

Media Release

Strong market activity continues in February

Edmonton, March 2, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for February 2022 increased 69.3% compared to January 2022 and increased 41.7% from February 2021.

New residential listings increased both 13.7% year-over-year and 39.6% month-over-month from January 2022.

For February, single-family home unit sales are up 35.6% from February 2021 and up 71.9% from January 2022 at 1,394. Condo unit sales increased 55.2% from February 2021 and were up 62.9% from January 2022. Duplex/rowhouse unit sales were up 55.9% year-over-year and increased 87.7% month-over-month.

Single-family homes averaged \$493,543, a 12.7% year-over-year increase and a month-over-month increase of 10.8%. Condominiums sold for an average of \$226,811, a 1.8% decrease year-over-year, and prices are up 0.9% compared to January 2022. Duplex prices increased 9.1% from February 2021, selling at \$374,290, a 2.1% decrease from January 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$353,900, a 6.9% increase from February 2021, and up 2.8% from January 2022.

“We continue to see incredible momentum emerging out of the Greater Edmonton Area real estate market as we head into the warmer months,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “We saw huge increases in our month-over-month activity for residential listings and sales for the month of February.”

Single-family homes averaged 42 days on the market, a five-day decrease from February of last year. Condos averaged 61 days on the market, decreasing by one day year-over-year, while duplexes averaged 42 days on the market, a six-day decrease compared to February 2021. Overall, all residential listings averaged 47 days on the market, decreasing by five days year-over-year and down 10 days as compared to January 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.

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	February 2022	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$428,700	3.1%	7.8%
Apartment benchmark price	\$177,700	0.9%	1.1%
Townhouse benchmark price	\$211,100	1.7%	2.3%
Composite ⁷ benchmark price	\$353,900	2.8%	6.9%

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

MLS® System Activity 2022 (for all-residential sales in GEA ¹)	February 2022	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$493,543	10.8%	12.7%
SFD median ⁴ selling price – month	\$460,000	9.5%	12.6%
Condominium average selling price	\$226,811	0.9%	-1.8%
Condominium median selling price	\$218,000	13.5%	3.8%
All-residential ⁵ average selling price	\$411,464	9.1%	8.9%
All-residential median selling price	\$385,000	5.5%	6.1%
# residential listings this month	2,962	39.6%	13.7%
# residential sales this month	2,258	69.3%	41.7%
# residential inventory at month end	4,786	1.4%	-19.2%
# Total ⁶ MLS® System sales this month	2,629	62.8%	30.2%
\$ Value Total residential sales this month	\$955,330,583	81.4%	50.7%
\$ Value of total MLS® System sales – month	\$1,147,628,608	83.5%	54.8%
\$ Value of total MLS® System sales - YTD	\$1,755,826,723	180.8%	34.5%

¹ Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

² Single-family Dwelling

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

⁴ Median: The middle figure in an ordered list of all sales prices

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

⁶ Includes residential, rural and commercial sales

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

³Average 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, and 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 Area¹
February 2022**

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	1,548 / 2,548	1,376 / 2,571	1,368 / 2,600	1,422 / 2,823	1,476 / 2,818
Sales / YTD	1,394 / 2,204	1,028 / 1,765	637 / 1,128	576 / 1,045	674 / 1,225
Sales to New Listings Ratio / YTD	90% / 86%	75% / 69%	47% / 43%	41% / 37%	46% / 43%
Sales Volume	687,999,484	450,433,181	271,619,543	246,892,300	297,939,198
Sales Volume YTD	1,049,055,532	765,635,369	474,947,356	436,261,695	535,010,931
Average Sale Price	493,543	438,165	426,404	428,632	442,046
Average Sale Price YTD	475,978	433,788	421,053	417,475	436,744
Median Sale Price	460,000	408,750	378,500	392,350	397,750
Median Sale Price YTD	449,000	402,000	380,000	392,500	395,000
Average Days on Market / YTD	42 / 45	47 / 52	71 / 72	70 / 74	58 / 62
Median Days on Market / YTD	21 / 26	24 / 31	45 / 52	48 / 59	38 / 46
Average Days on Market (Cum.) / YTD	63 / 67	75 / 81	108 / 110	115 / 117	93 / 98
Median Days on Market (Cum.) / YTD	25 / 34	31 / 48	76 / 85	87 / 92	69 / 75
Condominium					
New Listings / YTD	1,026 / 1,835	900 / 1,761	788 / 1,494	680 / 1,438	854 / 1,754
Sales / YTD	523 / 842	337 / 601	282 / 467	268 / 482	304 / 568
Sales to New Listings Ratio / YTD	51% / 46%	37% / 34%	36% / 31%	39% / 34%	36% / 32%
Sales Volume	118,622,311	77,823,026	60,056,821	59,559,785	72,355,929
Sales Volume YTD	190,333,112	134,739,113	97,868,940	106,050,984	133,064,205
Average Sale Price	226,811	230,929	212,967	222,238	238,013
Average Sale Price YTD	226,049	224,192	209,569	220,023	234,268
Median Sale Price	218,000	210,000	200,000	215,250	218,875
Median Sale Price YTD	208,700	204,000	195,000	212,500	215,000
Average Days on Market / YTD	61 / 65	62 / 67	73 / 77	76 / 83	74 / 82
Median Days on Market / YTD	41 / 49	42 / 49	60 / 63	54 / 67	55 / 67
Average Days on Market (Cum.) / YTD	107 / 110	105 / 106	120 / 124	127 / 137	120 / 129
Median Days on Market (Cum.) / YTD	80 / 84	75 / 76	97 / 94	95 / 111	99 / 104
Duplex/Rowhouse					
New Listings / YTD	311 / 548	260 / 492	230 / 440	237 / 507	227 / 474
Sales / YTD	304 / 466	195 / 331	104 / 199	114 / 211	119 / 217
Sales to New Listings Ratio / YTD	98% / 85%	75% / 67%	45% / 45%	48% / 42%	52% / 46%
Sales Volume	113,784,038	66,890,449	33,476,721	36,626,842	42,294,934
Sales Volume YTD	175,744,303	113,728,869	65,664,108	67,865,866	76,420,030
Average Sale Price	374,290	343,028	321,892	321,288	355,420
Average Sale Price YTD	377,134	343,592	329,970	321,639	352,166
Median Sale Price	361,750	328,540	317,500	315,885	337,000
Median Sale Price YTD	363,500	328,000	316,500	315,000	332,800
Average Days on Market / YTD	42 / 45	48 / 57	80 / 82	80 / 85	62 / 66
Median Days on Market / YTD	22 / 25	28 / 35	65 / 71	53 / 69	42 / 50
Average Days on Market (Cum.) / YTD	52 / 61	67 / 76	120 / 124	129 / 129	96 / 92
Median Days on Market (Cum.) / YTD	24 / 32	33 / 43	101 / 101	111 / 102	58 / 70
Total Residential²					
New Listings / YTD	2,962 / 5,085	2,605 / 4,977	2,464 / 4,686	2,407 / 4,942	2,652 / 5,237
Sales / YTD	2,258 / 3,592	1,594 / 2,763	1,052 / 1,848	976 / 1,771	1,108 / 2,048
Sales to New Listings Ratio / YTD	76% / 71%	61% / 56%	43% / 39%	41% / 36%	42% / 39%
Sales Volume	929,084,733	602,391,956	369,408,780	345,471,286	415,629,961
Sales Volume YTD	1,432,061,048	1,027,945,993	648,909,699	614,167,104	755,273,866
Average Sale Price	411,464	377,912	351,149	353,966	375,117
Average Sale Price YTD	398,681	372,040	351,142	346,791	368,786
Median Sale Price	385,000	363,000	326,300	335,000	350,000
Median Sale Price YTD	376,000	356,000	330,000	335,000	343,750
Average Days on Market / YTD	47 / 51	52 / 57	73 / 76	73 / 78	64 / 69
Median Days on Market / YTD	26 / 31	28 / 36	50 / 58	50 / 62	42 / 52
Average Days on Market (Cum.) / YTD	73 / 77	82 / 88	114 / 117	121 / 124	102 / 107
Median Days on Market (Cum.) / YTD	33 / 46	39 / 57	86 / 91	93 / 97	75 / 81

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
February 2022**

	2022	2021	2020	2019	2018
Acreage with Home					
New Listings / YTD	146 / 230	142 / 283	187 / 315	128 / 268	153 / 283
Sales / YTD	83 / 129	83 / 164	49 / 83	33 / 65	35 / 72
Sales to New Listings Ratio / YTD	57% / 56%	58% / 58%	26% / 26%	26% / 24%	23% / 25%
Sales Volume	60,544,932	49,202,184	27,188,800	19,852,200	21,460,900
Sales Volume YTD	94,785,211	103,569,784	53,153,950	34,544,350	41,179,149
Average Sale Price	729,457	592,797	554,873	601,582	613,169
Average Sale Price YTD	734,769	631,523	640,409	531,452	571,933
Median Sale Price	700,000	530,000	520,900	515,000	615,000
Median Sale Price YTD	665,000	557,500	555,000	500,000	497,500
Average Days on Market / YTD	57 / 72	86 / 89	99 / 104	114 / 96	99 / 115
Median Days on Market / YTD	24 / 32	37 / 56	71 / 75	95 / 72	65 / 92
Average Days on Market (Cum.) / YTD	91 / 112	143 / 139	174 / 195	174 / 160	168 / 181
Median Days on Market (Cum.) / YTD	37 / 68	87 / 97	161 / 175	148 / 141	128 / 153
Vacant Acreage and Recreational					
New Listings / YTD	50 / 87	64 / 105	38 / 92	44 / 87	53 / 97
Sales / YTD	27 / 52	24 / 51	14 / 27	9 / 18	14 / 27
Sales to New Listings Ratio / YTD	54% / 60%	38% / 49%	37% / 29%	20% / 21%	26% / 28%
Sales Volume	10,631,400	6,464,040	4,236,785	2,506,500	7,962,361
Sales Volume YTD	21,529,700	15,425,832	11,333,099	4,383,500	10,104,361
Average Sale Price	393,756	269,335	302,628	278,500	568,740
Average Sale Price YTD	414,033	302,467	419,744	243,528	374,236
Median Sale Price	230,000	222,920	316,250	266,500	313,500
Median Sale Price YTD	268,750	245,000	260,000	246,500	190,000
Average Days on Market / YTD	108 / 128	161 / 198	316 / 384	132 / 174	168 / 213
Median Days on Market / YTD	94 / 104	61 / 129	247 / 297	90 / 112	144 / 168
Average Days on Market (Cum.) / YTD	162 / 205	296 / 362	318 / 428	168 / 204	238 / 268
Median Days on Market (Cum.) / YTD	116 / 132	113 / 187	247 / 297	111 / 170	150 / 185
Recreational with Home					
New Listings / YTD	3 / 3	1 / 1	1 / 2	3 / 3	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	33% / 33%	0% / 50%
Sales Volume	0	0	0	159,000	885,000
Sales Volume YTD	0	0	0	159,000	885,000
Average Sale Price	0	0	0	159,000	885,000
Average Sale Price YTD	0	0	0	159,000	885,000
Median Sale Price	0	0	0	159,000	885,000
Median Sale Price YTD	0	0	0	159,000	885,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	5 / 5	138 / 138
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	5 / 5	138 / 138
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	5 / 5	138 / 138
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	5 / 5	138 / 138
Total Rural²					
New Listings / YTD	199 / 320	207 / 389	226 / 409	175 / 358	206 / 382
Sales / YTD	110 / 181	107 / 215	63 / 110	43 / 84	50 / 100
Sales to New Listings Ratio / YTD	55% / 57%	52% / 55%	28% / 27%	25% / 23%	24% / 26%
Sales Volume	71,176,332	55,666,224	31,425,585	22,517,700	30,308,261
Sales Volume YTD	116,314,911	118,995,616	64,487,049	39,086,850	52,168,510
Average Sale Price	647,058	520,245	498,819	523,667	606,165
Average Sale Price YTD	642,624	553,468	586,246	465,320	521,685
Median Sale Price	591,000	460,000	460,000	477,700	511,500
Median Sale Price YTD	575,000	500,000	486,500	426,250	448,500
Average Days on Market / YTD	69 / 88	103 / 115	148 / 173	115 / 112	119 / 142
Median Days on Market / YTD	29 / 51	41 / 78	75 / 91	90 / 75	85 / 104
Average Days on Market (Cum.) / YTD	108 / 138	177 / 192	206 / 252	169 / 167	187 / 204
Median Days on Market (Cum.) / YTD	72 / 92	100 / 117	169 / 194	139 / 141	137 / 155

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
February 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	18 / 33	12 / 25	10 / 16	12 / 36	12 / 24
Sales / YTD	6 / 9	3 / 4	2 / 2	3 / 7	1 / 2
Sales to New Listings Ratio / YTD	33% / 27%	25% / 16%	20% / 13%	25% / 19%	8% / 8%
Sales Volume	21,497,750	1,973,878	2,650,000	1,484,500	145,000
Sales Volume YTD	26,332,750	2,133,878	2,650,000	4,837,299	1,235,000
Average Sale Price	3,582,958	657,959	1,325,000	494,833	145,000
Average Sale Price YTD	2,925,861	533,470	1,325,000	691,043	617,500
Median Sale Price	1,700,000	715,000	1,325,000	490,000	145,000
Median Sale Price YTD	1,350,000	455,000	1,325,000	599,283	617,500
Average Days on Market / YTD	209 / 244	503 / 665	840 / 840	101 / 416	47 / 362
Median Days on Market / YTD	207 / 253	685 / 747	840 / 840	105 / 188	47 / 362
Average Days on Market (Cum.) / YTD	396 / 369	503 / 665	840 / 840	101 / 416	261 / 469
Median Days on Market (Cum.) / YTD	207 / 253	685 / 747	840 / 840	105 / 188	261 / 469
Investment					
New Listings / YTD	33 / 57	30 / 52	29 / 54	26 / 47	38 / 67
Sales / YTD	13 / 24	7 / 10	6 / 11	9 / 13	5 / 10
Sales to New Listings Ratio / YTD	39% / 42%	23% / 19%	21% / 20%	35% / 28%	13% / 15%
Sales Volume	13,330,000	2,528,000	3,657,205	6,802,050	5,353,867
Sales Volume YTD	21,080,780	5,194,000	11,602,205	10,377,050	7,502,367
Average Sale Price	1,025,385	361,143	609,534	755,783	1,070,773
Average Sale Price YTD	878,366	519,400	1,054,746	798,235	750,237
Median Sale Price	425,000	331,500	373,089	620,000	675,867
Median Sale Price YTD	395,000	399,750	575,000	680,000	513,750
Average Days on Market / YTD	178 / 151	137 / 155	227 / 189	182 / 176	202 / 184
Median Days on Market / YTD	132 / 102	139 / 163	285 / 161	153 / 153	55 / 129
Average Days on Market (Cum.) / YTD	211 / 168	164 / 174	244 / 198	201 / 235	280 / 232
Median Days on Market (Cum.) / YTD	132 / 102	139 / 163	285 / 243	153 / 168	55 / 159
Multi Family					
New Listings / YTD	14 / 23	2 / 17	4 / 8	6 / 18	9 / 14
Sales / YTD	2 / 3	1 / 12	1 / 2	0 / 3	1 / 1
Sales to New Listings Ratio / YTD	14% / 13%	50% / 71%	25% / 25%	0% / 17%	11% / 7%
Sales Volume	3,674,000	495,000	1,770,000	0	590,000
Sales Volume YTD	5,459,000	17,187,500	2,920,000	2,900,000	590,000
Average Sale Price	1,837,000	495,000	1,770,000	0	590,000
Average Sale Price YTD	1,819,667	1,432,292	1,460,000	966,667	590,000
Median Sale Price	1,837,000	495,000	1,770,000	0	590,000
Median Sale Price YTD	1,785,000	1,425,000	1,460,000	690,000	590,000
Average Days on Market / YTD	130 / 100	299 / 186	928 / 646	0 / 128	132 / 132
Median Days on Market / YTD	130 / 112	299 / 128	928 / 646	0 / 135	132 / 132
Average Days on Market (Cum.) / YTD	130 / 161	687 / 238	1587 / 976	0 / 128	132 / 132
Median Days on Market (Cum.) / YTD	130 / 148	687 / 128	1587 / 976	0 / 135	132 / 132
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	1 / 2	0 / 0	0 / 1
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
February 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	23 / 42	12 / 18	21 / 40	25 / 50	25 / 53
Sales / YTD	6 / 10	0 / 2	7 / 10	0 / 4	7 / 12
Sales to New Listings Ratio / YTD	26% / 24%	0% / 11%	33% / 25%	0% / 8%	28% / 23%
Sales Volume	1,962,500	0	1,267,000	0	1,886,000
Sales Volume YTD	3,059,500	1,025,000	1,550,800	303,900	2,722,500
Average Sale Price	327,083	0	181,000	0	269,429
Average Sale Price YTD	305,950	512,500	155,080	75,975	226,875
Median Sale Price	237,500	0	160,000	0	95,000
Median Sale Price YTD	237,500	512,500	142,500	78,000	98,500
Average Days on Market / YTD	157 / 191	0 / 271	143 / 122	0 / 182	141 / 109
Median Days on Market / YTD	145 / 145	0 / 271	148 / 117	0 / 175	85 / 76
Average Days on Market (Cum.) / YTD	157 / 191	0 / 271	162 / 136	0 / 182	141 / 126
Median Days on Market (Cum.) / YTD	145 / 145	0 / 271	149 / 142	0 / 175	85 / 81
Lease					
New Listings / YTD	19 / 46	16 / 43	23 / 47	34 / 61	31 / 47
Sales / YTD	8 / 16	8 / 13	11 / 15	6 / 13	8 / 15
Sales to New Listings Ratio / YTD	42% / 35%	50% / 30%	48% / 32%	18% / 21%	26% / 32%
Sales Volume	1,164,417	702,383	4,724,600	403,281	829,390
Sales Volume YTD	2,427,941	1,180,581	5,169,165	687,373	1,511,422
Average Sale Price	145,552	87,798	429,509	67,214	103,674
Average Sale Price YTD	151,746	90,814	344,611	52,875	100,761
Median Sale Price	104,264	85,644	270,084	50,195	81,250
Median Sale Price YTD	104,264	65,088	161,474	34,200	57,600
Average Days on Market / YTD	104 / 108	204 / 184	274 / 231	198 / 147	140 / 162
Median Days on Market / YTD	97 / 93	154 / 195	273 / 273	102 / 101	112 / 127
Average Days on Market (Cum.) / YTD	235 / 193	222 / 196	274 / 231	198 / 147	140 / 199
Median Days on Market (Cum.) / YTD	151 / 139	154 / 195	273 / 273	102 / 101	112 / 127
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	110 / 204	72 / 156	88 / 168	103 / 212	115 / 206
Sales / YTD	35 / 62	19 / 41	27 / 40	18 / 40	22 / 40
Sales to New Listings Ratio / YTD	32% / 30%	26% / 26%	31% / 24%	17% / 19%	19% / 19%
Sales Volume	41,628,667	5,699,261	14,068,805	8,689,831	8,804,257
Sales Volume YTD	58,359,971	26,720,959	23,892,170	19,105,622	13,561,289
Average Sale Price	1,189,390	299,961	521,067	482,768	400,194
Average Sale Price YTD	941,290	651,731	597,304	477,641	339,032
Median Sale Price	365,000	218,000	340,000	305,000	157,310
Median Sale Price YTD	322,500	363,500	310,000	256,000	174,400
Average Days on Market / YTD	160 / 157	231 / 229	296 / 243	174 / 206	150 / 161
Median Days on Market / YTD	133 / 111	166 / 166	273 / 185	116 / 124	106 / 112
Average Days on Market (Cum.) / YTD	234 / 207	269 / 252	329 / 266	184 / 225	177 / 197
Median Days on Market (Cum.) / YTD	143 / 136	166 / 166	273 / 238	116 / 131	112 / 126

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 and City of Edmonton
February 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	7,131 (1,108)	917 (50)	633 (22)	5,047 (770)	367 (16)
	March	8,355 (1,380)	1,044 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,209 (1,657)	1,122 (91)	683 (26)	6,466 (1,129)	400 (16)
	May	10,323 (1,904)	1,370 (106)	715 (21)	7,319 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,546 (1,723)	1,527 (121)	721 (28)	7,624 (1,217)	434 (20)
	August	10,073 (1,678)	1,450 (124)	704 (27)	7,315 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,746 (1,234)	1,187 (89)	675 (33)	6,319 (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	7,105 (795)	906 (41)	650 (22)	5,022 (575)	375 (16)
	February	7,460 (976)	948 (43)	678 (18)	5,263 (710)	386 (10)
	March	8,300 (1,197)	1,079 (70)	726 (15)	5,818 (849)	419 (11)
	April	9,016 (1,679)	1,231 (81)	727 (29)	6,384 (1,148)	430 (19)
	May	9,553 (1,977)	1,344 (102)	783 (27)	6,860 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,133 (1,907)	1,445 (113)	748 (25)	6,647 (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)	716 (20)	6,281 (971)	408 (15)
	October	7,954 (1,325)	1,132 (90)	691 (29)	5,858 (941)	398 (15)
	November	7,308 (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	6,334 (796)	894 (47)	661 (13)	4,569 (580)	389 (9)
	February	6,867 (1,052)	968 (63)	661 (27)	4,956 (742)	395 (15)
	March	7,286 (1,163)	1,011 (67)	662 (19)	5,258 (810)	399 (11)
	April	7,268 (746)	1,049 (43)	650 (7)	5,251 (514)	383 (6)
	May	7,783 (1,156)	1,150 (77)	660 (7)	5,641 (778)	392 (6)
	June	8,024 (2,046)	1,197 (142)	673 (28)	5,920 (1,365)	400 (16)
	July	8,057 (2,163)	1,180 (204)	697 (14)	5,963 (1,511)	409 (11)
	August	7,841 (1,874)	1,167 (166)	681 (17)	5,894 (1,262)	401 (12)
	September	7,550 (1,868)	1,103 (155)	695 (19)	5,684 (1,297)	407 (9)
	October	7,243 (1,670)	993 (146)	653 (26)	5,515 (1,161)	383 (14)
	November	6,469 (1,393)	824 (127)	667 (16)	4,940 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,536 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,920 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,716 (2,437)	788 (187)	648 (31)	5,102 (1,641)	356 (17)
	April	7,454 (2,862)	863 (225)	658 (23)	5,728 (1,928)	352 (14)
	May	7,986 (2,736)	891 (227)	666 (29)	6,196 (1,901)	361 (14)
	June	8,353 (2,719)	954 (187)	657 (29)	6,513 (1,900)	357 (17)
	July	8,305 (2,203)	937 (170)	664 (23)	6,497 (1,534)	359 (17)
	August	7,963 (2,055)	915 (150)	655 (18)	6,263 (1,430)	360 (11)
	September	7,640 (1,876)	858 (122)	642 (32)	6,050 (1,310)	368 (17)
	October	7,091 (1,860)	768 (147)	646 (24)	5,634 (1,304)	365 (16)
	November	6,037 (1,819)	658 (125)	665 (19)	4,835 (1,310)	390 (10)
	December	4,730 (1,317)	513 (88)	584 (36)	3,732 (966)	349 (25)
2022	January	4,689 (1,334)	497 (71)	610 (27)	3,705 (989)	368 (20)
	February	4,788 (2,258)	536 (110)	653 (35)	3,802 (1,681)	396 (25)

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.

February 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	56	41	29	90	63	51
	Average	466,228	427,747	436,707	444,157	431,084	416,946
	Median	440,000	425,000	378,500	395,500	385,000	375,000
North Central	Sales	192	139	93	296	238	172
	Average	430,446	376,723	347,216	416,221	375,894	352,883
	Median	401,000	365,000	325,000	380,500	368,400	340,000
Northeast	Sales	50	32	16	82	58	37
	Average	347,478	309,970	300,438	346,439	305,415	300,851
	Median	327,500	296,500	275,500	322,250	281,500	278,000
Central	Sales	47	16	21	70	39	34
	Average	310,346	305,701	266,905	295,344	267,653	254,404
	Median	273,000	261,500	259,500	265,000	251,500	254,250
West	Sales	95	73	41	143	113	68
	Average	587,986	503,650	597,609	556,584	510,100	575,626
	Median	472,000	420,000	402,000	435,000	420,000	398,500
Southwest	Sales	118	77	71	194	143	112
	Average	582,813	551,806	575,554	558,680	549,990	557,258
	Median	519,000	508,500	480,000	495,750	491,000	476,750
Southeast	Sales	155	117	81	263	204	142
	Average	446,576	419,189	408,821	439,348	404,432	397,923
	Median	425,000	380,000	349,900	410,000	368,500	346,100
Anthony Henday	Sales	287	156	84	437	285	157
	Average	581,394	499,294	486,415	560,309	498,703	497,650
	Median	527,000	449,450	423,000	520,000	449,000	435,000
City of Edmonton Total	Sales	1,000	651	436	1,575	1,143	773
	Average	501,425	446,855	446,576	482,944	442,430	437,171
	Median	465,500	407,000	383,650	450,000	400,000	381,000
Condominiums							
Northwest	Sales	13	6	10	14	12	13
	Average	306,731	342,050	200,650	288,679	310,358	200,000
	Median	279,999	341,250	210,000	272,500	341,250	210,000
North Central	Sales	74	53	34	110	85	56
	Average	208,944	199,336	171,493	207,731	202,217	171,122
	Median	219,050	182,000	176,000	215,250	195,000	176,000
Northeast	Sales	20	19	20	47	31	31
	Average	173,450	147,026	147,210	159,451	138,883	144,761
	Median	175,500	145,000	154,100	160,500	134,000	153,200
Central	Sales	50	48	26	85	83	58
	Average	189,287	229,048	257,040	214,463	234,308	241,359
	Median	175,500	231,000	240,500	175,000	230,000	243,500
West	Sales	28	25	25	59	49	44
	Average	232,639	166,104	182,776	215,681	169,327	186,264
	Median	182,250	169,000	160,000	174,000	169,000	167,000
Southwest	Sales	75	26	36	120	64	64
	Average	225,253	231,481	205,415	232,668	223,320	213,412
	Median	225,000	232,000	180,000	216,250	205,000	186,500
Southeast	Sales	67	47	33	105	83	57
	Average	195,891	214,035	185,058	192,038	204,655	179,988
	Median	191,250	195,000	177,250	185,000	180,000	164,000
Anthony Henday	Sales	101	47	42	153	86	64
	Average	250,227	237,139	262,346	256,577	240,713	251,969
	Median	234,000	220,000	251,250	235,000	220,500	247,000
City of Edmonton Total	Sales	428	271	226	693	493	387
	Average	220,066	213,215	205,992	220,319	212,866	203,898
	Median	211,250	199,000	191,900	205,000	195,000	187,500

n/a = insufficient data

February 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	2,345	1,922	1,836	1,813	1,937
Sales	1,706	1,087	757	720	786
Sales Volume	727,240,451	404,541,662	273,059,890	258,154,035	294,685,361
Edmonton City Year to Date					
New Listings	4,059	3,666	3,492	3,672	3,854
Sales	2,715	1,929	1,346	1,311	1,466
Sales Volume	1,112,400,609	722,550,750	484,487,345	457,974,422	538,884,435
Edmonton City Month End Active Inventory					
Residential	3,802	4,469	4,956	5,263	5,047
Commercial	396	364	395	386	367
TOTAL	4,198	4,833	5,351	5,649	5,414
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,271	2,884	2,778	2,685	2,973
Sales	2,403	1,720	1,142	1,037	1,180
Sales Volume	1,041,889,732	663,757,441	414,903,170	376,678,817	454,742,479
Greater Edmonton Area Year to Date					
New Listings	5,609	5,522	5,263	5,512	5,825
Sales	3,835	3,019	1,998	1,895	2,188
Sales Volume	1,606,735,930	1,173,662,568	737,288,918	672,359,576	821,003,665
Greater Edmonton Area Month End Active Inventory					
Residential	4,788	5,920	6,867	7,460	7,131
Rural	536	706	968	948	917
Commercial	653	641	661	678	633
TOTAL	5,977	7,267	8,496	9,086	8,681
<hr/>					
Total Board Monthly					
New Listings	3,723	3,334	3,256	3,051	3,449
Sales	2,629	2,019	1,288	1,161	1,304
Sales Volume	1,147,628,608	741,437,992	447,043,197	407,575,916	487,779,899
Total Board Year to Date					
New Listings	6,393	6,386	6,147	6,348	6,753
Sales	4,241	3,530	2,258	2,145	2,445
Sales Volume	1,755,826,723	1,305,066,824	791,734,545	732,682,875	882,779,260

February 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	3	8	1	6	12	3
	Sales Volume	n/a	1,583,500	n/a	1,117,901	2,494,000	n/a
	Average Price	n/a	197,938	n/a	186,317	207,833	n/a
	Median Price	n/a	223,500	n/a	170,001	212,500	n/a
Beaumont	Sales	58	32	24	87	69	39
	Sales Volume	28,197,100	13,176,000	9,007,550	42,373,290	29,609,349	15,031,450
	Average Price	486,157	411,750	375,315	487,049	429,121	385,422
	Median Price	499,500	401,000	375,000	500,100	430,050	375,000
Bonnyville	Sales	7	8	6	11	15	11
	Sales Volume	1,217,000	1,629,500	831,200	2,018,350	2,888,000	1,662,700
	Average Price	173,857	203,688	138,533	183,486	192,533	151,155
	Median Price	180,000	239,500	123,850	180,000	219,000	147,000
Cold Lake	Sales	17	20	23	43	39	31
	Sales Volume	4,511,250	4,395,405	6,317,000	10,237,200	9,379,205	8,194,500
	Average Price	265,368	219,770	274,652	238,074	240,492	264,339
	Median Price	277,000	222,500	280,000	216,000	235,000	265,000
Devon	Sales	10	7	5	18	12	8
	Sales Volume	2,873,000	2,055,000	1,357,200	5,524,500	3,489,700	2,057,200
	Average Price	287,300	293,571	271,440	306,917	290,808	257,150
	Median Price	312,000	308,000	271,700	312,000	313,500	260,850
Drayton Valley	Sales	17	15	11	23	25	17
	Sales Volume	4,582,900	4,415,000	2,629,300	6,090,100	6,275,000	3,778,800
	Average Price	269,582	294,333	239,027	264,787	251,000	222,282
	Median Price	287,500	322,500	242,500	285,000	254,000	242,500
Fort Saskatchewan	SFD Sales	41	49	21	60	75	37
	SFD Average Price	480,337	434,635	381,257	464,358	419,560	377,081
	SFD Median Price	455,000	413,500	368,500	427,500	407,000	370,000
	Condo Sales	11	4	6	14	9	8
	Condo Average Price	216,445	n/a	254,917	225,243	239,710	253,313
	Condo Median Price	218,000	n/a	263,000	209,000	246,500	248,500
	Total Sales Volume	25,997,999	26,254,031	11,789,900	37,497,399	39,113,769	20,282,900
Gibbons	Sales	2	2	1	5	6	3
	Sales Volume	n/a	n/a	n/a	1,305,000	1,568,000	n/a
	Average Price	n/a	n/a	n/a	261,000	261,333	n/a
	Median Price	n/a	n/a	n/a	240,000	273,000	n/a
Leduc	SFD Sales	58	52	21	93	82	36
	SFD Average Price	433,473	397,101	409,733	426,996	383,641	404,782
	SFD Median Price	420,500	385,000	378,000	415,000	370,000	383,750
	Condo Sales	6	7	6	10	9	7
	Condo Average Price	211,667	223,071	203,692	218,625	210,361	205,307
	Condo Median Price	174,000	218,000	190,000	182,000	207,000	200,000
	Total Sales Volume	31,913,824	25,961,177	11,492,050	50,400,841	39,455,677	19,108,300

n/a = insufficient data

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

February 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville						
Sales	32	26	7	43	38	8
Sales Volume	12,216,688	9,763,352	2,065,000	16,042,088	13,882,752	2,345,000
Average Price	381,772	375,514	295,000	373,072	365,336	293,125
Median Price	337,200	380,400	292,500	335,000	364,500	286,250
Sherwood Park						
SFD Sales	57	64	49	92	117	87
SFD Average Price	503,437	465,864	407,954	487,706	453,380	415,643
SFD Median Price	475,000	440,000	392,500	470,500	440,000	396,000
Condo Sales	33	25	11	48	34	17
Condo Average Price	316,839	361,272	284,691	304,483	342,712	287,268
Condo Median Price	320,000	327,500	286,000	312,750	289,250	287,500
Total Sales Volume	40,116,600	42,845,296	23,121,351	63,249,007	70,925,989	42,544,499
Spruce Grove						
SFD Sales	53	57	21	91	79	34
SFD Average Price	465,420	401,005	357,552	454,364	395,031	354,201
SFD Median Price	450,000	390,000	360,000	444,900	380,000	354,500
Condo Sales	6	3	4	14	8	6
Condo Average Price	209,842	n/a	n/a	198,718	190,973	216,900
Condo Median Price	133,500	n/a	n/a	133,500	193,692	186,200
Total Sales Volume	34,499,135	26,940,561	13,428,900	56,165,484	39,145,443	22,249,544
St. Albert						
SFD Sales	69	67	33	103	111	69
SFD Average Price	569,164	475,759	440,617	543,897	473,574	442,862
SFD Median Price	522,750	443,000	387,000	513,200	445,000	417,000
Condo Sales	21	16	21	33	27	29
Condo Average Price	218,900	322,471	261,519	234,372	298,189	246,355
Condo Median Price	211,000	218,950	253,900	210,000	250,000	250,000
Total Sales Volume	46,541,126	38,245,418	22,430,270	67,626,584	63,605,756	40,672,771
St. Paul						
Sales	6	7	5	12	14	10
Sales Volume	1,171,500	1,952,300	811,900	2,340,000	3,674,800	1,717,900
Average Price	195,250	278,900	162,380	195,000	262,486	171,790
Median Price	201,250	260,000	195,000	201,250	260,000	137,500
Stony Plain						
Sales	36	36	23	67	59	37
Sales Volume	12,468,250	11,809,722	6,577,699	22,938,362	17,822,271	10,752,035
Average Price	346,340	328,048	285,987	342,364	302,072	290,596
Median Price	314,500	329,800	280,000	309,000	300,000	280,000
Vegreville						
Sales	4	7	7	8	12	12
Sales Volume	n/a	1,838,500	931,400	1,863,000	2,906,900	1,862,900
Average Price	n/a	262,643	133,057	232,875	242,242	155,242
Median Price	n/a	215,000	149,900	208,000	203,500	140,200
Westlock						
Sales	7	4	1	17	10	4
Sales Volume	1,291,500	n/a	n/a	3,807,450	1,945,000	n/a
Average Price	184,500	n/a	n/a	223,968	194,500	n/a
Median Price	190,000	n/a	n/a	196,000	194,000	n/a
Wetaskiwin						
Sales	10	23	5	24	34	12
Sales Volume	2,742,500	4,714,000	1,067,000	6,167,200	7,029,000	2,242,000
Average Price	274,250	204,957	213,400	256,967	206,735	186,833
Median Price	276,500	185,000	263,000	231,000	209,250	230,000

n/a = insufficient data

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

February 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	3	6	9	5	11	10
	Sales Volume	n/a	1,513,500	1,432,000	986,500	3,303,000	1,771,500
Bonnyville M.D.	Sales	9	8	3	17	15	10
	Sales Volume	2,936,000	2,397,909	n/a	5,889,500	4,975,609	2,847,000
Lac la Biche County	Sales	0	0	0	3	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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	19	20	8	32	46	18
	Sales Volume	10,173,900	7,234,740	4,493,100	18,856,900	23,868,632	16,126,350
Parkland County	Sales	52	47	29	74	76	42
	Sales Volume	31,868,644	24,372,335	11,904,085	41,887,535	39,597,535	17,582,385
Smoky Lake County	Sales	5	7	0	8	8	3
	Sales Volume	897,500	2,116,000	n/a	1,381,500	2,286,000	n/a
St. Paul County	Sales	6	7	4	7	20	9
	Sales Volume	1,879,650	1,589,000	n/a	2,059,650	4,610,600	1,829,500
Strathcona County	Sales	27	17	17	46	48	32
	Sales Volume	21,080,900	9,889,399	10,941,400	38,399,288	28,433,699	20,313,400
Sturgeon County	Sales	12	23	9	29	45	18
	Sales Volume	8,052,888	14,169,750	4,087,000	17,171,188	27,095,750	10,464,914
Thorhild County	Sales	2	0	4	4	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	1	2	0	2	2	2
	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 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.

February 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	2	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	1	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	1	0	0	1	1	0
	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.