

# Media Release

## Edmonton Sees Moderate Growth As Spring Market Blooms

**Edmonton, May 2, 2023:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for April 2023 hit 2,028, decreasing 30.8% compared to April 2022 but increasing 11.1% from March 2023. New residential listings were down 26% year-over-year from April 2022, while also noting an increase of 6% from March 2023. Overall inventory in the GEA was up 7.4% from April of last year, and up 9.3% from the previous month.

For April, detached unit sales were down 32.9% from April 2022, but saw an increase of 14.2% from March 2023 at 1,229. Semi-detached unit sales were down 37% year-over-year but increased by 19.3% from March 2023. Row/Townhouse unit sales also decreased 23% year-over-year and increased 0.7% month-over-month. Apartment Condominium unit sales saw a decrease of 23.2% from April 2022 but increased 1.3% from the previous month.

Total residential average prices hit \$408,631, a 6% decrease from April 2022, and an increase of 4.8% from March 2023. Detached homes averaged \$500,635, a 4.6% year-over-year decrease and a 3.1% increase from March 2023. Semi-detached sold for an average of \$378,797, resulting in a small 3.4% decrease year-over-year, but saw an increase of 3.7% from the previous month. Row/townhouse prices were down 3.7% from April 2022, but increased 5.5% month-over-month, selling at \$261,390. Apartment Condominium average prices hit \$192,560, showing decreases of 0.1% from last month and 5.8% from April 2022.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$379,500, resulting in an increase of 0.4% from March 2023, but a decrease of 9.1% from April 2022.

“The trend continues with year-over-year dips in average prices, sales and listings across most categories, while still seeing nominal increases in our month-over-month statistics,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles.

Detached homes averaged 42 days on the market, a four-day decrease from March 2023. Semi-detached homes averaged 41 days on the market, increasing two days from the previous month, with row/townhouses averaging 45 days on the market, a decrease of seven days month-over-month. Apartment condominiums averaged 56 days on market, showing a decrease of four days from March 2023. Overall, all residential listings averaged 44 days on the market, increasing by 14 days year-over-year and dropping five days from March 2023.

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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>April 2023</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>6</sup> benchmark price	\$432,800	0.8%	-8.6%
Apartment benchmark price	\$178,500	-2.6%	-5.5%
Townhouse benchmark price	\$231,100	0.7%	-7.4%
Composite <sup>7</sup> benchmark price	\$379,500	0.4%	-9.1%

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

<b>MLS® System Activity 2023</b> (for all-residential sales in GEA <sup>1</sup> )	<b>April 2023</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
Detached average <sup>2</sup> selling price – month	\$500,635	3.1%	-4.6%
Detached median <sup>3</sup> selling price – month	\$457,500	2.8%	-4.7%
Semi-detached average selling price – month	\$378,797	3.4%	-3.0%
Semi-detached median selling price – month	\$375,000	2.7%	-1.8%
Row/Townhouse average selling price – month	\$261,390	5.5%	-3.7%
Row/Townhouse median selling price – month	\$264,000	13.8%	-1.9%
Apartment Condominium average selling price	\$192,560	-0.1%	-5.8%
Apartment Condominium median selling price	\$175,000	2.9%	-2.2%
All-residential <sup>4</sup> average selling price	\$408,631	4.8%	-6.0%
All-residential median selling price	\$385,250	4.1%	-4.9%
# residential listings this month	3,497	6.0%	-26%
# residential sales this month	2,028	11.1%	-30.8%
# residential inventory at month end	6,923	9.3%	7.4%
# Total <sup>5</sup> MLS® System sales this month	2,404	10.1%	-31.6%
\$ Value Total residential sales this month	\$893,767,864	15.8%	-34.8%
\$ Value of total MLS® System sales – month	\$944,929,625	14.8%	-35.9%
\$ Value of total MLS® System sales - YTD	\$2,728,064,891	52.7%	-43.0%

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

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

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

4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

5 Includes residential, rural and commercial sales

6 Single-family Dwelling

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

*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 (Part 1)

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

April 2023

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	2,081 / 6,880	2,964 / 8,282	2,660 / 7,976	1,159 / 5,773	2,362 / 7,548
Sales / YTD	1,229 / 3,605	1,831 / 6,217	2,001 / 5,653	511 / 2,511	1,132 / 3,052
Sales to New Listings Ratio / YTD	59% / 52%	62% / 75%	75% / 71%	44% / 43%	48% / 40%
Sales Volume	615,280,999	961,265,006	946,771,760	214,635,213	494,586,705
Sales Volume YTD	1,730,443,851	3,168,010,281	2,634,876,055	1,065,137,796	1,322,879,706
Average Sale Price	500,635	524,995	473,149	420,030	436,914
Average Sale Price YTD	480,012	509,572	466,102	424,189	433,447
Median Sale Price	457,500	480,000	432,000	381,500	397,250
Median Sale Price YTD	440,000	468,000	422,500	385,000	395,000
Average Days on Market / YTD	42 / 49	25 / 34	31 / 42	60 / 66	57 / 65
Median Days on Market / YTD	25 / 31	15 / 17	17 / 21	43 / 44	39 / 46
Average Days on Market (Cum.) / YTD	65 / 79	32 / 50	45 / 65	91 / 105	91 / 105
Median Days on Market (Cum.) / YTD	30 / 44	15 / 18	18 / 23	50 / 67	47 / 66
<b>Semi-detached</b>					
New Listings / YTD	371 / 1,103	511 / 1,522	481 / 1,428	230 / 1,028	379 / 1,268
Sales / YTD	216 / 646	343 / 1,219	350 / 939	93 / 419	213 / 563
Sales to New Listings Ratio / YTD	58% / 59%	67% / 80%	73% / 66%	40% / 41%	56% / 44%
Sales Volume	81,820,092	133,938,845	120,375,098	30,584,920	69,100,267
Sales Volume YTD	236,924,989	460,576,408	323,035,663	135,642,941	183,236,724
Average Sale Price	378,797	390,492	343,929	328,870	324,414
Average Sale Price YTD	366,757	377,831	344,021	323,730	325,465
Median Sale Price	375,000	382,000	338,000	328,000	318,500
Median Sale Price YTD	363,950	370,000	332,000	319,000	317,850
Average Days on Market / YTD	41 / 45	23 / 33	35 / 45	67 / 75	67 / 72
Median Days on Market / YTD	27 / 29	14 / 17	22 / 25	47 / 59	48 / 53
Average Days on Market (Cum.) / YTD	57 / 69	28 / 46	50 / 66	107 / 121	104 / 115
Median Days on Market (Cum.) / YTD	28 / 36	14 / 18	23 / 29	66 / 83	55 / 80
<b>Row/Townhouse</b>					
New Listings / YTD	404 / 1,359	511 / 1,690	524 / 1,621	183 / 1,070	386 / 1,270
Sales / YTD	281 / 893	365 / 1,264	309 / 890	77 / 424	158 / 507
Sales to New Listings Ratio / YTD	70% / 66%	71% / 75%	59% / 55%	42% / 40%	41% / 40%
Sales Volume	73,450,472	99,061,466	76,295,127	18,116,925	35,696,695
Sales Volume YTD	225,683,168	334,654,413	218,715,992	95,526,687	115,870,840
Average Sale Price	261,390	271,401	246,910	235,285	225,928
Average Sale Price YTD	252,725	264,758	245,748	225,299	228,542
Median Sale Price	264,000	269,000	244,000	234,000	221,000
Median Sale Price YTD	248,500	260,000	243,000	215,000	220,000
Average Days on Market / YTD	45 / 53	37 / 47	49 / 54	74 / 67	71 / 78
Median Days on Market / YTD	27 / 35	22 / 30	29 / 33	53 / 50	50 / 56
Average Days on Market (Cum.) / YTD	65 / 81	53 / 72	71 / 78	113 / 111	104 / 114
Median Days on Market (Cum.) / YTD	33 / 46	23 / 36	34 / 45	70 / 77	61 / 84

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

**5 Year Residential Activity (Part 2)**  
**Greater Edmonton Area<sup>1</sup>**  
**April 2023**

	2023	2022	2021	2020	2019
<b>Apartment Condominium</b>					
New Listings / YTD	641 / 2,223	730 / 2,585	783 / 2,618	305 / 1,623	501 / 1,827
Sales / YTD	302 / 979	393 / 1,150	298 / 828	83 / 474	214 / 626
Sales to New Listings Ratio / YTD	47% / 44%	54% / 44%	38% / 32%	27% / 29%	43% / 34%
Sales Volume	58,153,001	80,310,120	59,888,334	17,173,818	47,444,040
Sales Volume YTD	187,029,513	229,103,895	167,313,154	94,873,211	130,428,109
Average Sale Price	192,560	204,351	200,968	206,913	221,701
Average Sale Price YTD	191,041	199,221	202,069	200,154	208,352
Median Sale Price	175,000	179,000	185,000	170,000	199,000
Median Sale Price YTD	170,000	176,000	180,000	182,500	190,000
Average Days on Market / YTD	56 / 63	53 / 62	61 / 63	77 / 79	72 / 79
Median Days on Market / YTD	43 / 45	41 / 44	44 / 45	56 / 61	57 / 58
Average Days on Market (Cum.) / YTD	86 / 110	93 / 107	116 / 112	95 / 123	116 / 131
Median Days on Market (Cum.) / YTD	49 / 71	46 / 63	60 / 65	62 / 87	76 / 88
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,497 / 11,565	4,716 / 14,079	4,448 / 13,643	1,877 / 9,494	3,628 / 11,913
Sales / YTD	2,028 / 6,123	2,932 / 9,850	2,958 / 8,310	764 / 3,828	1,717 / 4,748
Sales to New Listings Ratio / YTD	58% / 53%	62% / 70%	67% / 61%	41% / 40%	47% / 40%
Sales Volume	828,704,564	1,274,575,437	1,203,330,319	280,510,876	646,827,707
Sales Volume YTD	2,380,081,521	4,192,344,997	3,343,940,864	1,391,180,635	1,752,415,379
Average Sale Price	408,631	434,712	406,805	367,161	376,720
Average Sale Price YTD	388,712	425,619	402,400	363,422	369,085
Median Sale Price	385,250	405,000	380,000	350,000	356,500
Median Sale Price YTD	369,000	397,500	374,900	340,000	347,700
Average Days on Market / YTD	44 / 52	30 / 39	37 / 45	64 / 68	61 / 69
Median Days on Market / YTD	28 / 34	17 / 20	20 / 24	46 / 48	42 / 49
Average Days on Market (Cum.) / YTD	67 / 84	43 / 59	56 / 71	96 / 110	97 / 110
Median Days on Market (Cum.) / YTD	33 / 47	17 / 22	22 / 28	55 / 74	53 / 72
<b>Other<sup>3</sup></b>					
New Listings / YTD	162 / 592	214 / 642	219 / 686	130 / 505	192 / 573
Sales / YTD	78 / 230	138 / 398	122 / 353	22 / 139	38 / 122
Sales to New Listings Ratio / YTD	48% / 39%	64% / 62%	56% / 51%	17% / 28%	20% / 21%
Sales Volume	20,748,248	44,635,840	35,193,780	3,882,816	7,907,400
Sales Volume YTD	56,786,919	120,564,208	94,900,499	35,006,862	25,344,317
Average Sale Price	266,003	323,448	288,474	176,492	208,089
Average Sale Price YTD	246,900	302,925	268,840	251,848	207,740
Median Sale Price	184,775	242,500	192,500	140,000	138,750
Median Sale Price YTD	140,000	219,880	200,000	165,000	138,750
Average Days on Market / YTD	103 / 93	105 / 106	88 / 105	73 / 163	99 / 121
Median Days on Market / YTD	45 / 50	38 / 50	35 / 51	43 / 63	56 / 75
Average Days on Market (Cum.) / YTD	134 / 132	142 / 145	169 / 185	169 / 219	135 / 177
Median Days on Market (Cum.) / YTD	59 / 76	44 / 66	43 / 77	73 / 141	88 / 132

<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 Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>3</sup> Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

**5 Year Commercial Activity (Part 1)  
Greater Edmonton Area<sup>1</sup>  
April 2023**

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	18 / 75	13 / 57	13 / 56	11 / 34	18 / 75
Sales / YTD	2 / 10	7 / 18	0 / 5	0 / 6	4 / 11
Sales to New Listings Ratio / YTD	11% / 13%	54% / 32%	0% / 9%	0% / 18%	22% / 15%
Sales Volume	1,400,000	12,335,500	0	0	2,604,000
Sales Volume YTD	14,503,000	43,218,250	2,658,878	4,589,000	7,441,299
Average Sale Price	700,000	1,762,214	0	0	651,000
Average Sale Price YTD	1,450,300	2,401,014	531,776	764,833	676,482
Median Sale Price	700,000	632,500	0	0	512,000
Median Sale Price YTD	862,500	775,000	525,000	625,000	599,283
Average Days on Market / YTD	138 / 311	260 / 252	0 / 550	0 / 443	205 / 339
Median Days on Market / YTD	138 / 238	146 / 164	0 / 685	0 / 286	113 / 152
Average Days on Market (Cum.) / YTD	552 / 540	297 / 329	0 / 550	0 / 443	205 / 339
Median Days on Market (Cum.) / YTD	552 / 365	166 / 166	0 / 685	0 / 286	113 / 152
<b>Investment</b>					
New Listings / YTD	31 / 139	33 / 115	24 / 106	9 / 90	27 / 89
Sales / YTD	11 / 27	18 / 51	11 / 30	3 / 17	4 / 19
Sales to New Listings Ratio / YTD	35% / 19%	55% / 44%	46% / 28%	33% / 19%	15% / 21%
Sales Volume	9,729,698	12,749,000	8,053,250	1,043,500	1,968,000
Sales Volume YTD	19,232,118	40,636,980	18,656,160	15,855,005	14,210,050
Average Sale Price	884,518	708,278	732,114	347,833	492,000
Average Sale Price YTD	712,301	796,804	621,872	932,647	747,897
Median Sale Price	711,998	697,500	525,000	344,000	437,500
Median Sale Price YTD	600,000	520,000	393,500	505,000	680,000
Average Days on Market / YTD	233 / 171	172 / 171	215 / 202	92 / 178	264 / 187
Median Days on Market / YTD	183 / 121	138 / 135	208 / 163	108 / 124	144 / 120
Average Days on Market (Cum.) / YTD	250 / 217	325 / 238	317 / 246	183 / 200	264 / 228
Median Days on Market (Cum.) / YTD	202 / 188	148 / 141	282 / 186	124 / 161	144 / 153
<b>Multi Family</b>					
New Listings / YTD	16 / 48	19 / 54	15 / 46	5 / 18	7 / 34
Sales / YTD	1 / 7	2 / 16	5 / 26	1 / 4	4 / 7
Sales to New Listings Ratio / YTD	6% / 15%	11% / 30%	33% / 57%	20% / 22%	57% / 21%
Sales Volume	1,270,000	2,611,000	5,846,000	393,700	2,375,000
Sales Volume YTD	8,939,000	20,645,000	36,435,000	4,545,700	5,275,000
Average Sale Price	1,270,000	1,305,500	1,169,200	393,700	593,750
Average Sale Price YTD	1,277,000	1,290,313	1,401,346	1,136,425	753,571
Median Sale Price	1,270,000	1,305,500	1,095,000	393,700	578,500
Median Sale Price YTD	830,000	1,161,500	1,365,000	1,191,000	672,000
Average Days on Market / YTD	61 / 236	42 / 87	205 / 205	35 / 374	188 / 162
Median Days on Market / YTD	61 / 61	42 / 51	134 / 128	35 / 267	75 / 75
Average Days on Market (Cum.) / YTD	307 / 271	42 / 125	241 / 243	35 / 539	188 / 162
Median Days on Market (Cum.) / YTD	307 / 95	42 / 113	222 / 133	35 / 267	75 / 75
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 2	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

<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>  
April 2023**

	2023	2022	2021	2020	2019
<b>Business</b>					
New Listings / YTD	24 / 105	23 / 92	12 / 51	8 / 75	40 / 130
Sales / YTD	8 / 21	5 / 19	1 / 5	1 / 17	6 / 16
Sales to New Listings Ratio / YTD	33% / 20%	22% / 21%	8% / 10%	13% / 23%	15% / 12%
Sales Volume	1,282,000	905,000	42,500	46,000	2,404,000
Sales Volume YTD	3,563,500	4,411,000	1,364,780	3,010,300	4,392,150
Average Sale Price	160,250	181,000	42,500	46,000	400,667
Average Sale Price YTD	169,690	232,158	272,956	177,076	274,509
Median Sale Price	123,750	92,500	42,500	46,000	257,500
Median Sale Price YTD	120,000	167,000	257,280	135,000	137,000
Average Days on Market / YTD	103 / 112	50 / 126	217 / 223	262 / 127	146 / 243
Median Days on Market / YTD	79 / 99	51 / 75	217 / 217	262 / 102	145 / 180
Average Days on Market (Cum.) / YTD	103 / 145	50 / 126	217 / 223	262 / 134	146 / 261
Median Days on Market (Cum.) / YTD	79 / 118	51 / 75	217 / 217	262 / 119	145 / 180
<b>Lease</b>					
New Listings / YTD	35 / 116	16 / 89	27 / 88	25 / 95	16 / 103
Sales / YTD	9 / 40	12 / 35	6 / 29	2 / 22	11 / 31
Sales to New Listings Ratio / YTD	26% / 34%	75% / 39%	22% / 33%	8% / 23%	69% / 30%
Sales Volume	952,015	1,221,707	1,273,080	51,000	1,302,225
Sales Volume YTD	5,971,432	4,361,304	4,689,563	8,528,077	2,494,066
Average Sale Price	105,779	101,809	212,180	25,500	118,384
Average Sale Price YTD	149,286	124,609	161,709	387,640	80,454
Median Sale Price	57,500	63,450	139,154	25,500	134,400
Median Sale Price YTD	79,800	80,454	106,200	179,062	50,840
Average Days on Market / YTD	126 / 127	156 / 136	361 / 257	110 / 228	167 / 148
Median Days on Market / YTD	118 / 93	64 / 94	185 / 145	110 / 273	83 / 101
Average Days on Market (Cum.) / YTD	161 / 145	156 / 175	361 / 272	110 / 228	167 / 148
Median Days on Market (Cum.) / YTD	167 / 123	64 / 104	185 / 190	110 / 273	83 / 101
<b>Farms</b>					
New Listings / YTD	16 / 48	12 / 48	13 / 57	7 / 40	16 / 49
Sales / YTD	7 / 15	7 / 28	7 / 24	3 / 8	5 / 11
Sales to New Listings Ratio / YTD	44% / 31%	58% / 58%	54% / 42%	43% / 20%	31% / 22%
Sales Volume	5,653,500	7,087,500	4,579,600	1,211,000	4,490,000
Sales Volume YTD	14,742,250	28,803,680	16,201,992	8,548,500	6,988,000
Average Sale Price	807,643	1,012,500	654,229	403,667	898,000
Average Sale Price YTD	982,817	1,028,703	675,083	1,068,563	635,273
Median Sale Price	704,500	875,000	550,000	386,000	915,000
Median Sale Price YTD	704,500	804,250	540,000	455,000	510,000
Average Days on Market / YTD	159 / 155	46 / 80	99 / 165	83 / 88	90 / 83
Median Days on Market / YTD	68 / 68	58 / 54	48 / 119	84 / 90	73 / 73
Average Days on Market (Cum.) / YTD	186 / 303	64 / 144	146 / 179	83 / 88	90 / 83
Median Days on Market (Cum.) / YTD	183 / 183	63 / 77	48 / 119	84 / 90	73 / 73
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	140 / 531	116 / 458	105 / 406	65 / 356	125 / 482
Sales / YTD	38 / 121	51 / 167	30 / 119	10 / 74	34 / 95
Sales to New Listings Ratio / YTD	27% / 23%	44% / 36%	29% / 29%	15% / 21%	27% / 20%
Sales Volume	20,287,213	36,909,707	19,794,430	2,745,200	15,143,225
Sales Volume YTD	67,078,300	142,076,214	80,006,373	45,076,582	40,800,565
Average Sale Price	533,874	723,720	659,814	274,520	445,389
Average Sale Price YTD	554,366	850,756	672,322	609,143	429,480
Median Sale Price	397,770	555,000	537,500	354,500	302,500
Median Sale Price YTD	300,000	450,000	470,000	357,500	275,000
Average Days on Market / YTD	157 / 161	146 / 144	216 / 224	104 / 203	170 / 187
Median Days on Market / YTD	106 / 101	78 / 94	151 / 153	100 / 150	75 / 120
Average Days on Market (Cum.) / YTD	203 / 222	207 / 195	270 / 250	197 / 233	170 / 199
Median Days on Market (Cum.) / YTD	183 / 147	87 / 114	213 / 166	110 / 180	75 / 120

<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.

## End of Month Active Inventory (Sales Activity)

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

#### April 2023

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	Total
2019	January	7,161 (810)	731 (24)	8,646 (858)
	February	7,528 (990)	759 (22)	9,070 (1,037)
	March	8,470 (1,231)	817 (15)	10,091 (1,281)
	April	9,260 (1,717)	826 (34)	10,960 (1,789)
	May	9,887 (2,004)	891 (31)	11,666 (2,105)
	June	9,850 (1,852)	854 (32)	11,604 (1,943)
	July	9,545 (1,956)	862 (29)	11,311 (2,045)
	August	9,208 (1,624)	834 (29)	10,968 (1,700)
	September	8,858 (1,421)	818 (24)	10,566 (1,499)
	October	8,174 (1,357)	779 (33)	9,764 (1,444)
	November	7,469 (1,112)	811 (15)	9,031 (1,171)
	December	6,199 (854)	714 (18)	7,551 (903)
2020	January	6,488 (799)	738 (15)	7,874 (855)
	February	7,070 (1,067)	748 (28)	8,483 (1,141)
	March	7,507 (1,198)	750 (21)	8,944 (1,249)
	April	7,482 (764)	741 (10)	8,952 (796)
	May	8,053 (1,188)	755 (12)	9,581 (1,240)
	June	8,356 (2,115)	769 (34)	9,881 (2,216)
	July	8,349 (2,288)	798 (21)	9,921 (2,380)
	August	8,110 (1,956)	784 (22)	9,679 (2,056)
	September	7,799 (1,933)	789 (22)	9,338 (2,041)
	October	7,420 (1,750)	737 (34)	8,878 (1,842)
	November	6,552 (1,465)	748 (21)	7,950 (1,535)
	December	5,243 (1,137)	658 (23)	6,471 (1,204)
2021	January	5,532 (1,214)	693 (27)	6,816 (1,299)
	February	5,927 (1,635)	721 (22)	7,263 (1,719)
	March	6,784 (2,503)	731 (40)	8,144 (2,654)
	April	7,544 (2,958)	745 (30)	8,971 (3,110)
	May	8,088 (2,837)	750 (40)	9,538 (2,992)
	June	8,455 (2,801)	737 (37)	9,960 (2,932)
	July	8,390 (2,262)	742 (26)	9,901 (2,396)
	August	8,037 (2,113)	735 (24)	9,529 (2,223)
	September	7,701 (1,917)	719 (38)	9,137 (2,030)
	October	7,083 (1,919)	711 (33)	8,505 (2,030)
	November	5,973 (1,864)	724 (25)	7,362 (1,962)
	December	4,655 (1,336)	635 (40)	5,832 (1,438)
2022	January	4,609 (1,326)	657 (31)	5,803 (1,430)
	February	4,685 (2,281)	700 (42)	5,932 (2,393)
	March	5,187 (3,311)	732 (43)	6,485 (3,471)
	April	6,445 (2,932)	748 (51)	7,787 (3,121)
	May	7,543 (2,916)	762 (36)	8,938 (3,044)
	June	8,081 (2,653)	759 (36)	9,512 (2,791)
	July	8,416 (2,022)	806 (33)	9,907 (2,116)
	August	8,009 (1,849)	821 (27)	9,529 (1,939)
	September	7,799 (1,601)	836 (20)	9,313 (1,684)
	October	7,167 (1,498)	846 (19)	8,649 (1,574)
	November	6,378 (1,274)	822 (38)	7,795 (1,359)
	December	4,950 (982)	740 (19)	6,218 (1,032)
2023	January	5,157 (981)	777 (26)	6,495 (1,049)
	February	5,602 (1,289)	793 (30)	6,977 (1,369)
	March	6,279 (1,825)	825 (27)	7,719 (1,912)
	April	6,916 (2,028)	847 (38)	8,402 (2,144)

<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 Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.



**Summary of Properties Listed and Sold  
Greater Edmonton Area<sup>1</sup>**

**April 2023**

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2019	January	2,561	810	122	24	2,813	858
	February	2,460	990	111	22	2,684	1,037
	March	3,264	1,231	124	15	3,526	1,281
	April	3,628	1,717	125	34	3,945	1,789
	May	3,901	2,004	161	31	4,245	2,105
	June	3,215	1,852	80	32	3,457	1,943
	July	3,111	1,956	113	29	3,371	2,045
	August	3,037	1,624	99	29	3,298	1,700
	September	2,807	1,421	95	24	3,027	1,499
	October	2,417	1,357	90	33	2,608	1,444
	November	1,858	1,112	111	15	2,046	1,171
	December	1,324	854	73	18	1,492	903
	<b>Total</b>		<b>33,583</b>	<b>16,928</b>	<b>1,304</b>	<b>306</b>	<b>952</b>
2020	January	2,262	799	94	15	2,480	855
	February	2,558	1,067	100	28	2,779	1,141
	March	2,797	1,198	97	21	3,024	1,249
	April	1,877	764	65	10	2,072	796
	May	3,072	1,188	96	12	3,307	1,240
	June	3,694	2,115	124	34	3,964	2,216
	July	3,269	2,288	105	21	3,538	2,380
	August	2,914	1,956	82	22	3,143	2,056
	September	3,029	1,933	100	22	3,288	2,041
	October	2,741	1,750	56	34	2,906	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,255	1,137	69	23	1,410	1,204
	<b>Total</b>		<b>31,322</b>	<b>17,660</b>	<b>1,079</b>	<b>263</b>	<b>952</b>
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,661	1,635	86	22	2,882	1,719
	March	4,123	2,503	118	40	4,444	2,654
	April	4,448	2,958	105	30	4,772	3,110
	May	4,268	2,837	92	40	4,565	2,992
	June	4,250	2,801	85	37	4,554	2,932
	July	3,432	2,262	88	26	3,694	2,396
	August	3,178	2,113	75	24	3,408	2,223
	September	3,095	1,917	82	38	3,300	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,383	1,336	78	40	1,521	1,438
	<b>Total</b>		<b>37,989</b>	<b>25,359</b>	<b>1,091</b>	<b>382</b>	<b>952</b>
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,959	2,281	122	42	3,205	2,393
	March	4,294	3,311	117	43	4,596	3,471
	April	4,716	2,932	116	51	5,046	3,121
	May	4,710	2,916	107	36	5,003	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,634	2,022	133	33	3,908	2,116
	August	3,170	1,849	118	27	3,435	1,939
	September	3,117	1,601	121	20	3,373	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,966	1,274	99	38	2,171	1,359
	December	1,173	982	90	19	1,338	1,032
	<b>Total</b>		<b>38,780</b>	<b>24,645</b>	<b>1,335</b>	<b>395</b>	<b>952</b>
2023	January	2,248	981	129	26	2,519	1,049
	February	2,524	1,289	118	30	2,767	1,369
	March	3,296	1,825	144	27	3,603	1,912
	April	3,497	2,028	140	38	3,799	2,144
	<b>Total</b>		<b>11,565</b>	<b>6,123</b>	<b>531</b>	<b>121</b>	<b>12,688</b>

<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 Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**April 2023**

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>2</sup>
2019	January	407,521	317,461	237,656	198,244	347,165
	February	436,592	324,962	226,085	216,463	365,275
	March	442,409	332,737	227,897	191,158	375,923
	April	436,914	324,414	225,928	221,701	376,720
	May	438,995	340,441	239,061	220,678	380,973
	June	434,775	337,053	242,330	217,315	381,483
	July	436,300	329,690	241,240	207,401	378,246
	August	444,832	355,812	253,813	218,509	383,459
	September	435,848	334,077	232,491	200,927	369,852
	October	433,554	331,639	242,821	201,835	370,951
	November	428,669	315,530	239,895	218,393	364,882
	December	423,060	319,297	236,262	217,460	368,373
	YTD Average	435,054	331,838	237,666	211,610	374,188
2020	January	426,561	334,418	220,827	198,128	365,023
	February	434,796	318,442	221,734	195,720	365,944
	March	415,976	317,472	225,629	202,262	357,725
	April	420,030	328,870	235,285	206,913	367,161
	May	422,933	329,432	221,458	184,447	371,425
	June	433,990	329,681	232,504	202,491	375,340
	July	448,855	332,403	242,138	190,621	386,711
	August	453,563	343,128	253,628	202,013	393,397
	September	452,016	339,177	256,592	206,803	393,276
	October	459,098	339,793	250,001	205,629	401,789
	November	458,282	338,050	241,328	212,271	396,438
	December	444,254	333,736	222,139	194,939	378,440
	YTD Average	442,513	333,189	237,776	200,490	382,501
2021	January	449,512	341,854	242,111	184,747	386,716
	February	448,615	349,582	247,884	205,892	391,824
	March	477,103	341,445	244,744	209,826	411,708
	April	473,149	343,929	246,910	200,968	406,805
	May	482,195	357,957	253,790	212,547	420,355
	June	493,663	350,674	245,185	221,608	417,237
	July	480,892	353,629	252,666	221,031	408,370
	August	477,218	341,476	258,176	203,546	402,813
	September	469,837	341,472	239,011	191,183	395,741
	October	467,132	358,918	243,511	200,752	395,905
	November	473,883	340,663	246,464	197,049	400,340
	December	478,822	352,925	241,702	197,651	400,972
	YTD Average	474,724	348,090	247,376	205,605	405,393
2022	January	461,206	374,723	244,922	194,126	394,203
	February	505,446	359,742	262,530	187,597	424,368
	March	519,009	380,912	267,634	203,279	431,010
	April	524,995	390,492	271,401	204,351	434,712
	May	506,038	384,706	264,711	210,227	427,100
	June	509,660	373,332	256,029	204,984	425,707
	July	507,745	370,505	254,476	201,068	418,309
	August	484,839	357,824	244,490	191,845	395,824
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,551	361,224	241,320	192,154	382,427
	December	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,055	373,627	257,582	197,305	415,116
2023	January	451,836	355,061	247,761	190,627	370,710
	February	459,561	357,578	251,332	187,371	369,129
	March	485,432	366,456	247,527	192,545	390,084
	April	500,635	378,797	261,390	192,560	408,631

<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 Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

**End of Month Active Inventory (Sales Activity)  
Greater Edmonton Area<sup>1</sup> and City of Edmonton  
April 2023**

Year	Month	GEA Residential <sup>2</sup>	GEA Commercial <sup>3</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2019	January	7,161 (810)	731 (24)	4,756 (564)	383 (16)
	February	7,528 (990)	759 (22)	4,989 (698)	395 (10)
	March	8,470 (1,231)	817 (15)	5,530 (832)	428 (11)
	April	9,260 (1,717)	826 (34)	6,056 (1,130)	440 (19)
	May	9,887 (2,004)	891 (31)	6,534 (1,329)	468 (17)
	June	9,850 (1,852)	854 (32)	6,501 (1,239)	435 (15)
	July	9,545 (1,956)	862 (29)	6,321 (1,297)	445 (15)
	August	9,208 (1,624)	834 (29)	6,132 (1,087)	423 (12)
	September	8,858 (1,421)	818 (24)	5,950 (948)	420 (15)
	October	8,174 (1,357)	779 (33)	5,545 (912)	411 (15)
	November	7,469 (1,112)	811 (15)	5,090 (783)	445 (8)
	December	6,199 (854)	714 (18)	4,150 (581)	393 (10)
2020	January	6,488 (799)	738 (15)	4,326 (557)	399 (9)
	February	7,070 (1,067)	748 (28)	4,713 (718)	406 (15)
	March	7,507 (1,198)	750 (21)	5,008 (793)	409 (11)
	April	7,482 (764)	741 (10)	4,977 (507)	393 (6)
	May	8,053 (1,188)	755 (12)	5,349 (760)	404 (7)
	June	8,356 (2,115)	769 (34)	5,637 (1,341)	411 (17)
	July	8,349 (2,288)	798 (21)	5,661 (1,486)	420 (11)
	August	8,110 (1,956)	784 (22)	5,598 (1,230)	412 (13)
	September	7,799 (1,933)	789 (22)	5,403 (1,260)	417 (9)
	October	7,420 (1,750)	737 (34)	5,243 (1,139)	393 (15)
	November	6,552 (1,465)	748 (21)	4,695 (992)	396 (12)
	December	5,243 (1,137)	658 (23)	3,808 (778)	332 (7)
2021	January	5,532 (1,214)	693 (27)	3,943 (804)	355 (15)
	February	5,927 (1,635)	721 (22)	4,248 (1,047)	376 (15)
	March	6,784 (2,503)	731 (40)	4,875 (1,596)	368 (17)
	April	7,544 (2,958)	745 (30)	5,489 (1,883)	363 (14)
	May	8,088 (2,837)	750 (40)	5,943 (1,863)	369 (14)
	June	8,455 (2,801)	737 (37)	6,233 (1,856)	363 (18)
	July	8,390 (2,262)	742 (26)	6,205 (1,493)	365 (17)
	August	8,037 (2,113)	735 (24)	5,977 (1,392)	365 (11)
	September	7,701 (1,917)	719 (38)	5,777 (1,272)	373 (17)
	October	7,083 (1,919)	711 (33)	5,362 (1,273)	369 (17)
	November	5,973 (1,864)	724 (25)	4,589 (1,280)	395 (9)
	December	4,655 (1,336)	635 (40)	3,531 (938)	354 (25)
2022	January	4,609 (1,326)	657 (31)	3,506 (954)	371 (20)
	February	4,685 (2,281)	700 (42)	3,565 (1,633)	399 (25)
	March	5,187 (3,311)	732 (43)	3,927 (2,311)	418 (21)
	April	6,445 (2,932)	748 (51)	4,819 (2,017)	439 (18)
	May	7,543 (2,916)	762 (36)	5,718 (1,927)	448 (19)
	June	8,081 (2,653)	759 (36)	6,084 (1,780)	447 (17)
	July	8,416 (2,022)	806 (33)	6,305 (1,338)	470 (17)
	August	8,009 (1,849)	821 (27)	6,027 (1,216)	477 (15)
	September	7,799 (1,601)	836 (20)	5,847 (1,083)	477 (12)
	October	7,167 (1,498)	846 (19)	5,329 (1,027)	488 (5)
	November	6,378 (1,274)	822 (38)	4,735 (885)	489 (18)
	December	4,950 (982)	740 (19)	3,671 (695)	431 (14)
2023	January	5,157 (981)	777 (26)	3,807 (700)	457 (14)
	February	5,602 (1,289)	793 (30)	4,095 (907)	460 (21)
	March	6,279 (1,825)	825 (27)	4,493 (1,257)	488 (12)
	April	6,916 (2,028)	847 (38)	4,997 (1,377)	504 (18)

<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 Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

# 5 Year Residential Activity (Part 1)

## City of Edmonton

April 2023

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	1,357 / 4,443	1,933 / 5,409	1,637 / 4,780	695 / 3,464	1,418 / 4,551
Sales / YTD	759 / 2,270	1,129 / 4,016	1,151 / 3,300	320 / 1,568	695 / 1,923
Sales to New Listings Ratio / YTD	56% / 51%	58% / 74%	70% / 69%	46% / 45%	49% / 42%
Sales Volume	374,086,375	581,967,528	541,674,689	134,751,676	300,907,965
Sales Volume YTD	1,071,408,075	2,011,150,399	1,520,173,828	668,872,802	824,747,367
Average Sale Price	492,867	515,472	470,612	421,099	432,961
Average Sale Price YTD	471,986	500,784	460,659	426,577	428,886
Median Sale Price	447,000	470,000	425,000	380,000	393,000
Median Sale Price YTD	432,700	460,000	415,000	379,000	390,000
Average Days on Market / YTD	43 / 50	23 / 33	31 / 40	55 / 63	51 / 61
Median Days on Market / YTD	27 / 32	14 / 17	17 / 21	41 / 45	35 / 44
Average Days on Market (Cum.) / YTD	70 / 84	30 / 49	46 / 63	85 / 100	83 / 98
Median Days on Market (Cum.) / YTD	33 / 50	15 / 18	18 / 24	48 / 67	42 / 63
<b>Semi-detached</b>					
New Listings / YTD	254 / 738	373 / 1,114	308 / 936	162 / 697	249 / 845
Sales / YTD	132 / 421	251 / 881	233 / 604	59 / 259	130 / 366
Sales to New Listings Ratio / YTD	52% / 57%	67% / 79%	76% / 65%	36% / 37%	52% / 43%
Sales Volume	50,056,972	99,979,858	81,461,390	19,763,021	41,743,541
Sales Volume YTD	155,106,299	340,001,865	211,302,319	84,624,969	119,726,248
Average Sale Price	379,219	398,326	349,620	334,966	321,104
Average Sale Price YTD	368,424	385,927	349,838	326,737	327,121
Median Sale Price	375,000	387,000	343,000	336,000	316,028
Median Sale Price YTD	367,000	379,000	337,000	324,999	318,500
Average Days on Market / YTD	38 / 44	23 / 32	36 / 46	70 / 76	61 / 69
Median Days on Market / YTD	27 / 31	14 / 17	22 / 26	51 / 62	44 / 52
Average Days on Market (Cum.) / YTD	57 / 71	28 / 45	55 / 67	106 / 117	93 / 111
Median Days on Market (Cum.) / YTD	31 / 40	14 / 17	25 / 31	69 / 81	54 / 76
<b>Row/Townhouse</b>					
New Listings / YTD	329 / 1,060	394 / 1,352	422 / 1,287	142 / 822	297 / 966
Sales / YTD	233 / 723	298 / 1,033	245 / 714	56 / 330	125 / 395
Sales to New Listings Ratio / YTD	71% / 68%	76% / 76%	58% / 55%	39% / 40%	42% / 41%
Sales Volume	60,579,331	81,617,296	59,430,177	13,437,100	27,203,443
Sales Volume YTD	178,813,028	272,085,580	173,019,610	73,949,215	88,018,271
Average Sale Price	259,997	273,884	242,572	239,948	217,628
Average Sale Price YTD	247,321	263,394	242,324	224,089	222,831
Median Sale Price	268,000	270,250	241,000	245,000	212,000
Median Sale Price YTD	240,000	260,000	241,000	215,250	215,000
Average Days on Market / YTD	45 / 52	38 / 48	50 / 54	76 / 68	67 / 77
Median Days on Market / YTD	27 / 35	23 / 31	29 / 34	54 / 53	43 / 55
Average Days on Market (Cum.) / YTD	61 / 81	55 / 73	69 / 80	111 / 111	99 / 111
Median Days on Market (Cum.) / YTD	33 / 47	24 / 37	37 / 47	70 / 78	55 / 83

## 5 Year Residential Activity (Part 2)

### City of Edmonton

April 2023

	2023	2022	2021	2020	2019
<b>Apartment Condominium</b>					
New Listings / YTD	577 / 1,943	642 / 2,287	700 / 2,350	272 / 1,444	457 / 1,626
Sales / YTD	253 / 827	339 / 985	254 / 712	72 / 418	180 / 540
Sales to New Listings Ratio / YTD	44% / 43%	53% / 43%	36% / 30%	26% / 29%	39% / 33%
Sales Volume	46,360,452	66,972,314	50,310,635	14,375,418	40,010,340
Sales Volume YTD	151,244,137	191,181,551	140,791,348	82,881,561	111,757,659
Average Sale Price	183,243	197,558	198,073	199,659	222,280
Average Sale Price YTD	182,883	194,093	197,741	198,281	206,959
Median Sale Price	172,000	176,000	178,100	164,000	195,500
Median Sale Price YTD	168,000	173,500	177,750	178,650	185,000
Average Days on Market / YTD	55 / 63	53 / 62	61 / 61	72 / 78	66 / 75
Median Days on Market / YTD	44 / 45	41 / 44	44 / 44	53 / 61	51 / 56
Average Days on Market (Cum.) / YTD	83 / 112	95 / 109	117 / 110	90 / 123	102 / 120
Median Days on Market (Cum.) / YTD	48 / 74	47 / 63	61 / 64	59 / 87	67 / 79
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,517 / 8,184	3,342 / 10,162	3,067 / 9,353	1,271 / 6,427	2,421 / 7,988
Sales / YTD	1,377 / 4,241	2,017 / 6,915	1,883 / 5,330	507 / 2,575	1,130 / 3,224
Sales to New Listings Ratio / YTD	55% / 52%	60% / 68%	61% / 57%	40% / 40%	47% / 40%
Sales Volume	531,083,130	830,536,996	732,876,891	182,327,215	409,865,289
Sales Volume YTD	1,556,571,539	2,814,419,395	2,045,287,105	910,328,547	1,144,249,545
Average Sale Price	385,681	411,768	389,207	359,620	362,713
Average Sale Price YTD	367,029	407,002	383,731	353,526	354,916
Median Sale Price	364,998	388,000	366,113	349,000	348,500
Median Sale Price YTD	350,000	383,500	360,000	331,000	339,900
Average Days on Market / YTD	45 / 53	30 / 39	38 / 46	61 / 67	57 / 66
Median Days on Market / YTD	29 / 35	17 / 21	21 / 26	45 / 50	40 / 48
Average Days on Market (Cum.) / YTD	70 / 87	44 / 61	60 / 72	91 / 107	89 / 105
Median Days on Market (Cum.) / YTD	36 / 51	18 / 23	23 / 32	53 / 75	49 / 70
<b>Other<sup>2</sup></b>					
New Listings / YTD	71 / 274	97 / 316	81 / 265	68 / 219	88 / 247
Sales / YTD	34 / 107	72 / 203	45 / 136	7 / 71	18 / 58
Sales to New Listings Ratio / YTD	48% / 39%	74% / 64%	56% / 51%	10% / 32%	20% / 23%
Sales Volume	11,271,148	27,190,490	17,293,980	1,657,000	4,019,500
Sales Volume YTD	31,466,178	70,795,203	45,471,922	18,062,047	12,727,308
Average Sale Price	331,504	377,646	384,311	236,714	223,306
Average Sale Price YTD	294,076	348,745	334,352	254,395	219,436
Median Sale Price	283,750	327,250	250,000	245,000	123,750
Median Sale Price YTD	150,000	295,000	262,500	175,900	125,000
Average Days on Market / YTD	70 / 67	63 / 69	69 / 86	104 / 110	70 / 79
Median Days on Market / YTD	57 / 53	30 / 40	29 / 48	28 / 62	51 / 53
Average Days on Market (Cum.) / YTD	108 / 111	96 / 96	87 / 124	164 / 137	111 / 131
Median Days on Market (Cum.) / YTD	63 / 78	34 / 49	30 / 69	206 / 92	67 / 72

<sup>1</sup> Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>2</sup> Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

## 5 Year Commercial Activity (Part 1)

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### City of Edmonton

April 2023

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	10 / 43	8 / 37	6 / 25	8 / 26	9 / 31
Sales / YTD	2 / 6	5 / 14	0 / 2	0 / 4	1 / 6
Sales to New Listings Ratio / YTD	20% / 14%	63% / 38%	0% / 8%	0% / 15%	11% / 19%
Sales Volume	1,400,000	5,525,500	0	0	659,000
Sales Volume YTD	4,438,000	34,008,250	1,240,000	3,339,000	4,263,799
Average Sale Price	700,000	1,105,100	0	0	659,000
Average Sale Price YTD	739,667	2,429,161	620,000	834,750	710,633
Median Sale Price	700,000	134,000	0	0	659,000
Median Sale Price YTD	700,000	723,750	620,000	800,000	629,142
Average Days on Market / YTD	138 / 313	107 / 189	0 / 54	0 / 561	596 / 566
Median Days on Market / YTD	138 / 238	87 / 127	0 / 54	0 / 506	596 / 719
Average Days on Market (Cum.) / YTD	552 / 451	159 / 287	0 / 54	0 / 561	596 / 566
Median Days on Market (Cum.) / YTD	552 / 427	166 / 166	0 / 54	0 / 506	596 / 719
<b>Investment</b>					
New Listings / YTD	19 / 88	18 / 69	13 / 59	6 / 51	19 / 59
Sales / YTD	6 / 21	7 / 29	6 / 18	3 / 10	1 / 12
Sales to New Listings Ratio / YTD	32% / 24%	39% / 42%	46% / 31%	50% / 20%	5% / 20%
Sales Volume	4,225,498	5,613,000	3,503,250	1,043,500	188,000
Sales Volume YTD	13,427,918	26,432,280	10,959,750	10,583,500	10,498,050
Average Sale Price	704,250	801,857	583,875	347,833	188,000
Average Sale Price YTD	639,425	911,458	608,875	1,058,350	874,838
Median Sale Price	545,999	744,000	562,500	344,000	188,000
Median Sale Price YTD	525,000	495,000	436,000	490,000	781,025
Average Days on Market / YTD	288 / 178	110 / 137	241 / 196	92 / 127	63 / 127
Median Days on Market / YTD	183 / 121	134 / 104	230 / 178	108 / 104	63 / 110
Average Days on Market (Cum.) / YTD	288 / 220	110 / 137	308 / 229	183 / 164	63 / 167
Median Days on Market (Cum.) / YTD	183 / 183	134 / 104	230 / 194	124 / 112	63 / 118
<b>Multi Family</b>					
New Listings / YTD	15 / 45	18 / 49	13 / 41	3 / 13	7 / 32
Sales / YTD	1 / 5	2 / 15	4 / 23	1 / 4	4 / 7
Sales to New Listings Ratio / YTD	7% / 11%	11% / 31%	31% / 56%	33% / 31%	57% / 22%
Sales Volume	1,270,000	2,611,000	4,751,000	393,700	2,375,000
Sales Volume YTD	7,514,000	19,810,000	32,860,000	4,545,700	5,275,000
Average Sale Price	1,270,000	1,305,500	1,187,750	393,700	593,750
Average Sale Price YTD	1,502,800	1,320,667	1,428,696	1,136,425	753,571
Median Sale Price	1,270,000	1,305,500	1,015,000	393,700	578,500
Median Sale Price YTD	1,110,000	1,298,000	1,380,000	1,191,000	672,000
Average Days on Market / YTD	61 / 58	42 / 90	175 / 206	35 / 374	188 / 162
Median Days on Market / YTD	61 / 56	42 / 49	122 / 110	35 / 267	75 / 75
Average Days on Market (Cum.) / YTD	307 / 107	42 / 130	220 / 249	35 / 539	188 / 162
Median Days on Market (Cum.) / YTD	307 / 56	42 / 113	178 / 134	35 / 267	75 / 75
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 2	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

## 5 Year Commercial Activity (Part 2)

### City of Edmonton

April 2023

	2023	2022	2021	2020	2019
<b>Business</b>					
New Listings / YTD	18 / 77	13 / 59	6 / 36	7 / 61	30 / 95
Sales / YTD	5 / 14	2 / 12	1 / 5	1 / 9	5 / 11
Sales to New Listings Ratio / YTD	28% / 18%	15% / 20%	17% / 14%	14% / 15%	17% / 12%
Sales Volume	592,000	522,500	42,500	46,000	2,194,000
Sales Volume YTD	2,319,000	3,296,000	1,364,780	1,202,800	3,741,250
Average Sale Price	118,400	261,250	42,500	46,000	438,800
Average Sale Price YTD	165,643	274,667	272,956	133,644	340,114
Median Sale Price	100,000	261,250	42,500	46,000	305,000
Median Sale Price YTD	130,000	193,000	257,280	100,000	138,000
Average Days on Market / YTD	105 / 117	63 / 150	217 / 223	262 / 150	142 / 256
Median Days on Market / YTD	78 / 99	63 / 78	217 / 217	262 / 148	123 / 185
Average Days on Market (Cum.) / YTD	105 / 131	63 / 150	217 / 223	262 / 150	142 / 256
Median Days on Market (Cum.) / YTD	78 / 99	63 / 78	217 / 217	262 / 148	123 / 185
<b>Lease</b>					
New Listings / YTD	22 / 63	11 / 50	5 / 34	9 / 59	5 / 53
Sales / YTD	4 / 19	2 / 14	3 / 12	1 / 14	8 / 20
Sales to New Listings Ratio / YTD	18% / 30%	18% / 28%	60% / 35%	11% / 24%	160% / 38%
Sales Volume	562,759	565,820	964,203	24,000	768,250
Sales Volume YTD	2,977,236	1,953,530	2,031,357	6,368,582	1,668,510
Average Sale Price	140,690	282,910	321,401	24,000	96,031
Average Sale Price YTD	156,697	139,538	169,280	454,899	83,426
Median Sale Price	51,552	282,910	223,000	24,000	100,950
Median Sale Price YTD	82,800	117,230	105,975	338,442	65,272
Average Days on Market / YTD	147 / 162	111 / 117	543 / 276	116 / 218	183 / 138
Median Days on Market / YTD	176 / 159	111 / 79	145 / 125	116 / 273	104 / 97
Average Days on Market (Cum.) / YTD	194 / 172	111 / 174	543 / 300	116 / 218	183 / 138
Median Days on Market (Cum.) / YTD	176 / 159	111 / 115	145 / 176	116 / 273	104 / 97
<b>Farms</b>					
New Listings / YTD	2 / 4	0 / 1	0 / 2	0 / 2	1 / 5
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 50%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	1,448,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	1,448,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	1,448,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 343	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 343	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 343	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 343	0 / 0	0 / 0
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	86 / 320	68 / 267	43 / 198	33 / 214	71 / 276
Sales / YTD	18 / 65	18 / 84	14 / 61	6 / 41	19 / 56
Sales to New Listings Ratio / YTD	21% / 20%	26% / 31%	33% / 31%	18% / 19%	27% / 20%
Sales Volume	8,050,257	14,837,820	9,260,953	1,507,200	6,184,250
Sales Volume YTD	30,676,154	85,500,060	49,903,887	26,039,582	25,446,609
Average Sale Price	447,237	824,323	661,497	251,200	325,487
Average Sale Price YTD	471,941	1,017,858	818,097	635,112	454,404
Median Sale Price	262,500	575,750	617,727	284,250	188,000
Median Sale Price YTD	274,000	457,750	596,000	344,000	224,700
Average Days on Market / YTD	176 / 164	97 / 136	285 / 216	115 / 229	189 / 208
Median Days on Market / YTD	124 / 118	79 / 89	194 / 145	112 / 179	83 / 124
Average Days on Market (Cum.) / YTD	246 / 200	111 / 169	327 / 246	161 / 255	189 / 216
Median Days on Market (Cum.) / YTD	183 / 146	84 / 108	213 / 178	120 / 189	83 / 130

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

April 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	39	53	50	130	209	182
	Average	439,234	465,419	456,553	446,719	461,709	444,849
	Median	375,000	411,000	450,000	393,500	415,000	424,250
<b>North Central</b>	Sales	149	234	247	434	805	674
	Average	407,553	435,823	387,521	399,995	427,296	382,889
	Median	388,000	420,000	379,000	385,000	405,000	374,000
<b>Northeast</b>	Sales	25	76	70	125	228	183
	Average	292,872	382,211	365,479	319,523	355,319	336,785
	Median	305,000	335,000	342,500	300,000	325,000	318,600
<b>Central</b>	Sales	33	42	48	90	161	124
	Average	282,282	326,972	313,408	287,007	303,488	293,296
	Median	293,000	281,500	280,450	271,000	275,000	265,850
<b>West</b>	Sales	69	107	104	214	355	310
	Average	535,141	571,476	558,446	526,368	562,918	543,766
	Median	426,500	449,000	471,500	422,750	455,000	451,250
<b>Southwest</b>	Sales	113	169	164	298	541	445
	Average	600,373	630,256	612,508	577,765	595,940	580,342
	Median	502,550	565,555	555,750	499,500	535,000	515,000
<b>Southeast</b>	Sales	129	186	198	401	684	565
	Average	452,597	462,355	427,386	428,207	453,895	417,736
	Median	415,000	435,000	395,000	400,000	426,750	385,000
<b>Anthony Henday</b>	Sales	202	263	271	578	1,034	818
	Average	576,445	604,802	516,126	549,200	587,584	513,864
	Median	529,250	564,135	474,000	510,000	545,000	462,844
<b>City of Edmonton Total</b>	Sales	759	1,129	1,151	2,270	4,016	3,300
	Average	492,867	515,472	470,612	471,986	500,784	460,659
	Median	447,000	470,000	425,000	432,700	460,000	415,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	6	12	10	23	56	29
	Average	413,000	488,092	359,665	385,319	420,737	352,481
	Median	414,000	487,250	364,075	399,900	392,000	350,000
<b>North Central</b>	Sales	21	52	35	76	167	105
	Average	313,819	340,828	324,434	316,806	336,059	312,940
	Median	317,000	352,000	345,000	317,375	350,000	323,000
<b>Northeast</b>	Sales	8	9	10	22	26	26
	Average	247,813	306,278	275,720	272,943	301,650	271,450
	Median	251,250	287,000	297,000	246,250	289,950	267,500
<b>Central</b>	Sales	3	3	8	12	22	20
	Average	n/a	n/a	359,337	301,875	380,995	325,671
	Median	n/a	n/a	336,350	304,500	363,250	299,600
<b>West</b>	Sales	5	4	8	15	22	14
	Average	406,800	n/a	345,063	351,043	396,002	350,786
	Median	359,000	n/a	371,500	296,000	374,200	321,750
<b>Southwest</b>	Sales	13	29	18	38	77	54
	Average	449,808	402,005	400,223	466,257	436,332	430,485
	Median	370,000	355,000	367,511	441,500	370,000	372,250
<b>Southeast</b>	Sales	22	45	38	76	150	86
	Average	390,264	432,313	365,392	361,629	397,398	357,250
	Median	375,700	400,000	336,500	349,200	375,500	333,500
<b>Anthony Henday</b>	Sales	54	97	106	159	361	270
	Average	398,425	407,769	349,323	390,391	393,836	354,703
	Median	390,000	398,900	347,500	389,990	389,000	345,000
<b>City of Edmonton Total</b>	Sales	132	251	233	421	881	604
	Average	379,219	398,326	349,620	368,424	385,927	349,838
	Median	375,000	387,000	343,000	367,000	379,000	337,000

n/a = insufficient data



## April 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Northwest</b>	Sales	6	9	3	19	25	18
	Average	317,798	483,556	n/a	303,899	378,884	308,828
	Median	329,500	379,000	n/a	313,000	336,500	318,000
<b>North Central</b>	Sales	51	68	46	151	204	149
	Average	235,664	245,503	216,862	210,870	249,266	220,629
	Median	219,800	259,000	222,625	190,000	256,500	227,500
<b>Northeast</b>	Sales	22	19	23	60	78	50
	Average	166,141	179,889	178,691	161,952	171,337	174,076
	Median	161,000	167,000	177,000	160,000	163,750	165,250
<b>Central</b>	Sales	3	5	2	11	11	6
	Average	n/a	418,600	n/a	327,591	373,527	356,233
	Median	n/a	400,000	n/a	345,000	395,000	325,800
<b>West</b>	Sales	26	29	22	75	96	73
	Average	255,465	207,875	233,241	216,334	228,239	205,354
	Median	206,500	185,300	196,500	185,000	185,150	185,000
<b>Southwest</b>	Sales	32	36	33	74	142	77
	Average	262,904	289,905	247,345	256,657	259,383	250,039
	Median	275,500	260,000	230,000	246,500	245,000	237,000
<b>Southeast</b>	Sales	26	35	34	110	151	126
	Average	239,844	228,771	225,785	219,600	223,008	224,604
	Median	225,000	212,577	197,499	186,175	205,513	189,500
<b>Anthony Henday</b>	Sales	67	97	82	223	326	215
	Average	304,367	315,343	277,845	307,189	312,493	284,660
	Median	305,000	305,000	267,975	304,000	304,599	275,000
<b>City of Edmonton Total</b>	Sales	233	298	245	723	1,033	714
	Average	259,997	273,884	242,572	247,321	263,394	242,324
	Median	268,000	270,250	241,000	240,000	260,000	241,000
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	9	6	10	24	27	21
	Average	78,453	174,500	150,750	98,774	173,120	170,048
	Median	55,076	158,750	137,000	88,000	117,500	157,000
<b>North Central</b>	Sales	34	49	30	105	121	85
	Average	169,434	178,766	150,116	161,455	171,216	155,026
	Median	170,250	166,000	156,750	166,800	165,900	157,000
<b>Northeast</b>	Sales	8	18	14	38	54	38
	Average	152,188	127,606	158,786	129,926	136,099	131,547
	Median	140,000	141,750	159,750	123,000	140,000	132,750
<b>Central</b>	Sales	55	75	71	179	211	197
	Average	199,466	208,785	211,454	208,397	215,860	239,588
	Median	175,000	181,000	209,000	175,000	180,000	211,700
<b>West</b>	Sales	21	19	8	75	67	52
	Average	152,810	157,095	179,875	147,831	159,648	147,932
	Median	130,400	153,000	162,250	135,000	155,000	147,500
<b>Southwest</b>	Sales	53	63	48	154	191	120
	Average	202,028	239,189	225,301	211,811	225,321	213,494
	Median	191,500	209,800	212,500	185,550	195,000	196,500
<b>Southeast</b>	Sales	23	32	24	90	108	69
	Average	173,680	175,013	187,689	167,085	168,022	185,298
	Median	190,000	152,750	184,500	169,250	162,500	185,000
<b>Anthony Henday</b>	Sales	50	77	49	162	206	130
	Average	195,887	202,025	210,314	190,968	199,103	198,063
	Median	183,500	184,000	192,500	182,250	180,000	188,650
<b>City of Edmonton Total</b>	Sales	253	339	254	827	985	712
	Average	183,243	197,558	198,073	182,883	194,093	197,741
	Median	172,000	176,000	178,100	168,000	173,500	177,750

n/a = insufficient data

**Summary of Properties Listed and Sold**  
**City of Edmonton**  
**April 2023**

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		Listed	Sold	Listed	Sold
2019	January	1,722	564	71	16
	February	1,702	698	64	10
	March	2,143	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,144	1,239	34	15
	July	2,124	1,297	71	15
	August	2,110	1,087	50	12
	September	1,930	948	62	15
	October	1,692	912	58	15
	November	1,290	783	67	8
	December	892	581	40	10
	<b>Total</b>	<b>22,825</b>	<b>11,400</b>	<b>742</b>	<b>163</b>
2020	January	1,546	557	54	9
	February	1,725	718	60	15
	March	1,885	793	67	11
	April	1,271	507	33	6
	May	2,034	760	59	7
	June	2,510	1,341	74	17
	July	2,215	1,486	60	11
	August	2,039	1,230	41	13
	September	2,085	1,260	54	9
	October	1,986	1,139	30	15
	November	1,362	992	55	12
	December	925	778	33	7
	<b>Total</b>	<b>21,583</b>	<b>11,561</b>	<b>620</b>	<b>132</b>
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	<b>Total</b>	<b>26,835</b>	<b>16,697</b>	<b>597</b>	<b>189</b>
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,216	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	<b>Total</b>	<b>27,990</b>	<b>16,866</b>	<b>803</b>	<b>201</b>
2023	January	1,613	700	73	14
	February	1,786	907	68	21
	March	2,268	1,257	93	12
	April	2,517	1,377	86	18
	<b>Total</b>	<b>8,184</b>	<b>4,241</b>	<b>320</b>	<b>65</b>

<sup>1</sup> Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

# Residential Average Sale Price by Type

## City of Edmonton

April 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>1</sup>
2019	January	406,014	318,784	233,798	195,402	335,577
	February	435,877	338,576	221,605	214,556	357,123
	March	432,326	332,440	222,696	189,456	355,585
	April	432,961	321,104	217,628	222,280	362,713
	May	442,147	346,095	230,642	218,861	369,982
	June	433,327	339,930	241,522	218,955	369,998
	July	438,417	333,664	240,390	206,127	366,639
	August	450,169	354,571	256,805	216,320	372,291
	September	431,102	337,949	230,747	199,599	354,112
	October	432,460	341,528	241,055	197,449	359,021
	November	425,378	305,744	228,378	223,928	352,016
	December	417,827	316,921	235,224	213,760	355,713
	YTD Average	433,667	334,029	234,119	210,607	361,405
2020	January	425,002	342,805	221,309	194,638	351,513
	February	446,315	311,177	215,277	194,975	360,752
	March	413,128	322,100	225,635	203,456	344,500
	April	421,099	334,966	239,948	199,659	359,620
	May	426,253	340,663	221,164	181,496	361,436
	June	429,310	330,947	232,733	199,877	359,901
	July	444,972	334,710	238,985	189,595	367,123
	August	447,070	348,763	249,818	198,727	374,025
	September	448,001	341,645	252,799	205,609	379,914
	October	449,365	341,163	243,024	202,525	382,447
	November	452,034	340,246	241,328	205,624	378,415
	December	431,150	342,028	224,994	196,756	358,181
	YTD Average	438,587	336,967	235,587	198,166	366,888
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,063	363,726	244,079	190,247	374,486
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,918	379,530	256,240	193,003	395,905
2023	January	449,014	359,451	240,538	171,193	354,567
	February	450,372	360,847	250,205	184,508	349,063
	March	476,282	368,130	235,629	187,123	366,500
	April	492,867	379,219	259,997	183,243	385,681

<sup>1</sup> Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

## April 2023

	2023	2022	2021	2020	2019
<b>Edmonton City Monthly</b>					
New Listings	2,674	3,507	3,191	1,372	2,580
Sales	1,429	2,107	1,942	520	1,167
Sales Volume	550,404,535	872,565,306	759,431,824	185,491,415	420,069,039
<b>Edmonton City Year to Date</b>					
New Listings	8,778	10,745	9,816	6,860	8,511
Sales	4,413	7,202	5,527	2,687	3,338
Sales Volume	1,618,713,871	2,970,714,658	2,140,662,914	954,430,176	1,182,423,462
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,997	4,819	5,489	4,977	6,056
Commercial	504	439	363	393	440
TOTAL	5,781	5,483	6,079	5,624	6,802
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,799	5,046	4,772	2,072	3,945
Sales	2,144	3,121	3,110	796	1,789
Sales Volume	869,740,025	1,356,120,984	1,258,318,529	287,138,892	669,878,332
<b>Greater Edmonton Area Year to Date</b>					
New Listings	12,688	15,179	14,735	10,355	12,968
Sales	6,474	10,415	8,782	4,041	4,965
Sales Volume	2,503,946,740	4,454,985,419	3,518,847,736	1,471,264,079	1,818,560,261
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	6,916	6,445	7,544	7,482	9,260
Commercial	847	748	745	741	826
TOTAL	8,402	7,787	8,971	8,952	10,960
<hr/>					
<b>Total Board Monthly</b>					
New Listings	4,388	5,809	5,588	2,483	4,779
Sales	2,404	3,514	3,567	915	2,014
Sales Volume	944,929,625	1,474,195,381	1,393,685,651	315,306,631	732,353,474
<b>Total Board Year to Date</b>					
New Listings	14,694	17,360	17,220	12,188	15,242
Sales	7,296	11,591	10,144	4,563	5,591
Sales Volume	2,728,064,891	4,788,968,336	3,899,714,340	1,594,036,244	1,981,283,402

## Total Board

April 2023

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	2,478 / 8,122	3,480 / 9,689	3,216 / 9,680	1,414 / 6,977	2,954 / 9,132
Sales / YTD	1,423 / 4,168	2,093 / 7,011	2,328 / 6,615	598 / 2,897	1,311 / 3,540
Sales to New Listings Ratio / YTD	57% / 51%	60% / 72%	72% / 68%	42% / 42%	44% / 39%
Sales Volume	678,582,899	1,049,708,908	1,055,223,289	237,418,500	546,509,255
Sales Volume YTD	1,902,951,766	3,423,217,288	2,935,287,681	1,163,099,609	1,455,194,305
<b>Semi-detached</b>					
New Listings / YTD	384 / 1,156	521 / 1,564	496 / 1,476	238 / 1,068	396 / 1,309
Sales / YTD	221 / 662	359 / 1,256	358 / 959	93 / 426	213 / 572
Sales to New Listings Ratio / YTD	58% / 57%	69% / 80%	72% / 65%	39% / 40%	54% / 44%
Sales Volume	82,789,092	137,644,995	122,413,098	30,584,920	69,100,267
Sales Volume YTD	240,936,894	470,299,096	328,536,563	136,961,441	185,658,124
<b>Row/Townhouse</b>					
New Listings / YTD	406 / 1,377	520 / 1,716	533 / 1,648	185 / 1,081	395 / 1,288
Sales / YTD	284 / 904	374 / 1,285	312 / 902	78 / 425	160 / 511
Sales to New Listings Ratio / YTD	70% / 66%	72% / 75%	59% / 55%	42% / 39%	41% / 40%
Sales Volume	73,865,472	100,591,466	77,580,627	18,186,925	36,077,195
Sales Volume YTD	227,459,168	338,771,413	221,636,992	95,596,687	116,656,340
<b>Apartment Condominium</b>					
New Listings / YTD	649 / 2,255	741 / 2,615	794 / 2,647	306 / 1,651	510 / 1,854
Sales / YTD	304 / 987	402 / 1,178	305 / 846	83 / 481	217 / 634
Sales to New Listings Ratio / YTD	47% / 44%	54% / 45%	38% / 32%	27% / 29%	43% / 34%
Sales Volume	58,530,401	82,879,520	60,969,761	17,173,818	48,106,382
Sales Volume YTD	188,502,913	234,492,745	170,300,581	95,682,711	132,466,451
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	3,917 / 12,910	5,262 / 15,584	5,039 / 15,451	2,143 / 10,777	4,255 / 13,583
Sales / YTD	2,232 / 6,721	3,228 / 10,730	3,303 / 9,322	852 / 4,229	1,901 / 5,257
Sales to New Listings Ratio / YTD	57% / 52%	61% / 69%	66% / 60%	40% / 39%	45% / 39%
Sales Volume	893,767,864	1,370,824,889	1,316,186,775	303,364,163	699,793,099
Sales Volume YTD	2,559,850,741	4,466,780,542	3,655,761,817	1,491,340,448	1,889,975,220
<b>Other<sup>2</sup></b>					
New Listings / YTD	277 / 1,021	369 / 1,102	382 / 1,166	242 / 858	325 / 931
Sales / YTD	125 / 402	213 / 619	208 / 618	40 / 217	65 / 198
Sales to New Listings Ratio / YTD	45% / 39%	58% / 56%	54% / 53%	17% / 25%	20% / 21%
Sales Volume	27,354,548	57,224,785	46,054,445	5,666,568	12,154,050
Sales Volume YTD	83,373,226	153,822,405	129,752,349	42,786,014	33,008,867

<sup>1</sup> Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>2</sup> Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

## 5 Year Commercial Activity

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### Total Board

April 2023

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	27 / 115	29 / 108	23 / 90	15 / 66	24 / 123
Sales / YTD	2 / 16	8 / 26	2 / 11	4 / 13	7 / 17
Sales to New Listings Ratio / YTD	7% / 14%	28% / 24%	9% / 12%	27% / 20%	29% / 14%
Sales Volume	1,400,000	13,835,500	149,000	682,500	3,202,000
Sales Volume YTD	15,108,500	45,756,249	3,558,378	5,598,500	8,501,799
<b>Investment</b>					
New Listings / YTD	47 / 198	44 / 158	40 / 149	17 / 139	40 / 150
Sales / YTD	13 / 38	21 / 64	14 / 46	7 / 26	6 / 31
Sales to New Listings Ratio / YTD	28% / 19%	48% / 41%	35% / 31%	41% / 19%	15% / 21%
Sales Volume	10,283,698	12,999,000	8,733,250	2,273,500	2,927,500
Sales Volume YTD	22,132,118	44,137,980	26,502,160	18,695,005	19,045,150
<b>Multi Family</b>					
New Listings / YTD	17 / 61	23 / 70	17 / 53	5 / 20	11 / 46
Sales / YTD	1 / 11	4 / 23	7 / 29	1 / 6	4 / 8
Sales to New Listings Ratio / YTD	6% / 18%	17% / 33%	41% / 55%	20% / 30%	36% / 17%
Sales Volume	1,270,000	3,591,000	6,291,000	393,700	2,375,000
Sales Volume YTD	10,849,000	24,872,500	37,785,000	6,585,700	5,675,000
<b>Hotel/Motel</b>					
New Listings / YTD	1 / 4	1 / 1	2 / 3	0 / 3	0 / 1
Sales / YTD	0 / 0	1 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	100% / 200%	0% / 0%	0% / 0%	0% / 100%
Sales Volume	0	173,000	0	0	0
Sales Volume YTD	0	633,000	0	0	280,000
<b>Business</b>					
New Listings / YTD	37 / 146	30 / 121	17 / 68	11 / 102	49 / 156
Sales / YTD	8 / 25	6 / 23	6 / 12	1 / 22	6 / 18
Sales to New Listings Ratio / YTD	22% / 17%	20% / 19%	35% / 18%	9% / 22%	12% / 12%
Sales Volume	1,282,000	985,000	4,209,500	46,000	2,404,000
Sales Volume YTD	4,543,500	4,637,500	6,465,280	3,904,300	5,432,150
<b>Lease</b>					
New Listings / YTD	39 / 132	19 / 102	32 / 107	29 / 116	17 / 113
Sales / YTD	9 / 45	12 / 38	7 / 33	3 / 23	12 / 33
Sales to New Listings Ratio / YTD	23% / 34%	63% / 37%	22% / 31%	10% / 20%	71% / 29%
Sales Volume	952,015	1,221,707	1,405,080	82,200	1,341,825
Sales Volume YTD	6,684,056	4,489,080	5,375,563	8,559,277	2,570,466
<b>Farms</b>					
New Listings / YTD	26 / 103	32 / 109	35 / 127	20 / 101	56 / 136
Sales / YTD	14 / 37	19 / 63	19 / 71	7 / 27	13 / 28
Sales to New Listings Ratio / YTD	54% / 36%	59% / 58%	54% / 56%	35% / 27%	23% / 21%
Sales Volume	8,619,500	12,885,000	10,656,600	2,798,000	8,156,000
Sales Volume YTD	25,396,750	43,275,580	34,393,792	16,567,000	16,794,750
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	194 / 763	178 / 674	167 / 603	98 / 553	199 / 728
Sales / YTD	47 / 173	73 / 242	56 / 204	23 / 117	48 / 136
Sales to New Listings Ratio / YTD	24% / 23%	41% / 36%	34% / 34%	23% / 21%	24% / 19%
Sales Volume	23,807,213	46,145,707	31,444,431	6,275,900	20,406,325
Sales Volume YTD	84,840,924	168,365,389	114,200,174	59,909,782	58,299,315

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

April 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Barrhead</b>	Sales	6	8	3	20	20	23
	Sales Volume	1,576,000	1,626,000	n/a	5,069,000	4,204,801	5,837,400
	Average Price	262,667	203,250	n/a	253,450	210,240	253,800
	Median Price	238,500	182,500	n/a	247,000	195,001	250,000
<b>Beaumont</b>	Sales	32	48	66	96	185	189
	Sales Volume	15,821,788	25,459,271	29,972,252	45,742,238	93,965,361	84,702,041
	Average Price	494,431	530,401	454,125	476,482	507,921	448,159
	Median Price	482,500	537,700	439,250	460,000	505,000	439,000
<b>Bonnyville</b>	Sales	21	30	27	51	67	76
	Sales Volume	7,116,750	9,916,807	9,744,000	15,389,150	23,143,757	25,235,609
	Average Price	338,893	330,560	360,889	301,748	345,429	332,047
	Median Price	375,000	310,000	370,000	305,000	330,000	321,250
<b>Cold Lake</b>	Sales	27	43	50	74	118	112
	Sales Volume	8,777,450	14,707,200	16,838,350	22,696,894	36,441,550	34,366,855
	Average Price	325,091	342,028	336,767	306,715	308,827	306,847
	Median Price	315,000	374,000	340,750	309,000	322,000	313,750
<b>Devon</b>	Sales	11	16	17	26	52	38
	Sales Volume	4,015,500	5,471,800	5,359,500	10,009,500	16,584,099	12,054,700
	Average Price	365,045	341,988	315,265	384,981	318,925	317,229
	Median Price	355,000	318,000	309,900	357,500	318,000	317,000
<b>Drayton Valley</b>	Sales	12	14	13	31	54	48
	Sales Volume	3,091,900	4,220,620	3,217,400	7,356,399	15,965,720	12,167,300
	Average Price	257,658	301,473	247,492	237,303	295,661	253,485
	Median Price	266,000	285,875	273,500	232,000	300,000	249,500
<b>Fort Saskatchewan</b>	Det. Sales	30	43	68	99	174	207
	Det. Average Price	478,171	490,333	434,798	468,968	483,122	429,320
	Det. Median Price	467,500	466,000	424,500	446,000	458,500	412,000
	Apt. Sales	8	4	3	21	18	6
	Apt. Average Price	166,756	n/a	n/a	174,807	172,361	151,083
	Apt. Median Price	136,500	n/a	n/a	148,000	166,250	136,500
	Total Sales Volume	19,286,690	28,412,853	38,704,000	63,594,331	108,855,816	114,116,872
<b>Gibbons</b>	Sales	6	6	11	19	18	26
	Sales Volume	1,931,000	2,270,500	3,333,400	5,868,900	6,038,400	7,609,400
	Average Price	321,833	378,417	303,036	308,889	335,467	292,669
	Median Price	327,000	409,000	270,000	305,000	284,000	276,000
<b>Leduc</b>	Det. Sales	45	69	62	129	235	215
	Det. Average Price	464,224	431,753	394,433	447,100	437,827	392,084
	Det. Median Price	440,000	417,900	386,250	431,500	425,000	380,000
	Apt. Sales	3	0	3	7	2	9
	Apt. Average Price	n/a	n/a	n/a	184,214	n/a	200,528
	Apt. Median Price	n/a	n/a	n/a	170,000	n/a	182,000
	Total Sales Volume	27,935,800	38,008,150	32,317,825	77,382,689	133,452,786	104,796,402

n/a = insufficient data

<sup>1</sup> Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

April 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Morinville</b>						
Sales	28	43	43	65	123	115
Sales Volume	9,198,600	15,021,000	14,922,849	22,307,555	44,674,687	39,998,713
Average Price	328,521	349,326	347,043	343,193	363,209	347,815
Median Price	335,000	356,000	362,000	346,000	346,000	360,000
<b>Sherwood Park</b>						
Det. Sales	77	111	133	207	313	371
Det. Average Price	515,468	545,194	478,120	494,261	513,902	465,132
Det. Median Price	499,900	510,000	450,000	465,000	489,900	440,000
Apt. Sales	6	12	17	27	50	35
Apt. Average Price	225,250	250,380	256,176	267,015	247,013	270,124
Apt. Median Price	230,000	221,500	258,500	280,000	232,250	261,000
Total Sales Volume	47,400,998	70,791,864	78,533,987	133,462,842	204,644,300	217,017,727
<b>Spruce Grove</b>						
Det. Sales	60	82	92	171	261	238
Det. Average Price	489,677	478,806	430,689	449,516	462,859	413,598
Det. Median Price	465,500	433,500	416,575	438,500	436,500	407,500
Apt. Sales	6	8	2	18	21	11
Apt. Average Price	218,275	217,712	n/a	191,897	184,890	166,285
Apt. Median Price	203,825	190,100	n/a	180,000	144,500	168,000
Total Sales Volume	40,784,411	49,994,455	49,527,898	107,911,233	160,087,633	124,891,417
<b>St. Albert</b>						
Det. Sales	78	113	143	194	336	370
Det. Average Price	536,367	549,242	490,957	529,699	547,368	490,230
Det. Median Price	502,700	511,500	457,500	490,000	516,500	457,000
Apt. Sales	20	22	12	53	46	37
Apt. Average Price	304,843	298,893	214,350	292,768	287,555	259,309
Apt. Median Price	219,175	254,950	203,000	214,000	243,750	210,000
Total Sales Volume	58,234,800	77,795,723	83,158,904	145,855,992	224,357,070	216,598,743
<b>St. Paul</b>						
Sales	7	23	18	28	51	59
Sales Volume	1,437,900	6,278,315	4,222,027	7,489,400	13,096,965	14,955,527
Average Price	205,414	272,970	234,557	267,479	256,803	253,484
Median Price	209,000	229,000	223,250	245,000	227,500	260,000
<b>Stony Plain</b>						
Sales	34	46	51	121	172	142
Sales Volume	11,999,149	18,777,369	17,486,549	43,909,197	65,936,164	49,139,970
Average Price	352,916	408,204	342,874	362,886	383,350	346,056
Median Price	369,500	392,500	345,800	362,000	358,250	340,000
<b>Vegreville</b>						
Sales	6	7	14	21	31	33
Sales Volume	1,491,400	1,707,500	3,081,500	5,092,400	7,663,950	7,492,900
Average Price	248,567	243,929	220,107	242,495	247,224	227,058
Median Price	271,500	220,000	224,500	238,000	220,000	215,000
<b>Westlock</b>						
Sales	10	9	9	23	36	26
Sales Volume	2,425,900	2,005,800	2,143,900	5,436,400	8,020,050	5,718,900
Average Price	242,590	222,867	238,211	236,365	222,779	219,958
Median Price	225,000	213,000	237,000	225,000	209,250	223,750
<b>Wetaskiwin</b>						
Sales	18	25	26	53	75	88
Sales Volume	3,706,250	5,778,300	6,721,500	11,225,250	18,931,000	19,335,925
Average Price	205,903	231,132	258,519	211,797	252,413	219,726
Median Price	216,625	225,000	236,750	215,000	233,500	209,500

n/a = insufficient data

<sup>1</sup> Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium



April 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	2	0	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	4	4	4	12	9
	Sales Volume	n/a	n/a	n/a	n/a	5,405,000	2,746,000
<b>Lac la Biche County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	2	5	3	7	15	14
	Sales Volume	n/a	10,500,000	n/a	5,301,250	20,095,000	8,446,392
<b>Parkland County</b>	Sales	2	1	2	3	5	3
	Sales Volume	n/a	n/a	n/a	n/a	3,235,500	n/a
<b>Smoky Lake County</b>	Sales	0	0	0	0	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,815,000
<b>St. Paul County</b>	Sales	0	2	3	5	7	8
	Sales Volume	n/a	n/a	n/a	986,009	2,332,500	2,440,500
<b>Strathcona County</b>	Sales	2	2	2	4	5	3
	Sales Volume	n/a	n/a	n/a	n/a	4,083,000	n/a
<b>Sturgeon County</b>	Sales	1	0	1	3	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	1	1	0	5	5	0
	Sales Volume	n/a	n/a	n/a	1,278,500	1,247,500	n/a
<b>Two Hills County</b>	Sales	1	0	1	1	1	2
	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.

April 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	3	12	16	20	20	44
	Sales Volume	n/a	2,855,775	3,602,920	4,038,500	4,412,275	9,166,945
<b>Bonnyville M.D.</b>	Sales	28	36	39	68	90	102
	Sales Volume	8,163,150	11,146,807	12,110,000	18,382,790	29,598,157	29,753,609
<b>Lac la Biche County</b>	Sales	0	0	1	2	5	1
	Sales Volume	n/a	n/a	n/a	n/a	1,082,000	n/a
<b>Lac Ste. Anne County</b>	Sales	1	4	6	10	14	14
	Sales Volume	n/a	n/a	1,263,000	1,456,150	2,103,500	3,059,000
<b>Leduc County</b>	Sales	15	38	42	42	104	123
	Sales Volume	6,213,050	28,222,400	22,242,100	22,067,580	69,256,061	62,501,970
<b>Parkland County</b>	Sales	40	73	92	136	230	257
	Sales Volume	23,298,900	39,827,649	43,536,114	69,547,069	126,074,693	129,066,525
<b>Smoky Lake County</b>	Sales	3	3	5	11	22	20
	Sales Volume	n/a	n/a	775,400	2,138,500	4,549,500	4,349,400
<b>St. Paul County</b>	Sales	10	28	25	39	62	81
	Sales Volume	1,820,700	9,423,315	6,038,627	10,462,049	17,889,465	19,028,527
<b>Strathcona County</b>	Sales	31	51	66	74	141	159
	Sales Volume	23,012,302	40,775,199	41,566,000	55,792,652	108,745,169	101,464,949
<b>Sturgeon County</b>	Sales	23	35	36	63	90	107
	Sales Volume	14,396,350	23,570,458	21,518,200	43,686,950	64,762,826	67,255,150
<b>Thorhild County</b>	Sales	8	6	8	31	28	19
	Sales Volume	2,831,500	1,199,656	1,578,500	6,274,304	9,088,158	4,098,500
<b>Two Hills County</b>	Sales	4	4	4	15	19	16
	Sales Volume	n/a	n/a	n/a	2,517,100	3,253,500	2,570,500
<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