

5 Year Residential Activity (Part 1)

page 1a

Greater Edmonton Area¹

April 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,275 / 7,230	2,037 / 6,836	2,964 / 8,282	2,660 / 7,976	1,159 / 5,773
Sales / YTD	1,858 / 5,347	1,227 / 3,598	1,831 / 6,217	2,001 / 5,653	511 / 2,511
Sales to New Listings Ratio / YTD	82% / 74%	60% / 53%	62% / 75%	75% / 71%	44% / 43%
Sales Volume	984,659,612	614,610,999	961,265,006	946,771,760	214,635,213
Sales Volume YTD	2,748,114,628	1,726,116,851	3,168,010,281	2,634,876,055	1,065,137,796
Average Sale Price	529,957	500,905	524,995	473,149	420,030
Average Sale Price YTD	513,954	479,743	509,572	466,102	424,189
Median Sale Price	495,000	457,500	480,000	432,000	381,500
Median Sale Price YTD	475,000	440,000	468,000	422,500	385,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	100% / 100%	99% / 98%	96% / 97%
Average Days on Market / YTD	36 / 43	42 / 49	25 / 34	31 / 42	60 / 66
Median Days on Market / YTD	19 / 23	25 / 31	15 / 17	17 / 21	43 / 44
Average Days on Market (Cum.) / YTD	51 / 69	65 / 79	32 / 50	45 / 65	91 / 105
Median Days on Market (Cum.) / YTD	20 / 29	30 / 44	15 / 18	18 / 23	50 / 67
Semi-detached					
New Listings / YTD	393 / 1,203	362 / 1,095	511 / 1,522	481 / 1,428	230 / 1,028
Sales / YTD	346 / 937	214 / 644	343 / 1,219	350 / 939	93 / 419
Sales to New Listings Ratio / YTD	88% / 78%	59% / 59%	67% / 80%	73% / 66%	40% / 41%
Sales Volume	140,709,099	81,021,092	133,938,845	120,375,098	30,584,920
Sales Volume YTD	373,386,436	236,125,989	460,576,408	323,035,663	135,642,941
Average Sale Price	406,674	378,603	390,492	343,929	328,870
Average Sale Price YTD	398,491	366,655	377,831	344,021	323,730
Median Sale Price	399,900	374,000	382,000	338,000	328,000
Median Sale Price YTD	395,707	363,250	370,000	332,000	319,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	101% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	29 / 37	41 / 45	23 / 33	35 / 45	67 / 75
Median Days on Market / YTD	18 / 21	27 / 29	14 / 17	22 / 25	47 / 59
Average Days on Market (Cum.) / YTD	35 / 52	57 / 69	28 / 46	50 / 66	107 / 121
Median Days on Market (Cum.) / YTD	19 / 24	28 / 36	14 / 18	23 / 29	66 / 83
Row/Townhouse					
New Listings / YTD	454 / 1,473	396 / 1,349	511 / 1,690	524 / 1,621	183 / 1,070
Sales / YTD	410 / 1,239	280 / 889	365 / 1,264	309 / 890	77 / 424
Sales to New Listings Ratio / YTD	90% / 84%	71% / 66%	71% / 75%	59% / 55%	42% / 40%
Sales Volume	120,710,812	73,246,472	99,061,466	76,295,127	18,116,925
Sales Volume YTD	350,519,003	224,880,168	334,654,413	218,715,992	95,526,687
Average Sale Price	294,417	261,595	271,401	246,910	235,285
Average Sale Price YTD	282,905	252,959	264,758	245,748	225,299
Median Sale Price	298,069	264,500	269,000	244,000	234,000
Median Sale Price YTD	287,000	249,000	260,000	243,000	215,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 97%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	33 / 39	45 / 53	37 / 47	49 / 54	74 / 67
Median Days on Market / YTD	18 / 22	27 / 35	22 / 30	29 / 33	53 / 50
Average Days on Market (Cum.) / YTD	40 / 52	65 / 81	53 / 72	71 / 78	113 / 111
Median Days on Market (Cum.) / YTD	19 / 24	33 / 46	23 / 36	34 / 45	70 / 77

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
April 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	791 / 2,398	635 / 2,220	730 / 2,585	783 / 2,618	305 / 1,623
Sales / YTD	514 / 1,461	298 / 974	393 / 1,150	298 / 828	83 / 474
Sales to New Listings Ratio / YTD	65% / 61%	47% / 44%	54% / 44%	38% / 32%	27% / 29%
Sales Volume	103,297,735	57,775,001	80,310,120	59,888,334	17,173,818
Sales Volume YTD	282,603,145	186,583,013	229,103,895	167,313,154	94,873,211
Average Sale Price	200,968	193,876	204,351	200,968	206,913
Average Sale Price YTD	193,431	191,564	199,221	202,069	200,154
Median Sale Price	185,000	177,500	179,000	185,000	170,000
Median Sale Price YTD	180,000	171,550	176,000	180,000	182,500
Sale to List Price Ratio / YTD	97% / 97%	96% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	41 / 52	56 / 63	53 / 62	61 / 63	77 / 79
Median Days on Market / YTD	27 / 32	43 / 45	41 / 44	44 / 45	56 / 61
Average Days on Market (Cum.) / YTD	73 / 82	87 / 111	93 / 107	116 / 112	95 / 123
Median Days on Market (Cum.) / YTD	31 / 40	50 / 71	46 / 63	60 / 65	62 / 87
Total Residential²					
New Listings / YTD	3,913 / 12,304	3,430 / 11,500	4,716 / 14,079	4,448 / 13,643	1,877 / 9,494
Sales / YTD	3,128 / 8,984	2,019 / 6,105	2,932 / 9,850	2,958 / 8,310	764 / 3,828
Sales to New Listings Ratio / YTD	80% / 73%	59% / 53%	62% / 70%	67% / 61%	41% / 40%
Sales Volume	1,349,377,258	826,653,564	1,274,575,437	1,203,330,319	280,510,876
Sales Volume YTD	3,754,623,212	2,373,706,021	4,192,344,997	3,343,940,864	1,391,180,635
Average Sale Price	431,387	409,437	434,712	406,805	367,161
Average Sale Price YTD	417,923	388,813	425,619	402,400	363,422
Median Sale Price	418,000	386,300	405,000	380,000	350,000
Median Sale Price YTD	405,000	369,100	397,500	374,900	340,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 97%	100% / 99%	98% / 98%	96% / 96%
Average Days on Market / YTD	36 / 44	44 / 52	30 / 39	37 / 45	64 / 68
Median Days on Market / YTD	20 / 24	28 / 34	17 / 20	20 / 24	46 / 48
Average Days on Market (Cum.) / YTD	52 / 67	68 / 84	43 / 59	56 / 71	96 / 110
Median Days on Market (Cum.) / YTD	21 / 29	33 / 47	17 / 22	22 / 28	55 / 74
Other³					
New Listings / YTD	187 / 600	155 / 583	214 / 642	219 / 686	130 / 505
Sales / YTD	86 / 312	74 / 226	138 / 398	122 / 353	22 / 139
Sales to New Listings Ratio / YTD	46% / 52%	48% / 39%	64% / 62%	56% / 51%	17% / 28%
Sales Volume	35,947,721	18,538,248	44,635,840	35,193,780	3,882,816
Sales Volume YTD	111,904,240	54,599,419	120,564,208	94,900,499	35,006,862
Average Sale Price	417,997	250,517	323,448	288,474	176,492
Average Sale Price YTD	358,667	241,590	302,925	268,840	251,848
Median Sale Price	302,500	153,250	242,500	192,500	140,000
Median Sale Price YTD	250,000	140,000	219,880	200,000	165,000
Sale to List Price Ratio / YTD	96% / 95%	93% / 93%	95% / 95%	94% / 94%	93% / 91%
Average Days on Market / YTD	71 / 77	100 / 92	105 / 106	88 / 105	73 / 163
Median Days on Market / YTD	27 / 36	40 / 49	38 / 50	35 / 51	43 / 63
Average Days on Market (Cum.) / YTD	135 / 150	128 / 131	142 / 145	169 / 185	169 / 219
Median Days on Market (Cum.) / YTD	44 / 59	55 / 74	44 / 66	43 / 77	73 / 141

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

April 2024

Land	2024	2023	2022	2021	2020
New Listings / YTD	27 / 77	18 / 75	13 / 57	13 / 56	11 / 34
Sales / YTD	4 / 14	2 / 10	7 / 18	0 / 5	0 / 6
Sales to New Listings Ratio / YTD	15% / 18%	11% / 13%	54% / 32%	0% / 9%	0% / 18%
Sales Volume	4,697,500	1,400,000	12,335,500	0	0
Sales Volume YTD	57,448,500	14,503,000	43,218,250	2,658,878	4,589,000
Average Sale Price	1,174,375	700,000	1,762,214	0	0
Average Sale Price YTD	4,103,464	1,450,300	2,401,014	531,776	764,833
Median Sale Price	1,325,000	700,000	632,500	0	0
Median Sale Price YTD	1,450,000	862,500	775,000	525,000	625,000
Sale to List Price Ratio / YTD	93% / 97%	91% / 88%	98% / 97%	0% / 84%	0% / 93%
Average Days on Market / YTD	394 / 242	138 / 311	260 / 252	0 / 550	0 / 443
Median Days on Market / YTD	260 / 105	138 / 238	146 / 164	0 / 685	0 / 286
Average Days on Market (Cum.) / YTD	394 / 298	552 / 540	297 / 329	0 / 550	0 / 443
Median Days on Market (Cum.) / YTD	260 / 211	552 / 365	166 / 166	0 / 685	0 / 286

Investment

New Listings / YTD	41 / 113	32 / 140	33 / 116	24 / 106	9 / 90
Sales / YTD	11 / 37	11 / 27	18 / 51	11 / 30	3 / 17
Sales to New Listings Ratio / YTD	27% / 33%	34% / 19%	55% / 44%	46% / 28%	33% / 19%
Sales Volume	7,748,093	9,729,698	12,749,000	8,053,250	1,043,500
Sales Volume YTD	30,389,675	19,232,118	40,636,980	18,656,160	15,855,005
Average Sale Price	704,372	884,518	708,278	732,114	347,833
Average Sale Price YTD	821,343	712,301	796,804	621,872	932,647
Median Sale Price	523,000	711,998	697,500	525,000	344,000
Median Sale Price YTD	480,000	600,000	520,000	393,500	505,000
Sale to List Price Ratio / YTD	84% / 89%	90% / 92%	91% / 97%	89% / 84%	78% / 80%
Average Days on Market / YTD	201 / 219	233 / 171	172 / 171	215 / 202	92 / 178
Median Days on Market / YTD	56 / 119	183 / 121	138 / 135	208 / 163	108 / 124
Average Days on Market (Cum.) / YTD	408 / 316	250 / 217	325 / 238	317 / 246	183 / 200
Median Days on Market (Cum.) / YTD	56 / 131	202 / 188	148 / 141	282 / 186	124 / 161

Multi Family

New Listings / YTD	11 / 49	16 / 48	19 / 54	15 / 46	5 / 18
Sales / YTD	9 / 16	1 / 7	2 / 16	5 / 26	1 / 4
Sales to New Listings Ratio / YTD	82% / 33%	6% / 15%	11% / 30%	33% / 57%	20% / 22%
Sales Volume	17,718,500	1,270,000	2,611,000	5,846,000	393,700
Sales Volume YTD	25,767,000	8,939,000	20,645,000	36,435,000	4,545,700
Average Sale Price	1,968,722	1,270,000	1,305,500	1,169,200	393,700
Average Sale Price YTD	1,610,438	1,277,000	1,290,313	1,401,346	1,136,425
Median Sale Price	1,785,000	1,270,000	1,305,500	1,095,000	393,700
Median Sale Price YTD	1,692,500	830,000	1,161,500	1,365,000	1,191,000
Sale to List Price Ratio / YTD	95% / 95%	90% / 92%	104% / 92%	93% / 94%	118% / 97%
Average Days on Market / YTD	108 / 124	61 / 236	42 / 87	205 / 205	35 / 374
Median Days on Market / YTD	45 / 87	61 / 61	42 / 51	134 / 128	35 / 267
Average Days on Market (Cum.) / YTD	129 / 145	307 / 271	42 / 125	241 / 243	35 / 539
Median Days on Market (Cum.) / YTD	90 / 89	307 / 95	42 / 113	222 / 133	35 / 267

Hotel/Motel

New Listings / YTD	1 / 1	0 / 0	0 / 0	0 / 0	0 / 2
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
April 2024**

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	31 / 111	24 / 104	23 / 92	12 / 51	8 / 75
Sales / YTD	6 / 19	8 / 21	5 / 19	1 / 5	1 / 17
Sales to New Listings Ratio / YTD	19% / 17%	33% / 20%	22% / 21%	8% / 10%	13% / 23%
Sales Volume	1,945,000	1,282,000	905,000	42,500	46,000
Sales Volume YTD	4,055,500	3,563,500	4,411,000	1,364,780	3,010,300
Average Sale Price	324,167	160,250	181,000	42,500	46,000
Average Sale Price YTD	213,447	169,690	232,158	272,956	177,076
Median Sale Price	166,500	123,750	92,500	42,500	46,000
Median Sale Price YTD	150,000	120,000	167,000	257,280	135,000
Sale to List Price Ratio / YTD	103% / 89%	79% / 83%	82% / 84%	74% / 226%	78% / 80%
Average Days on Market / YTD	128 / 116	103 / 112	50 / 126	217 / 223	262 / 127
Median Days on Market / YTD	67 / 102	79 / 99	51 / 75	217 / 217	262 / 102
Average Days on Market (Cum.) / YTD	147 / 139	103 / 145	50 / 126	217 / 223	262 / 134
Median Days on Market (Cum.) / YTD	67 / 102	79 / 118	51 / 75	217 / 217	262 / 119
Lease					
New Listings / YTD	32 / 112	34 / 115	16 / 88	27 / 88	25 / 95
Sales / YTD	14 / 48	9 / 40	12 / 35	6 / 29	2 / 22
Sales to New Listings Ratio / YTD	44% / 43%	26% / 35%	75% / 40%	22% / 33%	8% / 23%
Sales Volume	3,623,314	952,015	1,221,707	1,273,080	51,000
Sales Volume YTD	22,485,653	5,971,432	4,361,304	4,689,563	8,528,077
Average Sale Price	258,808	105,779	101,809	212,180	25,500
Average Sale Price YTD	468,451	149,286	124,609	161,709	387,640
Median Sale Price	141,000	57,500	63,450	139,154	25,500
Median Sale Price YTD	138,152	79,800	80,454	106,200	179,062
Average Days on Market / YTD	178 / 161	126 / 127	156 / 136	361 / 258	110 / 228
Median Days on Market / YTD	96 / 91	118 / 93	64 / 94	185 / 145	110 / 273
Average Days on Market (Cum.) / YTD	274 / 200	161 / 145	156 / 175	361 / 273	110 / 228
Median Days on Market (Cum.) / YTD	96 / 108	167 / 123	64 / 104	185 / 190	110 / 273
Farms					
New Listings / YTD	20 / 42	17 / 49	12 / 48	13 / 57	7 / 40
Sales / YTD	1 / 15	7 / 15	7 / 28	7 / 24	3 / 8
Sales to New Listings Ratio / YTD	5% / 36%	41% / 31%	58% / 58%	54% / 42%	43% / 20%
Sales Volume	203,000	5,653,500	7,087,500	4,579,600	1,211,000
Sales Volume YTD	14,394,200	14,742,250	28,803,680	16,201,992	8,548,500
Average Sale Price	203,000	807,643	1,012,500	654,229	403,667
Average Sale Price YTD	959,613	982,817	1,028,703	675,083	1,068,563
Median Sale Price	203,000	704,500	875,000	550,000	386,000
Median Sale Price YTD	950,000	704,500	804,250	540,000	455,000
Sale to List Price Ratio / YTD	89% / 92%	95% / 91%	96% / 94%	94% / 92%	92% / 92%
Average Days on Market / YTD	73 / 133	159 / 155	46 / 80	99 / 165	83 / 88
Median Days on Market / YTD	73 / 122	68 / 68	58 / 54	48 / 119	84 / 90
Average Days on Market (Cum.) / YTD	73 / 152	186 / 303	64 / 144	146 / 179	302 / 216
Median Days on Market (Cum.) / YTD	73 / 129	183 / 183	63 / 77	48 / 119	95 / 117
Total Commercial²					
New Listings / YTD	163 / 509	141 / 531	116 / 458	105 / 406	65 / 356
Sales / YTD	45 / 151	38 / 121	51 / 167	30 / 119	10 / 74
Sales to New Listings Ratio / YTD	28% / 30%	27% / 23%	44% / 36%	29% / 29%	15% / 21%
Sales Volume	35,935,407	20,287,213	36,909,707	19,794,430	2,745,200
Sales Volume YTD	155,518,528	67,078,300	142,076,214	80,006,373	45,076,582
Average Sale Price	798,565	533,874	723,720	659,814	274,520
Average Sale Price YTD	1,029,924	554,366	850,756	672,322	609,143
Median Sale Price	523,000	397,770	555,000	537,500	354,500
Median Sale Price YTD	452,500	300,000	450,000	470,000	357,500
Sale to List Price Ratio / YTD	92% / 92%	88% / 89%	93% / 94%	91% / 97%	88% / 85%
Average Days on Market / YTD	180 / 168	157 / 161	146 / 144	216 / 224	104 / 203
Median Days on Market / YTD	81 / 103	106 / 101	78 / 94	151 / 153	100 / 150
Average Days on Market (Cum.) / YTD	267 / 217	203 / 222	207 / 195	270 / 250	197 / 233
Median Days on Market (Cum.) / YTD	85 / 122	183 / 147	87 / 114	213 / 166	110 / 180

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

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

April 2024

Year	Month	Residential ²	Commercial ³	Total
2020	January	6,489 (799)	738 (15)	7,875 (855)
	February	7,071 (1,067)	748 (28)	8,484 (1,141)
	March	7,508 (1,198)	750 (21)	8,945 (1,249)
	April	7,483 (764)	741 (10)	8,953 (796)
	May	8,054 (1,188)	755 (12)	9,582 (1,240)
	June	8,357 (2,115)	769 (34)	9,882 (2,216)
	July	8,350 (2,288)	798 (21)	9,922 (2,380)
	August	8,111 (1,956)	784 (22)	9,680 (2,056)
	September	7,800 (1,933)	789 (22)	9,339 (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	5,244 (1,137)	658 (23)	6,472 (1,204)
2021	January	5,533 (1,214)	693 (27)	6,817 (1,299)
	February	5,928 (1,635)	721 (22)	7,264 (1,719)
	March	6,785 (2,503)	731 (40)	8,145 (2,654)
	April	7,545 (2,958)	745 (30)	8,972 (3,110)
	May	8,089 (2,837)	750 (40)	9,539 (2,992)
	June	8,456 (2,801)	737 (37)	9,961 (2,932)
	July	8,391 (2,262)	742 (26)	9,902 (2,396)
	August	8,038 (2,113)	735 (24)	9,530 (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	4,656 (1,336)	635 (40)	5,833 (1,438)
2022	January	4,610 (1,326)	657 (31)	5,804 (1,430)
	February	4,686 (2,281)	700 (42)	5,933 (2,393)
	March	5,188 (3,311)	732 (43)	6,486 (3,471)
	April	6,446 (2,932)	748 (51)	7,788 (3,121)
	May	7,544 (2,916)	762 (36)	8,939 (3,044)
	June	8,082 (2,653)	759 (36)	9,513 (2,791)
	July	8,417 (2,022)	806 (33)	9,908 (2,116)
	August	8,011 (1,848)	821 (27)	9,531 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	821 (38)	7,796 (1,359)
	December	4,954 (982)	738 (19)	6,221 (1,032)
2023	January	5,163 (980)	775 (26)	6,498 (1,048)
	February	5,609 (1,288)	790 (30)	6,981 (1,368)
	March	6,291 (1,818)	822 (27)	7,727 (1,905)
	April	6,872 (2,019)	842 (38)	8,349 (2,131)
	May	7,049 (2,708)	889 (40)	8,570 (2,835)
	June	7,074 (2,588)	901 (45)	8,664 (2,713)
	July	6,910 (2,314)	892 (42)	8,497 (2,435)
	August	6,723 (2,238)	876 (38)	8,279 (2,363)
	September	6,489 (2,051)	861 (36)	7,998 (2,160)
	October	6,206 (1,798)	868 (42)	7,669 (1,912)
	November	5,443 (1,621)	817 (39)	6,804 (1,725)
	December	4,625 (1,217)	707 (41)	5,797 (1,298)
2024	January	4,541 (1,433)	720 (25)	5,701 (1,518)
	February	4,760 (1,962)	750 (30)	5,963 (2,064)
	March	5,246 (2,461)	707 (51)	6,442 (2,606)
	April	5,461 (3,128)	747 (45)	6,751 (3,259)

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 April 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	41	176	39	147	26	132	31	100	11	70
100,000 - 149,999	117	376	103	366	122	383	91	292	41	185
150,000 - 199,999	245	735	149	524	205	633	172	496	45	295
200,000 - 249,999	220	625	135	431	165	596	173	507	58	309
250,000 - 299,999	162	550	159	556	237	807	280	853	100	512
300,000 - 324,999	133	389	122	355	140	550	208	611	65	324
325,000 - 349,999	140	436	105	346	160	611	213	613	56	310
350,000 - 374,999	155	453	128	397	156	605	250	685	80	348
375,000 - 399,999	203	618	142	412	203	664	244	656	73	291
400,000 - 424,999	210	626	129	372	183	610	184	539	47	205
425,000 - 449,999	181	569	117	360	197	581	180	476	41	184
450,000 - 474,999	191	535	87	259	144	477	156	386	25	147
475,000 - 499,999	159	434	88	245	120	419	117	317	19	123
500,000 - 524,999	140	329	75	202	114	401	102	289	16	84
525,000 - 549,999	129	372	62	167	99	333	86	227	11	67
550,000 - 574,999	111	264	60	154	85	278	58	163	10	63
575,000 - 599,999	101	280	59	145	79	253	73	189	6	39
600,000 - 649,999	140	360	76	185	123	403	97	240	11	52
650,000 - 699,999	101	234	43	125	95	301	66	178	13	55
700,000 - 749,999	68	155	31	92	68	220	49	104	11	39
750,000 - 799,999	43	118	26	54	56	152	29	85	3	24
800,000 - 899,999	70	145	31	86	67	179	52	128	11	39
900,000 - 999,999	22	60	23	43	40	108	14	56	3	17
1,000,000-1,499,999	38	116	21	63	35	115	25	98	6	34
1,500,000-1,999,999	6	22	5	12	10	27	5	16	1	7
2,000,000-2,499,999	2	3	3	6	2	6	2	4	1	2
2,500,000-2,999,999	0	4	1	1	0	2	1	2	0	3
3,000,000-3,499,999	0	0	0	0	1	2	0	0	0	0
3,500,000+	0	0	0	0	0	2	0	0	0	0
Total	3,128	8,984	2,019	6,105	2,932	9,850	2,958	8,310	764	3,828

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
April 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	4	0	4	2	5	0	10	2	8
100,000 - 149,999	4	19	4	25	6	27	4	23	4	28
150,000 - 199,999	16	55	10	29	8	41	17	49	11	52
200,000 - 249,999	25	81	25	98	31	128	38	132	22	103
250,000 - 299,999	35	168	61	234	78	296	112	383	53	272
300,000 - 324,999	42	153	67	199	57	267	103	328	39	186
325,000 - 349,999	49	205	57	194	89	345	123	370	35	207
350,000 - 374,999	86	263	81	261	101	364	169	497	63	289
375,000 - 399,999	125	372	99	283	111	396	202	562	62	254
400,000 - 424,999	137	420	88	267	132	435	175	500	44	190
425,000 - 449,999	134	452	97	304	158	465	166	445	40	170
450,000 - 474,999	159	441	70	228	122	419	148	367	23	136
475,000 - 499,999	138	393	81	222	104	381	110	293	17	111
500,000 - 524,999	127	309	71	186	108	377	97	272	15	78
525,000 - 549,999	121	345	61	159	90	314	81	216	10	65
550,000 - 574,999	103	243	50	134	82	261	52	148	10	59
575,000 - 599,999	94	264	57	135	76	242	69	178	6	39
600,000 - 649,999	131	336	71	173	116	377	95	229	9	50
650,000 - 699,999	93	218	40	119	89	291	65	170	11	51
700,000 - 749,999	64	150	31	86	65	207	49	103	11	38
750,000 - 799,999	41	114	24	52	53	146	27	81	3	24
800,000 - 899,999	68	142	30	85	67	178	52	124	10	38
900,000 - 999,999	21	59	22	41	40	108	14	56	3	17
1,000,000-1,499,999	37	113	21	62	34	110	25	95	6	34
1,500,000-1,999,999	6	22	5	11	9	25	5	16	1	7
2,000,000-2,499,999	2	3	3	6	2	6	2	4	1	2
2,500,000-2,999,999	0	3	1	1	0	2	1	2	0	3
3,000,000-3,499,999	0	0	0	0	1	2	0	0	0	0
3,500,000+	0	0	0	0	0	2	0	0	0	0
Total	1,858	5,347	1,227	3,598	1,831	6,217	2,001	5,653	511	2,511

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
April 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	1	1	0	0	0	0	0	0
100,000 - 149,999	1	7	1	11	0	3	1	4	0	1
150,000 - 199,999	4	11	3	12	1	11	6	12	3	14
200,000 - 249,999	11	33	7	38	15	55	18	58	7	35
250,000 - 299,999	17	70	27	88	37	140	60	178	16	97
300,000 - 324,999	21	56	17	61	31	113	58	167	18	81
325,000 - 349,999	31	75	26	72	37	157	64	164	18	78
350,000 - 374,999	36	91	25	66	34	152	65	149	14	42
375,000 - 399,999	53	142	26	74	55	180	31	71	9	26
400,000 - 424,999	42	137	29	83	41	139	6	27	1	7
425,000 - 449,999	44	103	16	48	28	97	11	22	1	8
450,000 - 474,999	27	77	13	24	18	48	4	12	2	7
475,000 - 499,999	18	36	4	13	12	25	5	12	2	11
500,000 - 524,999	10	17	4	12	5	17	5	13	0	5
525,000 - 549,999	6	23	1	5	7	16	4	9	1	2
550,000 - 574,999	5	14	6	13	3	13	6	12	0	3
575,000 - 599,999	6	12	1	6	3	11	2	6	0	0
600,000 - 649,999	5	15	3	7	6	20	2	11	1	1
650,000 - 699,999	5	12	3	6	4	7	1	8	0	1
700,000 - 749,999	1	1	0	3	3	8	0	1	0	0
750,000 - 799,999	1	2	0	0	2	4	1	3	0	0
800,000 - 899,999	2	2	1	1	0	0	0	0	0	0
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	1	0	0	1	3	0	0	0	0
Total	346	937	214	644	343	1,219	350	939	93	419

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
April 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	3	5	16	1	8	2	5	0	9
100,000 - 149,999	12	61	30	105	24	100	32	99	13	61
150,000 - 199,999	53	206	53	194	67	235	65	189	11	103
200,000 - 249,999	70	204	40	136	64	229	65	177	17	83
250,000 - 299,999	71	203	49	156	85	269	65	193	21	89
300,000 - 324,999	56	145	32	68	43	139	37	98	7	45
325,000 - 349,999	56	135	17	67	17	75	21	62	3	14
350,000 - 374,999	27	86	19	56	15	67	8	22	2	6
375,000 - 399,999	20	92	14	46	27	70	4	12	2	4
400,000 - 424,999	27	59	11	19	8	30	1	7	1	3
425,000 - 449,999	2	12	4	5	6	9	1	5	0	3
450,000 - 474,999	4	12	3	4	3	9	3	4	0	3
475,000 - 499,999	1	3	1	7	1	8	2	8	0	1
500,000 - 524,999	2	2	0	2	0	4	0	1	0	0
525,000 - 549,999	2	3	0	2	1	2	1	2	0	0
550,000 - 574,999	2	5	2	3	0	2	0	3	0	0
575,000 - 599,999	1	2	0	2	0	0	2	3	0	0
600,000 - 649,999	2	4	0	1	1	4	0	0	0	0
650,000 - 699,999	1	1	0	0	1	1	0	0	0	0
700,000 - 749,999	1	1	0	0	0	1	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	1	0	0	0	0
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	0	0	0	1	1	0	0	0	0
Total	410	1,239	280	889	365	1,264	309	890	77	424

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
April 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	41	169	33	126	23	119	29	85	9	53
100,000 - 149,999	100	289	68	225	92	253	54	166	24	95
150,000 - 199,999	172	463	83	289	129	346	84	246	20	126
200,000 - 249,999	114	307	63	159	55	184	52	140	12	88
250,000 - 299,999	39	109	22	78	37	102	43	99	10	54
300,000 - 324,999	14	35	6	27	9	31	10	18	1	12
325,000 - 349,999	4	21	5	13	17	34	5	17	0	11
350,000 - 374,999	6	13	3	14	6	22	8	17	1	11
375,000 - 399,999	5	12	3	9	10	18	7	11	0	7
400,000 - 424,999	4	10	1	3	2	6	2	5	1	5
425,000 - 449,999	1	2	0	3	5	10	2	4	0	3
450,000 - 474,999	1	5	1	3	1	1	1	3	0	1
475,000 - 499,999	2	2	2	3	3	5	0	4	0	0
500,000 - 524,999	1	1	0	2	1	3	0	3	1	1
525,000 - 549,999	0	1	0	1	1	1	0	0	0	0
550,000 - 574,999	1	2	2	4	0	2	0	0	0	1
575,000 - 599,999	0	2	1	2	0	0	0	2	0	0
600,000 - 649,999	2	5	2	4	0	2	0	0	1	1
650,000 - 699,999	2	3	0	0	1	2	0	0	2	3
700,000 - 749,999	2	3	0	3	0	4	0	0	0	1
750,000 - 799,999	1	2	2	2	1	2	1	1	0	0
800,000 - 899,999	0	1	0	0	0	0	0	4	1	1
900,000 - 999,999	1	1	1	2	0	0	0	0	0	0
1,000,000+	1	3	0	2	0	3	0	3	0	0
Total	514	1,461	298	974	393	1,150	298	828	83	474

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**

April 2024

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,262	799	94	15	2,480	855
	February	2,558	1,067	100	28	2,779	1,141
	March	2,797	1,198	97	21	3,024	1,249
	April	1,877	764	65	10	2,072	796
	May	3,072	1,188	96	12	3,307	1,240
	June	3,694	2,115	124	34	3,964	2,216
	July	3,269	2,288	105	21	3,538	2,380
	August	2,914	1,956	82	22	3,143	2,056
	September	3,029	1,933	100	22	3,288	2,041
	October	2,741	1,750	56	34	2,906	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,255	1,137	69	23	1,410	1,204
	Total		31,322	17,660	1,079	263	952
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,661	1,635	86	22	2,882	1,719
	March	4,123	2,503	118	40	4,444	2,654
	April	4,448	2,958	105	30	4,772	3,110
	May	4,268	2,837	92	40	4,565	2,992
	June	4,250	2,801	85	37	4,554	2,932
	July	3,432	2,262	88	26	3,694	2,396
	August	3,178	2,113	75	24	3,408	2,223
	September	3,095	1,917	82	38	3,300	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	1,383	1,336	78	40	1,521	1,438
	Total		37,989	25,359	1,091	382	952
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,959	2,281	122	42	3,205	2,393
	March	4,294	3,311	117	43	4,596	3,471
	April	4,716	2,932	116	51	5,046	3,121
	May	4,710	2,916	107	36	5,003	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,634	2,022	133	33	3,908	2,116
	August	3,170	1,848	118	27	3,435	1,938
	September	3,117	1,601	121	20	3,373	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,174	982	90	19	1,340	1,032
	Total		38,782	24,644	1,334	395	952
2023	January	2,249	980	129	26	2,518	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,297	1,818	144	27	3,603	1,905
	April	3,430	2,019	141	38	3,726	2,131
	May	3,839	2,708	148	40	4,194	2,835
	June	3,619	2,588	142	45	3,978	2,713
	July	3,283	2,314	118	42	3,559	2,435
	August	3,220	2,238	98	38	3,471	2,363
	September	3,012	2,051	117	36	3,269	2,160
	October	2,685	1,798	133	42	2,942	1,912
	November	2,083	1,621	89	39	2,279	1,725
	December	1,474	1,217	79	41	1,624	1,298
	Total		34,715	22,640	1,455	444	952
2024	January	2,162	1,433	120	25	2,393	1,518
	February	2,709	1,962	121	30	2,958	2,064
	March	3,520	2,461	105	51	3,799	2,606
	April	3,913	3,128	163	45	4,263	3,259
	Total	12,304	8,984	509	151	13,413	9,447

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
April 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2020	January	426,561	334,418	220,827	198,128	365,023
	February	434,796	318,442	221,734	195,720	365,944
	March	415,976	317,472	225,629	202,262	357,725
	April	420,030	328,870	235,285	206,913	367,161
	May	422,933	329,432	221,458	184,447	371,425
	June	433,990	329,681	232,504	202,491	375,340
	July	448,855	332,403	242,138	190,621	386,711
	August	453,563	343,128	253,628	202,013	393,397
	September	452,016	339,177	256,592	206,803	393,276
	October	459,098	339,793	250,001	205,629	401,789
	November	458,282	338,050	241,328	212,271	396,438
	December	444,254	333,736	222,139	194,939	378,440
	YTD Average	442,513	333,189	237,776	200,490	382,501
2021	January	449,512	341,854	242,111	184,747	386,716
	February	448,615	349,582	247,884	205,892	391,824
	March	477,103	341,445	244,744	209,826	411,708
	April	473,149	343,929	246,910	200,968	406,805
	May	482,195	357,957	253,790	212,547	420,355
	June	493,663	350,674	245,185	221,608	417,237
	July	480,892	353,629	252,666	221,031	408,370
	August	477,218	341,476	258,176	203,546	402,813
	September	469,837	341,472	239,011	191,183	395,741
	October	467,132	358,918	243,511	200,752	395,905
	November	473,883	340,663	246,464	197,049	400,340
	December	478,822	352,925	241,702	197,651	400,972
	YTD Average	474,724	348,090	247,376	205,605	405,393
2022	January	461,206	374,723	244,922	194,126	394,203
	February	505,446	359,742	262,530	187,597	424,368
	March	519,009	380,912	267,634	203,279	431,010
	April	524,995	390,492	271,401	204,351	434,712
	May	506,038	384,706	264,711	210,227	427,100
	June	509,660	373,332	256,029	204,984	425,707
	July	507,745	370,505	254,476	201,068	418,309
	August	484,888	357,824	244,490	191,845	395,806
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,551	361,224	241,320	192,154	382,427
	December	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,060	373,627	257,582	197,305	415,115
2023	January	451,585	355,061	247,761	190,627	370,479
	February	459,450	357,578	251,332	187,371	368,996
	March	484,437	366,456	248,051	192,965	389,833
	April	500,905	378,603	261,595	193,876	409,437
	May	511,794	381,966	253,612	193,334	420,168
	June	499,747	382,883	257,450	195,088	411,917
	July	502,598	378,899	264,107	194,823	409,158
	August	495,643	373,843	253,380	193,789	398,647
	September	493,874	353,739	267,127	182,128	394,188
	October	486,847	385,895	258,751	203,669	396,154
	November	478,802	363,226	271,919	171,147	380,593
	December	488,379	364,001	260,693	170,266	388,252
	YTD Average	492,235	372,603	258,142	189,908	398,707
2024	January	483,163	378,421	269,381	193,161	398,530
	February	507,563	384,850	275,735	181,347	406,785
	March	517,085	408,547	282,598	194,071	420,983
	April	529,957	406,674	294,417	200,968	431,387

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
April 2024**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2020	January	6,489 (799)	738 (15)	4,327 (557)	399 (9)
	February	7,071 (1,067)	748 (28)	4,714 (718)	406 (15)
	March	7,508 (1,198)	750 (21)	5,009 (793)	409 (11)
	April	7,483 (764)	741 (10)	4,978 (507)	393 (6)
	May	8,054 (1,188)	755 (12)	5,350 (760)	404 (7)
	June	8,357 (2,115)	769 (34)	5,638 (1,341)	411 (17)
	July	8,350 (2,288)	798 (21)	5,662 (1,486)	420 (11)
	August	8,111 (1,956)	784 (22)	5,599 (1,230)	412 (13)
	September	7,800 (1,933)	789 (22)	5,404 (1,260)	417 (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	5,244 (1,137)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,928 (1,635)	721 (22)	4,249 (1,047)	376 (15)
	March	6,785 (2,503)	731 (40)	4,876 (1,596)	368 (17)
	April	7,545 (2,958)	745 (30)	5,490 (1,883)	363 (14)
	May	8,089 (2,837)	750 (40)	5,944 (1,863)	369 (14)
	June	8,456 (2,801)	737 (37)	6,234 (1,856)	363 (18)
	July	8,391 (2,262)	742 (26)	6,206 (1,493)	365 (17)
	August	8,038 (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	4,656 (1,336)	635 (40)	3,532 (938)	354 (25)
2022	January	4,610 (1,326)	657 (31)	3,507 (954)	371 (20)
	February	4,686 (2,281)	700 (42)	3,566 (1,633)	399 (25)
	March	5,188 (3,311)	732 (43)	3,928 (2,311)	418 (21)
	April	6,446 (2,932)	748 (51)	4,820 (2,017)	439 (18)
	May	7,544 (2,916)	762 (36)	5,719 (1,927)	448 (19)
	June	8,082 (2,653)	759 (36)	6,085 (1,780)	447 (17)
	July	8,417 (2,022)	806 (33)	6,306 (1,338)	470 (17)
	August	8,011 (1,848)	821 (27)	6,029 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,954 (982)	738 (19)	3,673 (695)	430 (14)
2023	January	5,163 (980)	775 (26)	3,811 (699)	456 (14)
	February	5,609 (1,288)	790 (30)	4,098 (907)	458 (21)
	March	6,291 (1,818)	822 (27)	4,500 (1,251)	486 (12)
	April	6,872 (2,019)	842 (38)	4,964 (1,370)	499 (18)
	May	7,049 (2,708)	889 (40)	5,161 (1,800)	538 (18)
	June	7,074 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,910 (2,314)	892 (42)	5,081 (1,586)	550 (28)
	August	6,723 (2,238)	876 (38)	4,858 (1,594)	547 (23)
	September	6,489 (2,051)	861 (36)	4,679 (1,430)	535 (23)
	October	6,206 (1,798)	868 (42)	4,390 (1,291)	534 (28)
	November	5,443 (1,621)	817 (39)	3,866 (1,176)	501 (22)
	December	4,625 (1,217)	707 (41)	3,203 (878)	425 (22)
2024	January	4,541 (1,433)	720 (25)	3,095 (1,053)	444 (10)
	February	4,760 (1,962)	750 (30)	3,223 (1,401)	460 (17)
	March	5,246 (2,461)	707 (51)	3,629 (1,731)	437 (32)
	April	5,461 (3,128)	747 (45)	3,802 (2,157)	453 (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)

City of Edmonton

April 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,390 / 4,540	1,329 / 4,413	1,933 / 5,409	1,637 / 4,780	695 / 3,464
Sales / YTD	1,159 / 3,453	757 / 2,265	1,129 / 4,016	1,151 / 3,300	320 / 1,568
Sales to New Listings Ratio / YTD	83% / 76%	57% / 51%	58% / 74%	70% / 69%	46% / 45%
Sales Volume	609,890,618	373,424,375	581,967,528	541,674,689	134,751,676
Sales Volume YTD	1,739,014,401	1,068,384,075	2,011,150,399	1,520,173,828	668,872,802
Average Sale Price	526,221	493,295	515,472	470,612	421,099
Average Sale Price YTD	503,624	471,693	500,784	460,659	426,577
Median Sale Price	492,500	447,500	470,000	425,000	380,000
Median Sale Price YTD	469,900	432,900	460,000	415,000	379,000
Sale to List Price Ratio / YTD	100% / 99%	98% / 97%	100% / 100%	99% / 98%	96% / 96%
Average Days on Market / YTD	34 / 42	43 / 50	23 / 33	31 / 40	55 / 63
Median Days on Market / YTD	18 / 23	27 / 32	14 / 17	17 / 21	41 / 45
Average Days on Market (Cum.) / YTD	49 / 69	70 / 84	30 / 49	46 / 63	85 / 100
Median Days on Market (Cum.) / YTD	20 / 29	33 / 50	15 / 18	18 / 24	48 / 67
Semi-detached					
New Listings / YTD	260 / 801	247 / 733	373 / 1,114	308 / 936	162 / 697
Sales / YTD	224 / 630	132 / 421	251 / 881	233 / 604	59 / 259
Sales to New Listings Ratio / YTD	86% / 79%	53% / 57%	67% / 79%	76% / 65%	36% / 37%
Sales Volume	91,913,004	50,052,972	99,979,858	81,461,390	19,763,021
Sales Volume YTD	253,903,541	155,102,299	340,001,865	211,302,319	84,624,969
Average Sale Price	410,326	379,189	398,326	349,620	334,966
Average Sale Price YTD	403,021	368,414	385,927	349,838	326,737
Median Sale Price	404,250	375,000	387,000	343,000	336,000
Median Sale Price YTD	400,000	367,000	379,000	337,000	324,999
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	100% / 100%	98% / 98%	96% / 97%
Average Days on Market / YTD	30 / 36	38 / 44	23 / 32	36 / 46	70 / 76
Median Days on Market / YTD	20 / 21	27 / 31	14 / 17	22 / 26	51 / 62
Average Days on Market (Cum.) / YTD	35 / 52	57 / 71	28 / 45	55 / 67	106 / 117
Median Days on Market (Cum.) / YTD	20 / 24	31 / 40	14 / 17	25 / 31	69 / 81
Row/Townhouse					
New Listings / YTD	354 / 1,139	320 / 1,049	394 / 1,352	422 / 1,287	142 / 822
Sales / YTD	322 / 972	232 / 719	298 / 1,033	245 / 714	56 / 330
Sales to New Listings Ratio / YTD	91% / 85%	73% / 69%	76% / 76%	58% / 55%	39% / 40%
Sales Volume	93,922,325	60,375,331	81,617,296	59,430,177	13,437,100
Sales Volume YTD	271,404,909	178,010,028	272,085,580	173,019,610	73,949,215
Average Sale Price	291,684	260,238	273,884	242,572	239,948
Average Sale Price YTD	279,223	247,580	263,394	242,324	224,089
Median Sale Price	295,000	269,000	270,250	241,000	245,000
Median Sale Price YTD	285,000	241,000	260,000	241,000	215,250
Sale to List Price Ratio / YTD	101% / 99%	98% / 97%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	30 / 38	45 / 52	38 / 48	50 / 54	76 / 68
Median Days on Market / YTD	17 / 21	27 / 35	23 / 31	29 / 34	54 / 53
Average Days on Market (Cum.) / YTD	38 / 50	61 / 81	55 / 73	69 / 80	111 / 111
Median Days on Market (Cum.) / YTD	18 / 22	33 / 47	24 / 37	37 / 47	70 / 78

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

April 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	714 / 2,164	572 / 1,941	642 / 2,287	700 / 2,350	272 / 1,444
Sales / YTD	452 / 1,287	249 / 822	339 / 985	254 / 712	72 / 418
Sales to New Listings Ratio / YTD	63% / 59%	44% / 42%	53% / 43%	36% / 30%	26% / 29%
Sales Volume	90,083,037	45,982,452	66,972,314	50,310,635	14,375,418
Sales Volume YTD	243,407,721	150,797,637	191,181,551	140,791,348	82,881,561
Average Sale Price	199,299	184,668	197,558	198,073	199,659
Average Sale Price YTD	189,128	183,452	194,093	197,741	198,281
Median Sale Price	185,000	173,000	176,000	178,100	164,000
Median Sale Price YTD	177,500	168,060	173,500	177,500	178,650
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	42 / 51	56 / 63	53 / 62	61 / 61	72 / 78
Median Days on Market / YTD	27 / 32	44 / 45	41 / 44	44 / 44	53 / 61
Average Days on Market (Cum.) / YTD	74 / 81	84 / 112	95 / 109	117 / 110	90 / 123
Median Days on Market (Cum.) / YTD	31 / 40	49 / 75	47 / 63	61 / 64	59 / 87
Total Residential¹					
New Listings / YTD	2,718 / 8,644	2,468 / 8,136	3,342 / 10,162	3,067 / 9,353	1,271 / 6,427
Sales / YTD	2,157 / 6,342	1,370 / 4,227	2,017 / 6,915	1,883 / 5,330	507 / 2,575
Sales to New Listings Ratio / YTD	79% / 73%	56% / 52%	60% / 68%	61% / 57%	40% / 40%
Sales Volume	885,808,984	529,835,130	830,536,996	732,876,891	182,327,215
Sales Volume YTD	2,507,730,572	1,552,294,039	2,814,419,395	2,045,287,105	910,328,547
Average Sale Price	410,667	386,741	411,768	389,207	359,620
Average Sale Price YTD	395,416	367,233	407,002	383,731	353,526
Median Sale Price	400,000	365,000	388,000	366,113	349,000
Median Sale Price YTD	387,000	350,000	383,500	360,000	331,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	100% / 99%	98% / 98%	96% / 96%
Average Days on Market / YTD	34 / 43	45 / 53	30 / 39	38 / 46	61 / 67
Median Days on Market / YTD	20 / 24	29 / 35	17 / 21	21 / 26	45 / 50
Average Days on Market (Cum.) / YTD	51 / 67	70 / 88	44 / 61	60 / 72	91 / 107
Median Days on Market (Cum.) / YTD	21 / 29	36 / 51	18 / 23	23 / 32	53 / 75
Other²					
New Listings / YTD	87 / 300	65 / 268	97 / 316	81 / 265	68 / 219
Sales / YTD	43 / 171	30 / 103	72 / 203	45 / 136	7 / 71
Sales to New Listings Ratio / YTD	49% / 57%	46% / 38%	74% / 64%	56% / 51%	10% / 32%
Sales Volume	25,263,990	9,061,148	27,190,490	17,293,980	1,657,000
Sales Volume YTD	70,090,059	29,256,178	70,795,203	45,471,922	18,062,047
Average Sale Price	587,535	302,038	377,646	384,311	236,714
Average Sale Price YTD	409,883	284,041	348,745	334,352	254,395
Median Sale Price	525,000	242,500	327,250	250,000	245,000
Median Sale Price YTD	326,000	148,000	295,000	262,500	175,900
Sale to List Price Ratio / YTD	98% / 96%	92% / 92%	96% / 95%	94% / 94%	93% / 92%
Average Days on Market / YTD	48 / 55	59 / 64	63 / 69	69 / 86	104 / 110
Median Days on Market / YTD	25 / 29	50 / 51	30 / 40	29 / 48	28 / 62
Average Days on Market (Cum.) / YTD	88 / 122	92 / 107	96 / 96	87 / 124	164 / 137
Median Days on Market (Cum.) / YTD	33 / 51	59 / 64	34 / 49	30 / 69	206 / 92

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

April 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	13 / 44	10 / 43	8 / 37	6 / 25	8 / 26
Sales / YTD	3 / 9	2 / 6	5 / 14	0 / 2	0 / 4
Sales to New Listings Ratio / YTD	23% / 20%	20% / 14%	63% / 38%	0% / 8%	0% / 15%
Sales Volume	4,630,000	1,400,000	5,525,500	0	0
Sales Volume YTD	44,681,000	4,438,000	34,008,250	1,240,000	3,339,000
Average Sale Price	1,543,333	700,000	1,105,100	0	0
Average Sale Price YTD	4,964,556	739,667	2,429,161	620,000	834,750
Median Sale Price	1,400,000	700,000	134,000	0	0
Median Sale Price YTD	1,400,000	700,000	723,750	620,000	800,000
Sale to List Price Ratio / YTD	92% / 100%	91% / 88%	100% / 100%	0% / 90%	0% / 93%
Average Days on Market / YTD	492 / 330	138 / 313	107 / 189	0 / 54	0 / 561
Median Days on Market / YTD	421 / 271	138 / 238	87 / 127	0 / 54	0 / 506
Average Days on Market (Cum.) / YTD	492 / 370	552 / 451	159 / 287	0 / 54	0 / 561
Median Days on Market (Cum.) / YTD	421 / 271	552 / 427	166 / 166	0 / 54	0 / 506

Investment

New Listings / YTD	33 / 78	19 / 88	18 / 70	13 / 59	6 / 51
Sales / YTD	9 / 27	6 / 21	7 / 29	6 / 18	3 / 10
Sales to New Listings Ratio / YTD	27% / 35%	32% / 24%	39% / 41%	46% / 31%	50% / 20%
Sales Volume	4,098,800	4,225,498	5,613,000	3,503,250	1,043,500
Sales Volume YTD	22,951,632	13,427,918	26,432,280	10,959,750	10,583,500
Average Sale Price	455,422	704,250	801,857	583,875	347,833
Average Sale Price YTD	850,060	639,425	911,458	608,875	1,058,350
Median Sale Price	480,000	545,999	744,000	562,500	344,000
Median Sale Price YTD	523,000	525,000	495,000	436,000	490,000
Sale to List Price Ratio / YTD	91% / 92%	88% / 92%	97% / 94%	90% / 85%	78% / 86%
Average Days on Market / YTD	81 / 118	288 / 178	110 / 137	241 / 196	92 / 127
Median Days on Market / YTD	55 / 99	183 / 121	134 / 104	230 / 178	108 / 104
Average Days on Market (Cum.) / YTD	125 / 165	288 / 220	110 / 137	308 / 229	183 / 164
Median Days on Market (Cum.) / YTD	55 / 120	183 / 183	134 / 104	230 / 194	124 / 112

Multi Family

New Listings / YTD	9 / 47	15 / 45	18 / 49	13 / 41	3 / 13
Sales / YTD	9 / 15	1 / 5	2 / 15	4 / 23	1 / 4
Sales to New Listings Ratio / YTD	100% / 32%	7% / 11%	11% / 31%	31% / 56%	33% / 31%
Sales Volume	17,718,500	1,270,000	2,611,000	4,751,000	393,700
Sales Volume YTD	25,504,500	7,514,000	19,810,000	32,860,000	4,545,700
Average Sale Price	1,968,722	1,270,000	1,305,500	1,187,750	393,700
Average Sale Price YTD	1,700,300	1,502,800	1,320,667	1,428,696	1,136,425
Median Sale Price	1,785,000	1,270,000	1,305,500	1,015,000	393,700
Median Sale Price YTD	1,705,000	1,110,000	1,298,000	1,380,000	1,191,000
Sale to List Price Ratio / YTD	95% / 94%	90% / 91%	104% / 92%	91% / 94%	118% / 97%
Average Days on Market / YTD	108 / 129	61 / 58	42 / 90	175 / 206	35 / 374
Median Days on Market / YTD	45 / 87	61 / 56	42 / 49	122 / 110	35 / 267
Average Days on Market (Cum.) / YTD	129 / 152	307 / 107	42 / 130	220 / 249	35 / 539
Median Days on Market (Cum.) / YTD	90 / 90	307 / 56	42 / 113	178 / 134	35 / 267

Hotel/Motel

New Listings / YTD	1 / 1	0 / 0	0 / 0	0 / 0	0 / 2
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

April 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	23 / 88	18 / 76	13 / 59	6 / 36	7 / 61
Sales / YTD	5 / 14	5 / 14	2 / 12	1 / 5	1 / 9
Sales to New Listings Ratio / YTD	22% / 16%	28% / 18%	15% / 20%	17% / 14%	14% / 15%
Sales Volume	1,782,000	592,000	522,500	42,500	46,000
Sales Volume YTD	3,345,000	2,319,000	3,296,000	1,364,780	1,202,800
Average Sale Price	356,400	118,400	261,250	42,500	46,000
Average Sale Price YTD	238,929	165,643	274,667	272,956	133,644
Median Sale Price	170,000	100,000	261,250	42,500	46,000
Median Sale Price YTD	156,500	130,000	193,000	257,280	100,000
Sale to List Price Ratio / YTD	105% / 92%	76% / 80%	76% / 86%	74% / 226%	78% / 76%
Average Days on Market / YTD	142 / 125	105 / 117	63 / 150	217 / 223	262 / 150
Median Days on Market / YTD	75 / 104	78 / 99	63 / 78	217 / 217	262 / 148
Average Days on Market (Cum.) / YTD	165 / 157	105 / 131	63 / 150	217 / 223	262 / 150
Median Days on Market (Cum.) / YTD	75 / 115	78 / 99	63 / 78	217 / 217	262 / 148
Lease					
New Listings / YTD	21 / 63	22 / 63	11 / 49	5 / 34	9 / 59
Sales / YTD	7 / 25	4 / 19	2 / 14	3 / 12	1 / 14
Sales to New Listings Ratio / YTD	33% / 40%	18% / 30%	18% / 29%	60% / 35%	11% / 24%
Sales Volume	1,325,325	562,759	565,820	964,203	24,000
Sales Volume YTD	10,612,751	2,977,236	1,953,530	2,031,357	6,368,582
Average Sale Price	189,332	140,690	282,910	321,401	24,000
Average Sale Price YTD	424,510	156,697	139,538	169,280	454,899
Median Sale Price	138,000	51,552	282,910	223,000	24,000
Median Sale Price YTD	104,405	82,800	117,230	105,975	338,442
Average Days on Market / YTD	191 / 164	147 / 162	111 / 117	543 / 276	116 / 218
Median Days on Market / YTD	107 / 85	176 / 159	111 / 79	145 / 125	116 / 273
Average Days on Market (Cum.) / YTD	191 / 173	194 / 172	111 / 174	543 / 300	116 / 218
Median Days on Market (Cum.) / YTD	107 / 108	176 / 159	111 / 115	145 / 176	116 / 273
Farms					
New Listings / YTD	2 / 2	2 / 4	0 / 1	0 / 2	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 50%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	1,448,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	1,448,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	1,448,000	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 78%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Total Commercial¹					
New Listings / YTD	102 / 327	86 / 319	68 / 267	43 / 198	33 / 214
Sales / YTD	33 / 92	18 / 65	18 / 84	14 / 61	6 / 41
Sales to New Listings Ratio / YTD	32% / 28%	21% / 20%	26% / 31%	33% / 31%	18% / 19%
Sales Volume	29,554,625	8,050,257	14,837,820	9,260,953	1,507,200
Sales Volume YTD	108,072,883	30,676,154	85,500,060	49,903,887	26,039,582
Average Sale Price	895,595	447,237	824,323	661,497	251,200
Average Sale Price YTD	1,174,705	471,941	1,017,858	818,097	635,112
Median Sale Price	550,000	262,500	575,750	617,727	284,250
Median Sale Price YTD	470,000	274,000	457,750	596,000	344,000
Sale to List Price Ratio / YTD	95% / 94%	84% / 88%	96% / 93%	89% / 103%	86% / 85%
Average Days on Market / YTD	158 / 152	176 / 164	97 / 136	285 / 216	115 / 229
Median Days on Market / YTD	75 / 98	124 / 118	79 / 89	194 / 145	112 / 179
Average Days on Market (Cum.) / YTD	180 / 182	246 / 200	111 / 169	327 / 246	161 / 255
Median Days on Market (Cum.) / YTD	85 / 123	183 / 146	84 / 108	213 / 178	120 / 189

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

April 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	76	39	53	213	130	209
	Average	535,549	439,234	465,419	490,200	446,719	461,709
	Median	491,250	375,000	411,000	448,500	393,500	415,000
North Central	Sales	238	148	234	713	432	805
	Average	453,472	407,725	435,823	429,731	399,581	427,296
	Median	434,950	388,500	420,000	417,000	385,000	405,000
Northeast	Sales	60	25	76	187	125	228
	Average	414,023	292,872	382,211	399,829	319,523	355,319
	Median	402,450	305,000	335,000	380,000	300,000	325,000
Central	Sales	50	33	42	157	90	161
	Average	305,412	282,282	326,972	304,430	287,007	303,488
	Median	291,500	293,000	281,500	275,000	271,000	275,000
West	Sales	89	68	107	275	212	355
	Average	586,681	538,893	571,476	555,503	523,527	562,918
	Median	470,000	428,250	449,000	465,000	422,750	455,000
Southwest	Sales	117	113	169	376	298	541
	Average	622,376	600,373	630,256	610,086	577,765	595,940
	Median	570,000	502,550	565,555	546,750	499,500	535,000
Southeast	Sales	213	129	186	597	400	684
	Average	499,896	452,597	462,355	470,353	428,303	453,895
	Median	467,000	415,000	435,000	440,000	400,000	426,750
Anthony Henday	Sales	317	202	263	937	578	1,034
	Average	599,716	576,445	604,802	580,216	549,200	587,584
	Median	555,000	529,250	564,135	539,900	510,000	545,000
City of Edmonton Total	Sales	1,159	757	1,129	3,453	2,265	4,016
	Average	526,221	493,295	515,472	503,624	471,693	500,784
	Median	492,500	447,500	470,000	469,900	432,900	460,000
Semi-detached							
Northwest	Sales	11	6	12	48	23	56
	Average	427,432	413,000	488,092	408,748	385,319	420,737
	Median	435,000	414,000	487,250	413,000	399,900	392,000
North Central	Sales	33	21	52	101	76	167
	Average	339,733	313,819	340,828	346,578	316,806	336,059
	Median	343,000	317,000	352,000	380,000	317,375	350,000
Northeast	Sales	4	8	9	19	22	26
	Average	n/a	247,813	306,278	307,742	272,943	301,650
	Median	n/a	251,250	287,000	287,000	246,250	289,950
Central	Sales	14	3	3	30	12	22
	Average	332,929	n/a	n/a	333,610	301,875	380,995
	Median	318,450	n/a	n/a	323,750	304,500	363,250
West	Sales	10	5	4	19	15	22
	Average	415,360	406,800	n/a	377,347	351,043	396,002
	Median	355,000	359,000	n/a	335,000	296,000	374,200
Southwest	Sales	27	13	29	59	38	77
	Average	487,128	449,500	402,005	477,655	466,152	436,332
	Median	420,000	370,000	355,000	420,000	439,500	370,000
Southeast	Sales	42	22	45	123	76	150
	Average	418,755	390,264	432,313	411,400	361,629	397,398
	Median	400,450	375,700	400,000	395,000	349,200	375,500
Anthony Henday	Sales	83	54	97	231	159	361
	Average	421,379	398,425	407,769	421,950	390,391	393,836
	Median	420,000	390,000	398,900	418,750	389,990	389,000
City of Edmonton Total	Sales	224	132	251	630	421	881
	Average	410,326	379,189	398,326	403,021	368,414	385,927
	Median	404,250	375,000	387,000	400,000	367,000	379,000

n/a = insufficient data

April 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	14	6	9	38	19	25
	Average	377,127	317,798	483,556	369,676	303,899	378,884
	Median	370,000	329,500	379,000	374,000	313,000	336,500
North Central	Sales	57	51	68	174	150	204
	Average	254,529	235,664	245,503	246,786	210,256	249,266
	Median	240,500	219,800	259,000	246,500	189,500	256,500
Northeast	Sales	23	22	19	87	59	78
	Average	206,233	166,141	179,889	189,975	162,476	171,337
	Median	190,000	161,000	167,000	180,000	160,000	163,750
Central	Sales	9	3	5	20	10	11
	Average	385,644	n/a	418,600	353,910	343,850	373,527
	Median	305,000	n/a	400,000	305,000	377,500	395,000
West	Sales	34	25	29	97	74	96
	Average	227,651	257,524	207,875	213,355	216,501	228,239
	Median	220,750	209,000	185,300	205,000	184,000	185,150
Southwest	Sales	45	32	36	102	74	142
	Average	298,049	262,904	289,905	282,988	256,657	259,383
	Median	295,000	275,500	260,000	285,000	246,500	245,000
Southeast	Sales	30	26	35	142	110	151
	Average	248,672	239,844	228,771	252,992	219,600	223,008
	Median	223,500	225,000	212,577	230,000	186,175	205,513
Anthony Henday	Sales	110	67	97	312	223	326
	Average	339,161	304,367	315,343	337,581	307,189	312,493
	Median	326,000	305,000	305,000	329,999	304,000	304,599
City of Edmonton Total	Sales	322	232	298	972	719	1,033
	Average	291,684	260,238	273,884	279,223	247,580	263,394
	Median	295,000	269,000	270,250	285,000	241,000	260,000
Apartment Condominium							
Northwest	Sales	13	9	6	45	24	27
	Average	131,777	78,453	174,500	133,776	98,774	173,120
	Median	131,000	55,076	158,750	95,500	88,000	117,500
North Central	Sales	55	33	49	158	104	121
	Average	169,639	172,295	178,766	165,231	162,286	171,216
	Median	164,000	172,000	166,000	165,000	166,900	165,900
Northeast	Sales	29	8	18	92	38	54
	Average	135,685	152,188	127,606	130,441	129,926	136,099
	Median	145,000	140,000	141,750	136,750	123,000	140,000
Central	Sales	98	53	75	282	177	211
	Average	232,159	204,200	208,785	215,181	209,916	215,860
	Median	185,500	175,000	181,000	176,000	175,000	180,000
West	Sales	28	21	19	90	74	67
	Average	173,121	152,810	157,095	166,961	148,917	159,648
	Median	172,950	130,400	153,000	157,050	137,500	155,000
Southwest	Sales	86	53	63	244	154	191
	Average	218,359	202,028	239,189	210,831	211,804	225,321
	Median	193,250	191,500	209,800	190,500	185,550	195,000
Southeast	Sales	47	22	32	128	89	108
	Average	171,524	174,530	175,013	167,483	167,220	168,022
	Median	175,000	193,000	152,750	170,000	170,000	162,500
Anthony Henday	Sales	96	50	77	248	162	206
	Average	215,265	195,887	202,025	204,406	190,968	199,103
	Median	200,000	183,500	184,000	190,000	182,250	180,000
City of Edmonton Total	Sales	452	249	339	1,287	822	985
	Average	199,299	184,668	197,558	189,128	183,452	194,093
	Median	185,000	173,000	176,000	177,500	168,060	173,500

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
April 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	40	167	38	138	23	120	29	87	8	60
100,000 - 149,999	99	325	87	310	107	333	77	248	34	155
150,000 - 199,999	214	641	118	441	178	538	143	410	36	236
200,000 - 249,999	183	496	111	334	127	460	127	377	39	227
250,000 - 299,999	117	418	116	398	184	604	197	580	63	335
300,000 - 324,999	99	299	87	237	98	382	133	388	36	212
325,000 - 349,999	102	318	69	237	105	409	128	404	38	200
350,000 - 374,999	95	295	84	266	109	432	164	434	58	241
375,000 - 399,999	124	403	93	271	139	463	162	433	51	180
400,000 - 424,999	137	432	81	243	123	427	105	307	26	114
425,000 - 449,999	108	366	79	234	125	387	88	254	23	117
450,000 - 474,999	126	362	48	162	97	326	89	218	15	87
475,000 - 499,999	97	271	53	152	75	277	68	184	11	80
500,000 - 524,999	95	216	44	123	67	258	58	164	11	50
525,000 - 549,999	83	254	37	97	62	212	51	135	6	43
550,000 - 574,999	84	181	37	102	54	179	35	99	4	32
575,000 - 599,999	60	166	36	90	47	169	40	108	6	26
600,000 - 649,999	91	238	42	109	77	265	53	131	6	34
650,000 - 699,999	66	150	26	79	61	198	31	96	10	40
700,000 - 749,999	37	83	19	57	44	141	31	55	8	26
750,000 - 799,999	28	75	21	38	24	83	17	43	3	15
800,000 - 899,999	30	72	16	44	44	106	29	77	8	20
900,000 - 999,999	11	29	12	20	20	59	8	32	3	11
1,000,000-1,499,999	24	65	10	32	19	62	13	49	4	24
1,500,000-1,999,999	6	16	3	8	5	15	4	11	0	6
2,000,000-2,499,999	1	2	2	4	2	5	2	4	0	1
2,500,000-2,999,999	0	2	1	1	0	2	1	2	0	3
3,000,000-3,499,999	0	0	0	0	1	1	0	0	0	0
3,500,000+	0	0	0	0	0	2	0	0	0	0
Total	2,157	6,342	1,370	4,227	2,017	6,915	1,883	5,330	507	2,575

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

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

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	1	3
100,000 - 149,999	3	15	4	17	4	19	1	12	1	16
150,000 - 199,999	11	36	3	16	6	31	11	34	8	31
200,000 - 249,999	14	51	19	69	25	76	22	81	16	71
250,000 - 299,999	19	113	41	158	56	211	78	254	29	177
300,000 - 324,999	29	115	46	137	37	194	64	206	22	119
325,000 - 349,999	35	151	38	135	64	242	68	220	24	131
350,000 - 374,999	56	189	51	172	63	242	102	300	44	194
375,000 - 399,999	75	234	66	178	64	252	129	362	42	150
400,000 - 424,999	86	282	50	166	81	293	99	282	23	103
425,000 - 449,999	81	296	65	195	94	291	77	232	23	108
450,000 - 474,999	106	298	39	143	80	277	85	211	13	77
475,000 - 499,999	82	240	47	132	65	247	62	167	9	70
500,000 - 524,999	83	198	42	113	61	236	54	152	11	46
525,000 - 549,999	76	233	36	92	53	193	48	128	6	42
550,000 - 574,999	77	163	31	87	52	167	29	85	4	30
575,000 - 599,999	54	152	35	85	44	158	36	98	6	26
600,000 - 649,999	83	220	39	102	72	244	51	121	4	32
650,000 - 699,999	62	139	23	74	55	189	31	91	9	38
700,000 - 749,999	33	78	19	51	41	129	31	55	8	25
750,000 - 799,999	26	72	20	37	23	80	16	40	3	15
800,000 - 899,999	28	69	15	43	44	106	29	73	7	19
900,000 - 999,999	10	28	12	19	20	59	8	32	3	11
1,000,000-1,499,999	23	62	10	31	18	57	13	47	4	24
1,500,000-1,999,999	6	16	3	8	4	13	4	11	0	6
2,000,000-2,499,999	1	2	2	4	2	5	2	4	0	1
2,500,000-2,999,999	0	1	1	1	0	2	1	2	0	3
3,000,000-3,499,999	0	0	0	0	1	1	0	0	0	0
3,500,000+	0	0	0	0	0	2	0	0	0	0
Total	1,159	3,453	757	2,265	1,129	4,016	1,151	3,300	320	1,568

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

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	1	1	0	0	0	0	0	0
100,000 - 149,999	0	4	0	6	0	3	1	4	0	1
150,000 - 199,999	3	7	3	10	1	8	4	9	2	12
200,000 - 249,999	10	26	7	35	13	45	11	35	4	21
250,000 - 299,999	15	58	17	52	25	91	34	96	10	50
300,000 - 324,999	14	35	7	28	18	63	35	97	8	46
325,000 - 349,999	18	48	13	46	16	89	41	115	11	47
350,000 - 374,999	16	39	18	42	28	114	49	102	11	32
375,000 - 399,999	33	92	15	51	45	141	22	52	7	19
400,000 - 424,999	27	100	20	57	32	100	4	17	1	5
425,000 - 449,999	25	61	10	32	21	79	9	15	0	4
450,000 - 474,999	16	50	5	13	13	39	2	4	2	6
475,000 - 499,999	12	27	3	11	8	20	4	8	2	9
500,000 - 524,999	9	15	2	7	5	16	4	9	0	4
525,000 - 549,999	6	19	1	3	7	16	3	6	0	1
550,000 - 574,999	5	13	3	9	2	9	6	12	0	1
575,000 - 599,999	5	10	0	3	3	11	2	6	0	0
600,000 - 649,999	4	11	3	6	5	17	2	10	1	1
650,000 - 699,999	2	9	3	5	4	7	0	5	0	0
700,000 - 749,999	1	1	0	3	3	8	0	0	0	0
750,000 - 799,999	1	2	0	0	1	2	0	2	0	0
800,000 - 899,999	2	2	1	1	0	0	0	0	0	0
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	1	0	0	1	3	0	0	0	0
Total	224	630	132	421	251	881	233	604	59	259

Row/Townhouse Sales by Price Range

City of Edmonton

April 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	3	5	16	1	8	1	4	0	8
100,000 - 149,999	10	52	29	101	22	93	29	93	11	54
150,000 - 199,999	46	174	40	159	53	190	56	151	7	77
200,000 - 249,999	57	151	30	97	46	186	49	138	10	62
250,000 - 299,999	53	162	43	132	72	223	52	155	15	67
300,000 - 324,999	44	125	28	53	36	102	24	68	5	35
325,000 - 349,999	47	105	14	45	11	51	17	56	3	11
350,000 - 374,999	17	57	14	44	13	57	6	16	2	5
375,000 - 399,999	13	67	10	35	23	56	4	8	2	4
400,000 - 424,999	21	44	10	17	8	28	1	5	1	1
425,000 - 449,999	1	7	4	5	6	9	0	3	0	2
450,000 - 474,999	3	10	3	3	3	9	2	3	0	3
475,000 - 499,999	1	2	1	6	1	8	2	7	0	1
500,000 - 524,999	2	2	0	2	0	3	0	1	0	0
525,000 - 549,999	1	1	0	1	1	2	0	1	0	0
550,000 - 574,999	1	3	1	2	0	2	0	2	0	0
575,000 - 599,999	1	2	0	1	0	0	2	3	0	0
600,000 - 649,999	2	3	0	0	0	3	0	0	0	0
650,000 - 699,999	1	1	0	0	1	1	0	0	0	0
700,000 - 749,999	1	1	0	0	0	1	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	1	1	0	0	0	0
Total	322	972	232	719	298	1,033	245	714	56	330

Apartment Condominium Sales by Price Range
City of Edmonton
April 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	40	164	32	121	22	112	28	83	7	49
100,000 - 149,999	86	254	54	186	81	218	46	139	22	84
150,000 - 199,999	154	424	72	256	118	309	72	216	19	116
200,000 - 249,999	102	268	55	133	43	153	45	123	9	73
250,000 - 299,999	30	85	15	56	31	79	33	75	9	41
300,000 - 324,999	12	24	6	19	7	23	10	17	1	12
325,000 - 349,999	2	14	4	11	14	27	2	13	0	11
350,000 - 374,999	6	10	1	8	5	19	7	16	1	10
375,000 - 399,999	3	10	2	7	7	14	7	11	0	7
400,000 - 424,999	3	6	1	3	2	6	1	3	1	5
425,000 - 449,999	1	2	0	2	4	8	2	4	0	3
450,000 - 474,999	1	4	1	3	1	1	0	0	0	1
475,000 - 499,999	2	2	2	3	1	2	0	2	0	0
500,000 - 524,999	1	1	0	1	1	3	0	2	0	0
525,000 - 549,999	0	1	0	1	1	1	0	0	0	0
550,000 - 574,999	1	2	2	4	0	1	0	0	0	1
575,000 - 599,999	0	2	1	1	0	0	0	1	0	0
600,000 - 649,999	2	4	0	1	0	1	0	0	1	1
650,000 - 699,999	1	1	0	0	1	1	0	0	1	2
700,000 - 749,999	2	3	0	3	0	3	0	0	0	1
750,000 - 799,999	1	1	1	1	0	1	1	1	0	0
800,000 - 899,999	0	1	0	0	0	0	0	4	1	1
900,000 - 999,999	1	1	0	1	0	0	0	0	0	0
1,000,000+	1	3	0	1	0	3	0	2	0	0
Total	452	1,287	249	822	339	985	254	712	72	418

Summary of Properties Listed and Sold
City of Edmonton
April 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2020	January	1,546	557	54	9
	February	1,725	718	60	15
	March	1,885	793	67	11
	April	1,271	507	33	6
	May	2,034	760	59	7
	June	2,510	1,341	74	17
	July	2,215	1,486	60	11
	August	2,039	1,230	41	13
	September	2,085	1,260	54	9
	October	1,986	1,139	30	15
	November	1,362	992	55	12
	December	925	778	33	7
	Total	21,583	11,561	620	132
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	1,370	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	1,873	1,291	87	28
	November	1,507	1,176	63	22
	December	1,012	878	45	22
	Total	24,572	15,732	918	253
2024	January	1,520	1,053	81	10
	February	1,911	1,401	75	17
	March	2,495	1,731	69	32
	April	2,718	2,157	102	33
	Total	8,644	6,342	327	92

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

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

City of Edmonton

April 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2020	January	425,002	342,805	221,309	194,638	351,513
	February	446,315	311,177	215,277	194,975	360,752
	March	413,128	322,100	225,635	203,456	344,500
	April	421,099	334,966	239,948	199,659	359,620
	May	426,253	340,663	221,164	181,496	361,436
	June	429,310	330,947	232,733	199,877	359,901
	July	444,972	334,710	238,985	189,595	367,123
	August	447,070	348,763	249,818	198,727	374,025
	September	448,001	341,645	252,799	205,609	379,914
	October	449,365	341,163	243,024	202,525	382,447
	November	452,034	340,246	241,328	205,624	378,415
	December	431,150	342,028	224,994	196,756	358,181
	YTD Average	438,587	336,967	235,587	198,166	366,888
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	379,189	260,238	184,668	386,741
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	400,125	258,578	201,926	378,125
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,318	168,767	372,088
	YTD Average	483,257	376,642	254,508	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	502,223	413,907	276,118	189,108	396,794
	April	526,221	410,326	291,684	199,299	410,667

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

April 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,907	2,619	3,507	3,191	1,372
Sales	2,233	1,418	2,107	1,942	520
Sales Volume	940,627,599	546,946,535	872,565,306	759,431,824	185,491,415
Edmonton City Year to Date					
New Listings	9,271	8,723	10,745	9,816	6,860
Sales	6,605	4,395	7,202	5,527	2,687
Sales Volume	2,685,893,514	1,612,226,371	2,970,714,658	2,140,662,914	954,430,176
Edmonton City Month End Active Inventory					
Residential	3,802	4,964	4,820	5,490	4,978
Commercial	453	499	439	363	393
TOTAL	4,485	5,740	5,484	6,080	5,625
<hr/>					
Greater Edmonton Area Monthly					
New Listings	4,263	3,726	5,046	4,772	2,072
Sales	3,259	2,131	3,121	3,110	796
Sales Volume	1,421,260,386	865,479,025	1,356,120,984	1,258,318,529	287,138,892
Greater Edmonton Area Year to Date					
New Listings	13,413	12,614	15,179	14,735	10,355
Sales	9,447	6,452	10,415	8,782	4,041
Sales Volume	4,022,045,980	2,495,383,740	4,454,985,419	3,518,847,736	1,471,264,079
Greater Edmonton Area Month End Active Inventory					
Residential	5,461	6,872	6,446	7,545	7,483
Commercial	747	842	748	745	741
TOTAL	6,751	8,349	7,788	8,972	8,953
<hr/>					
Total Board Monthly					
New Listings	5,023	4,310	5,809	5,588	2,483
Sales	3,617	2,390	3,514	3,567	915
Sales Volume	1,533,937,876	940,478,625	1,474,195,381	1,393,685,651	315,306,631
Total Board Year to Date					
New Listings	15,660	14,615	17,360	17,220	12,188
Sales	10,478	7,272	11,591	10,144	4,563
Sales Volume	4,347,327,246	2,718,254,891	4,788,968,336	3,899,714,340	1,594,036,244

Total Board

April 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,769 / 8,567	2,431 / 8,075	3,479 / 9,688	3,216 / 9,680	1,414 / 6,977
Sales / YTD	2,102 / 6,046	1,420 / 4,159	2,093 / 7,011	2,328 / 6,615	598 / 2,897
Sales to New Listings Ratio / YTD	76% / 71%	58% / 52%	60% / 72%	72% / 68%	42% / 42%
Sales Volume	1,067,083,264	677,722,899	1,049,708,908	1,055,223,289	237,418,500
Sales Volume YTD	2,984,464,239	1,897,377,766	3,423,217,288	2,935,287,681	1,163,099,609
Semi-detached					
New Listings / YTD	403 / 1,256	375 / 1,148	521 / 1,564	496 / 1,476	238 / 1,068
Sales / YTD	358 / 977	219 / 660	359 / 1,256	358 / 959	93 / 426
Sales to New Listings Ratio / YTD	89% / 78%	58% / 57%	69% / 80%	72% / 65%	39% / 40%
Sales Volume	143,575,399	81,990,092	137,644,995	122,413,098	30,584,920
Sales Volume YTD	382,711,336	240,137,894	470,299,096	328,536,563	136,961,441
Row/Townhouse					
New Listings / YTD	459 / 1,500	398 / 1,367	520 / 1,716	533 / 1,648	185 / 1,081
Sales / YTD	413 / 1,248	283 / 900	374 / 1,285	312 / 902	78 / 425
Sales to New Listings Ratio / YTD	90% / 83%	71% / 66%	72% / 75%	59% / 55%	42% / 39%
Sales Volume	121,344,812	73,661,472	100,591,466	77,580,627	18,186,925
Sales Volume YTD	352,353,103	226,656,168	338,771,413	221,636,992	95,596,687
Apartment Condominium					
New Listings / YTD	803 / 2,456	643 / 2,252	741 / 2,615	794 / 2,647	306 / 1,651
Sales / YTD	525 / 1,488	300 / 982	402 / 1,178	305 / 846	83 / 481
Sales to New Listings Ratio / YTD	65% / 61%	47% / 44%	54% / 45%	38% / 32%	27% / 29%
Sales Volume	105,010,235	58,152,401	82,879,520	60,969,761	17,173,818
Sales Volume YTD	286,872,145	188,056,413	234,492,745	170,300,581	95,682,711
Total Residential¹					
New Listings / YTD	4,434 / 13,779	3,847 / 12,842	5,261 / 15,583	5,039 / 15,451	2,143 / 10,777
Sales / YTD	3,398 / 9,759	2,222 / 6,701	3,228 / 10,730	3,303 / 9,322	852 / 4,229
Sales to New Listings Ratio / YTD	77% / 71%	58% / 52%	61% / 69%	66% / 60%	40% / 39%
Sales Volume	1,437,013,710	891,526,864	1,370,824,889	1,316,186,775	303,364,163
Sales Volume YTD	4,006,400,823	2,552,228,241	4,466,780,542	3,655,761,817	1,491,340,448
Other²					
New Listings / YTD	342 / 1,129	268 / 1,009	370 / 1,103	382 / 1,166	242 / 858
Sales / YTD	159 / 495	121 / 398	213 / 619	208 / 618	40 / 217
Sales to New Listings Ratio / YTD	46% / 44%	45% / 39%	58% / 56%	54% / 53%	17% / 25%
Sales Volume	48,988,359	25,144,548	57,224,785	46,054,445	5,666,568
Sales Volume YTD	142,706,831	81,185,726	153,822,405	129,752,349	42,786,014

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.

Total Board

April 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	39 / 121	27 / 115	29 / 109	23 / 90	15 / 66
Sales / YTD	9 / 28	2 / 16	8 / 26	2 / 11	4 / 13
Sales to New Listings Ratio / YTD	23% / 23%	7% / 14%	28% / 24%	9% / 12%	27% / 20%
Sales Volume	5,459,400	1,400,000	13,835,500	149,000	682,500
Sales Volume YTD	58,794,300	15,108,500	45,756,249	3,558,378	5,598,500
Investment					
New Listings / YTD	60 / 175	48 / 200	44 / 159	40 / 149	17 / 139
Sales / YTD	13 / 50	13 / 38	21 / 64	14 / 46	7 / 26
Sales to New Listings Ratio / YTD	22% / 29%	27% / 19%	48% / 40%	35% / 31%	41% / 19%
Sales Volume	7,921,593	10,283,698	12,999,000	8,733,250	2,273,500
Sales Volume YTD	33,498,775	22,132,118	44,137,980	26,502,160	18,695,005
Multi Family					
New Listings / YTD	22 / 66	17 / 61	23 / 70	17 / 53	5 / 20
Sales / YTD	9 / 20	1 / 11	4 / 23	7 / 29	1 / 6
Sales to New Listings Ratio / YTD	41% / 30%	6% / 18%	17% / 33%	41% / 55%	20% / 30%
Sales Volume	17,718,500	1,270,000	3,591,000	6,291,000	393,700
Sales Volume YTD	31,762,000	10,849,000	24,872,500	37,785,000	6,585,700
Hotel/Motel					
New Listings / YTD	1 / 6	1 / 4	1 / 1	2 / 3	0 / 3
Sales / YTD	1 / 3	0 / 0	1 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	100% / 50%	0% / 0%	100% / 200%	0% / 0%	0% / 0%
Sales Volume	785,000	0	173,000	0	0
Sales Volume YTD	2,270,000	0	633,000	0	0
Business					
New Listings / YTD	49 / 160	37 / 145	30 / 120	17 / 68	11 / 102
Sales / YTD	7 / 27	8 / 25	6 / 23	6 / 12	1 / 22
Sales to New Listings Ratio / YTD	14% / 17%	22% / 17%	20% / 19%	35% / 18%	9% / 22%
Sales Volume	2,370,000	1,282,000	985,000	4,209,500	46,000
Sales Volume YTD	9,695,500	4,543,500	4,637,500	6,465,280	3,904,300
Lease					
New Listings / YTD	33 / 120	38 / 130	19 / 101	32 / 107	29 / 116
Sales / YTD	14 / 52	9 / 45	12 / 38	7 / 33	3 / 23
Sales to New Listings Ratio / YTD	42% / 43%	24% / 35%	63% / 38%	22% / 31%	10% / 20%
Sales Volume	3,623,314	952,015	1,221,707	1,405,080	82,200
Sales Volume YTD	22,923,293	6,684,056	4,489,080	5,375,563	8,559,277
Farms					
New Listings / YTD	43 / 98	27 / 105	32 / 109	35 / 127	20 / 101
Sales / YTD	7 / 42	14 / 37	19 / 63	19 / 71	7 / 27
Sales to New Listings Ratio / YTD	16% / 43%	52% / 35%	59% / 58%	54% / 56%	35% / 27%
Sales Volume	10,058,000	8,619,500	12,885,000	10,656,600	2,798,000
Sales Volume YTD	38,297,724	25,396,750	43,275,580	34,393,792	16,567,000
Total Commercial¹					
New Listings / YTD	247 / 752	195 / 764	178 / 674	167 / 603	98 / 553
Sales / YTD	60 / 224	47 / 173	73 / 242	56 / 204	23 / 117
Sales to New Listings Ratio / YTD	24% / 30%	24% / 23%	41% / 36%	34% / 34%	23% / 21%
Sales Volume	47,935,807	23,807,213	46,145,707	31,444,431	6,275,900
Sales Volume YTD	198,219,592	84,840,924	168,365,389	114,200,174	59,909,782

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

April 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	9	6	8	24	20	20
	Sales Volume	2,217,502	1,576,000	1,626,000	5,934,502	5,069,000	4,204,801
	Average Price	246,389	262,667	203,250	247,271	253,450	210,240
	Median Price	265,502	238,500	182,500	248,750	247,000	195,001
Beaumont	Sales	52	32	48	122	96	185
	Sales Volume	26,023,150	15,821,788	25,459,271	61,308,195	45,742,238	93,965,361
	Average Price	500,445	494,431	530,401	502,526	476,482	507,921
	Median Price	469,750	482,500	537,700	490,500	460,000	505,000
Bonnyville	Sales	27	21	30	70	51	67
	Sales Volume	10,105,000	7,116,750	9,916,807	24,198,478	15,389,150	23,143,757
	Average Price	374,259	338,893	330,560	345,693	301,748	345,429
	Median Price	340,000	375,000	310,000	320,765	305,000	330,000
Cold Lake	Sales	30	27	43	101	74	118
	Sales Volume	10,018,500	8,777,450	14,707,200	33,800,350	22,696,894	36,441,550
	Average Price	333,950	325,091	342,028	334,657	306,715	308,827
	Median Price	327,000	315,000	374,000	314,000	309,000	322,000
Devon	Sales	12	11	16	36	26	52
	Sales Volume	5,417,950	4,015,500	5,471,800	16,059,950	10,009,500	16,584,099
	Average Price	451,496	365,045	341,988	446,110	384,981	318,925
	Median Price	437,450	355,000	318,000	401,500	357,500	318,000
Drayton Valley	Sales	19	12	14	48	31	54
	Sales Volume	5,456,900	3,091,900	4,220,620	13,957,200	7,356,399	15,965,720
	Average Price	287,205	257,658	301,473	290,775	237,303	295,661
	Median Price	294,000	266,000	285,875	289,500	232,000	300,000
Fort Saskatchewan	Det. Sales	69	30	43	180	99	174
	Det. Average Price	491,062	478,171	490,333	481,234	468,968	483,122
	Det. Median Price	457,035	467,500	466,000	457,268	446,000	458,500
	Apt. Sales	4	8	4	13	21	18
	Apt. Average Price	n/a	166,756	n/a	156,569	174,807	172,361
	Apt. Median Price	n/a	136,500	n/a	175,000	148,000	166,250
	Total Sales Volume	46,604,973	19,286,690	28,412,853	114,169,002	63,594,331	108,855,816
Gibbons	Sales	5	6	6	18	19	18
	Sales Volume	1,524,000	1,931,000	2,270,500	6,183,000	5,868,900	6,038,400
	Average Price	304,800	321,833	378,417	343,500	308,889	335,467
	Median Price	225,000	327,000	409,000	279,000	305,000	284,000
Leduc	Det. Sales	63	45	69	200	129	235
	Det. Average Price	491,486	464,224	431,753	466,416	447,100	437,827
	Det. Median Price	479,000	440,000	417,900	463,500	431,500	425,000
	Apt. Sales	3	3	0	11	7	2
	Apt. Average Price	n/a	n/a	n/a	200,977	184,214	n/a
	Apt. Median Price	n/a	n/a	n/a	205,000	170,000	n/a
	Total Sales Volume	38,860,122	27,935,800	38,008,150	117,375,957	77,382,689	133,452,786

n/a = insufficient data

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

April 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	35	28	43	78	65	123
Sales Volume	13,771,950	9,198,600	15,021,000	28,397,887	22,307,555	44,674,687
Average Price	393,484	328,521	349,326	364,075	343,193	363,209
Median Price	405,000	335,000	356,000	381,994	346,000	346,000
Sherwood Park						
Det. Sales	104	77	111	292	207	313
Det. Average Price	551,705	515,468	545,194	535,491	494,261	513,902
Det. Median Price	515,000	499,900	510,000	510,000	465,000	489,900
Apt. Sales	22	6	12	52	27	50
Apt. Average Price	257,023	225,250	250,380	278,806	267,015	247,013
Apt. Median Price	249,000	230,000	221,500	264,000	280,000	232,250
Total Sales Volume	76,437,172	47,400,998	70,791,864	212,655,025	133,462,842	204,644,300
Spruce Grove						
Det. Sales	94	60	82	248	171	261
Det. Average Price	485,113	489,677	478,806	467,921	449,516	462,859
Det. Median Price	465,000	465,500	433,500	451,950	438,500	436,500
Apt. Sales	15	6	8	35	18	21
Apt. Average Price	195,750	218,275	217,712	192,947	191,897	184,890
Apt. Median Price	183,000	203,825	190,100	174,000	180,000	144,500
Total Sales Volume	65,206,304	39,989,411	49,994,455	165,716,664	107,116,233	160,087,633
St. Albert						
Det. Sales	109	78	113	284	194	336
Det. Average Price	580,545	536,265	549,242	579,341	529,658	547,368
Det. Median Price	545,000	502,700	511,500	538,500	490,000	516,500
Apt. Sales	10	20	22	36	53	46
Apt. Average Price	243,740	304,843	298,893	254,144	292,768	287,555
Apt. Median Price	180,500	219,175	254,950	202,500	214,000	243,750
Total Sales Volume	79,838,735	58,226,800	77,795,723	208,580,302	145,847,992	224,357,070
St. Paul						
Sales	12	7	23	38	28	51
Sales Volume	2,717,250	1,437,900	6,278,315	7,784,550	7,489,400	13,096,965
Average Price	226,438	205,414	272,970	204,857	267,479	256,803
Median Price	226,375	209,000	229,000	205,000	245,000	227,500
Stony Plain						
Sales	55	34	46	161	121	172
Sales Volume	22,693,821	11,999,149	18,777,369	62,633,654	43,909,197	65,936,164
Average Price	412,615	352,916	408,204	389,029	362,886	383,350
Median Price	389,900	369,500	392,500	389,900	362,000	358,250
Vegreville						
Sales	12	6	7	42	21	31
Sales Volume	2,338,500	1,491,400	1,707,500	8,514,100	5,092,400	7,663,950
Average Price	194,875	248,567	243,929	202,717	242,495	247,224
Median Price	172,000	271,500	220,000	197,650	238,000	220,000
Westlock						
Sales	7	10	9	21	23	36
Sales Volume	1,626,900	2,425,900	2,005,800	4,841,600	5,436,400	8,020,050
Average Price	232,414	242,590	222,867	230,552	236,365	222,779
Median Price	220,000	225,000	213,000	220,000	225,000	209,250
Wetaskiwin						
Sales	30	18	25	66	53	75
Sales Volume	7,299,200	3,706,250	5,778,300	16,095,600	11,225,250	18,931,000
Average Price	243,307	205,903	231,132	243,873	211,797	252,413
Median Price	249,450	216,625	225,000	247,000	215,000	233,500

n/a = insufficient data

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

April 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	0	0	2	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	4	3	4	12
	Sales Volume	n/a	n/a	n/a	n/a	n/a	5,405,000
Lac la Biche County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	1	0	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	2	5	11	7	15
	Sales Volume	n/a	n/a	10,500,000	19,289,200	5,301,250	20,095,000
Parkland County	Sales	0	2	1	3	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,235,500
Smoky Lake County	Sales	1	0	0	4	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	2	0	2	5	5	7
	Sales Volume	n/a	n/a	n/a	1,591,540	986,009	2,332,500
Strathcona County	Sales	1	2	2	5	4	5
	Sales Volume	n/a	n/a	n/a	6,204,293	n/a	4,083,000
Sturgeon County	Sales	0	1	0	2	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	1	1	4	5	5
	Sales Volume	n/a	n/a	n/a	n/a	1,278,500	1,247,500
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

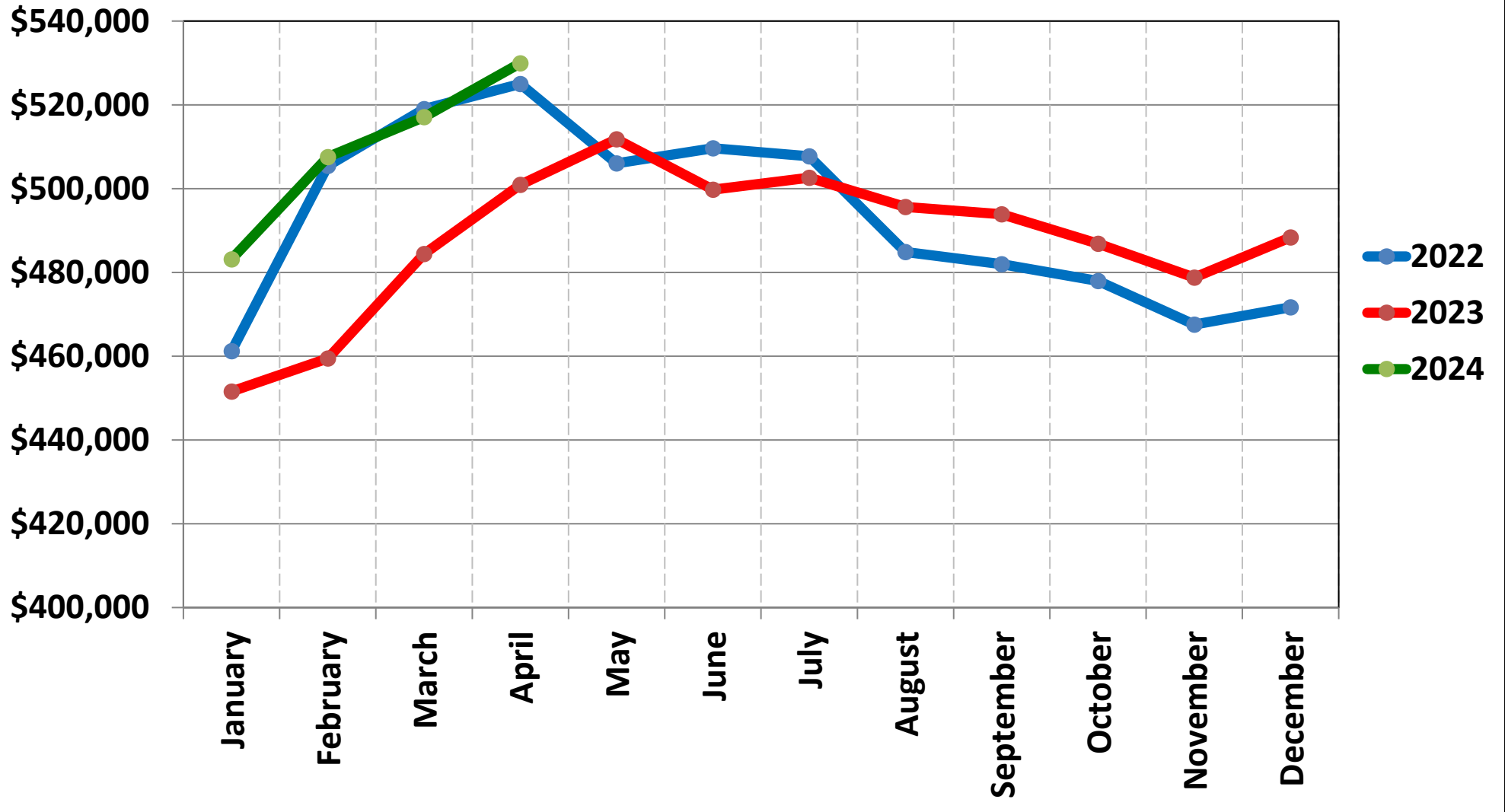
¹ Farms are included in Commercial if the property is zoned agricultural.

April 2024

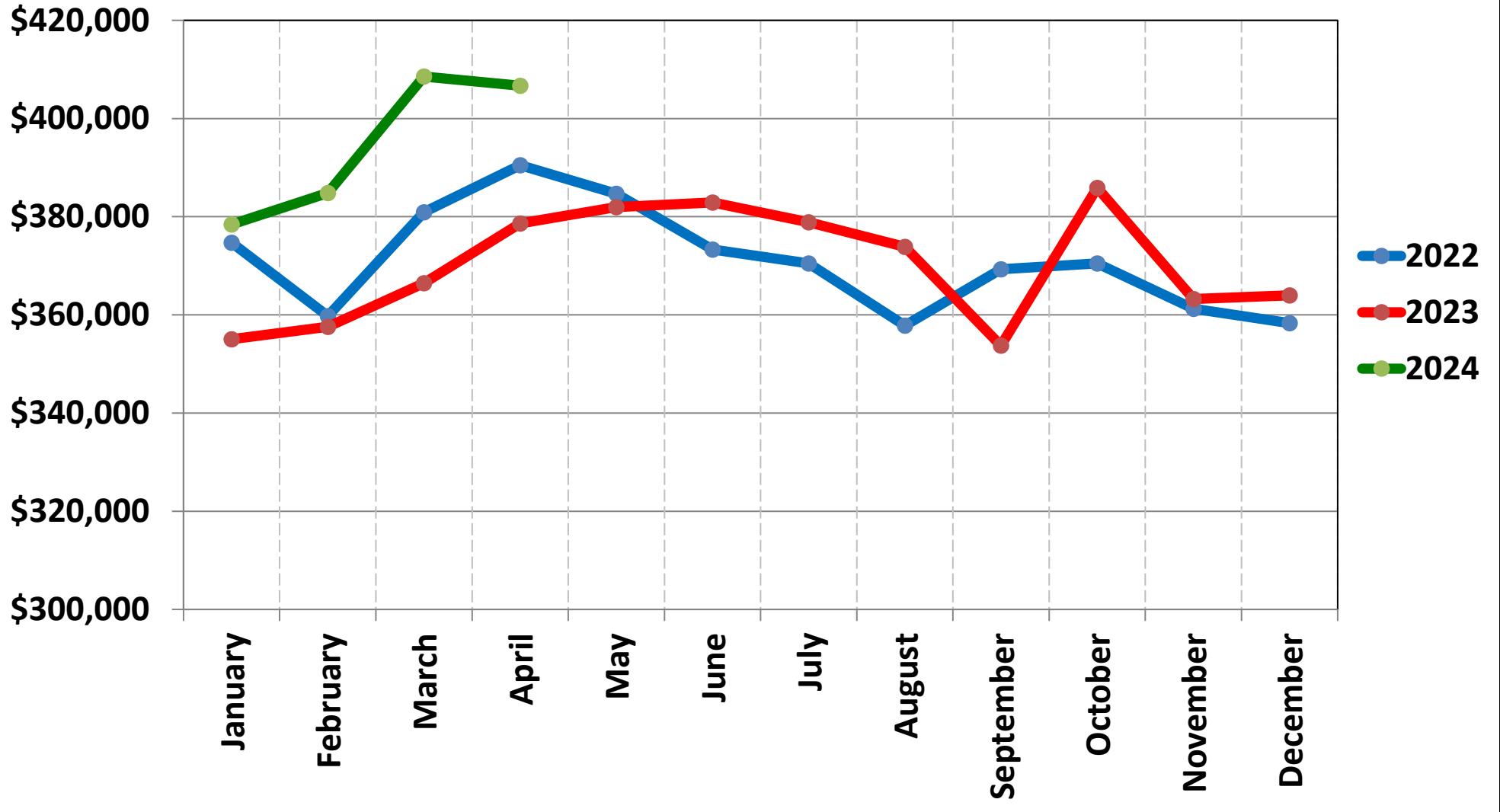
		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	3	3	12	24	20	20
	Sales Volume	n/a	n/a	2,855,775	4,346,500	4,038,500	4,412,275
Bonnyville M.D.	Sales	33	28	36	83	68	90
	Sales Volume	12,340,500	8,163,150	11,146,807	28,107,378	18,382,790	29,598,157
Lac la Biche County	Sales	0	0	0	0	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,082,000
Lac Ste. Anne County	Sales	6	1	4	17	10	14
	Sales Volume	1,082,900	n/a	n/a	2,896,400	1,456,150	2,103,500
Leduc County	Sales	23	15	38	70	42	104
	Sales Volume	13,881,000	6,213,050	28,222,400	56,813,350	22,067,580	69,256,061
Parkland County	Sales	61	40	73	166	135	230
	Sales Volume	35,117,297	23,298,900	39,827,649	100,987,647	68,814,569	126,074,693
Smoky Lake County	Sales	5	3	3	17	11	22
	Sales Volume	1,230,000	n/a	n/a	4,849,900	2,138,500	4,549,500
St. Paul County	Sales	18	10	28	56	39	62
	Sales Volume	4,177,750	1,820,700	9,423,315	11,202,190	10,462,049	17,889,465
Strathcona County	Sales	40	31	51	118	74	141
	Sales Volume	26,540,343	23,012,302	40,775,199	84,097,450	55,792,652	108,745,169
Sturgeon County	Sales	23	23	35	76	62	90
	Sales Volume	15,566,581	14,396,350	23,570,458	51,912,481	43,146,950	64,762,826
Thorhild County	Sales	9	8	6	27	31	28
	Sales Volume	2,246,150	2,831,500	1,199,656	5,692,352	6,274,304	9,088,158
Two Hills County	Sales	7	4	4	17	15	19
	Sales Volume	1,429,900	n/a	n/a	3,570,900	2,517,100	3,253,500
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

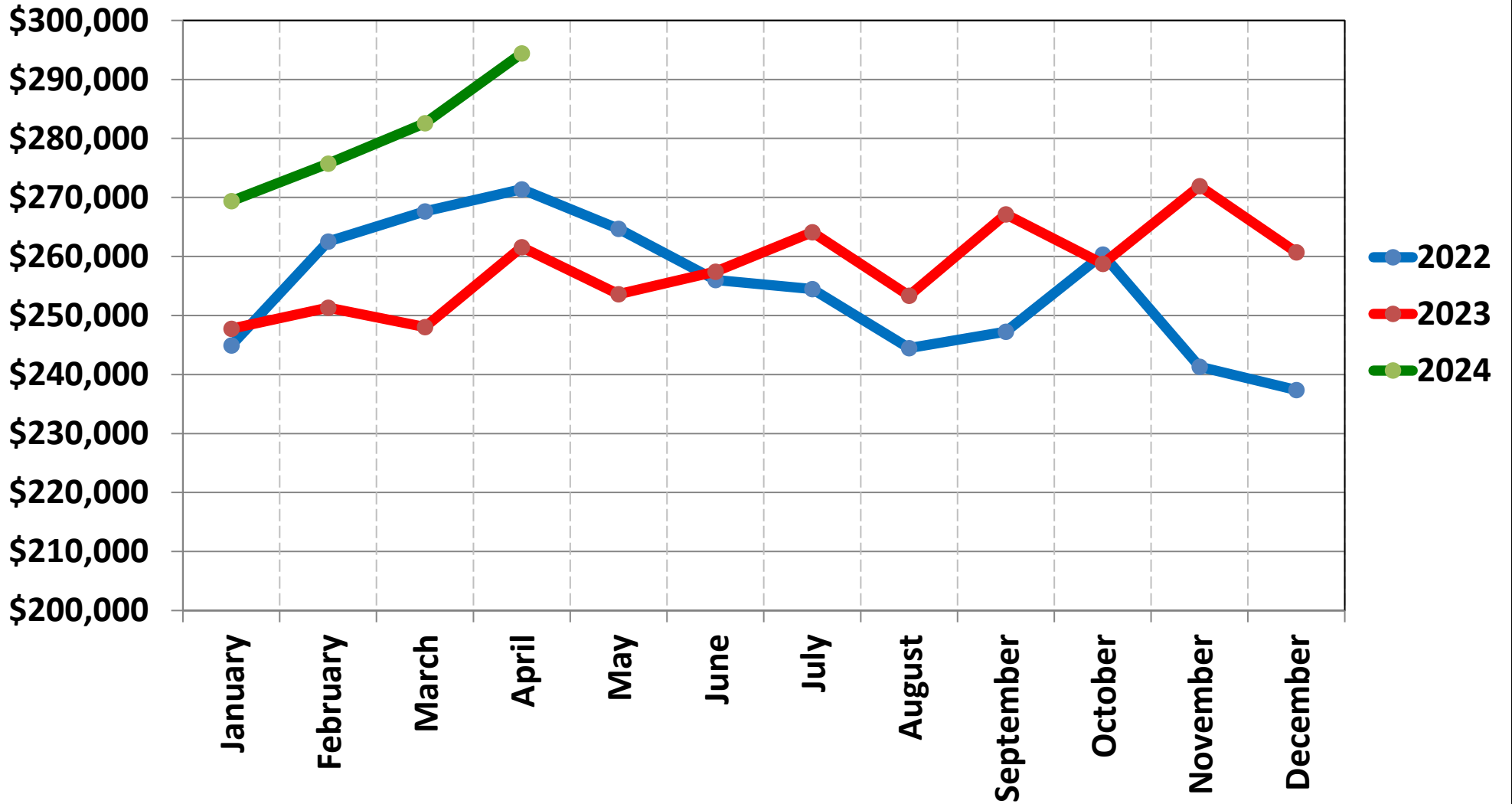
Greater Edmonton Area Detached Average Price April 2024



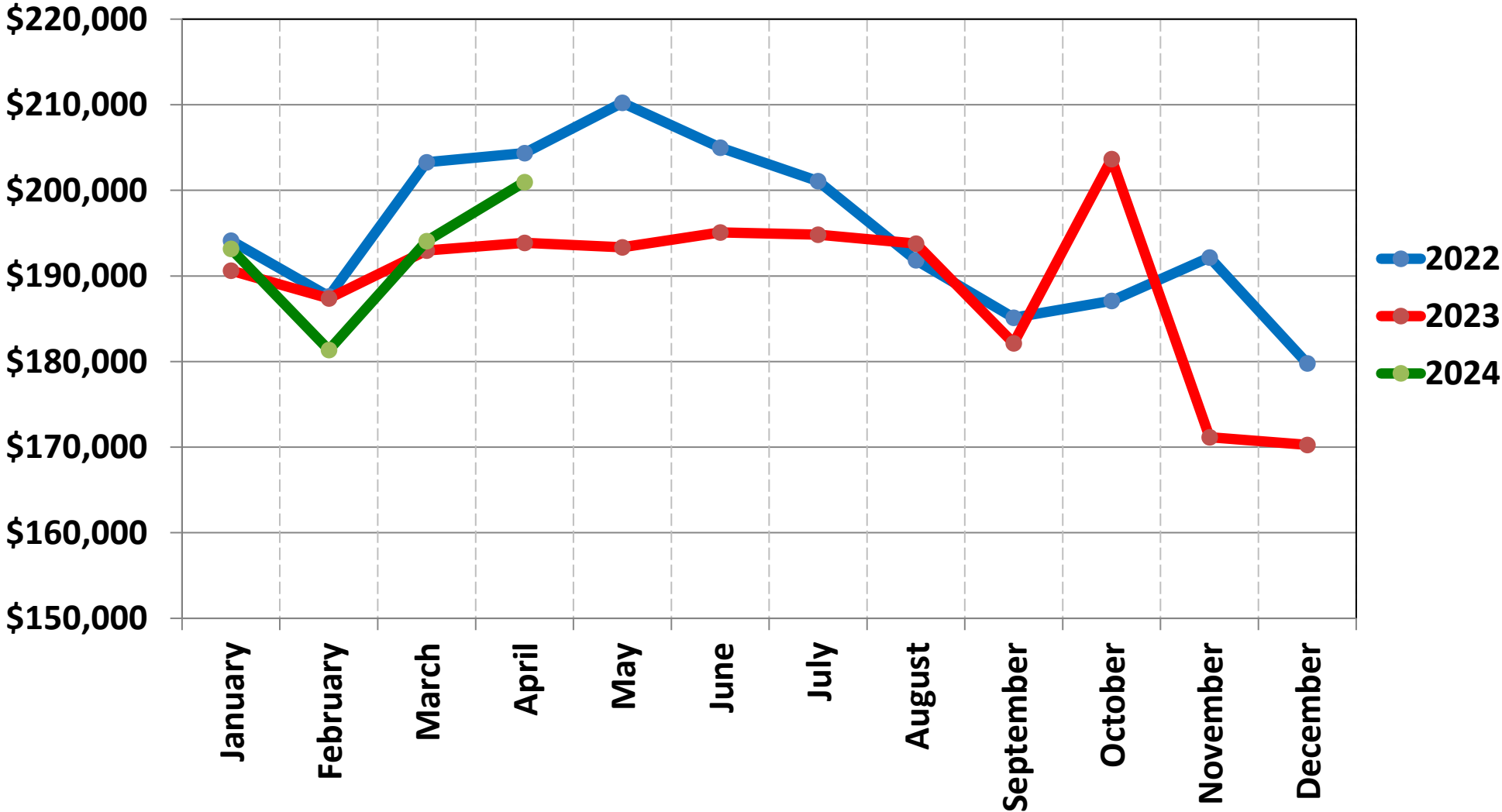
Greater Edmonton Area Semi-detached Average Price April 2024



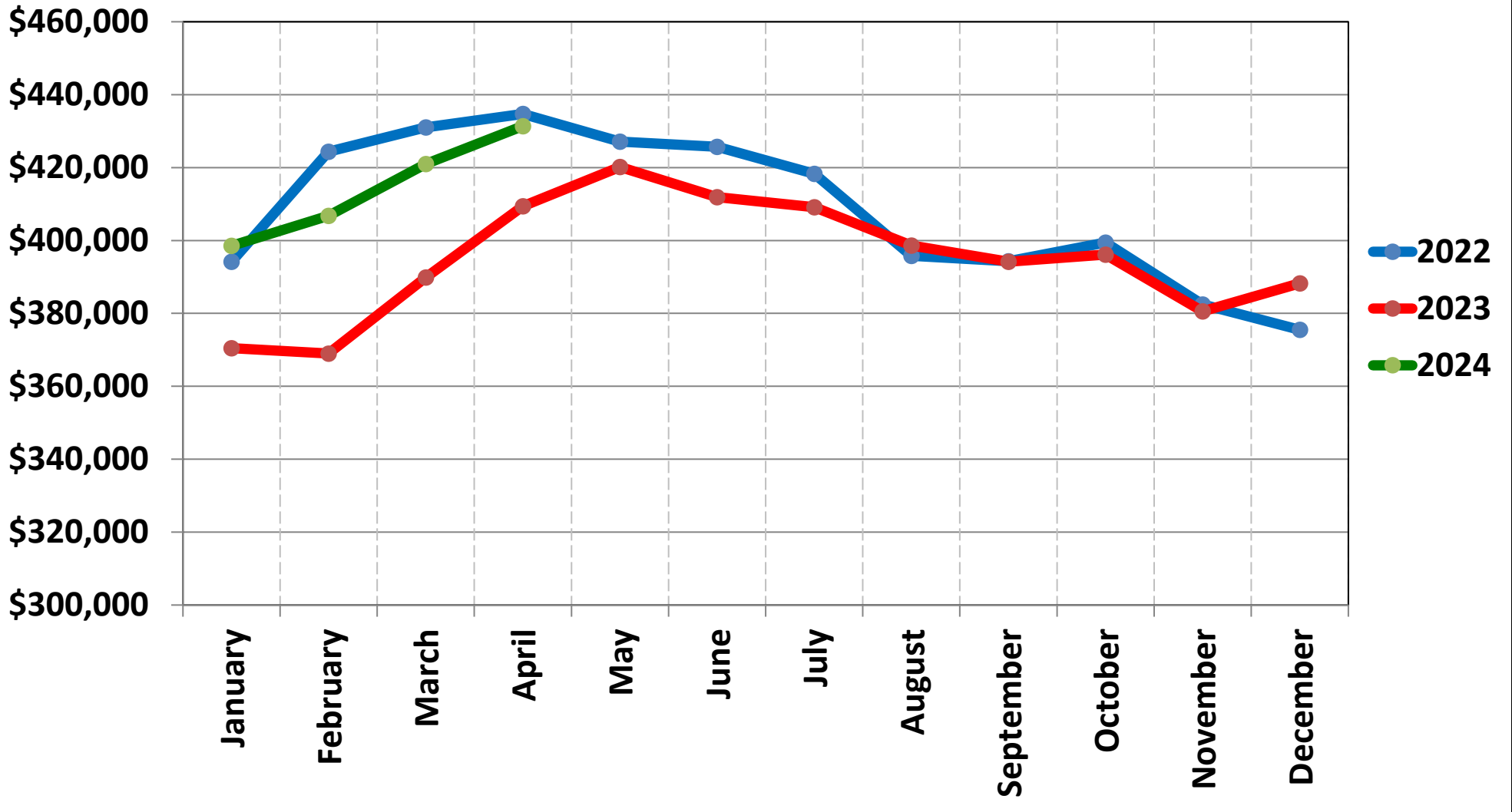
Greater Edmonton Area Row/Townhouse Average Price April 2024



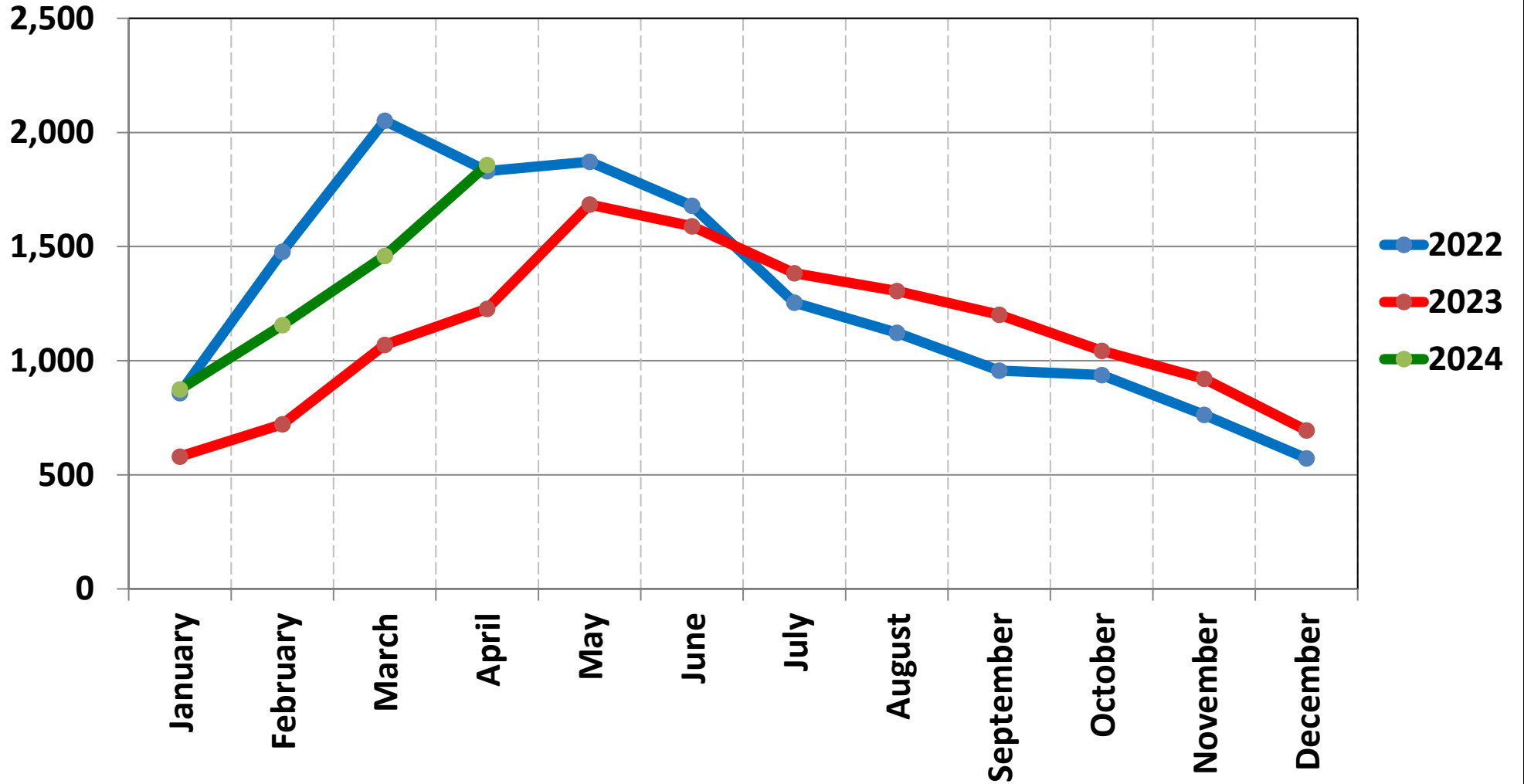
Greater Edmonton Area Apartment Condominium Average Price April 2024



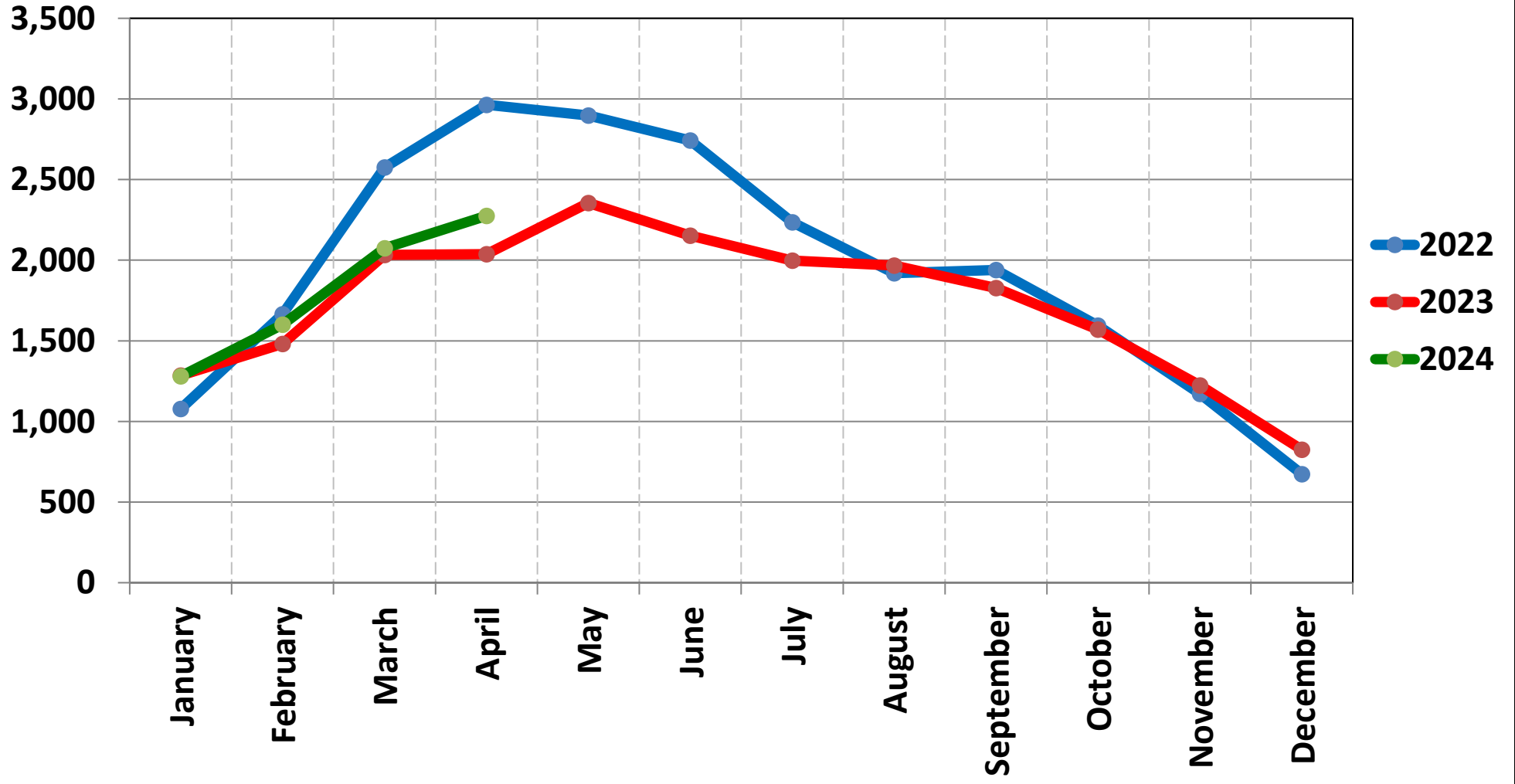
Greater Edmonton Area Residential Average Price April 2024



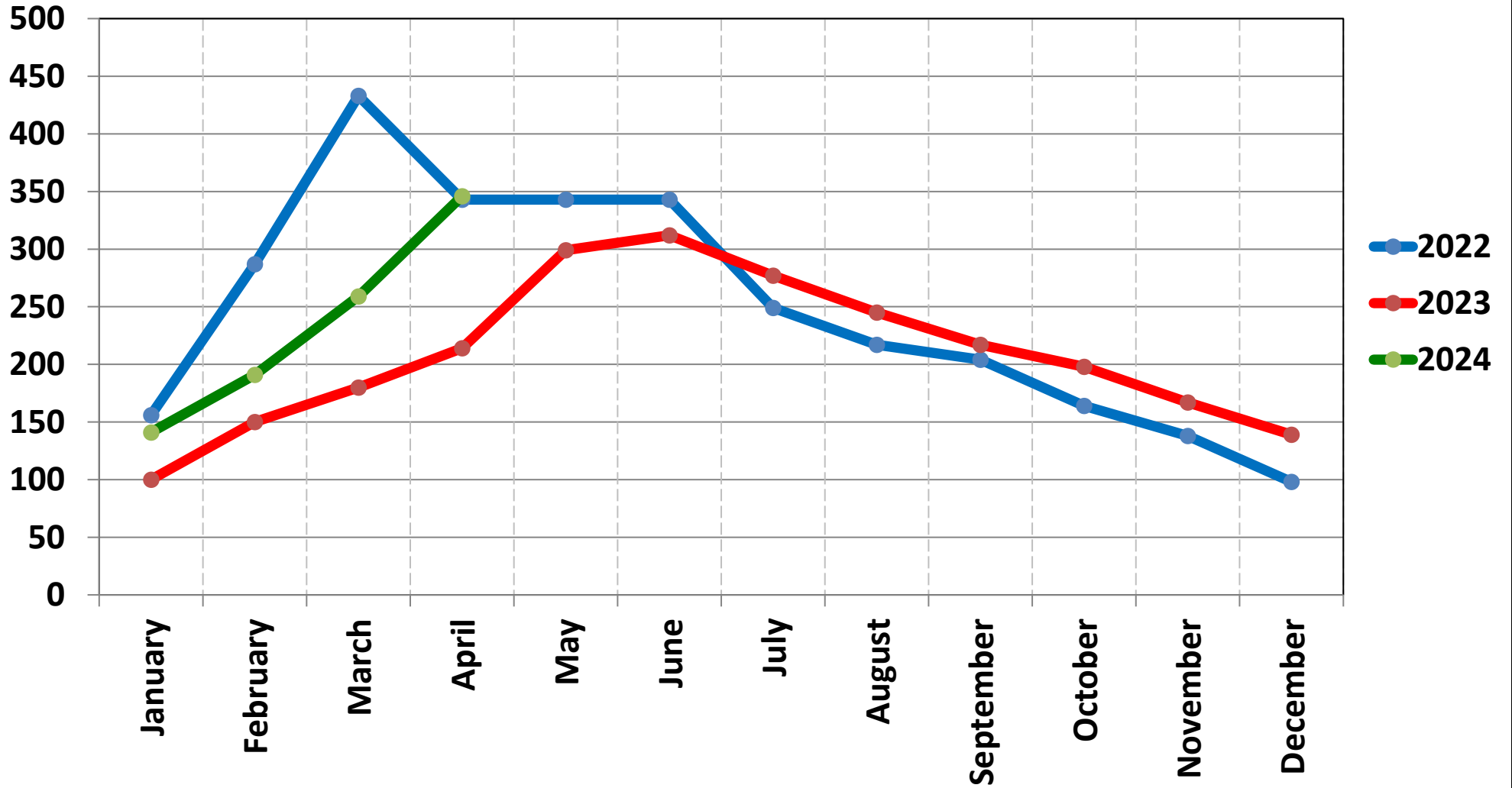
Greater Edmonton Area Detached Sales April 2024



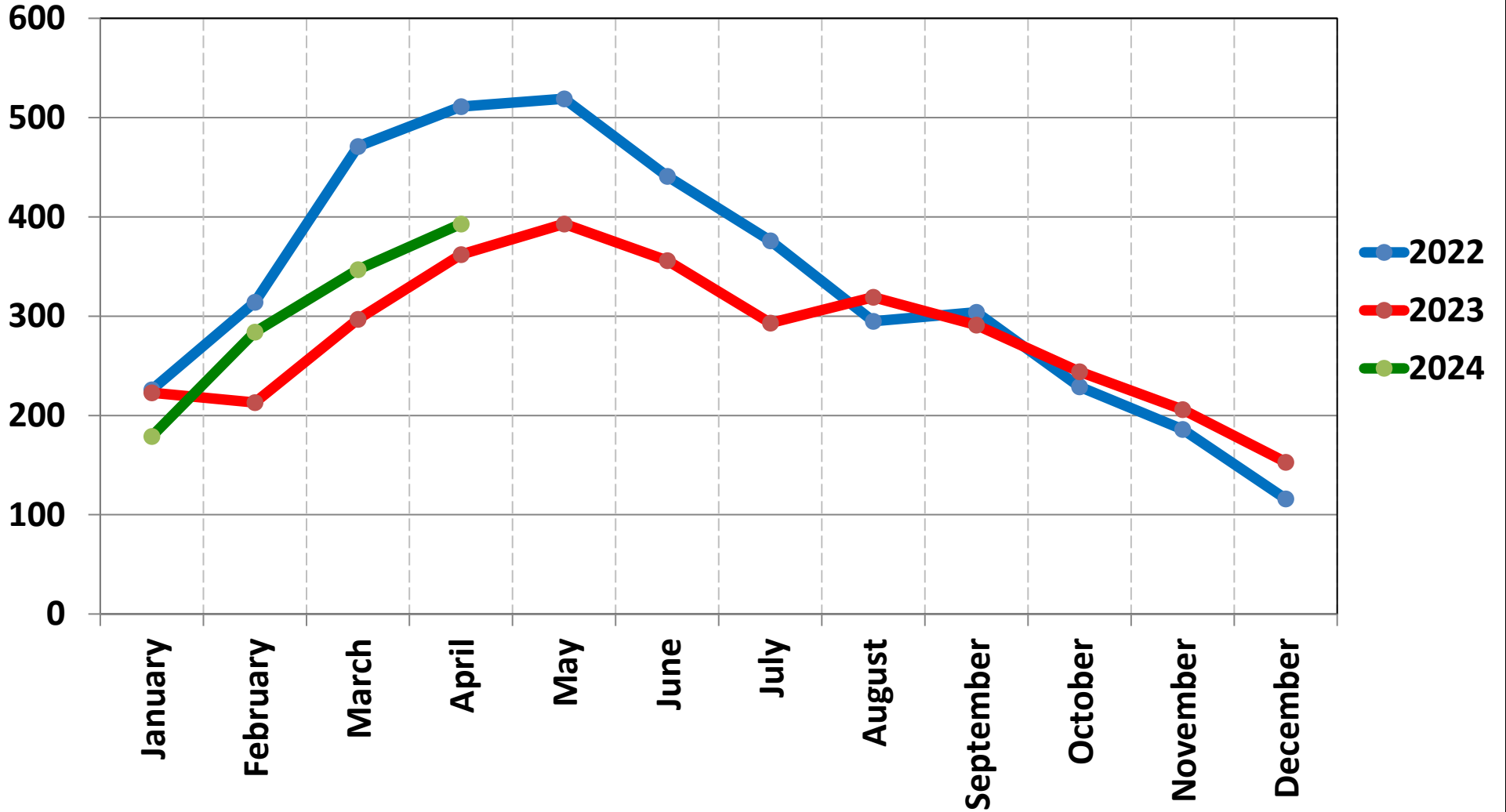
Greater Edmonton Area Detached New Listings April 2024



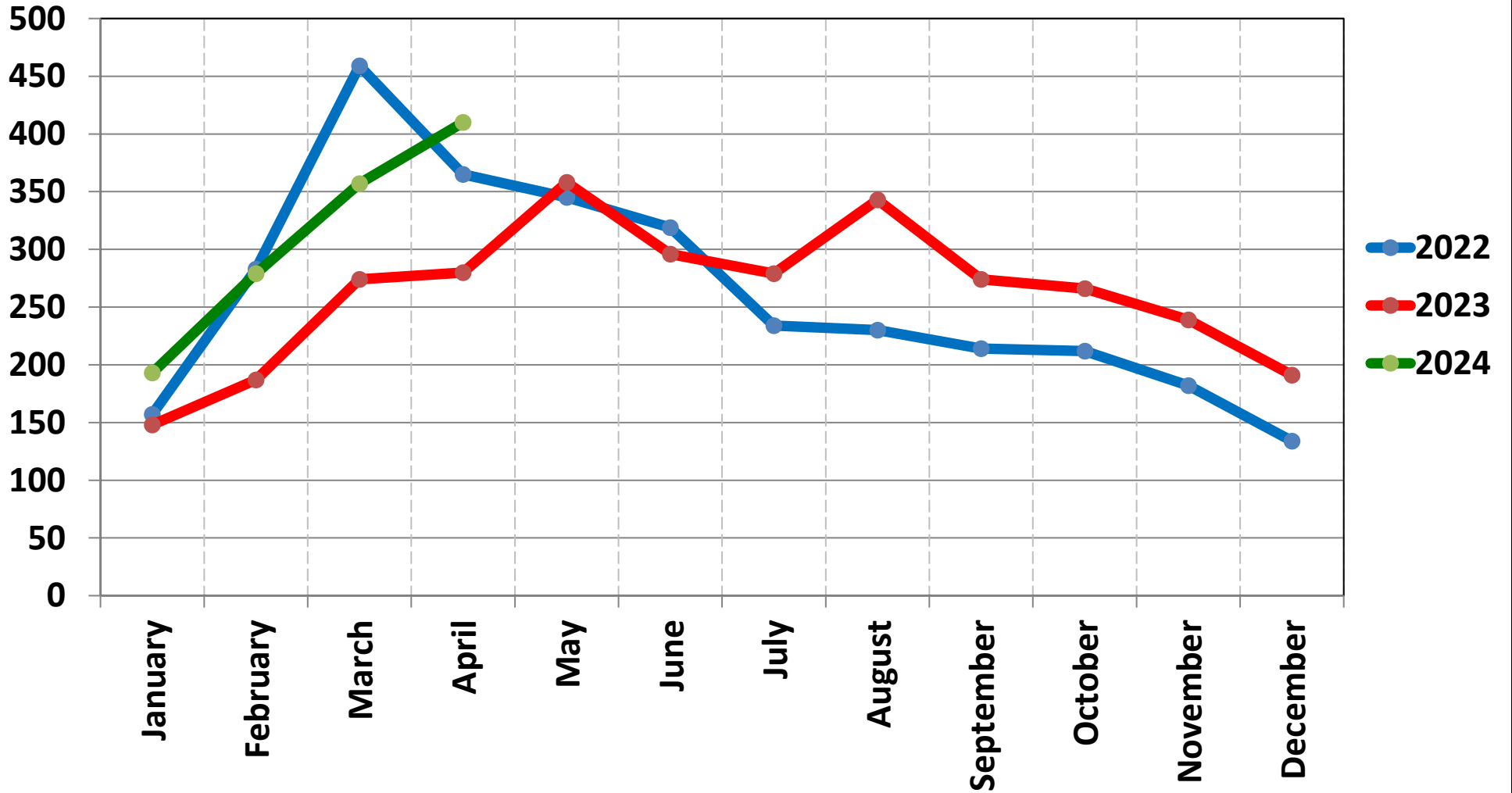
Greater Edmonton Area Semi-detached Sales April 2024



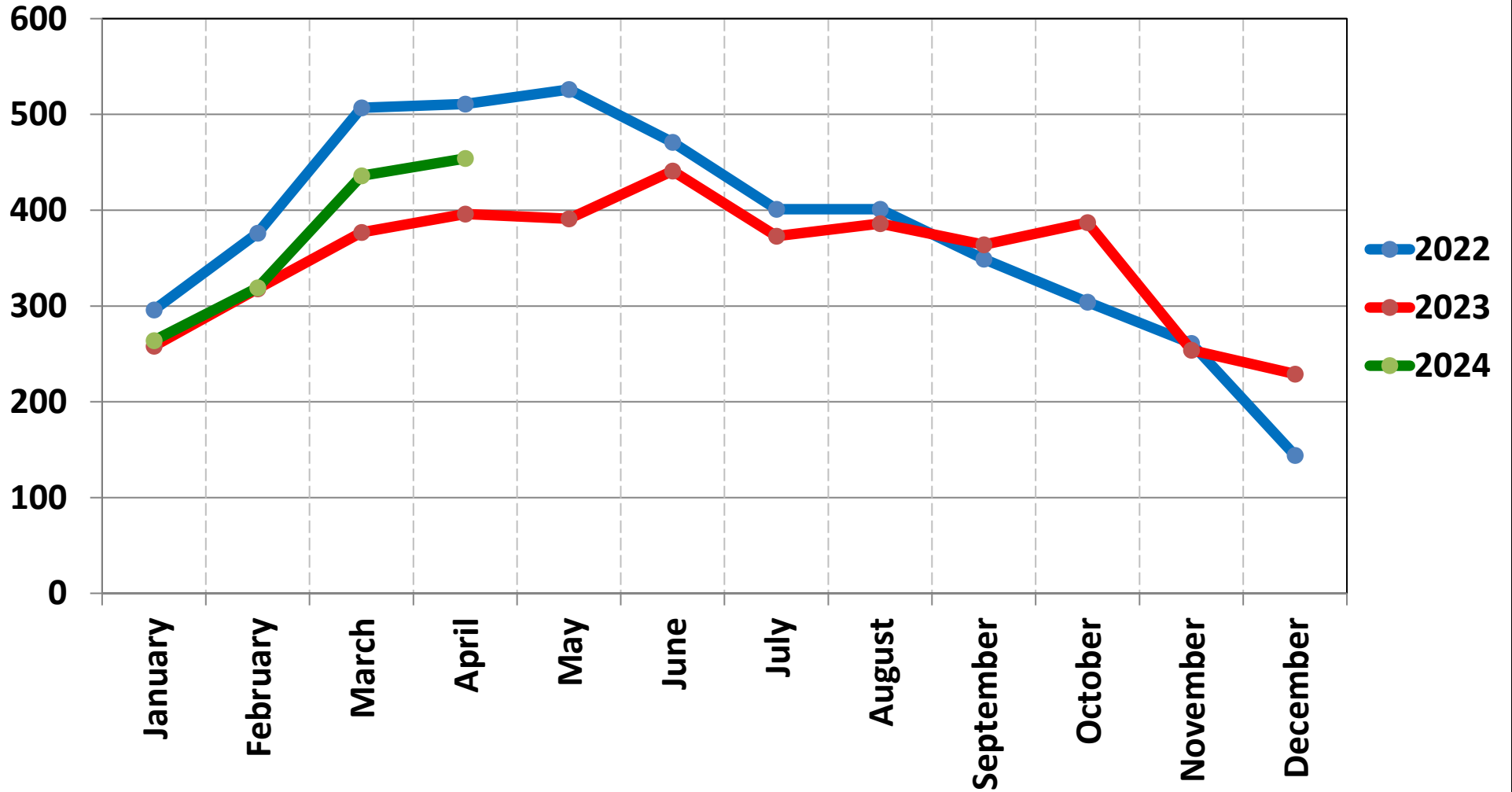
Greater Edmonton Area Semi-detached New Listings April 2024



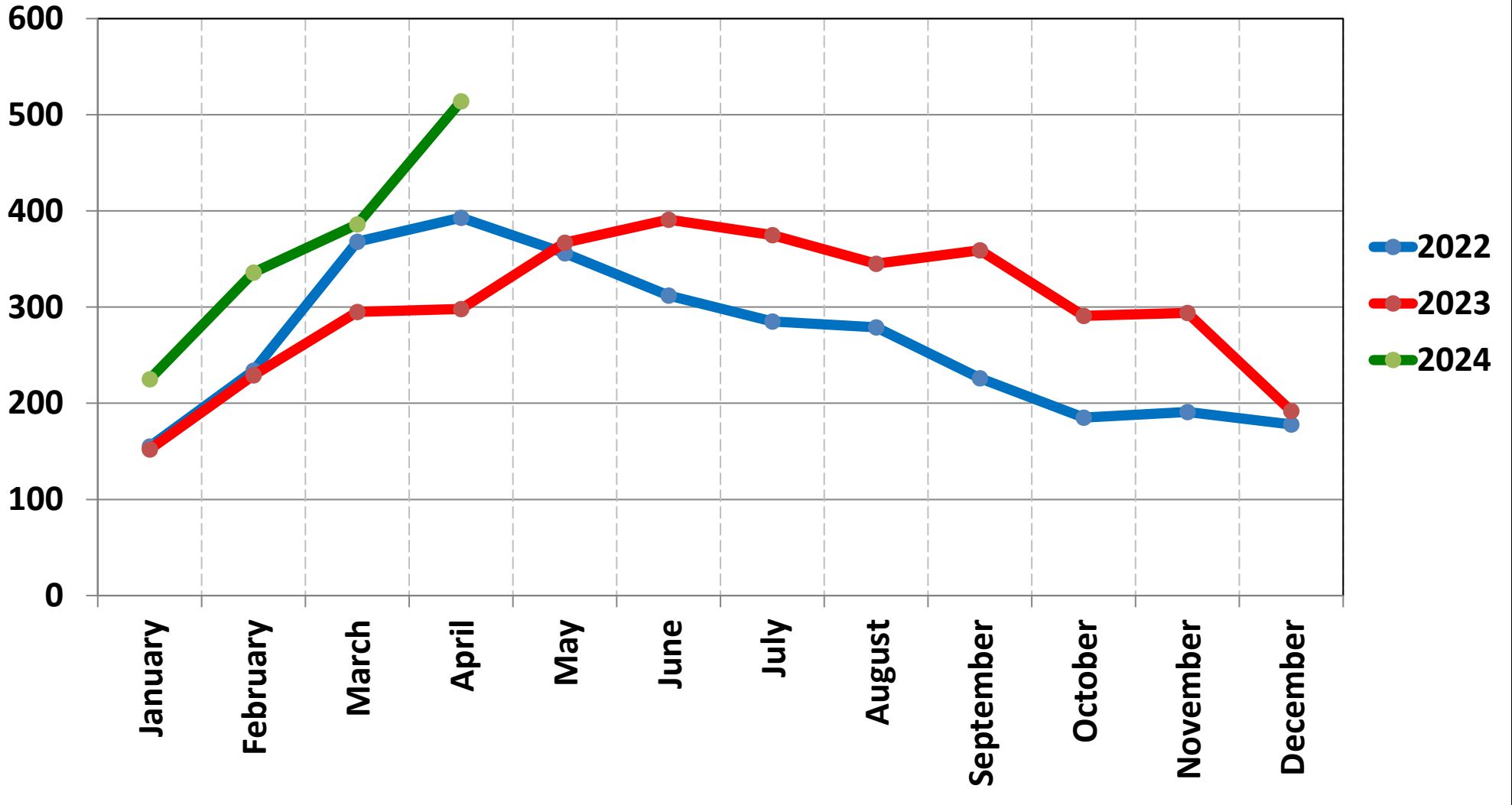
Greater Edmonton Area Row/Townhouse Sales April 2024



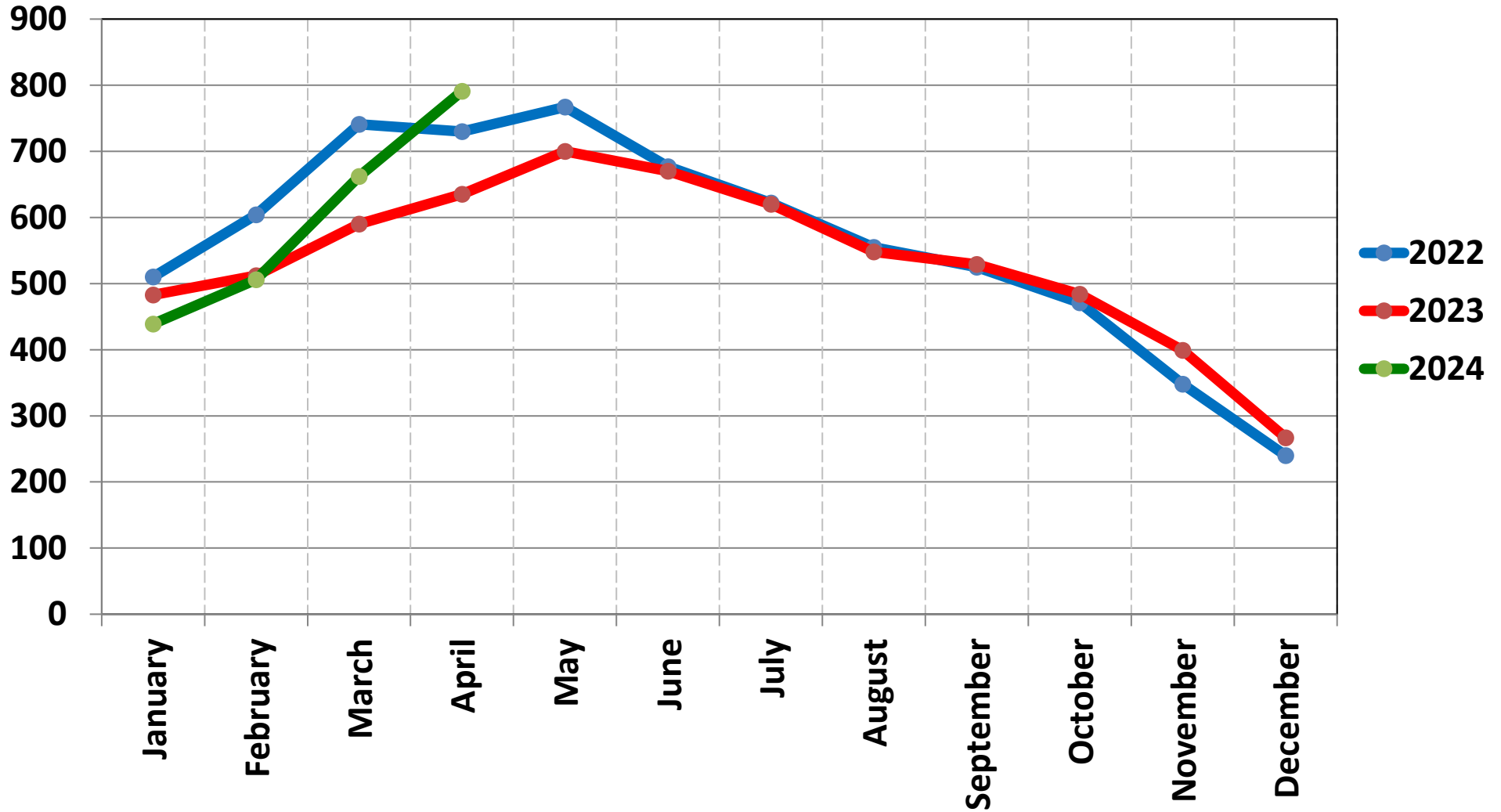
Greater Edmonton Area Row/Townhouse New Listings April 2024



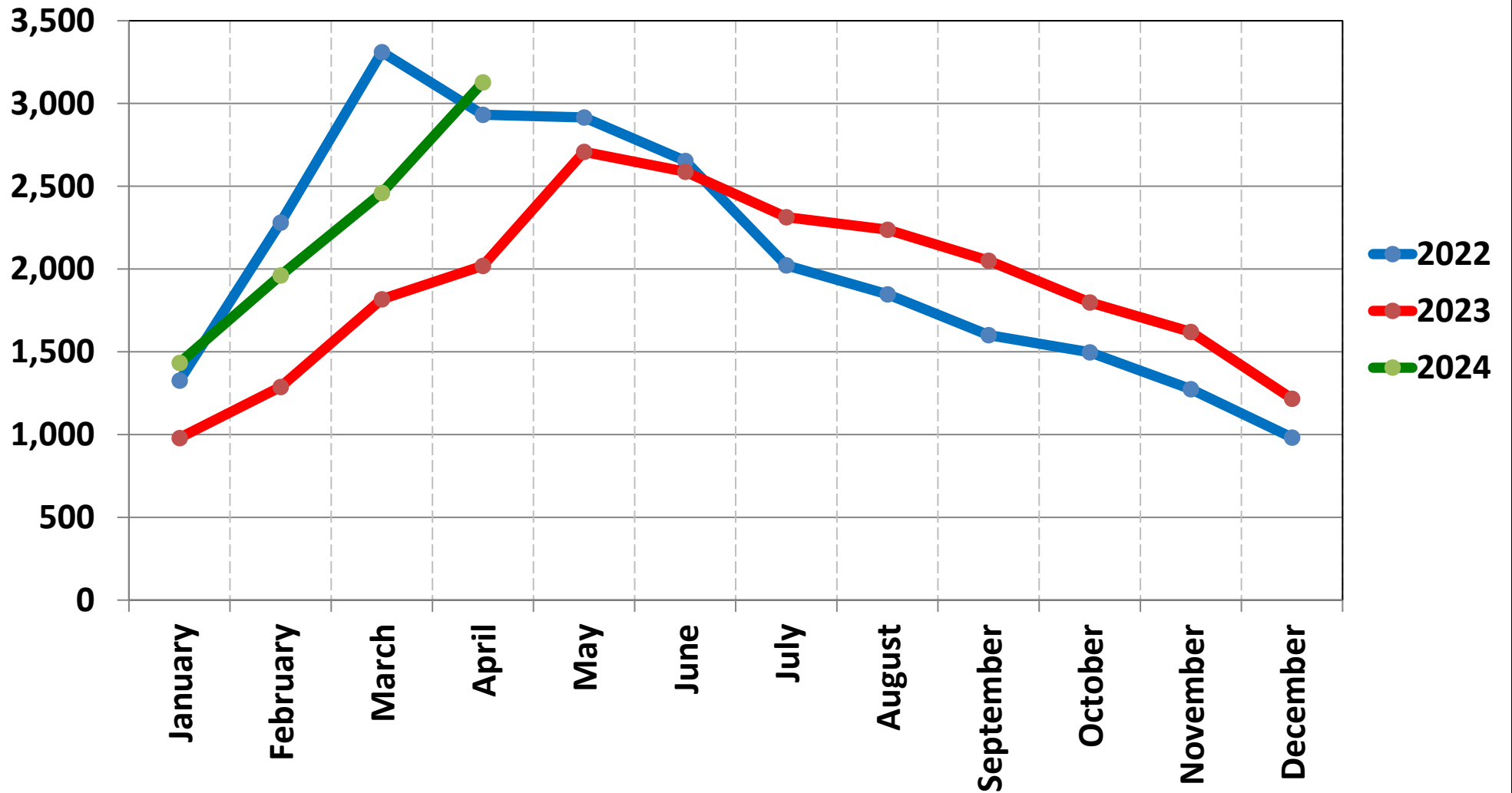
Greater Edmonton Area Apartment Condominium Sales April 2024



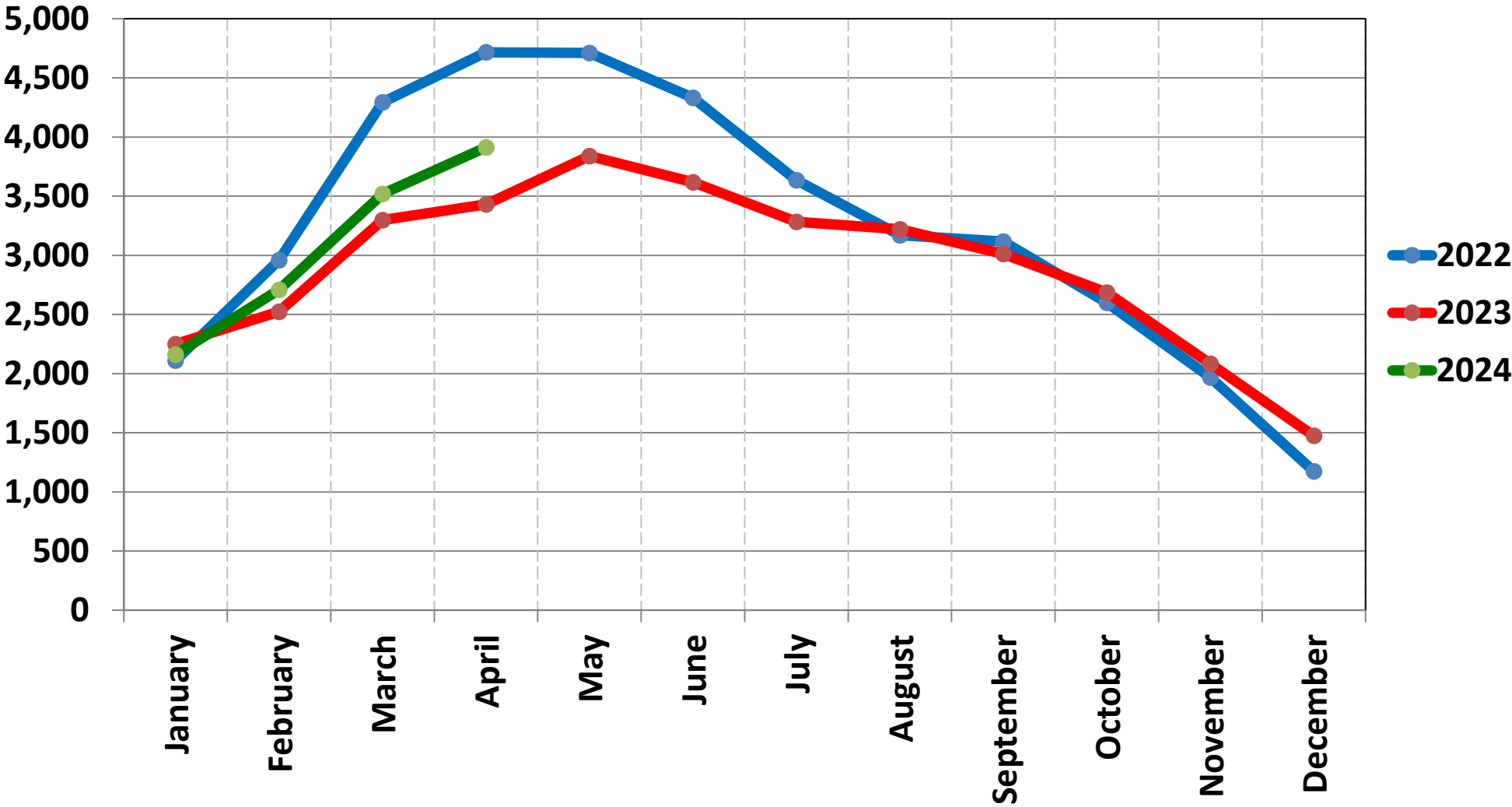
Greater Edmonton Area Apartment Condominium New Listings April 2024



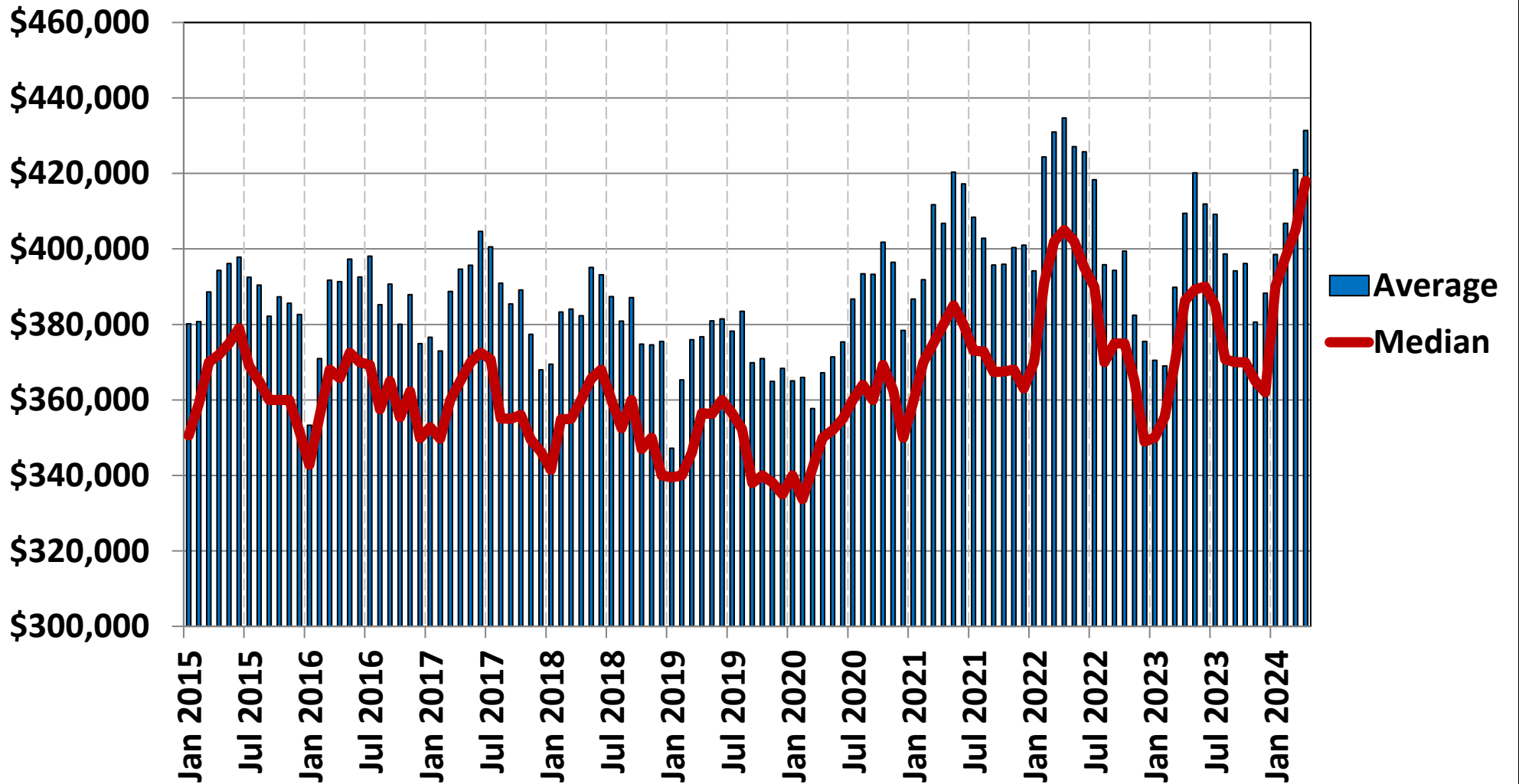
Greater Edmonton Area Residential Sales April 2024



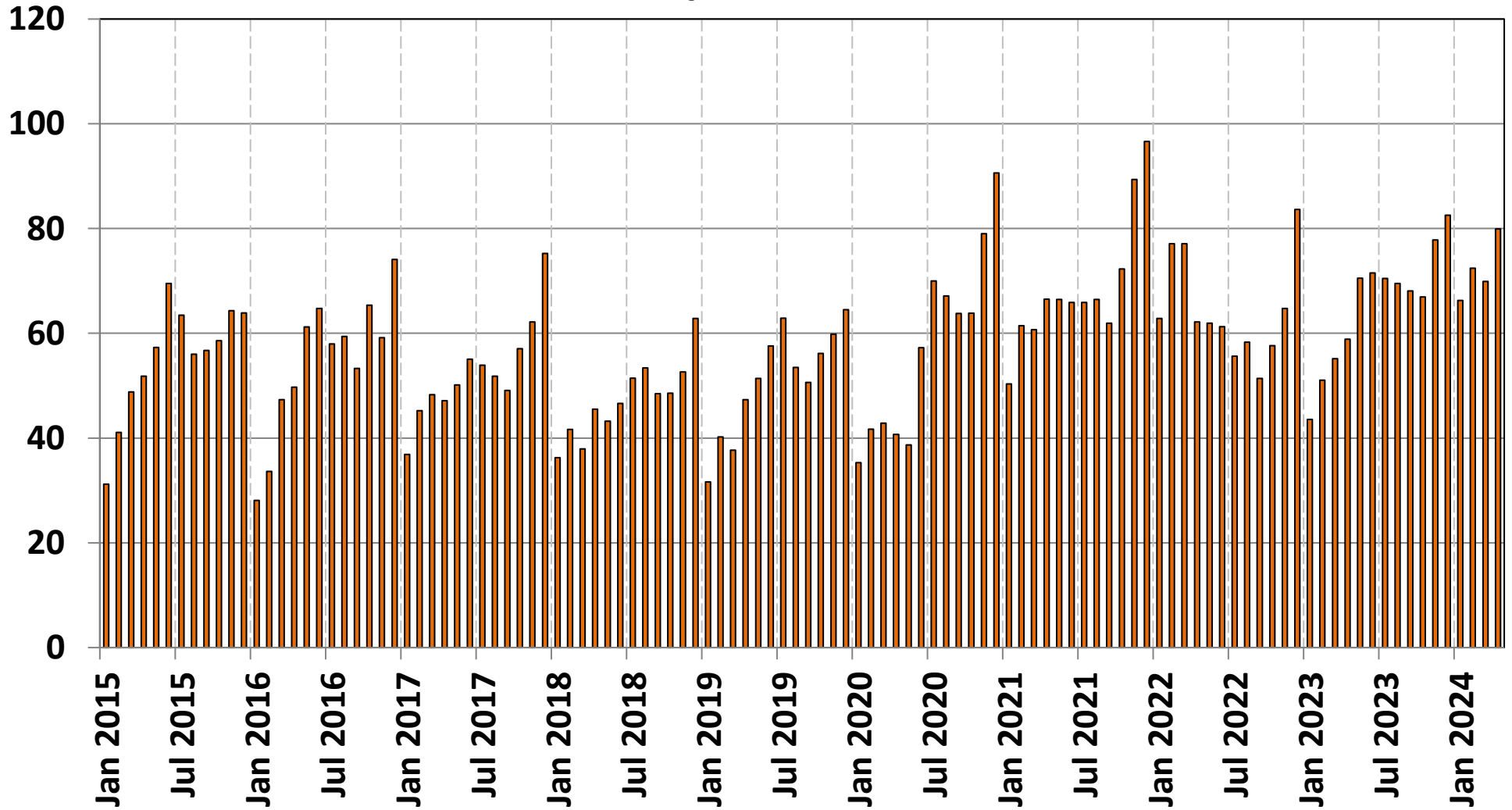
Greater Edmonton Area Residential New Listings April 2024



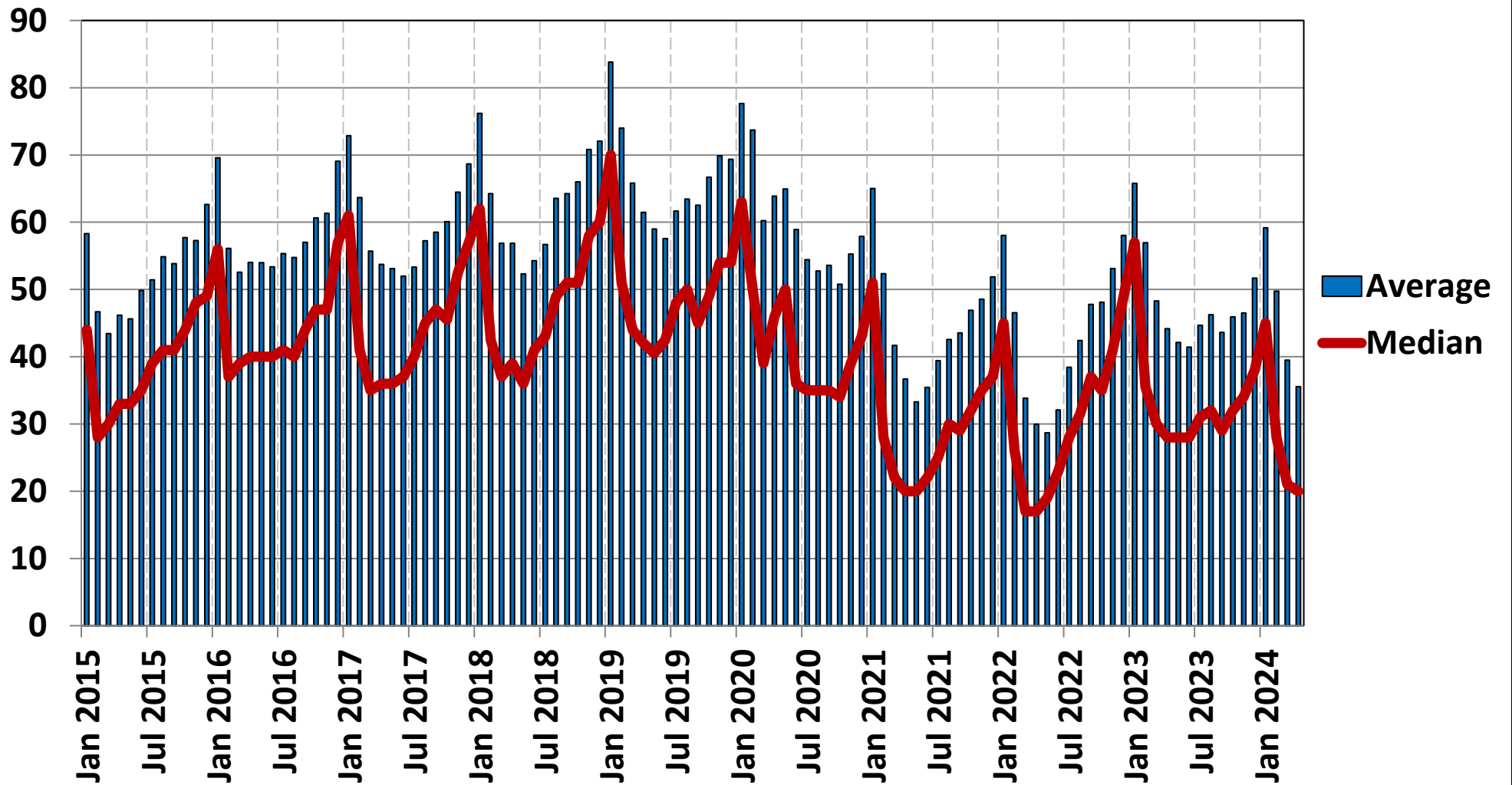
Greater Edmonton Area Residential Average and Median Price April 2024



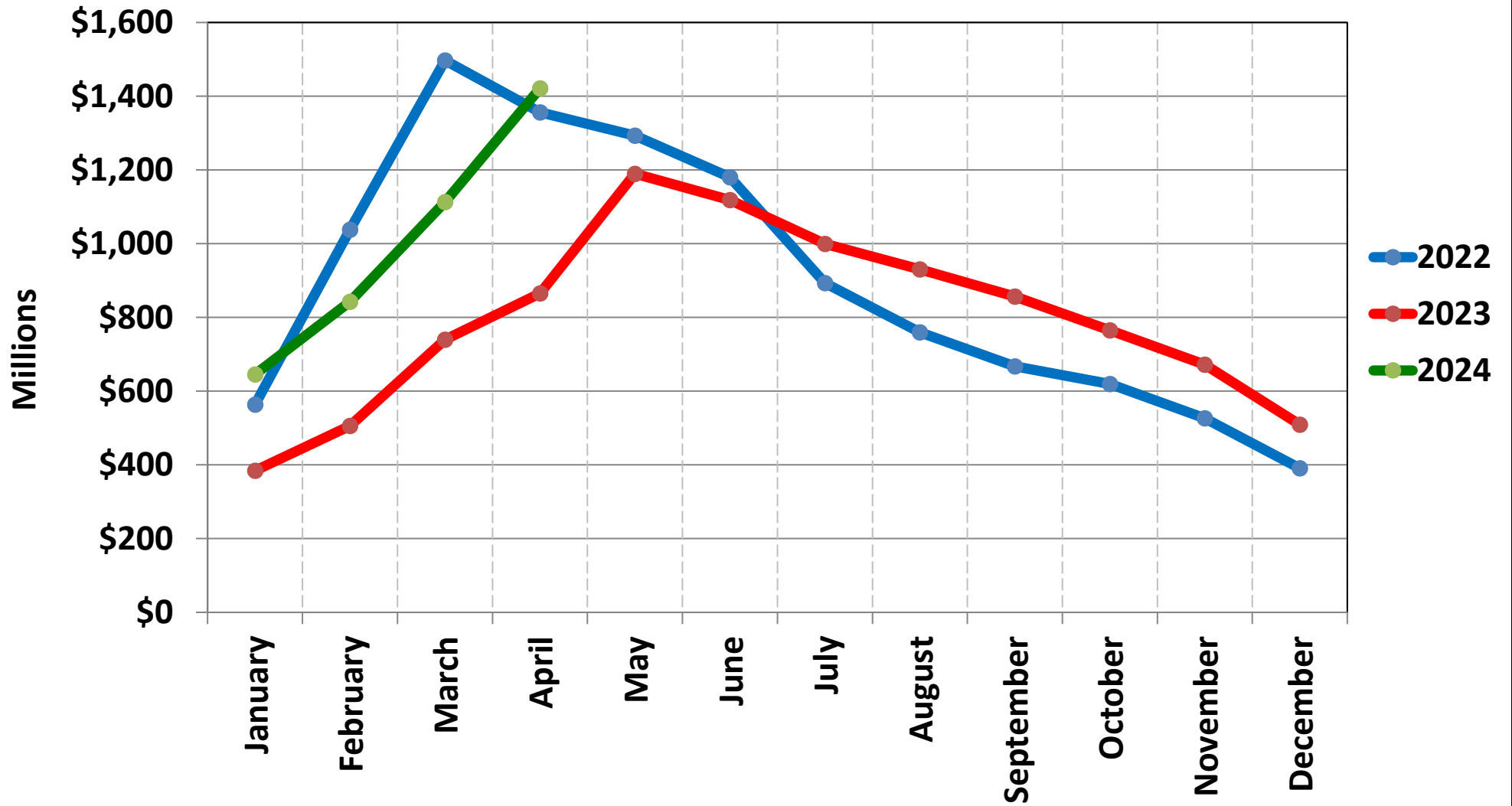
Greater Edmonton Area Residential Sales-to-New Listings Ratio April 2024



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



Greater Edmonton Area Total Dollar Volume April 2024



Appendix A

List of areas within the Greater Edmonton Area

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