5 Year Residential Activity (Part 1)
Greater Edmonton Area[1]
February 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,516 / 2,798	1,669 / 2,748	1,516 / 2,847	1,551 / 2,910	1,557 / 3,102
Sales / YTD	725 / 1,307	1,478 / 2,336	1,111 / 1,931	691 / 1,215	610 / 1,114
Sales to New Listings Ratio / YTD	48% / 47%	89% / 85%	73% / 68%	45% / 42%	39% / 36%
Sales Volume	333,209,953	746,693,016	498,410,865	300,443,843	266,321,000
Sales Volume YTD	596,201,399	1,142,407,343	867,010,553	523,961,806	471,711,545
Average Sale Price	459,600	505,205	448,615	434,796	436,592
Average Sale Price YTD	456,160	489,044	448,996	431,244	423,439
Median Sale Price	429,000	470,250	413,500	385,000	395,000
Median Sale Price YTD	425,000	452,500	410,000	385,000	395,000
Average Days on Market / YTD	54 / 59	42 / 47	50 / 55	72 / 74	72 / 75
Median Days on Market / YTD	33 / 45	21 / 26	25 / 32	46 / 53	50 / 61
Average Days on Market (Cum.) / YTD	91 / 97	64 / 70	80 / 85	113 / 116	118 / 120
Median Days on Market (Cum.) / YTD	71 / 80	26 / 34	32 / 50	78 / 89	92 / 94
Semi-detached					
New Listings / YTD	220 / 440	314 / 540	250 / 511	241 / 488	247 / 535
Sales / YTD	150 / 250	287 / 443	184 / 312	108 / 194	108 / 205
Sales to New Listings Ratio / YTD	68% / 57%	91% / 82%	74% / 61%	45% / 40%	44% / 38%
Sales Volume	53,641,689	103,246,009	64,323,105	34,391,686	35,095,860
Sales Volume YTD	89,147,771	161,702,759	108,080,389	63,151,655	65,889,607
Average Sale Price	357,611	359,742	349,582	318,442	324,962
Average Sale Price YTD	356,591	365,018	346,412	325,524	321,413
Median Sale Price	363,250	359,900	333,068	315,000	313,700
Median Sale Price YTD	351,250	360,000	329,800	315,000	311,500
Average Days on Market / YTD	56 / 53	40 / 46	51 / 59	81 / 84	71 / 79
Median Days on Market / YTD	35 / 37	22 / 26	29 / 36	73 / 74	54 / 67
Average Days on Market (Cum.) / YTD	91 / 86	55 / 66	75 / 82	116 / 126	126 / 129
Median Days on Market (Cum.) / YTD	71 / 67	24 / 30	34 / 45	97 / 98	112 / 102
Row/Townhouse					
New Listings / YTD	321 / 579	376 / 672	332 / 631	293 / 554	270 / 554
Sales / YTD	187 / 335	283 / 440	188 / 327	122 / 207	138 / 229
Sales to New Listings Ratio / YTD	58% / 58%	75% / 65%	57% / 52%	42% / 37%	51% / 41%
Sales Volume	46,999,165	74,296,089	46,602,283	27,051,491	31,199,771
Sales Volume YTD	83,667,738	112,748,813	80,255,764	45,821,747	52,826,497
Average Sale Price	251,332	262,530	247,884	221,734	226,085
Average Sale Price YTD	249,754	256,247	245,430	221,361	230,683
Median Sale Price	248,500	260,000	243,000	210,000	220,000
Median Sale Price YTD	241,000	253,125	244,000	210,000	225,000
Average Days on Market / YTD	60 / 61	57 / 57	61 / 65	65 / 72	80 / 87
Median Days on Market / YTD	41 / 48	37 / 39	38 / 47	49 / 54	48 / 69
Average Days on Market (Cum.) / YTD	93 / 95	88 / 94	89 / 90	108 / 121	112 / 122
Median Days on Market (Cum.) / YTD	78 / 72	61 / 67	63 / 67	85 / 97	94 / 105

[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 Area[1]
February 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	522 / 1,004	601 / 1,112	564 / 1,084	472 / 870	387 / 833
Sales / YTD	229 / 383	234 / 389	152 / 279	146 / 250	134 / 252
Sales to New Listings Ratio / YTD	44% / 38%	39% / 35%	27% / 26%	31% / 29%	35% / 30%
Sales Volume	42,897,477	43,897,663	31,295,587	28,575,163	29,005,996
Sales Volume YTD	71,985,227	73,987,255	54,758,429	49,180,444	52,398,746
Average Sale Price	187,325	187,597	205,892	195,720	216,463
Average Sale Price YTD	187,951	190,199	196,267	196,722	207,932
Median Sale Price	172,500	174,000	183,950	185,000	208,000
Median Sale Price YTD	168,000	170,000	172,000	185,000	194,000
Average Days on Market / YTD	65 / 72	68 / 73	61 / 68	81 / 81	78 / 85
Median Days on Market / YTD	44 / 57	52 / 61	45 / 55	74 / 70	54 / 67
Average Days on Market (Cum.) / YTD	123 / 128	126 / 122	117 / 118	134 / 126	144 / 151
Median Days on Market (Cum.) / YTD	104 / 110	97 / 95	84 / 84	105 / 94	101 / 117
Total Residential[2]					
New Listings / YTD	2,579 / 4,821	2,960 / 5,072	2,662 / 5,073	2,557 / 4,822	2,461 / 5,024
Sales / YTD	1,291 / 2,275	2,282 / 3,608	1,635 / 2,849	1,067 / 1,866	990 / 1,800
Sales to New Listings Ratio / YTD	50% / 47%	77% / 71%	61% / 56%	42% / 39%	40% / 36%
Sales Volume	476,748,284	968,132,777	640,631,840	390,462,183	361,622,627
Sales Volume YTD	841,002,135	1,490,846,170	1,110,105,135	682,115,652	642,826,395
Average Sale Price	369,286	424,247	391,824	365,944	365,275
Average Sale Price YTD	369,671	413,206	389,647	365,550	357,126
Median Sale Price	356,500	391,000	370,000	333,700	340,000
Median Sale Price YTD	352,500	383,950	365,000	336,250	340,000
Average Days on Market / YTD	57 / 61	47 / 51	52 / 58	74 / 75	74 / 78
Median Days on Market / YTD	36 / 47	26 / 30	28 / 36	50 / 58	51 / 63
Average Days on Market (Cum.) / YTD	97 / 101	72 / 78	84 / 89	116 / 119	122 / 125
Median Days on Market (Cum.) / YTD	78 / 83	32 / 45	38 / 57	86 / 92	94 / 97
Other[3]					
New Listings / YTD	126 / 268	123 / 243	135 / 264	121 / 245	113 / 243
Sales / YTD	50 / 92	70 / 143	62 / 120	46 / 87	25 / 49
Sales to New Listings Ratio / YTD	40% / 34%	57% / 59%	46% / 45%	38% / 36%	22% / 20%
Sales Volume	12,053,099	20,815,800	15,993,340	9,912,732	4,493,359
Sales Volume YTD	22,136,841	43,466,301	31,979,082	24,876,646	7,929,559
Average Sale Price	241,062	297,369	257,957	215,494	179,734
Average Sale Price YTD	240,618	303,960	266,492	285,938	161,828
Median Sale Price	161,250	233,750	228,420	152,500	110,000
Median Sale Price YTD	128,500	219,000	211,450	165,000	107,000
Average Days on Market / YTD	89 / 87	102 / 96	116 / 141	167 / 202	118 / 127
Median Days on Market / YTD	76 / 69	70 / 66	63 / 88	71 / 85	65 / 90
Average Days on Market (Cum.) / YTD	137 / 131	136 / 131	201 / 248	214 / 255	175 / 176
Median Days on Market (Cum.) / YTD	99 / 90	98 / 88	98 / 119	148 / 173	150 / 148

[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 Area[1]
February 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	17 / 32	17 / 32	12 / 25	10 / 16	12 / 36
Sales / YTD	3 / 4	6 / 9	3 / 4	2 / 2	3 / 7
Sales to New Listings Ratio / YTD	18% / 13%	35% / 28%	25% / 16%	20% / 13%	25% / 19%
Sales Volume	5,813,000	21,497,750	1,973,878	2,650,000	1,484,500
Sales Volume YTD	7,538,000	26,332,750	2,133,878	2,650,000	4,837,299
Average Sale Price	1,937,667	3,582,958	657,959	1,325,000	494,833
Average Sale Price YTD	1,884,500	2,925,861	533,470	1,325,000	691,043
Median Sale Price	875,000	1,700,000	715,000	1,325,000	490,000
Median Sale Price YTD	1,300,000	1,350,000	455,000	1,325,000	599,283
Average Days on Market / YTD	154 / 305	209 / 244	503 / 665	840 / 840	101 / 416
Median Days on Market / YTD	114 / 182	207 / 253	685 / 747	840 / 840	105 / 188
Average Days on Market (Cum.) / YTD	154 / 305	396 / 369	503 / 665	840 / 840	101 / 416
Median Days on Market (Cum.) / YTD	114 / 182	207 / 253	685 / 747	840 / 840	105 / 188
Investment					
New Listings / YTD	36 / 70	33 / 58	30 / 52	29 / 54	26 / 47
Sales / YTD	7 / 12	13 / 24	7 / 10	6 / 11	9 / 13
Sales to New Listings Ratio / YTD	19% / 17%	39% / 41%	23% / 19%	21% / 20%	35% / 28%
Sales Volume	3,631,420	13,330,000	2,528,000	3,657,205	6,802,050
Sales Volume YTD	6,826,420	21,080,780	5,194,000	11,602,205	10,377,050
Average Sale Price	518,774	1,025,385	361,143	609,534	755,783
Average Sale Price YTD	568,868	878,366	519,400	1,054,746	798,235
Median Sale Price	525,000	425,000	331,500	373,089	620,000
Median Sale Price YTD	562,500	395,000	399,750	575,000	680,000
Average Days on Market / YTD	163 / 131	178 / 151	137 / 155	227 / 189	182 / 176
Median Days on Market / YTD	121 / 108	132 / 102	139 / 163	285 / 161	153 / 153
Average Days on Market (Cum.) / YTD	250 / 189	211 / 168	164 / 174	244 / 198	201 / 235
Median Days on Market (Cum.) / YTD	192 / 140	132 / 102	139 / 163	285 / 243	153 / 168
Multi Family					
New Listings / YTD	6 / 16	14 / 23	2 / 17	4 / 8	6 / 18
Sales / YTD	3 / 6	2 / 3	1 / 12	1 / 2	0 / 3
Sales to New Listings Ratio / YTD	50% / 38%	14% / 13%	50% / 71%	25% / 25%	0% / 17%
Sales Volume	5,304,000	3,674,000	495,000	1,770,000	0
Sales Volume YTD	7,669,000	5,459,000	17,187,500	2,920,000	2,900,000
Average Sale Price	1,768,000	1,837,000	495,000	1,770,000	0
Average Sale Price YTD	1,278,167	1,819,667	1,432,292	1,460,000	966,667
Median Sale Price	830,000	1,837,000	495,000	1,770,000	0
Median Sale Price YTD	825,000	1,785,000	1,425,000	1,460,000	690,000
Average Days on Market / YTD	99 / 265	130 / 100	299 / 186	928 / 646	0 / 128
Median Days on Market / YTD	95 / 76	130 / 112	299 / 128	928 / 646	0 / 135
Average Days on Market (Cum.) / YTD	99 / 265	130 / 161	687 / 238	1587 / 976	0 / 128
Median Days on Market (Cum.) / YTD	95 / 76	130 / 148	687 / 128	1587 / 976	0 / 135
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	1 / 2	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
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 Area[1]
February 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	30 / 56	23 / 42	12 / 18	21 / 40	25 / 50
Sales / YTD	5 / 7	6 / 10	0 / 2	7 / 10	0 / 4
Sales to New Listings Ratio / YTD	17% / 13%	26% / 24%	0% / 11%	33% / 25%	0% / 8%
Sales Volume	639,000	1,962,500	0	1,267,000	0
Sales Volume YTD	939,000	3,059,500	1,025,000	1,550,800	303,900
Average Sale Price	127,800	327,083	0	181,000	0
Average Sale Price YTD	134,143	305,950	512,500	155,080	75,975
Median Sale Price	82,000	237,500	0	160,000	0
Median Sale Price YTD	120,000	237,500	512,500	142,500	78,000
Average Days on Market / YTD	93 / 99	157 / 191	0 / 271	143 / 122	0 / 182
Median Days on Market / YTD	96 / 99	145 / 145	0 / 271	148 / 117	0 / 175
Average Days on Market (Cum.) / YTD	93 / 151	157 / 191	0 / 271	162 / 136	0 / 182
Median Days on Market (Cum.) / YTD	96 / 102	145 / 145	0 / 271	149 / 142	0 / 175
Lease					
New Listings / YTD	19 / 56	19 / 45	16 / 43	23 / 47	34 / 61
Sales / YTD	10 / 23	8 / 16	8 / 13	11 / 15	6 / 13
Sales to New Listings Ratio / YTD	53% / 41%	42% / 36%	50% / 30%	48% / 32%	18% / 21%
Sales Volume	1,632,140	1,164,417	702,383	4,724,600	403,281
Sales Volume YTD	4,351,662	2,427,941	1,180,581	5,169,165	687,373
Average Sale Price	163,214	145,552	87,798	429,509	67,214
Average Sale Price YTD	189,203	151,746	90,814	344,611	52,875
Median Sale Price	118,770	104,264	85,644	270,084	50,195
Median Sale Price YTD	107,940	104,264	65,088	161,474	34,200
Average Days on Market / YTD	99 / 140	104 / 108	204 / 184	274 / 231	198 / 147
Median Days on Market / YTD	76 / 93	97 / 93	154 / 195	273 / 273	102 / 101
Average Days on Market (Cum.) / YTD	119 / 157	235 / 193	222 / 196	274 / 231	198 / 147
Median Days on Market (Cum.) / YTD	87 / 127	151 / 139	154 / 195	273 / 273	102 / 101
Farms					
New Listings / YTD	11 / 18	13 / 22	14 / 27	12 / 26	8 / 21
Sales / YTD	3 / 4	7 / 11	3 / 8	1 / 3	4 / 6
Sales to New Listings Ratio / YTD	27% / 22%	54% / 50%	21% / 30%	8% / 12%	50% / 29%
Sales Volume	1,908,750	7,514,500	1,414,000	450,000	1,873,000
Sales Volume YTD	2,558,750	9,240,500	4,838,392	6,380,000	2,498,000
Average Sale Price	636,250	1,073,500	471,333	450,000	468,250
Average Sale Price YTD	639,688	840,045	604,799	2,126,667	416,333
Median Sale Price	480,000	889,500	311,000	450,000	462,750
Median Sale Price YTD	565,000	778,500	393,000	530,000	395,000
Average Days on Market / YTD	193 / 146	77 / 94	137 / 200	0 / 104	114 / 77
Median Days on Market / YTD	157 / 127	101 / 94	168 / 185	0 / 137	101 / 50
Average Days on Market (Cum.) / YTD	280 / 289	77 / 205	137 / 200	0 / 104	114 / 77
Median Days on Market (Cum.) / YTD	325 / 320	101 / 121	168 / 185	0 / 137	101 / 50
Total Commercial[2]					
New Listings / YTD	119 / 248	122 / 225	86 / 183	100 / 194	111 / 233
Sales / YTD	31 / 57	42 / 73	22 / 49	28 / 43	22 / 46
Sales to New Listings Ratio / YTD	26% / 23%	34% / 32%	26% / 27%	28% / 22%	20% / 20%
Sales Volume	18,928,310	49,143,167	7,113,261	14,518,805	10,562,831
Sales Volume YTD	30,009,832	67,600,471	31,559,351	30,272,170	21,603,622
Average Sale Price	610,591	1,170,075	323,330	518,529	480,129
Average Sale Price YTD	526,488	926,034	644,068	704,004	469,644
Median Sale Price	325,000	440,000	269,000	340,514	395,000
Median Sale Price YTD	300,000	367,500	363,500	341,027	312,500
Average Days on Market / YTD	127 / 161	146 / 148	218 / 224	285 / 234	163 / 189
Median Days on Market / YTD	99 / 99	126 / 104	167 / 168	273 / 179	112 / 116
Average Days on Market (Cum.) / YTD	162 / 197	208 / 207	251 / 244	317 / 263	171 / 206
Median Days on Market (Cum.) / YTD	115 / 132	132 / 132	167 / 168	273 / 232	112 / 120

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

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

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area[1]
February 2023

Year	Month	Residential[2]	Commercial[3]	Total
2019	January	7,163 (810)	731 (24)	8,648 (858)
	February	7,531 (990)	759 (22)	9,073 (1,037)
	March	8,472 (1,231)	817 (15)	10,093 (1,281)
	April	9,261 (1,717)	826 (34)	10,961 (1,789)
	May	9,889 (2,004)	891 (31)	11,668 (2,105)
	June	9,850 (1,852)	854 (32)	11,604 (1,943)
	July	9,547 (1,956)	862 (29)	11,314 (2,045)
	August	9,208 (1,624)	834 (29)	10,968 (1,700)
	September	8,858 (1,421)	819 (24)	10,567 (1,499)
	October	8,177 (1,357)	779 (33)	9,767 (1,444)
	November	7,470 (1,112)	811 (15)	9,032 (1,171)
	December	6,199 (854)	714 (18)	7,551 (903)
2020	January	6,491 (799)	738 (15)	7,877 (855)
	February	7,072 (1,067)	748 (28)	8,485 (1,141)
	March	7,511 (1,198)	750 (21)	8,948 (1,249)
	April	7,486 (764)	741 (10)	8,956 (796)
	May	8,054 (1,188)	755 (12)	9,582 (1,240)
	June	8,358 (2,115)	769 (34)	9,883 (2,216)
	July	8,352 (2,288)	798 (21)	9,924 (2,380)
	August	8,111 (1,956)	784 (22)	9,680 (2,056)
	September	7,800 (1,933)	790 (22)	9,340 (2,041)
	October	7,421 (1,750)	737 (34)	8,879 (1,842)
	November	6,553 (1,465)	748 (21)	7,951 (1,535)
	December	5,243 (1,137)	658 (23)	6,471 (1,204)
2021	January	5,532 (1,214)	693 (27)	6,816 (1,299)
	February	5,928 (1,635)	721 (22)	7,264 (1,719)
	March	6,789 (2,503)	731 (40)	8,150 (2,654)
	April	7,546 (2,958)	745 (30)	8,973 (3,110)
	May	8,089 (2,837)	750 (40)	9,539 (2,992)
	June	8,457 (2,801)	737 (37)	9,962 (2,932)
	July	8,393 (2,262)	742 (26)	9,904 (2,396)
	August	8,039 (2,113)	735 (24)	9,531 (2,223)
	September	7,702 (1,917)	719 (38)	9,138 (2,030)
	October	7,084 (1,919)	711 (33)	8,506 (2,030)
	November	5,974 (1,864)	724 (25)	7,363 (1,962)
	December	4,657 (1,336)	635 (40)	5,834 (1,438)
2022	January	4,613 (1,326)	657 (31)	5,808 (1,430)
	February	4,689 (2,282)	700 (42)	5,936 (2,394)
	March	5,196 (3,311)	733 (43)	6,496 (3,471)
	April	6,445 (2,932)	748 (51)	7,787 (3,121)
	May	7,546 (2,916)	762 (36)	8,941 (3,044)
	June	8,084 (2,653)	759 (36)	9,515 (2,791)
	July	8,417 (2,022)	806 (33)	9,908 (2,116)
	August	8,011 (1,849)	821 (27)	9,531 (1,939)
	September	7,799 (1,601)	836 (20)	9,313 (1,684)
	October	7,170 (1,498)	846 (19)	8,649 (1,574)
	November	6,385 (1,275)	823 (38)	7,795 (1,360)
	December	4,959 (983)	741 (19)	6,221 (1,033)
2023	January	5,155 (984)	777 (26)	6,485 (1,052)
	February	5,659 (1,291)	793 (31)	7,027 (1,372)

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

Residential[1] Sales by Price Range

Greater Edmonton Area[2]
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	36	69	35	60	20	46	22	40	13	33
100,000 - 149,999	81	153	80	148	55	111	47	93	41	75
150,000 - 199,999	128	209	136	225	97	173	98	154	89	158
200,000 - 249,999	91	156	148	224	94	176	89	147	90	159
250,000 - 299,999	131	243	192	319	174	319	145	259	126	237
300,000 - 324,999	79	145	141	231	136	235	97	155	78	145
325,000 - 349,999	73	135	143	242	127	211	91	154	88	153
350,000 - 374,999	88	154	150	252	130	230	82	147	79	147
375,000 - 399,999	90	149	147	239	149	242	76	136	68	126
400,000 - 424,999	82	129	143	235	116	180	52	91	53	107
425,000 - 449,999	72	133	121	173	99	160	41	96	48	90
450,000 - 474,999	47	90	96	161	67	117	38	67	45	77
475,000 - 499,999	52	93	106	152	66	104	41	65	33	60
500,000 - 524,999	39	66	104	159	57	102	20	41	22	39
525,000 - 549,999	34	51	78	122	38	70	23	37	14	27
550,000 - 574,999	28	54	61	88	30	54	17	28	17	25
575,000 - 599,999	26	43	62	96	32	52	10	22	11	16
600,000 - 649,999	32	54	90	138	38	63	14	21	19	34
650,000 - 699,999	21	39	64	99	31	61	14	27	12	28
700,000 - 749,999	17	34	53	67	19	25	8	14	6	12
750,000 - 799,999	11	18	38	48	15	25	8	15	9	16
800,000 - 899,999	13	22	36	51	19	39	10	19	10	15
900,000 - 999,999	7	8	25	35	9	18	4	7	7	9
1,000,000-1,499,999	13	25	25	29	14	29	13	21	9	9
1,500,000-1,999,999	0	3	4	9	2	6	4	6	3	3
2,000,000-2,499,999	0	0	2	3	1	1	1	1	0	0
2,500,000-2,999,999	0	0	0	0	0	0	2	3	0	0
3,000,000-3,499,999	0	0	0	1	0	0	0	0	0	0
3,500,000+	0	0	2	2	0	0	0	0	0	0
Total	**1,291**	**2,275**	**2,282**	**3,608**	**1,635**	**2,849**	**1,067**	**1,866**	**990**	**1,800**

[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 Area[1]
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	0	1	1	2	1	4	2	3	1	5
100,000 - 149,999	7	13	6	12	6	10	6	14	4	11
150,000 - 199,999	7	12	13	21	7	17	16	29	17	25
200,000 - 249,999	20	41	37	63	26	54	27	52	22	43
250,000 - 299,999	55	113	78	144	78	157	84	143	46	94
300,000 - 324,999	47	87	71	125	76	140	55	82	41	75
325,000 - 349,999	36	79	77	138	75	128	59	100	57	99
350,000 - 374,999	60	102	87	156	104	176	73	129	64	117
375,000 - 399,999	60	104	86	152	131	211	67	123	57	110
400,000 - 424,999	58	93	108	177	107	168	48	83	50	97
425,000 - 449,999	61	114	99	144	92	150	36	83	44	84
450,000 - 474,999	45	82	89	151	62	110	38	62	40	71
475,000 - 499,999	43	79	102	144	62	96	36	57	31	58
500,000 - 524,999	33	58	100	149	54	96	18	38	22	37
525,000 - 549,999	33	47	77	120	37	67	23	37	13	26
550,000 - 574,999	24	47	57	82	25	48	16	26	17	24
575,000 - 599,999	24	40	62	96	28	47	10	22	11	16
600,000 - 649,999	32	52	84	127	35	58	14	21	19	33
650,000 - 699,999	21	39	64	96	28	55	13	25	11	27
700,000 - 749,999	16	30	50	64	18	24	8	14	6	12
750,000 - 799,999	11	18	38	47	15	24	8	15	9	15
800,000 - 899,999	13	22	36	51	19	39	10	19	10	15
900,000 - 999,999	7	8	25	35	9	18	4	7	6	8
1,000,000-1,499,999	12	24	23	26	13	27	13	21	9	9
1,500,000-1,999,999	0	2	4	8	2	6	4	6	3	3
2,000,000-2,499,999	0	0	2	3	1	1	1	1	0	0
2,500,000-2,999,999	0	0	0	0	0	0	2	3	0	0
3,000,000-3,499,999	0	0	0	1	0	0	0	0	0	0
3,500,000+	0	0	2	2	0	0	0	0	0	0
Total	**725**	**1,307**	**1,478**	**2,336**	**1,111**	**1,931**	**691**	**1,215**	**610**	**1,114**

[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 Area[1]
February 2023

	2023		2022		2021		2020		2019	
Price Range	**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	6	2	2	1	1	1	1	0	1
150,000 - 199,999	4	8	5	7	3	4	6	6	1	1
200,000 - 249,999	9	17	20	24	12	27	11	17	10	22
250,000 - 299,999	20	37	29	49	36	64	16	42	33	59
300,000 - 324,999	15	29	34	52	29	50	26	42	16	34
325,000 - 349,999	19	25	41	65	37	53	25	38	22	39
350,000 - 374,999	14	26	40	65	19	39	5	12	10	23
375,000 - 399,999	20	26	45	66	14	22	7	10	5	9
400,000 - 424,999	19	29	27	45	8	11	2	3	1	4
425,000 - 449,999	9	16	20	27	4	6	2	7	3	3
450,000 - 474,999	1	5	7	10	2	4	0	3	3	3
475,000 - 499,999	5	7	2	4	4	5	4	7	2	2
500,000 - 524,999	5	6	4	6	3	5	2	3	0	1
525,000 - 549,999	1	2	1	2	1	2	0	0	0	0
550,000 - 574,999	3	5	3	4	2	3	1	2	0	1
575,000 - 599,999	1	2	0	0	2	3	0	0	0	0
600,000 - 649,999	0	1	4	7	3	5	0	0	0	0
650,000 - 699,999	0	0	0	3	3	6	0	1	1	1
700,000 - 749,999	1	3	2	2	1	1	0	0	0	0
750,000 - 799,999	0	0	0	1	0	1	0	0	0	1
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	1	1
1,000,000+	0	0	1	2	0	0	0	0	0	0
Total	**150**	**250**	**287**	**443**	**184**	**312**	**108**	**194**	**108**	**205**

[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 Area[1]
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	2	6	5	7	0	2	3	5	2	3
100,000 - 149,999	20	44	20	40	19	39	19	35	22	33
150,000 - 199,999	46	77	51	87	45	71	32	54	32	53
200,000 - 249,999	27	47	48	78	35	61	19	32	28	44
250,000 - 299,999	37	60	65	90	39	67	27	39	29	51
300,000 - 324,999	10	18	32	45	27	39	13	25	12	21
325,000 - 349,999	17	29	21	31	10	22	4	9	4	8
350,000 - 374,999	10	21	15	23	3	10	0	0	5	7
375,000 - 399,999	8	17	12	17	2	5	1	1	3	4
400,000 - 424,999	5	5	7	11	1	1	1	2	1	4
425,000 - 449,999	0	1	1	1	2	3	2	3	0	1
450,000 - 474,999	0	1	0	0	1	1	0	1	0	0
475,000 - 499,999	4	6	2	3	0	1	1	1	0	0
500,000 - 524,999	0	1	0	2	0	0	0	0	0	0
525,000 - 549,999	0	1	0	0	0	1	0	0	0	0
550,000 - 574,999	0	0	1	2	3	3	0	0	0	0
575,000 - 599,999	1	1	0	0	1	1	0	0	0	0
600,000 - 649,999	0	0	2	2	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	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+	0	0	0	0	0	0	0	0	0	0
Total	**187**	**335**	**283**	**440**	**188**	**327**	**122**	**207**	**138**	**229**

[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 Area[1]
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	34	62	29	51	19	40	17	32	10	25
100,000 - 149,999	50	90	52	94	29	61	21	43	15	30
150,000 - 199,999	71	112	67	110	42	81	44	65	39	79
200,000 - 249,999	35	51	43	59	21	34	32	46	30	50
250,000 - 299,999	19	33	20	36	21	31	18	35	18	33
300,000 - 324,999	7	11	4	9	4	6	3	6	9	15
325,000 - 349,999	1	2	4	8	5	8	3	7	5	7
350,000 - 374,999	4	5	8	8	4	5	4	6	0	0
375,000 - 399,999	2	2	4	4	2	4	1	2	3	3
400,000 - 424,999	0	2	1	2	0	0	1	3	1	2
425,000 - 449,999	2	2	1	1	1	1	1	3	1	2
450,000 - 474,999	1	2	0	0	2	2	0	1	2	3
475,000 - 499,999	0	1	0	1	0	2	0	0	0	0
500,000 - 524,999	1	1	0	2	0	1	0	0	0	1
525,000 - 549,999	0	1	0	0	0	0	0	0	1	1
550,000 - 574,999	1	2	0	0	0	0	0	0	0	0
575,000 - 599,999	0	0	0	0	1	1	0	0	0	0
600,000 - 649,999	0	1	0	2	0	0	0	0	0	1
650,000 - 699,999	0	0	0	0	0	0	1	1	0	0
700,000 - 749,999	0	1	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+	1	2	1	2	1	2	0	0	0	0
Total	**229**	**383**	**234**	**389**	**152**	**279**	**146**	**250**	**134**	**252**

[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 Area[1]
February 2023

		Residential[2]		Commercial[3]		Total	
Year	**Month**	**Listed**	**Sold**	**Listed**	**Sold**	**Listed**	**Sold**
2019	January	2,563	810	122	24	2,815	858
	February	2,461	990	111	22	2,685	1,037
	March	3,263	1,231	124	15	3,525	1,281
	April	3,627	1,717	125	34	3,944	1,789
	May	3,902	2,004	161	31	4,246	2,105
	June	3,213	1,852	80	32	3,455	1,943
	July	3,113	1,956	113	29	3,374	2,045
	August	3,035	1,624	99	29	3,295	1,700
	September	2,807	1,421	96	24	3,028	1,499
	October	2,420	1,357	89	33	2,610	1,444
	November	1,856	1,112	111	15	2,044	1,171
	December	1,323	854	73	18	1,491	903
	Total	33,583	16,928	1,304	306	952	303
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	303
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	303
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,960	2,282	122	42	3,205	2,394
	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	1,849	118	27	3,436	1,939
	September	3,115	1,601	121	20	3,371	1,684
	October	2,602	1,498	100	19	2,817	1,574
	November	1,973	1,275	99	38	2,173	1,360
	December	1,179	983	90	19	1,345	1,033
	Total	38,795	24,648	1,335	395	952	303
2023	January	2,242	984	129	26	2,513	1,052
	February	2,579	1,291	119	31	2,824	1,372
	Total	4,821	2,275	248	57	5,337	2,424

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

Residential Average Sale Price by Type
Greater Edmonton Area[1]
February 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential[2]
2019	January	407,521	317,461	237,656	198,244	347,165
	February	436,592	324,962	226,085	216,463	365,275
	March	442,409	332,737	227,897	191,158	375,923
	April	436,914	324,414	225,928	221,701	376,720
	May	438,995	340,441	239,061	220,678	380,973
	June	434,775	337,053	242,330	217,315	381,483
	July	436,300	329,690	241,240	207,401	378,246
	August	444,832	355,812	253,813	218,509	383,459
	September	435,848	334,077	232,491	200,927	369,852
	October	433,554	331,639	242,821	201,835	370,951
	November	428,669	315,530	239,895	218,393	364,882
	December	423,060	319,297	236,262	217,460	368,373
	YTD Average	435,054	331,838	237,666	211,610	374,188
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	505,205	359,742	262,530	187,597	424,247
	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	484,839	357,824	244,490	191,845	395,824
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,128	361,224	241,320	192,154	382,241
	December	471,437	358,322	237,370	179,776	375,439
	YTD Average	499,998	373,627	257,582	197,305	415,090
2023	January	451,875	355,061	247,761	188,881	370,177
	February	459,600	357,611	251,332	187,325	369,286

[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 Area[1] and City of Edmonton
February 2023

Year	Month	GEA Residential[2]	GEA Commercial[3]	Edmonton Residential[2]	Edmonton Commercial[4]
2019	January	7,163 (810)	731 (24)	4,758 (564)	383 (16)
	February	7,531 (990)	759 (22)	4,991 (698)	395 (10)
	March	8,472 (1,231)	817 (15)	5,531 (832)	428 (11)
	April	9,261 (1,717)	826 (34)	6,057 (1,130)	440 (19)
	May	9,889 (2,004)	891 (31)	6,535 (1,329)	468 (17)
	June	9,850 (1,852)	854 (32)	6,501 (1,239)	435 (15)
	July	9,547 (1,956)	862 (29)	6,323 (1,297)	445 (15)
	August	9,208 (1,624)	834 (29)	6,132 (1,087)	423 (12)
	September	8,858 (1,421)	819 (24)	5,950 (948)	421 (15)
	October	8,177 (1,357)	779 (33)	5,548 (912)	411 (15)
	November	7,470 (1,112)	811 (15)	5,090 (783)	445 (8)
	December	6,199 (854)	714 (18)	4,150 (581)	393 (10)
2020	January	6,491 (799)	738 (15)	4,329 (557)	399 (9)
	February	7,072 (1,067)	748 (28)	4,714 (718)	406 (15)
	March	7,511 (1,198)	750 (21)	5,012 (793)	409 (11)
	April	7,486 (764)	741 (10)	4,978 (507)	393 (6)
	May	8,054 (1,188)	755 (12)	5,350 (760)	404 (7)
	June	8,358 (2,115)	769 (34)	5,639 (1,341)	411 (17)
	July	8,352 (2,288)	798 (21)	5,663 (1,486)	420 (11)
	August	8,111 (1,956)	784 (22)	5,599 (1,230)	412 (13)
	September	7,800 (1,933)	790 (22)	5,404 (1,260)	418 (9)
	October	7,421 (1,750)	737 (34)	5,244 (1,139)	393 (15)
	November	6,553 (1,465)	748 (21)	4,696 (992)	396 (12)
	December	5,243 (1,137)	658 (23)	3,808 (778)	332 (7)
2021	January	5,532 (1,214)	693 (27)	3,943 (804)	355 (15)
	February	5,928 (1,635)	721 (22)	4,249 (1,047)	376 (15)
	March	6,789 (2,503)	731 (40)	4,879 (1,596)	368 (17)
	April	7,546 (2,958)	745 (30)	5,490 (1,883)	363 (14)
	May	8,089 (2,837)	750 (40)	5,944 (1,863)	369 (14)
	June	8,457 (2,801)	737 (37)	6,234 (1,856)	363 (18)
	July	8,393 (2,262)	742 (26)	6,208 (1,493)	365 (17)
	August	8,039 (2,113)	735 (24)	5,978 (1,392)	365 (11)
	September	7,702 (1,917)	719 (38)	5,778 (1,272)	373 (17)
	October	7,084 (1,919)	711 (33)	5,363 (1,273)	369 (17)
	November	5,974 (1,864)	724 (25)	4,590 (1,280)	395 (9)
	December	4,657 (1,336)	635 (40)	3,533 (938)	354 (25)
2022	January	4,613 (1,326)	657 (31)	3,510 (954)	371 (20)
	February	4,689 (2,282)	700 (42)	3,567 (1,634)	399 (25)
	March	5,196 (3,311)	733 (43)	3,936 (2,311)	419 (21)
	April	6,445 (2,932)	748 (51)	4,819 (2,017)	439 (18)
	May	7,546 (2,916)	762 (36)	5,721 (1,927)	448 (19)
	June	8,084 (2,653)	759 (36)	6,086 (1,780)	447 (17)
	July	8,417 (2,022)	806 (33)	6,306 (1,338)	470 (17)
	August	8,011 (1,849)	821 (27)	6,029 (1,216)	477 (15)
	September	7,799 (1,601)	836 (20)	5,847 (1,083)	477 (12)
	October	7,170 (1,498)	846 (19)	5,332 (1,027)	488 (5)
	November	6,385 (1,275)	823 (38)	4,742 (886)	490 (18)
	December	4,959 (983)	741 (19)	3,677 (696)	432 (14)
2023	January	5,155 (984)	777 (26)	3,805 (703)	457 (14)
	February	5,659 (1,291)	793 (31)	4,132 (909)	460 (22)

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

5 Year Residential Activity (Part 1)
City of Edmonton
February 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	978 / 1,832	1,104 / 1,822	882 / 1,659	921 / 1,749	981 / 1,913
Sales / YTD	458 / 845	1,000 / 1,576	652 / 1,146	438 / 775	406 / 729
Sales to New Listings Ratio / YTD	47% / 46%	91% / 86%	74% / 69%	48% / 44%	41% / 38%
Sales Volume	206,316,636	501,429,246	291,188,674	195,485,822	176,966,036
Sales Volume YTD	380,111,198	761,520,611	505,981,733	338,711,453	308,108,681
Average Sale Price	450,473	501,429	446,608	446,315	435,877
Average Sale Price YTD	449,836	483,198	441,520	437,047	422,646
Median Sale Price	420,000	465,500	407,000	383,650	393,500
Median Sale Price YTD	420,000	450,000	400,000	381,000	392,000
Average Days on Market / YTD	54 / 58	41 / 45	48 / 52	70 / 71	67 / 71
Median Days on Market / YTD	32 / 43	20 / 26	24 / 33	48 / 55	48 / 59
Average Days on Market (Cum.) / YTD	94 / 99	64 / 69	74 / 81	106 / 110	111 / 115
Median Days on Market (Cum.) / YTD	77 / 84	25 / 37	32 / 51	76 / 90	87 / 93
Semi-detached					
New Listings / YTD	145 / 298	232 / 395	176 / 341	167 / 330	168 / 359
Sales / YTD	103 / 171	207 / 323	114 / 200	60 / 113	72 / 139
Sales to New Listings Ratio / YTD	71% / 57%	89% / 82%	65% / 59%	36% / 34%	43% / 39%
Sales Volume	37,167,291	76,289,422	40,120,406	18,670,637	24,377,500
Sales Volume YTD	61,609,973	120,229,109	70,688,603	36,839,282	45,736,057
Average Sale Price	360,847	368,548	351,933	311,177	338,576
Average Sale Price YTD	360,292	372,226	353,443	326,011	329,036
Median Sale Price	368,000	369,900	337,000	315,000	319,500
Median Sale Price YTD	363,500	368,000	336,635	318,500	318,000
Average Days on Market / YTD	55 / 50	36 / 44	47 / 60	72 / 83	69 / 80
Median Days on Market / YTD	35 / 36	21 / 25	28 / 37	65 / 72	47 / 70
Average Days on Market (Cum.) / YTD	97 / 89	48 / 63	72 / 85	107 / 122	127 / 133
Median Days on Market (Cum.) / YTD	82 / 72	22 / 28	34 / 45	89 / 97	114 / 110
Row/Townhouse					
New Listings / YTD	247 / 439	306 / 553	255 / 488	220 / 429	203 / 422
Sales / YTD	150 / 270	224 / 355	146 / 260	97 / 168	103 / 175
Sales to New Listings Ratio / YTD	61% / 62%	73% / 64%	57% / 53%	44% / 39%	51% / 41%
Sales Volume	37,530,787	58,402,993	35,586,444	20,881,891	22,825,321
Sales Volume YTD	66,395,360	89,744,518	62,923,075	36,594,799	39,658,747
Average Sale Price	250,205	260,728	243,743	215,277	221,605
Average Sale Price YTD	245,909	252,801	242,012	217,826	226,621
Median Sale Price	246,106	258,950	246,000	207,000	217,000
Median Sale Price YTD	239,999	246,000	245,000	208,500	220,000
Average Days on Market / YTD	60 / 60	56 / 58	62 / 65	67 / 73	83 / 87
Median Days on Market / YTD	42 / 48	37 / 40	35 / 48	49 / 55	55 / 69
Average Days on Market (Cum.) / YTD	93 / 93	87 / 96	91 / 94	106 / 124	122 / 125
Median Days on Market (Cum.) / YTD	78 / 70	68 / 72	57 / 66	83 / 98	105 / 105

5 Year Residential Activity (Part 2)
City of Edmonton
February 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	453 / 864	525 / 983	517 / 977	415 / 764	350 / 732
Sales / YTD	198 / 326	203 / 334	135 / 245	123 / 219	117 / 219
Sales to New Listings Ratio / YTD	44% / 38%	39% / 34%	26% / 25%	30% / 29%	33% / 30%
Sales Volume	36,522,028	37,581,113	25,800,275	23,981,913	25,102,996
Sales Volume YTD	58,204,878	62,483,317	45,875,334	42,667,194	45,033,996
Average Sale Price	184,455	185,129	191,113	194,975	214,556
Average Sale Price YTD	178,543	187,076	187,246	194,827	205,635
Median Sale Price	170,000	170,000	180,000	184,000	205,000
Median Sale Price YTD	164,500	166,999	170,000	178,500	189,000
Average Days on Market / YTD	64 / 71	67 / 74	62 / 67	82 / 82	76 / 83
Median Days on Market / YTD	44 / 57	51 / 62	47 / 54	75 / 71	51 / 64
Average Days on Market (Cum.) / YTD	122 / 130	129 / 126	117 / 119	139 / 130	142 / 141
Median Days on Market (Cum.) / YTD	104 / 114	97 / 97	83 / 84	106 / 98	95 / 106
Total Residential[1]					
New Listings / YTD	1,823 / 3,433	2,167 / 3,753	1,830 / 3,465	1,723 / 3,272	1,702 / 3,426
Sales / YTD	909 / 1,612	1,634 / 2,588	1,047 / 1,851	718 / 1,275	698 / 1,262
Sales to New Listings Ratio / YTD	50% / 47%	75% / 69%	57% / 53%	42% / 39%	41% / 37%
Sales Volume	317,536,742	673,702,774	392,695,799	259,020,263	249,271,853
Sales Volume YTD	566,321,409	1,033,977,555	685,468,745	454,812,728	438,537,481
Average Sale Price	349,325	412,303	375,068	360,752	357,123
Average Sale Price YTD	351,316	399,528	370,323	356,716	347,494
Median Sale Price	340,000	385,000	350,000	320,750	334,000
Median Sale Price YTD	336,444	375,000	349,500	325,000	330,000
Average Days on Market / YTD	57 / 60	46 / 51	51 / 57	72 / 74	71 / 77
Median Days on Market / YTD	36 / 46	26 / 31	28 / 37	55 / 59	49 / 62
Average Days on Market (Cum.) / YTD	100 / 104	73 / 79	81 / 88	111 / 116	119 / 123
Median Days on Market (Cum.) / YTD	83 / 86	33 / 49	42 / 60	85 / 92	94 / 97
Other[2]					
New Listings / YTD	66 / 129	61 / 125	42 / 99	53 / 106	47 / 103
Sales / YTD	29 / 45	41 / 74	24 / 47	24 / 47	12 / 23
Sales to New Listings Ratio / YTD	44% / 35%	67% / 59%	57% / 47%	45% / 44%	26% / 22%
Sales Volume	7,509,100	13,683,900	7,582,600	5,412,347	2,586,000
Sales Volume YTD	12,861,400	23,948,101	14,356,042	12,904,947	3,809,000
Average Sale Price	258,934	333,754	315,942	225,514	215,500
Average Sale Price YTD	285,809	323,623	305,448	274,573	165,609
Median Sale Price	132,000	325,000	295,000	140,000	235,000
Median Sale Price YTD	127,000	286,000	250,000	165,000	60,000
Average Days on Market / YTD	75 / 71	98 / 82	71 / 90	96 / 103	96 / 85
Median Days on Market / YTD	76 / 59	68 / 61	63 / 77	58 / 63	71 / 65
Average Days on Market (Cum.) / YTD	117 / 109	126 / 112	140 / 168	139 / 132	152 / 132
Median Days on Market (Cum.) / YTD	102 / 92	94 / 76	88 / 97	97 / 106	128 / 105

[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)
City of Edmonton
February 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	7 / 17	12 / 21	8 / 16	8 / 13	4 / 15
Sales / YTD	2 / 3	5 / 8	1 / 1	2 / 2	1 / 5
Sales to New Listings Ratio / YTD	29% / 18%	42% / 38%	13% / 6%	25% / 15%	25% / 33%
Sales Volume	1,113,000	19,447,750	715,000	2,650,000	252,000
Sales Volume YTD	2,838,000	24,282,750	715,000	2,650,000	3,604,799
Average Sale Price	556,500	3,889,550	715,000	1,325,000	252,000
Average Sale Price YTD	946,000	3,035,344	715,000	1,325,000	720,960
Median Sale Price	556,500	1,350,000	715,000	1,325,000	252,000
Median Sale Price YTD	875,000	1,082,500	715,000	1,325,000	599,283
Average Days on Market / YTD	174 / 369	218 / 255	16 / 16	840 / 840	188 / 560
Median Days on Market / YTD	174 / 249	253 / 286	16 / 16	840 / 840	188 / 842
Average Days on Market (Cum.) / YTD	174 / 369	442 / 395	16 / 16	840 / 840	188 / 560
Median Days on Market (Cum.) / YTD	174 / 249	253 / 286	16 / 16	840 / 840	188 / 842
Investment					
New Listings / YTD	24 / 45	25 / 42	20 / 31	16 / 27	17 / 31
Sales / YTD	7 / 12	11 / 19	7 / 8	2 / 5	6 / 9
Sales to New Listings Ratio / YTD	29% / 27%	44% / 45%	35% / 26%	13% / 19%	35% / 29%
Sales Volume	3,631,420	12,425,000	2,528,000	845,000	5,747,050
Sales Volume YTD	6,826,420	17,606,280	3,558,000	7,345,000	8,445,050
Average Sale Price	518,774	1,129,545	361,143	422,500	957,842
Average Sale Price YTD	568,868	926,646	444,750	1,469,000	938,339
Median Sale Price	525,000	425,000	331,500	422,500	713,525
Median Sale Price YTD	562,500	325,000	347,500	1,600,000	747,050
Average Days on Market / YTD	163 / 131	178 / 144	137 / 149	216 / 188	162 / 139
Median Days on Market / YTD	121 / 108	132 / 96	139 / 153	216 / 140	137 / 120
Average Days on Market (Cum.) / YTD	250 / 189	178 / 144	164 / 173	268 / 209	191 / 191
Median Days on Market (Cum.) / YTD	192 / 140	132 / 96	139 / 153	268 / 243	137 / 153
Multi Family					
New Listings / YTD	5 / 14	13 / 19	2 / 17	2 / 6	6 / 16
Sales / YTD	2 / 4	2 / 3	1 / 11	1 / 2	0 / 3
Sales to New Listings Ratio / YTD	40% / 29%	15% / 16%	50% / 65%	50% / 33%	0% / 19%
Sales Volume	4,474,000	3,674,000	495,000	1,770,000	0
Sales Volume YTD	6,244,000	5,459,000	15,387,500	2,920,000	2,900,000
Average Sale Price	2,237,000	1,837,000	495,000	1,770,000	0
Average Sale Price YTD	1,561,000	1,819,667	1,398,864	1,460,000	966,667
Median Sale Price	2,237,000	1,837,000	495,000	1,770,000	0
Median Sale Price YTD	965,000	1,785,000	1,380,000	1,460,000	690,000
Average Days on Market / YTD	70 / 57	130 / 100	299 / 191	928 / 646	0 / 128
Median Days on Market / YTD	70 / 51	130 / 112	299 / 125	928 / 646	0 / 135
Average Days on Market (Cum.) / YTD	70 / 57	130 / 161	687 / 248	1587 / 976	0 / 128
Median Days on Market (Cum.) / YTD	70 / 51	130 / 148	687 / 125	1587 / 976	0 / 135
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	1 / 2	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
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)
City of Edmonton
February 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	25 / 43	11 / 25	11 / 15	17 / 32	22 / 37
Sales / YTD	4 / 5	3 / 6	0 / 2	3 / 6	0 / 2
Sales to New Listings Ratio / YTD	16% / 12%	27% / 24%	0% / 13%	18% / 19%	0% / 5%
Sales Volume	597,000	1,275,000	0	483,000	0
Sales Volume YTD	777,000	2,327,000	1,025,000	766,800	218,000
Average Sale Price	149,250	425,000	0	161,000	0
Average Sale Price YTD	155,400	387,833	512,500	127,800	109,000
Median Sale Price	111,000	275,000	0	113,000	0
Median Sale Price YTD	140,000	295,000	512,500	106,500	109,000
Average Days on Market / YTD	79 / 89	175 / 241	0 / 271	162 / 118	0 / 190
Median Days on Market / YTD	90 / 96	156 / 235	0 / 271	149 / 142	0 / 190
Average Days on Market (Cum.) / YTD	79 / 107	175 / 241	0 / 271	162 / 118	0 / 190
Median Days on Market (Cum.) / YTD	90 / 96	156 / 235	0 / 271	149 / 142	0 / 190
Lease					
New Listings / YTD	7 / 21	6 / 24	8 / 20	15 / 32	14 / 32
Sales / YTD	7 / 12	4 / 9	6 / 7	7 / 9	3 / 7
Sales to New Listings Ratio / YTD	100% / 57%	67% / 38%	75% / 35%	47% / 28%	21% / 22%
Sales Volume	1,271,273	354,139	506,263	2,879,280	297,132
Sales Volume YTD	2,177,402	1,097,035	573,463	3,087,870	460,092
Average Sale Price	181,610	88,535	84,377	411,326	99,044
Average Sale Price YTD	181,450	121,893	81,923	343,097	65,727
Median Sale Price	129,600	85,720	85,644	270,084	104,400
Median Sale Price YTD	113,893	111,889	67,200	196,650	29,400
Average Days on Market / YTD	112 / 173	90 / 97	222 / 220	232 / 211	90 / 97
Median Days on Market / YTD	87 / 151	79 / 83	154 / 207	273 / 273	91 / 91
Average Days on Market (Cum.) / YTD	112 / 173	293 / 187	222 / 220	232 / 211	90 / 97
Median Days on Market (Cum.) / YTD	87 / 151	200 / 135	154 / 207	273 / 273	91 / 91
Farms					
New Listings / YTD	1 / 2	0 / 0	0 / 1	1 / 2	1 / 4
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 100%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	1,448,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	1,448,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	1,448,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Total Commercial[1]					
New Listings / YTD	69 / 142	69 / 133	49 / 101	60 / 114	64 / 135
Sales / YTD	22 / 36	25 / 45	15 / 30	15 / 24	10 / 26
Sales to New Listings Ratio / YTD	32% / 25%	36% / 34%	31% / 30%	25% / 21%	16% / 19%
Sales Volume	11,086,693	37,175,889	4,244,263	8,627,280	6,296,182
Sales Volume YTD	18,862,822	50,772,065	22,706,963	16,769,670	15,627,941
Average Sale Price	503,941	1,487,036	282,951	575,152	629,618
Average Sale Price YTD	523,967	1,128,268	756,899	698,736	601,075
Median Sale Price	312,500	425,000	285,000	340,000	350,500
Median Sale Price YTD	357,500	320,000	522,500	310,000	400,500
Average Days on Market / YTD	124 / 151	168 / 164	173 / 190	343 / 272	143 / 211
Median Days on Market / YTD	98 / 100	132 / 104	139 / 164	273 / 185	137 / 128
Average Days on Market (Cum.) / YTD	152 / 173	245 / 211	212 / 218	394 / 304	160 / 229
Median Days on Market (Cum.) / YTD	109 / 118	148 / 135	139 / 164	273 / 216	137 / 144

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

Detached and Semi-detached Price by Area

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	35	56	41	59	90	63
	Average	486,255	466,228	427,747	477,426	444,157	431,084
	Median	440,000	440,000	425,000	420,000	395,500	385,000
North Central	Sales	96	191	140	173	294	240
	Average	380,255	430,945	376,075	385,374	416,433	375,561
	Median	368,750	402,000	364,750	367,500	380,500	368,400
Northeast	Sales	25	49	32	59	81	58
	Average	304,356	342,019	309,970	323,249	343,123	305,415
	Median	296,400	325,000	296,500	297,000	322,000	281,500
Central	Sales	17	47	16	31	70	39
	Average	290,235	301,303	305,701	278,754	289,272	267,653
	Median	266,500	273,000	261,500	251,500	265,000	251,500
West	Sales	48	96	73	85	146	114
	Average	484,742	588,725	503,650	506,459	556,024	510,098
	Median	423,250	481,000	420,000	415,525	447,500	420,000
Southwest	Sales	59	119	77	94	195	143
	Average	552,229	582,779	551,806	546,647	558,783	549,990
	Median	490,000	520,000	508,500	480,000	496,500	491,000
Southeast	Sales	79	155	117	151	263	204
	Average	419,646	445,105	419,189	408,730	438,481	404,432
	Median	386,500	424,900	380,000	377,200	410,000	368,500
Anthony Henday	Sales	99	288	156	193	438	285
	Average	517,669	582,657	499,294	525,431	562,067	495,552
	Median	499,500	528,450	449,450	498,000	520,000	449,000
City of Edmonton Total	Sales	458	1,000	652	845	1,576	1,146
	Average	450,473	501,429	446,608	449,836	483,198	441,520
	Median	420,000	465,500	407,000	420,000	450,000	400,000
Semi-detached							
Northwest	Sales	8	13	8	12	21	14
	Average	376,300	384,319	342,913	363,219	389,092	346,843
	Median	396,500	370,000	329,750	396,500	382,000	345,650
North Central	Sales	14	40	20	27	56	39
	Average	320,949	317,707	318,543	309,277	321,304	304,958
	Median	310,000	315,000	325,000	310,000	324,000	299,000
Northeast	Sales	4	8	8	7	10	10
	Average	n/a	316,938	262,688	264,786	301,200	256,250
	Median	n/a	320,250	250,500	240,000	292,750	250,500
Central	Sales	7	5	2	7	7	6
	Average	291,643	466,000	n/a	291,643	428,643	288,367
	Median	294,000	405,000	n/a	294,000	395,000	283,500
West	Sales	7	6	2	9	7	5
	Average	328,379	316,875	n/a	312,961	313,750	364,400
	Median	296,000	310,000	n/a	283,000	300,000	249,000
Southwest	Sales	6	10	8	15	22	17
	Average	435,717	393,310	506,750	450,837	473,777	491,605
	Median	420,500	330,050	578,500	403,000	368,500	565,000
Southeast	Sales	20	38	15	39	61	27
	Average	382,760	373,409	355,547	366,313	371,427	348,615
	Median	386,050	360,250	349,000	366,900	358,000	322,000
Anthony Henday	Sales	37	87	51	55	139	82
	Average	377,039	387,306	349,932	384,372	379,685	366,523
	Median	395,000	380,000	342,500	385,000	376,000	348,000
City of Edmonton Total	Sales	103	207	114	171	323	200
	Average	360,847	368,548	351,933	360,292	372,226	353,443
	Median	368,000	369,900	337,000	363,500	368,000	336,635

n/a = insufficient data

Row/Townhouse and Apartment Condominium Price by Area

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Row/Townhouse							
Northwest	Sales	3	7	4	7	7	8
	Average	n/a	315,143	n/a	312,613	315,143	336,625
	Median	n/a	299,000	n/a	330,888	299,000	334,500
North Central	Sales	24	43	31	53	66	53
	Average	196,783	248,509	222,974	206,611	242,211	221,276
	Median	175,000	249,000	224,000	189,000	247,000	243,000
Northeast	Sales	12	13	12	17	30	17
	Average	152,958	164,077	183,917	156,441	164,133	174,294
	Median	143,750	157,500	165,250	141,000	166,000	163,500
Central	Sales	2	0	2	3	0	4
	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	19	18	15	31	33	26
	Average	211,755	225,500	192,573	201,624	224,136	188,985
	Median	179,000	182,250	180,000	178,500	182,000	186,500
Southwest	Sales	12	28	9	25	44	21
	Average	265,571	266,125	252,844	256,454	251,166	247,910
	Median	243,425	250,500	248,000	241,000	245,000	238,000
Southeast	Sales	23	40	30	48	64	53
	Average	236,067	213,693	221,122	209,558	215,705	217,455
	Median	190,000	204,200	187,500	175,100	205,000	180,000
Anthony Henday	Sales	55	75	43	86	111	78
	Average	300,597	310,932	288,712	311,025	309,691	287,266
	Median	290,000	305,000	294,094	316,000	301,000	292,047
City of Edmonton Total	Sales	150	224	146	270	355	260
	Average	250,205	260,728	243,743	245,909	252,801	242,012
	Median	246,106	258,950	246,000	239,999	246,000	245,000
Apartment Condominium							
Northwest	Sales	9	6	1	14	7	3
	Average	123,056	293,583	n/a	111,750	259,357	n/a
	Median	94,000	123,750	n/a	92,750	100,000	n/a
North Central	Sales	24	24	18	37	36	26
	Average	162,513	167,937	146,639	156,251	164,055	149,162
	Median	167,500	142,750	148,500	162,500	165,675	148,500
Northeast	Sales	7	6	7	20	16	13
	Average	108,071	174,333	102,857	108,910	142,513	98,530
	Median	114,000	185,500	117,000	113,900	137,750	84,500
Central	Sales	47	50	45	75	83	76
	Average	222,478	189,287	224,107	227,673	211,552	229,348
	Median	195,000	175,500	228,375	192,500	170,000	215,000
West	Sales	18	9	11	29	23	22
	Average	161,627	204,667	145,909	148,846	164,643	136,386
	Median	159,250	177,000	140,000	144,000	158,000	132,500
Southwest	Sales	35	42	16	48	67	39
	Average	205,629	191,469	213,219	196,444	196,046	196,950
	Median	188,000	159,500	202,500	186,250	167,000	187,500
Southeast	Sales	22	22	15	40	38	28
	Average	167,360	140,916	188,967	158,493	152,894	172,741
	Median	171,250	137,625	195,000	167,250	153,500	175,750
Anthony Henday	Sales	36	44	22	63	64	38
	Average	180,918	188,522	189,407	182,855	190,483	184,696
	Median	176,750	179,000	187,750	175,000	179,000	181,950
City of Edmonton Total	Sales	198	203	135	326	334	245
	Average	184,455	185,129	191,113	178,543	187,076	187,246
	Median	170,000	170,000	180,000	164,500	166,999	170,000

n/a = insufficient data

Residential[1] Sales by Price Range
City of Edmonton
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	35	65	34	57	18	41	21	37	12	27
100,000 - 149,999	69	132	66	125	50	100	38	78	37	68
150,000 - 199,999	104	172	114	185	78	140	79	126	72	131
200,000 - 249,999	70	118	111	168	68	130	65	109	62	114
250,000 - 299,999	95	177	144	241	121	217	100	177	86	163
300,000 - 324,999	53	99	87	150	93	153	61	106	56	100
325,000 - 349,999	54	96	92	160	86	148	56	98	62	108
350,000 - 374,999	62	106	115	193	73	134	50	95	47	89
375,000 - 399,999	60	97	110	175	97	161	44	77	53	93
400,000 - 424,999	52	85	103	171	54	96	32	52	33	64
425,000 - 449,999	49	89	83	119	57	94	24	65	30	58
450,000 - 474,999	28	55	67	109	33	65	22	40	33	57
475,000 - 499,999	32	57	75	105	42	63	27	46	21	40
500,000 - 524,999	27	46	74	109	32	55	14	27	15	23
525,000 - 549,999	19	30	50	79	19	39	18	29	10	18
550,000 - 574,999	18	39	43	64	20	34	10	14	11	16
575,000 - 599,999	18	29	41	64	19	30	6	13	8	10
600,000 - 649,999	17	31	61	94	23	37	8	12	13	22
650,000 - 699,999	12	22	48	70	19	35	8	17	7	16
700,000 - 749,999	9	23	35	43	10	12	4	9	4	8
750,000 - 799,999	6	11	26	33	8	13	5	10	6	11
800,000 - 899,999	8	11	23	30	13	25	5	8	7	11
900,000 - 999,999	4	5	12	17	4	10	2	4	4	6
1,000,000-1,499,999	8	15	14	17	8	15	12	16	7	7
1,500,000-1,999,999	0	2	3	6	1	3	4	6	2	2
2,000,000-2,499,999	0	0	1	2	1	1	1	1	0	0
2,500,000-2,999,999	0	0	0	0	0	0	2	3	0	0
3,000,000-3,499,999	0	0	0	0	0	0	0	0	0	0
3,500,000+	0	0	2	2	0	0	0	0	0	0
Total	**909**	**1,612**	**1,634**	**2,588**	**1,047**	**1,851**	**718**	**1,275**	**698**	**1,262**

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

Detached Sales by Price Range
City of Edmonton
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	0	0	0	0	0	0	1	1	0	0
100,000 - 149,999	3	8	3	8	3	7	3	8	4	11
150,000 - 199,999	4	8	11	16	5	14	10	19	13	18
200,000 - 249,999	14	27	19	31	16	35	15	34	16	30
250,000 - 299,999	38	80	57	104	52	101	60	102	28	63
300,000 - 324,999	31	62	50	89	53	93	37	54	28	48
325,000 - 349,999	28	58	49	90	48	83	38	65	38	68
350,000 - 374,999	44	70	62	113	55	97	44	83	40	71
375,000 - 399,999	39	64	63	111	82	136	37	66	44	79
400,000 - 424,999	34	57	75	126	49	89	30	48	30	56
425,000 - 449,999	40	76	65	95	53	88	22	56	27	53
450,000 - 474,999	26	50	62	101	32	63	22	35	28	51
475,000 - 499,999	24	45	71	98	40	57	24	40	19	38
500,000 - 524,999	23	40	70	101	30	51	12	24	15	22
525,000 - 549,999	18	27	49	77	19	37	18	29	9	17
550,000 - 574,999	14	32	39	58	16	29	9	13	11	15
575,000 - 599,999	16	27	41	64	16	26	6	13	8	10
600,000 - 649,999	17	30	55	84	20	32	8	12	13	21
650,000 - 699,999	12	22	48	67	18	31	7	16	6	15
700,000 - 749,999	8	19	32	40	10	12	4	9	4	8
750,000 - 799,999	6	11	26	33	8	12	5	10	6	10
800,000 - 899,999	8	11	23	30	13	25	5	8	7	11
900,000 - 999,999	4	5	12	17	4	10	2	4	3	5
1,000,000-1,499,999	7	14	12	14	8	14	12	16	7	7
1,500,000-1,999,999	0	2	3	5	1	3	4	6	2	2
2,000,000-2,499,999	0	0	1	2	1	1	1	1	0	0
2,500,000-2,999,999	0	0	0	0	0	0	2	3	0	0
3,000,000-3,499,999	0	0	0	0	0	0	0	0	0	0
3,500,000+	0	0	2	2	0	0	0	0	0	0
Total	**458**	**845**	**1,000**	**1,576**	**652**	**1,146**	**438**	**775**	**406**	**729**

Semi-detached Sales by Price Range
City of Edmonton
February 2023

	2023		2022		2021		2020		2019	
Price Range	**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	2	2	1	1	1	1	0	1
150,000 - 199,999	4	7	3	5	2	3	6	6	0	0
200,000 - 249,999	8	16	16	19	7	17	9	11	5	16
250,000 - 299,999	11	22	17	32	20	38	7	19	20	33
300,000 - 324,999	8	14	17	29	16	25	13	26	12	25
325,000 - 349,999	13	19	24	41	24	36	11	19	16	28
350,000 - 374,999	7	15	33	52	12	26	2	6	4	14
375,000 - 399,999	14	19	36	51	13	19	5	8	5	9
400,000 - 424,999	13	21	21	33	5	7	1	1	1	2
425,000 - 449,999	8	11	16	22	2	3	0	4	2	2
450,000 - 474,999	1	3	5	8	0	1	0	3	3	3
475,000 - 499,999	4	6	2	4	2	3	2	5	2	2
500,000 - 524,999	3	4	4	5	2	4	2	3	0	0
525,000 - 549,999	1	1	1	2	0	1	0	0	0	0
550,000 - 574,999	3	5	3	4	2	3	1	1	0	1
575,000 - 599,999	1	1	0	0	2	3	0	0	0	0
600,000 - 649,999	0	1	4	7	3	5	0	0	0	0
650,000 - 699,999	0	0	0	3	1	4	0	0	1	1
700,000 - 749,999	1	3	2	2	0	0	0	0	0	0
750,000 - 799,999	0	0	0	0	0	1	0	0	0	1
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	1	1
1,000,000+	0	0	1	2	0	0	0	0	0	0
Total	**103**	**171**	**207**	**323**	**114**	**200**	**60**	**113**	**72**	**139**

Row/Townhouse Sales by Price Range
City of Edmonton
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	2	6	5	7	0	2	3	4	2	3
100,000 - 149,999	20	42	17	37	19	39	18	32	21	32
150,000 - 199,999	36	61	41	68	32	50	25	43	23	39
200,000 - 249,999	18	34	39	67	25	47	15	26	14	26
250,000 - 299,999	30	49	55	77	34	55	21	31	25	42
300,000 - 324,999	7	15	17	26	20	30	8	20	9	15
325,000 - 349,999	12	17	16	22	9	21	4	7	4	7
350,000 - 374,999	9	19	13	21	2	6	0	0	3	4
375,000 - 399,999	6	13	8	10	0	2	1	1	1	2
400,000 - 424,999	5	5	6	10	0	0	0	0	1	4
425,000 - 449,999	0	1	1	1	1	2	1	2	0	1
450,000 - 474,999	0	0	0	0	1	1	0	1	0	0
475,000 - 499,999	4	5	2	3	0	1	1	1	0	0
500,000 - 524,999	0	1	0	1	0	0	0	0	0	0
525,000 - 549,999	0	1	0	0	0	1	0	0	0	0
550,000 - 574,999	0	0	1	2	2	2	0	0	0	0
575,000 - 599,999	1	1	0	0	1	1	0	0	0	0
600,000 - 649,999	0	0	2	2	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	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+	0	0	0	0	0	0	0	0	0	0
Total	**150**	**270**	**224**	**355**	**146**	**260**	**97**	**168**	**103**	**175**

Apartment Condominium Sales by Price Range
City of Edmonton
February 2023

	2023		2022		2021		2020		2019	
Price Range	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**	**Month**	**YTD**
<100,000	33	59	29	50	18	39	17	32	10	24
100,000 - 149,999	43	79	44	78	27	53	16	37	12	24
150,000 - 199,999	60	96	59	96	39	73	38	58	36	74
200,000 - 249,999	30	41	37	51	20	31	26	38	27	42
250,000 - 299,999	16	26	15	28	15	23	12	25	13	25
300,000 - 324,999	7	8	3	6	4	5	3	6	7	12
325,000 - 349,999	1	2	3	7	5	8	3	7	4	5
350,000 - 374,999	2	2	7	7	4	5	4	6	0	0
375,000 - 399,999	1	1	3	3	2	4	1	2	3	3
400,000 - 424,999	0	2	1	2	0	0	1	3	1	2
425,000 - 449,999	1	1	1	1	1	1	1	3	1	2
450,000 - 474,999	1	2	0	0	0	0	0	1	2	3
475,000 - 499,999	0	1	0	0	0	2	0	0	0	0
500,000 - 524,999	1	1	0	2	0	0	0	0	0	1
525,000 - 549,999	0	1	0	0	0	0	0	0	1	1
550,000 - 574,999	1	2	0	0	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	1	0	0	0	0	0	1
650,000 - 699,999	0	0	0	0	0	0	1	1	0	0
700,000 - 749,999	0	1	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+	1	1	1	2	0	1	0	0	0	0
Total	**198**	**326**	**203**	**334**	**135**	**245**	**123**	**219**	**117**	**219**

Summary of Properties Listed and Sold
City of Edmonton
February 2023

Year	Month	Residential[1] Listed	Residential[1] Sold	Commercial[2] Listed	Commercial[2] Sold
2019	January	1,724	564	71	16
	February	1,702	698	64	10
	March	2,142	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,143	1,239	34	15
	July	2,126	1,297	71	15
	August	2,108	1,087	50	12
	September	1,930	948	63	15
	October	1,695	912	57	15
	November	1,287	783	67	8
	December	892	581	40	10
	Total	22,825	11,400	742	163
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	2,167	1,634	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	1,216	75	15
	September	2,272	1,083	66	12
	October	1,869	1,027	65	5
	November	1,449	886	74	18
	December	898	696	57	14
	Total	28,001	16,869	803	201
2023	January	1,610	703	73	14
	February	1,823	909	69	22
	Total	3,433	1,612	142	36

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

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

Residential Average Sale Price by Type
City of Edmonton
February 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential[1]
2019	January	406,014	318,784	233,798	195,402	335,577
	February	435,877	338,576	221,605	214,556	357,123
	March	432,326	332,440	222,696	189,456	355,585
	April	432,961	321,104	217,628	222,280	362,713
	May	442,147	346,095	230,642	218,861	369,982
	June	433,327	339,930	241,522	218,955	369,998
	July	438,417	333,664	240,390	206,127	366,639
	August	450,169	354,571	256,805	216,320	372,291
	September	431,102	337,949	230,747	199,599	354,112
	October	432,460	341,528	241,055	197,449	359,021
	November	425,378	305,744	228,378	223,928	352,016
	December	417,827	316,921	235,224	213,760	355,713
	YTD Average	433,667	334,029	234,119	210,607	361,405
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	501,429	368,548	260,728	185,129	412,303
	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	479,063	363,726	244,079	190,247	374,486
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	459,590	363,018	236,869	190,761	365,927
	December	460,444	345,013	234,428	173,616	350,798
	YTD Average	492,828	379,530	256,240	193,003	395,871
2023	January	449,082	359,451	240,538	169,397	353,890
	February	450,473	360,847	250,205	184,455	349,325

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

5 Year Activity Summary

February 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	1,958	2,297	1,921	1,836	1,813
Sales	960	1,700	1,086	757	720
Sales Volume	336,132,535	724,562,563	404,522,662	273,059,890	258,154,035
Edmonton City Year to Date					
New Listings	3,704	4,011	3,665	3,492	3,664
Sales	1,693	2,707	1,928	1,346	1,311
Sales Volume	598,045,631	1,108,697,721	722,531,750	484,487,345	457,974,422
Edmonton City Month End Active Inventory					
Residential	4,132	3,567	4,249	4,714	4,991
Commercial	460	399	376	406	395
TOTAL	4,859	4,171	4,832	5,342	5,639
Greater Edmonton Area Monthly					
New Listings	2,824	3,205	2,883	2,778	2,685
Sales	1,372	2,394	1,719	1,141	1,037
Sales Volume	507,729,693	1,038,091,744	663,738,441	414,893,720	376,678,817
Greater Edmonton Area Year to Date					
New Listings	5,337	5,540	5,520	5,261	5,500
Sales	2,424	3,824	3,018	1,996	1,895
Sales Volume	893,148,808	1,601,912,942	1,173,643,568	737,264,468	672,359,576
Greater Edmonton Area Month End Active Inventory					
Residential	5,659	4,689	5,928	7,072	7,531
Commercial	793	700	721	748	759
TOTAL	7,027	5,936	7,264	8,485	9,073
Total Board Monthly					
New Listings	3,252	3,650	3,333	3,256	3,051
Sales	1,551	2,618	2,018	1,287	1,161
Sales Volume	551,989,407	1,097,474,620	741,418,992	447,033,747	407,575,916
Total Board Year to Date					
New Listings	6,119	6,317	6,384	6,145	6,336
Sales	2,728	4,228	3,529	2,256	2,145
Sales Volume	965,459,397	1,704,647,735	1,305,047,824	791,710,095	732,682,875

5 Year Residential Activity
Total Board
February 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,768 / 3,246	1,957 / 3,226	1,823 / 3,433	1,902 / 3,517	1,808 / 3,663
Sales / YTD	839 / 1,513	1,625 / 2,594	1,320 / 2,299	802 / 1,399	709 / 1,312
Sales to New Listings Ratio / YTD	47% / 47%	83% / 80%	72% / 67%	42% / 40%	39% / 36%
Sales Volume	366,898,030	792,068,966	558,092,481	327,555,370	292,009,299
Sales Volume YTD	653,075,076	1,217,564,721	969,980,974	566,670,033	522,181,544
Semi-detached					
New Listings / YTD	231 / 463	321 / 557	260 / 529	251 / 505	256 / 553
Sales / YTD	152 / 252	293 / 456	188 / 317	111 / 200	111 / 214
Sales to New Listings Ratio / YTD	66% / 54%	91% / 82%	72% / 60%	44% / 40%	43% / 39%
Sales Volume	54,512,189	105,051,709	65,516,605	34,934,186	36,018,360
Sales Volume YTD	90,018,271	165,643,047	109,445,889	64,258,155	68,311,007
Row/Townhouse					
New Listings / YTD	327 / 589	384 / 683	338 / 641	293 / 560	272 / 558
Sales / YTD	190 / 339	285 / 446	191 / 333	122 / 207	138 / 229
Sales to New Listings Ratio / YTD	58% / 58%	74% / 65%	57% / 52%	42% / 37%	51% / 41%
Sales Volume	47,462,165	74,641,089	47,098,283	27,051,491	31,199,771
Sales Volume YTD	84,273,238	113,664,313	81,298,264	45,821,747	52,826,497
Apartment Condominium					
New Listings / YTD	526 / 1,016	605 / 1,121	571 / 1,097	481 / 886	389 / 843
Sales / YTD	231 / 385	240 / 403	157 / 285	149 / 255	136 / 256
Sales to New Listings Ratio / YTD	44% / 38%	40% / 36%	27% / 26%	31% / 29%	35% / 30%
Sales Volume	43,210,477	45,059,413	32,423,587	28,891,663	29,675,996
Sales Volume YTD	72,298,227	75,992,705	56,006,429	49,801,944	53,449,746
Total Residential[1]					
New Listings / YTD	2,852 / 5,314	3,267 / 5,587	2,992 / 5,700	2,927 / 5,468	2,725 / 5,617
Sales / YTD	1,412 / 2,489	2,443 / 3,899	1,856 / 3,234	1,184 / 2,061	1,094 / 2,011
Sales to New Listings Ratio / YTD	50% / 47%	75% / 70%	62% / 57%	40% / 38%	40% / 36%
Sales Volume	512,082,861	1,016,821,177	703,130,956	418,432,710	388,903,426
Sales Volume YTD	899,664,812	1,572,864,786	1,216,731,556	726,551,879	696,768,794
Other[2]					
New Listings / YTD	213 / 434	209 / 414	223 / 424	180 / 371	170 / 379
Sales / YTD	94 / 160	117 / 222	120 / 213	67 / 134	37 / 77
Sales to New Listings Ratio / YTD	44% / 37%	56% / 54%	54% / 50%	37% / 36%	22% / 20%
Sales Volume	16,623,487	27,489,000	23,908,475	11,826,732	5,172,659
Sales Volume YTD	29,908,729	55,376,203	43,901,117	30,130,046	9,793,459

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

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

5 Year Commercial Activity
Total Board
February 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	30 / 49	25 / 57	19 / 38	20 / 41	20 / 63
Sales / YTD	6 / 7	7 / 14	5 / 6	3 / 4	3 / 7
Sales to New Listings Ratio / YTD	20% / 14%	28% / 25%	26% / 16%	15% / 10%	15% / 11%
Sales Volume	6,295,500	21,622,750	2,131,878	2,867,000	1,484,500
Sales Volume YTD	8,020,500	27,110,749	2,291,878	2,887,000	4,837,299
Investment					
New Listings / YTD	52 / 100	47 / 81	36 / 72	39 / 82	36 / 76
Sales / YTD	10 / 18	18 / 31	12 / 19	6 / 12	13 / 19
Sales to New Listings Ratio / YTD	19% / 18%	38% / 38%	33% / 26%	15% / 15%	36% / 25%
Sales Volume	4,471,420	14,191,000	5,313,000	3,657,205	8,097,050
Sales Volume YTD	8,097,420	22,286,780	10,503,000	11,672,205	13,032,050
Multi Family					
New Listings / YTD	9 / 26	18 / 30	4 / 20	6 / 10	7 / 24
Sales / YTD	3 / 8	4 / 7	1 / 12	1 / 2	1 / 4
Sales to New Listings Ratio / YTD	33% / 31%	22% / 23%	25% / 60%	17% / 20%	14% / 17%
Sales Volume	5,304,000	5,016,000	495,000	1,770,000	400,000
Sales Volume YTD	8,039,000	7,746,500	17,187,500	2,920,000	3,300,000
Hotel/Motel					
New Listings / YTD	2 / 2	0 / 0	0 / 1	2 / 3	1 / 1
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 0	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	100% / 100%
Sales Volume	0	0	0	0	280,000
Sales Volume YTD	0	460,000	0	0	280,000
Business					
New Listings / YTD	41 / 77	27 / 51	13 / 23	31 / 56	34 / 62
Sales / YTD	6 / 8	8 / 13	0 / 2	8 / 15	0 / 4
Sales to New Listings Ratio / YTD	15% / 10%	30% / 25%	0% / 9%	26% / 27%	0% / 6%
Sales Volume	754,000	2,029,000	0	1,293,500	0
Sales Volume YTD	1,054,000	3,206,000	1,025,000	2,444,800	303,900
Lease					
New Listings / YTD	24 / 66	25 / 52	22 / 53	27 / 59	36 / 66
Sales / YTD	12 / 26	10 / 18	9 / 14	11 / 15	6 / 13
Sales to New Listings Ratio / YTD	50% / 39%	40% / 35%	41% / 26%	41% / 25%	17% / 20%
Sales Volume	2,044,389	1,274,193	1,202,383	4,724,600	403,281
Sales Volume YTD	4,790,686	2,537,717	1,680,581	5,169,165	687,373
Farms					
New Listings / YTD	27 / 48	27 / 40	24 / 51	22 / 52	22 / 48
Sales / YTD	8 / 11	10 / 22	15 / 29	7 / 13	6 / 9
Sales to New Listings Ratio / YTD	30% / 23%	37% / 55%	63% / 57%	32% / 25%	27% / 19%
Sales Volume	4,413,750	8,923,500	5,237,300	2,462,000	2,835,000
Sales Volume YTD	5,757,250	12,951,000	11,727,192	9,935,000	3,680,000
Total Commercial[1]					
New Listings / YTD	187 / 371	174 / 316	118 / 260	149 / 306	156 / 340
Sales / YTD	45 / 79	58 / 107	42 / 82	36 / 61	30 / 57
Sales to New Listings Ratio / YTD	24% / 21%	33% / 34%	36% / 32%	24% / 20%	19% / 17%
Sales Volume	23,283,059	53,164,443	14,379,561	16,774,305	13,499,831
Sales Volume YTD	35,885,856	76,406,746	44,415,151	35,028,170	26,120,622

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

Monthly Residential[1] Sales Activity by Municipality (Part 1)

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	6	3	7	7	6	11
	Sales Volume	1,510,500	n/a	1,540,000	1,620,500	1,117,901	2,450,500
	Average Price	251,750	n/a	220,000	231,500	186,317	222,773
	Median Price	215,000	n/a	235,000	200,000	170,001	213,000
Beaumont	Sales	19	58	32	31	86	69
	Sales Volume	9,484,150	28,197,100	13,176,000	14,807,150	42,181,290	29,609,349
	Average Price	499,166	486,157	411,750	477,650	490,480	429,121
	Median Price	478,000	499,500	401,000	469,900	501,050	430,050
Bonnyville	Sales	9	11	15	15	20	26
	Sales Volume	2,533,900	3,291,000	4,004,409	3,863,900	6,567,950	7,472,109
	Average Price	281,544	299,182	266,961	257,593	328,398	287,389
	Median Price	195,000	275,000	275,000	195,000	287,500	275,000
Cold Lake	Sales	17	14	17	26	37	35
	Sales Volume	4,979,100	4,091,250	4,047,405	7,807,100	9,267,300	8,951,205
	Average Price	292,888	292,232	238,083	300,273	250,468	255,749
	Median Price	308,000	312,500	235,000	301,500	254,500	235,000
Devon	Sales	3	10	7	7	18	12
	Sales Volume	n/a	2,873,000	2,055,000	2,627,500	5,524,500	3,489,700
	Average Price	n/a	287,300	293,571	375,357	306,917	290,808
	Median Price	n/a	312,000	308,000	337,500	312,000	313,500
Drayton Valley	Sales	1	14	11	7	19	20
	Sales Volume	n/a	3,957,400	3,613,000	1,417,500	5,102,100	5,391,000
	Average Price	n/a	282,671	328,455	202,500	268,532	269,550
	Median Price	n/a	293,750	325,000	228,500	285,000	274,500
Fort Saskatchewan	Det. Sales	22	41	50	39	61	76
	Det. Average Price	492,773	480,337	430,873	477,558	463,754	417,283
	Det. Median Price	458,000	455,000	412,750	446,000	427,500	406,000
	Apt. Sales	3	7	0	6	9	0
	Apt. Average Price	n/a	178,500	n/a	196,733	177,167	n/a
	Apt. Median Price	n/a	157,500	n/a	192,450	157,500	n/a
	Total Sales Volume	14,572,100	25,997,999	26,254,031	26,480,766	37,497,399	39,113,769
Gibbons	Sales	1	2	2	6	5	5
	Sales Volume	n/a	n/a	n/a	1,869,900	1,305,000	1,520,000
	Average Price	n/a	n/a	n/a	311,650	261,000	304,000
	Median Price	n/a	n/a	n/a	293,500	240,000	284,000
Leduc	Det. Sales	25	58	52	49	93	82
	Det. Average Price	414,639	433,473	397,101	425,666	426,996	383,641
	Det. Median Price	429,000	420,500	385,000	419,900	415,000	370,000
	Apt. Sales	1	1	1	1	1	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	15,827,285	31,241,324	25,618,677	27,972,935	49,233,841	39,025,677

n/a = insufficient data

[1] Residential includes Det., Semi-Det., Row/Townhouse, and Apt. Apt.minium

Monthly Residential[1] Sales Activity by Municipality (Part 2)

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville	Sales	12	32	26	16	43	38
	Sales Volume	3,809,655	11,966,588	9,763,352	5,243,655	15,791,988	13,882,752
	Average Price	317,471	373,956	375,514	327,728	367,256	365,336
	Median Price	314,478	332,500	380,400	318,900	330,000	364,500
Sherwood Park	Det. Sales	40	58	64	72	93	117
	Det. Average Price	484,416	503,566	465,864	471,051	487,955	453,380
	Det. Median Price	431,750	476,500	440,000	433,750	471,000	440,000
	Apt. Sales	4	9	9	10	19	13
	Apt. Average Price	n/a	258,611	316,667	267,900	258,711	304,269
	Apt. Median Price	n/a	250,000	285,000	283,000	250,000	265,000
	Total Sales Volume	24,932,309	40,116,600	42,465,096	45,624,861	63,249,007	70,385,889
Spruce Grove	Det. Sales	38	55	57	63	93	79
	Det. Average Price	452,336	462,451	401,005	449,830	452,845	395,031
	Det. Median Price	432,250	450,000	390,000	428,000	444,900	380,000
	Apt. Sales	3	3	0	8	8	3
	Apt. Average Price	n/a	n/a	n/a	182,625	130,250	n/a
	Apt. Median Price	n/a	n/a	n/a	177,500	118,000	n/a
	Total Sales Volume	23,558,496	34,479,135	26,835,561	39,454,494	55,750,984	39,040,443
St. Albert	Det. Sales	38	71	67	62	106	111
	Det. Average Price	503,458	559,610	475,759	488,869	534,810	473,574
	Det. Median Price	478,500	505,000	443,000	474,950	508,750	445,000
	Apt. Sales	9	7	4	18	9	8
	Apt. Average Price	255,811	181,143	n/a	328,100	221,321	357,311
	Apt. Median Price	225,000	180,000	n/a	216,000	180,000	235,750
	Total Sales Volume	26,206,698	46,196,126	37,820,418	44,464,516	66,866,584	63,180,756
St. Paul	Sales	5	10	9	11	16	27
	Sales Volume	1,175,000	2,157,150	2,623,300	3,112,000	3,325,650	7,184,500
	Average Price	235,000	215,715	291,478	282,909	207,853	266,093
	Median Price	260,000	256,500	260,000	260,000	238,750	260,000
Stony Plain	Sales	30	35	35	44	65	56
	Sales Volume	8,961,399	12,323,250	11,564,722	14,520,899	22,631,362	17,378,771
	Average Price	298,713	352,093	330,421	330,020	348,175	310,335
	Median Price	307,500	320,000	329,900	307,500	320,000	310,250
Vegreville	Sales	7	3	7	8	6	12
	Sales Volume	1,282,500	n/a	1,838,500	1,362,500	1,551,000	2,906,900
	Average Price	183,214	n/a	262,643	170,313	258,500	242,242
	Median Price	180,000	n/a	215,000	166,000	208,000	203,500
Westlock	Sales	0	6	4	6	16	9
	Sales Volume	n/a	1,226,500	n/a	1,586,500	3,742,450	1,909,000
	Average Price	n/a	204,417	n/a	264,417	233,903	212,111
	Median Price	n/a	205,750	n/a	240,250	208,750	215,000
Wetaskiwin	Sales	9	10	22	14	24	32
	Sales Volume	1,622,400	2,742,500	4,667,000	2,413,900	6,167,200	6,919,000
	Average Price	180,267	274,250	212,136	172,421	256,967	216,219
	Median Price	190,000	276,500	200,000	183,750	231,000	217,500

n/a = insufficient data

[1] Residential includes Det., Semi-Det., Row/Townhouse, and Apt. Apt.minium

Monthly Commercial[1] Sales by County

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	2	2	1	4	3
	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	3	3	2	3	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,540,392
Parkland County	Sales	0	1	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	3	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	3	2	1	4	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	2	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	2	1	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	1	0	4	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	1	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

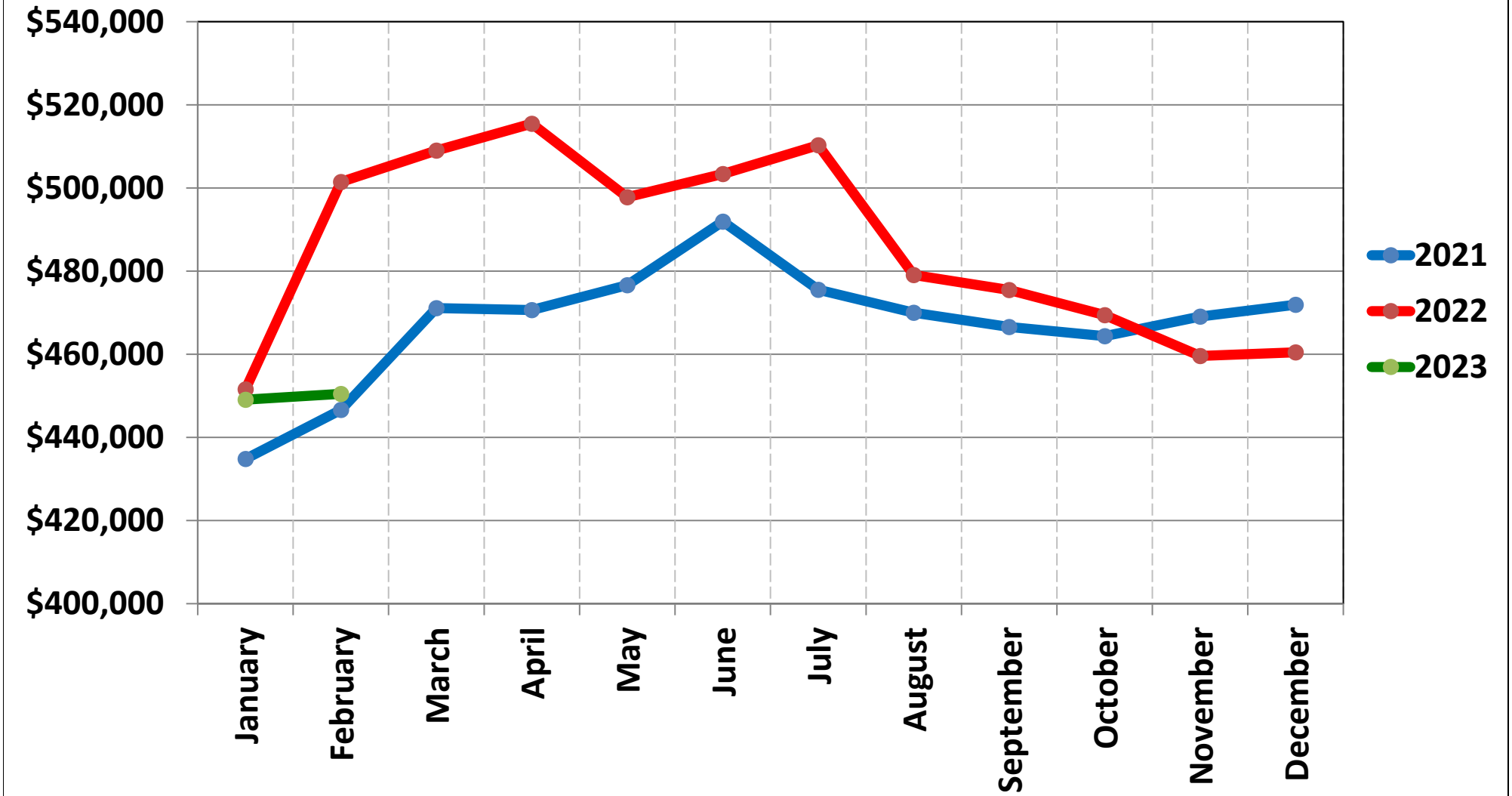
Monthly Total Sales by County

February 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	5	4	11	12	6	18
	Sales Volume	1,327,500	n/a	1,885,525	2,515,000	1,141,500	3,820,025
Bonnyville M.D.	Sales	10	17	18	16	31	32
	Sales Volume	2,761,140	4,278,000	4,625,409	4,091,140	9,402,850	8,461,609
Lac la Biche County	Sales	0	1	0	0	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	5	1	4	6	2	5
	Sales Volume	493,000	n/a	n/a	723,000	n/a	786,000
Leduc County	Sales	10	19	20	14	32	46
	Sales Volume	4,213,000	10,308,900	7,234,740	6,668,000	18,991,900	23,868,632
Parkland County	Sales	28	52	49	51	78	81
	Sales Volume	14,098,400	31,746,644	24,482,335	23,114,742	42,038,035	39,817,535
Smoky Lake County	Sales	4	7	8	5	11	9
	Sales Volume	n/a	1,247,500	2,296,000	928,000	1,926,500	2,466,000
St. Paul County	Sales	8	13	14	17	20	34
	Sales Volume	1,810,009	3,241,150	3,541,300	4,450,509	4,589,650	8,285,400
Strathcona County	Sales	10	27	17	17	46	48
	Sales Volume	7,009,650	21,080,900	9,889,399	10,431,450	38,399,288	28,433,699
Sturgeon County	Sales	14	12	23	25	29	45
	Sales Volume	12,437,800	8,052,888	14,169,750	19,017,300	17,171,188	27,095,750
Thorhild County	Sales	13	3	2	17	6	6
	Sales Volume	1,357,400	n/a	n/a	2,525,900	1,312,702	548,000
Two Hills County	Sales	2	5	4	6	8	6
	Sales Volume	n/a	492,000	n/a	1,281,000	827,000	786,500
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

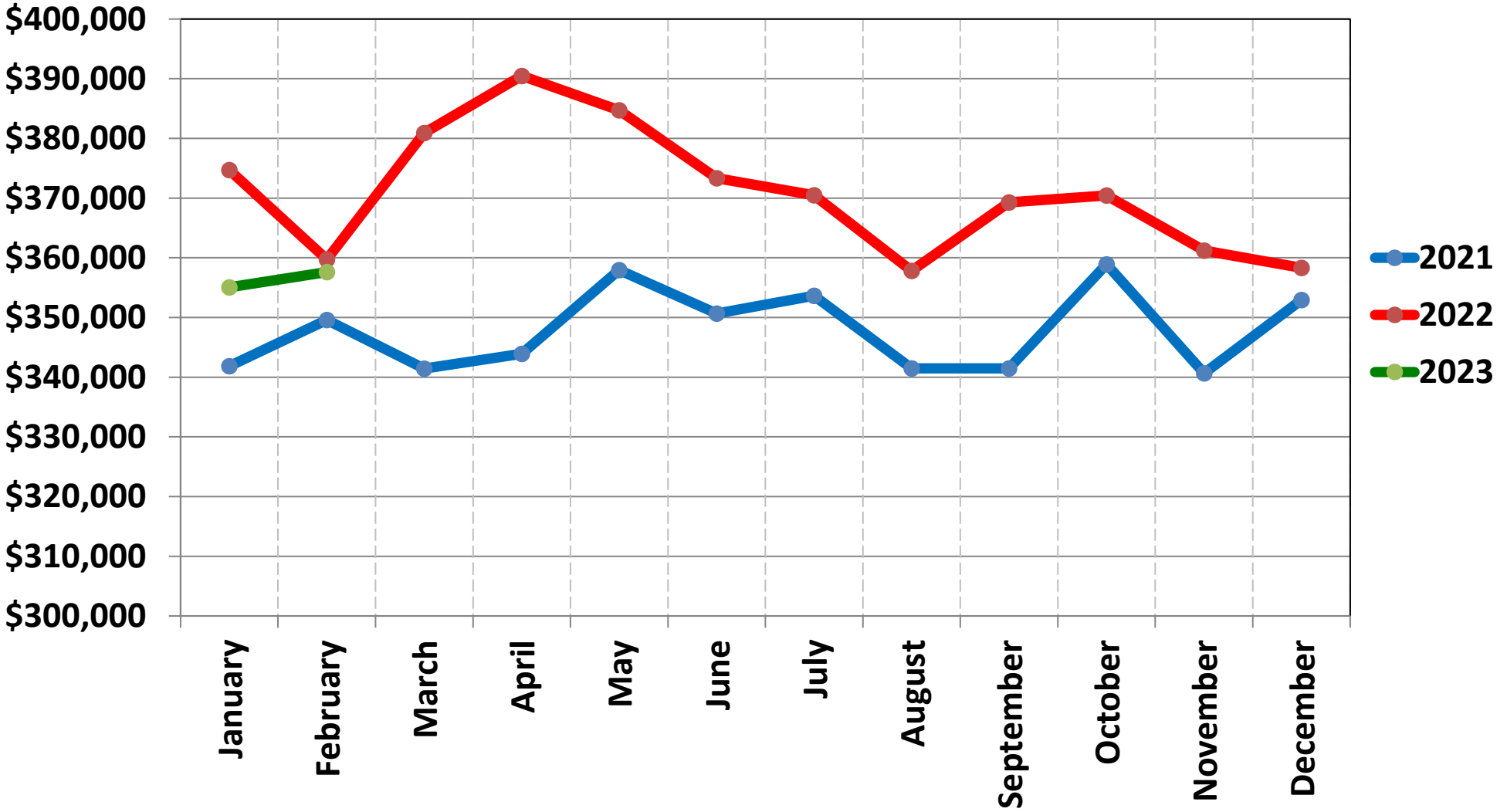
Greater Edmonton Area
Detached Average Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

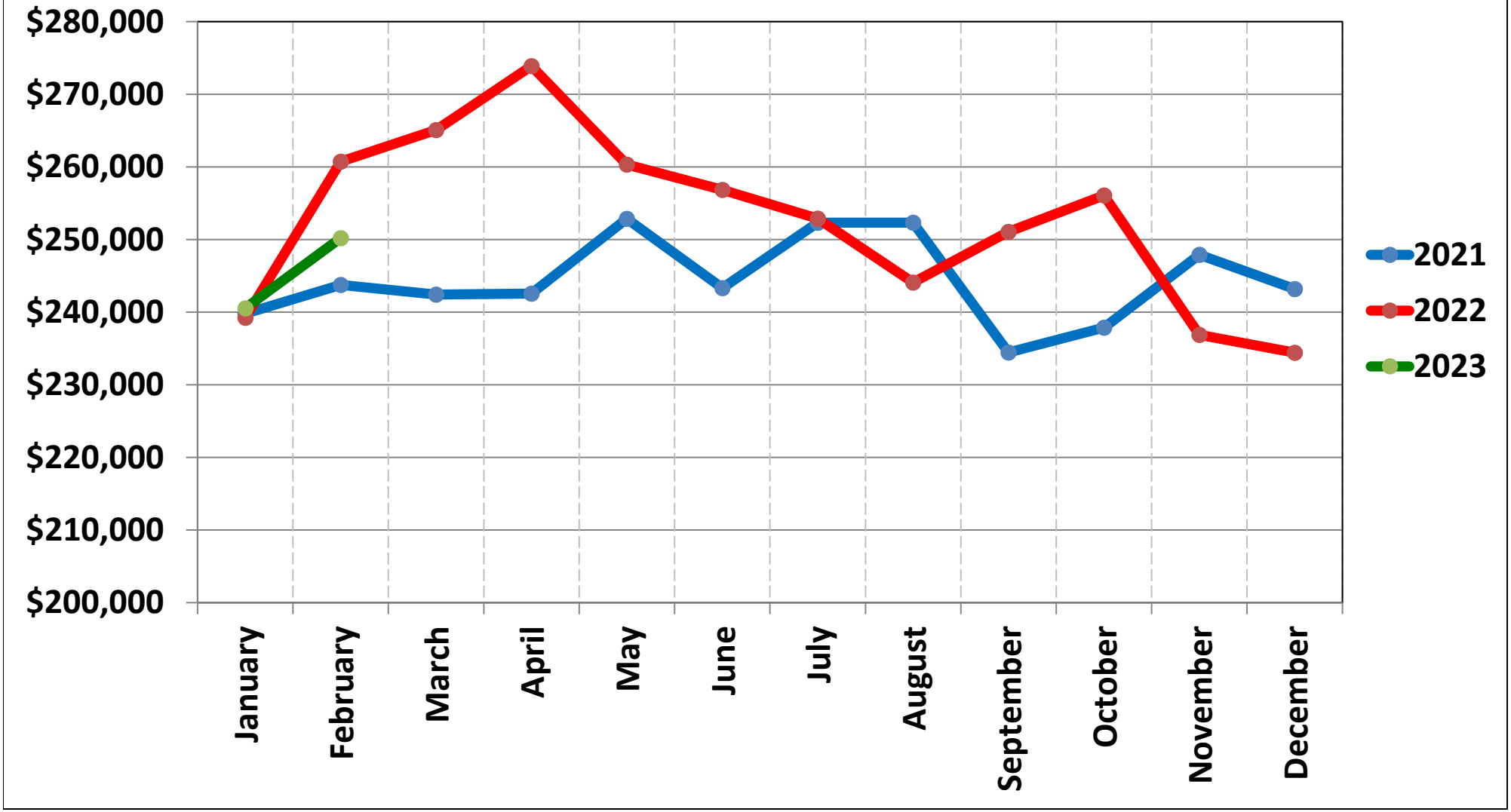
Greater Edmonton Area
Semi-detached Average Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

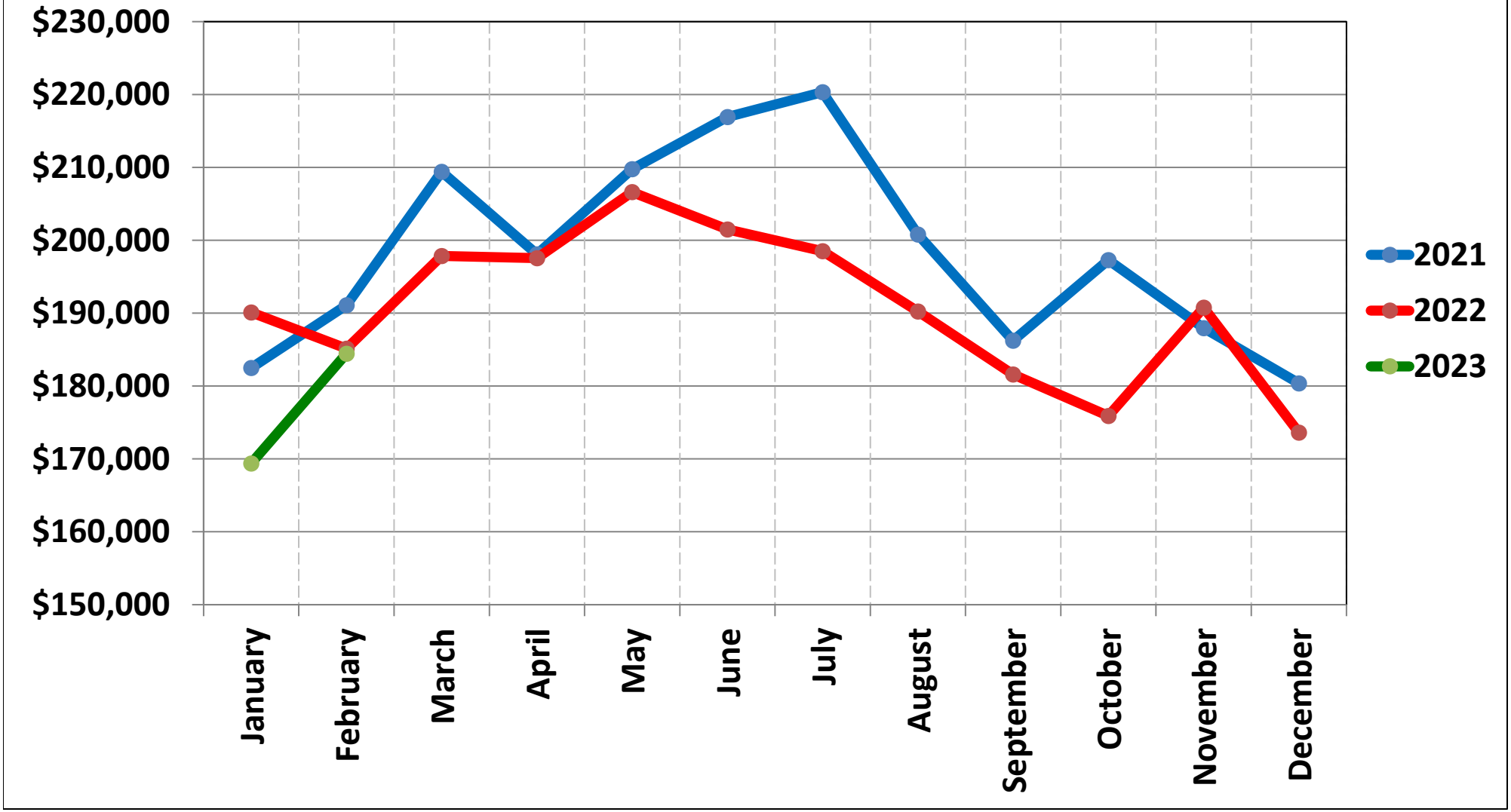
Greater Edmonton Area
Row/Townhouse Average Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

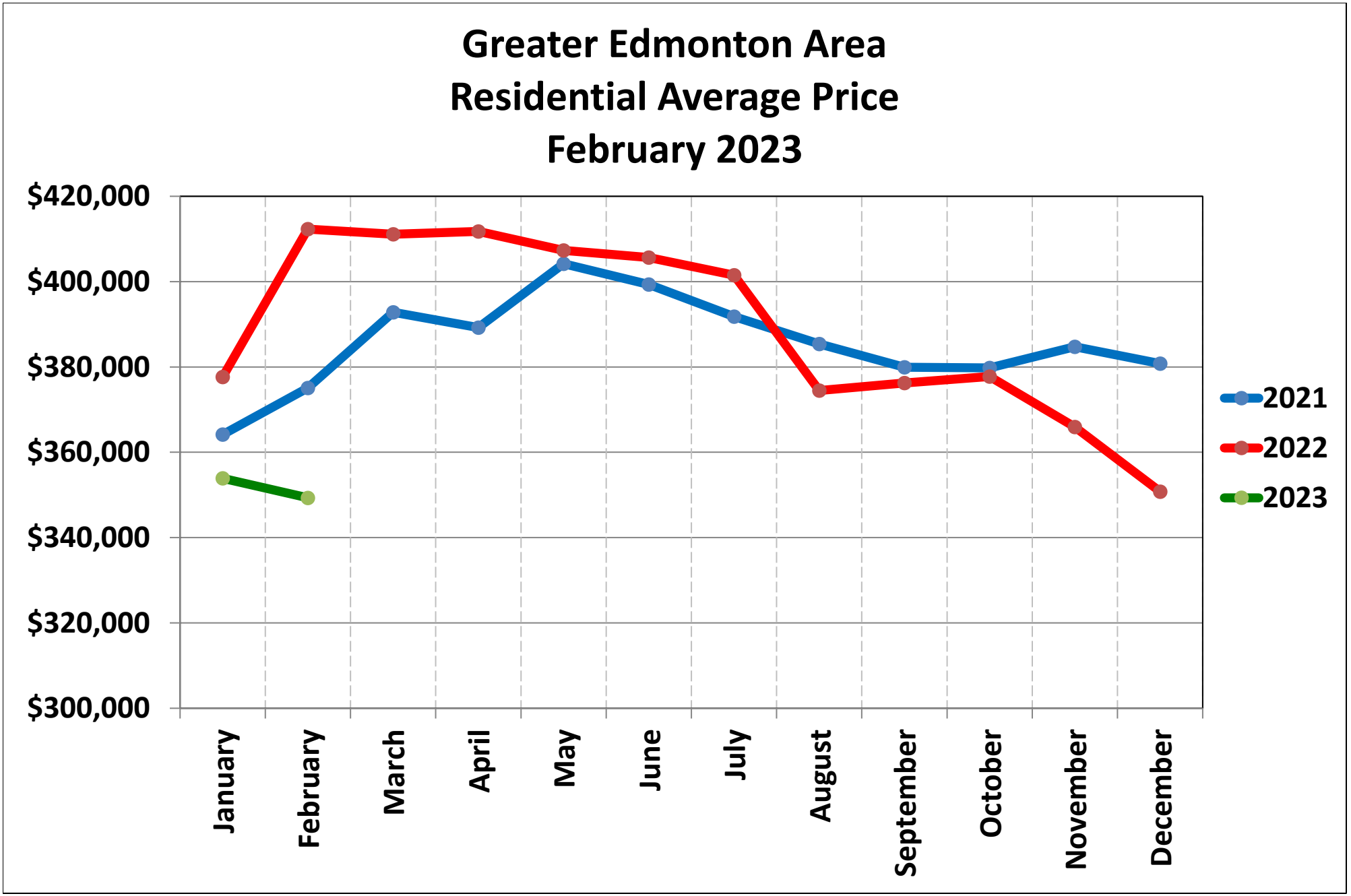
Greater Edmonton Area
Apartment Condominium Average Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

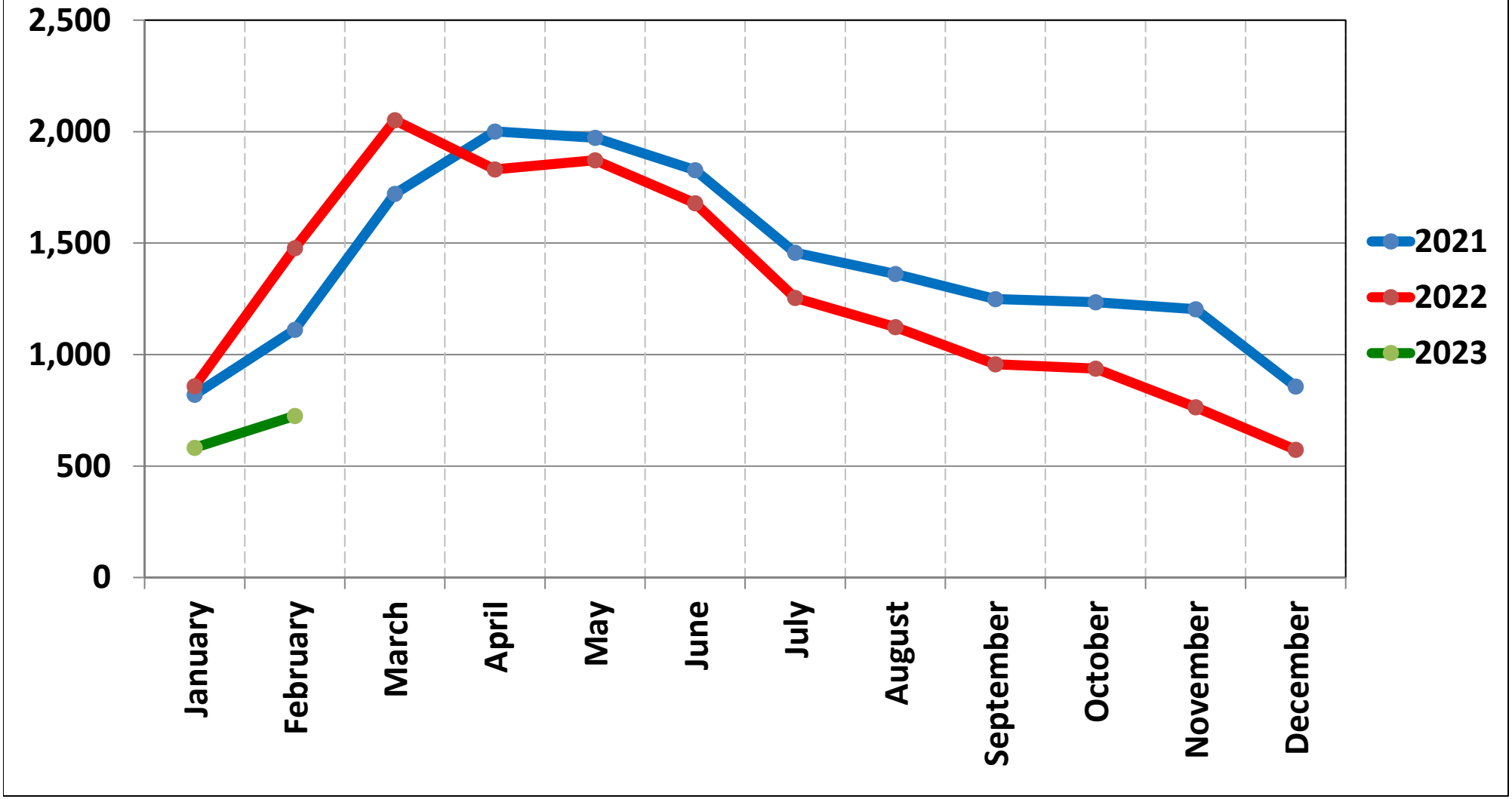
Greater Edmonton Area
Residential Average Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

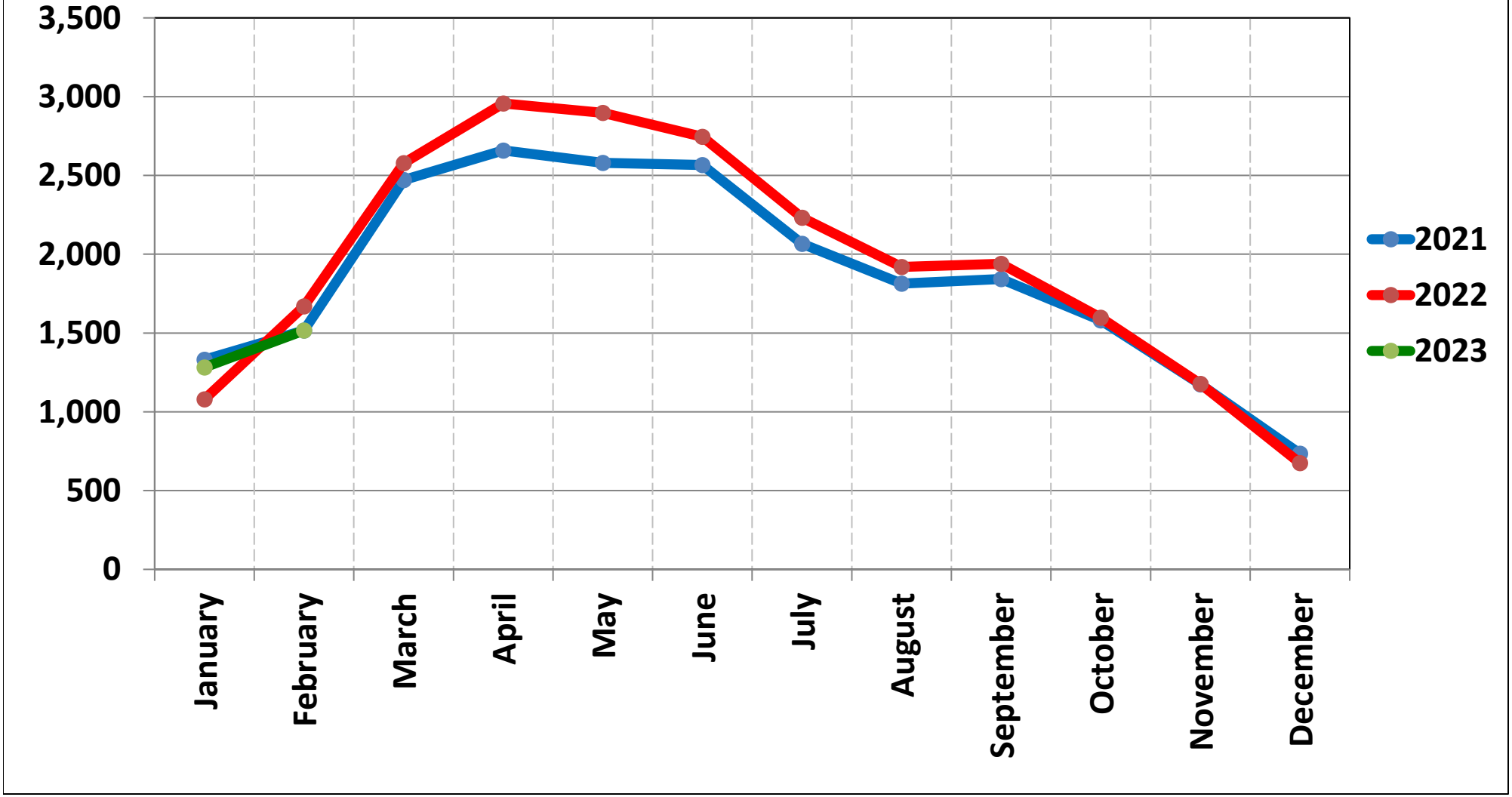
Greater Edmonton Area
Detached Sales
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

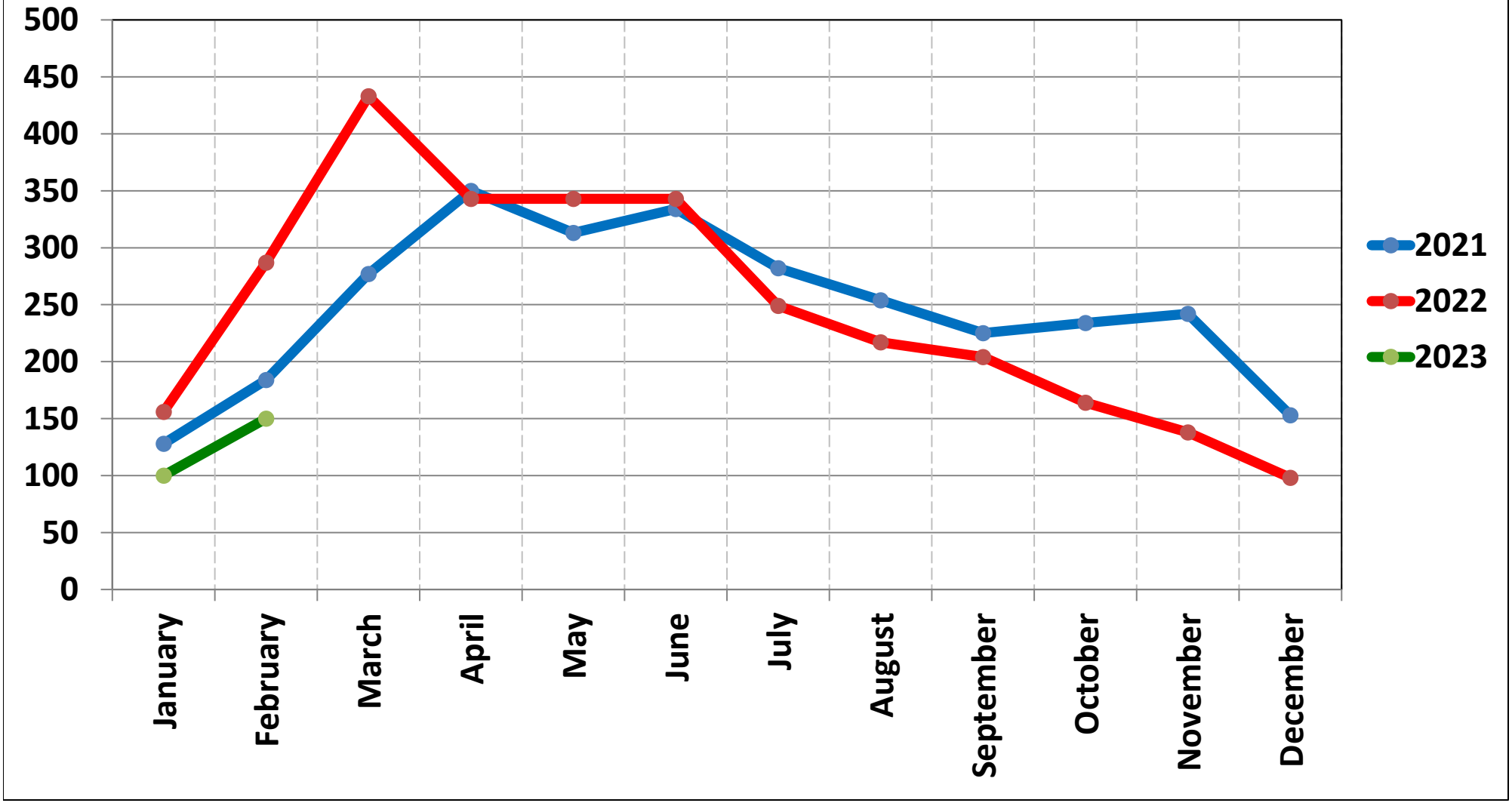
Greater Edmonton Area
Detached New Listings
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

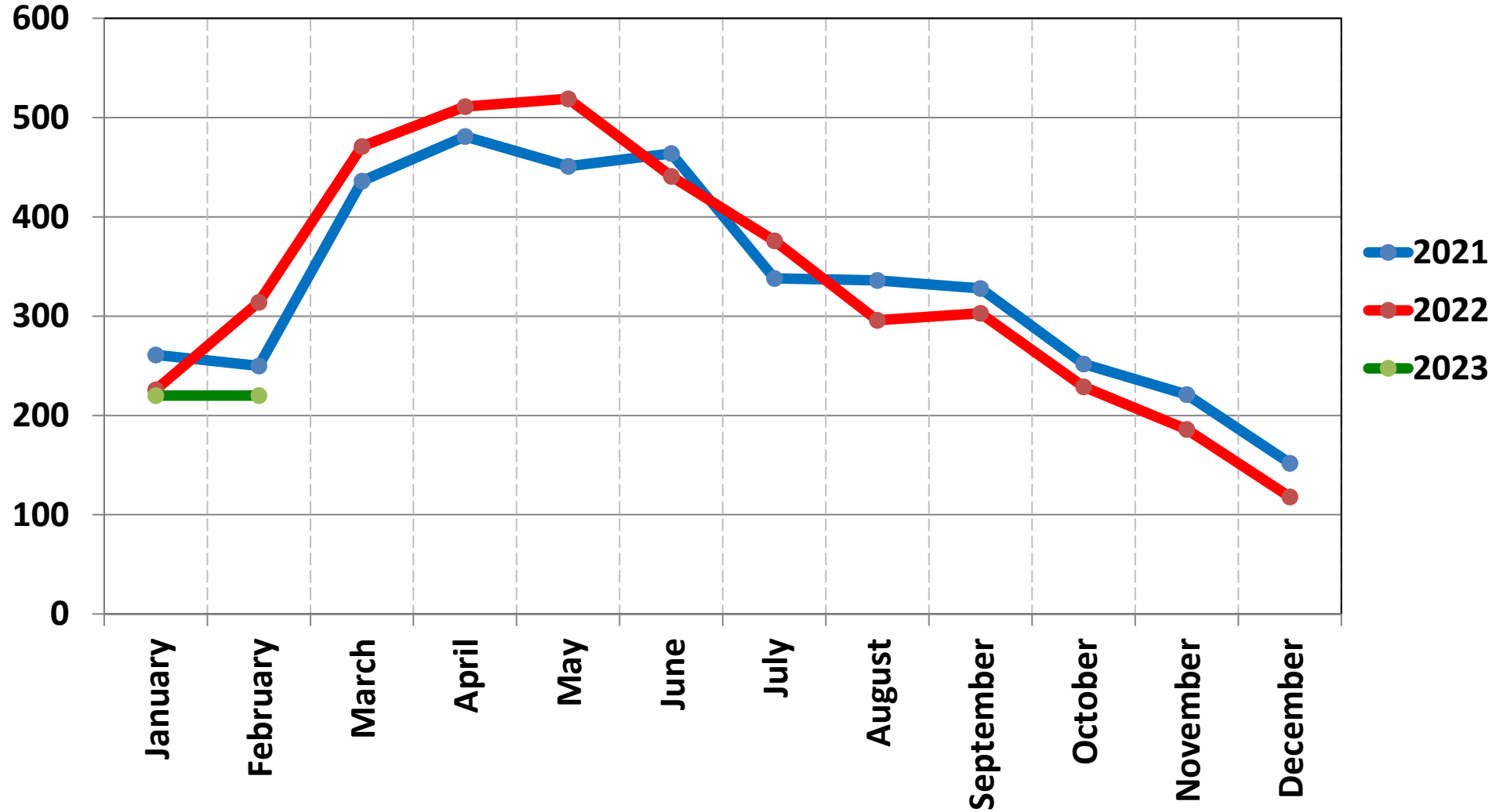
Greater Edmonton Area
Semi-detached Sales
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

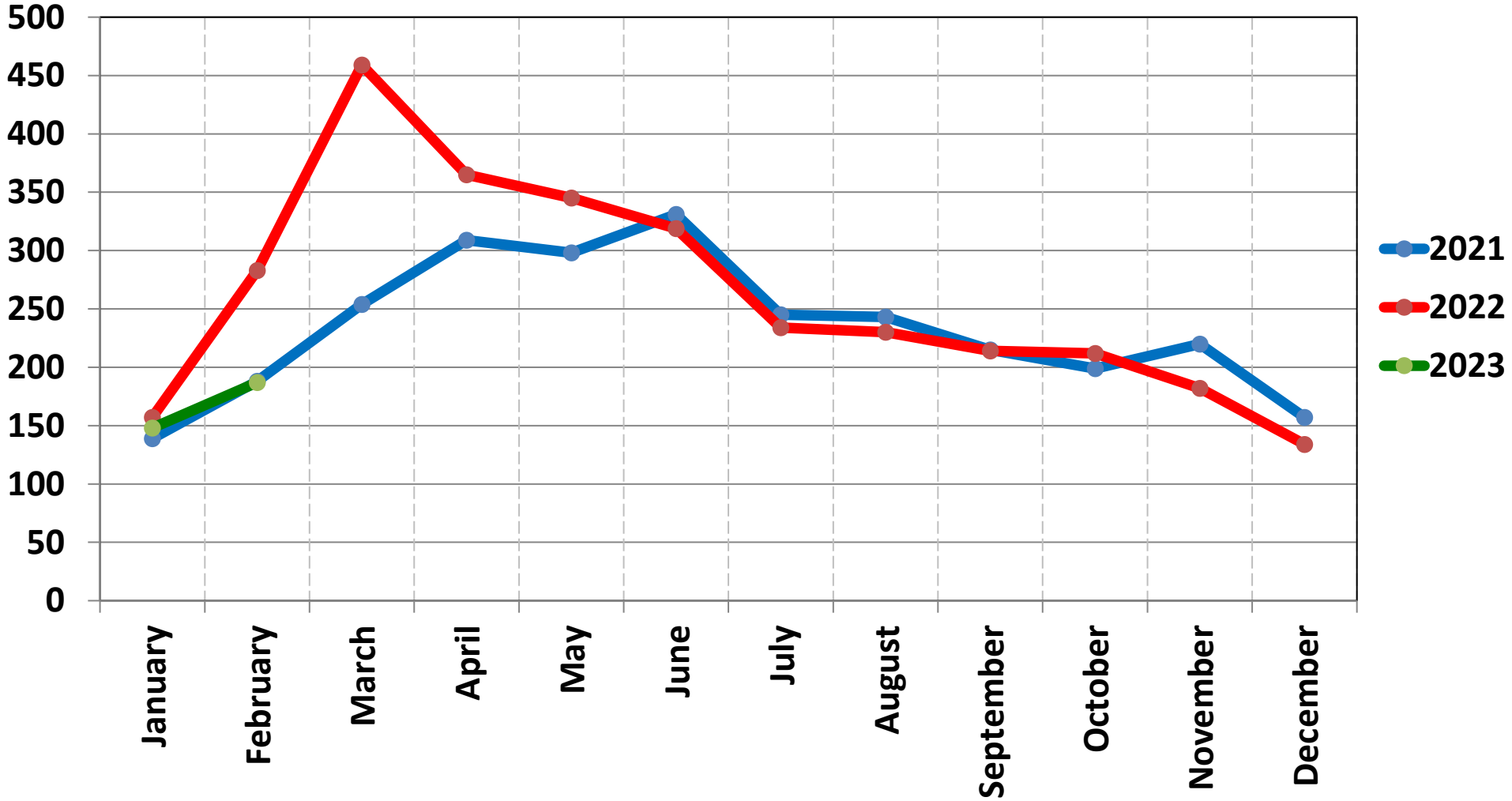
Greater Edmonton Area
Semi-detached New Listings
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

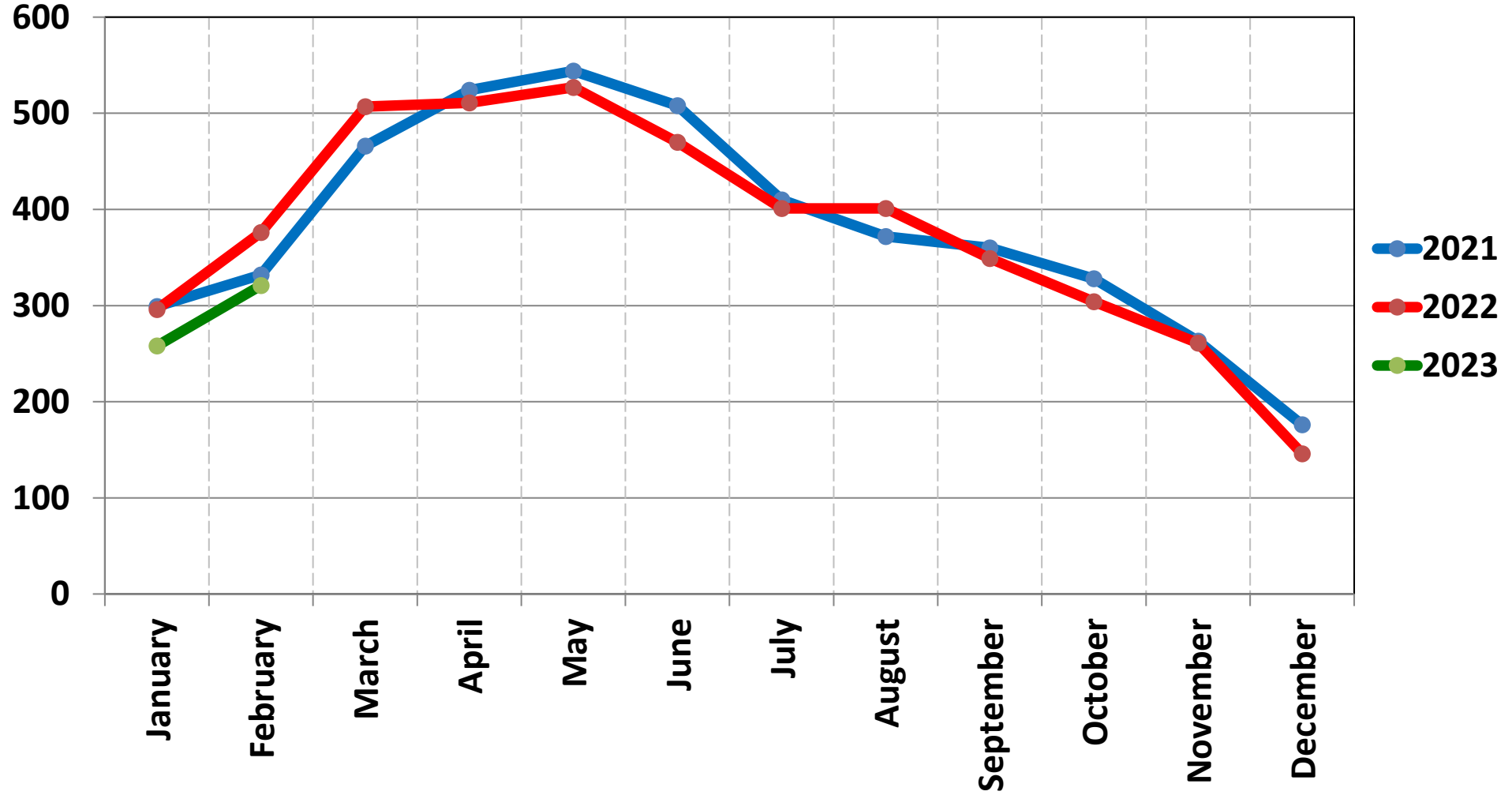
Greater Edmonton Area
Row/Townhouse Sales
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

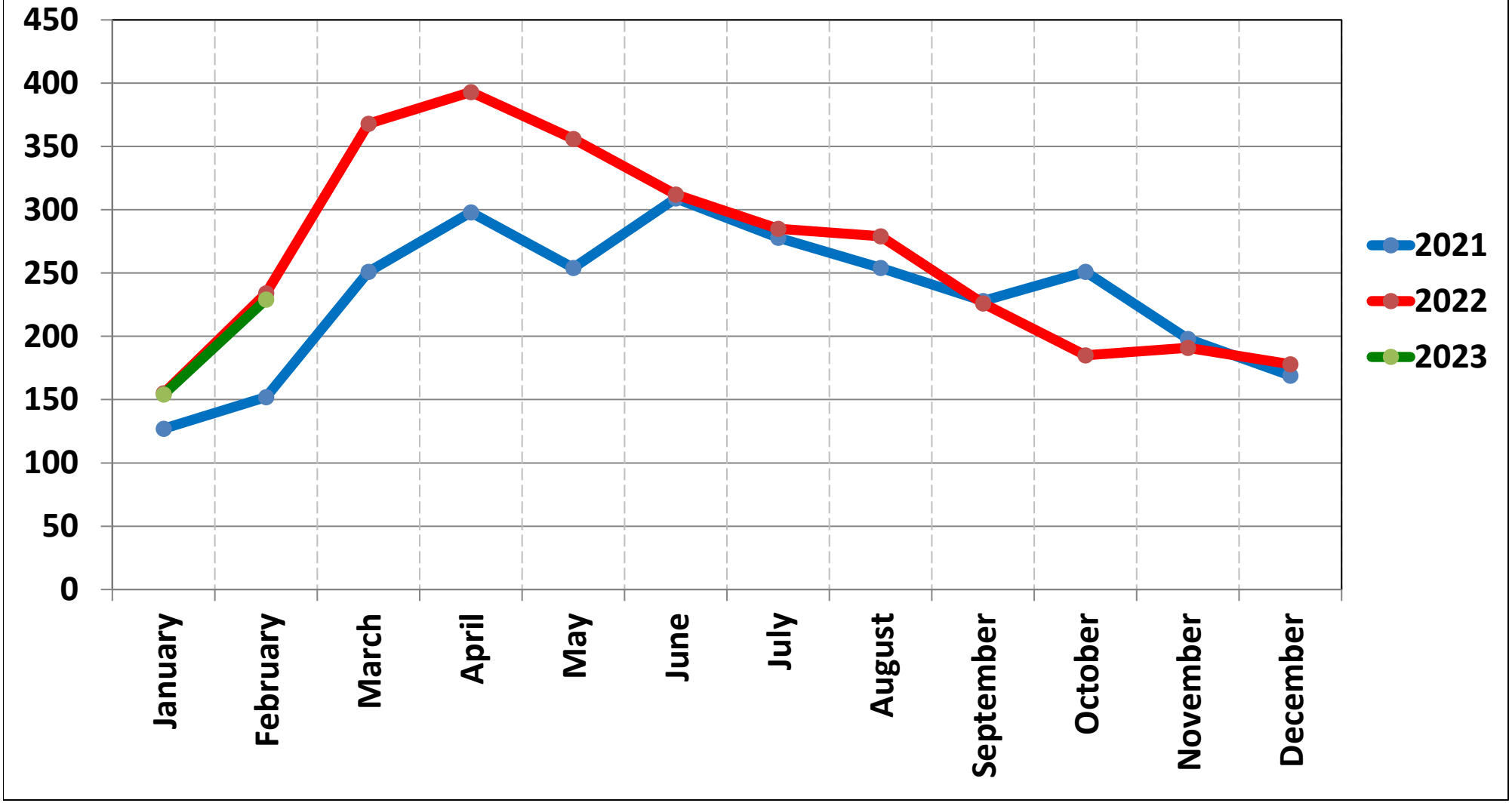
Greater Edmonton Area
Row/Townhouse New Listings
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

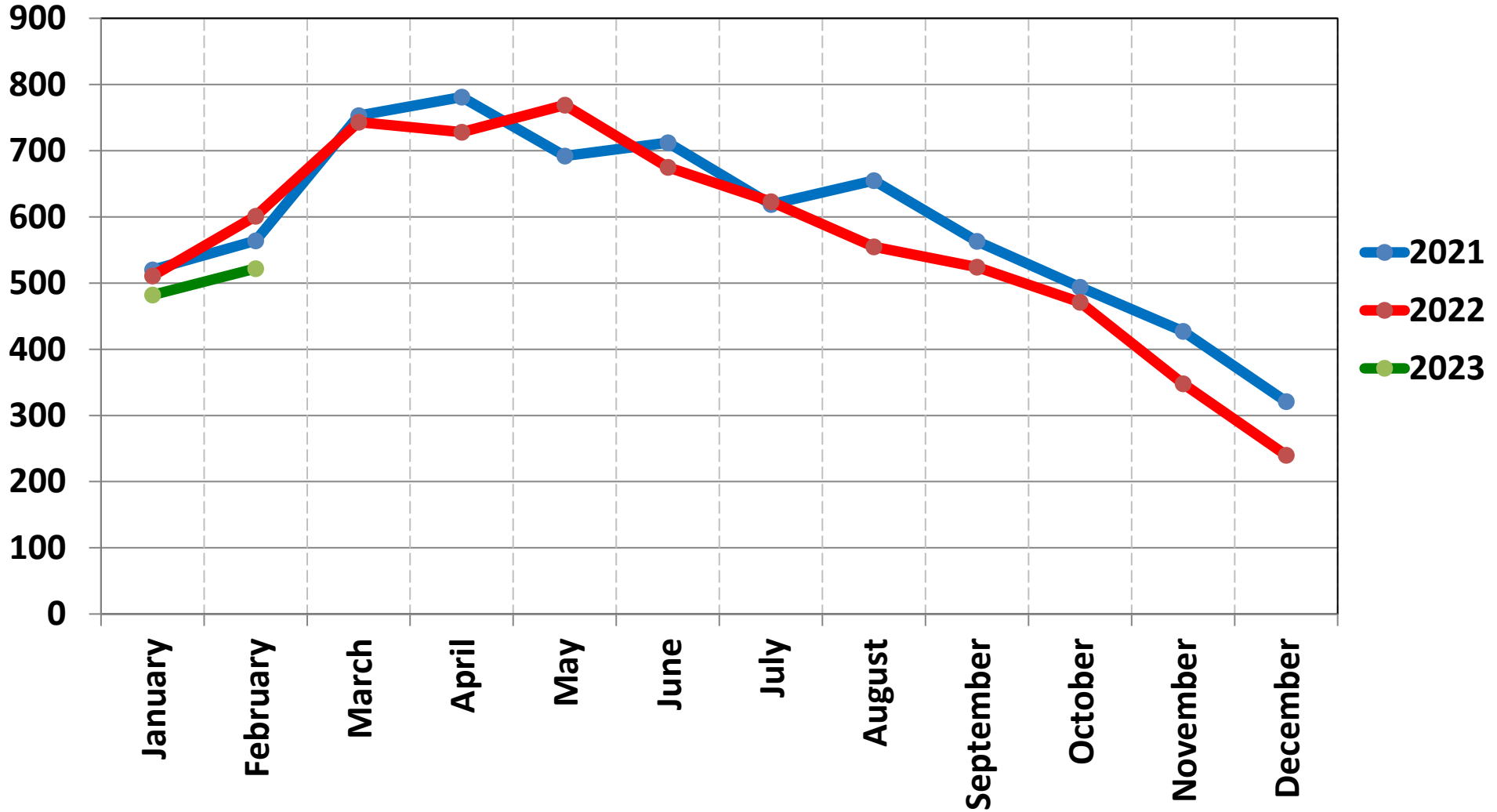
Greater Edmonton Area
Apartment Condominium Sales
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

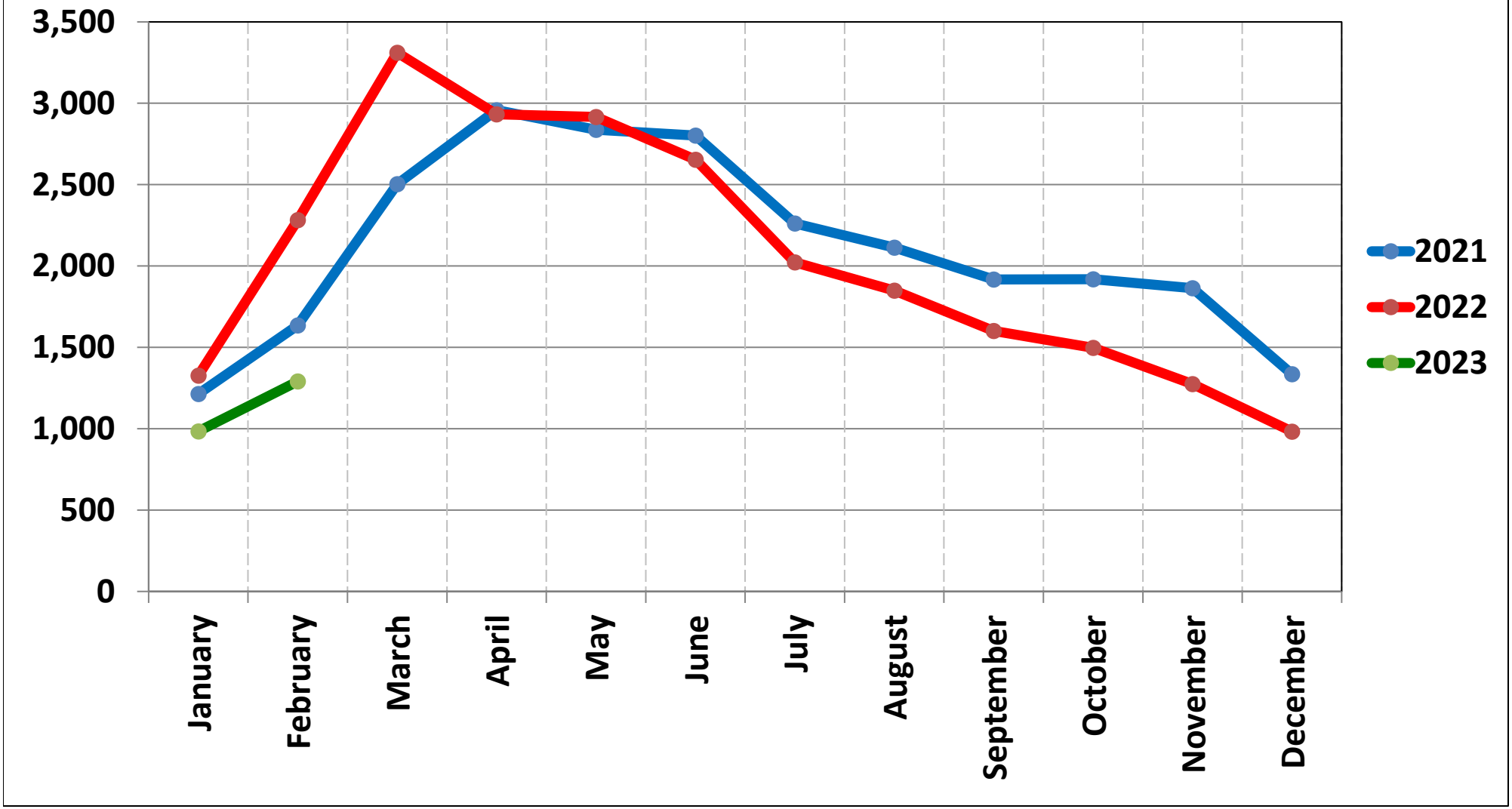
Greater Edmonton Area
Apartment Condominium New Listings
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

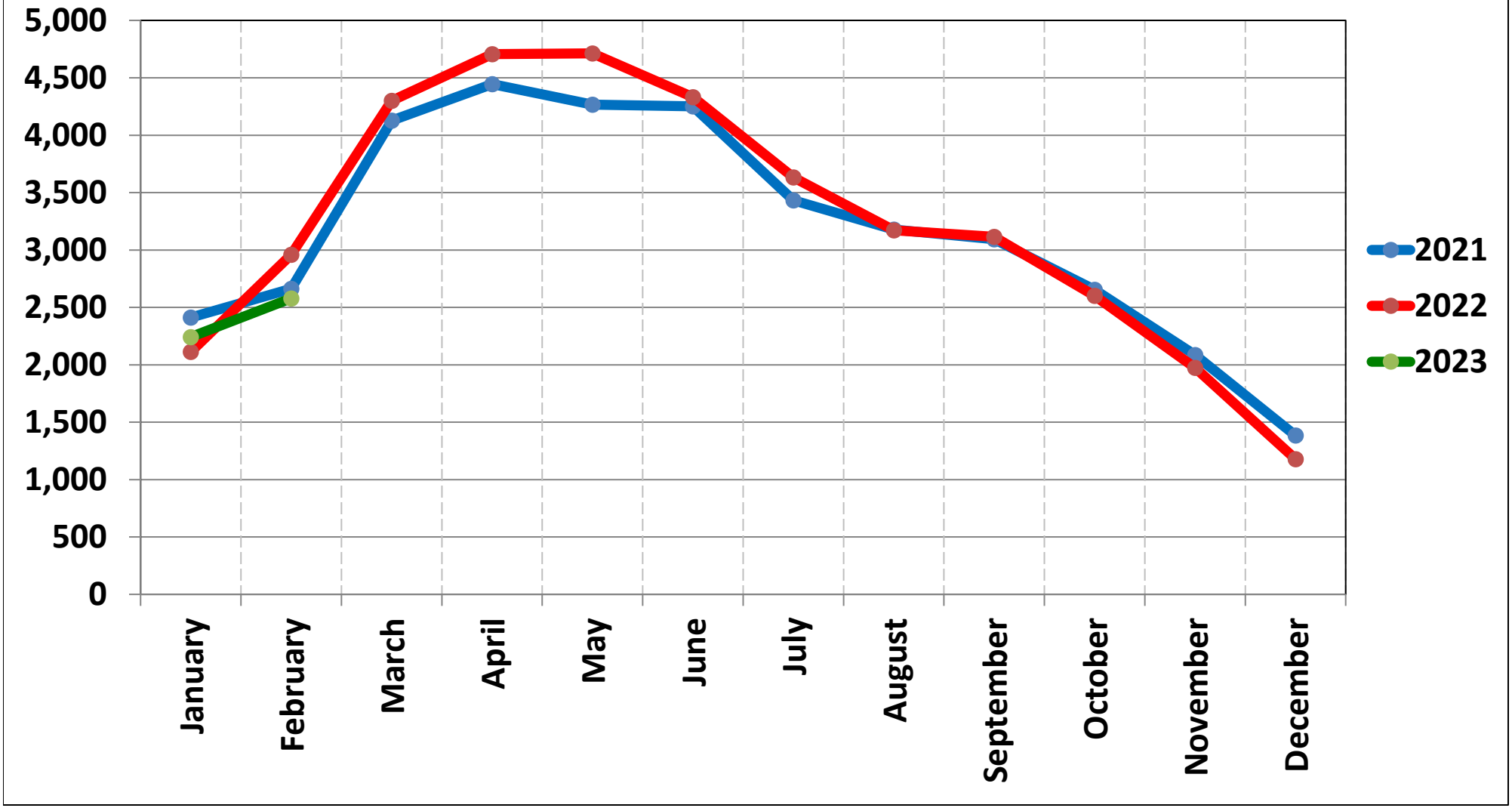
Greater Edmonton Area
Residential Sales
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

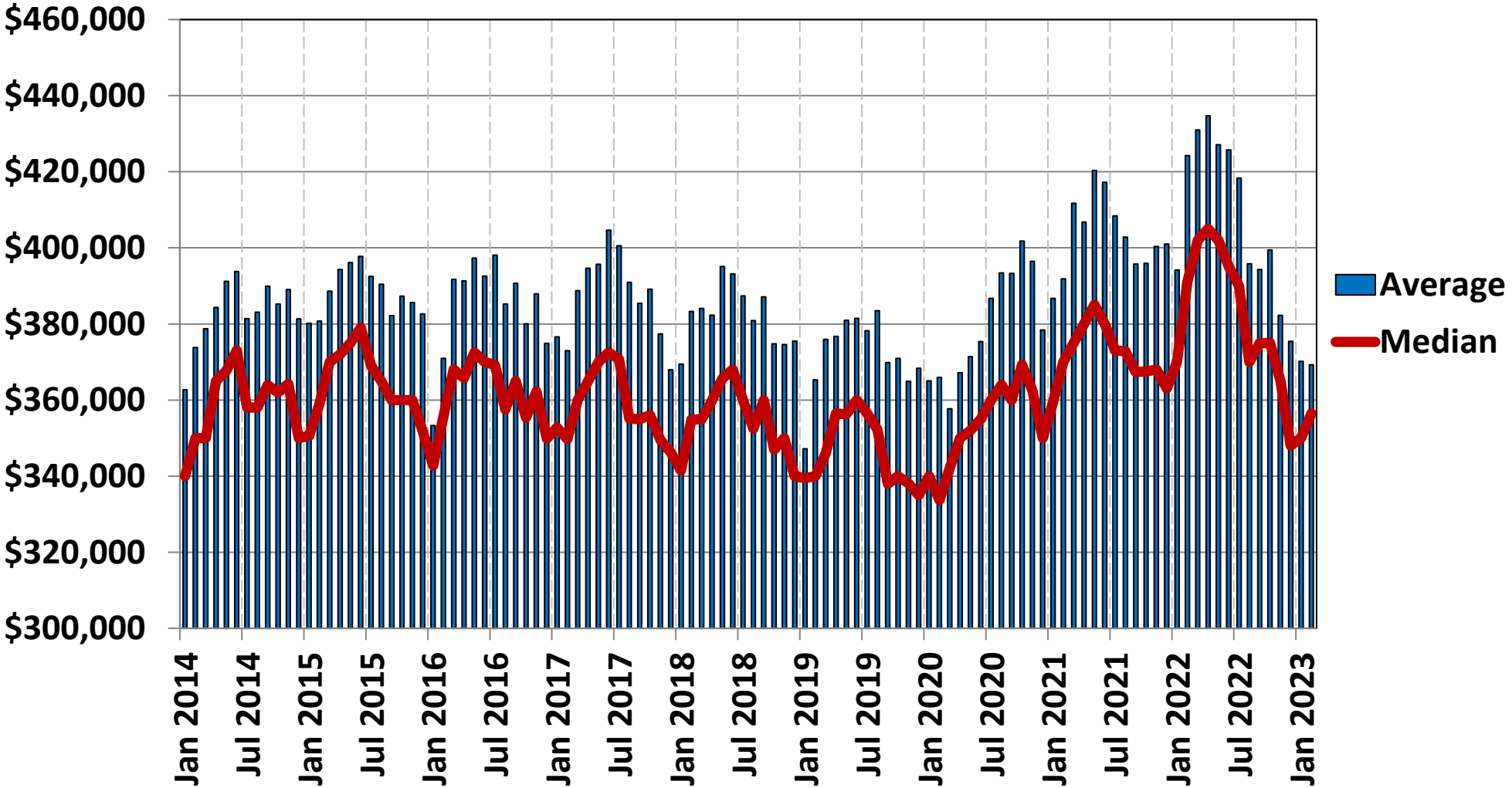
Greater Edmonton Area
Residential New Listings
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

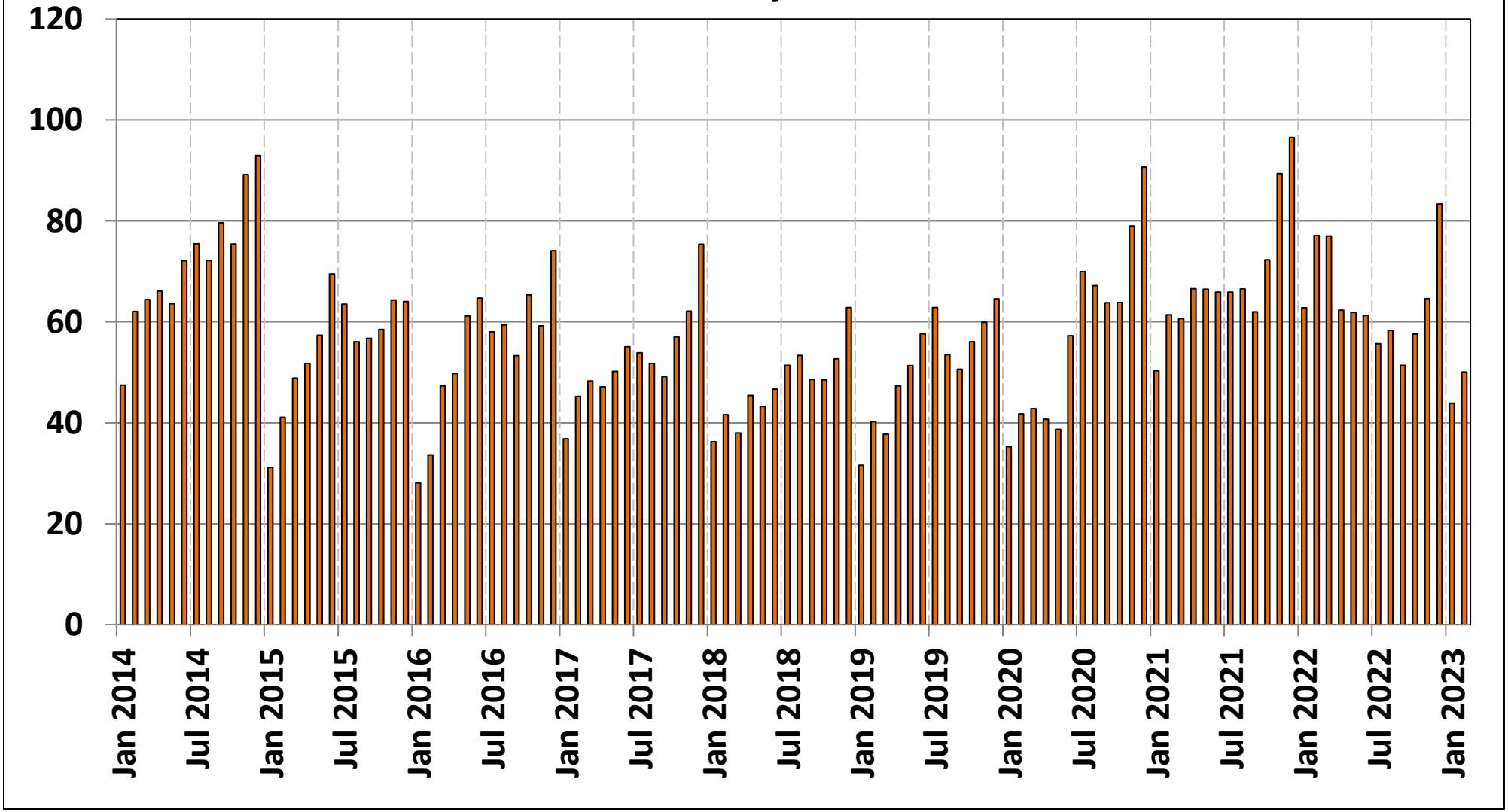
Greater Edmonton Area
Residential Average and Median Price
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

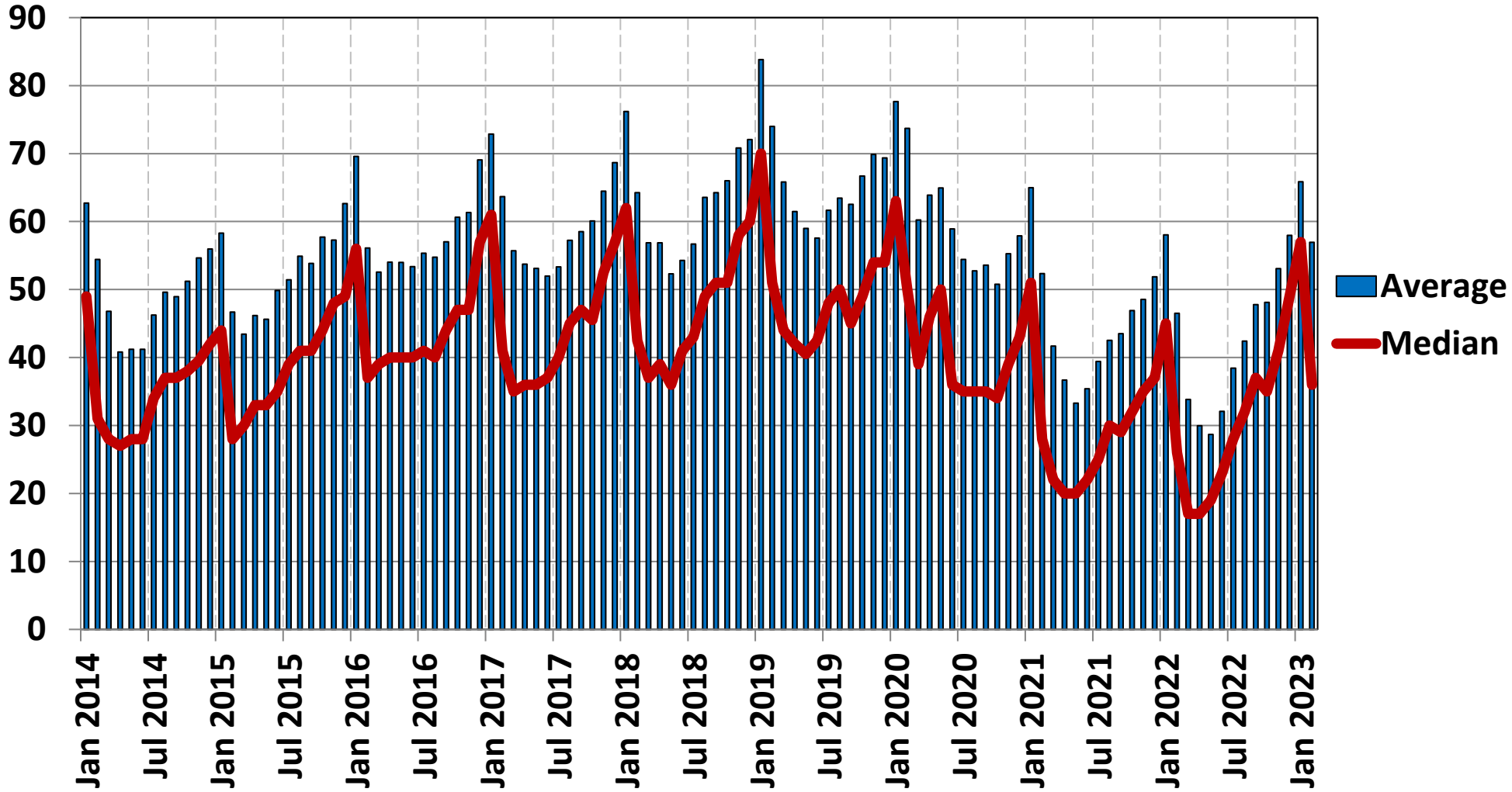
Greater Edmonton Area
Residential Sales-to-New Listings Ratio
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

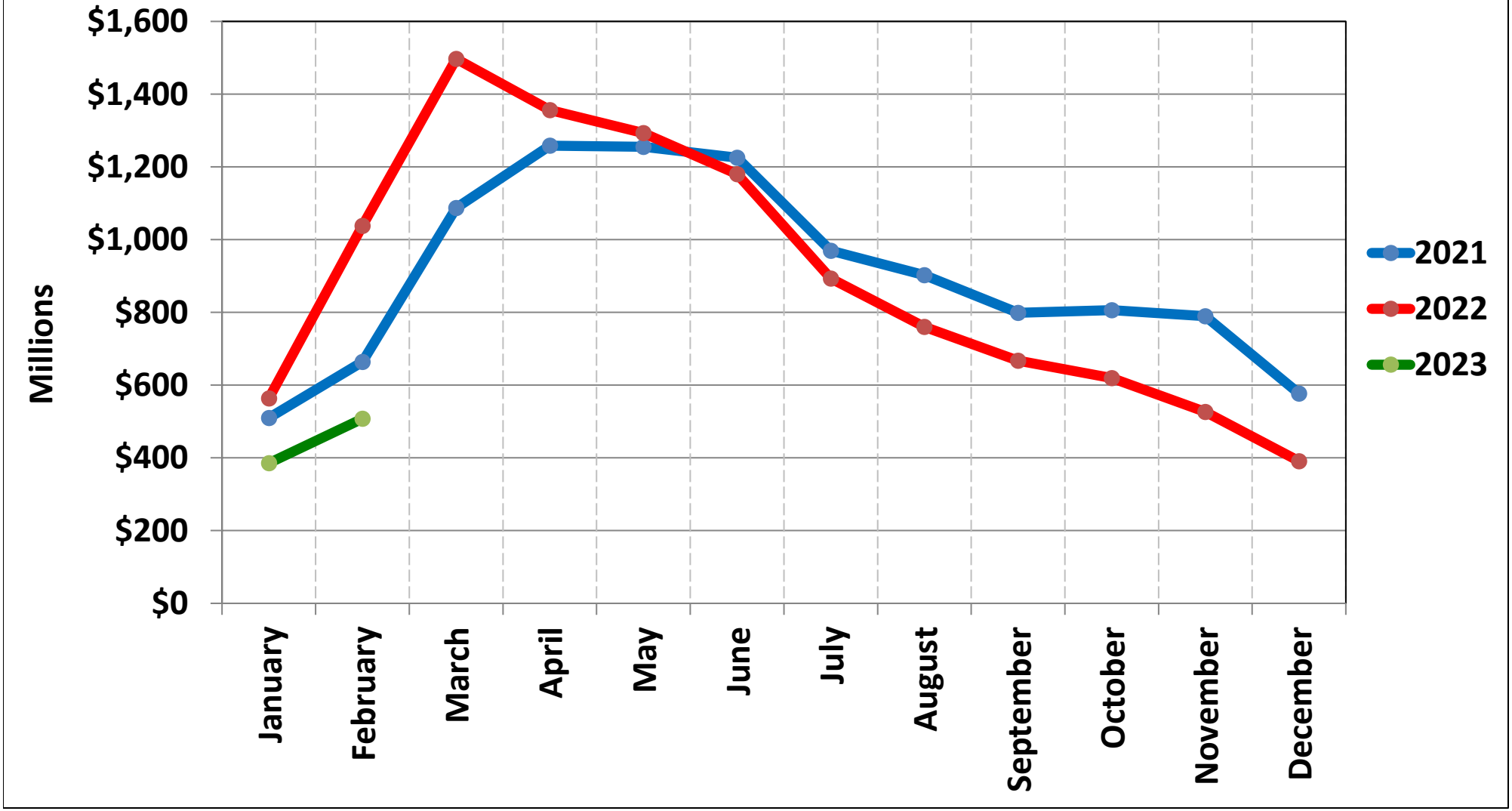
Greater Edmonton Area
Residential Average and Median Days on Market
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

Greater Edmonton Area
Total Dollar Volume
February 2023



Data from the MLS® System of the REALTORS® Association of Edmonton

2023-03-01

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