

# Media Release

## Residential Unit Sales and Listings Continue to Cool for December

**Edmonton, January 3, 2023:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for December 2022 decreased 26.1% compared to December 2021 and decreased 22.1% from November 2022.

New residential listings were down 12.9% year-over-year from December 2021. New residential listings were also down month-over-month, decreasing 38.8% from November 2022. Overall inventory in the GEA was up 6.1% from December of last year but decreased 21.8% from November 2022.

For December, single-family home unit sales are down both 31.9% from December 2021 and 24.2% from November 2022 at 537. Condo unit sales were down 2.8% year-over-year and decreased 15.5% from November 2022. Duplex/rowhouse unit sales also decreased 41.9% year-over-year and 33.6% month-over-month.

All residential average prices are at \$361,172, a 5.2% decrease from December 2021, and a 1.9% decrease from November 2022. Single-family homes averaged \$457,371, a 1.0% year-over-year decrease and a 0.6% increase from November 2022. Condominiums sold for an average of \$207,114, resulting in a 4.6% decrease year-over-year, with prices down 4.4% compared to November 2022. Duplex prices decreased 1.9% from December 2021, selling at \$356,822, with a 0.7% decrease from November 2022.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$373,200, seeing both a 0.9% decrease from December 2021 and 0.1% from November 2022.

“The Edmonton real estate market continued to cool into the month of December as listings and sales slowed for the holiday season,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “While we saw substantial changes for residential listings, sales and inventory last month, average prices for single-family homes, condos and duplex remained relatively stable both month-over-month and year-over-year.”

Single-family homes averaged 52 days on the market, a six-day increase from December of last year. Condos averaged 70 days on the market, increasing five days year-over-year, while duplexes averaged 47 days on the market, with no change being reported from December 2021. Overall, all residential listings averaged 58 days on the market, increasing by six days both year-over-year and from November 2022.

*\*The MLS® Home Price Index (HPI) is a measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices. It is designed to be a reliable, consistent, and timely way of measuring changes in home prices over time. You can find more information on the following pages.*

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Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com).

<b>MLS® HPI Benchmark Price*</b> (for all-residential sales in GEA <sup>1</sup> )	<b>December 2022</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$423,300	0.0%	-0.3%
Apartment benchmark price	\$176,500	0.7%	-3.0%
Townhouse benchmark price	\$229,000	0.4%	-0.6%
Composite <sup>7</sup> benchmark price	\$373,200	-0.1%	-0.9%

What is the MLS® HPI Benchmark Price? Find out [here](#).

<b>MLS® System Activity 2022</b> (for all-residential sales in GEA <sup>1</sup> )	<b>December 2022</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$457,371	0.6%	-1.1%
SFD median <sup>4</sup> selling price – month	\$425,000	-0.8%	0.5%
Condominium average selling price	\$207,114	-4.4%	-4.6%
Condominium median selling price	\$190,000	1.1%	0.0%
All-residential <sup>5</sup> average selling price	\$361,172	-1.9%	-5.2%
All-residential median selling price	\$340,000	-4.2%	-5.0%
# residential listings this month	1,211	-38.8%	-12.9%
# residential sales this month	973	-22.1%	-26.1%
# residential inventory at month end	5,018	-21.8%	6.1%
# Total <sup>6</sup> MLS® System sales this month	1,157	-25.5%	-30.7%
\$ Value Total residential sales this month	\$366,645,549	-23.9%	-30.6%
\$ Value of total MLS® System sales – month	\$421,123,803	-28.0%	-34.4%
\$ Value of total MLS® System sales - YTD	\$11,824,904,951	3.6%	-1.8%

<sup>1</sup> Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single-family Dwelling

<sup>3</sup> Average: The total value of sales in a category divided by the number of properties sold

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos, duplex/row houses and mobile homes

<sup>6</sup> Includes residential, rural and commercial sales

<sup>7</sup> Includes SFD, condos, duplex/row houses and mobile homes

<sup>3</sup>Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com), and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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### **\*MLS® HPI Benchmark Price**

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an “apples to apples” comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a “typical” home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](http://www.realtorsofedmonton.com) or the [Canadian Real Estate Association website](http://www.crea.ca).

**5 Year Residential Activity  
Greater Edmonton Area<sup>1</sup>  
December 2022**

	2022	2021	2020	2019	2018
<b>Single Family Detached</b>					
New Listings / YTD	644 / 21,496	696 / 20,320	659 / 17,095	695 / 19,101	656 / 20,697
Sales / YTD	537 / 14,223	788 / 15,369	678 / 10,801	537 / 10,307	490 / 10,455
Sales to New Listings Ratio / YTD	83% / 66%	113% / 76%	103% / 63%	77% / 54%	75% / 51%
Sales Volume	245,608,123	364,147,138	290,871,477	220,958,676	210,128,486
Sales Volume YTD	6,895,619,475	7,038,174,727	4,638,814,009	4,381,804,270	4,544,348,057
Average Sale Price	457,371	462,116	429,014	411,469	428,834
Average Sale Price YTD	484,822	457,946	429,480	425,129	434,658
Median Sale Price	425,000	423,000	400,000	371,900	385,000
Median Sale Price YTD	449,900	420,000	395,000	390,000	397,000
Average Days on Market / YTD	52 / 34	46 / 37	53 / 53	64 / 59	69 / 55
Median Days on Market / YTD	41 / 21	34 / 21	40 / 34	50 / 43	57 / 41
Average Days on Market (Cum.) / YTD	81 / 47	67 / 52	82 / 84	102 / 92	105 / 84
Median Days on Market (Cum.) / YTD	64 / 23	44 / 25	50 / 46	79 / 58	84 / 54
<b>Condominium</b>					
New Listings / YTD	388 / 11,572	498 / 12,022	427 / 9,268	381 / 9,173	410 / 10,657
Sales / YTD	315 / 6,470	324 / 5,691	258 / 3,812	192 / 4,124	187 / 4,180
Sales to New Listings Ratio / YTD	81% / 56%	65% / 47%	60% / 41%	50% / 45%	46% / 39%
Sales Volume	65,240,960	70,327,029	56,086,254	43,425,082	39,320,218
Sales Volume YTD	1,490,370,876	1,312,648,965	848,307,953	937,768,029	996,438,865
Average Sale Price	207,114	217,059	217,389	226,172	210,269
Average Sale Price YTD	230,351	230,653	222,536	227,393	238,383
Median Sale Price	190,000	189,950	191,500	206,500	210,000
Median Sale Price YTD	212,000	212,000	205,000	211,750	220,000
Average Days on Market / YTD	70 / 53	65 / 57	62 / 66	77 / 73	77 / 72
Median Days on Market / YTD	59 / 38	51 / 41	50 / 50	63 / 55	66 / 56
Average Days on Market (Cum.) / YTD	104 / 82	103 / 89	92 / 107	109 / 111	123 / 113
Median Days on Market (Cum.) / YTD	81 / 48	72 / 56	65 / 71	78 / 76	86 / 80
<b>Duplex/Rowhouse</b>					
New Listings / YTD	128 / 3,987	162 / 3,892	129 / 3,115	159 / 3,213	111 / 3,294
Sales / YTD	97 / 2,949	167 / 3,006	143 / 2,050	92 / 1,752	76 / 1,662
Sales to New Listings Ratio / YTD	76% / 74%	103% / 77%	111% / 66%	58% / 55%	68% / 50%
Sales Volume	34,611,689	60,720,273	47,342,915	29,906,280	26,207,002
Sales Volume YTD	1,128,183,895	1,057,241,960	681,802,731	584,260,266	569,616,904
Average Sale Price	356,822	363,594	331,069	325,068	344,829
Average Sale Price YTD	382,565	351,711	332,587	333,482	342,730
Median Sale Price	340,000	350,000	322,000	313,500	324,950
Median Sale Price YTD	371,500	338,000	320,000	321,000	327,125
Average Days on Market / YTD	47 / 35	47 / 41	57 / 60	75 / 68	76 / 62
Median Days on Market / YTD	43 / 22	32 / 26	43 / 43	55 / 50	68 / 49
Average Days on Market (Cum.) / YTD	78 / 45	62 / 52	71 / 89	104 / 102	90 / 84
Median Days on Market (Cum.) / YTD	68 / 24	42 / 30	48 / 55	79 / 66	76 / 60
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	1,212 / 38,076	1,390 / 37,274	1,279 / 30,319	1,293 / 32,488	1,222 / 35,666
Sales / YTD	973 / 24,184	1,316 / 24,638	1,104 / 17,027	843 / 16,548	769 / 16,610
Sales to New Listings Ratio / YTD	80% / 64%	95% / 66%	86% / 56%	65% / 51%	63% / 47%
Sales Volume	351,420,072	501,626,398	400,202,646	298,135,238	278,337,106
Sales Volume YTD	9,612,929,455	9,532,982,536	6,223,787,377	5,961,554,713	6,174,244,890
Average Sale Price	361,172	381,175	362,502	353,660	361,947
Average Sale Price YTD	397,491	386,922	365,525	360,258	371,719
Median Sale Price	340,000	358,000	340,000	329,000	335,250
Median Sale Price YTD	380,000	365,000	348,000	342,000	350,000
Average Days on Market / YTD	58 / 40	52 / 43	58 / 58	69 / 64	72 / 61
Median Days on Market / YTD	48 / 25	38 / 26	43 / 40	54 / 47	62 / 46
Average Days on Market (Cum.) / YTD	91 / 57	77 / 62	87 / 91	105 / 99	109 / 92
Median Days on Market (Cum.) / YTD	70 / 29	52 / 31	53 / 53	79 / 64	83 / 62

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

<sup>2</sup> 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 Area<sup>1</sup>  
December 2022**

	2022	2021	2020	2019	2018
<b>Acreege with Home</b>					
New Listings / YTD	41 / 1,959	38 / 2,008	47 / 2,038	100 / 2,258	72 / 2,240
Sales / YTD	36 / 1,121	68 / 1,437	64 / 1,074	41 / 805	30 / 795
Sales to New Listings Ratio / YTD	88% / 57%	179% / 72%	136% / 53%	41% / 36%	42% / 35%
Sales Volume	24,557,001	48,647,150	38,505,300	23,716,150	19,048,500
Sales Volume YTD	798,304,489	957,853,750	627,843,967	464,776,967	465,340,355
Average Sale Price	682,139	715,399	601,645	578,443	634,950
Average Sale Price YTD	712,136	666,565	584,585	577,363	585,334
Median Sale Price	610,000	548,950	575,750	562,500	587,500
Median Sale Price YTD	650,000	615,000	535,000	522,000	535,000
Average Days on Market / YTD	71 / 48	72 / 59	90 / 82	88 / 87	87 / 81
Median Days on Market / YTD	68 / 28	39 / 33	56 / 57	62 / 63	52 / 56
Average Days on Market (Cum.) / YTD	129 / 72	113 / 87	159 / 139	170 / 136	160 / 125
Median Days on Market (Cum.) / YTD	113 / 32	78 / 41	117 / 87	120 / 85	160 / 84
<b>Vacant Acreege and Recreational</b>					
New Listings / YTD	21 / 622	23 / 726	21 / 602	31 / 582	25 / 667
Sales / YTD	7 / 306	18 / 391	18 / 236	3 / 156	5 / 199
Sales to New Listings Ratio / YTD	33% / 49%	78% / 54%	86% / 39%	10% / 27%	20% / 30%
Sales Volume	3,396,000	7,232,300	5,292,625	520,000	5,070,000
Sales Volume YTD	111,837,261	135,080,556	68,457,480	45,367,952	63,180,686
Average Sale Price	485,143	401,794	294,035	173,333	1,014,000
Average Sale Price YTD	365,481	345,475	290,074	290,820	317,491
Median Sale Price	500,000	187,450	305,000	130,000	190,000
Median Sale Price YTD	255,000	260,000	225,000	226,500	240,000
Average Days on Market / YTD	286 / 138	132 / 124	235 / 177	100 / 168	312 / 188
Median Days on Market / YTD	138 / 73	99 / 68	163 / 84	32 / 102	222 / 111
Average Days on Market (Cum.) / YTD	286 / 186	210 / 209	324 / 264	130 / 244	312 / 225
Median Days on Market (Cum.) / YTD	138 / 88	169 / 84	171 / 112	116 / 117	222 / 139
<b>Recreational with Home</b>					
New Listings / YTD	0 / 19	0 / 22	1 / 16	1 / 27	0 / 24
Sales / YTD	0 / 12	1 / 13	1 / 10	0 / 8	0 / 12
Sales to New Listings Ratio / YTD	0% / 63%	0% / 59%	100% / 63%	0% / 30%	0% / 50%
Sales Volume	0	265,000	1,000,000	0	0
Sales Volume YTD	5,167,500	4,477,800	4,461,000	2,102,500	4,432,049
Average Sale Price	0	265,000	1,000,000	0	0
Average Sale Price YTD	430,625	344,446	446,100	262,813	369,337
Median Sale Price	0	265,000	1,000,000	0	0
Median Sale Price YTD	337,500	255,000	355,000	236,750	317,500
Average Days on Market / YTD	0 / 56	153 / 62	140 / 135	0 / 70	0 / 100
Median Days on Market / YTD	0 / 44	153 / 40	140 / 102	0 / 61	0 / 100
Average Days on Market (Cum.) / YTD	0 / 56	868 / 126	140 / 468	0 / 86	0 / 218
Median Days on Market (Cum.) / YTD	0 / 44	868 / 72	140 / 204	0 / 61	0 / 113
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	60 / 2,485	54 / 2,622	61 / 2,537	125 / 2,736	87 / 2,795
Sales / YTD	43 / 1,388	82 / 1,766	77 / 1,271	42 / 924	33 / 956
Sales to New Listings Ratio / YTD	72% / 56%	152% / 67%	126% / 50%	34% / 34%	38% / 34%
Sales Volume	27,953,001	50,631,950	42,172,925	23,095,150	19,189,500
Sales Volume YTD	873,149,670	1,045,162,514	670,684,147	484,401,594	499,294,715
Average Sale Price	650,070	617,463	547,700	549,885	581,500
Average Sale Price YTD	629,070	591,825	527,682	524,244	522,275
Median Sale Price	600,000	503,750	537,500	555,000	510,000
Median Sale Price YTD	580,000	555,000	492,000	485,000	479,250
Average Days on Market / YTD	106 / 67	80 / 70	122 / 96	92 / 100	118 / 101
Median Days on Market / YTD	70 / 32	48 / 35	77 / 61	70 / 66	58 / 64
Average Days on Market (Cum.) / YTD	154 / 96	135 / 110	199 / 160	160 / 155	179 / 146
Median Days on Market (Cum.) / YTD	114 / 41	96 / 43	138 / 92	117 / 91	151 / 91

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

<sup>2</sup> 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 Area<sup>1</sup>  
December 2022**

	2022	2021	2020	2019	2018
<b>Land</b>					
New Listings / YTD	7 / 146	6 / 145	19 / 158	1 / 162	8 / 166
Sales / YTD	0 / 42	1 / 26	2 / 23	1 / 35	5 / 31
Sales to New Listings Ratio / YTD	0% / 29%	17% / 18%	11% / 15%	100% / 22%	63% / 19%
Sales Volume	0	585,000	151,500	620,000	10,839,000
Sales Volume YTD	64,954,030	23,745,158	18,174,500	24,236,849	34,825,076
Average Sale Price	0	585,000	75,750	620,000	2,167,800
Average Sale Price YTD	1,546,525	913,275	790,196	692,481	1,123,390
Median Sale Price	0	585,000	75,750	620,000	815,000
Median Sale Price YTD	702,500	512,500	430,000	600,000	690,000
Average Days on Market / YTD	0 / 177	111 / 237	93 / 305	255 / 296	166 / 230
Median Days on Market / YTD	0 / 86	111 / 114	93 / 196	255 / 196	158 / 138
Average Days on Market (Cum.) / YTD	0 / 306	111 / 424	364 / 331	255 / 302	280 / 269
Median Days on Market (Cum.) / YTD	0 / 164	111 / 159	364 / 213	255 / 206	231 / 203
<b>Investment</b>					
New Listings / YTD	27 / 359	12 / 276	13 / 269	19 / 283	17 / 343
Sales / YTD	8 / 129	12 / 102	4 / 69	4 / 70	9 / 102
Sales to New Listings Ratio / YTD	30% / 36%	100% / 37%	31% / 26%	21% / 25%	53% / 30%
Sales Volume	7,921,150	12,545,809	2,152,500	1,430,000	15,790,284
Sales Volume YTD	111,014,043	91,944,462	46,928,541	59,419,042	90,550,834
Average Sale Price	990,144	1,045,484	538,125	357,500	1,754,476
Average Sale Price YTD	860,574	901,416	680,124	848,843	887,753
Median Sale Price	692,500	635,750	525,000	352,500	985,000
Median Sale Price YTD	550,000	467,500	410,000	440,500	512,500
Average Days on Market / YTD	86 / 171	85 / 168	80 / 153	264 / 217	290 / 180
Median Days on Market / YTD	88 / 126	66 / 119	87 / 110	255 / 141	236 / 143
Average Days on Market (Cum.) / YTD	86 / 227	115 / 218	240 / 200	500 / 251	290 / 213
Median Days on Market (Cum.) / YTD	88 / 135	66 / 130	164 / 121	343 / 164	236 / 160
<b>Multi Family</b>					
New Listings / YTD	11 / 137	3 / 109	2 / 85	5 / 97	3 / 71
Sales / YTD	4 / 40	3 / 55	5 / 20	0 / 17	0 / 17
Sales to New Listings Ratio / YTD	36% / 29%	100% / 50%	250% / 24%	0% / 18%	0% / 24%
Sales Volume	2,859,850	4,020,000	4,323,900	0	0
Sales Volume YTD	54,057,350	74,811,750	31,838,100	16,452,750	17,321,100
Average Sale Price	714,963	1,340,000	864,780	0	0
Average Sale Price YTD	1,351,434	1,360,214	1,591,905	967,809	1,018,888
Median Sale Price	684,925	1,300,000	588,000	0	0
Median Sale Price YTD	1,279,000	1,300,000	1,125,000	690,000	808,000
Average Days on Market / YTD	157 / 109	93 / 172	166 / 188	0 / 163	0 / 101
Median Days on Market / YTD	162 / 86	100 / 112	128 / 122	0 / 131	0 / 98
Average Days on Market (Cum.) / YTD	157 / 127	93 / 207	166 / 230	0 / 163	0 / 101
Median Days on Market (Cum.) / YTD	162 / 106	100 / 128	128 / 122	0 / 131	0 / 98
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	1 / 2	0 / 2	0 / 0	0 / 6
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	9,350,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	4,675,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	4,675,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104

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

## 5 Year Commercial Activity (Part 2)

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### Greater Edmonton Area<sup>1</sup>

December 2022

	2022	2021	2020	2019	2018
<b>Business</b>					
New Listings / YTD	28 / 278	18 / 153	11 / 170	26 / 348	18 / 261
Sales / YTD	2 / 51	4 / 34	1 / 40	5 / 47	4 / 45
Sales to New Listings Ratio / YTD	7% / 18%	22% / 22%	9% / 24%	19% / 14%	22% / 17%
Sales Volume	1,067,000	228,000	475,000	555,000	646,500
Sales Volume YTD	13,899,200	5,978,068	7,206,300	11,673,650	9,290,300
Average Sale Price	533,500	57,000	475,000	111,000	161,625
Average Sale Price YTD	272,533	175,826	180,158	248,376	206,451
Median Sale Price	533,500	32,500	475,000	110,000	139,750
Median Sale Price YTD	180,000	106,500	92,500	130,000	115,000
Average Days on Market / YTD	97 / 155	181 / 156	89 / 122	84 / 151	134 / 142
Median Days on Market / YTD	97 / 123	122 / 142	89 / 102	68 / 121	116 / 130
Average Days on Market (Cum.) / YTD	97 / 164	181 / 176	89 / 166	84 / 165	134 / 147
Median Days on Market (Cum.) / YTD	97 / 123	122 / 146	89 / 127	68 / 121	116 / 142
<b>Lease</b>					
New Listings / YTD	17 / 286	30 / 266	15 / 257	15 / 264	15 / 277
Sales / YTD	4 / 79	15 / 85	4 / 56	6 / 90	6 / 90
Sales to New Listings Ratio / YTD	24% / 28%	50% / 32%	27% / 22%	40% / 34%	40% / 32%
Sales Volume	145,044	1,991,252	298,500	810,100	913,234
Sales Volume YTD	9,680,487	13,041,215	13,630,549	8,872,001	11,098,663
Average Sale Price	36,261	132,750	74,625	135,017	152,206
Average Sale Price YTD	122,538	153,426	243,403	98,578	123,318
Median Sale Price	33,797	114,000	74,775	113,750	104,619
Median Sale Price YTD	84,150	105,750	112,375	67,500	95,165
Average Days on Market / YTD	110 / 195	280 / 229	126 / 169	253 / 159	119 / 148
Median Days on Market / YTD	105 / 104	201 / 145	120 / 146	163 / 102	60 / 107
Average Days on Market (Cum.) / YTD	110 / 218	288 / 236	231 / 180	253 / 161	160 / 173
Median Days on Market (Cum.) / YTD	105 / 130	201 / 164	160 / 149	163 / 105	93 / 112
<b>Farms</b>					
New Listings / YTD	2 / 125	8 / 139	9 / 134	7 / 146	11 / 143
Sales / YTD	0 / 53	5 / 79	6 / 53	2 / 46	2 / 51
Sales to New Listings Ratio / YTD	0% / 42%	63% / 57%	67% / 40%	29% / 32%	18% / 36%
Sales Volume	0	5,512,500	2,625,000	1,141,000	4,929,000
Sales Volume YTD	49,459,580	56,243,592	33,837,900	28,530,825	34,520,375
Average Sale Price	0	1,102,500	437,500	570,500	2,464,500
Average Sale Price YTD	933,200	711,944	638,451	620,235	676,870
Median Sale Price	0	1,026,000	392,500	570,500	2,464,500
Median Sale Price YTD	778,500	611,000	450,000	601,500	500,000
Average Days on Market / YTD	0 / 79	170 / 139	117 / 164	26 / 103	136 / 125
Median Days on Market / YTD	0 / 58	210 / 84	137 / 73	26 / 50	136 / 92
Average Days on Market (Cum.) / YTD	0 / 117	261 / 196	144 / 233	26 / 103	227 / 150
Median Days on Market (Cum.) / YTD	0 / 65	218 / 93	158 / 95	26 / 50	227 / 107
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	92 / 1,337	78 / 1,091	69 / 1,079	73 / 1,304	72 / 1,267
Sales / YTD	19 / 395	40 / 382	23 / 263	18 / 306	26 / 338
Sales to New Listings Ratio / YTD	21% / 30%	51% / 35%	33% / 24%	25% / 23%	36% / 27%
Sales Volume	12,473,044	24,882,561	10,398,400	4,556,100	33,118,018
Sales Volume YTD	303,544,690	266,514,245	152,201,790	150,465,117	206,956,348
Average Sale Price	656,476	622,064	452,104	253,117	1,273,770
Average Sale Price YTD	768,468	697,681	578,714	491,716	612,297
Median Sale Price	445,000	288,000	382,500	172,000	499,900
Median Sale Price YTD	453,000	428,000	351,000	301,250	351,750
Average Days on Market / YTD	103 / 155	180 / 179	125 / 170	184 / 178	191 / 158
Median Days on Market / YTD	101 / 100	115 / 116	112 / 110	117 / 113	157 / 116
Average Days on Market (Cum.) / YTD	103 / 200	203 / 226	201 / 211	268 / 193	229 / 183
Median Days on Market (Cum.) / YTD	101 / 121	125 / 133	158 / 124	165 / 122	223 / 131

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

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

**End of Month Active Inventory (Sales Activity)**  
**Greater Edmonton Area<sup>1</sup> and City of Edmonton**  
**December 2022**

Year	Month	GEA Residential <sup>2</sup>	GEA Rural <sup>3</sup>	GEA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2018	January	6,498 (940)	762 (48)	668 (20)	4,606 (670)	343 (10)
	February	7,123 (1,107)	831 (47)	727 (26)	5,041 (769)	373 (17)
	March	8,347 (1,380)	958 (62)	765 (31)	5,845 (988)	393 (20)
	April	9,201 (1,657)	1,036 (84)	777 (33)	6,460 (1,129)	406 (16)
	May	10,315 (1,904)	1,271 (103)	822 (24)	7,313 (1,310)	429 (14)
	June	10,675 (1,801)	1,405 (113)	838 (26)	7,681 (1,255)	445 (8)
	July	10,537 (1,723)	1,427 (118)	830 (31)	7,616 (1,217)	442 (20)
	August	10,064 (1,678)	1,351 (120)	812 (31)	7,307 (1,152)	427 (21)
	September	9,440 (1,312)	1,216 (77)	777 (35)	6,831 (922)	413 (18)
	October	8,738 (1,234)	1,103 (83)	767 (39)	6,312 (853)	404 (23)
	November	8,090 (1,105)	971 (68)	770 (16)	5,830 (796)	407 (8)
	December	6,702 (769)	817 (33)	666 (26)	4,774 (566)	344 (15)
2019	January	7,096 (795)	835 (39)	731 (24)	5,014 (575)	383 (16)
	February	7,448 (976)	880 (39)	759 (22)	5,254 (710)	395 (10)
	March	8,288 (1,197)	1,001 (70)	817 (15)	5,809 (849)	428 (11)
	April	9,003 (1,679)	1,146 (76)	826 (34)	6,374 (1,148)	440 (19)
	May	9,539 (1,977)	1,251 (98)	891 (31)	6,850 (1,360)	468 (17)
	June	9,446 (1,804)	1,318 (108)	854 (32)	6,827 (1,259)	435 (15)
	July	9,119 (1,907)	1,346 (109)	862 (29)	6,637 (1,327)	445 (15)
	August	8,832 (1,565)	1,315 (106)	834 (29)	6,453 (1,103)	423 (12)
	September	8,528 (1,380)	1,231 (95)	819 (24)	6,268 (971)	421 (15)
	October	7,937 (1,325)	1,062 (86)	779 (33)	5,845 (941)	411 (15)
	November	7,291 (1,100)	942 (56)	811 (15)	5,370 (807)	445 (8)
	December	6,040 (843)	809 (42)	714 (18)	4,378 (600)	393 (10)
2020	January	6,322 (796)	830 (45)	738 (15)	4,559 (580)	399 (9)
	February	6,854 (1,052)	895 (62)	748 (28)	4,945 (742)	406 (15)
	March	7,274 (1,163)	936 (65)	750 (21)	5,248 (810)	409 (11)
	April	7,256 (746)	971 (40)	741 (10)	5,241 (514)	393 (6)
	May	7,769 (1,155)	1,070 (73)	755 (12)	5,629 (777)	404 (7)
	June	8,011 (2,045)	1,115 (137)	769 (34)	5,909 (1,364)	411 (17)
	July	8,044 (2,163)	1,093 (197)	798 (21)	5,952 (1,511)	420 (11)
	August	7,828 (1,873)	1,078 (162)	784 (22)	5,883 (1,261)	412 (13)
	September	7,537 (1,868)	1,022 (152)	790 (22)	5,673 (1,297)	418 (9)
	October	7,231 (1,669)	922 (139)	737 (34)	5,505 (1,160)	393 (15)
	November	6,454 (1,393)	759 (122)	748 (21)	4,929 (1,014)	396 (12)
	December	5,217 (1,104)	600 (77)	658 (23)	4,008 (803)	332 (7)
2021	January	5,520 (1,168)	607 (104)	693 (27)	4,159 (827)	355 (15)
	February	5,905 (1,594)	642 (104)	721 (22)	4,458 (1,072)	376 (15)
	March	6,702 (2,435)	721 (179)	731 (40)	5,092 (1,640)	368 (17)
	April	7,441 (2,862)	791 (218)	745 (30)	5,719 (1,928)	363 (14)
	May	7,975 (2,736)	818 (216)	750 (40)	6,189 (1,901)	369 (14)
	June	8,344 (2,716)	884 (179)	737 (37)	6,508 (1,897)	363 (18)
	July	8,296 (2,203)	869 (167)	742 (26)	6,492 (1,534)	365 (17)
	August	7,955 (2,055)	844 (144)	735 (24)	6,259 (1,430)	365 (11)
	September	7,633 (1,876)	789 (116)	719 (38)	6,047 (1,310)	373 (17)
	October	7,088 (1,858)	710 (139)	711 (33)	5,635 (1,302)	369 (17)
	November	6,035 (1,819)	607 (118)	724 (25)	4,837 (1,310)	395 (9)
	December	4,728 (1,316)	472 (82)	635 (40)	3,735 (965)	354 (25)
2022	January	4,694 (1,332)	460 (67)	657 (31)	3,715 (987)	371 (20)
	February	4,742 (2,251)	499 (101)	700 (42)	3,775 (1,675)	399 (25)
	March	5,202 (3,265)	562 (168)	733 (43)	4,154 (2,371)	419 (21)
	April	6,393 (2,885)	647 (186)	748 (51)	5,045 (2,090)	439 (18)
	May	7,439 (2,842)	742 (166)	762 (36)	5,960 (1,966)	448 (19)
	June	7,964 (2,584)	794 (171)	759 (36)	6,346 (1,825)	447 (17)
	July	8,271 (1,965)	833 (118)	806 (33)	6,563 (1,365)	470 (17)
	August	7,861 (1,801)	852 (111)	821 (27)	6,282 (1,243)	477 (15)
	September	7,660 (1,572)	818 (93)	836 (20)	6,112 (1,108)	477 (12)
	October	7,088 (1,465)	713 (91)	846 (19)	5,584 (1,050)	488 (5)
	November	6,381 (1,249)	588 (73)	822 (38)	4,995 (905)	490 (18)
	December	5,012 (973)	472 (43)	742 (19)	3,913 (712)	435 (14)

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

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

<sup>3</sup> 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.

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



## December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	20	30	27	510	538	405
	Average	405,938	427,270	424,700	461,397	435,908	431,616
	Median	380,000	406,450	385,000	408,250	399,000	386,000
<b>North Central</b>	Sales	73	102	96	2,008	2,064	1,483
	Average	383,829	402,018	364,609	420,468	397,248	372,331
	Median	379,500	360,500	341,500	400,000	380,000	360,500
<b>Northeast</b>	Sales	15	34	34	554	574	427
	Average	329,553	322,854	343,482	365,115	348,630	324,700
	Median	300,000	307,450	309,000	335,000	325,000	302,500
<b>Central</b>	Sales	17	28	19	385	392	265
	Average	251,876	301,054	259,895	295,067	298,795	276,086
	Median	230,000	277,000	245,000	269,500	272,500	250,000
<b>West</b>	Sales	33	50	44	878	963	698
	Average	527,138	528,395	514,886	559,779	556,070	521,786
	Median	370,000	440,250	399,000	449,500	448,500	409,851
<b>Southwest</b>	Sales	53	71	63	1,277	1,417	977
	Average	530,439	574,230	532,111	600,905	591,727	539,782
	Median	488,000	503,500	485,000	535,000	511,500	480,000
<b>Southeast</b>	Sales	63	110	88	1,660	1,802	1,299
	Average	441,010	426,042	394,604	447,706	420,476	399,805
	Median	392,000	394,250	365,500	419,375	389,000	368,000
<b>Anthony Henday</b>	Sales	93	129	91	2,300	2,365	1,552
	Average	540,292	573,264	496,729	574,295	527,255	495,358
	Median	510,000	508,000	448,500	530,000	479,000	442,500
<b>City of Edmonton Total</b>	Sales	367	554	462	9,572	10,114	7,106
	Average	460,226	471,545	431,150	492,938	469,639	438,854
	Median	424,000	426,000	400,000	450,000	421,500	395,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	9	3	8	131	137	115
	Average	126,511	n/a	154,813	202,863	240,425	228,548
	Median	76,000	n/a	113,750	175,000	257,500	235,000
<b>North Central</b>	Sales	46	49	27	885	771	497
	Average	177,783	190,705	171,800	207,703	202,661	199,879
	Median	161,500	175,000	177,000	196,000	191,000	195,000
<b>Northeast</b>	Sales	19	17	22	359	269	237
	Average	161,953	160,965	139,223	154,369	156,920	147,092
	Median	151,000	160,000	130,000	149,000	153,500	150,000
<b>Central</b>	Sales	39	46	37	657	686	495
	Average	223,075	210,839	253,572	230,119	239,212	237,476
	Median	185,000	181,000	175,000	190,000	213,000	215,000
<b>West</b>	Sales	24	24	18	465	416	290
	Average	184,715	157,104	190,206	208,480	208,485	195,681
	Median	171,750	147,000	180,500	175,000	177,000	170,000
<b>Southwest</b>	Sales	36	37	44	940	781	542
	Average	224,429	224,861	246,969	250,976	249,159	239,906
	Median	216,000	195,000	197,625	237,500	234,000	225,000
<b>Southeast</b>	Sales	37	34	25	726	608	393
	Average	180,196	167,844	201,357	205,435	201,948	199,349
	Median	180,000	148,000	172,500	190,000	185,000	182,000
<b>Anthony Henday</b>	Sales	51	58	33	1,142	962	545
	Average	220,233	235,330	249,949	256,954	245,311	239,536
	Median	212,000	216,249	250,000	251,250	234,444	234,000
<b>City of Edmonton Total</b>	Sales	261	268	214	5,305	4,630	3,114
	Average	197,339	201,752	214,461	224,778	223,671	216,346
	Median	181,000	175,000	182,500	205,000	205,944	198,000

n/a = insufficient data

## December 2022

	2022	2021	2020	2019	2018
<b>Edmonton City Monthly</b>					
New Listings	1,012	1,091	1,008	972	935
Sales	726	990	810	610	581
Sales Volume	259,423,632	377,492,593	291,830,202	213,950,588	224,609,448
<b>Edmonton City Year to Date</b>					
New Listings	29,663	28,265	22,868	24,273	26,495
Sales	17,498	17,305	11,965	11,813	11,817
Sales Volume	7,000,383,311	6,763,430,961	4,394,418,517	4,268,792,803	4,430,977,438
<b>Edmonton City Month End Active Inventory</b>					
Residential	3,913	3,735	4,008	4,378	4,774
Commercial	435	354	332	393	344
TOTAL	4,348	4,089	4,340	4,771	5,118
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	1,364	1,522	1,409	1,491	1,381
Sales	1,035	1,438	1,204	903	828
Sales Volume	391,846,117	577,140,909	452,773,971	325,786,488	330,644,624
<b>Greater Edmonton Area Year to Date</b>					
New Listings	41,898	40,987	33,935	36,528	39,728
Sales	25,967	26,786	18,561	17,778	17,904
Sales Volume	10,789,623,815	10,844,659,295	7,046,673,314	6,596,421,424	6,880,495,953
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,012	4,728	5,217	6,040	6,702
Rural	472	472	600	809	817
Commercial	742	635	658	714	666
TOTAL	6,226	5,835	6,475	7,563	8,185
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<b>Total Board Monthly</b>					
New Listings	1,559	1,794	1,644	1,756	1,611
Sales	1,157	1,670	1,393	979	926
Sales Volume	421,123,803	641,621,025	499,820,719	349,329,553	354,741,274
<b>Total Board Year to Date</b>					
New Listings	48,449	47,637	39,787	42,986	46,484
Sales	29,481	31,032	21,330	20,061	20,152
Sales Volume	11,824,904,951	12,044,439,056	7,734,488,352	7,194,987,602	7,460,741,851

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Barrhead</b>	Sales	3	6	2	68	77	57
	Sales Volume	n/a	1,393,000	n/a	15,786,701	18,155,400	12,837,500
	Average Price	n/a	232,167	n/a	232,157	235,784	225,219
	Median Price	n/a	231,500	n/a	224,000	232,500	220,000
<b>Beaumont</b>	Sales	17	29	18	459	550	375
	Sales Volume	8,295,402	14,180,000	7,627,238	226,562,248	245,465,753	156,991,074
	Average Price	487,965	488,966	423,735	493,600	446,301	418,643
	Median Price	450,002	482,500	401,250	485,000	429,950	409,400
<b>Bonnyville</b>	Sales	6	7	8	116	118	77
	Sales Volume	1,155,000	1,846,700	1,555,000	28,049,407	30,080,700	16,878,350
	Average Price	192,500	263,814	194,375	241,805	254,921	219,199
	Median Price	207,500	273,700	176,000	248,750	252,500	225,000
<b>Cold Lake</b>	Sales	8	17	17	362	408	289
	Sales Volume	2,395,077	5,355,000	4,526,900	111,719,886	120,463,556	82,704,583
	Average Price	299,385	315,000	266,288	308,618	295,254	286,175
	Median Price	323,589	300,000	255,000	320,000	300,000	285,000
<b>Devon</b>	Sales	1	5	3	139	127	83
	Sales Volume	n/a	1,481,000	n/a	45,970,349	41,436,199	24,771,955
	Average Price	n/a	296,200	n/a	330,722	326,269	298,457
	Median Price	n/a	254,000	n/a	323,000	323,500	295,000
<b>Drayton Valley</b>	Sales	6	16	10	183	187	118
	Sales Volume	1,598,000	3,655,800	1,378,500	46,746,797	43,045,227	23,287,049
	Average Price	266,333	228,488	137,850	255,447	230,188	197,348
	Median Price	262,500	209,750	125,500	255,900	232,000	200,000
<b>Fort Saskatchewan</b>	SFD Sales	22	27	19	445	511	356
	SFD Average Price	466,100	414,714	417,257	465,333	435,696	400,819
	SFD Median Price	446,950	425,000	390,000	440,000	425,000	386,250
	Condo Sales	6	2	3	107	78	49
	Condo Average Price	193,233	n/a	n/a	216,891	210,797	249,024
	Condo Median Price	164,950	n/a	n/a	215,000	203,000	242,500
	Total Sales Volume	13,020,600	14,438,921	11,145,288	282,703,888	295,466,587	186,652,831
<b>Gibbons</b>	Sales	4	3	3	66	79	67
	Sales Volume	n/a	n/a	n/a	18,845,591	22,504,635	18,582,150
	Average Price	n/a	n/a	n/a	285,539	284,869	277,346
	Median Price	n/a	n/a	n/a	285,000	270,000	268,000
<b>Leduc</b>	SFD Sales	27	33	32	596	624	404
	SFD Average Price	409,196	421,307	401,497	423,001	398,997	372,566
	SFD Median Price	427,500	395,000	346,450	413,500	380,000	355,000
	Condo Sales	5	4	0	108	86	59
	Condo Average Price	232,490	n/a	n/a	229,741	210,937	219,936
	Condo Median Price	230,000	n/a	n/a	210,250	191,250	203,000
	Total Sales Volume	12,988,750	16,298,620	13,811,900	331,389,433	316,429,973	191,642,997

n/a = insufficient data

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

December 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Morinville</b>						
Sales	3	8	9	279	284	201
Sales Volume	n/a	2,503,400	3,143,000	98,057,186	95,937,024	64,625,173
Average Price	n/a	312,925	349,222	351,459	337,806	321,518
Median Price	n/a	340,000	322,000	340,000	355,000	333,000
<b>Sherwood Park</b>						
SFD Sales	24	43	46	833	1,062	817
SFD Average Price	477,138	455,910	465,913	508,727	467,205	446,035
SFD Median Price	473,000	419,000	428,354	478,000	440,000	423,000
Condo Sales	16	21	13	308	308	200
Condo Average Price	281,811	286,819	239,923	297,592	304,036	288,523
Condo Median Price	268,250	275,000	220,000	285,000	286,444	268,100
Total Sales Volume	18,563,275	28,971,149	26,420,507	552,845,330	637,609,461	450,670,286
<b>Spruce Grove</b>						
SFD Sales	29	35	30	620	674	403
SFD Average Price	434,237	439,438	397,253	449,263	419,321	389,991
SFD Median Price	406,674	424,900	391,218	430,000	404,750	375,000
Condo Sales	6	5	7	114	95	63
Condo Average Price	243,958	225,498	213,929	233,462	229,269	227,551
Condo Median Price	184,375	205,000	235,000	201,250	210,158	225,000
Total Sales Volume	17,214,915	20,570,512	17,313,916	377,146,041	382,902,278	230,317,080
<b>St. Albert</b>						
SFD Sales	30	36	39	911	1,038	765
SFD Average Price	548,807	483,967	474,629	540,890	498,097	471,970
SFD Median Price	480,000	453,500	435,000	502,000	454,300	433,000
Condo Sales	15	19	14	340	318	219
Condo Average Price	300,533	365,226	219,936	273,306	286,079	254,052
Condo Median Price	260,000	240,000	189,200	245,750	250,000	240,000
Total Sales Volume	23,210,899	25,857,111	22,249,745	618,525,336	645,116,733	440,667,548
<b>St. Paul</b>						
Sales	5	9	3	99	124	72
Sales Volume	1,477,000	2,130,500	n/a	19,952,660	29,549,111	13,646,250
Average Price	295,400	236,722	n/a	201,542	238,299	189,531
Median Price	250,000	239,000	n/a	200,000	250,000	197,500
<b>Stony Plain</b>						
Sales	16	27	21	493	447	310
Sales Volume	4,215,000	9,097,400	7,988,550	176,860,065	152,605,754	103,230,778
Average Price	263,438	336,941	380,407	358,743	341,400	333,003
Median Price	252,500	340,000	379,900	348,500	340,000	334,000
<b>Vegreville</b>						
Sales	3	3	6	105	117	79
Sales Volume	n/a	n/a	1,178,500	24,343,000	23,612,700	12,617,650
Average Price	n/a	n/a	196,417	231,838	201,818	159,717
Median Price	n/a	n/a	207,000	220,000	196,500	145,000
<b>Westlock</b>						
Sales	3	15	9	98	116	76
Sales Volume	n/a	2,636,000	1,944,300	21,091,500	24,146,000	14,695,737
Average Price	n/a	175,733	216,033	215,219	208,155	193,365
Median Price	n/a	170,000	228,000	213,250	224,500	197,250
<b>Wetaskiwin</b>						
Sales	11	20	10	234	247	145
Sales Volume	2,064,900	3,401,475	1,533,500	56,715,250	53,461,850	30,644,900
Average Price	187,718	170,074	153,350	242,373	216,445	211,344
Median Price	185,000	170,000	141,750	232,250	210,000	215,000

n/a = insufficient data

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

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	2	5	5	58	91	68
	Sales Volume	n/a	1,802,500	1,484,900	17,112,375	28,296,850	14,465,200
<b>Bonnyville M.D.</b>	Sales	5	9	15	157	200	126
	Sales Volume	1,282,000	3,299,000	4,751,000	60,105,200	70,989,459	41,886,950
<b>Lac la Biche County</b>	Sales	0	0	1	8	6	1
	Sales Volume	n/a	n/a	n/a	2,204,000	942,000	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	7	9	4	210	289	183
	Sales Volume	5,191,500	3,597,700	n/a	117,298,315	155,337,798	98,065,829
<b>Parkland County</b>	Sales	20	33	35	575	707	497
	Sales Volume	13,174,001	18,266,950	17,808,525	320,881,986	379,254,589	235,196,856
<b>Smoky Lake County</b>	Sales	0	3	0	41	40	34
	Sales Volume	n/a	n/a	n/a	8,946,400	10,296,600	6,355,600
<b>St. Paul County</b>	Sales	0	8	2	83	117	76
	Sales Volume	n/a	1,831,400	n/a	22,763,205	24,266,235	11,354,400
<b>Strathcona County</b>	Sales	9	22	22	357	468	360
	Sales Volume	5,019,500	16,441,400	12,755,500	268,018,323	317,070,575	208,689,503
<b>Sturgeon County</b>	Sales	7	18	16	246	302	231
	Sales Volume	4,568,000	12,325,900	9,211,900	166,951,046	193,499,552	128,731,959
<b>Thorhild County</b>	Sales	3	4	5	46	47	38
	Sales Volume	n/a	n/a	743,900	13,685,028	11,316,952	8,435,680
<b>Two Hills County</b>	Sales	0	2	0	24	18	23
	Sales Volume	n/a	n/a	n/a	7,550,400	4,746,900	5,203,000
<b>Vermilion River County</b>	Sales	0	0	1	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> 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.

December 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	1	0	6	8	7
	Sales Volume	n/a	n/a	n/a	3,499,400	2,869,900	2,258,900
<b>Bonnyville M.D.</b>	Sales	2	1	2	28	26	19
	Sales Volume	n/a	n/a	n/a	9,303,557	10,637,630	9,819,800
<b>Lac la Biche County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	0	0	3	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	3	5	30	41	23
	Sales Volume	n/a	n/a	1,770,000	30,443,000	37,938,742	16,812,000
<b>Parkland County</b>	Sales	2	1	3	11	15	20
	Sales Volume	n/a	n/a	n/a	9,230,500	9,597,750	11,470,300
<b>Smoky Lake County</b>	Sales	1	1	2	8	9	8
	Sales Volume	n/a	n/a	n/a	1,762,904	3,545,000	1,871,000
<b>St. Paul County</b>	Sales	1	2	2	16	20	16
	Sales Volume	n/a	n/a	n/a	6,254,220	6,449,100	4,098,000
<b>Strathcona County</b>	Sales	0	0	0	6	11	7
	Sales Volume	n/a	n/a	n/a	4,881,000	7,565,600	4,264,200
<b>Sturgeon County</b>	Sales	0	1	0	11	14	8
	Sales Volume	n/a	n/a	n/a	7,980,080	9,107,500	3,641,500
<b>Thorhild County</b>	Sales	0	0	0	7	4	7
	Sales Volume	n/a	n/a	n/a	1,853,500	n/a	2,058,000
<b>Two Hills County</b>	Sales	0	0	0	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	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

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