

# Media Release

## July sees first large decrease in Edmonton real estate market

**Edmonton, August 3, 2022:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market decreased 23.8% compared to June 2022 and saw a year-over-year decrease of 10.3% from July 2021.

New residential listings decreased 14.8% month-over-month from June 2022 but saw an increase of 6.2% from July of last year.

Single-family home unit sales were down both 12.4% from July 2021 and 24.4% from June 2022 at 1,159. Condo unit sales also decreased 1.6% from July 2021 and 22.1% from June 2022. Duplex/rowhouse unit sales were down both 12.7% year-over-year and 21.3% from last month.

Single-family homes averaged \$489,370, a 5.0% year-over-year increase and a month-over-month decrease of 1.0%. Condominiums sold for an average of \$229,463, seeing a small decrease of 4.4% year-over-year and 3.7% when compared to June 2022. Duplex prices increased 4.3% from July 2021, selling at \$372,864, but saw a 3.9% decrease from June 2022.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$410,700, a 6.8% increase from July 2021, with a nominal decrease of 1.4% recorded from June 2022.

“This is the first time this year that we’ve seen such large decreases in our month-over-month statistics in the Edmonton real estate market,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “Although July is typically a slower month for real estate due to holidays, we expect to see a continued downward trend as we get closer to the start of fall.”

Single-family homes averaged 33 days on the market, seeing an increase of six days from June 2022. Condos averaged 52 days on the market, increasing by seven days month-over-month, while duplexes averaged 34 days on the market, a five-day increase compared to last month. Overall, all residential listings averaged 39 days on the market, increasing by six days month-over-month, with no change recorded when compared to July 2021.

*\*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>July 2022</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$465,400	-1.4%	7.4%
Apartment benchmark price	\$189,700	-0.9%	0%
Townhouse benchmark price	\$252,500	-1.4%	6.9%
Composite <sup>7</sup> benchmark price	\$410,700	-1.4%	6.8%

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>July 2022</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$489,370	-0.9%	5.0%
SFD median <sup>4</sup> selling price – month	\$447,500	-1.6%	5.3%
Condominium average selling price	\$229,463	-3.7%	-4.4%
Condominium median selling price	\$212,000	-4.1%	-4.4%
All-residential <sup>5</sup> average selling price	\$398,824	-1.7%	2.3%
All-residential median selling price	\$379,000	-1.6%	3.3%
# residential listings this month	3,593	-14.8%	6.2%
# residential sales this month	1,975	-23.8%	-10.3%
# residential inventory at month end	8,325	3.3%	0.3%
# Total <sup>6</sup> MLS® System sales this month	2,458	-23.5%	-10.8%
\$ Value Total residential sales this month	\$830,675,633	-24.9%	-7.6%
\$ Value of total MLS® System sales – month	\$992,805,418	-24.6%	-7.8%
\$ Value of total MLS® System sales - YTD	\$8,540,946,372	13.0%	10.2%

<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>  
July 2022**

	2022	2021	2020	2019	2018
<b>Single Family Detached</b>					
New Listings / YTD	2,074 / 14,792	1,892 / 13,732	1,813 / 10,655	1,773 / 12,645	2,018 / 13,756
Sales / YTD	1,159 / 10,218	1,323 / 9,960	1,354 / 5,745	1,238 / 6,509	1,057 / 6,555
Sales to New Listings Ratio / YTD	56% / 69%	70% / 73%	75% / 54%	70% / 51%	52% / 48%
Sales Volume	567,179,389	616,761,935	590,780,409	532,536,104	463,069,930
Sales Volume YTD	5,043,422,160	4,568,757,432	2,418,536,042	2,774,433,598	2,881,969,736
Average Sale Price	489,370	466,184	436,322	430,158	438,098
Average Sale Price YTD	493,582	458,711	420,981	426,246	439,660
Median Sale Price	447,500	425,000	401,500	399,450	400,000
Median Sale Price YTD	455,578	420,000	389,900	394,500	402,000
Average Days on Market / YTD	33 / 30	33 / 35	49 / 57	57 / 58	52 / 52
Median Days on Market / YTD	24 / 18	20 / 19	30 / 37	42 / 41	38 / 35
Average Days on Market (Cum.) / YTD	41 / 41	42 / 50	80 / 91	88 / 91	73 / 78
Median Days on Market (Cum.) / YTD	28 / 19	22 / 21	38 / 51	56 / 55	48 / 46
<b>Condominium</b>					
New Listings / YTD	1,066 / 7,966	1,055 / 8,005	933 / 5,647	863 / 5,996	959 / 7,330
Sales / YTD	537 / 4,408	546 / 3,519	493 / 2,087	445 / 2,513	450 / 2,687
Sales to New Listings Ratio / YTD	50% / 55%	52% / 44%	53% / 37%	52% / 42%	47% / 37%
Sales Volume	123,221,368	131,012,635	110,908,378	99,225,136	111,823,960
Sales Volume YTD	1,039,934,552	825,396,074	453,413,182	572,089,388	651,313,736
Average Sale Price	229,463	239,950	224,966	222,978	248,498
Average Sale Price YTD	235,920	234,554	217,256	227,652	242,394
Median Sale Price	212,000	221,750	205,000	210,000	228,000
Median Sale Price YTD	218,000	217,000	200,000	214,000	223,000
Average Days on Market / YTD	52 / 51	54 / 55	63 / 69	70 / 73	65 / 70
Median Days on Market / YTD	39 / 34	39 / 38	47 / 51	55 / 55	53 / 52
Average Days on Market (Cum.) / YTD	75 / 81	84 / 89	99 / 113	106 / 113	104 / 110
Median Days on Market (Cum.) / YTD	44 / 42	60 / 51	61 / 78	71 / 75	78 / 76
<b>Duplex/Rowhouse</b>					
New Listings / YTD	372 / 2,828	341 / 2,575	319 / 1,963	277 / 2,055	289 / 2,129
Sales / YTD	240 / 2,141	275 / 1,881	280 / 1,095	189 / 1,106	181 / 1,077
Sales to New Listings Ratio / YTD	65% / 76%	81% / 73%	88% / 56%	68% / 54%	63% / 51%
Sales Volume	89,487,400	98,272,661	92,949,548	62,996,834	62,068,448
Sales Volume YTD	832,548,991	661,276,144	358,878,001	366,939,593	370,474,347
Average Sale Price	372,864	357,355	331,963	333,317	342,920
Average Sale Price YTD	388,860	351,556	327,742	331,772	343,987
Median Sale Price	363,250	344,000	317,500	322,000	325,000
Median Sale Price YTD	375,000	337,000	319,000	321,575	330,000
Average Days on Market / YTD	34 / 32	37 / 39	55 / 66	66 / 70	61 / 60
Median Days on Market / YTD	25 / 18	26 / 23	38 / 49	53 / 51	47 / 44
Average Days on Market (Cum.) / YTD	37 / 39	43 / 49	79 / 99	100 / 106	81 / 81
Median Days on Market (Cum.) / YTD	26 / 20	31 / 25	48 / 66	66 / 69	59 / 55
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,594 / 26,238	3,382 / 25,002	3,155 / 18,796	2,991 / 21,354	3,359 / 23,893
Sales / YTD	1,975 / 17,151	2,203 / 15,718	2,163 / 9,122	1,907 / 10,335	1,723 / 10,513
Sales to New Listings Ratio / YTD	55% / 65%	65% / 63%	69% / 49%	64% / 48%	51% / 44%
Sales Volume	787,677,632	858,819,456	800,059,773	700,441,859	642,134,537
Sales Volume YTD	6,992,480,639	6,136,294,376	3,259,078,164	3,745,494,101	3,942,550,603
Average Sale Price	398,824	389,841	369,884	367,300	372,684
Average Sale Price YTD	407,701	390,399	357,277	362,409	375,017
Median Sale Price	379,000	366,900	350,000	351,000	352,500
Median Sale Price YTD	388,000	369,000	343,000	347,000	354,000
Average Days on Market / YTD	39 / 37	39 / 41	54 / 62	62 / 64	57 / 58
Median Days on Market / YTD	28 / 21	25 / 23	35 / 42	49 / 46	44 / 41
Average Days on Market (Cum.) / YTD	50 / 52	54 / 60	86 / 99	94 / 99	83 / 88
Median Days on Market (Cum.) / YTD	32 / 23	29 / 27	44 / 61	60 / 61	56 / 54

<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>  
July 2022**

	2022	2021	2020	2019	2018
<b>Acreage with Home</b>					
New Listings / YTD	210 / 1,404	167 / 1,454	229 / 1,377	218 / 1,540	217 / 1,576
Sales / YTD	104 / 794	130 / 944	173 / 531	94 / 464	100 / 477
Sales to New Listings Ratio / YTD	50% / 57%	78% / 65%	76% / 39%	43% / 30%	46% / 30%
Sales Volume	75,150,290	84,518,595	97,084,544	50,915,002	56,396,600
Sales Volume YTD	577,603,402	627,064,429	305,579,425	269,089,655	276,324,684
Average Sale Price	722,599	650,143	561,182	541,649	563,966
Average Sale Price YTD	727,460	664,263	575,479	579,935	579,297
Median Sale Price	612,250	612,500	530,000	510,125	515,500
Median Sale Price YTD	675,000	621,000	520,000	517,750	534,200
Average Days on Market / YTD	41 / 44	51 / 58	73 / 84	72 / 81	65 / 77
Median Days on Market / YTD	31 / 24	34 / 29	49 / 56	57 / 54	47 / 50
Average Days on Market (Cum.) / YTD	50 / 67	65 / 88	124 / 148	105 / 128	114 / 123
Median Days on Market (Cum.) / YTD	39 / 26	38 / 34	67 / 90	64 / 72	71 / 71
<b>Vacant Acreage and Recreational</b>					
New Listings / YTD	54 / 441	57 / 495	64 / 390	59 / 406	56 / 469
Sales / YTD	18 / 218	38 / 258	29 / 109	15 / 94	20 / 119
Sales to New Listings Ratio / YTD	33% / 49%	67% / 52%	45% / 28%	25% / 23%	36% / 25%
Sales Volume	8,804,000	13,118,250	7,244,900	3,930,500	6,146,800
Sales Volume YTD	83,131,511	84,410,829	33,968,880	27,052,250	36,653,236
Average Sale Price	489,111	345,217	249,824	262,033	307,340
Average Sale Price YTD	381,337	327,174	311,641	287,790	308,010
Median Sale Price	227,500	259,250	170,000	195,000	246,750
Median Sale Price YTD	248,250	250,000	217,500	210,000	243,000
Average Days on Market / YTD	69 / 142	109 / 123	108 / 227	233 / 180	144 / 173
Median Days on Market / YTD	71 / 70	81 / 71	61 / 91	97 / 100	56 / 112
Average Days on Market (Cum.) / YTD	109 / 201	114 / 222	142 / 297	500 / 265	148 / 208
Median Days on Market (Cum.) / YTD	77 / 93	81 / 81	101 / 137	277 / 127	56 / 143
<b>Recreational with Home</b>					
New Listings / YTD	5 / 16	4 / 18	2 / 11	4 / 20	1 / 18
Sales / YTD	1 / 7	2 / 8	2 / 3	4 / 8	1 / 8
Sales to New Listings Ratio / YTD	20% / 44%	50% / 44%	100% / 27%	100% / 40%	100% / 44%
Sales Volume	325,000	430,000	401,000	964,500	226,500
Sales Volume YTD	3,745,000	3,175,800	661,000	2,102,500	2,718,549
Average Sale Price	325,000	215,000	200,500	241,125	226,500
Average Sale Price YTD	535,000	396,975	220,333	262,813	339,819
Median Sale Price	325,000	215,000	200,500	254,750	226,500
Median Sale Price YTD	350,000	290,000	260,000	236,750	317,500
Average Days on Market / YTD	88 / 58	9 / 38	61 / 115	55 / 70	53 / 100
Median Days on Market / YTD	88 / 28	9 / 15	61 / 64	61 / 61	53 / 83
Average Days on Market (Cum.) / YTD	88 / 58	65 / 52	1181 / 976	55 / 86	53 / 276
Median Days on Market (Cum.) / YTD	88 / 28	65 / 16	1181 / 568	61 / 61	53 / 125
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	269 / 1,861	228 / 1,967	295 / 1,778	281 / 1,966	274 / 2,063
Sales / YTD	123 / 1,019	170 / 1,210	204 / 643	113 / 566	121 / 604
Sales to New Listings Ratio / YTD	46% / 55%	75% / 62%	69% / 36%	40% / 29%	44% / 29%
Sales Volume	84,279,290	98,066,845	104,730,444	55,810,002	62,769,900
Sales Volume YTD	664,479,913	714,651,058	340,209,305	298,244,405	315,696,469
Average Sale Price	685,197	576,864	513,385	493,894	518,760
Average Sale Price YTD	652,090	590,621	529,097	526,934	522,676
Median Sale Price	585,000	543,500	502,000	495,000	480,000
Median Sale Price YTD	610,500	560,000	480,000	485,000	476,500
Average Days on Market / YTD	45 / 65	63 / 72	78 / 108	92 / 97	78 / 96
Median Days on Market / YTD	36 / 27	39 / 32	51 / 61	61 / 59	48 / 56
Average Days on Market (Cum.) / YTD	59 / 96	76 / 117	137 / 177	155 / 150	119 / 142
Median Days on Market (Cum.) / YTD	44 / 31	42 / 39	68 / 95	70 / 76	70 / 80

<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>**  
**July 2022**

	2022	2021	2020	2019	2018
<b>Land</b>					
New Listings / YTD	15 / 99	8 / 89	12 / 82	11 / 118	14 / 95
Sales / YTD	4 / 29	4 / 17	1 / 12	3 / 22	3 / 13
Sales to New Listings Ratio / YTD	27% / 29%	50% / 19%	8% / 15%	27% / 19%	21% / 14%
Sales Volume	9,325,000	549,000	800,000	1,615,000	1,933,275
Sales Volume YTD	58,258,030	12,392,158	6,474,000	15,608,299	10,506,076
Average Sale Price	2,331,250	137,250	800,000	538,333	644,425
Average Sale Price YTD	2,008,898	728,950	539,500	709,468	808,160
Median Sale Price	1,337,500	84,500	800,000	500,000	690,000
Median Sale Price YTD	1,000,000	500,000	425,000	549,642	475,000
Average Days on Market / YTD	150 / 234	140 / 242	77 / 340	476 / 305	339 / 287
Median Days on Market / YTD	131 / 161	51 / 92	77 / 217	324 / 165	203 / 140
Average Days on Market (Cum.) / YTD	590 / 366	788 / 412	77 / 340	476 / 315	339 / 321
Median Days on Market (Cum.) / YTD	192 / 166	51 / 92	77 / 217	324 / 170	203 / 218
<b>Investment</b>					
New Listings / YTD	43 / 213	32 / 177	33 / 180	29 / 171	21 / 225
Sales / YTD	11 / 87	11 / 58	2 / 31	12 / 42	11 / 53
Sales to New Listings Ratio / YTD	26% / 41%	34% / 33%	6% / 17%	41% / 25%	52% / 24%
Sales Volume	11,596,380	7,763,492	362,721	10,108,000	11,322,600
Sales Volume YTD	70,386,748	42,056,853	24,422,226	32,658,950	40,907,482
Average Sale Price	1,054,216	705,772	181,361	842,333	1,029,327
Average Sale Price YTD	809,043	725,118	787,814	777,594	771,839
Median Sale Price	670,000	495,000	181,361	496,250	730,000
Median Sale Price YTD	550,000	438,500	374,027	541,250	515,000
Average Days on Market / YTD	226 / 178	154 / 172	61 / 138	243 / 201	176 / 164
Median Days on Market / YTD	121 / 126	139 / 134	61 / 99	133 / 114	210 / 120
Average Days on Market (Cum.) / YTD	226 / 221	226 / 247	61 / 197	274 / 228	204 / 203
Median Days on Market (Cum.) / YTD	121 / 135	139 / 140	61 / 124	213 / 156	234 / 140
<b>Multi Family</b>					
New Listings / YTD	8 / 89	9 / 74	9 / 42	7 / 56	6 / 53
Sales / YTD	1 / 25	4 / 41	3 / 10	0 / 11	3 / 12
Sales to New Listings Ratio / YTD	13% / 28%	44% / 55%	33% / 24%	0% / 20%	50% / 23%
Sales Volume	1,800,000	4,272,000	11,097,500	0	3,520,000
Sales Volume YTD	35,380,000	52,418,250	17,979,200	10,691,000	12,418,600
Average Sale Price	1,800,000	1,068,000	3,699,167	0	1,173,333
Average Sale Price YTD	1,415,200	1,278,494	1,797,920	971,909	1,034,883
Median Sale Price	1,800,000	903,500	2,000,000	0	725,000
Median Sale Price YTD	1,395,000	1,100,000	1,191,000	690,000	726,000
Average Days on Market / YTD	88 / 94	313 / 187	138 / 218	0 / 178	85 / 85
Median Days on Market / YTD	88 / 64	227 / 112	105 / 138	0 / 135	98 / 49
Average Days on Market (Cum.) / YTD	88 / 118	313 / 224	138 / 302	0 / 178	85 / 85
Median Days on Market (Cum.) / YTD	88 / 78	227 / 132	105 / 138	0 / 135	98 / 49
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 1	0 / 2	0 / 0	0 / 4
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 25%
Sales Volume	0	0	0	0	5,650,000
Sales Volume YTD	0	0	0	0	5,650,000
Average Sale Price	0	0	0	0	5,650,000
Average Sale Price YTD	0	0	0	0	5,650,000
Median Sale Price	0	0	0	0	5,650,000
Median Sale Price YTD	0	0	0	0	5,650,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	81 / 81
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	81 / 81
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	81 / 81
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	81 / 81

<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)**  
**Greater Edmonton Area<sup>1</sup>**  
**July 2022**

	2022	2021	2020	2019	2018
<b>Business</b>					
New Listings / YTD	23 / 157	15 / 84	11 / 114	31 / 216	19 / 182
Sales / YTD	10 / 39	3 / 15	3 / 27	4 / 28	6 / 29
Sales to New Listings Ratio / YTD	43% / 25%	20% / 18%	27% / 24%	13% / 13%	32% / 16%
Sales Volume	2,497,300	287,000	1,895,000	424,000	928,000
Sales Volume YTD	10,531,800	3,799,568	5,317,800	6,626,150	6,382,800
Average Sale Price	249,730	95,667	631,667	106,000	154,667
Average Sale Price YTD	270,046	253,305	196,956	236,648	220,097
Median Sale Price	182,500	125,000	575,000	103,000	84,000
Median Sale Price YTD	179,000	145,000	100,000	132,000	112,000
Average Days on Market / YTD	160 / 157	68 / 177	148 / 129	87 / 178	132 / 144
Median Days on Market / YTD	159 / 133	81 / 161	90 / 102	73 / 147	120 / 129
Average Days on Market (Cum.) / YTD	169 / 167	68 / 177	253 / 161	87 / 188	132 / 153
Median Days on Market (Cum.) / YTD	159 / 133	81 / 161	267 / 135	73 / 147	120 / 155
<b>Lease</b>					
New Listings / YTD	31 / 160	20 / 155	23 / 168	21 / 172	15 / 158
Sales / YTD	3 / 52	1 / 44	5 / 35	6 / 56	4 / 53
Sales to New Listings Ratio / YTD	10% / 33%	5% / 28%	22% / 21%	29% / 33%	27% / 34%
Sales Volume	330,900	161,600	641,917	416,622	359,046
Sales Volume YTD	6,977,196	8,151,903	10,676,245	4,673,446	6,182,695
Average Sale Price	110,300	161,600	128,383	69,437	89,762
Average Sale Price YTD	134,177	185,271	305,036	83,454	116,655
Median Sale Price	115,200	161,600	36,551	34,639	39,203
Median Sale Price YTD	89,239	114,300	127,836	60,551	84,000
Average Days on Market / YTD	123 / 180	101 / 225	58 / 177	252 / 161	140 / 156
Median Days on Market / YTD	71 / 100	101 / 139	55 / 150	250 / 110	143 / 108
Average Days on Market (Cum.) / YTD	123 / 206	101 / 235	58 / 177	252 / 161	140 / 177
Median Days on Market (Cum.) / YTD	71 / 139	101 / 148	55 / 150	250 / 110	143 / 108
<b>Farms</b>					
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
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	120 / 721	84 / 581	88 / 592	99 / 736	75 / 718
Sales / YTD	29 / 232	23 / 176	14 / 115	25 / 160	28 / 161
Sales to New Listings Ratio / YTD	24% / 32%	27% / 30%	16% / 19%	25% / 22%	37% / 22%
Sales Volume	25,549,580	13,033,092	14,797,138	12,563,622	23,712,921
Sales Volume YTD	181,533,774	119,568,732	64,869,471	71,537,845	82,047,653
Average Sale Price	881,020	566,656	1,056,938	502,545	846,890
Average Sale Price YTD	782,473	679,368	564,082	447,112	509,613
Median Sale Price	362,000	330,000	400,400	325,000	534,600
Median Sale Price YTD	430,000	431,000	270,084	241,000	270,074
Average Days on Market / YTD	177 / 173	166 / 195	96 / 176	248 / 195	166 / 161
Median Days on Market / YTD	156 / 113	123 / 128	88 / 127	147 / 120	139 / 116
Average Days on Market (Cum.) / YTD	241 / 215	313 / 247	119 / 207	263 / 205	177 / 185
Median Days on Market (Cum.) / YTD	156 / 135	123 / 136	90 / 148	192 / 124	139 / 125

<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**  
**July 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	6,507 (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	7,961 (2,055)	915 (150)	655 (18)	6,263 (1,430)	360 (11)
	September	7,640 (1,876)	858 (122)	641 (32)	6,051 (1,310)	368 (17)
	October	7,092 (1,860)	767 (147)	645 (24)	5,636 (1,304)	365 (16)
	November	6,038 (1,819)	657 (125)	666 (18)	4,837 (1,310)	392 (9)
	December	4,731 (1,316)	512 (87)	586 (35)	3,734 (965)	351 (25)
2022	January	4,693 (1,332)	497 (71)	612 (27)	3,710 (987)	369 (20)
	February	4,744 (2,251)	534 (108)	655 (35)	3,772 (1,675)	397 (25)
	March	5,196 (3,269)	598 (177)	685 (33)	4,143 (2,373)	415 (21)
	April	6,393 (2,886)	684 (194)	700 (44)	5,040 (2,091)	436 (18)
	May	7,437 (2,847)	788 (168)	706 (33)	5,952 (1,970)	445 (18)
	June	7,960 (2,591)	842 (178)	699 (31)	6,341 (1,830)	445 (17)
	July	8,330 (1,975)	892 (123)	742 (29)	6,608 (1,375)	469 (17)

<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.



## July 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	38	53	57	369	342	229
	Average	524,171	423,789	431,903	475,252	436,336	438,023
	Median	472,450	368,000	385,000	425,000	396,000	399,900
<b>North Central</b>	Sales	164	181	170	1,452	1,340	793
	Average	430,164	414,256	380,190	428,081	397,312	368,685
	Median	407,500	405,000	370,000	408,000	383,000	360,000
<b>Northeast</b>	Sales	48	51	56	406	366	228
	Average	385,083	344,914	309,616	364,416	349,466	310,708
	Median	360,500	298,000	300,000	332,450	325,000	300,000
<b>Central</b>	Sales	32	35	32	282	236	147
	Average	294,970	309,119	302,742	302,467	298,600	276,628
	Median	255,475	286,500	272,250	275,444	276,625	258,500
<b>West</b>	Sales	71	87	91	615	627	363
	Average	528,596	650,418	525,689	578,397	563,893	507,274
	Median	430,000	485,000	440,000	460,000	454,000	405,000
<b>Southwest</b>	Sales	98	126	129	932	928	499
	Average	689,151	576,352	554,497	608,330	594,663	532,752
	Median	582,500	510,000	482,500	542,750	520,000	473,000
<b>Southeast</b>	Sales	127	141	144	1,169	1,112	659
	Average	474,455	417,746	392,939	454,960	421,854	396,537
	Median	439,000	385,000	382,500	425,000	390,000	364,000
<b>Anthony Henday</b>	Sales	178	200	195	1,677	1,514	821
	Average	570,140	509,429	498,281	583,999	521,025	487,180
	Median	522,500	465,000	434,500	539,000	472,250	434,000
<b>City of Edmonton Total</b>	Sales	756	874	874	6,902	6,465	3,739
	Average	509,519	475,796	445,530	501,896	470,741	432,056
	Median	460,000	429,600	400,000	460,000	423,000	390,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	9	12	9	88	87	64
	Average	158,267	271,500	259,661	212,942	233,304	251,677
	Median	66,000	283,500	280,000	186,625	257,500	257,000
<b>North Central</b>	Sales	72	69	76	618	481	291
	Average	191,284	208,990	212,212	212,564	205,270	193,777
	Median	167,250	200,900	216,800	207,750	195,000	190,000
<b>Northeast</b>	Sales	23	22	36	246	167	138
	Average	153,807	150,441	156,811	158,604	156,982	148,049
	Median	149,900	154,950	161,250	150,125	153,000	153,100
<b>Central</b>	Sales	64	65	55	424	429	280
	Average	254,987	283,572	200,418	240,735	249,742	231,130
	Median	216,250	217,500	173,000	205,000	223,500	215,000
<b>West</b>	Sales	43	30	41	309	251	159
	Average	183,293	220,280	193,657	221,999	204,327	185,746
	Median	180,000	188,450	171,500	180,000	177,000	168,000
<b>Southwest</b>	Sales	80	80	71	653	479	287
	Average	255,070	263,753	238,873	255,343	253,182	232,469
	Median	238,000	255,750	224,000	243,000	243,000	216,000
<b>Southeast</b>	Sales	69	62	54	500	381	205
	Average	208,846	211,390	205,515	210,638	207,187	190,366
	Median	199,000	202,500	181,100	195,000	192,000	177,250
<b>Anthony Henday</b>	Sales	79	98	76	800	589	289
	Average	261,759	243,001	252,602	261,749	252,093	240,579
	Median	257,500	237,000	242,750	258,450	240,000	240,000
<b>City of Edmonton Total</b>	Sales	439	438	418	3,638	2,864	1,713
	Average	224,214	237,555	216,097	231,239	227,783	211,587
	Median	206,000	219,950	196,000	212,500	210,000	195,000

n/a = insufficient data

## July 2022

	2022	2021	2020	2019	2018
<b>Edmonton City Monthly</b>					
New Listings	2,770	2,588	2,353	2,250	2,478
Sales	1,392	1,551	1,522	1,342	1,237
Sales Volume	564,555,946	609,949,579	566,236,851	487,792,546	473,384,598
<b>Edmonton City Year to Date</b>					
New Listings	20,271	18,681	14,005	15,822	17,650
Sales	12,437	10,910	6,374	7,331	7,443
Sales Volume	5,103,314,522	4,295,680,952	2,296,647,744	2,653,682,707	2,805,040,862
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,608	6,495	5,961	6,644	7,623
Commercial	469	359	409	435	433
TOTAL	7,077	6,854	6,370	7,079	8,056
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,983	3,694	3,538	3,371	3,708
Sales	2,127	2,396	2,381	2,045	1,872
Sales Volume	897,506,502	969,919,393	919,587,355	768,815,483	728,617,358
<b>Greater Edmonton Area Year to Date</b>					
New Listings	28,820	27,550	21,166	24,056	26,674
Sales	18,402	17,104	9,880	11,061	11,278
Sales Volume	7,838,494,326	6,970,514,166	3,664,156,940	4,115,276,351	4,340,294,725
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	8,330	8,302	8,054	9,130	10,544
Rural	892	937	1,180	1,445	1,527
Commercial	742	664	697	748	720
TOTAL	9,964	9,903	9,931	11,323	12,791
<hr/>					
<b>Total Board Monthly</b>					
New Listings	4,703	4,303	4,132	3,934	4,304
Sales	2,458	2,757	2,710	2,317	2,145
Sales Volume	992,805,418	1,076,373,147	1,004,037,059	839,086,460	801,018,088
<b>Total Board Year to Date</b>					
New Listings	33,352	32,134	24,992	28,380	31,292
Sales	20,757	19,836	11,315	12,523	12,676
Sales Volume	8,540,946,372	7,747,854,417	4,005,943,135	4,495,442,055	4,708,528,805

July 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Barrhead</b>	Sales	9	9	6	43	44	30
	Sales Volume	1,978,500	1,908,000	1,408,500	10,346,301	10,534,900	7,122,000
	Average Price	219,833	212,000	234,750	240,612	239,430	237,400
	Median Price	217,000	220,000	202,500	227,000	229,250	235,000
<b>Beaumont</b>	Sales	26	49	56	337	355	204
	Sales Volume	12,318,700	22,875,700	23,822,500	172,755,595	160,362,178	82,919,055
	Average Price	473,796	466,851	425,402	512,628	451,724	406,466
	Median Price	467,000	442,000	431,000	500,000	435,000	396,500
<b>Bonnyville</b>	Sales	7	7	7	75	71	41
	Sales Volume	2,016,400	1,064,200	1,874,000	18,640,557	18,018,400	8,471,350
	Average Price	288,057	152,029	267,714	248,541	253,780	206,618
	Median Price	267,000	155,000	310,000	255,000	250,000	216,500
<b>Cold Lake</b>	Sales	32	38	40	275	281	162
	Sales Volume	10,624,900	11,515,150	13,375,794	84,780,649	83,071,805	47,706,934
	Average Price	332,028	303,030	334,395	308,293	295,629	294,487
	Median Price	320,500	273,500	307,000	324,000	290,000	290,000
<b>Devon</b>	Sales	12	10	9	96	85	43
	Sales Volume	3,812,400	3,419,400	2,704,000	31,489,399	27,928,499	12,151,150
	Average Price	317,700	341,940	300,444	328,015	328,571	282,585
	Median Price	319,250	343,250	320,000	319,950	320,000	286,500
<b>Drayton Valley</b>	Sales	13	13	5	123	114	59
	Sales Volume	2,916,500	3,083,400	1,330,900	33,110,920	27,386,827	12,945,850
	Average Price	224,346	237,185	266,180	269,194	240,235	219,421
	Median Price	230,000	243,000	264,000	280,000	242,000	220,000
<b>Fort Saskatchewan</b>	SFD Sales	31	31	60	295	344	202
	SFD Average Price	439,845	411,445	407,487	479,255	430,164	389,143
	SFD Median Price	421,500	393,000	405,500	455,000	418,950	378,750
	Condo Sales	8	4	4	63	42	23
	Condo Average Price	161,438	n/a	n/a	220,938	223,318	234,143
	Condo Median Price	163,000	n/a	n/a	225,000	204,000	230,000
	Total Sales Volume	22,543,750	17,984,300	31,338,400	192,781,853	195,450,097	103,336,810
<b>Gibbons</b>	Sales	5	7	7	44	49	47
	Sales Volume	1,073,850	1,720,000	2,206,500	12,742,291	13,446,400	12,927,650
	Average Price	214,770	245,714	315,214	289,598	274,416	275,056
	Median Price	185,500	215,000	330,000	285,500	270,000	272,000
<b>Leduc</b>	SFD Sales	62	57	48	431	409	214
	SFD Average Price	388,782	430,062	358,457	424,439	400,710	368,106
	SFD Median Price	384,500	410,000	345,000	410,000	382,500	356,000
	Condo Sales	13	11	6	70	57	30
	Condo Average Price	231,309	182,468	231,000	231,532	215,570	218,218
	Condo Median Price	202,000	159,000	218,500	209,500	190,000	209,500
	Total Sales Volume	32,444,772	31,888,525	21,754,577	242,336,255	210,107,814	99,064,752

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.

July 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Morinville</b>						
Sales	17	22	31	218	218	116
Sales Volume	5,938,400	7,411,600	10,024,207	78,652,936	74,732,200	36,931,673
Average Price	349,318	336,891	323,362	360,793	342,808	318,376
Median Price	350,000	324,000	320,000	350,000	355,000	325,000
<b>Sherwood Park</b>						
SFD Sales	80	79	99	604	686	438
SFD Average Price	504,728	498,747	453,467	515,332	470,000	431,766
SFD Median Price	484,950	460,000	429,000	485,000	440,000	417,000
Condo Sales	19	31	16	209	188	91
Condo Average Price	335,618	296,013	368,528	297,388	310,982	290,658
Condo Median Price	310,000	295,000	309,000	285,000	286,944	277,500
Total Sales Volume	49,968,890	54,418,321	54,320,293	395,837,682	412,148,032	231,064,398
<b>Spruce Grove</b>						
SFD Sales	48	72	44	439	459	205
SFD Average Price	438,426	416,932	396,774	453,646	419,449	379,539
SFD Median Price	416,250	398,500	378,000	433,000	410,000	365,000
Condo Sales	12	6	7	80	49	34
Condo Average Price	218,688	244,250	270,822	244,841	223,495	230,510
Condo Median Price	230,000	254,999	285,000	224,700	210,158	227,500
Total Sales Volume	29,768,101	37,701,599	24,277,416	269,202,886	249,554,813	116,818,979
<b>St. Albert</b>						
SFD Sales	85	89	111	657	690	420
SFD Average Price	527,490	515,749	478,700	549,472	502,593	460,293
SFD Median Price	505,000	472,500	435,000	515,000	459,900	423,950
Condo Sales	29	33	23	220	205	132
Condo Average Price	292,297	239,115	257,491	273,325	281,389	248,337
Condo Median Price	260,000	206,000	277,500	250,000	250,000	226,750
Total Sales Volume	56,848,173	58,387,624	60,868,450	444,855,533	427,132,852	236,256,490
<b>St. Paul</b>						
Sales	9	11	10	70	81	41
Sales Volume	1,144,500	2,685,600	2,069,850	15,402,560	19,929,611	8,186,250
Average Price	127,167	244,145	206,985	220,037	246,045	199,665
Median Price	118,000	224,000	225,250	215,000	260,000	205,000
<b>Stony Plain</b>						
Sales	47	47	35	347	286	176
Sales Volume	16,576,150	16,294,100	11,143,250	126,843,317	99,210,867	56,366,980
Average Price	352,684	346,683	318,379	365,543	346,891	320,267
Median Price	360,000	333,000	337,500	358,000	345,000	326,500
<b>Vegreville</b>						
Sales	9	12	7	67	77	39
Sales Volume	2,331,000	2,551,000	1,358,000	16,585,500	15,460,000	5,530,900
Average Price	259,000	212,583	194,000	247,545	200,779	141,818
Median Price	210,000	203,500	215,000	225,000	201,000	130,500
<b>Westlock</b>						
Sales	14	9	10	78	61	41
Sales Volume	3,610,800	1,684,000	2,111,500	16,846,200	12,607,100	7,270,137
Average Price	257,914	187,111	211,150	215,977	206,674	177,320
Median Price	260,950	230,000	221,500	213,250	224,000	180,000
<b>Wetaskiwin</b>						
Sales	20	16	18	160	153	77
Sales Volume	4,566,900	3,554,000	4,179,400	40,019,100	33,292,075	16,351,800
Average Price	228,345	222,125	232,189	250,119	217,595	212,361
Median Price	224,750	223,250	222,000	235,500	209,900	220,000

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.

July 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	4	3	6	36	54	36
	Sales Volume	n/a	n/a	1,902,500	12,594,775	15,016,900	7,667,500
<b>Bonnyville M.D.</b>	Sales	16	21	12	112	142	65
	Sales Volume	6,366,000	6,695,900	3,831,350	44,781,150	51,941,959	20,877,750
<b>Lac la Biche County</b>	Sales	3	0	0	8	4	0
	Sales Volume	n/a	n/a	n/a	2,204,000	n/a	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	22	25	32	176	217	98
	Sales Volume	11,948,500	17,081,195	19,141,900	103,979,361	119,639,848	60,915,775
<b>Parkland County</b>	Sales	43	69	92	412	469	253
	Sales Volume	22,762,388	32,118,650	39,269,372	235,366,985	252,517,792	114,973,183
<b>Smoky Lake County</b>	Sales	3	4	2	33	29	19
	Sales Volume	n/a	n/a	n/a	7,421,000	8,838,700	2,933,100
<b>St. Paul County</b>	Sales	13	8	13	66	82	48
	Sales Volume	2,544,500	1,600,500	1,600,300	22,829,905	16,689,875	6,442,700
<b>Strathcona County</b>	Sales	36	48	50	268	315	168
	Sales Volume	29,908,202	32,088,100	26,791,422	206,018,741	211,032,447	96,696,102
<b>Sturgeon County</b>	Sales	22	28	30	163	209	124
	Sales Volume	19,660,200	16,778,900	19,527,750	119,114,826	131,460,971	67,624,245
<b>Thorhild County</b>	Sales	2	5	3	30	27	23
	Sales Volume	n/a	610,702	n/a	9,559,960	6,680,202	5,785,780
<b>Two Hills County</b>	Sales	1	4	4	15	14	12
	Sales Volume	n/a	n/a	n/a	3,974,900	3,885,900	2,597,000
<b>Vermilion River County</b>	Sales	0	0	1	0	0	3
	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.

# Monthly Commercial<sup>1</sup> Sales by County

## July 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	1	2	13	9	7
	Sales Volume	n/a	n/a	n/a	5,243,640	4,114,000	2,865,000
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	1	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	0	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	0	0	0	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	1	0	0	3	8	4
	Sales Volume	n/a	n/a	n/a	n/a	1,329,100	n/a
<b>Strathcona County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	1	1	1
	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.