

Media Release

March sees large number of listings hit the market

Edmonton, April 4, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for March 2022 increased 45.4% compared to February 2022 and increased 34.7% from March 2021.

New residential listings increased both 7.6% year-over-year and 47.7% month-over-month from February 2022.

For March, single-family home unit sales are up 21.2% from March 2021 and up 37.7% from February 2022 at 1,920. Condo unit sales increased 67.1% from March 2021 and were up 62.9% from February 2022. Duplex/rowhouse unit sales were up 54.2% year-over-year and increased 45.1% month-over-month.

Single-family homes averaged \$503,711, a 9.9% year-over-year increase and a month-over-month increase of 2.0%. Condominiums sold for an average of \$245,070, seeing an increase of 6.7% year-over-year as well as an 8.4% increase compared to February 2022. Duplex prices increased 11.8% from March 2021, selling at \$389,321, a 3.8% increase from February 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$369,700, a 9.4% increase from March 2021, and up 4.5% from February 2022.

“The Greater Edmonton and Area market continues to surprise us as we enter into what is normally the start of the busy season of real estate,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “Although we are seeing slightly lower increases for average sale prices across all categories, there has been a huge increase in the number of listings hitting the market as well the number of sales in the month of March.”

Single-family homes averaged 27 days on the market, a 15-day decrease from February 2022. Condos averaged 51 days on the market, decreasing by 10 days month-over-month, while duplexes averaged 29 days on the market, a 13-day decrease compared to last month. Overall, all residential listings averaged 34 days on the market, decreasing by eight days year-over-year and down 13 days as compared to February 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)	March 2022	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$449,500	4.9%	10.9%
Apartment benchmark price	\$180,400	1.5%	-0.6%
Townhouse benchmark price	\$219,000	3.7%	4.3%
Composite ⁷ benchmark price	\$369,700	4.5%	9.4%

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

MLS® System Activity 2022 (for all-residential sales in GEA ¹)	March 2022	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$503,711	2.1%	9.9%
SFD median ⁴ selling price – month	\$468,075	1.7%	11.4%
Condominium average selling price	\$245,070	8.4%	6.7%
Condominium median selling price	\$225,000	3.4%	7.1%
All-residential ⁵ average selling price	\$414,788	0.7%	5.9%
All-residential median selling price	\$395,000	2.6%	7.6%
# residential listings this month	4,298	47.7%	7.6%
# residential sales this month	3,283	45.4%	34.7%
# residential inventory at month end	5,265	10.0%	-21.5%
# Total ⁶ MLS® System sales this month	3,877	47.5%	27.1%
\$ Value Total residential sales this month	\$1,414,258,676	48.0%	42.2%
\$ Value of total MLS® System sales – month	\$1,622,688,341	41.4%	35.0%
\$ Value of total MLS® System sales - YTD	\$3,329,996,076	89.7%	32.8%

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

³ 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, 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](#) or the [Canadian Real Estate Association website](#).

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

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	2,420 / 4,933	2,215 / 4,784	1,506 / 4,105	1,855 / 4,675	2,031 / 4,847
Sales / YTD	1,920 / 4,121	1,584 / 3,349	727 / 1,855	742 / 1,787	851 / 2,076
Sales to New Listings Ratio / YTD	79% / 84%	72% / 70%	48% / 45%	40% / 38%	42% / 43%
Sales Volume	967,125,783	725,677,916	293,946,977	314,623,986	379,499,554
Sales Volume YTD	2,015,006,315	1,491,313,285	768,894,333	750,885,681	914,510,485
Average Sale Price	503,711	458,130	404,329	424,022	445,945
Average Sale Price YTD	488,961	445,301	414,498	420,193	440,516
Median Sale Price	468,075	420,000	377,000	389,950	399,500
Median Sale Price YTD	455,000	412,000	379,000	390,000	395,944
Average Days on Market / YTD	27 / 37	37 / 45	54 / 65	60 / 68	50 / 57
Median Days on Market / YTD	14 / 18	18 / 24	33 / 43	40 / 50	32 / 39
Average Days on Market (Cum.) / YTD	40 / 54	60 / 71	90 / 102	99 / 109	82 / 91
Median Days on Market (Cum.) / YTD	14 / 19	20 / 28	47 / 71	57 / 81	41 / 57
Condominium					
New Listings / YTD	1,300 / 3,119	1,260 / 3,021	802 / 2,295	873 / 2,311	1,149 / 2,901
Sales / YTD	852 / 1,693	510 / 1,111	285 / 752	294 / 776	360 / 928
Sales to New Listings Ratio / YTD	66% / 54%	40% / 37%	36% / 33%	34% / 34%	31% / 32%
Sales Volume	208,799,879	117,152,124	62,210,634	62,702,373	85,940,624
Sales Volume YTD	398,537,891	251,891,237	160,079,574	168,753,357	219,004,829
Average Sale Price	245,070	229,710	218,283	213,273	238,724
Average Sale Price YTD	235,403	226,725	212,872	217,466	235,997
Median Sale Price	225,000	210,000	204,500	196,500	220,500
Median Sale Price YTD	218,000	206,000	200,000	205,250	215,250
Average Days on Market / YTD	51 / 58	53 / 60	66 / 73	77 / 81	71 / 78
Median Days on Market / YTD	31 / 38	36 / 42	46 / 54	53 / 60	49 / 56
Average Days on Market (Cum.) / YTD	87 / 98	93 / 100	117 / 122	119 / 130	112 / 123
Median Days on Market (Cum.) / YTD	39 / 57	47 / 63	64 / 86	92 / 102	70 / 97
Duplex/Rowhouse					
New Listings / YTD	472 / 1,021	422 / 914	306 / 746	306 / 813	312 / 786
Sales / YTD	441 / 906	286 / 617	132 / 331	138 / 349	143 / 360
Sales to New Listings Ratio / YTD	93% / 89%	68% / 68%	43% / 44%	45% / 43%	46% / 46%
Sales Volume	171,690,379	99,586,544	41,374,496	46,154,656	50,127,576
Sales Volume YTD	347,271,794	213,315,413	107,038,604	114,020,522	126,547,606
Average Sale Price	389,321	348,205	313,443	334,454	350,542
Average Sale Price YTD	383,302	345,730	323,379	326,706	351,521
Median Sale Price	380,000	331,000	312,090	322,750	336,900
Median Sale Price YTD	371,650	329,900	315,000	319,260	334,571
Average Days on Market / YTD	29 / 37	39 / 49	68 / 76	65 / 77	57 / 62
Median Days on Market / YTD	14 / 18	21 / 27	48 / 61	40 / 58	40 / 46
Average Days on Market (Cum.) / YTD	37 / 49	54 / 66	117 / 122	106 / 120	79 / 87
Median Days on Market (Cum.) / YTD	15 / 21	24 / 33	76 / 93	57 / 93	49 / 62
Total Residential²					
New Listings / YTD	4,298 / 9,325	3,995 / 8,970	2,679 / 7,363	3,115 / 8,054	3,587 / 8,820
Sales / YTD	3,283 / 6,870	2,437 / 5,200	1,163 / 3,011	1,197 / 2,968	1,380 / 3,428
Sales to New Listings Ratio / YTD	76% / 74%	61% / 58%	43% / 41%	38% / 37%	38% / 39%
Sales Volume	1,361,749,626	953,928,483	400,285,307	427,882,565	520,460,754
Sales Volume YTD	2,791,877,686	1,981,874,476	1,049,195,006	1,042,049,669	1,275,734,620
Average Sale Price	414,788	391,436	344,183	357,462	377,145
Average Sale Price YTD	406,387	381,130	348,454	351,095	372,151
Median Sale Price	395,000	367,000	336,000	340,000	351,250
Median Sale Price YTD	385,000	362,000	332,000	336,875	348,000
Average Days on Market / YTD	34 / 43	42 / 50	60 / 70	66 / 73	57 / 64
Median Days on Market / YTD	17 / 22	22 / 28	39 / 49	44 / 54	37 / 45
Average Days on Market (Cum.) / YTD	54 / 66	67 / 78	101 / 111	106 / 117	90 / 100
Median Days on Market (Cum.) / YTD	18 / 26	25 / 36	55 / 79	63 / 88	51 / 69

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
March 2022**

	2022	2021	2020	2019	2018
Acreege with Home					
New Listings / YTD	215 / 443	259 / 542	197 / 512	240 / 508	203 / 486
Sales / YTD	135 / 264	142 / 306	59 / 142	59 / 124	48 / 120
Sales to New Listings Ratio / YTD	63% / 60%	55% / 56%	30% / 28%	25% / 24%	24% / 25%
Sales Volume	104,588,870	99,654,826	33,096,300	40,442,070	23,759,800
Sales Volume YTD	199,374,081	203,224,610	86,250,250	74,986,420	64,938,949
Average Sale Price	774,732	701,795	560,954	685,459	494,996
Average Sale Price YTD	755,205	664,133	607,396	604,729	541,158
Median Sale Price	735,000	642,500	530,000	537,000	473,000
Median Sale Price YTD	713,000	605,000	536,000	512,500	492,500
Average Days on Market / YTD	41 / 56	60 / 75	92 / 99	81 / 89	74 / 99
Median Days on Market / YTD	20 / 24	26 / 37	50 / 67	52 / 64	41 / 62
Average Days on Market (Cum.) / YTD	81 / 96	109 / 125	182 / 190	151 / 156	114 / 154
Median Days on Market (Cum.) / YTD	21 / 27	31 / 56	100 / 150	87 / 135	57 / 134
Vacant Acreege and Recreational					
New Listings / YTD	71 / 158	85 / 190	58 / 150	58 / 145	84 / 181
Sales / YTD	43 / 94	45 / 96	8 / 35	10 / 28	17 / 44
Sales to New Listings Ratio / YTD	61% / 59%	53% / 51%	14% / 23%	17% / 19%	20% / 24%
Sales Volume	16,335,762	12,400,738	2,377,400	3,700,000	5,523,800
Sales Volume YTD	37,635,462	27,826,570	13,710,499	8,083,500	15,628,161
Average Sale Price	379,901	275,572	297,175	370,000	324,929
Average Sale Price YTD	400,377	289,860	391,729	288,696	355,185
Median Sale Price	249,000	232,500	221,500	330,000	315,000
Median Sale Price YTD	261,250	240,700	260,000	260,750	221,000
Average Days on Market / YTD	230 / 176	96 / 150	81 / 315	244 / 199	124 / 179
Median Days on Market / YTD	114 / 108	27 / 98	47 / 197	182 / 134	85 / 138
Average Days on Market (Cum.) / YTD	304 / 253	191 / 282	81 / 349	426 / 283	165 / 228
Median Days on Market (Cum.) / YTD	189 / 151	75 / 155	47 / 222	519 / 216	112 / 160
Recreational with Home					
New Listings / YTD	4 / 7	4 / 5	0 / 2	1 / 4	2 / 4
Sales / YTD	2 / 2	0 / 0	0 / 0	1 / 2	1 / 2
Sales to New Listings Ratio / YTD	50% / 29%	0% / 0%	0% / 0%	100% / 50%	50% / 50%
Sales Volume	675,000	0	0	254,000	285,000
Sales Volume YTD	675,000	0	0	413,000	1,170,000
Average Sale Price	337,500	0	0	254,000	285,000
Average Sale Price YTD	337,500	0	0	206,500	585,000
Median Sale Price	337,500	0	0	254,000	285,000
Median Sale Price YTD	337,500	0	0	206,500	585,000
Average Days on Market / YTD	100 / 100	0 / 0	0 / 0	215 / 110	112 / 125
Median Days on Market / YTD	100 / 100	0 / 0	0 / 0	215 / 110	112 / 125
Average Days on Market (Cum.) / YTD	100 / 100	0 / 0	0 / 0	338 / 172	112 / 125
Median Days on Market (Cum.) / YTD	100 / 100	0 / 0	0 / 0	338 / 172	112 / 125
Total Rural²					
New Listings / YTD	290 / 608	348 / 737	255 / 664	299 / 657	289 / 671
Sales / YTD	180 / 360	187 / 402	67 / 177	70 / 154	66 / 166
Sales to New Listings Ratio / YTD	62% / 59%	54% / 55%	26% / 27%	23% / 23%	23% / 25%
Sales Volume	121,599,632	112,055,564	35,473,700	44,396,070	29,568,600
Sales Volume YTD	237,684,543	231,051,180	99,960,749	83,482,920	81,737,110
Average Sale Price	675,554	599,228	529,458	634,230	448,009
Average Sale Price YTD	660,235	574,754	564,750	542,097	492,392
Median Sale Price	676,425	560,000	505,000	497,500	432,500
Median Sale Price YTD	630,000	524,500	492,500	463,750	444,500
Average Days on Market / YTD	87 / 88	69 / 93	90 / 142	106 / 109	88 / 120
Median Days on Market / YTD	24 / 30	26 / 42	50 / 76	64 / 68	50 / 85
Average Days on Market (Cum.) / YTD	134 / 137	128 / 162	170 / 221	193 / 179	127 / 174
Median Days on Market (Cum.) / YTD	27 / 57	34 / 80	96 / 161	124 / 138	68 / 138

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
March 2022**

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	11 / 44	18 / 43	7 / 23	21 / 57	6 / 30
Sales / YTD	3 / 12	1 / 5	4 / 6	0 / 7	1 / 3
Sales to New Listings Ratio / YTD	27% / 27%	6% / 12%	57% / 26%	0% / 12%	17% / 10%
Sales Volume	5,420,000	525,000	1,939,000	0	2,030,000
Sales Volume YTD	31,752,750	2,658,878	4,589,000	4,837,299	3,265,000
Average Sale Price	1,806,667	525,000	484,750	0	2,030,000
Average Sale Price YTD	2,646,063	531,776	764,833	691,043	1,088,333
Median Sale Price	870,000	525,000	425,000	0	2,030,000
Median Sale Price YTD	1,110,000	525,000	625,000	599,283	1,090,000
Average Days on Market / YTD	313 / 261	91 / 550	245 / 443	0 / 416	218 / 314
Median Days on Market / YTD	417 / 286	91 / 685	217 / 286	0 / 188	218 / 218
Average Days on Market (Cum.) / YTD	313 / 355	91 / 550	245 / 443	0 / 416	218 / 385
Median Days on Market (Cum.) / YTD	417 / 286	91 / 685	217 / 286	0 / 188	218 / 261
Investment					
New Listings / YTD	25 / 82	30 / 82	27 / 81	15 / 62	43 / 110
Sales / YTD	9 / 33	9 / 19	3 / 14	2 / 15	6 / 16
Sales to New Listings Ratio / YTD	36% / 40%	30% / 23%	11% / 17%	13% / 24%	14% / 15%
Sales Volume	6,807,200	5,408,910	3,209,300	1,865,000	2,925,360
Sales Volume YTD	27,887,980	10,602,910	14,811,505	12,242,050	10,427,727
Average Sale Price	756,356	600,990	1,069,767	932,500	487,560
Average Sale Price YTD	845,090	558,048	1,057,965	816,137	651,733
Median Sale Price	485,000	280,000	1,014,300	932,500	470,500
Median Sale Price YTD	453,000	360,000	722,500	747,050	506,250
Average Days on Market / YTD	226 / 171	238 / 194	222 / 196	110 / 167	207 / 193
Median Days on Market / YTD	258 / 132	85 / 140	37 / 151	110 / 120	152 / 152
Average Days on Market (Cum.) / YTD	248 / 190	238 / 204	222 / 203	110 / 218	207 / 223
Median Days on Market (Cum.) / YTD	258 / 137	85 / 140	37 / 202	110 / 153	152 / 152
Multi Family					
New Listings / YTD	13 / 36	14 / 31	5 / 13	9 / 27	8 / 22
Sales / YTD	11 / 14	9 / 21	1 / 3	0 / 3	4 / 5
Sales to New Listings Ratio / YTD	85% / 39%	64% / 68%	20% / 23%	0% / 11%	50% / 23%
Sales Volume	12,575,000	13,401,500	1,232,000	0	5,465,600
Sales Volume YTD	18,034,000	30,589,000	4,152,000	2,900,000	6,055,600
Average Sale Price	1,143,182	1,489,056	1,232,000	0	1,366,400
Average Sale Price YTD	1,288,143	1,456,619	1,384,000	966,667	1,211,120
Median Sale Price	1,020,000	1,596,000	1,232,000	0	801,000
Median Sale Price YTD	1,161,500	1,470,000	1,232,000	690,000	727,000
Average Days on Market / YTD	92 / 94	231 / 205	170 / 487	0 / 128	125 / 126
Median Days on Market / YTD	53 / 83	71 / 125	170 / 364	0 / 135	49 / 49
Average Days on Market (Cum.) / YTD	130 / 137	250 / 243	170 / 707	0 / 128	125 / 126
Median Days on Market (Cum.) / YTD	113 / 131	132 / 131	170 / 364	0 / 135	49 / 49
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 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)

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Greater Edmonton Area¹

March 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	28 / 70	22 / 40	27 / 67	40 / 90	35 / 88
Sales / YTD	4 / 14	2 / 4	6 / 16	6 / 10	4 / 16
Sales to New Listings Ratio / YTD	14% / 20%	9% / 10%	22% / 24%	15% / 11%	11% / 18%
Sales Volume	446,500	297,280	1,413,500	1,684,250	408,800
Sales Volume YTD	3,506,000	1,322,280	2,964,300	1,988,150	3,131,300
Average Sale Price	111,625	148,640	235,583	280,708	102,200
Average Sale Price YTD	250,429	330,570	185,269	198,815	195,706
Median Sale Price	109,500	148,640	147,500	219,000	96,900
Median Sale Price YTD	176,500	286,140	142,500	109,000	98,500
Average Days on Market / YTD	56 / 153	177 / 224	111 / 118	381 / 302	125 / 113
Median Days on Market / YTD	52 / 104	177 / 248	102 / 102	315 / 215	146 / 81
Average Days on Market (Cum.) / YTD	56 / 153	177 / 224	111 / 126	429 / 330	125 / 126
Median Days on Market (Cum.) / YTD	52 / 104	177 / 248	102 / 111	340 / 215	146 / 92
Lease					
New Listings / YTD	28 / 74	18 / 61	23 / 70	26 / 87	26 / 73
Sales / YTD	7 / 23	10 / 23	5 / 20	7 / 20	12 / 27
Sales to New Listings Ratio / YTD	25% / 31%	56% / 38%	22% / 29%	27% / 23%	46% / 37%
Sales Volume	711,656	2,235,902	3,307,912	504,468	806,564
Sales Volume YTD	3,139,597	3,416,483	8,477,077	1,191,841	2,317,986
Average Sale Price	101,665	223,590	661,582	72,067	67,214
Average Sale Price YTD	136,504	148,543	423,854	59,592	85,851
Median Sale Price	60,480	147,586	683,200	39,100	62,465
Median Sale Price YTD	96,875	106,200	233,367	36,650	61,929
Average Days on Market / YTD	168 / 126	291 / 231	265 / 239	117 / 137	158 / 160
Median Days on Market / YTD	95 / 94	114 / 133	297 / 273	164 / 102	141 / 127
Average Days on Market (Cum.) / YTD	168 / 185	319 / 249	265 / 239	117 / 137	158 / 181
Median Days on Market (Cum.) / YTD	95 / 110	160 / 190	297 / 273	164 / 102	141 / 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	105 / 309	101 / 257	90 / 258	112 / 324	118 / 324
Sales / YTD	34 / 96	31 / 72	19 / 59	15 / 55	27 / 67
Sales to New Listings Ratio / YTD	32% / 31%	31% / 28%	21% / 23%	13% / 17%	23% / 21%
Sales Volume	25,960,356	21,868,592	11,101,712	4,053,718	11,636,324
Sales Volume YTD	84,320,327	48,589,551	34,993,882	23,159,340	25,197,613
Average Sale Price	763,540	705,438	584,301	270,248	430,975
Average Sale Price YTD	878,337	674,855	593,117	421,079	376,084
Median Sale Price	480,000	360,000	406,800	138,000	129,600
Median Sale Price YTD	365,000	361,750	341,027	184,392	157,000
Average Days on Market / YTD	158 / 158	244 / 235	200 / 230	222 / 210	161 / 161
Median Days on Market / YTD	100 / 107	93 / 136	196 / 189	175 / 146	145 / 125
Average Days on Market (Cum.) / YTD	177 / 196	259 / 255	200 / 245	241 / 229	161 / 183
Median Days on Market (Cum.) / YTD	120 / 134	129 / 150	196 / 213	175 / 153	145 / 129

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
March 2022

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2018	January	6,507 (940)	847 (50)	574 (18)	4,613 (670)	336 (10)
	February	7,127 (1,108)	917 (50)	633 (22)	5,044 (770)	367 (16)
	March	8,355 (1,380)	1,043 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,203 (1,657)	1,122 (91)	683 (26)	6,461 (1,129)	400 (16)
	May	10,318 (1,904)	1,369 (106)	715 (21)	7,315 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,544 (1,723)	1,527 (121)	720 (28)	7,623 (1,217)	433 (20)
	August	10,069 (1,678)	1,450 (124)	704 (27)	7,311 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,743 (1,234)	1,187 (89)	675 (33)	6,316 (853)	397 (23)
	November	8,096 (1,105)	1,051 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	884 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,103 (795)	906 (41)	650 (22)	5,020 (575)	375 (16)
	February	7,457 (976)	948 (43)	678 (18)	5,261 (710)	386 (10)
	March	8,298 (1,197)	1,079 (70)	726 (15)	5,817 (849)	419 (11)
	April	9,015 (1,679)	1,231 (81)	727 (29)	6,383 (1,148)	430 (19)
	May	9,551 (1,977)	1,344 (102)	783 (27)	6,859 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,130 (1,907)	1,445 (113)	748 (25)	6,644 (1,327)	435 (15)
	August	8,846 (1,566)	1,405 (112)	729 (22)	6,463 (1,104)	413 (11)
	September	8,545 (1,380)	1,316 (99)	715 (20)	6,281 (971)	407 (15)
	October	7,951 (1,325)	1,132 (90)	691 (29)	5,855 (941)	398 (15)
	November	7,307 (1,100)	1,013 (58)	722 (13)	5,383 (807)	432 (8)
	December	6,052 (843)	865 (44)	645 (16)	4,388 (600)	383 (10)
2020	January	6,331 (796)	894 (47)	661 (13)	4,566 (580)	389 (9)
	February	6,865 (1,052)	968 (63)	661 (27)	4,955 (742)	395 (15)
	March	7,282 (1,163)	1,011 (67)	662 (19)	5,254 (810)	399 (11)
	April	7,264 (746)	1,049 (43)	650 (7)	5,250 (514)	383 (6)
	May	7,782 (1,156)	1,150 (77)	660 (7)	5,640 (778)	392 (6)
	June	8,022 (2,046)	1,197 (142)	673 (28)	5,918 (1,365)	400 (16)
	July	8,054 (2,163)	1,180 (204)	697 (14)	5,961 (1,511)	409 (11)
	August	7,840 (1,874)	1,167 (166)	681 (17)	5,893 (1,262)	401 (12)
	September	7,549 (1,868)	1,103 (155)	694 (19)	5,683 (1,297)	406 (9)
	October	7,242 (1,670)	993 (146)	653 (26)	5,514 (1,161)	383 (14)
	November	6,468 (1,393)	824 (127)	667 (16)	4,939 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,535 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,919 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,710 (2,437)	788 (187)	648 (31)	5,098 (1,641)	356 (17)
	April	7,453 (2,862)	862 (225)	658 (23)	5,728 (1,928)	352 (14)
	May	7,985 (2,736)	891 (227)	666 (29)	6,196 (1,901)	361 (14)
	June	8,351 (2,717)	954 (187)	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	7,091 (1,860)	768 (147)	645 (24)	5,635 (1,304)	365 (16)
	November	6,037 (1,819)	658 (125)	665 (19)	4,836 (1,310)	391 (10)
	December	4,730 (1,316)	513 (88)	585 (35)	3,733 (965)	350 (25)
2022	January	4,690 (1,333)	498 (71)	612 (27)	3,708 (988)	369 (20)
	February	4,740 (2,254)	535 (109)	654 (35)	3,768 (1,678)	396 (25)
	March	5,264 (3,283)	601 (180)	687 (34)	4,199 (2,384)	416 (22)

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.

March 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	66	69	36	156	132	87
	Average	482,787	448,936	434,461	460,500	440,416	424,194
	Median	474,500	418,000	403,500	427,500	414,000	388,000
North Central	Sales	279	187	95	574	425	267
	Average	430,880	386,176	360,813	423,488	380,418	355,704
	Median	410,000	374,750	350,000	400,000	370,000	343,500
Northeast	Sales	70	55	36	152	113	73
	Average	342,911	333,345	315,439	344,814	319,009	308,045
	Median	324,500	315,000	300,000	323,250	305,000	290,000
Central	Sales	49	36	22	119	75	56
	Average	303,665	290,519	228,091	298,770	278,629	244,067
	Median	286,000	264,000	224,000	273,000	253,500	235,500
West	Sales	100	93	43	243	206	111
	Average	555,615	573,172	481,878	556,185	538,574	539,309
	Median	459,450	470,000	385,000	451,000	446,000	390,000
Southwest	Sales	179	138	48	373	281	160
	Average	603,229	573,567	523,344	580,059	561,569	547,084
	Median	537,000	495,500	484,625	520,000	495,000	478,125
Southeast	Sales	237	163	82	499	367	224
	Average	463,812	422,666	392,953	450,845	412,530	396,104
	Median	435,000	382,500	361,250	425,000	377,000	353,500
Anthony Henday	Sales	333	262	110	769	547	267
	Average	609,482	529,576	459,997	581,889	513,491	482,138
	Median	567,900	473,500	426,500	535,000	455,565	435,000
City of Edmonton Total	Sales	1,313	1,003	472	2,885	2,146	1,245
	Average	508,289	470,673	413,040	494,574	455,630	428,022
	Median	470,000	418,800	375,500	457,000	410,000	377,777
Condominiums							
Northwest	Sales	24	13	9	38	25	22
	Average	263,406	197,877	306,972	272,717	251,868	243,761
	Median	205,125	225,000	350,000	245,000	268,000	236,750
North Central	Sales	105	81	43	215	166	99
	Average	219,419	197,880	193,820	213,439	200,101	180,981
	Median	212,000	188,000	180,000	213,500	188,750	180,000
Northeast	Sales	51	21	22	98	52	53
	Average	161,915	148,848	156,723	160,733	142,907	149,726
	Median	153,000	147,500	155,500	155,250	138,500	153,200
Central	Sales	64	53	37	149	136	95
	Average	251,383	295,467	227,634	230,321	258,142	236,013
	Median	229,875	220,000	209,500	204,500	222,500	230,000
West	Sales	66	48	17	125	97	61
	Average	265,283	177,653	190,141	241,871	173,447	187,344
	Median	188,000	171,200	186,400	176,000	169,000	170,000
Southwest	Sales	133	60	40	253	124	104
	Average	251,641	237,511	239,838	242,642	230,187	223,575
	Median	235,000	230,575	222,500	225,000	224,000	198,750
Southeast	Sales	97	54	30	202	137	87
	Average	210,786	209,308	195,127	201,040	206,489	185,208
	Median	198,000	192,450	190,000	195,000	185,000	175,400
Anthony Henday	Sales	177	80	38	330	166	102
	Average	270,367	243,606	244,444	263,973	242,107	249,165
	Median	270,000	218,750	242,500	260,000	220,000	244,500
City of Edmonton Total	Sales	717	410	236	1,410	903	623
	Average	241,262	221,842	215,830	230,969	216,942	208,418
	Median	220,000	200,500	200,000	212,000	195,288	193,000

n/a = insufficient data

March 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	3,304	2,961	1,997	2,269	2,603
Sales	2,406	1,658	821	860	1,008
Sales Volume	997,957,452	659,666,340	284,451,416	304,380,001	379,748,650
Edmonton City Year to Date					
New Listings	7,322	6,626	5,488	5,939	6,454
Sales	5,117	3,587	2,167	2,171	2,474
Sales Volume	2,109,020,173	1,382,217,090	768,938,761	762,354,423	918,633,085
Edmonton City Month End Active Inventory					
Residential	4,199	5,098	5,254	5,817	5,851
Commercial	416	356	399	419	387
TOTAL	4,615	5,454	5,653	6,236	6,238
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Greater Edmonton Area Monthly					
New Listings	4,693	4,444	3,024	3,526	3,994
Sales	3,497	2,655	1,249	1,282	1,473
Sales Volume	1,509,309,614	1,087,852,639	446,860,719	476,332,353	561,665,678
Greater Edmonton Area Year to Date					
New Listings	10,242	9,964	8,285	9,035	9,815
Sales	7,326	5,674	3,247	3,177	3,661
Sales Volume	3,113,882,556	2,261,515,207	1,184,149,637	1,148,691,929	1,382,669,343
Greater Edmonton Area Month End Active Inventory					
Residential	5,264	6,710	7,282	8,298	8,355
Rural	601	788	1,011	1,079	1,043
Commercial	687	648	662	726	671
TOTAL	6,552	8,146	8,955	10,103	10,069
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Total Board Monthly					
New Listings	5,333	5,249	3,562	4,130	4,661
Sales	3,877	3,050	1,392	1,433	1,650
Sales Volume	1,622,688,341	1,201,987,865	487,019,518	516,257,053	606,274,828
Total Board Year to Date					
New Listings	11,663	11,633	9,707	10,475	11,410
Sales	8,110	6,580	3,650	3,578	4,095
Sales Volume	3,329,996,076	2,507,054,689	1,278,754,063	1,248,939,928	1,489,054,088

March 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	6	9	4	12	21	7
	Sales Volume	1,460,900	2,706,900	n/a	2,578,801	5,200,900	1,593,000
	Average Price	243,483	300,767	n/a	214,900	247,662	227,571
	Median Price	297,000	275,000	n/a	245,001	235,000	240,000
Beaumont	Sales	55	59	18	142	128	57
	Sales Volume	32,459,700	25,878,440	7,340,500	74,832,990	55,487,789	22,371,950
	Average Price	590,176	438,618	407,806	526,993	433,498	392,490
	Median Price	501,000	432,000	401,500	500,550	431,025	384,000
Bonnyville	Sales	7	9	1	18	24	12
	Sales Volume	1,424,500	1,992,500	n/a	3,442,850	4,880,500	1,952,700
	Average Price	203,500	221,389	n/a	191,269	203,354	162,725
	Median Price	195,000	230,000	n/a	193,500	225,000	180,000
Cold Lake	Sales	43	34	14	86	73	45
	Sales Volume	13,525,050	10,003,300	3,543,000	23,762,250	19,382,505	11,737,500
	Average Price	314,536	294,215	253,071	276,305	265,514	260,833
	Median Price	340,000	310,500	281,250	285,250	277,000	272,500
Devon	Sales	19	9	5	37	21	13
	Sales Volume	5,652,799	3,205,500	1,360,000	11,177,299	6,695,200	3,417,200
	Average Price	297,516	356,167	272,000	302,089	318,819	262,862
	Median Price	319,900	320,000	262,000	314,000	319,000	262,000
Drayton Valley	Sales	24	15	8	47	40	25
	Sales Volume	7,002,900	3,558,900	1,788,500	13,093,000	9,833,900	5,567,300
	Average Price	291,788	237,260	223,563	278,574	245,848	222,692
	Median Price	325,500	231,000	180,000	300,000	242,500	230,000
Fort Saskatchewan	SFD Sales	71	63	28	131	138	65
	SFD Average Price	494,575	437,929	409,464	480,735	427,946	391,031
	SFD Median Price	469,900	421,500	403,200	455,000	412,000	385,000
	Condo Sales	9	7	2	23	16	10
	Condo Average Price	201,322	241,357	n/a	215,883	240,431	233,150
	Condo Median Price	205,000	238,750	n/a	205,000	242,625	246,500
	Total Sales Volume	44,299,464	36,563,103	13,455,500	81,796,863	75,676,872	33,738,400
Gibbons	Sales	7	10	10	12	16	13
	Sales Volume	2,462,900	2,756,000	2,653,500	3,767,900	4,324,000	3,311,000
	Average Price	351,843	275,600	265,350	313,992	270,250	254,692
	Median Price	295,500	270,500	250,500	267,450	272,000	240,000
Leduc	SFD Sales	73	71	29	166	153	65
	SFD Average Price	457,366	399,786	360,782	440,352	391,133	385,151
	SFD Median Price	446,000	382,500	344,750	427,500	379,500	370,000
	Condo Sales	8	9	5	18	18	12
	Condo Average Price	279,963	196,778	187,900	245,886	203,569	198,054
	Condo Median Price	282,350	190,000	175,500	223,875	195,000	190,000
	Total Sales Volume	47,255,069	33,452,900	13,704,575	97,655,910	72,908,577	32,812,875

n/a = insufficient data

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

March 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville						
Sales	37	34	9	80	72	17
Sales Volume	13,861,699	11,193,112	2,907,900	29,653,687	25,075,864	5,252,900
Average Price	374,641	329,209	323,100	370,671	348,276	308,994
Median Price	390,000	333,500	289,900	340,700	356,000	289,900
Sherwood Park						
SFD Sales	110	119	71	202	236	158
SFD Average Price	503,018	463,463	418,054	496,044	458,464	416,726
SFD Median Price	486,500	432,500	415,000	476,500	434,500	408,000
Condo Sales	42	28	14	90	62	31
Condo Average Price	279,476	318,417	302,100	292,813	331,740	293,966
Condo Median Price	271,250	291,750	276,250	295,750	290,000	286,000
Total Sales Volume	71,302,429	68,664,201	34,930,214	134,551,436	139,590,190	77,474,713
Spruce Grove						
SFD Sales	84	67	25	175	146	59
SFD Average Price	457,138	412,023	341,776	455,695	402,829	348,936
SFD Median Price	432,500	410,000	333,500	437,000	394,000	350,000
Condo Sales	14	9	4	28	17	10
Condo Average Price	269,614	192,611	n/a	234,166	191,840	223,540
Condo Median Price	261,500	170,000	n/a	192,500	190,000	203,950
Total Sales Volume	54,360,194	36,414,725	13,055,800	110,525,678	75,560,168	35,305,344
St. Albert						
SFD Sales	116	115	44	219	226	113
SFD Average Price	558,351	507,220	447,597	551,553	490,695	444,706
SFD Median Price	539,975	480,000	412,000	522,000	458,200	415,000
Condo Sales	40	34	18	72	61	47
Condo Average Price	297,753	273,981	207,592	268,047	284,696	231,510
Condo Median Price	265,750	247,000	187,500	250,000	247,000	211,250
Total Sales Volume	79,694,763	70,652,083	25,329,215	146,976,347	134,257,839	66,001,986
St. Paul						
Sales	7	9	1	19	23	11
Sales Volume	1,696,500	2,073,000	n/a	4,036,500	5,747,800	2,055,900
Average Price	242,357	230,333	n/a	212,447	249,904	186,900
Median Price	225,000	275,000	n/a	225,000	260,000	195,000
Stony Plain						
Sales	67	40	21	134	99	58
Sales Volume	25,522,032	15,922,650	6,443,699	48,460,394	33,744,921	17,195,734
Average Price	380,926	398,066	306,843	361,645	340,858	296,478
Median Price	360,000	396,500	290,000	340,000	333,000	284,950
Vegreville						
Sales	18	9	6	25	21	18
Sales Volume	4,405,450	1,532,000	690,500	5,986,450	4,438,900	2,553,400
Average Price	244,747	170,222	115,083	239,458	211,376	141,856
Median Price	226,000	158,000	121,500	212,000	199,000	129,250
Westlock						
Sales	11	10	6	28	20	10
Sales Volume	2,271,800	1,757,000	1,188,750	6,079,250	3,702,000	1,571,250
Average Price	206,527	175,700	198,125	217,116	185,100	157,125
Median Price	207,500	182,500	207,875	201,750	184,000	175,000
Wetaskiwin						
Sales	28	30	4	52	64	16
Sales Volume	7,670,500	5,695,425	n/a	13,837,700	12,724,425	2,898,000
Average Price	273,946	189,848	n/a	266,110	198,819	181,125
Median Price	246,750	196,000	n/a	238,500	198,500	195,000

n/a = insufficient data

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

March 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	2	7	1	7	18	11
	Sales Volume	n/a	1,484,000	n/a	1,401,500	4,787,000	2,001,500
Bonnyville M.D.	Sales	13	21	12	30	36	22
	Sales Volume	5,664,000	6,882,500	5,011,400	11,553,500	11,858,109	7,858,400
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	34	35	8	66	81	26
	Sales Volume	22,041,761	16,391,238	5,444,800	40,898,661	40,259,870	21,571,150
Parkland County	Sales	76	81	18	149	157	60
	Sales Volume	45,962,509	45,557,876	8,592,000	87,620,044	85,155,411	26,174,385
Smoky Lake County	Sales	6	3	4	14	11	7
	Sales Volume	1,070,500	n/a	n/a	2,452,000	3,178,500	1,090,000
St. Paul County	Sales	6	11	3	13	31	12
	Sales Volume	2,162,000	2,199,000	n/a	4,221,650	6,809,600	2,390,500
Strathcona County	Sales	44	45	22	90	93	54
	Sales Volume	29,574,182	31,465,250	11,683,000	67,973,470	59,898,949	31,996,400
Sturgeon County	Sales	26	26	19	55	71	37
	Sales Volume	24,021,180	18,641,200	9,753,900	41,192,368	45,736,950	20,218,814
Thorhild County	Sales	11	5	1	15	6	5
	Sales Volume	5,557,500	1,972,000	n/a	6,655,202	2,062,000	1,277,078
Two Hills County	Sales	4	4	0	6	6	2
	Sales Volume	n/a	n/a	n/a	1,361,000	1,106,000	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.

March 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	3	1	3	6	3	4
	Sales Volume	n/a	n/a	n/a	3,455,000	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	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	2	0	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	2	0	2	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	1	0	0	1
	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	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	1	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.