

**5 Year Residential Activity
Greater Edmonton Area¹
May 2022**

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	2,731 / 10,329	2,331 / 9,528	1,686 / 6,818	2,262 / 9,016	2,527 / 9,493
Sales / YTD	1,736 / 7,547	1,798 / 6,966	761 / 3,090	1,243 / 4,097	1,212 / 4,337
Sales to New Listings Ratio / YTD	64% / 73%	77% / 73%	45% / 45%	55% / 45%	48% / 46%
Sales Volume	854,176,278	837,196,159	313,682,503	536,607,842	537,022,016
Sales Volume YTD	3,733,633,721	3,162,574,040	1,277,126,011	1,744,063,439	1,903,840,911
Average Sale Price	492,037	465,626	412,198	431,704	443,087
Average Sale Price YTD	494,718	454,001	413,309	425,693	438,976
Median Sale Price	455,000	425,000	387,500	397,500	405,250
Median Sale Price YTD	457,800	418,500	382,250	393,500	400,000
Average Days on Market / YTD	23 / 31	27 / 37	60 / 63	53 / 60	45 / 52
Median Days on Market / YTD	16 / 16	16 / 19	46 / 44	36 / 42	29 / 35
Average Days on Market (Cum.) / YTD	28 / 43	37 / 55	89 / 97	85 / 96	68 / 81
Median Days on Market (Cum.) / YTD	16 / 17	17 / 21	59 / 63	45 / 58	35 / 47
Condominium					
New Listings / YTD	1,378 / 5,756	1,296 / 5,670	853 / 3,658	1,009 / 4,278	1,289 / 5,251
Sales / YTD	720 / 3,189	560 / 2,296	214 / 1,132	470 / 1,651	474 / 1,799
Sales to New Listings Ratio / YTD	52% / 55%	43% / 40%	25% / 31%	47% / 39%	37% / 34%
Sales Volume	172,087,769	135,456,332	43,734,187	111,954,686	116,199,037
Sales Volume YTD	754,122,135	530,310,449	240,859,504	373,682,897	433,921,822
Average Sale Price	239,011	241,886	204,365	238,201	245,146
Average Sale Price YTD	236,476	230,971	212,773	226,337	241,202
Median Sale Price	220,000	226,750	188,750	224,125	225,000
Median Sale Price YTD	219,000	214,000	199,450	213,000	220,000
Average Days on Market / YTD	44 / 52	48 / 56	77 / 74	69 / 75	65 / 72
Median Days on Market / YTD	28 / 34	33 / 37	61 / 55	48 / 55	50 / 54
Average Days on Market (Cum.) / YTD	65 / 85	79 / 93	114 / 117	105 / 119	102 / 114
Median Days on Market (Cum.) / YTD	32 / 42	41 / 52	80 / 81	59 / 79	63 / 78
Duplex/Rowhouse					
New Listings / YTD	499 / 2,022	414 / 1,792	297 / 1,260	383 / 1,529	381 / 1,511
Sales / YTD	345 / 1,600	326 / 1,286	150 / 574	214 / 748	188 / 726
Sales to New Listings Ratio / YTD	69% / 79%	79% / 72%	51% / 46%	56% / 49%	49% / 48%
Sales Volume	136,545,090	116,751,929	48,787,839	71,637,592	65,511,750
Sales Volume YTD	626,652,840	449,246,321	186,548,663	246,855,262	249,859,942
Average Sale Price	395,783	358,135	325,252	334,755	348,467
Average Sale Price YTD	391,658	349,336	324,998	330,020	344,160
Median Sale Price	384,000	340,000	319,800	323,000	334,250
Median Sale Price YTD	376,071	335,000	318,750	320,500	330,000
Average Days on Market / YTD	25 / 32	32 / 41	63 / 72	69 / 72	57 / 60
Median Days on Market / YTD	16 / 17	22 / 23	56 / 58	50 / 51	42 / 43
Average Days on Market (Cum.) / YTD	28 / 40	36 / 54	96 / 113	108 / 111	77 / 83
Median Days on Market (Cum.) / YTD	17 / 17	23 / 25	67 / 79	65 / 73	47 / 55
Total Residential²					
New Listings / YTD	4,715 / 18,570	4,164 / 17,471	2,919 / 12,118	3,757 / 15,303	4,316 / 16,752
Sales / YTD	2,857 / 12,616	2,736 / 10,798	1,156 / 4,913	1,977 / 6,624	1,904 / 6,989
Sales to New Listings Ratio / YTD	61% / 68%	66% / 62%	40% / 41%	53% / 43%	44% / 42%
Sales Volume	1,172,158,720	1,098,214,520	409,011,329	729,256,698	723,261,893
Sales Volume YTD	5,171,714,055	4,195,270,781	1,722,052,789	2,385,158,285	2,615,946,460
Average Sale Price	410,276	401,394	353,816	368,870	379,864
Average Sale Price YTD	409,933	388,523	350,509	360,078	374,295
Median Sale Price	392,000	375,000	347,000	350,000	360,000
Median Sale Price YTD	390,000	368,900	337,000	345,000	352,000
Average Days on Market / YTD	29 / 37	33 / 42	66 / 68	59 / 66	52 / 59
Median Days on Market / YTD	19 / 20	20 / 23	50 / 49	40 / 46	36 / 41
Average Days on Market (Cum.) / YTD	39 / 55	47 / 64	97 / 105	93 / 104	79 / 91
Median Days on Market (Cum.) / YTD	20 / 21	22 / 27	67 / 70	51 / 64	46 / 55

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

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

**5 Year Rural Activity
Greater Edmonton Area¹
May 2022**

	2022	2021	2020	2019	2018
Acreege with Home					
New Listings / YTD	269 / 951	255 / 1,042	253 / 898	265 / 1,049	350 / 1,057
Sales / YTD	141 / 549	175 / 660	66 / 242	81 / 274	87 / 283
Sales to New Listings Ratio / YTD	52% / 58%	69% / 63%	26% / 27%	31% / 26%	25% / 27%
Sales Volume	97,553,974	115,864,785	37,168,250	45,495,644	57,354,100
Sales Volume YTD	404,598,811	431,251,159	142,739,738	161,708,853	163,849,169
Average Sale Price	691,872	662,084	563,155	561,675	659,243
Average Sale Price YTD	736,974	653,411	589,834	590,178	578,972
Median Sale Price	642,800	639,900	512,500	519,000	610,000
Median Sale Price YTD	685,000	609,950	517,500	519,000	527,500
Average Days on Market / YTD	36 / 48	51 / 62	84 / 92	77 / 88	75 / 88
Median Days on Market / YTD	21 / 22	25 / 30	48 / 61	46 / 54	44 / 56
Average Days on Market (Cum.) / YTD	55 / 77	74 / 97	133 / 168	113 / 142	122 / 138
Median Days on Market (Cum.) / YTD	23 / 25	25 / 35	62 / 109	50 / 77	59 / 89
Vacant Acreege and Recreational					
New Listings / YTD	65 / 309	72 / 356	53 / 247	74 / 284	100 / 330
Sales / YTD	28 / 169	51 / 190	10 / 54	20 / 60	17 / 75
Sales to New Listings Ratio / YTD	43% / 55%	71% / 53%	19% / 22%	27% / 21%	17% / 23%
Sales Volume	8,538,549	22,340,607	2,924,000	6,325,450	4,670,750
Sales Volume YTD	63,490,461	64,683,327	19,071,499	18,555,350	24,264,936
Average Sale Price	304,948	438,051	292,400	316,273	274,750
Average Sale Price YTD	375,683	340,439	353,176	309,256	323,532
Median Sale Price	239,950	298,200	166,500	169,000	269,000
Median Sale Price YTD	260,000	266,375	237,500	220,000	269,000
Average Days on Market / YTD	91 / 153	92 / 127	74 / 229	179 / 187	207 / 185
Median Days on Market / YTD	67 / 74	34 / 69	52 / 89	55 / 111	99 / 136
Average Days on Market (Cum.) / YTD	100 / 212	152 / 246	74 / 277	220 / 240	228 / 222
Median Days on Market (Cum.) / YTD	67 / 114	44 / 88	52 / 133	76 / 119	99 / 149
Recreational with Home					
New Listings / YTD	1 / 10	2 / 12	3 / 6	6 / 14	6 / 14
Sales / YTD	0 / 4	1 / 4	1 / 1	1 / 3	2 / 5
Sales to New Listings Ratio / YTD	0% / 40%	50% / 33%	33% / 17%	17% / 21%	33% / 36%
Sales Volume	0	659,300	260,000	515,000	705,000
Sales Volume YTD	2,775,000	1,903,300	260,000	928,000	1,940,649
Average Sale Price	0	659,300	260,000	515,000	352,500
Average Sale Price YTD	693,750	475,825	260,000	309,333	388,130
Median Sale Price	0	659,300	260,000	515,000	352,500
Median Sale Price YTD	442,500	492,150	260,000	254,000	350,000
Average Days on Market / YTD	0 / 57	157 / 47	224 / 224	1 / 74	127 / 139
Median Days on Market / YTD	0 / 26	157 / 16	224 / 224	1 / 5	127 / 138
Average Days on Market (Cum.) / YTD	0 / 57	157 / 47	568 / 568	1 / 115	127 / 396
Median Days on Market (Cum.) / YTD	0 / 26	157 / 16	568 / 568	1 / 5	127 / 138
Total Rural²					
New Listings / YTD	335 / 1,270	329 / 1,410	309 / 1,151	345 / 1,347	456 / 1,401
Sales / YTD	169 / 722	227 / 854	77 / 297	102 / 337	106 / 363
Sales to New Listings Ratio / YTD	50% / 57%	69% / 61%	25% / 26%	30% / 25%	23% / 26%
Sales Volume	106,092,523	138,864,692	40,352,250	52,336,094	62,729,850
Sales Volume YTD	470,864,272	497,837,786	162,071,237	181,192,203	190,054,754
Average Sale Price	627,766	611,739	524,055	513,099	591,791
Average Sale Price YTD	652,167	582,948	545,694	537,662	523,567
Median Sale Price	604,000	592,500	483,000	475,000	550,000
Median Sale Price YTD	616,985	555,000	476,000	485,000	475,000
Average Days on Market / YTD	45 / 72	61 / 76	85 / 117	96 / 105	97 / 108
Median Days on Market / YTD	23 / 27	26 / 32	48 / 63	46 / 60	55 / 64
Average Days on Market (Cum.) / YTD	62 / 108	92 / 130	131 / 189	133 / 159	139 / 159
Median Days on Market (Cum.) / YTD	25 / 32	27 / 41	64 / 113	52 / 86	61 / 105

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

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

5 Year Commercial Activity (Part 1)

Greater Edmonton Area¹

May 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	14 / 71	10 / 66	14 / 48	26 / 101	10 / 59
Sales / YTD	2 / 20	4 / 9	0 / 6	5 / 16	3 / 8
Sales to New Listings Ratio / YTD	14% / 28%	40% / 14%	0% / 13%	19% / 16%	30% / 14%
Sales Volume	1,515,000	2,055,000	0	4,717,000	1,408,845
Sales Volume YTD	44,733,250	4,713,878	4,589,000	12,158,299	5,708,845
Average Sale Price	757,500	513,750	0	943,400	469,615
Average Sale Price YTD	2,236,663	523,764	764,833	759,894	713,606
Median Sale Price	757,500	397,500	0	465,000	468,845
Median Sale Price YTD	775,000	500,000	625,000	544,642	471,923
Average Days on Market / YTD	162 / 243	101 / 350	0 / 443	254 / 313	463 / 316
Median Days on Market / YTD	162 / 164	92 / 92	0 / 286	196 / 170	284 / 179
Average Days on Market (Cum.) / YTD	508 / 347	177 / 384	0 / 443	254 / 313	543 / 373
Median Days on Market (Cum.) / YTD	508 / 166	115 / 137	0 / 286	196 / 170	356 / 273
Investment					
New Listings / YTD	27 / 142	18 / 124	22 / 112	34 / 123	27 / 172
Sales / YTD	13 / 64	9 / 39	2 / 19	8 / 27	8 / 34
Sales to New Listings Ratio / YTD	48% / 45%	50% / 31%	9% / 17%	24% / 22%	30% / 20%
Sales Volume	10,457,500	8,767,500	815,000	6,106,000	5,100,500
Sales Volume YTD	51,094,480	27,423,660	16,670,005	20,316,050	20,872,523
Average Sale Price	804,423	974,167	407,500	763,250	637,563
Average Sale Price YTD	798,351	703,171	877,369	752,446	613,898
Median Sale Price	635,000	586,500	407,500	367,500	390,000
Median Sale Price YTD	547,500	436,000	505,000	620,000	383,500
Average Days on Market / YTD	194 / 176	166 / 193	99 / 169	192 / 189	139 / 161
Median Days on Market / YTD	189 / 136	102 / 157	99 / 124	102 / 115	52 / 90
Average Days on Market (Cum.) / YTD	223 / 234	208 / 237	221 / 202	192 / 217	207 / 191
Median Days on Market (Cum.) / YTD	227 / 169	105 / 179	221 / 161	102 / 120	67 / 121
Multi Family					
New Listings / YTD	14 / 68	9 / 55	6 / 24	13 / 47	11 / 41
Sales / YTD	4 / 20	5 / 31	1 / 5	2 / 9	0 / 8
Sales to New Listings Ratio / YTD	29% / 29%	56% / 56%	17% / 21%	15% / 19%	0% / 20%
Sales Volume	4,995,000	3,845,000	1,269,000	3,744,000	0
Sales Volume YTD	25,640,000	40,280,000	5,814,700	9,019,000	8,090,600
Average Sale Price	1,248,750	769,000	1,269,000	1,872,000	0
Average Sale Price YTD	1,282,000	1,299,355	1,162,940	1,002,111	1,011,325
Median Sale Price	1,297,500	760,000	1,269,000	1,872,000	0
Median Sale Price YTD	1,249,000	1,215,000	1,232,000	690,000	706,000
Average Days on Market / YTD	55 / 81	89 / 186	209 / 341	193 / 169	0 / 92
Median Days on Market / YTD	62 / 53	66 / 112	209 / 209	193 / 89	0 / 49
Average Days on Market (Cum.) / YTD	55 / 111	190 / 234	395 / 510	193 / 169	0 / 92
Median Days on Market (Cum.) / YTD	62 / 75	112 / 132	395 / 364	193 / 89	0 / 49
Hotel/Motel					
New Listings / YTD	0 / 0	1 / 1	0 / 2	0 / 0	0 / 3
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 Area¹

May 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	21 / 113	7 / 59	12 / 87	34 / 164	18 / 127
Sales / YTD	7 / 26	4 / 9	1 / 18	4 / 20	4 / 21
Sales to New Listings Ratio / YTD	33% / 23%	57% / 15%	8% / 21%	12% / 12%	22% / 17%
Sales Volume	2,435,500	1,992,288	55,000	1,090,000	1,401,000
Sales Volume YTD	6,846,500	3,357,068	3,065,300	5,482,150	4,692,300
Average Sale Price	347,929	498,072	55,000	272,500	350,250
Average Sale Price YTD	263,327	373,008	170,294	274,108	223,443
Median Sale Price	99,000	451,144	55,000	232,500	172,000
Median Sale Price YTD	143,500	315,000	124,000	137,000	115,000
Average Days on Market / YTD	175 / 139	209 / 216	86 / 124	96 / 214	193 / 141
Median Days on Market / YTD	88 / 78	209 / 217	86 / 102	77 / 171	188 / 104
Average Days on Market (Cum.) / YTD	175 / 139	209 / 216	86 / 132	96 / 228	202 / 152
Median Days on Market (Cum.) / YTD	88 / 78	209 / 217	86 / 111	77 / 171	188 / 129
Lease					
New Listings / YTD	17 / 107	27 / 115	24 / 119	35 / 138	26 / 118
Sales / YTD	7 / 42	6 / 35	3 / 25	8 / 39	6 / 43
Sales to New Listings Ratio / YTD	41% / 39%	22% / 30%	13% / 21%	23% / 28%	23% / 36%
Sales Volume	1,480,499	899,780	1,142,514	854,346	991,989
Sales Volume YTD	5,841,803	5,589,343	9,670,591	3,348,412	4,941,029
Average Sale Price	211,500	149,963	380,838	106,793	165,332
Average Sale Price YTD	139,091	159,696	386,824	85,857	114,908
Median Sale Price	105,000	61,983	221,300	87,750	194,338
Median Sale Price YTD	84,466	105,750	196,650	65,160	78,840
Average Days on Market / YTD	440 / 187	264 / 259	119 / 214	196 / 157	135 / 162
Median Days on Market / YTD	360 / 95	288 / 190	130 / 273	157 / 101	56 / 116
Average Days on Market (Cum.) / YTD	440 / 219	264 / 271	119 / 214	196 / 157	165 / 188
Median Days on Market (Cum.) / YTD	360 / 123	288 / 195	130 / 273	157 / 101	56 / 116
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
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
Total Commercial²					
New Listings / YTD	93 / 504	72 / 421	79 / 395	143 / 576	92 / 520
Sales / YTD	33 / 172	29 / 124	7 / 73	27 / 111	21 / 114
Sales to New Listings Ratio / YTD	35% / 34%	40% / 29%	9% / 18%	19% / 19%	23% / 22%
Sales Volume	20,883,499	18,309,568	3,281,514	16,511,346	8,902,334
Sales Volume YTD	134,156,033	82,113,949	39,809,596	50,323,911	44,305,297
Average Sale Price	632,833	631,364	468,788	611,531	423,921
Average Sale Price YTD	779,977	662,209	545,337	453,369	388,643
Median Sale Price	432,000	500,000	221,300	265,000	310,500
Median Sale Price YTD	407,500	438,500	340,000	242,000	219,000
Average Days on Market / YTD	224 / 170	165 / 222	121 / 208	190 / 199	194 / 164
Median Days on Market / YTD	131 / 107	102 / 138	130 / 159	112 / 123	104 / 107
Average Days on Market (Cum.) / YTD	256 / 215	206 / 253	183 / 230	190 / 208	242 / 188
Median Days on Market (Cum.) / YTD	189 / 135	137 / 176	148 / 181	112 / 124	105 / 123

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 Area¹

May 2022

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2018	January	6,507 (940)	847 (50)	574 (18)	7,928 (1,008)
	February	7,127 (1,108)	917 (50)	633 (22)	8,677 (1,180)
	March	8,355 (1,380)	1,043 (66)	671 (27)	10,069 (1,473)
	April	9,203 (1,657)	1,122 (91)	683 (26)	11,008 (1,774)
	May	10,318 (1,904)	1,369 (106)	715 (21)	12,402 (2,031)
	June	10,685 (1,801)	1,506 (120)	727 (19)	12,918 (1,940)
	July	10,544 (1,723)	1,527 (121)	720 (28)	12,791 (1,872)
	August	10,069 (1,678)	1,450 (124)	704 (27)	12,223 (1,829)
	September	9,448 (1,312)	1,305 (84)	680 (28)	11,433 (1,424)
	October	8,743 (1,234)	1,187 (89)	675 (33)	10,605 (1,356)
	November	8,096 (1,105)	1,051 (70)	683 (14)	9,830 (1,189)
	December	6,707 (769)	884 (35)	593 (24)	8,184 (828)
2019	January	7,103 (795)	906 (41)	650 (22)	8,659 (858)
	February	7,457 (976)	948 (43)	678 (18)	9,083 (1,037)
	March	8,298 (1,197)	1,079 (70)	726 (15)	10,103 (1,282)
	April	9,015 (1,679)	1,231 (81)	727 (29)	10,973 (1,789)
	May	9,551 (1,977)	1,344 (102)	783 (27)	11,678 (2,106)
	June	9,460 (1,804)	1,416 (116)	741 (24)	11,617 (1,944)
	July	9,130 (1,907)	1,445 (113)	748 (25)	11,323 (2,045)
	August	8,846 (1,566)	1,405 (112)	729 (22)	10,980 (1,700)
	September	8,545 (1,380)	1,316 (99)	715 (20)	10,576 (1,499)
	October	7,951 (1,325)	1,132 (90)	691 (29)	9,774 (1,444)
	November	7,307 (1,100)	1,013 (58)	722 (13)	9,042 (1,171)
	December	6,052 (843)	865 (44)	645 (16)	7,562 (903)
2020	January	6,331 (796)	894 (47)	661 (13)	7,886 (856)
	February	6,865 (1,052)	968 (63)	661 (27)	8,494 (1,142)
	March	7,282 (1,163)	1,011 (67)	662 (19)	8,955 (1,249)
	April	7,264 (746)	1,049 (43)	650 (7)	8,963 (796)
	May	7,782 (1,156)	1,150 (77)	660 (7)	9,592 (1,240)
	June	8,022 (2,046)	1,197 (142)	673 (28)	9,892 (2,216)
	July	8,054 (2,163)	1,180 (204)	697 (14)	9,931 (2,381)
	August	7,840 (1,874)	1,167 (166)	681 (17)	9,688 (2,057)
	September	7,549 (1,868)	1,103 (155)	694 (19)	9,346 (2,042)
	October	7,242 (1,670)	993 (146)	653 (26)	8,888 (1,842)
	November	6,468 (1,393)	824 (127)	667 (16)	7,959 (1,536)
	December	5,232 (1,104)	653 (83)	589 (17)	6,474 (1,204)
2021	January	5,535 (1,169)	663 (108)	621 (22)	6,819 (1,299)
	February	5,919 (1,594)	706 (107)	641 (19)	7,266 (1,720)
	March	6,710 (2,437)	788 (187)	648 (31)	8,146 (2,655)
	April	7,453 (2,862)	862 (225)	658 (23)	8,973 (3,110)
	May	7,985 (2,736)	890 (227)	666 (29)	9,541 (2,992)
	June	8,351 (2,717)	954 (186)	657 (29)	9,962 (2,932)
	July	8,302 (2,203)	937 (170)	664 (23)	9,903 (2,396)
	August	7,960 (2,055)	915 (150)	655 (18)	9,530 (2,223)
	September	7,639 (1,876)	858 (122)	641 (32)	9,138 (2,030)
	October	7,090 (1,860)	767 (147)	645 (24)	8,502 (2,031)
	November	6,036 (1,819)	657 (125)	666 (18)	7,359 (1,962)
	December	4,729 (1,316)	512 (87)	586 (35)	5,827 (1,438)
2022	January	4,689 (1,332)	497 (71)	613 (27)	5,799 (1,430)
	February	4,742 (2,252)	534 (109)	656 (35)	5,932 (2,396)
	March	5,199 (3,272)	596 (179)	686 (33)	6,481 (3,484)
	April	6,384 (2,903)	683 (194)	701 (44)	7,768 (3,141)
	May	7,548 (2,857)	788 (169)	712 (33)	9,048 (3,059)

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

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

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

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

Residential¹ Sales by Price Range

Greater Edmonton Area² May 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	65	288	54	225	48	166	50	170	28	111
100,000 - 149,999	118	533	74	396	51	244	71	267	53	231
150,000 - 199,999	179	832	138	658	66	361	116	484	148	514
200,000 - 249,999	189	790	162	675	80	395	175	575	145	573
250,000 - 299,999	236	1,059	291	1,149	149	654	218	796	176	788
300,000 - 324,999	135	686	157	762	100	422	170	550	150	578
325,000 - 349,999	170	785	229	836	98	405	188	591	188	611
350,000 - 374,999	184	794	240	911	117	465	148	548	156	618
375,000 - 399,999	205	866	220	868	95	375	164	518	153	532
400,000 - 424,999	173	794	169	684	84	284	128	399	145	439
425,000 - 449,999	200	776	181	645	47	225	106	332	111	360
450,000 - 474,999	154	623	117	484	49	187	83	289	81	299
475,000 - 499,999	144	556	120	423	31	149	69	226	62	248
500,000 - 524,999	102	488	86	359	27	102	52	142	57	171
525,000 - 549,999	83	413	92	301	21	81	48	135	46	160
550,000 - 574,999	76	344	74	222	21	78	32	108	35	120
575,000 - 599,999	74	313	53	224	7	36	26	79	31	106
600,000 - 649,999	115	499	79	276	21	68	34	117	35	136
650,000 - 699,999	80	356	60	208	9	59	26	83	31	105
700,000 - 749,999	49	242	32	115	10	39	18	42	17	65
750,000 - 799,999	34	158	26	89	4	23	16	42	8	56
800,000 - 899,999	48	192	29	125	6	31	12	50	15	55
900,000 - 999,999	14	90	13	50	6	18	11	30	9	38
1,000,000-1,499,999	21	101	36	91	8	35	12	39	18	57
1,500,000-1,999,999	5	22	3	14	1	7	3	9	4	12
2,000,000-2,499,999	1	6	1	6	0	1	0	0	2	4
2,500,000-2,999,999	1	3	0	2	0	3	0	1	0	2
3,000,000-3,499,999	1	2	0	0	0	0	0	1	0	0
3,500,000+	1	5	0	0	0	0	1	1	0	0
Total	2,857	12,616	2,736	10,798	1,156	4,913	1,977	6,624	1,904	6,989

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

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

**Single Family Detached Sales by Price Range
Greater Edmonton Area¹
May 2022**

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	1	5	1	8	2	10	0	4	4	8
100,000 - 149,999	8	33	3	25	5	31	7	34	3	9
150,000 - 199,999	7	46	10	55	13	57	12	51	7	42
200,000 - 249,999	31	149	33	155	31	131	47	155	27	112
250,000 - 299,999	84	369	109	478	74	332	100	361	87	352
300,000 - 324,999	71	332	92	408	55	233	85	273	77	312
325,000 - 349,999	94	436	128	487	58	259	128	386	115	395
350,000 - 374,999	116	476	168	651	97	381	112	435	121	462
375,000 - 399,999	144	532	184	731	90	333	141	443	129	451
400,000 - 424,999	120	551	151	624	79	263	115	362	130	387
425,000 - 449,999	156	611	166	593	46	208	94	306	104	332
450,000 - 474,999	136	542	111	456	47	172	76	266	76	283
475,000 - 499,999	126	492	105	381	30	134	58	207	56	216
500,000 - 524,999	90	447	78	330	26	95	48	128	51	155
525,000 - 549,999	73	377	85	280	20	78	44	125	41	147
550,000 - 574,999	69	315	66	195	20	73	31	101	28	103
575,000 - 599,999	68	292	48	206	7	36	23	72	29	91
600,000 - 649,999	104	454	74	259	19	63	31	108	31	118
650,000 - 699,999	72	334	54	191	9	54	23	76	27	94
700,000 - 749,999	48	221	30	110	10	37	15	37	14	59
750,000 - 799,999	34	149	23	77	4	22	15	40	8	53
800,000 - 899,999	45	180	28	114	6	29	12	50	15	51
900,000 - 999,999	14	84	12	48	6	18	11	29	8	33
1,000,000-1,499,999	16	85	35	83	6	30	11	36	18	56
1,500,000-1,999,999	5	19	3	14	1	7	3	9	4	11
2,000,000-2,499,999	1	6	1	5	0	1	0	0	2	3
2,500,000-2,999,999	1	3	0	2	0	3	0	1	0	2
3,000,000-3,499,999	1	2	0	0	0	0	0	1	0	0
3,500,000+	1	5	0	0	0	0	1	1	0	0
Total	1,736	7,547	1,798	6,966	761	3,090	1,243	4,097	1,212	4,337

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

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

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	38	165	28	118	22	84	25	99	10	66
100,000 - 149,999	99	456	62	330	43	200	58	213	47	203
150,000 - 199,999	160	748	120	561	51	284	103	422	127	437
200,000 - 249,999	142	573	114	449	40	221	106	353	106	407
250,000 - 299,999	123	548	135	456	38	186	78	280	71	307
300,000 - 324,999	39	217	21	91	9	46	25	85	36	117
325,000 - 349,999	30	125	10	53	3	31	16	49	22	63
350,000 - 374,999	21	91	16	52	1	20	9	26	10	38
375,000 - 399,999	16	76	9	47	2	16	13	37	12	35
400,000 - 424,999	11	39	5	18	2	11	6	20	5	24
425,000 - 449,999	11	32	10	22	0	9	11	20	5	19
450,000 - 474,999	5	19	2	17	0	7	3	8	4	11
475,000 - 499,999	3	20	9	23	0	3	5	6	1	13
500,000 - 524,999	5	14	3	11	0	3	2	7	2	8
525,000 - 549,999	2	6	5	13	0	0	2	6	4	7
550,000 - 574,999	2	12	4	11	1	2	0	3	6	12
575,000 - 599,999	2	6	1	5	0	0	2	4	1	7
600,000 - 649,999	5	12	2	2	0	2	1	3	1	8
650,000 - 699,999	4	8	2	5	0	3	3	4	2	3
700,000 - 749,999	0	7	0	0	0	1	1	3	1	4
750,000 - 799,999	0	2	1	3	0	0	1	1	0	2
800,000 - 899,999	1	4	0	4	0	1	0	0	0	3
900,000 - 999,999	0	2	1	1	0	0	0	1	1	4
1,000,000+	1	7	0	4	2	2	0	1	0	1
Total	720	3,189	560	2,296	214	1,132	470	1,651	474	1,799

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

**Duplex/Rowhouse Sales by Price Range
Greater Edmonton Area¹
May 2022**

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	0	0	1	0	0	0	2	0	0
150,000 - 199,999	6	12	2	9	2	14	0	7	6	11
200,000 - 249,999	10	49	13	55	6	31	13	52	11	40
250,000 - 299,999	28	127	44	198	37	134	38	148	18	123
300,000 - 324,999	25	135	43	258	36	143	59	189	37	146
325,000 - 349,999	45	218	91	294	37	115	44	154	50	148
350,000 - 374,999	47	223	55	207	19	61	27	87	25	116
375,000 - 399,999	45	255	26	85	3	26	10	37	12	46
400,000 - 424,999	42	196	12	40	3	10	6	15	8	23
425,000 - 449,999	32	130	5	27	1	7	1	6	2	9
450,000 - 474,999	13	59	4	10	1	7	4	14	1	4
475,000 - 499,999	13	40	6	18	1	11	6	12	5	16
500,000 - 524,999	7	25	4	14	1	4	1	6	4	7
525,000 - 549,999	8	26	2	8	1	3	1	3	1	6
550,000 - 574,999	5	15	4	15	0	3	1	4	1	4
575,000 - 599,999	4	15	4	12	0	0	1	3	1	7
600,000 - 649,999	6	31	3	14	2	3	1	5	2	9
650,000 - 699,999	4	13	4	10	0	1	0	2	2	7
700,000 - 749,999	0	10	1	3	0	1	1	1	2	2
750,000 - 799,999	0	5	2	6	0	0	0	1	0	1
800,000 - 899,999	2	5	1	2	0	0	0	0	0	0
900,000 - 999,999	0	2	0	0	0	0	0	0	0	1
1,000,000+	3	9	0	0	0	0	0	0	0	0
Total	345	1,600	326	1,286	150	574	214	748	188	726

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**

May 2022

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2018	January	2,585	940	176	50	91	18	2,852	1,008
	February	2,648	1,108	206	50	115	22	2,969	1,180
	March	3,587	1,380	289	66	118	27	3,994	1,473
	April	3,616	1,657	274	91	104	26	3,994	1,774
	May	4,316	1,904	456	106	92	21	4,864	2,031
	June	3,782	1,801	388	120	123	19	4,293	1,940
	July	3,359	1,723	274	121	75	28	3,708	1,872
	August	3,197	1,678	224	124	91	27	3,512	1,829
	September	2,687	1,312	195	84	75	28	2,957	1,424
	October	2,541	1,234	201	89	102	33	2,844	1,356
	November	2,132	1,105	150	70	77	14	2,359	1,189
	December	1,223	769	97	35	61	24	1,381	828
	Total		35,673	16,611	2,930	1,006	1,124	287	39,727
2019	January	2,533	795	183	41	109	22	2,825	858
	February	2,406	976	175	43	103	18	2,684	1,037
	March	3,115	1,197	299	70	112	15	3,526	1,282
	April	3,492	1,679	345	81	109	29	3,946	1,789
	May	3,757	1,977	345	102	143	27	4,245	2,106
	June	3,060	1,804	338	116	61	24	3,459	1,944
	July	2,991	1,907	281	113	99	25	3,371	2,045
	August	2,982	1,566	228	112	88	22	3,298	1,700
	September	2,701	1,380	243	99	83	20	3,027	1,499
	October	2,366	1,325	157	90	85	29	2,608	1,444
	November	1,806	1,100	141	58	100	13	2,047	1,171
	December	1,294	843	132	44	66	16	1,492	903
	Total		32,503	16,549	2,867	969	1,158	260	36,528
2020	January	2,219	796	183	47	80	13	2,482	856
	February	2,465	1,052	226	63	88	27	2,779	1,142
	March	2,679	1,163	255	67	90	19	3,024	1,249
	April	1,836	746	178	43	58	7	2,072	796
	May	2,919	1,156	309	77	79	7	3,307	1,240
	June	3,523	2,046	332	142	109	28	3,964	2,216
	July	3,155	2,163	295	204	88	14	3,538	2,381
	August	2,815	1,874	260	166	68	17	3,143	2,057
	September	2,932	1,868	265	155	91	19	3,288	2,042
	October	2,674	1,670	184	146	50	26	2,908	1,842
	November	1,836	1,393	100	127	84	16	2,020	1,536
	December	1,281	1,104	69	83	60	17	1,410	1,204
	Total		30,334	17,031	2,656	1,320	945	210	33,935
2021	January	2,371	1,169	182	108	84	22	2,637	1,299
	February	2,604	1,594	207	107	72	19	2,883	1,720
	March	3,995	2,437	348	187	101	31	4,444	2,655
	April	4,337	2,862	344	225	92	23	4,773	3,110
	May	4,164	2,736	329	227	72	29	4,565	2,992
	June	4,149	2,717	329	186	76	29	4,554	2,932
	July	3,382	2,203	228	170	84	23	3,694	2,396
	August	3,128	2,055	217	150	62	18	3,407	2,223
	September	3,029	1,876	197	122	74	32	3,300	2,030
	October	2,629	1,860	181	147	81	24	2,891	2,031
	November	2,097	1,819	132	125	84	18	2,313	1,962
	December	1,389	1,316	61	87	70	35	1,520	1,438
	Total		37,274	24,644	2,755	1,841	952	303	40,981
2022	January	2,117	1,332	121	71	94	27	2,332	1,430
	February	2,906	2,252	197	109	110	35	3,213	2,396
	March	4,218	3,272	284	179	103	33	4,605	3,484
	April	4,614	2,903	333	194	104	44	5,051	3,141
	May	4,715	2,857	335	169	93	33	5,143	3,059
	Total		18,570	12,616	1,270	722	504	172	20,344

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

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

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

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

Residential Average Sale Price by Type
Greater Edmonton Area¹
May 2022

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2018	January	430,257	229,956	348,215	361,323
	February	442,046	238,013	355,420	375,117
	March	445,945	238,724	350,542	377,145
	April	431,181	248,660	324,722	372,329
	May	443,087	245,146	348,467	379,864
	June	443,634	241,023	344,388	380,050
	July	438,098	248,498	342,920	372,684
	August	425,129	247,241	331,267	366,981
	September	429,686	241,367	345,232	374,219
	October	428,340	221,246	333,762	362,371
	November	419,642	220,671	350,330	362,248
	December	428,834	210,269	344,829	361,947
	YTD Average	434,658	238,383	342,730	371,748
2019	January	403,773	217,249	322,052	337,982
	February	428,632	222,238	321,288	353,966
	March	424,022	213,273	334,454	357,462
	April	427,901	229,568	330,795	365,606
	May	431,704	238,201	334,755	368,870
	June	424,049	237,845	337,796	365,795
	July	430,158	222,978	333,317	367,300
	August	435,208	234,398	354,520	367,582
	September	419,936	217,664	343,569	351,451
	October	422,145	227,802	328,630	353,850
	November	420,655	227,992	322,330	353,748
	December	411,469	226,172	325,068	353,660
	YTD Average	425,129	227,393	333,482	360,278
2020	January	414,110	204,390	338,815	351,132
	February	426,404	212,967	321,892	351,149
	March	404,329	218,283	313,443	344,183
	April	410,441	223,167	330,346	353,682
	May	412,198	204,365	325,252	353,816
	June	423,236	220,011	329,377	360,198
	July	436,322	224,966	331,963	369,884
	August	439,848	229,298	342,214	374,629
	September	440,047	232,327	340,445	376,462
	October	442,923	231,557	335,643	382,003
	November	439,946	230,688	337,784	376,909
	December	429,014	217,389	331,069	362,502
	YTD Average	429,480	222,536	332,587	365,660
2021	January	427,683	215,591	344,400	364,033
	February	438,165	230,929	343,028	377,912
	March	458,130	229,710	348,205	391,436
	April	458,529	228,741	347,461	389,651
	May	465,626	241,886	358,135	401,394
	June	472,425	242,353	355,491	398,308
	July	466,184	239,950	357,355	389,841
	August	460,958	227,580	355,326	384,952
	September	453,760	224,212	336,758	377,862
	October	450,300	225,449	358,692	377,313
	November	457,245	225,639	347,557	384,276
	December	462,240	217,059	362,411	381,175
	YTD Average	457,986	230,701	351,674	387,058
2022	January	445,583	224,799	382,471	376,840
	February	493,468	225,935	374,987	411,380
	March	503,996	243,417	389,230	414,611
	April	511,404	238,411	409,387	418,385
	May	492,037	239,011	395,783	410,276

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

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

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

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2018	January	6,507 (940)	847 (50)	574 (18)	4,613 (670)	336 (10)
	February	7,127 (1,108)	917 (50)	633 (22)	5,044 (770)	367 (16)
	March	8,355 (1,380)	1,043 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,203 (1,657)	1,122 (91)	683 (26)	6,461 (1,129)	400 (16)
	May	10,318 (1,904)	1,369 (106)	715 (21)	7,315 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,544 (1,723)	1,527 (121)	720 (28)	7,623 (1,217)	433 (20)
	August	10,069 (1,678)	1,450 (124)	704 (27)	7,311 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,743 (1,234)	1,187 (89)	675 (33)	6,316 (853)	397 (23)
	November	8,096 (1,105)	1,051 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	884 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,103 (795)	906 (41)	650 (22)	5,020 (575)	375 (16)
	February	7,457 (976)	948 (43)	678 (18)	5,261 (710)	386 (10)
	March	8,298 (1,197)	1,079 (70)	726 (15)	5,817 (849)	419 (11)
	April	9,015 (1,679)	1,231 (81)	727 (29)	6,383 (1,148)	430 (19)
	May	9,551 (1,977)	1,344 (102)	783 (27)	6,859 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,130 (1,907)	1,445 (113)	748 (25)	6,644 (1,327)	435 (15)
	August	8,846 (1,566)	1,405 (112)	729 (22)	6,463 (1,104)	413 (11)
	September	8,545 (1,380)	1,316 (99)	715 (20)	6,281 (971)	407 (15)
	October	7,951 (1,325)	1,132 (90)	691 (29)	5,855 (941)	398 (15)
	November	7,307 (1,100)	1,013 (58)	722 (13)	5,383 (807)	432 (8)
	December	6,052 (843)	865 (44)	645 (16)	4,388 (600)	383 (10)
2020	January	6,331 (796)	894 (47)	661 (13)	4,566 (580)	389 (9)
	February	6,865 (1,052)	968 (63)	661 (27)	4,955 (742)	395 (15)
	March	7,282 (1,163)	1,011 (67)	662 (19)	5,254 (810)	399 (11)
	April	7,264 (746)	1,049 (43)	650 (7)	5,250 (514)	383 (6)
	May	7,782 (1,156)	1,150 (77)	660 (7)	5,640 (778)	392 (6)
	June	8,022 (2,046)	1,197 (142)	673 (28)	5,918 (1,365)	400 (16)
	July	8,054 (2,163)	1,180 (204)	697 (14)	5,961 (1,511)	409 (11)
	August	7,840 (1,874)	1,167 (166)	681 (17)	5,893 (1,262)	401 (12)
	September	7,549 (1,868)	1,103 (155)	694 (19)	5,683 (1,297)	406 (9)
	October	7,242 (1,670)	993 (146)	653 (26)	5,514 (1,161)	383 (14)
	November	6,468 (1,393)	824 (127)	667 (16)	4,939 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,535 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,919 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,710 (2,437)	788 (187)	648 (31)	5,098 (1,641)	356 (17)
	April	7,453 (2,862)	862 (225)	658 (23)	5,728 (1,928)	352 (14)
	May	7,985 (2,736)	890 (227)	666 (29)	6,196 (1,901)	361 (14)
	June	8,351 (2,717)	954 (186)	657 (29)	6,513 (1,898)	357 (17)
	July	8,302 (2,203)	937 (170)	664 (23)	6,495 (1,534)	359 (17)
	August	7,960 (2,055)	915 (150)	655 (18)	6,262 (1,430)	360 (11)
	September	7,639 (1,876)	858 (122)	641 (32)	6,050 (1,310)	368 (17)
	October	7,090 (1,860)	767 (147)	645 (24)	5,634 (1,304)	365 (16)
	November	6,036 (1,819)	657 (125)	666 (18)	4,835 (1,310)	392 (9)
	December	4,729 (1,316)	512 (87)	586 (35)	3,732 (965)	351 (25)
2022	January	4,689 (1,332)	497 (71)	613 (27)	3,707 (987)	370 (20)
	February	4,742 (2,252)	534 (109)	656 (35)	3,770 (1,676)	398 (25)
	March	5,199 (3,272)	596 (179)	686 (33)	4,146 (2,375)	416 (21)
	April	6,384 (2,903)	683 (194)	701 (44)	5,033 (2,106)	437 (18)
	May	7,548 (2,857)	788 (169)	712 (33)	6,045 (1,979)	451 (18)

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

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

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

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

5 Year Residential Activity

City of Edmonton

May 2022

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	1,978 / 7,376	1,644 / 6,409	1,121 / 4,572	1,563 / 6,094	1,715 / 6,235
Sales / YTD	1,135 / 5,151	1,205 / 4,500	485 / 2,048	808 / 2,728	784 / 2,826
Sales to New Listings Ratio / YTD	57% / 70%	73% / 70%	43% / 45%	52% / 45%	46% / 45%
Sales Volume	566,779,185	574,302,168	207,256,622	357,254,409	360,613,215
Sales Volume YTD	2,582,238,084	2,092,449,596	874,339,924	1,180,751,776	1,275,204,424
Average Sale Price	499,365	476,599	427,333	442,147	459,966
Average Sale Price YTD	501,308	464,989	426,924	432,827	451,240
Median Sale Price	460,000	429,000	397,000	399,950	410,500
Median Sale Price YTD	460,000	419,125	385,000	393,500	402,250
Average Days on Market / YTD	23 / 31	27 / 37	60 / 62	53 / 58	42 / 50
Median Days on Market / YTD	16 / 17	16 / 19	46 / 45	36 / 41	28 / 34
Average Days on Market (Cum.) / YTD	29 / 44	37 / 56	89 / 98	82 / 93	66 / 78
Median Days on Market (Cum.) / YTD	17 / 18	16 / 22	59 / 64	43 / 57	34 / 46
Condominium					
New Listings / YTD	1,173 / 4,903	1,096 / 4,802	727 / 3,055	842 / 3,553	1,100 / 4,406
Sales / YTD	591 / 2,652	449 / 1,860	180 / 936	395 / 1,357	389 / 1,480
Sales to New Listings Ratio / YTD	50% / 54%	41% / 39%	25% / 31%	47% / 38%	35% / 34%
Sales Volume	138,922,621	104,123,024	36,326,138	91,633,634	94,343,854
Sales Volume YTD	615,129,411	412,915,660	195,259,833	298,901,195	351,385,864
Average Sale Price	235,064	231,900	201,812	231,984	242,529
Average Sale Price YTD	231,949	221,998	208,611	220,266	237,423
Median Sale Price	215,000	220,000	182,500	215,000	220,000
Median Sale Price YTD	213,300	208,000	190,000	204,000	215,000
Average Days on Market / YTD	45 / 52	49 / 56	75 / 74	67 / 73	62 / 71
Median Days on Market / YTD	30 / 35	33 / 37	59 / 56	48 / 54	46 / 54
Average Days on Market (Cum.) / YTD	67 / 87	81 / 93	112 / 117	101 / 113	97 / 113
Median Days on Market (Cum.) / YTD	33 / 44	43 / 54	79 / 82	57 / 75	61 / 79
Duplex/Rowhouse					
New Listings / YTD	374 / 1,501	290 / 1,234	196 / 878	260 / 1,033	265 / 1,026
Sales / YTD	224 / 1,143	226 / 880	97 / 367	129 / 481	124 / 489
Sales to New Listings Ratio / YTD	60% / 76%	78% / 71%	49% / 42%	50% / 47%	47% / 48%
Sales Volume	92,975,553	83,546,831	32,363,590	44,093,668	43,973,105
Sales Volume YTD	465,539,259	317,299,672	122,143,142	161,776,593	172,056,879
Average Sale Price	415,069	369,676	333,645	341,811	354,622
Average Sale Price YTD	407,296	360,568	332,815	336,334	351,855
Median Sale Price	396,000	346,250	328,000	330,000	336,750
Median Sale Price YTD	385,200	340,000	325,000	325,000	337,000
Average Days on Market / YTD	24 / 31	32 / 42	60 / 73	63 / 67	54 / 57
Median Days on Market / YTD	17 / 17	22 / 23	54 / 60	44 / 46	43 / 41
Average Days on Market (Cum.) / YTD	27 / 40	38 / 57	94 / 107	106 / 105	70 / 77
Median Days on Market (Cum.) / YTD	19 / 17	23 / 26	65 / 75	57 / 65	45 / 50
Total Residential¹					
New Listings / YTD	3,589 / 14,085	3,101 / 12,723	2,093 / 8,741	2,722 / 10,971	3,143 / 11,945
Sales / YTD	1,979 / 9,123	1,901 / 7,370	778 / 3,424	1,360 / 4,642	1,310 / 4,867
Sales to New Listings Ratio / YTD	55% / 65%	61% / 58%	37% / 39%	50% / 42%	42% / 41%
Sales Volume	804,844,417	767,284,523	277,445,750	499,960,449	501,706,474
Sales Volume YTD	3,706,769,815	2,860,477,550	1,205,836,344	1,656,937,302	1,819,943,617
Average Sale Price	406,692	403,622	356,614	367,618	382,982
Average Sale Price YTD	406,310	388,124	352,172	356,945	373,935
Median Sale Price	387,000	373,000	347,000	347,500	355,000
Median Sale Price YTD	384,000	362,500	333,500	340,000	349,000
Average Days on Market / YTD	30 / 38	34 / 43	64 / 67	59 / 64	50 / 58
Median Days on Market / YTD	20 / 21	20 / 24	50 / 50	40 / 46	35 / 41
Average Days on Market (Cum.) / YTD	41 / 57	49 / 67	95 / 105	91 / 101	76 / 89
Median Days on Market (Cum.) / YTD	21 / 23	22 / 28	65 / 71	50 / 63	45 / 56

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

5 Year Commercial Activity (Part 1)

City of Edmonton

May 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	8 / 44	6 / 31	7 / 33	12 / 43	3 / 27
Sales / YTD	2 / 16	2 / 4	0 / 4	1 / 7	0 / 2
Sales to New Listings Ratio / YTD	25% / 36%	33% / 13%	0% / 12%	8% / 16%	0% / 7%
Sales Volume	1,515,000	660,000	0	2,400,000	0
Sales Volume YTD	35,523,250	1,900,000	3,339,000	6,663,799	3,120,000
Average Sale Price	757,500	330,000	0	2,400,000	0
Average Sale Price YTD	2,220,203	475,000	834,750	951,971	1,560,000
Median Sale Price	757,500	330,000	0	2,400,000	0
Median Sale Price YTD	723,750	512,500	800,000	659,000	1,560,000
Average Days on Market / YTD	162 / 185	110 / 82	0 / 561	273 / 524	0 / 447
Median Days on Market / YTD	162 / 127	110 / 87	0 / 506	273 / 596	0 / 447
Average Days on Market (Cum.) / YTD	508 / 315	262 / 158	0 / 561	273 / 524	0 / 447
Median Days on Market (Cum.) / YTD	508 / 166	262 / 114	0 / 506	273 / 596	0 / 447
Investment					
New Listings / YTD	18 / 87	11 / 70	18 / 69	14 / 73	17 / 107
Sales / YTD	7 / 36	5 / 23	1 / 11	7 / 19	6 / 22
Sales to New Listings Ratio / YTD	39% / 41%	45% / 33%	6% / 16%	50% / 26%	35% / 21%
Sales Volume	5,320,000	2,352,500	600,000	5,886,000	4,275,000
Sales Volume YTD	31,752,280	13,312,250	11,183,500	16,384,050	14,614,663
Average Sale Price	760,000	470,500	600,000	840,857	712,500
Average Sale Price YTD	882,008	578,793	1,016,682	862,318	664,303
Median Sale Price	415,000	426,000	600,000	385,000	390,000
Median Sale Price YTD	474,000	426,000	505,000	680,000	383,500
Average Days on Market / YTD	212 / 152	135 / 183	49 / 119	212 / 159	171 / 160
Median Days on Market / YTD	207 / 129	68 / 166	49 / 99	113 / 113	67 / 84
Average Days on Market (Cum.) / YTD	238 / 157	212 / 225	294 / 176	212 / 184	171 / 160
Median Days on Market (Cum.) / YTD	227 / 132	102 / 179	294 / 124	113 / 115	67 / 84
Multi Family					
New Listings / YTD	13 / 62	8 / 49	5 / 18	12 / 44	11 / 40
Sales / YTD	3 / 18	5 / 28	1 / 5	2 / 9	0 / 7
Sales to New Listings Ratio / YTD	23% / 29%	63% / 57%	20% / 28%	17% / 20%	0% / 18%
Sales Volume	3,795,000	3,845,000	1,269,000	3,744,000	0
Sales Volume YTD	23,605,000	36,705,000	5,814,700	9,019,000	7,215,600
Average Sale Price	1,265,000	769,000	1,269,000	1,872,000	0
Average Sale Price YTD	1,311,389	1,310,893	1,162,940	1,002,111	1,030,800
Median Sale Price	1,395,000	760,000	1,269,000	1,872,000	0
Median Sale Price YTD	1,346,500	1,220,000	1,232,000	690,000	685,000
Average Days on Market / YTD	50 / 83	89 / 185	209 / 341	193 / 169	0 / 98
Median Days on Market / YTD	52 / 51	66 / 102	209 / 209	193 / 89	0 / 49
Average Days on Market (Cum.) / YTD	50 / 116	190 / 238	395 / 510	193 / 169	0 / 98
Median Days on Market (Cum.) / YTD	52 / 95	112 / 130	395 / 364	193 / 89	0 / 49
Hotel/Motel					
New Listings / YTD	0 / 0	1 / 1	0 / 2	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
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

May 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	17 / 76	3 / 40	8 / 69	23 / 118	17 / 96
Sales / YTD	5 / 17	1 / 6	1 / 10	3 / 14	3 / 15
Sales to New Listings Ratio / YTD	29% / 22%	33% / 15%	13% / 14%	13% / 12%	18% / 16%
Sales Volume	1,705,500	517,288	55,000	515,000	456,000
Sales Volume YTD	5,001,500	1,882,068	1,257,800	4,256,250	2,046,800
Average Sale Price	341,100	517,288	55,000	171,667	152,000
Average Sale Price YTD	294,206	313,678	125,780	304,018	136,453
Median Sale Price	56,500	517,288	55,000	65,000	159,000
Median Sale Price YTD	167,000	286,140	97,500	137,000	112,000
Average Days on Market / YTD	117 / 140	366 / 247	86 / 144	111 / 225	187 / 142
Median Days on Market / YTD	68 / 75	366 / 276	86 / 142	103 / 180	164 / 104
Average Days on Market (Cum.) / YTD	117 / 140	366 / 247	86 / 144	111 / 225	198 / 144
Median Days on Market (Cum.) / YTD	68 / 75	366 / 276	86 / 142	103 / 180	164 / 104
Lease					
New Listings / YTD	9 / 60	14 / 48	17 / 76	22 / 75	14 / 68
Sales / YTD	1 / 15	1 / 13	3 / 17	4 / 24	5 / 30
Sales to New Listings Ratio / YTD	11% / 25%	7% / 27%	18% / 22%	18% / 32%	36% / 44%
Sales Volume	79,200	570,000	1,142,514	547,500	721,915
Sales Volume YTD	2,032,730	2,601,357	7,511,096	2,216,010	2,716,208
Average Sale Price	79,200	570,000	380,838	136,875	144,383
Average Sale Price YTD	135,515	200,104	441,829	92,334	90,540
Median Sale Price	79,200	570,000	221,300	135,000	150,875
Median Sale Price YTD	111,889	106,200	270,084	85,350	59,765
Average Days on Market / YTD	207 / 123	235 / 273	119 / 200	180 / 145	49 / 120
Median Days on Market / YTD	207 / 83	235 / 145	130 / 181	148 / 97	20 / 105
Average Days on Market (Cum.) / YTD	207 / 177	235 / 295	119 / 200	180 / 145	49 / 120
Median Days on Market (Cum.) / YTD	207 / 135	235 / 207	130 / 181	148 / 97	20 / 105
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
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
Total Commercial¹					
New Listings / YTD	65 / 331	43 / 239	56 / 268	84 / 355	62 / 340
Sales / YTD	18 / 102	14 / 74	6 / 47	17 / 73	14 / 76
Sales to New Listings Ratio / YTD	28% / 31%	33% / 31%	11% / 18%	20% / 21%	23% / 22%
Sales Volume	12,414,700	7,944,788	3,066,514	13,092,500	5,452,915
Sales Volume YTD	97,914,760	56,400,675	29,106,096	38,539,109	29,713,271
Average Sale Price	689,706	567,485	511,086	770,147	389,494
Average Sale Price YTD	959,949	762,171	619,279	527,933	390,964
Median Sale Price	395,000	528,644	410,650	350,000	240,400
Median Sale Price YTD	451,500	545,000	344,000	260,000	182,500
Average Days on Market / YTD	153 / 139	139 / 199	117 / 215	188 / 203	131 / 142
Median Days on Market / YTD	129 / 95	92 / 130	108 / 159	113 / 123	86 / 101
Average Days on Market (Cum.) / YTD	201 / 175	224 / 241	189 / 246	188 / 210	133 / 143
Median Days on Market (Cum.) / YTD	144 / 120	160 / 172	145 / 181	113 / 124	86 / 101

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

May 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	69	55	23	278	237	128
	Average	472,596	421,281	504,506	464,411	439,380	435,258
	Median	420,000	384,750	440,000	418,750	400,000	395,000
North Central	Sales	261	253	109	1,068	925	443
	Average	424,510	411,599	372,763	427,133	390,843	361,153
	Median	405,000	390,000	371,000	406,250	376,000	356,100
Northeast	Sales	68	69	29	297	252	126
	Average	357,335	341,907	319,996	356,594	338,187	310,878
	Median	327,000	332,000	292,000	325,000	320,500	291,000
Central	Sales	45	40	19	206	163	81
	Average	317,950	290,344	292,289	304,899	291,745	262,176
	Median	295,000	274,000	265,000	281,000	270,000	245,000
West	Sales	102	126	44	450	435	185
	Average	609,799	540,620	496,302	573,068	543,903	513,256
	Median	483,700	441,000	390,000	457,700	449,000	390,000
Southwest	Sales	152	189	62	693	634	258
	Average	607,112	608,432	524,651	604,956	588,716	536,324
	Median	550,000	539,800	466,000	539,000	519,175	475,000
Southeast	Sales	195	206	78	881	771	370
	Average	449,045	427,543	394,959	452,807	420,357	401,853
	Median	425,000	403,000	362,000	425,000	389,000	360,000
Anthony Henday	Sales	243	267	121	1,278	1,083	457
	Average	587,334	526,615	454,677	588,574	517,147	473,129
	Median	539,000	490,000	422,500	542,650	469,000	430,000
City of Edmonton Total	Sales	1,135	1,205	485	5,151	4,500	2,048
	Average	499,365	476,599	427,333	501,308	464,989	426,924
	Median	460,000	429,000	397,000	460,000	419,125	385,000
Condominiums							
Northwest	Sales	19	15	6	68	55	35
	Average	176,091	208,732	178,750	223,470	230,031	248,061
	Median	153,750	184,000	207,500	216,000	230,000	255,000
North Central	Sales	117	76	34	459	324	155
	Average	210,896	224,938	178,003	215,221	204,706	184,181
	Median	207,500	231,700	177,000	212,750	195,000	184,500
Northeast	Sales	45	25	11	181	114	73
	Average	161,981	176,812	114,398	160,095	159,398	145,834
	Median	155,000	170,000	108,880	153,000	155,000	151,500
Central	Sales	58	67	25	291	279	148
	Average	245,609	236,203	250,886	237,199	241,912	239,008
	Median	225,000	228,500	205,000	204,500	223,000	221,000
West	Sales	45	38	19	219	171	90
	Average	242,633	211,901	182,158	230,582	196,342	184,063
	Median	199,000	175,000	180,000	182,000	175,000	170,000
Southwest	Sales	93	79	32	457	293	160
	Average	265,500	263,931	250,268	251,778	244,422	227,126
	Median	257,000	257,000	231,750	239,000	230,789	205,000
Southeast	Sales	84	58	22	358	250	118
	Average	226,588	201,432	165,662	209,420	204,165	183,159
	Median	195,500	192,500	148,475	195,000	188,000	170,650
Anthony Henday	Sales	130	91	31	619	374	157
	Average	267,109	253,461	211,512	262,702	246,105	238,803
	Median	252,500	250,000	214,000	260,000	238,000	240,000
City of Edmonton Total	Sales	591	449	180	2,652	1,860	936
	Average	235,064	231,900	201,812	231,949	221,998	208,611
	Median	215,000	220,000	182,500	213,300	208,000	190,000

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
May 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	48	226	36	156	34	121	36	132	16	82
100,000 - 149,999	105	453	62	324	42	203	61	230	42	184
150,000 - 199,999	136	687	107	524	54	293	99	404	124	422
200,000 - 249,999	141	608	114	503	51	286	136	429	105	444
250,000 - 299,999	177	797	217	808	98	436	137	534	129	563
300,000 - 324,999	92	480	97	490	57	272	103	357	91	353
325,000 - 349,999	99	515	172	581	61	264	120	389	129	399
350,000 - 374,999	112	553	157	592	66	312	94	364	102	424
375,000 - 399,999	143	614	144	583	65	245	113	352	90	346
400,000 - 424,999	113	553	108	419	58	173	88	264	94	278
425,000 - 449,999	128	519	117	376	33	152	71	216	65	226
450,000 - 474,999	92	423	79	300	32	120	59	205	51	201
475,000 - 499,999	104	388	77	264	18	100	42	151	38	156
500,000 - 524,999	72	335	51	218	17	67	31	93	44	119
525,000 - 549,999	59	278	68	204	18	61	26	80	32	114
550,000 - 574,999	49	229	48	150	17	49	23	72	21	80
575,000 - 599,999	39	213	30	138	6	32	17	53	24	70
600,000 - 649,999	77	351	58	190	14	48	23	78	27	93
650,000 - 699,999	56	256	44	143	9	50	20	59	21	73
700,000 - 749,999	40	188	26	84	8	35	14	33	13	46
750,000 - 799,999	24	111	22	69	2	18	12	33	6	37
800,000 - 899,999	35	149	17	100	4	25	11	45	15	50
900,000 - 999,999	13	76	12	46	6	17	10	25	8	36
1,000,000-1,499,999	18	86	34	86	7	34	10	32	17	53
1,500,000-1,999,999	4	21	3	14	1	7	3	9	4	12
2,000,000-2,499,999	1	6	1	6	0	1	0	0	2	4
2,500,000-2,999,999	1	3	0	2	0	3	0	1	0	2
3,000,000-3,499,999	0	1	0	0	0	0	0	1	0	0
3,500,000+	1	4	0	0	0	0	1	1	0	0
Total	1,979	9,123	1,901	7,370	778	3,424	1,360	4,642	1,310	4,867

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

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

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	3	0	0	2	2
100,000 - 149,999	7	27	3	15	3	19	5	29	2	4
150,000 - 199,999	3	34	8	42	8	38	7	34	5	32
200,000 - 249,999	22	99	19	100	18	89	32	108	17	77
250,000 - 299,999	66	273	79	332	47	223	60	237	58	245
300,000 - 324,999	54	248	58	264	30	148	53	172	42	176
325,000 - 349,999	57	299	92	312	32	163	81	247	72	243
350,000 - 374,999	62	306	105	405	52	246	70	290	79	306
375,000 - 399,999	93	347	117	478	60	210	96	300	79	290
400,000 - 424,999	70	363	96	378	53	156	76	235	82	234
425,000 - 449,999	97	388	105	337	32	140	60	195	59	202
450,000 - 474,999	80	356	77	288	30	106	53	185	48	189
475,000 - 499,999	88	334	66	233	17	87	32	134	33	128
500,000 - 524,999	62	299	47	198	16	62	28	83	38	104
525,000 - 549,999	50	244	66	193	17	59	24	72	28	102
550,000 - 574,999	43	208	40	124	16	46	22	67	16	67
575,000 - 599,999	35	194	27	125	6	32	15	48	22	58
600,000 - 649,999	67	312	54	175	13	44	20	70	23	81
650,000 - 699,999	48	235	38	129	9	47	17	52	18	64
700,000 - 749,999	39	169	24	79	8	33	12	29	10	41
750,000 - 799,999	24	104	20	59	2	17	11	31	6	35
800,000 - 899,999	35	140	16	89	4	23	11	45	15	46
900,000 - 999,999	13	70	11	44	6	17	10	24	7	32
1,000,000-1,499,999	13	70	33	80	5	29	9	29	17	52
1,500,000-1,999,999	4	18	3	14	1	7	3	9	4	11
2,000,000-2,499,999	1	6	1	5	0	1	0	0	2	3
2,500,000-2,999,999	1	3	0	2	0	3	0	1	0	2
3,000,000-3,499,999	0	1	0	0	0	0	0	1	0	0
3,500,000+	1	4	0	0	0	0	1	1	0	0
Total	1,135	5,151	1,205	4,500	485	2,048	808	2,728	784	2,826

Condominium Sales by Price Range
City of Edmonton
May 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	37	157	27	114	21	78	25	96	9	64
100,000 - 149,999	91	405	57	292	38	177	55	193	39	176
150,000 - 199,999	130	635	98	469	45	242	92	364	112	374
200,000 - 249,999	110	462	87	361	30	172	85	275	81	330
250,000 - 299,999	96	447	112	366	31	146	61	220	61	250
300,000 - 324,999	31	173	17	66	5	32	20	61	28	84
325,000 - 349,999	23	92	8	37	2	23	9	33	16	37
350,000 - 374,999	15	69	11	39	1	16	7	18	8	32
375,000 - 399,999	15	63	6	34	2	15	10	28	8	28
400,000 - 424,999	10	33	4	13	2	11	5	15	4	20
425,000 - 449,999	8	24	7	15	0	5	10	16	4	16
450,000 - 474,999	5	18	0	4	0	6	2	7	2	8
475,000 - 499,999	3	14	5	14	0	2	5	5	1	11
500,000 - 524,999	5	12	0	4	0	1	1	3	2	8
525,000 - 549,999	1	4	1	5	0	0	0	4	4	7
550,000 - 574,999	1	6	4	11	1	2	0	2	4	8
575,000 - 599,999	1	5	0	2	0	0	2	4	1	6
600,000 - 649,999	4	7	1	1	0	2	1	3	1	6
650,000 - 699,999	4	7	2	2	0	2	3	4	2	3
700,000 - 749,999	0	6	0	0	0	1	1	3	1	3
750,000 - 799,999	0	1	1	3	0	0	1	1	0	2
800,000 - 899,999	0	3	0	4	0	1	0	0	0	3
900,000 - 999,999	0	2	1	1	0	0	0	1	1	3
1,000,000+	1	7	0	3	2	2	0	1	0	1
Total	591	2,652	449	1,860	180	936	395	1,357	389	1,480

City of Edmonton

May 2022

Price Range	2022		2021		2020		2019		2018	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	0	0	1	0	0	0	2	0	0
150,000 - 199,999	2	5	1	6	1	10	0	5	5	7
200,000 - 249,999	5	37	6	29	2	16	12	36	6	24
250,000 - 299,999	15	68	24	99	20	65	14	71	10	62
300,000 - 324,999	7	57	21	155	22	92	29	121	21	90
325,000 - 349,999	18	118	72	230	27	78	30	107	40	114
350,000 - 374,999	35	174	40	147	13	47	17	56	15	85
375,000 - 399,999	35	201	20	66	3	20	7	23	3	28
400,000 - 424,999	33	150	7	26	3	6	6	12	6	19
425,000 - 449,999	22	104	5	22	1	6	1	5	2	8
450,000 - 474,999	7	46	2	7	1	7	4	12	1	4
475,000 - 499,999	11	36	6	16	1	10	5	11	4	15
500,000 - 524,999	5	22	4	13	1	4	1	6	4	6
525,000 - 549,999	8	26	1	6	1	2	1	3	0	5
550,000 - 574,999	5	14	4	14	0	1	1	3	1	4
575,000 - 599,999	3	14	3	11	0	0	0	1	1	5
600,000 - 649,999	6	30	3	13	1	2	1	4	2	5
650,000 - 699,999	4	13	4	10	0	0	0	2	1	5
700,000 - 749,999	0	10	1	3	0	1	0	0	2	2
750,000 - 799,999	0	4	1	4	0	0	0	1	0	0
800,000 - 899,999	0	3	1	2	0	0	0	0	0	0
900,000 - 999,999	0	2	0	0	0	0	0	0	0	1
1,000,000+	3	9	0	0	0	0	0	0	0	0
Total	224	1,143	226	880	97	367	129	481	124	489

Summary of Properties Listed and Sold
City of Edmonton
May 2022

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2018	January	1,851	670	66	10
	February	1,865	770	69	16
	March	2,530	988	73	20
	April	2,556	1,129	70	16
	May	3,143	1,310	62	14
	June	2,802	1,255	85	8
	July	2,428	1,217	50	20
	August	2,333	1,152	57	21
	September	1,951	922	46	18
	October	1,848	853	62	23
	November	1,561	796	52	8
	December	892	566	43	15
	Total	25,760	11,628	735	189
2019	January	1,789	575	68	16
	February	1,750	710	63	10
	March	2,199	849	70	11
	April	2,511	1,148	70	19
	May	2,722	1,360	84	17
	June	2,212	1,259	34	15
	July	2,180	1,327	70	15
	August	2,186	1,104	48	11
	September	1,992	971	59	15
	October	1,743	941	58	15
	November	1,326	807	67	8
	December	932	600	40	10
	Total	23,542	11,651	731	162
2020	January	1,600	580	53	9
	February	1,779	742	59	15
	March	1,930	810	67	11
	April	1,339	514	33	6
	May	2,093	778	56	6
	June	2,569	1,365	74	16
	July	2,294	1,511	59	11
	August	2,097	1,262	38	12
	September	2,150	1,297	52	9
	October	2,030	1,161	30	14
	November	1,403	1,014	54	12
	December	977	803	32	7
	Total	22,261	11,837	607	128
2021	January	1,693	828	51	14
	February	1,872	1,072	49	15
	March	2,908	1,641	53	17
	April	3,149	1,928	43	14
	May	3,101	1,901	43	14
	June	3,081	1,898	50	17
	July	2,540	1,534	48	17
	August	2,372	1,430	41	11
	September	2,324	1,310	55	17
	October	1,964	1,304	47	16
	November	1,626	1,310	61	9
	December	1,036	965	53	25
	Total	27,666	17,121	594	186
2022	January	1,646	987	64	20
	February	2,235	1,676	69	25
	March	3,171	2,375	65	21
	April	3,444	2,106	68	18
	May	3,589	1,979	65	18
	Total	14,085	9,123	331	102

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

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

Residential Average Sale Price by Type
City of Edmonton
May 2022

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ¹
2018	January	442,808	223,687	366,643	360,208
	February	452,006	235,704	367,057	375,079
	March	458,768	232,294	347,790	375,405
	April	438,631	246,632	332,975	369,519
	May	459,966	242,529	354,622	382,982
	June	451,962	236,004	360,496	377,310
	July	451,721	246,814	352,139	374,564
	August	436,848	245,634	341,781	367,189
	September	440,219	243,429	358,978	376,595
	October	439,825	215,534	345,800	359,680
	November	430,822	216,542	355,868	360,451
	December	440,874	202,958	357,792	367,488
	YTD Average	446,262	234,939	352,559	371,625
2019	January	405,585	212,158	332,943	331,285
	February	435,877	219,057	331,725	354,729
	March	432,592	205,503	337,320	354,235
	April	432,961	222,402	334,401	360,527
	May	442,147	231,984	341,811	367,618
	June	432,812	235,802	344,210	367,605
	July	438,369	217,749	343,232	363,885
	August	450,029	229,902	364,415	369,827
	September	431,505	214,386	356,338	351,928
	October	432,318	223,410	341,088	354,424
	November	424,848	226,369	324,506	350,486
	December	417,292	224,538	331,295	353,364
	YTD Average	433,555	222,898	341,512	358,854
2020	January	425,002	200,958	347,961	350,491
	February	446,576	205,992	321,941	356,378
	March	413,040	215,830	322,895	341,591
	April	421,999	218,716	341,462	357,946
	May	427,333	201,812	333,645	356,614
	June	430,506	214,095	335,541	357,329
	July	445,530	216,097	343,483	365,751
	August	447,341	221,353	349,692	371,308
	September	447,639	226,976	342,804	376,349
	October	449,489	220,849	340,165	378,683
	November	451,365	225,031	346,301	377,490
	December	431,150	214,461	336,252	356,912
	YTD Average	438,854	216,346	339,785	364,280
2021	January	436,576	212,439	358,502	363,520
	February	446,855	213,215	353,122	373,412
	March	470,673	221,842	360,093	391,061
	April	470,291	222,233	357,135	389,093
	May	476,599	231,900	369,676	403,622
	June	490,418	239,231	360,204	398,722
	July	475,796	237,555	365,380	390,020
	August	470,044	220,427	371,992	383,971
	September	466,050	217,395	344,137	379,522
	October	464,417	222,206	368,860	379,156
	November	467,796	218,700	355,757	384,547
	December	471,705	201,752	367,420	378,909
	YTD Average	469,697	223,671	361,459	386,988
2022	January	450,589	220,727	386,792	375,419
	February	501,344	219,844	390,171	410,502
	March	508,562	239,269	405,525	409,636
	April	520,426	233,610	427,049	413,342
	May	499,365	235,064	415,069	406,692

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

May 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	3,654	3,144	2,149	2,806	3,205
Sales	1,997	1,915	784	1,377	1,324
Sales Volume	817,259,117	775,229,311	280,512,264	513,052,949	507,159,389
Edmonton City Year to Date					
New Listings	14,416	12,962	9,009	11,326	12,285
Sales	9,225	7,444	3,471	4,715	4,943
Sales Volume	3,804,684,575	2,916,878,225	1,234,942,440	1,695,476,411	1,849,656,888
Edmonton City Month End Active Inventory					
Residential	6,045	6,196	5,640	6,859	7,315
Commercial	451	361	392	458	423
TOTAL	6,496	6,557	6,032	7,317	7,738
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Greater Edmonton Area Monthly					
New Listings	5,143	4,565	3,307	4,245	4,864
Sales	3,059	2,992	1,240	2,106	2,031
Sales Volume	1,299,134,742	1,255,388,780	452,645,093	798,104,138	794,894,077
Greater Edmonton Area Year to Date					
New Listings	20,344	19,302	13,664	17,226	18,673
Sales	13,510	11,776	5,283	7,072	7,466
Sales Volume	5,776,734,360	4,775,222,516	1,923,933,622	2,616,674,399	2,850,306,511
Greater Edmonton Area Month End Active Inventory					
Residential	7,548	7,985	7,782	9,551	10,318
Rural	788	890	1,150	1,344	1,369
Commercial	712	666	660	783	715
TOTAL	9,048	9,541	9,592	11,678	12,402
<hr/>					
Total Board Monthly					
New Listings	5,979	5,310	3,912	5,065	5,836
Sales	3,500	3,497	1,424	2,395	2,280
Sales Volume	1,443,019,875	1,410,698,301	493,074,392	871,609,067	864,558,114
Total Board Year to Date					
New Listings	23,362	22,532	16,102	20,320	21,963
Sales	15,128	13,644	5,989	7,987	8,329
Sales Volume	6,254,967,410	5,311,438,641	2,087,135,086	2,852,902,469	3,078,736,100

Total Board

May 2022

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	3,011 / 11,381	2,582 / 10,669	1,871 / 7,624	2,526 / 10,100	2,845 / 10,736
Sales / YTD	1,945 / 8,214	1,982 / 7,648	834 / 3,379	1,375 / 4,521	1,322 / 4,719
Sales to New Listings Ratio / YTD	65% / 72%	77% / 72%	45% / 44%	54% / 45%	46% / 44%
Sales Volume	914,908,528	887,892,194	329,533,753	570,040,780	567,141,835
Sales Volume YTD	3,921,220,559	3,340,662,180	1,338,607,098	1,848,122,477	1,999,052,514
Condominium					
New Listings / YTD	1,404 / 5,833	1,311 / 5,743	870 / 3,722	1,025 / 4,344	1,310 / 5,326
Sales / YTD	729 / 3,254	569 / 2,341	216 / 1,145	475 / 1,668	484 / 1,825
Sales to New Listings Ratio / YTD	52% / 56%	43% / 41%	25% / 31%	46% / 38%	37% / 34%
Sales Volume	174,042,469	137,388,232	43,879,187	112,841,186	118,383,037
Sales Volume YTD	766,682,685	539,169,276	242,570,004	377,527,739	438,749,672
Duplex/Rowhouse					
New Listings / YTD	524 / 2,107	430 / 1,857	317 / 1,325	390 / 1,582	400 / 1,586
Sales / YTD	353 / 1,641	337 / 1,315	157 / 587	216 / 760	195 / 741
Sales to New Listings Ratio / YTD	67% / 78%	78% / 71%	50% / 44%	55% / 48%	49% / 47%
Sales Volume	138,341,090	119,360,179	50,524,639	72,237,294	66,883,750
Sales Volume YTD	637,220,528	457,165,471	189,357,963	250,116,864	252,941,342
Total Residential¹					
New Listings / YTD	5,109 / 20,038	4,503 / 18,957	3,175 / 13,218	4,089 / 16,689	4,733 / 18,352
Sales / YTD	3,115 / 13,514	2,963 / 11,659	1,247 / 5,265	2,135 / 7,136	2,043 / 7,466
Sales to New Listings Ratio / YTD	61% / 67%	66% / 62%	39% / 40%	52% / 43%	43% / 41%
Sales Volume	1,240,729,073	1,155,246,455	427,379,879	765,240,788	757,848,212
Sales Volume YTD	5,395,292,373	4,398,608,798	1,790,296,076	2,500,291,067	2,723,057,946
Acreeage with Home					
New Listings / YTD	521 / 1,835	496 / 2,093	465 / 1,699	567 / 2,110	707 / 2,108
Sales / YTD	271 / 1,011	367 / 1,311	124 / 465	159 / 538	163 / 524
Sales to New Listings Ratio / YTD	52% / 55%	74% / 63%	27% / 27%	28% / 25%	23% / 25%
Sales Volume	154,080,912	197,600,387	54,706,749	73,394,545	87,249,918
Sales Volume YTD	598,045,693	692,495,828	214,775,813	255,049,103	251,355,212
Vacant Acreeage and Recreational					
New Listings / YTD	197 / 738	183 / 843	148 / 597	184 / 671	228 / 758
Sales / YTD	69 / 363	117 / 477	41 / 152	60 / 154	49 / 192
Sales to New Listings Ratio / YTD	35% / 49%	64% / 57%	28% / 25%	33% / 23%	21% / 25%
Sales Volume	20,911,151	31,578,959	7,148,750	13,242,488	9,392,850
Sales Volume YTD	103,267,171	110,189,584	33,514,901	34,335,088	42,619,286
Recreational with Home					
New Listings / YTD	13 / 46	18 / 53	14 / 26	31 / 64	34 / 69
Sales / YTD	3 / 19	7 / 21	3 / 8	8 / 18	4 / 13
Sales to New Listings Ratio / YTD	23% / 41%	39% / 40%	21% / 31%	26% / 28%	12% / 19%
Sales Volume	767,900	1,696,200	448,500	1,594,000	1,164,800
Sales Volume YTD	6,741,525	5,761,749	1,815,000	3,585,400	3,838,449
Total Rural²					
New Listings / YTD	731 / 2,619	697 / 2,989	627 / 2,322	782 / 2,845	969 / 2,935
Sales / YTD	343 / 1,393	491 / 1,809	168 / 625	227 / 710	216 / 729
Sales to New Listings Ratio / YTD	47% / 53%	70% / 61%	27% / 27%	29% / 25%	22% / 25%
Sales Volume	175,759,963	230,875,546	62,303,999	88,231,033	97,807,568
Sales Volume YTD	708,054,389	808,447,161	250,105,714	292,969,591	297,812,947

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

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

5 Year Commercial Activity

Total Board

May 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	28 / 136	21 / 111	22 / 88	35 / 158	22 / 112
Sales / YTD	4 / 30	6 / 17	0 / 13	7 / 24	3 / 11
Sales to New Listings Ratio / YTD	14% / 22%	29% / 15%	0% / 15%	20% / 15%	14% / 10%
Sales Volume	1,668,500	2,420,000	0	5,041,900	1,408,845
Sales Volume YTD	47,424,749	5,978,378	5,598,500	13,543,699	6,648,845
Investment					
New Listings / YTD	46 / 205	33 / 182	29 / 168	60 / 210	42 / 217
Sales / YTD	18 / 82	16 / 62	3 / 29	10 / 41	8 / 42
Sales to New Listings Ratio / YTD	39% / 40%	48% / 34%	10% / 17%	17% / 20%	19% / 19%
Sales Volume	15,073,250	13,777,052	891,500	6,672,000	5,100,500
Sales Volume YTD	59,211,230	40,279,212	19,586,505	25,717,150	31,286,533
Multi Family					
New Listings / YTD	18 / 88	12 / 65	9 / 29	14 / 60	13 / 47
Sales / YTD	4 / 27	6 / 35	1 / 7	3 / 11	0 / 9
Sales to New Listings Ratio / YTD	22% / 31%	50% / 54%	11% / 24%	21% / 18%	0% / 19%
Sales Volume	4,995,000	4,175,000	1,269,000	4,314,000	0
Sales Volume YTD	29,867,500	41,960,000	7,854,700	9,989,000	8,145,600
Hotel/Motel					
New Listings / YTD	0 / 1	2 / 5	2 / 5	0 / 1	1 / 9
Sales / YTD	0 / 2	0 / 0	0 / 0	0 / 1	0 / 1
Sales to New Listings Ratio / YTD	0% / 200%	0% / 0%	0% / 0%	0% / 100%	0% / 11%
Sales Volume	0	0	0	0	0
Sales Volume YTD	633,000	0	0	280,000	165,000
Business					
New Listings / YTD	28 / 148	10 / 79	20 / 122	44 / 200	29 / 168
Sales / YTD	8 / 31	5 / 17	1 / 23	5 / 23	4 / 24
Sales to New Listings Ratio / YTD	29% / 21%	50% / 22%	5% / 19%	11% / 12%	14% / 14%
Sales Volume	3,055,500	2,367,288	55,000	1,255,000	1,401,000
Sales Volume YTD	7,693,000	8,832,568	3,959,300	6,687,150	6,486,800
Lease					
New Listings / YTD	19 / 122	32 / 139	27 / 143	39 / 152	26 / 122
Sales / YTD	8 / 46	9 / 42	3 / 26	8 / 41	6 / 47
Sales to New Listings Ratio / YTD	42% / 38%	28% / 30%	11% / 18%	21% / 27%	23% / 39%
Sales Volume	1,738,589	1,086,960	1,142,514	854,346	991,989
Sales Volume YTD	6,227,669	6,462,523	9,701,791	3,424,812	5,125,429
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Total Commercial¹					
New Listings / YTD	139 / 705	110 / 586	110 / 562	194 / 786	134 / 676
Sales / YTD	42 / 221	43 / 176	9 / 99	33 / 141	21 / 134
Sales to New Listings Ratio / YTD	30% / 31%	39% / 30%	8% / 18%	17% / 18%	16% / 20%
Sales Volume	26,530,839	24,576,300	3,390,514	18,137,246	8,902,334
Sales Volume YTD	151,620,648	104,382,682	46,733,296	59,641,811	57,865,207

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

May 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	8	8	6	28	32	16
	Sales Volume	2,560,000	2,008,000	1,564,000	6,764,801	7,888,900	3,804,000
	Average Price	320,000	251,000	260,667	241,600	246,528	237,750
	Median Price	255,500	232,500	248,000	228,500	238,500	240,000
Beaumont	Sales	73	54	33	264	252	107
	Sales Volume	37,558,344	24,351,800	15,140,905	138,090,605	110,551,741	43,743,855
	Average Price	514,498	450,959	458,815	523,070	438,697	408,821
	Median Price	532,500	445,500	433,000	510,000	432,500	392,500
Bonnyville	Sales	16	14	6	48	45	22
	Sales Volume	5,143,000	4,420,700	1,248,250	11,691,907	11,098,200	3,712,450
	Average Price	321,438	315,764	208,042	243,581	246,627	168,748
	Median Price	306,500	298,500	182,500	237,500	249,000	153,500
Cold Lake	Sales	68	58	15	201	186	68
	Sales Volume	22,452,499	17,965,300	4,136,000	61,253,949	54,772,155	18,231,750
	Average Price	330,184	309,747	275,733	304,746	294,474	268,114
	Median Price	365,250	317,250	278,000	327,000	301,000	273,625
Devon	Sales	21	20	7	74	58	27
	Sales Volume	7,448,400	6,983,899	2,045,600	24,097,499	19,038,599	7,438,150
	Average Price	354,686	349,195	292,229	325,642	328,252	275,487
	Median Price	349,900	317,500	299,000	321,450	317,000	279,350
Drayton Valley	Sales	23	19	6	86	76	38
	Sales Volume	6,203,900	5,441,250	973,500	23,709,020	18,838,150	7,957,050
	Average Price	269,735	286,382	162,250	275,686	247,870	209,396
	Median Price	255,000	293,000	202,500	286,250	252,000	213,000
Fort Saskatchewan	SFD Sales	53	46	26	226	252	103
	SFD Average Price	474,474	463,824	358,970	481,322	436,344	380,957
	SFD Median Price	454,500	451,250	360,000	455,000	420,750	370,000
	Condo Sales	10	6	2	42	30	13
	Condo Average Price	233,950	255,500	n/a	224,907	231,145	222,923
	Condo Median Price	234,750	212,500	n/a	225,450	210,250	230,000
	Total Sales Volume	33,303,767	29,771,650	12,774,110	143,368,083	144,962,522	52,347,410
Gibbons	Sales	8	7	10	26	34	26
	Sales Volume	2,458,400	2,173,500	2,389,500	8,496,800	9,830,900	6,560,900
	Average Price	307,300	310,500	238,950	326,800	289,144	252,342
	Median Price	297,500	287,500	228,500	295,250	276,000	240,000
Leduc	SFD Sales	60	73	37	296	288	118
	SFD Average Price	430,189	402,721	376,855	436,911	394,781	381,195
	SFD Median Price	400,906	388,750	342,500	420,000	382,500	361,000
	Condo Sales	16	8	3	43	35	15
	Condo Average Price	205,644	327,938	n/a	225,757	230,433	202,837
	Condo Median Price	207,500	306,750	n/a	210,000	198,000	183,000
	Total Sales Volume	35,281,311	36,481,655	17,027,600	172,900,371	142,441,807	56,794,975

n/a = insufficient data

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

May 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville	Sales	41	46	19	165	161	47
	Sales Volume	14,682,750	14,859,399	5,583,000	59,399,437	54,858,112	13,836,666
	Average Price	358,116	323,030	293,842	359,997	340,734	294,397
	Median Price	345,000	352,500	295,000	345,000	355,000	288,500
Sherwood Park	SFD Sales	113	116	50	424	485	246
	SFD Average Price	520,053	464,007	424,564	515,435	465,180	421,110
	SFD Median Price	472,500	437,250	407,450	485,000	440,000	410,000
	Condo Sales	33	30	6	150	129	47
	Condo Average Price	305,247	328,243	228,917	294,919	319,415	283,271
	Condo Median Price	281,000	283,250	216,750	284,950	288,500	273,000
	Total Sales Volume	74,717,914	68,916,662	24,135,101	279,929,214	287,438,839	122,169,125
Spruce Grove	SFD Sales	76	79	28	332	316	102
	SFD Average Price	432,585	421,689	371,836	455,543	415,110	359,918
	SFD Median Price	413,500	411,000	366,000	430,000	409,000	355,000
	Condo Sales	13	11	5	58	36	18
	Condo Average Price	217,154	221,987	217,680	241,101	218,434	215,208
	Condo Median Price	189,000	190,000	238,949	210,250	194,692	216,500
	Total Sales Volume	42,362,223	44,741,204	16,763,814	203,208,256	169,983,270	61,797,508
St. Albert	SFD Sales	126	124	48	459	493	190
	SFD Average Price	547,301	512,996	424,130	550,794	496,380	433,928
	SFD Median Price	497,450	477,500	397,500	515,000	459,900	403,750
	Condo Sales	41	41	12	156	136	71
	Condo Average Price	274,773	284,787	250,363	275,242	284,465	240,614
	Condo Median Price	247,500	250,000	253,500	250,000	250,000	221,500
	Total Sales Volume	86,662,758	80,671,929	24,067,100	312,434,827	298,088,672	105,453,600
St. Paul	Sales	16	16	6	50	53	21
	Sales Volume	3,798,500	4,044,685	1,213,500	11,919,560	13,217,012	4,022,400
	Average Price	237,406	252,793	202,250	238,391	249,378	191,543
	Median Price	218,750	250,000	198,750	220,000	255,000	195,000
Stony Plain	Sales	62	40	23	242	194	98
	Sales Volume	22,756,161	14,330,399	7,535,949	89,963,924	66,204,369	30,819,781
	Average Price	367,035	358,260	327,650	371,752	341,260	314,488
	Median Price	367,000	357,500	317,649	357,250	340,000	310,000
Vegreville	Sales	12	11	4	44	47	24
	Sales Volume	2,917,050	1,858,500	n/a	10,611,000	9,603,900	3,194,400
	Average Price	243,088	168,955	n/a	241,159	204,338	133,100
	Median Price	227,750	200,000	n/a	222,500	207,500	129,250
Westlock	Sales	14	11	6	52	41	19
	Sales Volume	2,541,850	2,271,900	1,083,000	10,766,900	8,180,700	3,074,637
	Average Price	181,561	206,536	180,500	207,056	199,529	161,823
	Median Price	218,525	234,900	187,500	209,250	215,000	180,000
Wetaskiwin	Sales	26	23	15	108	115	37
	Sales Volume	7,107,600	5,409,400	2,774,000	27,505,600	24,980,325	7,148,000
	Average Price	273,369	235,191	184,933	254,681	217,220	193,189
	Median Price	264,500	210,000	210,000	235,500	209,000	218,000

n/a = insufficient data

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

May 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	5	13	4	20	41	16
	Sales Volume	2,261,500	3,550,400	n/a	5,899,275	11,845,400	3,101,250
Bonnyville M.D.	Sales	22	30	7	72	95	35
	Sales Volume	10,158,400	12,777,550	1,138,500	29,602,650	34,512,659	10,836,900
Lac la Biche County	Sales	1	2	0	4	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	27	38	9	130	161	40
	Sales Volume	14,984,600	23,926,272	4,617,250	78,030,661	86,428,242	28,292,800
Parkland County	Sales	69	83	32	287	321	108
	Sales Volume	39,860,653	45,736,318	13,845,750	166,224,846	173,487,343	48,538,843
Smoky Lake County	Sales	6	7	3	23	20	10
	Sales Volume	1,502,000	2,376,900	n/a	5,226,500	5,819,800	1,498,000
St. Paul County	Sales	21	16	5	47	56	20
	Sales Volume	9,368,600	2,352,300	584,500	18,929,005	11,631,000	3,395,000
Strathcona County	Sales	41	63	23	182	222	86
	Sales Volume	29,676,770	41,149,052	14,158,250	138,425,439	142,614,001	51,543,380
Sturgeon County	Sales	32	43	13	123	150	63
	Sales Volume	21,570,500	28,053,050	7,731,000	88,183,326	95,308,200	33,696,214
Thorhild County	Sales	5	6	4	25	16	15
	Sales Volume	921,202	1,482,000	n/a	8,611,060	4,274,500	3,668,780
Two Hills County	Sales	0	0	3	10	7	5
	Sales Volume	n/a	n/a	n/a	2,496,000	1,381,000	1,183,500
Vermilion River County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

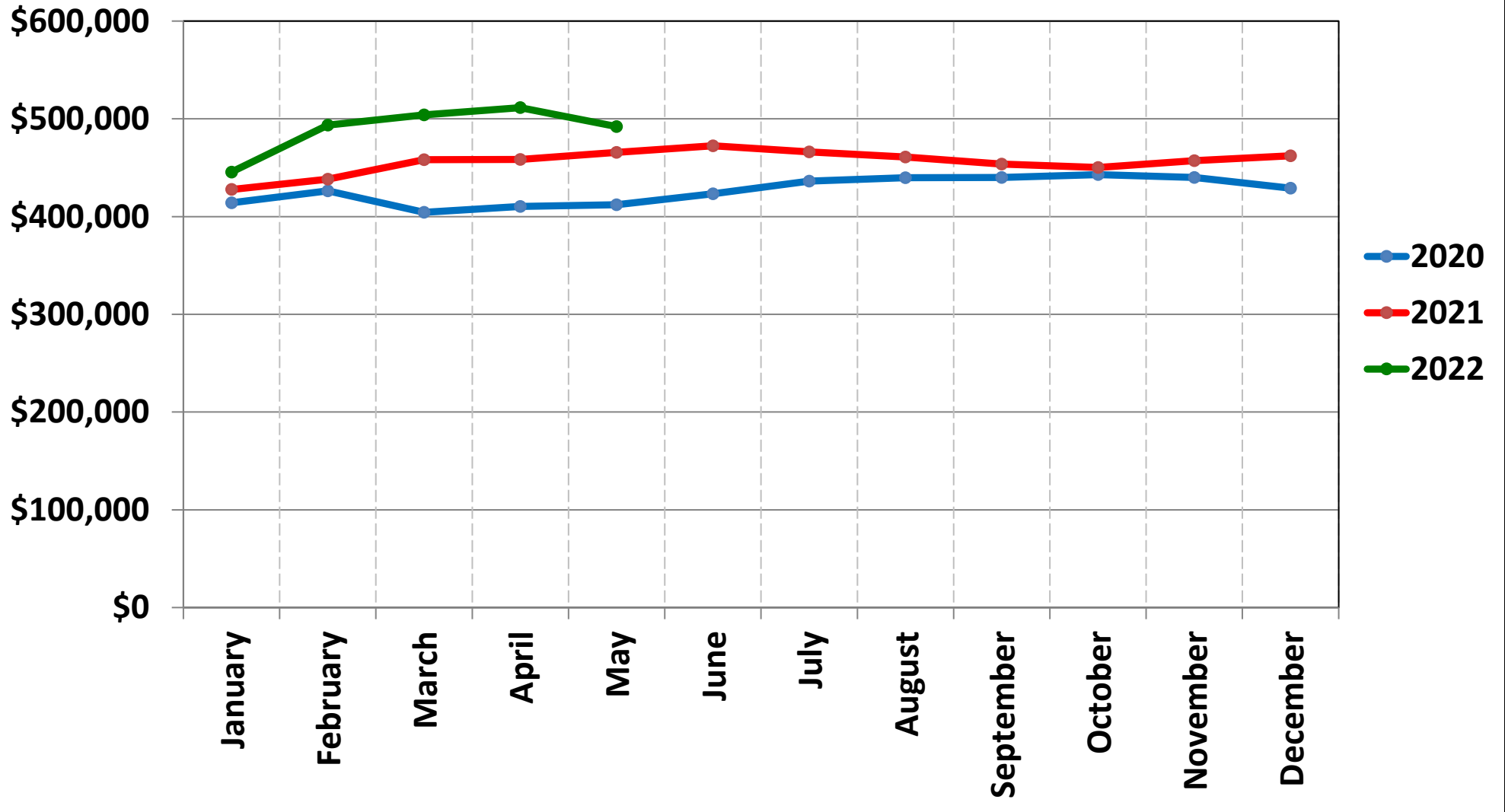
May 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	2	0	10	8	4
	Sales Volume	n/a	n/a	n/a	4,815,000	3,116,000	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	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	3	1	2	7	3
	Sales Volume	n/a	n/a	n/a	n/a	1,257,100	n/a
Strathcona County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	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

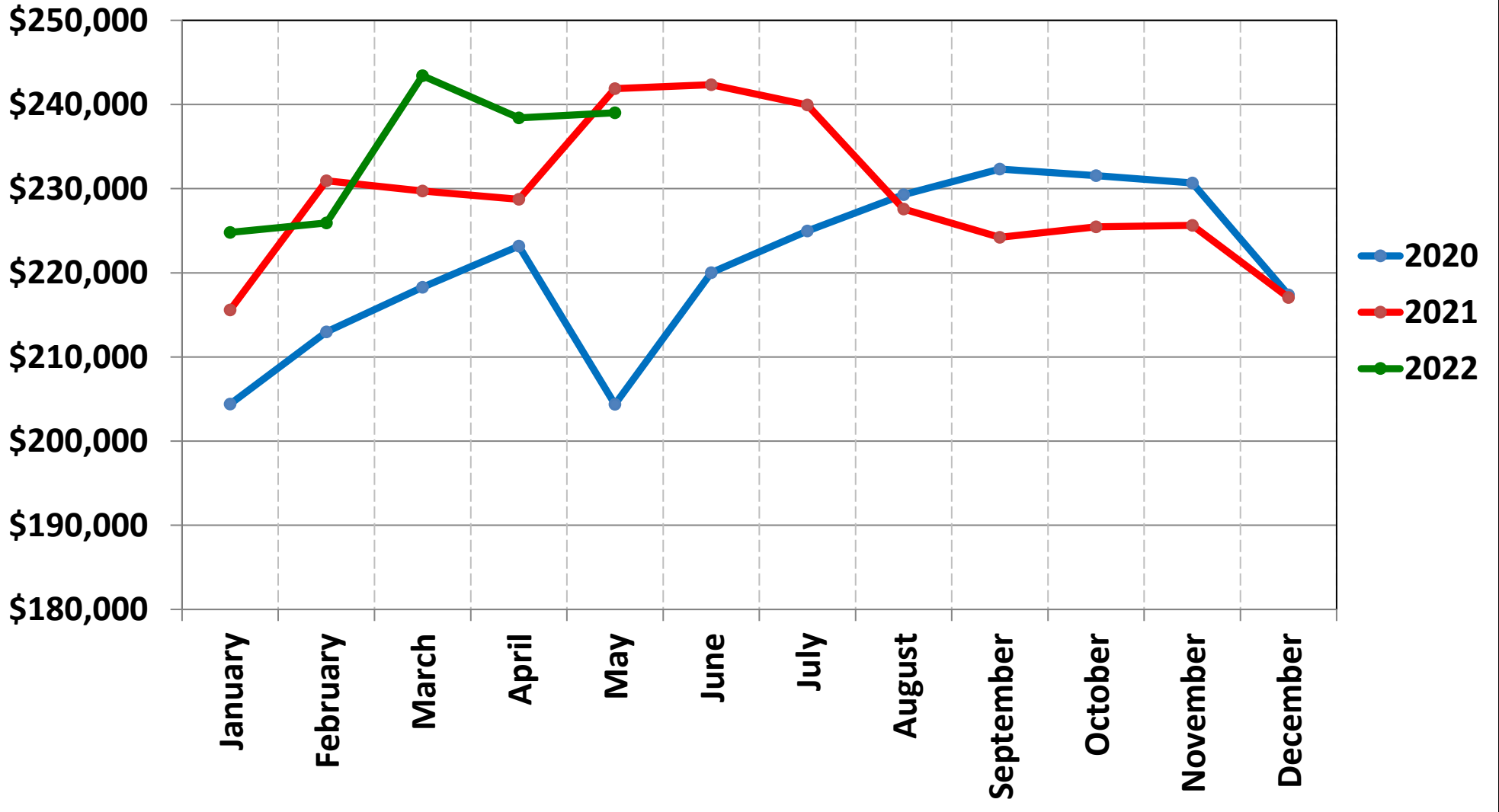
n/a = insufficient data

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

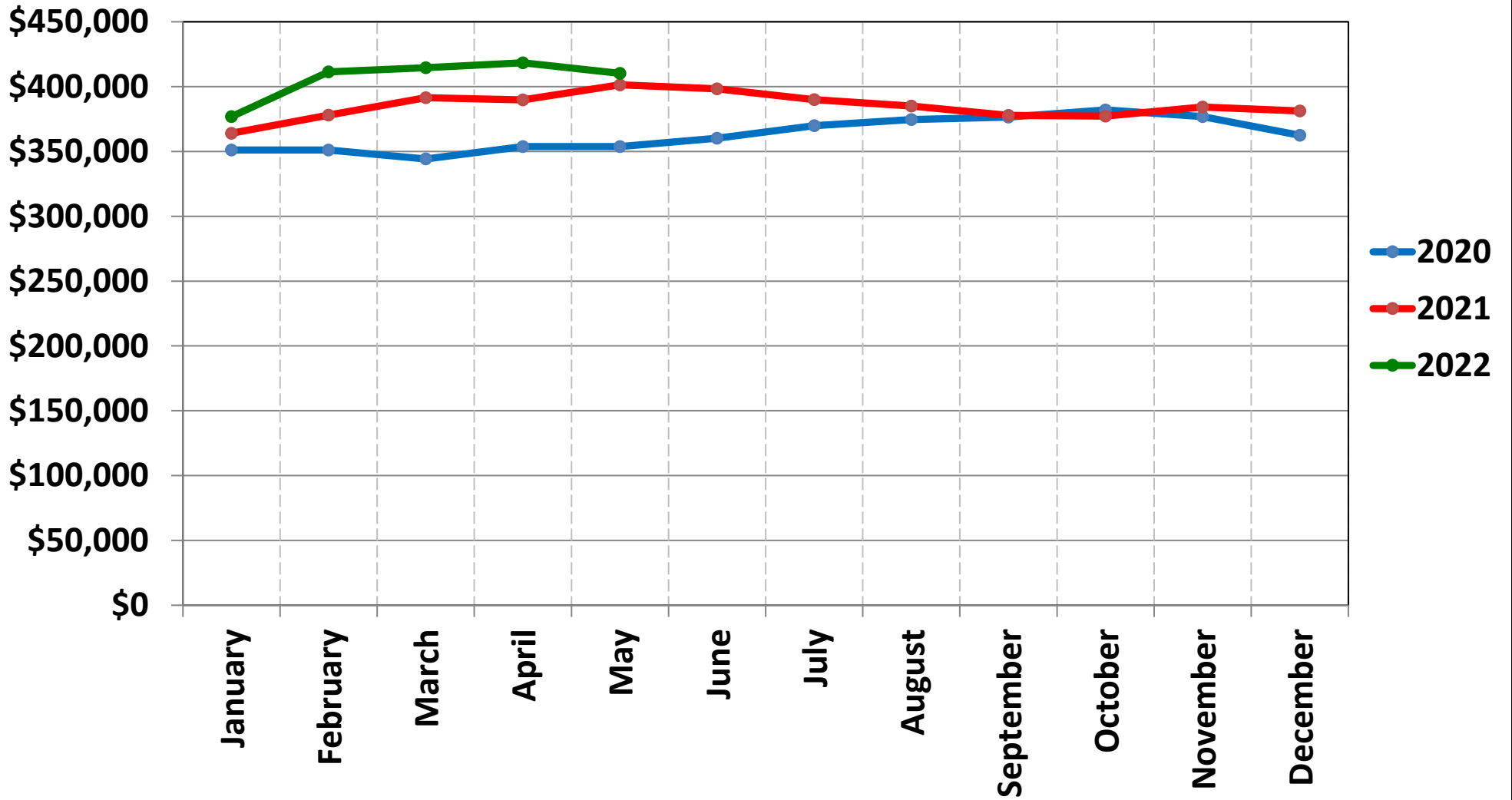
Greater Edmonton Area Single Family Detached Average Price May 2022



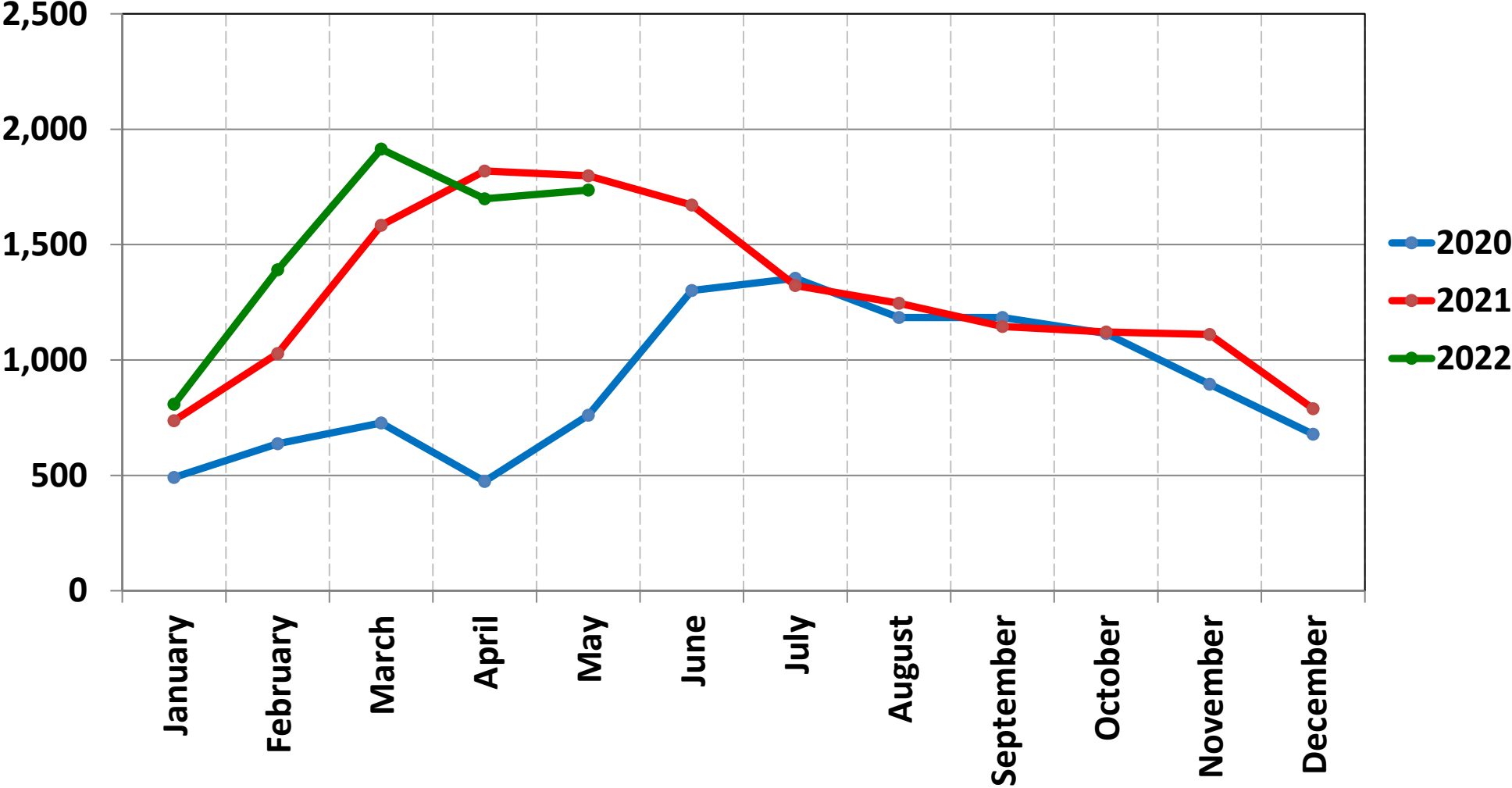
Greater Edmonton Area Condominium Average Price May 2022



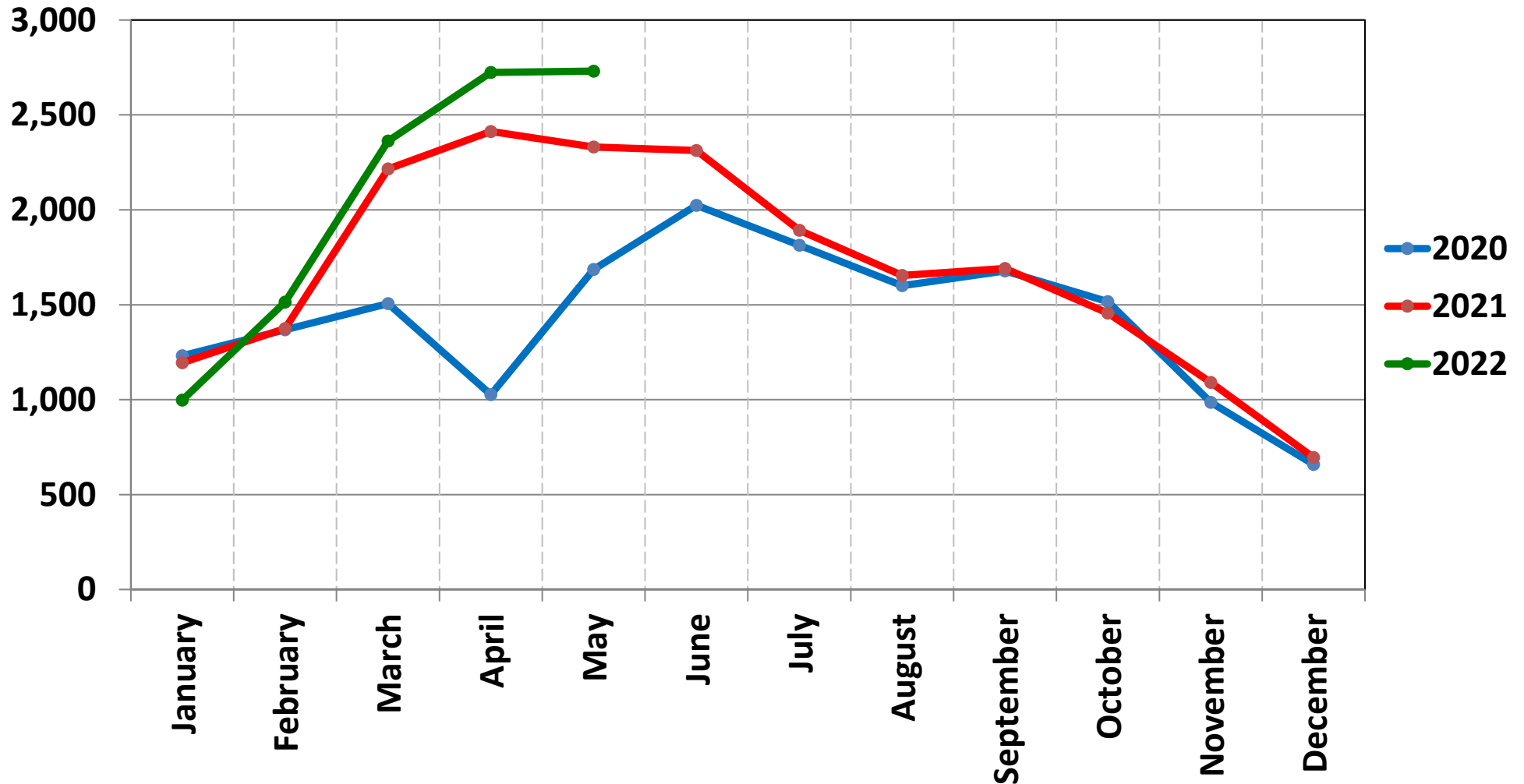
Greater Edmonton Area Residential Average Price May 2022



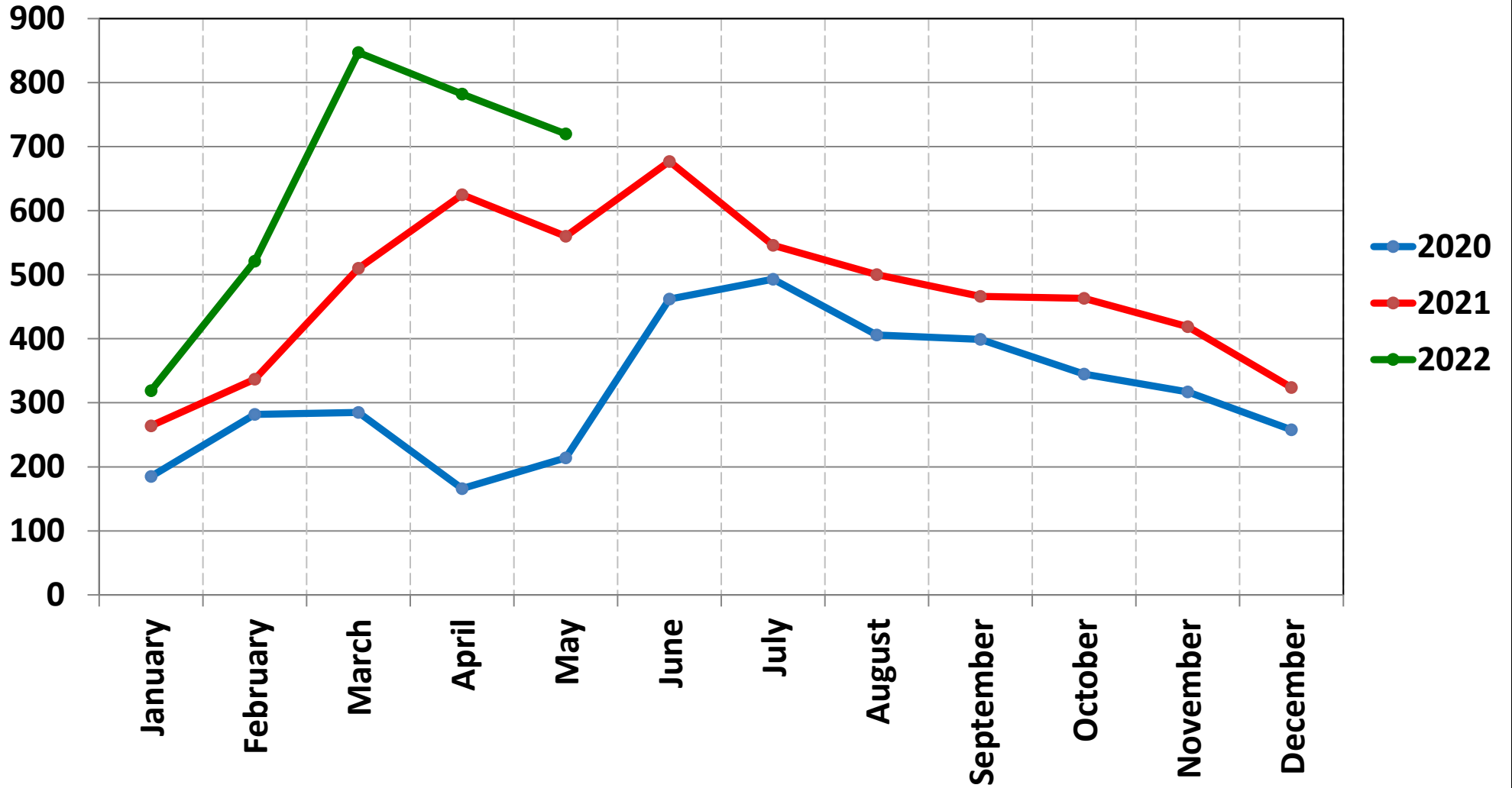
Greater Edmonton Area Single Family Detached Sales May 2022



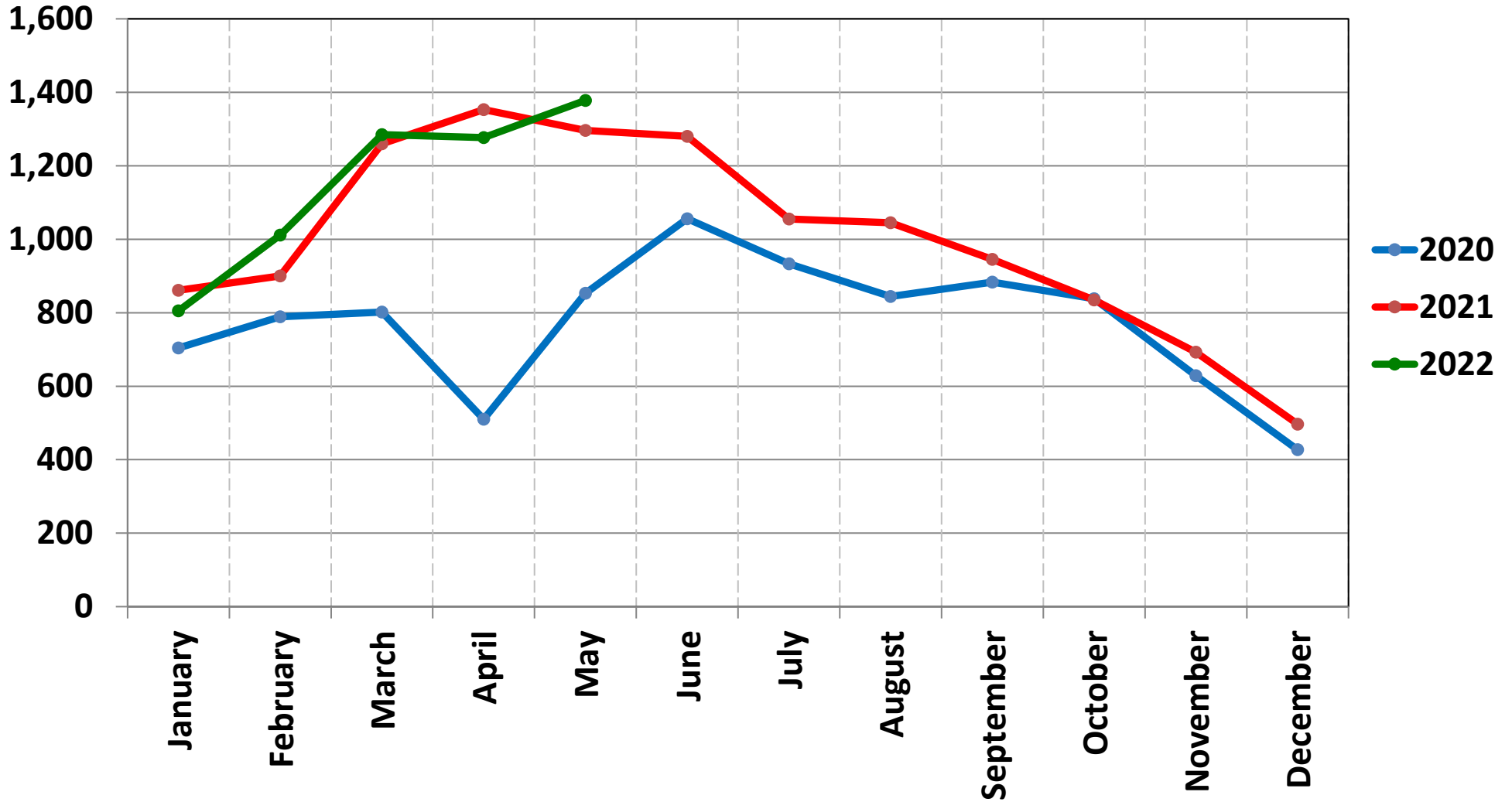
Greater Edmonton Area Single Family Detached New Listings May 2022



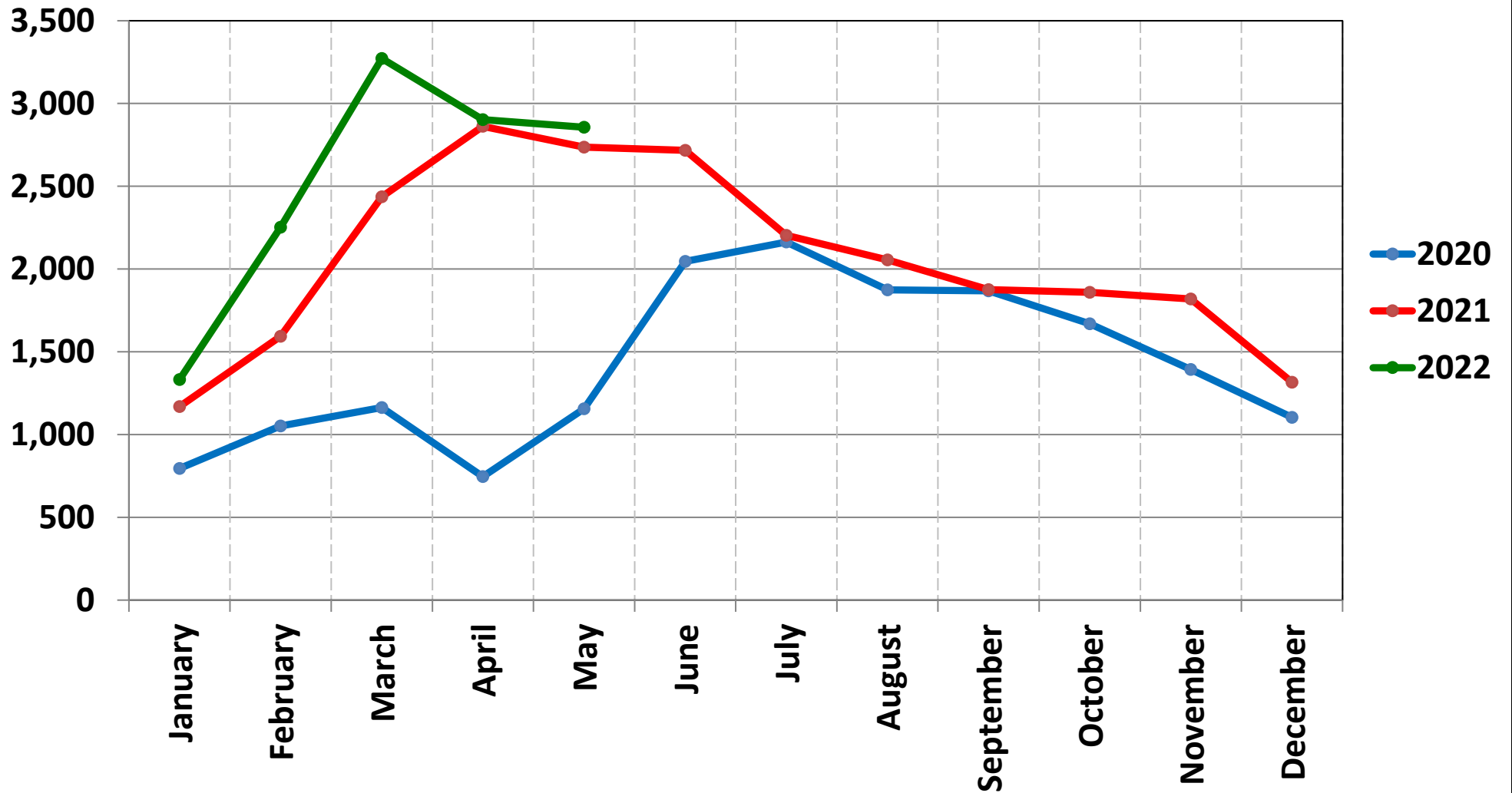
Greater Edmonton Area Condominium Sales May 2022



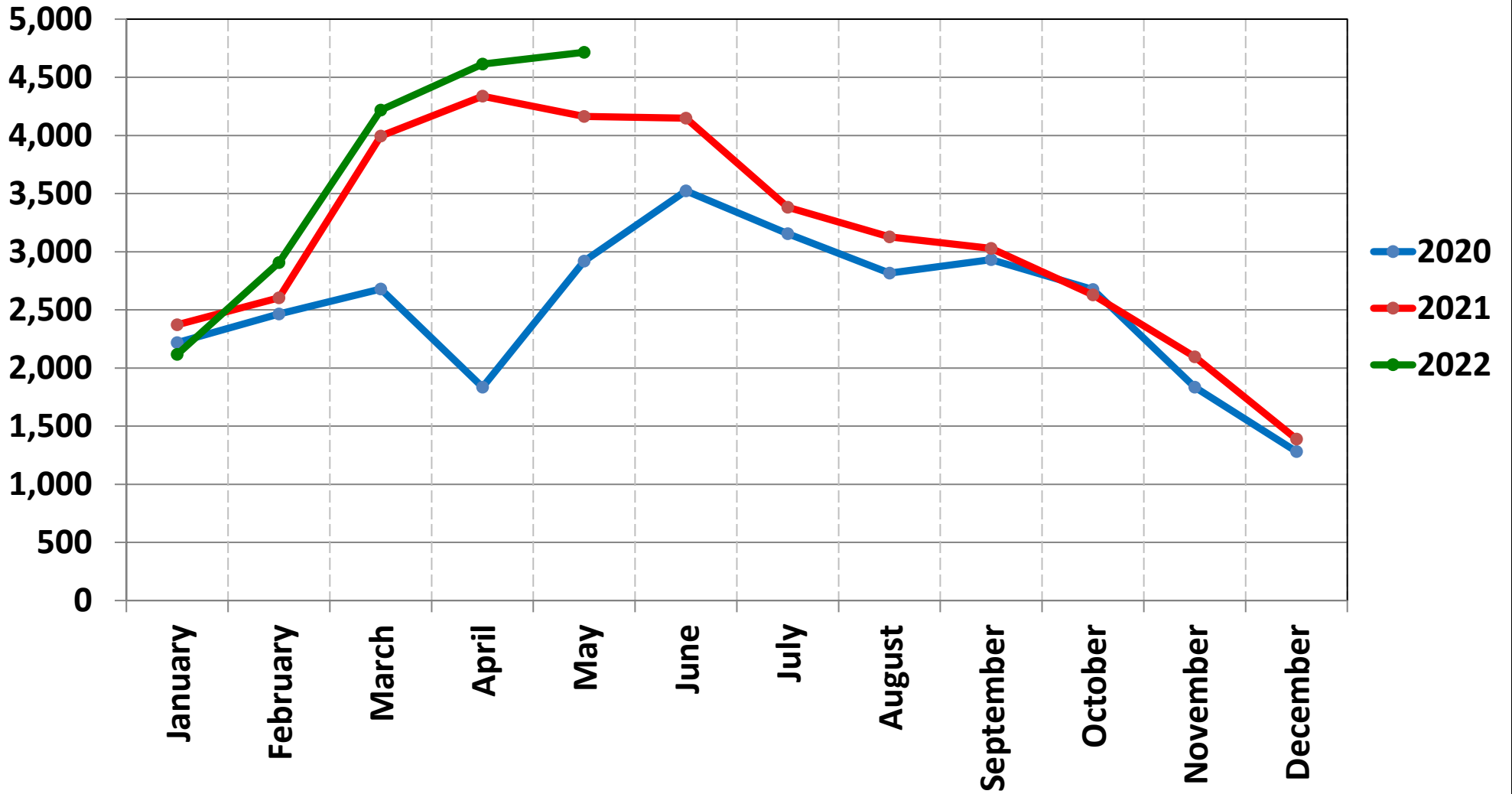
Greater Edmonton Area Condominium New Listings May 2022



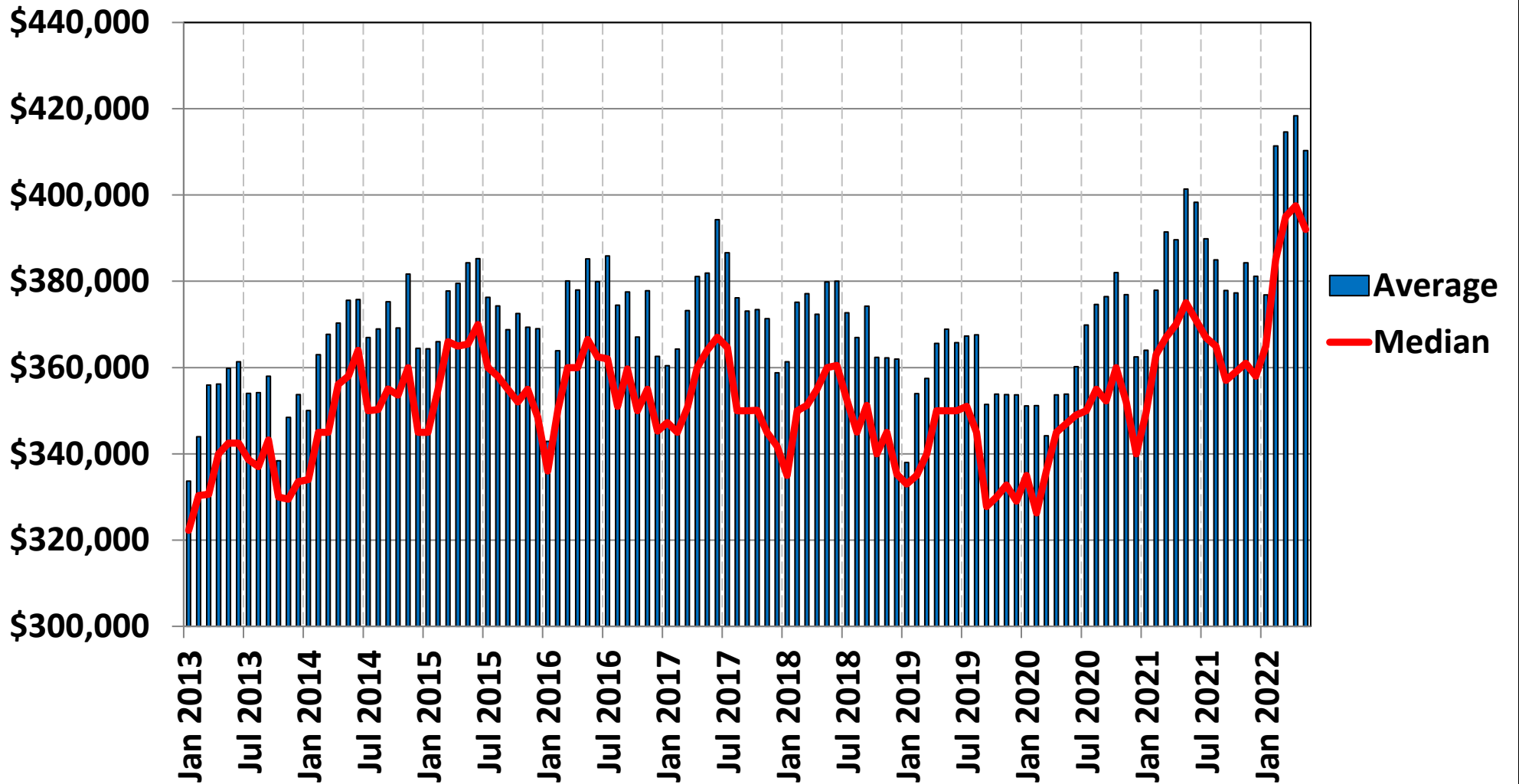
Greater Edmonton Area Residential Sales May 2022



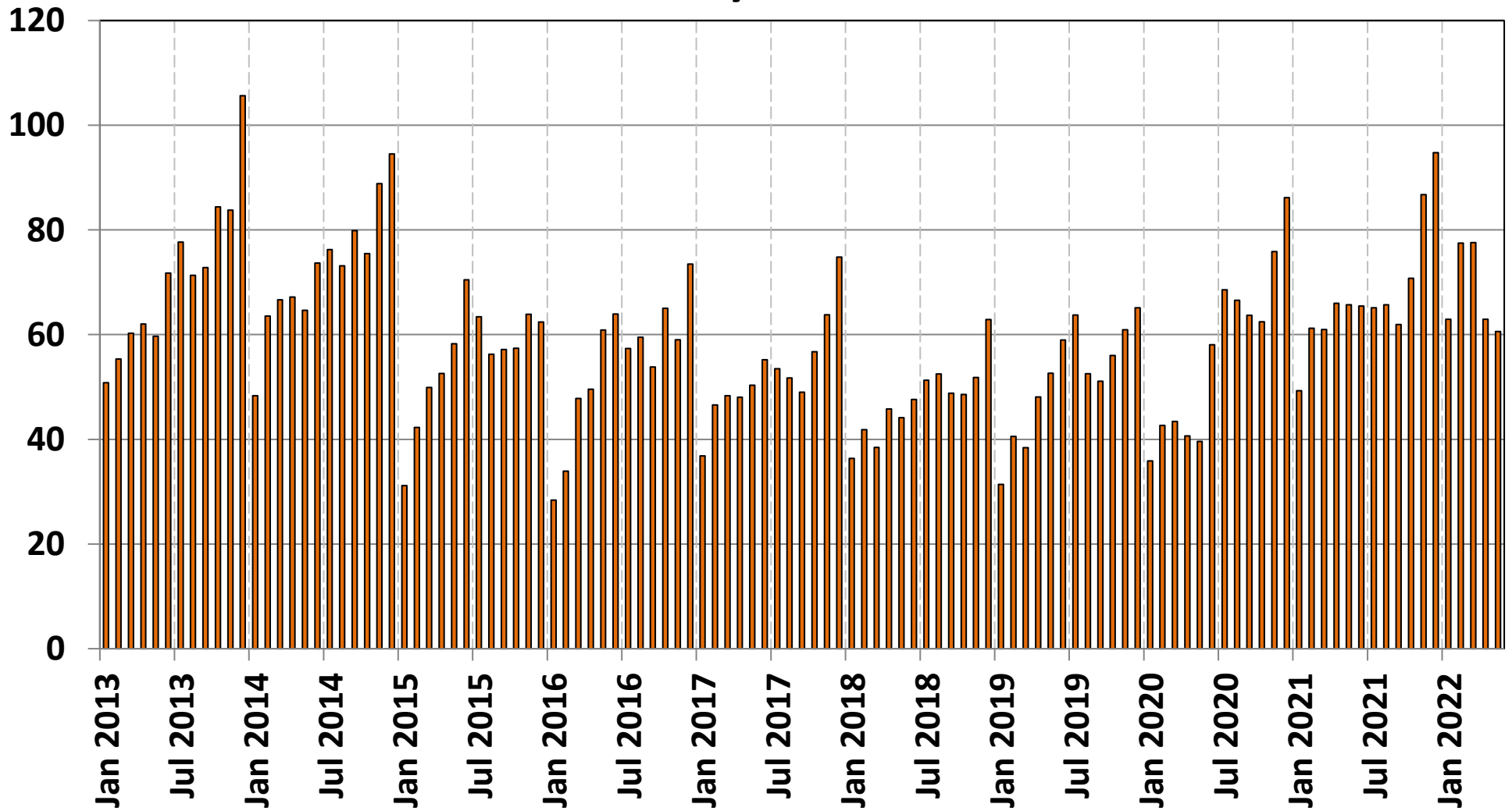
Greater Edmonton Area Residential New Listings May 2022



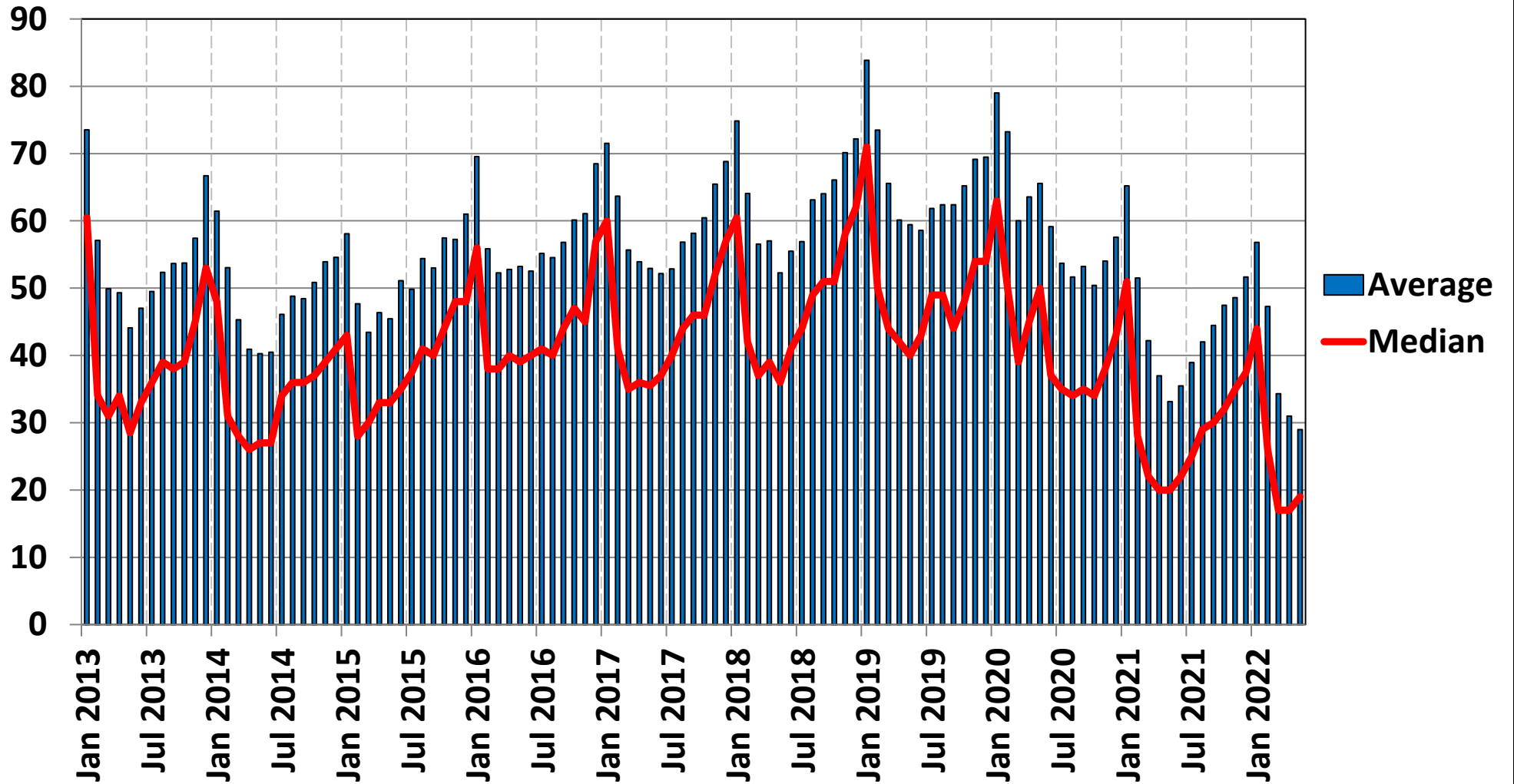
Greater Edmonton Area Residential Average and Median Price May 2022



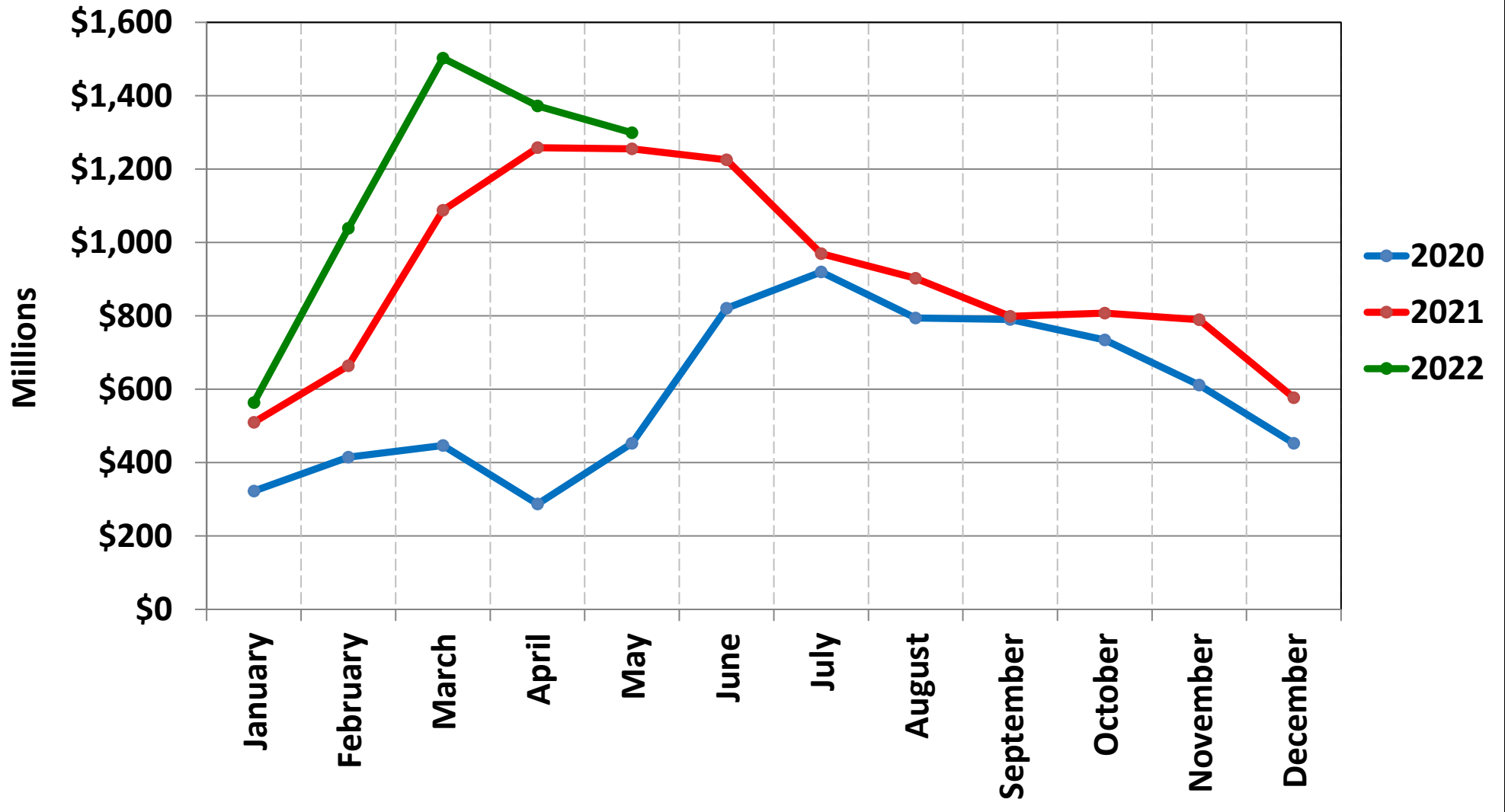
Greater Edmonton Area Residential Sales-to-New Listings Ratio May 2022



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



Greater Edmonton Area Total Dollar Volume May 2022



Appendix A

List of Areas within the Greater Edmonton Area

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