 2025



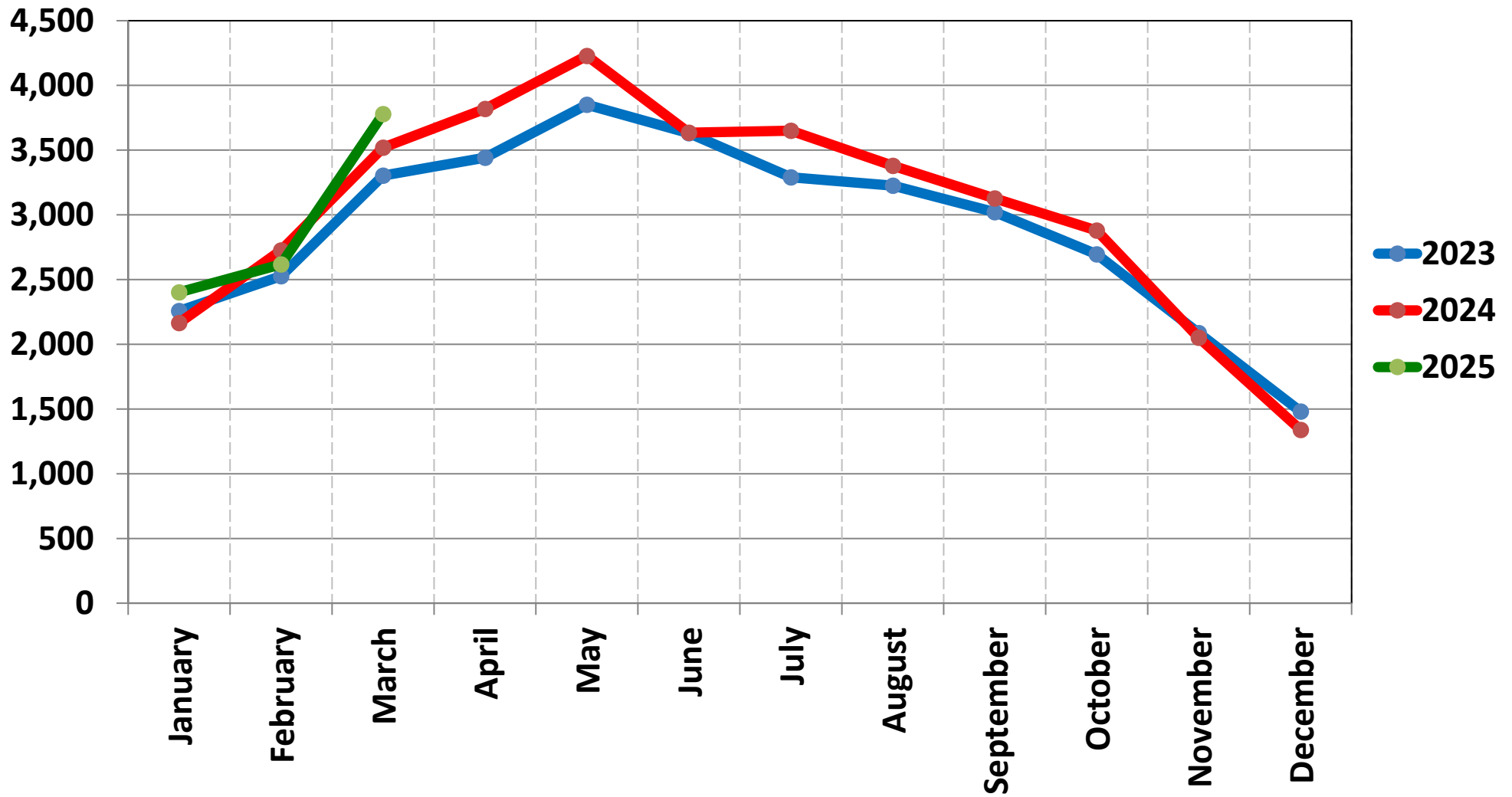
Greater Edmonton Area Apartment Condominium New Listings March 2025



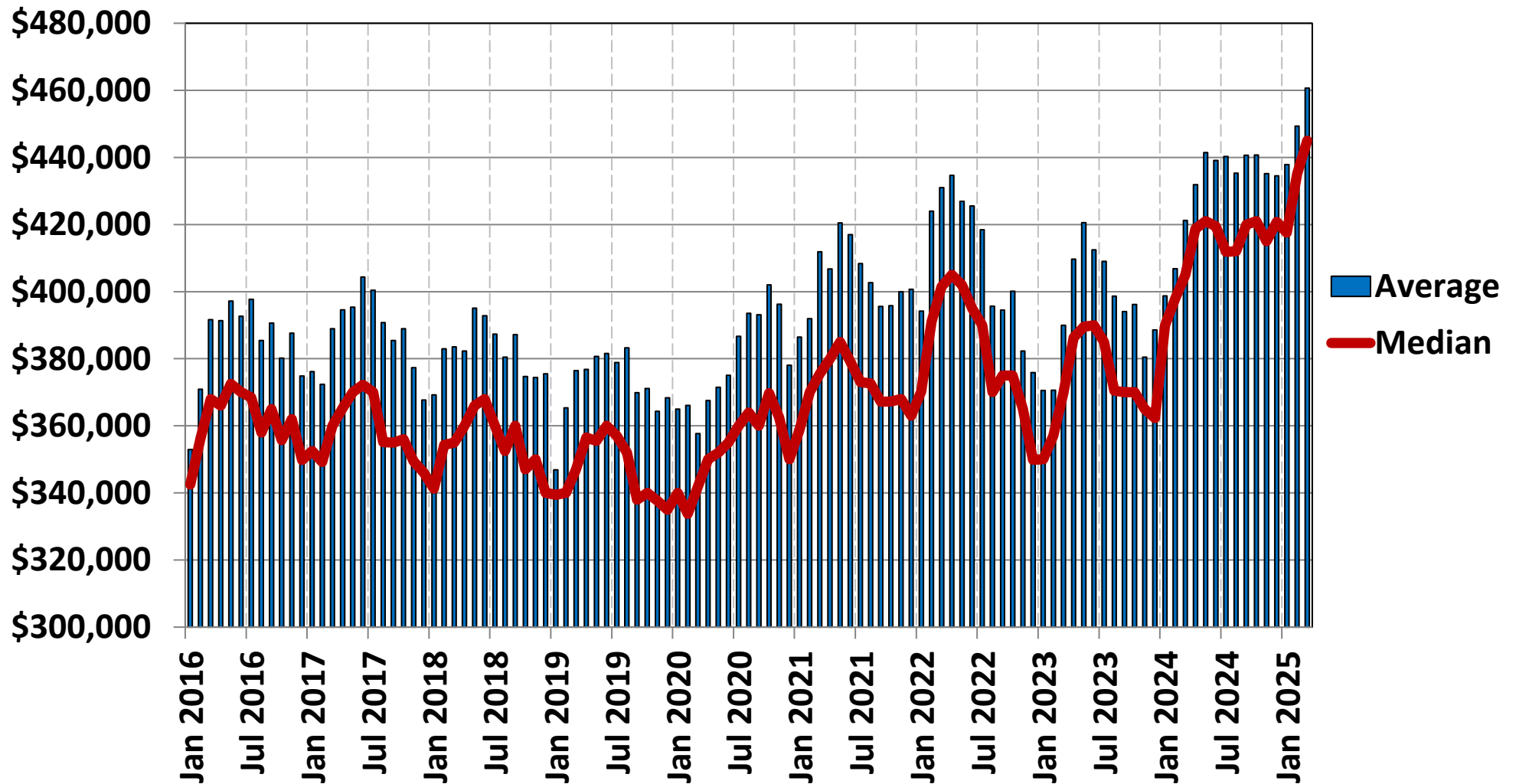
Greater Edmonton Area Residential Sales March 2025



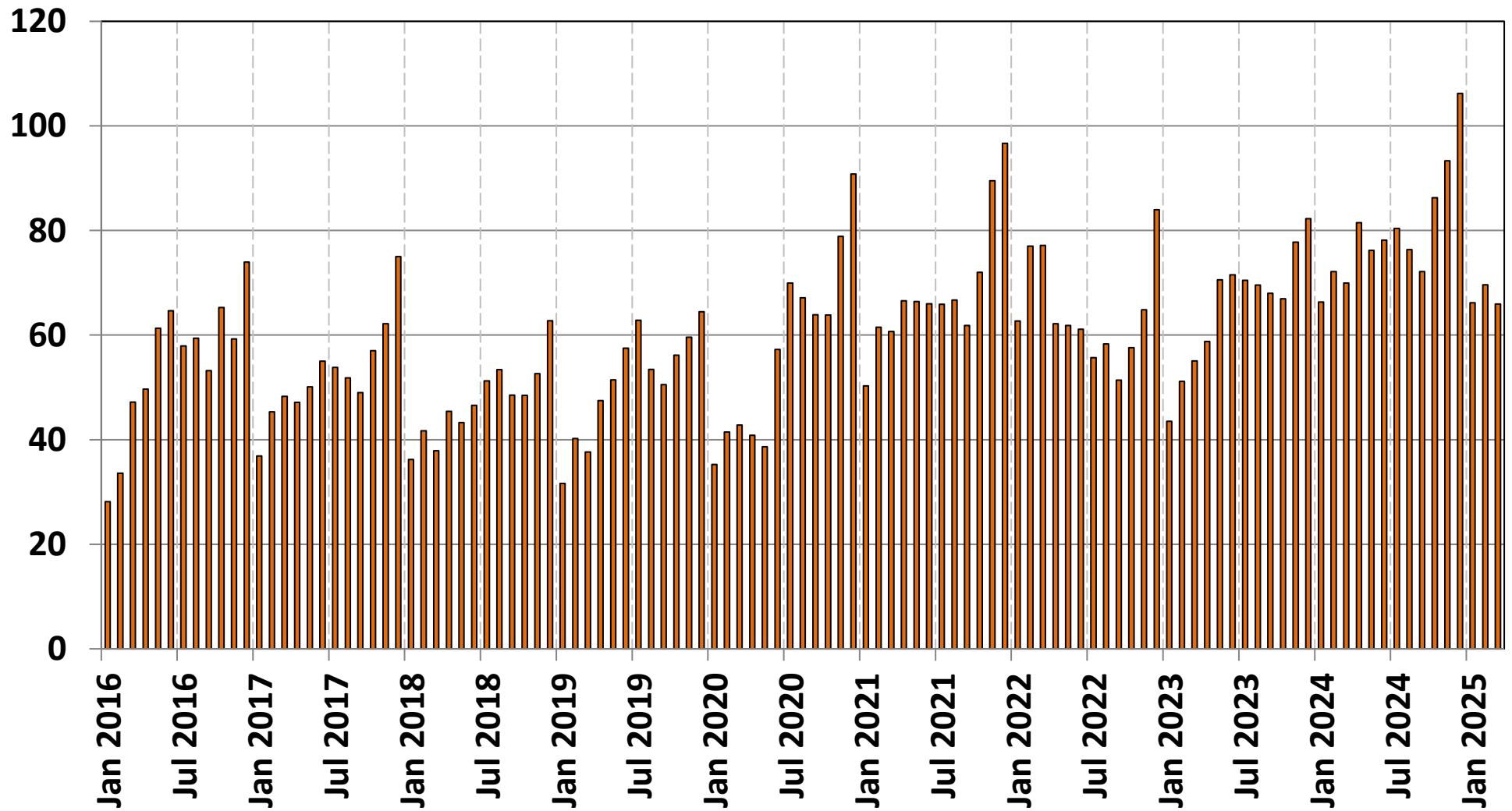
Greater Edmonton Area Residential New Listings March 2025



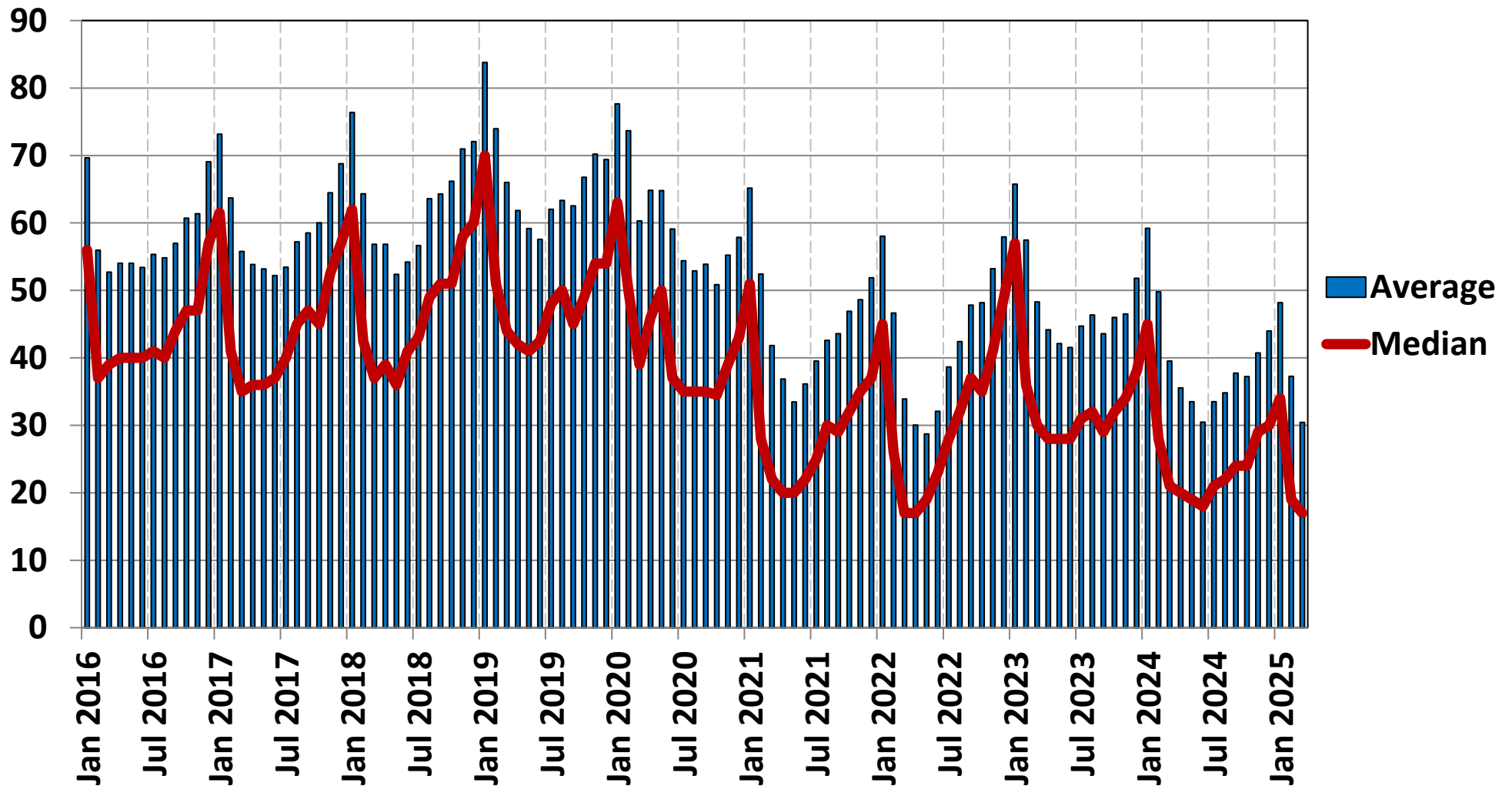
Greater Edmonton Area Residential Average and Median Price March 2025



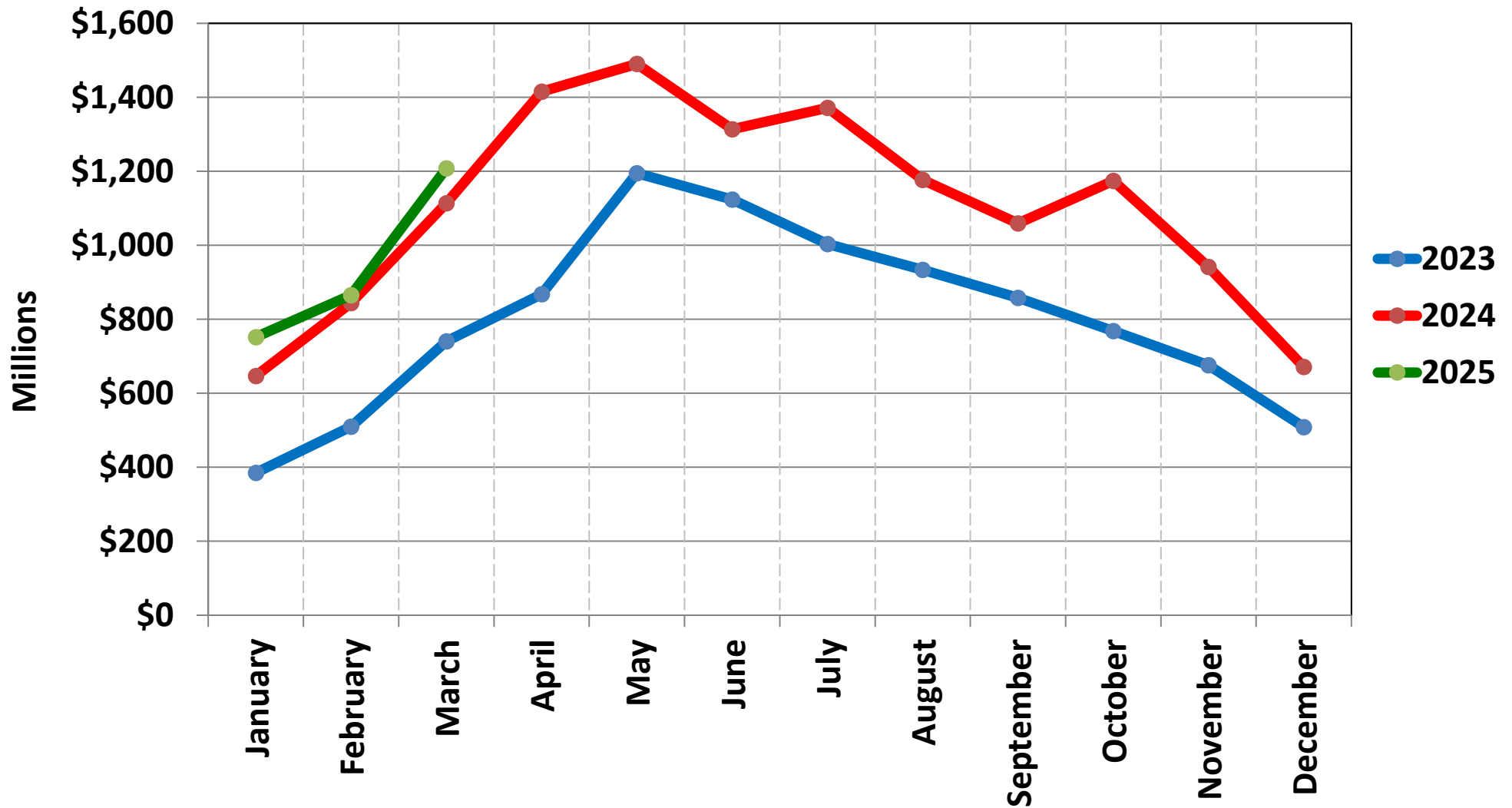
Greater Edmonton Area Residential Sales-to-New Listings Ratio March 2025



Greater Edmonton Area Residential Average and Median Days on Market March 2025



Greater Edmonton Area Total Dollar Volume March 2025



Appendix A

List of areas within the Greater Edmonton Area

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

For a list of expanded areas included in the Greater Edmonton Area please see:

<https://support.therae.com/hc/en-us/articles/33054549394587>