

## Media Release

### REALTORS® Association of Edmonton Introduces New Residential Classifications

**Edmonton, February 2, 2023:** The REALTORS® Association of Edmonton is pleased to announce the launch of our new residential classifications. As of February 1, existing residential classifications – *Single Family, Condominium, Duplex/Rowhouse* – have been replaced by more granular, building-type categories.

These five categories, or residential classifications, are *Apartment Condominium, Detached, Semi-Detached, Row/Townhouse, and Other*.

Market statistics are a valuable resource to REALTORS® and consumers, and we want to ensure people are getting the most up-to-date real estate data for our region.

As the real estate industry has evolved, provincial and federal organizations have established standardized ways of reporting market statistics. This ensures we are all speaking the same language.

By re-categorizing properties, we have aligned our reporting with organized real estate partners like the Canadian Real Estate Association, the Alberta Real Estate Association, and the Calgary Real Estate Board – to name a few.

“We know these classifications better represent the types of properties our Members’ clients are buying and selling. These classifications will allow REALTORS® to compare apples to apples, which means better price estimations and more accurate comparable reports,” says REALTORS® Association of Edmonton Board Chair Melanie Boles. “We want our members to have the best data at their disposal, to help consumers make informed decisions. This is one way we can make that happen.”

**Contact:**

Melanie Boles, REALTOR®, 2023 Chair  
Marlena Lesmister, Communications Specialist  
Darla Lindbjerg, President & CEO

780-298-2564  
780-453-9368  
780-453-9321

*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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# Media Release

## YEG Housing Market Sees Stable Transition Into New Year

**Edmonton, February 2, 2023:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for January 2023 decreased 25.8% compared to January 2022 and saw a small decrease of only 0.2% from December 2022. New residential listings were up 8.5% year-over-year from January 2022, while also noting an increase of 94.8% from December 2022. Overall inventory in the GEA was up 13.2% from January of last year, and up 5.3% from the previous month.

For January, detached unit sales were down 32.1% from January 2022, but saw a small increase of 1.4% from December 2022 at 583. Semi-detached unit sales were down 35.9% year-over-year but increased by 2.0% from December 2022. Row/Townhouse unit sales also decreased 5.7% year-over-year and increased 10.4% month-over-month. Apartment Condominium unit sales saw no changes from January 2022 but decreased 12.9% from the previous month.

All residential average prices hit \$370,068, a 6.2% decrease from January 2022, and 1.4% decrease from December 2022. Detached homes averaged \$451,659, a 2.1% year-over-year decrease and a 4.2% decrease from December 2022. Semi-detached sold for an average of \$355,086, resulting in a 5.2% decrease year-over-year, with prices down 0.9% compared to December 2022.

Row/townhouse prices increased both 1.2% from January 2022 and 4.4% month-over-month, selling at \$247,761. Apartment Condominium average prices hit \$189,631, with a 5.5% increase from the previous month and a 2.3% drop year-over-year.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$368,800, seeing both a 3.7% decrease from January 2022 and 1.2% from December 2022.

“The Edmonton real estate market remained relatively stable from December as we transitioned into the new year,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “While many categories saw minimal decreases month-over-month, average prices for both the row/townhouse and apartment condominium categories saw increases when compared to December 2022.”

Detached homes averaged 65 days on the market, an 11-day increase from January of last year. Semi-detached homes averaged 50 days on the market, decreasing seven days year-over-year, with row/townhouses averaging 63 days on the market, an increase of five days from January 2022. Apartment condominiums averaged 82 days on market, showing only a one-day increase from last year. Overall, all residential listings averaged 66 days on the market, increasing by eight days both year-over-year and from December 2022.

**Contact:**

Melanie Boles, REALTOR®, 2023 Chair  
Marlena Lesmister, Communications Specialist  
Darla Lindbjerg, President and CEO

780-298-2564  
780-453-9368  
780-453-9321

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>January 2023</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>6</sup> benchmark price	\$418,400	-1.2%	-3.3%
Apartment benchmark price	\$175,400	-0.6%	-3.0%
Townhouse benchmark price	\$227,100	-0.8%	-1.9%
Composite <sup>7</sup> benchmark price	\$368,800	-1.2%	-3.7%

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>January 2023</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
Detached average <sup>2</sup> selling price – month	\$451,659	-4.2%	-2.1%
Detached median <sup>3</sup> selling price – month	\$422,500	-1.3%	-0.6%
Semi-detached average selling price – month	\$355,086	-0.9%	-5.2%
Semi-detached median selling price – month	\$348,650	4.1%	-4.3%
Row/Townhouse average selling price – month	\$247,761	4.4%	1.2%
Row/Townhouse median selling price – month	\$239,999	4.6%	3.7%
Apartment Condominium average selling price	\$189,631	5.5%	-2.3%
Apartment Condominium median selling price	\$163,500	0.2%	-2.1%
All-residential <sup>4</sup> average selling price	\$370,068	-1.4%	-6.2%
All-residential median selling price	\$349,500	0.2%	-5.6%
# residential listings this month	2,297	94.8%	8.5%
# residential sales this month	986	0.2%	-25.8%
# residential inventory at month end	5,220	5.3%	13.2%
# Total <sup>5</sup> MLS® System sales this month	1,179	1.9%	-26.8%
\$ Value Total residential sales this month	\$388,215,051	-1.7%	-30.2%
\$ Value of total MLS® System sales – month	\$414,099,090	-1.7%	-31.8%
\$ Value of total MLS® System sales - YTD	\$414,099,090	-96.5%	-31.8%

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®.*

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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>**  
**January 2023**

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	1,311 / 1,311	1,079 / 1,079	1,331 / 1,331	1,359 / 1,359	1,545 / 1,545
Sales / YTD	583 / 583	858 / 858	820 / 820	524 / 524	504 / 504
Sales to New Listings Ratio / YTD	44% / 44%	80% / 80%	62% / 62%	39% / 39%	33% / 33%
Sales Volume	263,317,046	395,714,327	368,599,688	223,517,963	205,390,545
Sales Volume YTD	263,317,046	395,714,327	368,599,688	223,517,963	205,390,545
Average Sale Price	451,659	461,206	449,512	426,561	407,521
Average Sale Price YTD	451,659	461,206	449,512	426,561	407,521
Median Sale Price	422,500	425,000	405,000	387,500	394,450
Median Sale Price YTD	422,500	425,000	405,000	387,500	394,450
Average Days on Market / YTD	65 / 65	54 / 54	62 / 62	75 / 75	79 / 79
Median Days on Market / YTD	56 / 56	41 / 41	48 / 48	61 / 61	67 / 67
Average Days on Market (Cum.) / YTD	104 / 104	79 / 79	93 / 93	119 / 119	121 / 121
Median Days on Market (Cum.) / YTD	86 / 86	57 / 57	70 / 70	95 / 95	97 / 97
<b>Semi-detached</b>					
New Listings / YTD	223 / 223	226 / 226	261 / 261	247 / 247	288 / 288
Sales / YTD	100 / 100	156 / 156	128 / 128	86 / 86	97 / 97
Sales to New Listings Ratio / YTD	45% / 45%	69% / 69%	49% / 49%	35% / 35%	34% / 34%
Sales Volume	35,508,582	58,456,750	43,757,284	28,759,969	30,793,747
Sales Volume YTD	35,508,582	58,456,750	43,757,284	28,759,969	30,793,747
Average Sale Price	355,086	374,723	341,854	334,418	317,461
Average Sale Price YTD	355,086	374,723	341,854	334,418	317,461
Median Sale Price	348,650	364,250	322,500	315,000	311,000
Median Sale Price YTD	348,650	364,250	322,500	315,000	311,000
Average Days on Market / YTD	50 / 50	57 / 57	70 / 70	87 / 87	87 / 87
Median Days on Market / YTD	42 / 42	42 / 42	54 / 54	74 / 74	73 / 73
Average Days on Market (Cum.) / YTD	78 / 78	85 / 85	92 / 92	137 / 137	132 / 132
Median Days on Market (Cum.) / YTD	65 / 65	57 / 57	70 / 70	104 / 104	96 / 96
<b>Row/Townhouse</b>					
New Listings / YTD	265 / 265	296 / 296	299 / 299	261 / 261	284 / 284
Sales / YTD	148 / 148	157 / 157	139 / 139	85 / 85	91 / 91
Sales to New Listings Ratio / YTD	56% / 56%	53% / 53%	46% / 46%	33% / 33%	32% / 32%
Sales Volume	36,668,573	38,452,724	33,653,481	18,770,256	21,626,726
Sales Volume YTD	36,668,573	38,452,724	33,653,481	18,770,256	21,626,726
Average Sale Price	247,761	244,922	242,111	220,827	237,656
Average Sale Price YTD	247,761	244,922	242,111	220,827	237,656
Median Sale Price	239,999	231,500	246,000	207,500	234,000
Median Sale Price YTD	239,999	231,500	246,000	207,500	234,000
Average Days on Market / YTD	63 / 63	58 / 58	69 / 69	81 / 81	98 / 98
Median Days on Market / YTD	51 / 51	43 / 43	54 / 54	65 / 65	77 / 77
Average Days on Market (Cum.) / YTD	98 / 98	105 / 105	93 / 93	139 / 139	137 / 137
Median Days on Market (Cum.) / YTD	68 / 68	71 / 71	73 / 73	106 / 106	114 / 114

<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>**  
**January 2023**

	2023	2022	2021	2020	2019
<b>Apartment Condominium</b>					
New Listings / YTD	495 / 495	511 / 511	520 / 520	398 / 398	446 / 446
Sales / YTD	155 / 155	155 / 155	127 / 127	104 / 104	118 / 118
Sales to New Listings Ratio / YTD	31% / 31%	30% / 30%	24% / 24%	26% / 26%	26% / 26%
Sales Volume	29,392,750	30,089,592	23,462,842	20,605,281	23,392,750
Sales Volume YTD	29,392,750	30,089,592	23,462,842	20,605,281	23,392,750
Average Sale Price	189,631	194,126	184,747	198,128	198,244
Average Sale Price YTD	189,631	194,126	184,747	198,128	198,244
Median Sale Price	163,500	166,987	160,500	181,500	176,500
Median Sale Price YTD	163,500	166,987	160,500	181,500	176,500
Average Days on Market / YTD	82 / 82	81 / 81	77 / 77	80 / 80	93 / 93
Median Days on Market / YTD	76 / 76	73 / 73	62 / 62	69 / 69	78 / 78
Average Days on Market (Cum.) / YTD	136 / 136	116 / 116	119 / 119	116 / 116	158 / 158
Median Days on Market (Cum.) / YTD	117 / 117	93 / 93	84 / 84	80 / 80	121 / 121
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	2,294 / 2,294	2,112 / 2,112	2,411 / 2,411	2,265 / 2,265	2,563 / 2,563
Sales / YTD	986 / 986	1,326 / 1,326	1,214 / 1,214	799 / 799	810 / 810
Sales to New Listings Ratio / YTD	43% / 43%	63% / 63%	50% / 50%	35% / 35%	32% / 32%
Sales Volume	364,886,951	522,713,393	469,473,295	291,653,469	281,203,768
Sales Volume YTD	364,886,951	522,713,393	469,473,295	291,653,469	281,203,768
Average Sale Price	370,068	394,203	386,716	365,023	347,165
Average Sale Price YTD	370,068	394,203	386,716	365,023	347,165
Median Sale Price	349,500	370,000	359,500	340,000	339,438
Median Sale Price YTD	349,500	370,000	359,500	340,000	339,438
Average Days on Market / YTD	66 / 66	58 / 58	65 / 65	78 / 78	84 / 84
Median Days on Market / YTD	57 / 57	45 / 45	51 / 51	63 / 63	70 / 70
Average Days on Market (Cum.) / YTD	106 / 106	87 / 87	95 / 95	123 / 123	130 / 130
Median Days on Market (Cum.) / YTD	86 / 86	62 / 62	71 / 71	95 / 95	102 / 102
<b>Other<sup>3</sup></b>					
New Listings / YTD	141 / 141	120 / 120	129 / 129	124 / 124	130 / 130
Sales / YTD	42 / 42	73 / 73	58 / 58	41 / 41	24 / 24
Sales to New Listings Ratio / YTD	30% / 30%	61% / 61%	45% / 45%	33% / 33%	18% / 18%
Sales Volume	10,079,742	22,650,501	15,985,742	14,963,914	3,436,200
Sales Volume YTD	10,079,742	22,650,501	15,985,742	14,963,914	3,436,200
Average Sale Price	239,994	310,281	275,616	364,974	143,175
Average Sale Price YTD	239,994	310,281	275,616	364,974	143,175
Median Sale Price	88,750	198,000	203,500	169,900	106,500
Median Sale Price YTD	88,750	198,000	203,500	169,900	106,500
Average Days on Market / YTD	85 / 85	90 / 90	168 / 168	242 / 242	135 / 135
Median Days on Market / YTD	60 / 60	65 / 65	114 / 114	122 / 122	97 / 97
Average Days on Market (Cum.) / YTD	125 / 125	126 / 126	297 / 297	302 / 302	177 / 177
Median Days on Market (Cum.) / YTD	80 / 80	74 / 74	155 / 155	181 / 181	142 / 142

<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>  
January 2023**

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	15 / 15	15 / 15	13 / 13	6 / 6	24 / 24
Sales / YTD	1 / 1	3 / 3	1 / 1	0 / 0	4 / 4
Sales to New Listings Ratio / YTD	7% / 7%	20% / 20%	8% / 8%	0% / 0%	17% / 17%
Sales Volume	1,725,000	4,835,000	160,000	0	3,352,799
Sales Volume YTD	1,725,000	4,835,000	160,000	0	3,352,799
Average Sale Price	1,725,000	1,611,667	160,000	0	838,200
Average Sale Price YTD	1,725,000	1,611,667	160,000	0	838,200
Median Sale Price	1,725,000	570,000	160,000	0	898,381
Median Sale Price YTD	1,725,000	570,000	160,000	0	898,381
Average Days on Market / YTD	759 / 759	315 / 315	1150 / 1150	0 / 0	653 / 653
Median Days on Market / YTD	759 / 759	318 / 318	1150 / 1150	0 / 0	843 / 843
Average Days on Market (Cum.) / YTD	759 / 759	315 / 315	1150 / 1150	0 / 0	653 / 653
Median Days on Market (Cum.) / YTD	759 / 759	318 / 318	1150 / 1150	0 / 0	843 / 843
<b>Investment</b>					
New Listings / YTD	34 / 34	25 / 25	22 / 22	25 / 25	21 / 21
Sales / YTD	5 / 5	11 / 11	3 / 3	5 / 5	4 / 4
Sales to New Listings Ratio / YTD	15% / 15%	44% / 44%	14% / 14%	20% / 20%	19% / 19%
Sales Volume	3,195,000	7,750,780	2,666,000	7,945,000	3,575,000
Sales Volume YTD	3,195,000	7,750,780	2,666,000	7,945,000	3,575,000
Average Sale Price	639,000	704,616	888,667	1,589,000	893,750
Average Sale Price YTD	639,000	704,616	888,667	1,589,000	893,750
Median Sale Price	600,000	345,000	1,030,000	1,600,000	963,500
Median Sale Price YTD	600,000	345,000	1,030,000	1,600,000	963,500
Average Days on Market / YTD	85 / 85	117 / 117	197 / 197	144 / 144	162 / 162
Median Days on Market / YTD	72 / 72	99 / 99	193 / 193	99 / 99	122 / 122
Average Days on Market (Cum.) / YTD	104 / 104	117 / 117	197 / 197	144 / 144	311 / 311
Median Days on Market (Cum.) / YTD	101 / 101	99 / 99	193 / 193	99 / 99	270 / 270
<b>Multi Family</b>					
New Listings / YTD	10 / 10	9 / 9	15 / 15	4 / 4	12 / 12
Sales / YTD	3 / 3	1 / 1	11 / 11	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	30% / 30%	11% / 11%	73% / 73%	25% / 25%	25% / 25%
Sales Volume	2,365,000	1,785,000	16,692,500	1,150,000	2,900,000
Sales Volume YTD	2,365,000	1,785,000	16,692,500	1,150,000	2,900,000
Average Sale Price	788,333	1,785,000	1,517,500	1,150,000	966,667
Average Sale Price YTD	788,333	1,785,000	1,517,500	1,150,000	966,667
Median Sale Price	660,000	1,785,000	1,470,000	1,150,000	690,000
Median Sale Price YTD	660,000	1,785,000	1,470,000	1,150,000	690,000
Average Days on Market / YTD	431 / 431	39 / 39	175 / 175	364 / 364	128 / 128
Median Days on Market / YTD	56 / 56	39 / 39	125 / 125	364 / 364	135 / 135
Average Days on Market (Cum.) / YTD	431 / 431	224 / 224	198 / 198	364 / 364	128 / 128
Median Days on Market (Cum.) / YTD	56 / 56	224 / 224	125 / 125	364 / 364	135 / 135
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	1 / 1	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)

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

January 2023

	2023	2022	2021	2020	2019
<b>Business</b>					
New Listings / YTD	26 / 26	19 / 19	6 / 6	19 / 19	25 / 25
Sales / YTD	2 / 2	4 / 4	2 / 2	3 / 3	4 / 4
Sales to New Listings Ratio / YTD	8% / 8%	21% / 21%	33% / 33%	16% / 16%	16% / 16%
Sales Volume	300,000	1,097,000	1,025,000	283,800	303,900
Sales Volume YTD	300,000	1,097,000	1,025,000	283,800	303,900
Average Sale Price	150,000	274,250	512,500	94,600	75,975
Average Sale Price YTD	150,000	274,250	512,500	94,600	75,975
Median Sale Price	150,000	241,000	512,500	100,000	78,000
Median Sale Price YTD	150,000	241,000	512,500	100,000	78,000
Average Days on Market / YTD	114 / 114	243 / 243	271 / 271	75 / 75	182 / 182
Median Days on Market / YTD	114 / 114	209 / 209	271 / 271	50 / 50	175 / 175
Average Days on Market (Cum.) / YTD	298 / 298	243 / 243	271 / 271	75 / 75	182 / 182
Median Days on Market (Cum.) / YTD	298 / 298	209 / 209	271 / 271	50 / 50	175 / 175
<b>Lease</b>					
New Listings / YTD	37 / 37	26 / 26	27 / 27	24 / 24	27 / 27
Sales / YTD	13 / 13	8 / 8	5 / 5	4 / 4	7 / 7
Sales to New Listings Ratio / YTD	35% / 35%	31% / 31%	19% / 19%	17% / 17%	26% / 26%
Sales Volume	2,719,522	1,263,524	478,198	444,565	284,092
Sales Volume YTD	2,719,522	1,263,524	478,198	444,565	284,092
Average Sale Price	209,194	157,941	95,640	111,141	40,585
Average Sale Price YTD	209,194	157,941	95,640	111,141	40,585
Median Sale Price	100,333	112,137	43,200	117,988	29,400
Median Sale Price YTD	100,333	112,137	43,200	117,988	29,400
Average Days on Market / YTD	172 / 172	112 / 112	154 / 154	112 / 112	104 / 104
Median Days on Market / YTD	127 / 127	93 / 93	195 / 195	117 / 117	101 / 101
Average Days on Market (Cum.) / YTD	187 / 187	151 / 151	154 / 154	112 / 112	104 / 104
Median Days on Market (Cum.) / YTD	159 / 159	115 / 115	195 / 195	117 / 117	101 / 101
<b>Farms</b>					
New Listings / YTD	7 / 7	9 / 9	13 / 13	14 / 14	13 / 13
Sales / YTD	1 / 1	4 / 4	5 / 5	2 / 2	2 / 2
Sales to New Listings Ratio / YTD	14% / 14%	44% / 44%	38% / 38%	14% / 14%	15% / 15%
Sales Volume	650,000	1,726,000	3,424,392	5,930,000	625,000
Sales Volume YTD	650,000	1,726,000	3,424,392	5,930,000	625,000
Average Sale Price	650,000	431,500	684,878	2,965,000	312,500
Average Sale Price YTD	650,000	431,500	684,878	2,965,000	312,500
Median Sale Price	650,000	388,750	475,000	2,965,000	312,500
Median Sale Price YTD	650,000	388,750	475,000	2,965,000	312,500
Average Days on Market / YTD	4 / 4	125 / 125	238 / 238	156 / 156	3 / 3
Median Days on Market / YTD	4 / 4	73 / 73	201 / 201	156 / 156	3 / 3
Average Days on Market (Cum.) / YTD	315 / 315	429 / 429	238 / 238	156 / 156	3 / 3
Median Days on Market (Cum.) / YTD	315 / 315	402 / 402	201 / 201	156 / 156	3 / 3
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	129 / 129	103 / 103	97 / 97	94 / 94	122 / 122
Sales / YTD	26 / 26	31 / 31	27 / 27	15 / 15	24 / 24
Sales to New Listings Ratio / YTD	20% / 20%	30% / 30%	28% / 28%	16% / 16%	20% / 20%
Sales Volume	11,081,522	18,457,304	24,446,090	15,753,365	11,040,791
Sales Volume YTD	11,081,522	18,457,304	24,446,090	15,753,365	11,040,791
Average Sale Price	426,212	595,397	905,411	1,050,224	460,033
Average Sale Price YTD	426,212	595,397	905,411	1,050,224	460,033
Median Sale Price	257,913	320,000	730,000	530,000	201,500
Median Sale Price YTD	257,913	320,000	730,000	530,000	201,500
Average Days on Market / YTD	203 / 203	150 / 150	229 / 229	138 / 138	213 / 213
Median Days on Market / YTD	100 / 100	94 / 94	193 / 193	133 / 133	124 / 124
Average Days on Market (Cum.) / YTD	240 / 240	205 / 205	238 / 238	162 / 162	238 / 238
Median Days on Market (Cum.) / YTD	153 / 153	135 / 135	193 / 193	133 / 133	131 / 131

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

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



## End of Month Active Inventory (Sales Activity)

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

#### January 2023

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	Total
2019	January	7,163 (810)	731 (24)	8,648 (858)
	February	7,531 (990)	759 (22)	9,073 (1,037)
	March	8,472 (1,231)	817 (15)	10,093 (1,281)
	April	9,261 (1,717)	826 (34)	10,961 (1,789)
	May	9,889 (2,004)	891 (31)	11,668 (2,105)
	June	9,850 (1,852)	854 (32)	11,604 (1,943)
	July	9,547 (1,956)	862 (29)	11,314 (2,045)
	August	9,208 (1,624)	834 (29)	10,968 (1,700)
	September	8,858 (1,421)	819 (24)	10,567 (1,499)
	October	8,177 (1,357)	779 (33)	9,767 (1,444)
	November	7,470 (1,112)	811 (15)	9,032 (1,171)
	December	6,199 (854)	714 (18)	7,551 (903)
2020	January	6,491 (799)	738 (15)	7,877 (855)
	February	7,072 (1,067)	748 (28)	8,485 (1,141)
	March	7,511 (1,198)	750 (21)	8,948 (1,249)
	April	7,486 (764)	741 (10)	8,956 (796)
	May	8,054 (1,188)	755 (12)	9,582 (1,240)
	June	8,358 (2,115)	769 (34)	9,883 (2,216)
	July	8,352 (2,288)	798 (21)	9,924 (2,380)
	August	8,111 (1,956)	784 (22)	9,680 (2,056)
	September	7,800 (1,933)	790 (22)	9,340 (2,041)
	October	7,421 (1,750)	737 (34)	8,879 (1,842)
	November	6,553 (1,465)	748 (21)	7,951 (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	5,928 (1,635)	721 (22)	7,264 (1,719)
	March	6,789 (2,503)	731 (40)	8,150 (2,654)
	April	7,546 (2,958)	745 (30)	8,973 (3,110)
	May	8,089 (2,837)	750 (40)	9,539 (2,992)
	June	8,457 (2,801)	737 (37)	9,962 (2,932)
	July	8,393 (2,262)	742 (26)	9,904 (2,396)
	August	8,039 (2,113)	735 (24)	9,531 (2,223)
	September	7,702 (1,917)	719 (38)	9,138 (2,030)
	October	7,084 (1,919)	711 (33)	8,506 (2,030)
	November	5,974 (1,864)	724 (25)	7,363 (1,962)
	December	4,657 (1,336)	635 (40)	5,834 (1,438)
2022	January	4,613 (1,326)	657 (31)	5,808 (1,430)
	February	4,689 (2,282)	700 (42)	5,936 (2,394)
	March	5,196 (3,311)	733 (43)	6,496 (3,471)
	April	6,445 (2,932)	748 (51)	7,787 (3,121)
	May	7,545 (2,916)	762 (36)	8,940 (3,044)
	June	8,083 (2,653)	759 (36)	9,514 (2,791)
	July	8,416 (2,022)	806 (33)	9,907 (2,116)
	August	8,011 (1,849)	821 (27)	9,530 (1,939)
	September	7,799 (1,601)	836 (20)	9,312 (1,684)
	October	7,169 (1,498)	846 (19)	8,647 (1,574)
	November	6,382 (1,275)	823 (38)	7,791 (1,360)
	December	4,953 (984)	741 (19)	6,214 (1,034)
2023	January	5,199 (986)	778 (26)	6,527 (1,054)

<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 and is either revenue producing or 40 or more acres in size.

**Summary of Properties Listed and Sold  
Greater Edmonton Area<sup>1</sup>  
January 2023**

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2019	January	2,563	810	122	24	2,815	858
	February	2,461	990	111	22	2,685	1,037
	March	3,263	1,231	124	15	3,525	1,281
	April	3,627	1,717	125	34	3,944	1,789
	May	3,902	2,004	161	31	4,246	2,105
	June	3,213	1,852	80	32	3,455	1,943
	July	3,113	1,956	113	29	3,374	2,045
	August	3,035	1,624	99	29	3,295	1,700
	September	2,807	1,421	96	24	3,028	1,499
	October	2,420	1,357	89	33	2,610	1,444
	November	1,856	1,112	111	15	2,044	1,171
	December	1,323	854	73	18	1,491	903
	<b>Total</b>		<b>33,583</b>	<b>16,928</b>	<b>1,304</b>	<b>306</b>	<b>952</b>
2020	January	2,265	799	94	15	2,483	855
	February	2,557	1,067	100	28	2,778	1,141
	March	2,799	1,198	97	21	3,026	1,249
	April	1,877	764	65	10	2,072	796
	May	3,069	1,188	96	12	3,304	1,240
	June	3,695	2,115	124	34	3,965	2,216
	July	3,270	2,288	105	21	3,539	2,380
	August	2,912	1,956	82	22	3,141	2,056
	September	3,029	1,933	101	22	3,289	2,041
	October	2,741	1,750	55	34	2,905	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,254	1,137	69	23	1,409	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	2,662	1,635	86	22	2,883	1,719
	March	4,127	2,503	118	40	4,449	2,654
	April	4,445	2,958	105	30	4,768	3,110
	May	4,267	2,837	92	40	4,564	2,992
	June	4,251	2,801	85	37	4,555	2,932
	July	3,433	2,262	88	26	3,695	2,396
	August	3,177	2,113	75	24	3,407	2,223
	September	3,094	1,917	82	38	3,299	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	1,384	1,336	78	40	1,522	1,438
	<b>Total</b>		<b>37,991</b>	<b>25,359</b>	<b>1,091</b>	<b>382</b>	<b>952</b>
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,960	2,282	122	42	3,205	2,394
	March	4,299	3,311	118	43	4,603	3,471
	April	4,707	2,932	115	51	5,035	3,121
	May	4,712	2,916	107	36	5,005	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,632	2,022	133	33	3,906	2,116
	August	3,172	1,849	118	27	3,436	1,939
	September	3,115	1,601	121	20	3,371	1,684
	October	2,602	1,498	100	19	2,817	1,574
	November	1,972	1,275	99	38	2,172	1,360
	December	1,180	984	90	19	1,346	1,034
	<b>Total</b>		<b>38,795</b>	<b>24,649</b>	<b>1,335</b>	<b>395</b>	<b>952</b>
2023	January	2,294	986	129	26	2,564	1,054
	<b>Total</b>	<b>2,294</b>	<b>986</b>	<b>129</b>	<b>26</b>	<b>2,564</b>	<b>1,054</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 and is either revenue producing or 40 or more acres in size.

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**January 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	505,205	359,742	262,530	187,597	424,247
	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	467,128	361,224	241,320	192,154	382,241
	December	471,252	358,322	237,370	179,776	375,429
	YTD Average	499,989	373,627	257,582	197,305	415,088
2023	January	451,659	355,086	247,761	189,631	370,068

<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  
January 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	7,163 (810)	731 (24)	4,758 (564)	383 (16)
	February	7,531 (990)	759 (22)	4,991 (698)	395 (10)
	March	8,472 (1,231)	817 (15)	5,531 (832)	428 (11)
	April	9,261 (1,717)	826 (34)	6,057 (1,130)	440 (19)
	May	9,889 (2,004)	891 (31)	6,535 (1,329)	468 (17)
	June	9,850 (1,852)	854 (32)	6,501 (1,239)	435 (15)
	July	9,547 (1,956)	862 (29)	6,323 (1,297)	445 (15)
	August	9,208 (1,624)	834 (29)	6,132 (1,087)	423 (12)
	September	8,858 (1,421)	819 (24)	5,950 (948)	421 (15)
	October	8,177 (1,357)	779 (33)	5,548 (912)	411 (15)
	November	7,470 (1,112)	811 (15)	5,090 (783)	445 (8)
	December	6,199 (854)	714 (18)	4,150 (581)	393 (10)
2020	January	6,491 (799)	738 (15)	4,329 (557)	399 (9)
	February	7,072 (1,067)	748 (28)	4,714 (718)	406 (15)
	March	7,511 (1,198)	750 (21)	5,012 (793)	409 (11)
	April	7,486 (764)	741 (10)	4,978 (507)	393 (6)
	May	8,054 (1,188)	755 (12)	5,350 (760)	404 (7)
	June	8,358 (2,115)	769 (34)	5,639 (1,341)	411 (17)
	July	8,352 (2,288)	798 (21)	5,663 (1,486)	420 (11)
	August	8,111 (1,956)	784 (22)	5,599 (1,230)	412 (13)
	September	7,800 (1,933)	790 (22)	5,404 (1,260)	418 (9)
	October	7,421 (1,750)	737 (34)	5,244 (1,139)	393 (15)
	November	6,553 (1,465)	748 (21)	4,696 (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	5,928 (1,635)	721 (22)	4,249 (1,047)	376 (15)
	March	6,789 (2,503)	731 (40)	4,879 (1,596)	368 (17)
	April	7,546 (2,958)	745 (30)	5,490 (1,883)	363 (14)
	May	8,089 (2,837)	750 (40)	5,944 (1,863)	369 (14)
	June	8,457 (2,801)	737 (37)	6,234 (1,856)	363 (18)
	July	8,393 (2,262)	742 (26)	6,208 (1,493)	365 (17)
	August	8,039 (2,113)	735 (24)	5,978 (1,392)	365 (11)
	September	7,702 (1,917)	719 (38)	5,778 (1,272)	373 (17)
	October	7,084 (1,919)	711 (33)	5,363 (1,273)	369 (17)
	November	5,974 (1,864)	724 (25)	4,590 (1,280)	395 (9)
	December	4,657 (1,336)	635 (40)	3,533 (938)	354 (25)
2022	January	4,613 (1,326)	657 (31)	3,510 (954)	371 (20)
	February	4,689 (2,282)	700 (42)	3,567 (1,634)	399 (25)
	March	5,196 (3,311)	733 (43)	3,936 (2,311)	419 (21)
	April	6,445 (2,932)	748 (51)	4,819 (2,017)	439 (18)
	May	7,545 (2,916)	762 (36)	5,720 (1,927)	448 (19)
	June	8,083 (2,653)	759 (36)	6,085 (1,780)	447 (17)
	July	8,416 (2,022)	806 (33)	6,305 (1,338)	470 (17)
	August	8,011 (1,849)	821 (27)	6,029 (1,216)	477 (15)
	September	7,799 (1,601)	836 (20)	5,847 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,382 (1,275)	823 (38)	4,739 (886)	490 (18)
	December	4,953 (984)	741 (19)	3,671 (697)	432 (14)
2023	January	5,199 (986)	778 (26)	3,837 (704)	457 (14)

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

<sup>2</sup> Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

# 5 Year Residential Activity (Part 1)

## City of Edmonton

January 2023

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	875 / 875	718 / 718	777 / 777	828 / 828	932 / 932
Sales / YTD	387 / 387	576 / 576	494 / 494	337 / 337	323 / 323
Sales to New Listings Ratio / YTD	44% / 44%	80% / 80%	64% / 64%	41% / 41%	35% / 35%
Sales Volume	173,794,562	260,091,365	214,793,059	143,225,631	131,142,645
Sales Volume YTD	173,794,562	260,091,365	214,793,059	143,225,631	131,142,645
Average Sale Price	449,082	451,548	434,804	425,002	406,014
Average Sale Price YTD	449,082	451,548	434,804	425,002	406,014
Median Sale Price	422,000	419,000	395,000	377,700	387,500
Median Sale Price YTD	422,000	419,000	395,000	377,700	387,500
Average Days on Market / YTD	64 / 64	52 / 52	58 / 58	73 / 73	77 / 77
Median Days on Market / YTD	56 / 56	42 / 42	48 / 48	62 / 62	67 / 67
Average Days on Market (Cum.) / YTD	106 / 106	78 / 78	91 / 91	116 / 116	119 / 119
Median Days on Market (Cum.) / YTD	87 / 87	59 / 59	69 / 69	98 / 98	97 / 97
<b>Semi-detached</b>					
New Listings / YTD	153 / 153	163 / 163	165 / 165	163 / 163	191 / 191
Sales / YTD	68 / 68	116 / 116	86 / 86	53 / 53	67 / 67
Sales to New Listings Ratio / YTD	44% / 44%	71% / 71%	52% / 52%	33% / 33%	35% / 35%
Sales Volume	24,445,182	43,939,687	30,568,197	18,168,645	21,358,557
Sales Volume YTD	24,445,182	43,939,687	30,568,197	18,168,645	21,358,557
Average Sale Price	359,488	378,790	355,444	342,805	318,784
Average Sale Price YTD	359,488	378,790	355,444	342,805	318,784
Median Sale Price	349,500	365,000	334,750	322,000	315,000
Median Sale Price YTD	349,500	365,000	334,750	322,000	315,000
Average Days on Market / YTD	44 / 44	59 / 59	77 / 77	94 / 94	92 / 92
Median Days on Market / YTD	36 / 36	47 / 47	54 / 54	75 / 75	81 / 81
Average Days on Market (Cum.) / YTD	78 / 78	89 / 89	101 / 101	139 / 139	141 / 141
Median Days on Market (Cum.) / YTD	61 / 61	59 / 59	72 / 72	109 / 109	101 / 101
<b>Row/Townhouse</b>					
New Listings / YTD	196 / 196	247 / 247	233 / 233	209 / 209	219 / 219
Sales / YTD	120 / 120	131 / 131	114 / 114	71 / 71	72 / 72
Sales to New Listings Ratio / YTD	61% / 61%	53% / 53%	49% / 49%	34% / 34%	33% / 33%
Sales Volume	28,864,573	31,341,525	27,336,631	15,712,908	16,833,426
Sales Volume YTD	28,864,573	31,341,525	27,336,631	15,712,908	16,833,426
Average Sale Price	240,538	239,248	239,795	221,309	233,798
Average Sale Price YTD	240,538	239,248	239,795	221,309	233,798
Median Sale Price	237,500	225,000	244,250	210,000	231,500
Median Sale Price YTD	237,500	225,000	244,250	210,000	231,500
Average Days on Market / YTD	61 / 61	62 / 62	70 / 70	81 / 81	93 / 93
Median Days on Market / YTD	52 / 52	49 / 49	56 / 56	59 / 59	75 / 75
Average Days on Market (Cum.) / YTD	93 / 93	113 / 113	98 / 98	148 / 148	129 / 129
Median Days on Market (Cum.) / YTD	65 / 65	88 / 88	75 / 75	127 / 127	108 / 108

## 5 Year Residential Activity (Part 2)

### City of Edmonton

### January 2023

	2023	2022	2021	2020	2019
<b>Apartment Condominium</b>					
New Listings / YTD	424 / 424	458 / 458	460 / 460	349 / 349	382 / 382
Sales / YTD	129 / 129	131 / 131	110 / 110	96 / 96	102 / 102
Sales to New Listings Ratio / YTD	30% / 30%	29% / 29%	24% / 24%	28% / 28%	27% / 27%
Sales Volume	21,987,850	24,902,204	20,075,059	18,685,281	19,931,000
Sales Volume YTD	21,987,850	24,902,204	20,075,059	18,685,281	19,931,000
Average Sale Price	170,448	190,093	182,501	194,638	195,402
Average Sale Price YTD	170,448	190,093	182,501	194,638	195,402
Median Sale Price	150,000	166,000	159,500	173,250	175,000
Median Sale Price YTD	150,000	166,000	159,500	173,250	175,000
Average Days on Market / YTD	81 / 81	84 / 84	73 / 73	81 / 81	92 / 92
Median Days on Market / YTD	76 / 76	76 / 76	60 / 60	69 / 69	77 / 77
Average Days on Market (Cum.) / YTD	143 / 143	120 / 120	121 / 121	119 / 119	141 / 141
Median Days on Market (Cum.) / YTD	122 / 122	95 / 95	85 / 85	80 / 80	120 / 120
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	1,648 / 1,648	1,586 / 1,586	1,635 / 1,635	1,549 / 1,549	1,724 / 1,724
Sales / YTD	704 / 704	954 / 954	804 / 804	557 / 557	564 / 564
Sales to New Listings Ratio / YTD	43% / 43%	60% / 60%	49% / 49%	36% / 36%	33% / 33%
Sales Volume	249,092,167	360,274,781	292,772,946	195,792,465	189,265,628
Sales Volume YTD	249,092,167	360,274,781	292,772,946	195,792,465	189,265,628
Average Sale Price	353,824	377,647	364,145	351,513	335,577
Average Sale Price YTD	353,824	377,647	364,145	351,513	335,577
Median Sale Price	332,500	362,250	340,250	329,700	325,000
Median Sale Price YTD	332,500	362,250	340,250	329,700	325,000
Average Days on Market / YTD	65 / 65	59 / 59	64 / 64	77 / 77	83 / 83
Median Days on Market / YTD	57 / 57	47 / 47	51 / 51	65 / 65	71 / 71
Average Days on Market (Cum.) / YTD	108 / 108	90 / 90	97 / 97	123 / 123	127 / 127
Median Days on Market (Cum.) / YTD	87 / 87	68 / 68	71 / 71	99 / 99	102 / 102
<b>Other<sup>2</sup></b>					
New Listings / YTD	61 / 61	64 / 64	57 / 57	53 / 53	56 / 56
Sales / YTD	16 / 16	33 / 33	23 / 23	23 / 23	11 / 11
Sales to New Listings Ratio / YTD	26% / 26%	52% / 52%	40% / 40%	43% / 43%	20% / 20%
Sales Volume	5,352,300	10,264,201	6,773,442	7,492,600	1,223,000
Sales Volume YTD	5,352,300	10,264,201	6,773,442	7,492,600	1,223,000
Average Sale Price	334,519	311,036	294,497	325,765	111,182
Average Sale Price YTD	334,519	311,036	294,497	325,765	111,182
Median Sale Price	93,500	250,000	195,000	215,000	52,500
Median Sale Price YTD	93,500	250,000	195,000	215,000	52,500
Average Days on Market / YTD	64 / 64	63 / 63	111 / 111	110 / 110	73 / 73
Median Days on Market / YTD	59 / 59	47 / 47	89 / 89	91 / 91	45 / 45
Average Days on Market (Cum.) / YTD	93 / 93	95 / 95	197 / 197	125 / 125	110 / 110
Median Days on Market (Cum.) / YTD	80 / 80	65 / 65	112 / 112	120 / 120	96 / 96

<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.

## City of Edmonton

January 2023

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	10 / 10	9 / 9	8 / 8	5 / 5	11 / 11
Sales / YTD	1 / 1	3 / 3	0 / 0	0 / 0	4 / 4
Sales to New Listings Ratio / YTD	10% / 10%	33% / 33%	0% / 0%	0% / 0%	36% / 36%
Sales Volume	1,725,000	4,835,000	0	0	3,352,799
Sales Volume YTD	1,725,000	4,835,000	0	0	3,352,799
Average Sale Price	1,725,000	1,611,667	0	0	838,200
Average Sale Price YTD	1,725,000	1,611,667	0	0	838,200
Median Sale Price	1,725,000	570,000	0	0	898,381
Median Sale Price YTD	1,725,000	570,000	0	0	898,381
Average Days on Market / YTD	759 / 759	315 / 315	0 / 0	0 / 0	653 / 653
Median Days on Market / YTD	759 / 759	318 / 318	0 / 0	0 / 0	843 / 843
Average Days on Market (Cum.) / YTD	759 / 759	315 / 315	0 / 0	0 / 0	653 / 653
Median Days on Market (Cum.) / YTD	759 / 759	318 / 318	0 / 0	0 / 0	843 / 843
<b>Investment</b>					
New Listings / YTD	21 / 21	17 / 17	11 / 11	11 / 11	14 / 14
Sales / YTD	5 / 5	8 / 8	1 / 1	3 / 3	3 / 3
Sales to New Listings Ratio / YTD	24% / 24%	47% / 47%	9% / 9%	27% / 27%	21% / 21%
Sales Volume	3,195,000	5,181,280	1,030,000	6,500,000	2,698,000
Sales Volume YTD	3,195,000	5,181,280	1,030,000	6,500,000	2,698,000
Average Sale Price	639,000	647,660	1,030,000	2,166,667	899,333
Average Sale Price YTD	639,000	647,660	1,030,000	2,166,667	899,333
Median Sale Price	600,000	284,000	1,030,000	2,200,000	1,050,000
Median Sale Price YTD	600,000	284,000	1,030,000	2,200,000	1,050,000
Average Days on Market / YTD	85 / 85	99 / 99	239 / 239	170 / 170	93 / 93
Median Days on Market / YTD	72 / 72	67 / 67	239 / 239	99 / 99	75 / 75
Average Days on Market (Cum.) / YTD	104 / 104	99 / 99	239 / 239	170 / 170	191 / 191
Median Days on Market (Cum.) / YTD	101 / 101	67 / 67	239 / 239	99 / 99	168 / 168
<b>Multi Family</b>					
New Listings / YTD	9 / 9	6 / 6	15 / 15	4 / 4	10 / 10
Sales / YTD	2 / 2	1 / 1	10 / 10	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	22% / 22%	17% / 17%	67% / 67%	25% / 25%	30% / 30%
Sales Volume	1,770,000	1,785,000	14,892,500	1,150,000	2,900,000
Sales Volume YTD	1,770,000	1,785,000	14,892,500	1,150,000	2,900,000
Average Sale Price	885,000	1,785,000	1,489,250	1,150,000	966,667
Average Sale Price YTD	885,000	1,785,000	1,489,250	1,150,000	966,667
Median Sale Price	885,000	1,785,000	1,425,000	1,150,000	690,000
Median Sale Price YTD	885,000	1,785,000	1,425,000	1,150,000	690,000
Average Days on Market / YTD	44 / 44	39 / 39	180 / 180	364 / 364	128 / 128
Median Days on Market / YTD	44 / 44	39 / 39	110 / 110	364 / 364	135 / 135
Average Days on Market (Cum.) / YTD	44 / 44	224 / 224	204 / 204	364 / 364	128 / 128
Median Days on Market (Cum.) / YTD	44 / 44	224 / 224	110 / 110	364 / 364	135 / 135
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	1 / 1	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

## City of Edmonton

January 2023

	2023	2022	2021	2020	2019
<b>Business</b>					
New Listings / YTD	18 / 18	14 / 14	4 / 4	15 / 15	15 / 15
Sales / YTD	1 / 1	3 / 3	2 / 2	3 / 3	2 / 2
Sales to New Listings Ratio / YTD	6% / 6%	21% / 21%	50% / 50%	20% / 20%	13% / 13%
Sales Volume	180,000	1,052,000	1,025,000	283,800	218,000
Sales Volume YTD	180,000	1,052,000	1,025,000	283,800	218,000
Average Sale Price	180,000	350,667	512,500	94,600	109,000
Average Sale Price YTD	180,000	350,667	512,500	94,600	109,000
Median Sale Price	180,000	315,000	512,500	100,000	109,000
Median Sale Price YTD	180,000	315,000	512,500	100,000	109,000
Average Days on Market / YTD	128 / 128	307 / 307	271 / 271	75 / 75	190 / 190
Median Days on Market / YTD	128 / 128	313 / 313	271 / 271	50 / 50	190 / 190
Average Days on Market (Cum.) / YTD	221 / 221	307 / 307	271 / 271	75 / 75	190 / 190
Median Days on Market (Cum.) / YTD	221 / 221	313 / 313	271 / 271	50 / 50	190 / 190
<b>Lease</b>					
New Listings / YTD	14 / 14	18 / 18	12 / 12	17 / 17	18 / 18
Sales / YTD	5 / 5	5 / 5	1 / 1	2 / 2	4 / 4
Sales to New Listings Ratio / YTD	36% / 36%	28% / 28%	8% / 8%	12% / 12%	22% / 22%
Sales Volume	906,129	742,896	67,200	208,590	162,960
Sales Volume YTD	906,129	742,896	67,200	208,590	162,960
Average Sale Price	181,226	148,579	67,200	104,295	40,740
Average Sale Price YTD	181,226	148,579	67,200	104,295	40,740
Median Sale Price	82,800	143,820	67,200	104,295	22,950
Median Sale Price YTD	82,800	143,820	67,200	104,295	22,950
Average Days on Market / YTD	258 / 258	103 / 103	207 / 207	140 / 140	103 / 103
Median Days on Market / YTD	170 / 170	94 / 94	207 / 207	140 / 140	81 / 81
Average Days on Market (Cum.) / YTD	258 / 258	103 / 103	207 / 207	140 / 140	103 / 103
Median Days on Market (Cum.) / YTD	170 / 170	94 / 94	207 / 207	140 / 140	81 / 81
<b>Farms</b>					
New Listings / YTD	1 / 1	0 / 0	1 / 1	1 / 1	3 / 3
Sales / YTD	0 / 0	0 / 0	1 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	100% / 100%	0% / 0%	0% / 0%
Sales Volume	0	0	1,448,000	0	0
Sales Volume YTD	0	0	1,448,000	0	0
Average Sale Price	0	0	1,448,000	0	0
Average Sale Price YTD	0	0	1,448,000	0	0
Median Sale Price	0	0	1,448,000	0	0
Median Sale Price YTD	0	0	1,448,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	320 / 320	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	320 / 320	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	320 / 320	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	320 / 320	0 / 0	0 / 0
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	73 / 73	64 / 64	52 / 52	54 / 54	71 / 71
Sales / YTD	14 / 14	20 / 20	15 / 15	9 / 9	16 / 16
Sales to New Listings Ratio / YTD	19% / 19%	31% / 31%	29% / 29%	17% / 17%	23% / 23%
Sales Volume	7,776,129	13,596,176	18,462,700	8,142,390	9,331,759
Sales Volume YTD	7,776,129	13,596,176	18,462,700	8,142,390	9,331,759
Average Sale Price	555,438	679,809	1,230,847	904,710	583,235
Average Sale Price YTD	555,438	679,809	1,230,847	904,710	583,235
Median Sale Price	481,399	281,500	1,215,000	196,650	460,000
Median Sale Price YTD	481,399	281,500	1,215,000	196,650	460,000
Average Days on Market / YTD	192 / 192	160 / 160	207 / 207	153 / 153	254 / 254
Median Days on Market / YTD	115 / 115	99 / 99	207 / 207	100 / 100	128 / 128
Average Days on Market (Cum.) / YTD	206 / 206	170 / 170	223 / 223	153 / 153	273 / 273
Median Days on Market (Cum.) / YTD	140 / 140	104 / 104	207 / 207	100 / 100	152 / 152

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



January 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	24	34	22	24	34	22
	Average	464,550	407,803	437,304	464,550	407,803	437,304
	Median	419,950	352,500	372,250	419,950	352,500	372,250
<b>North Central</b>	Sales	77	103	100	77	103	100
	Average	391,756	389,523	374,843	391,756	389,523	374,843
	Median	355,500	355,000	374,750	355,500	355,000	374,750
<b>Northeast</b>	Sales	34	32	26	34	32	26
	Average	337,140	344,815	299,808	337,140	344,815	299,808
	Median	297,250	307,000	267,950	297,250	307,000	267,950
<b>Central</b>	Sales	14	23	23	14	23	23
	Average	264,813	264,688	241,185	264,813	264,688	241,185
	Median	247,500	265,000	245,000	247,500	265,000	245,000
<b>West</b>	Sales	37	50	41	37	50	41
	Average	534,633	493,238	521,580	534,633	493,238	521,580
	Median	413,000	394,250	420,000	413,000	394,250	420,000
<b>Southwest</b>	Sales	35	76	66	35	76	66
	Average	537,239	521,212	547,871	537,239	521,212	547,871
	Median	475,000	466,250	474,000	475,000	466,250	474,000
<b>Southeast</b>	Sales	72	108	87	72	108	87
	Average	396,754	428,974	384,586	396,754	428,974	384,586
	Median	365,000	397,500	361,500	365,000	397,500	361,500
<b>Anthony Henday</b>	Sales	94	150	129	94	150	129
	Average	533,606	522,535	491,027	533,606	522,535	491,027
	Median	497,750	505,500	446,900	497,750	505,500	446,900
<b>City of Edmonton Total</b>	Sales	387	576	494	387	576	494
	Average	449,082	451,548	434,804	449,082	451,548	434,804
	Median	422,000	419,000	395,000	422,000	419,000	395,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	4	8	6	4	8	6
	Average	n/a	396,849	352,083	n/a	396,849	352,083
	Median	n/a	391,500	355,000	n/a	391,500	355,000
<b>North Central</b>	Sales	13	16	19	13	16	19
	Average	296,900	330,297	290,658	296,900	330,297	290,658
	Median	310,000	345,750	280,000	310,000	345,750	280,000
<b>Northeast</b>	Sales	3	2	2	3	2	2
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>Central</b>	Sales	0	2	4	0	2	4
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>West</b>	Sales	2	1	3	2	1	3
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>Southwest</b>	Sales	9	12	9	9	12	9
	Average	460,917	540,833	478,143	460,917	540,833	478,143
	Median	403,000	524,500	549,900	403,000	524,500	549,900
<b>Southeast</b>	Sales	19	23	12	19	23	12
	Average	349,000	368,152	339,950	349,000	368,152	339,950
	Median	362,000	345,000	311,000	362,000	345,000	311,000
<b>Anthony Henday</b>	Sales	18	52	31	18	52	31
	Average	399,444	366,936	393,816	399,444	366,936	393,816
	Median	380,000	369,000	355,000	380,000	369,000	355,000
<b>City of Edmonton Total</b>	Sales	68	116	86	68	116	86
	Average	359,488	378,790	355,444	359,488	378,790	355,444
	Median	349,500	365,000	334,750	349,500	365,000	334,750

n/a = insufficient data

## January 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Northwest</b>	Sales	4	0	4	4	0	4
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>North Central</b>	Sales	29	23	22	29	23	22
	Average	214,745	230,435	218,884	214,745	230,435	218,884
	Median	198,000	245,000	248,750	198,000	245,000	248,750
<b>Northeast</b>	Sales	5	17	5	5	17	5
	Average	164,800	164,176	151,200	164,800	164,176	151,200
	Median	141,000	167,000	134,000	141,000	167,000	134,000
<b>Central</b>	Sales	1	0	2	1	0	2
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
<b>West</b>	Sales	12	15	11	12	15	11
	Average	185,583	222,500	184,091	185,583	222,500	184,091
	Median	142,000	182,000	190,000	142,000	182,000	190,000
<b>Southwest</b>	Sales	13	16	12	13	16	12
	Average	248,038	224,988	244,208	248,038	224,988	244,208
	Median	241,000	232,500	230,000	241,000	232,500	230,000
<b>Southeast</b>	Sales	25	24	23	25	24	23
	Average	185,170	219,059	212,672	185,170	219,059	212,672
	Median	155,000	206,750	179,900	155,000	206,750	179,900
<b>Anthony Henday</b>	Sales	31	36	35	31	36	35
	Average	329,527	307,106	285,490	329,527	307,106	285,490
	Median	332,000	292,500	290,000	332,000	292,500	290,000
<b>City of Edmonton Total</b>	Sales	120	131	114	120	131	114
	Average	240,538	239,248	239,795	240,538	239,248	239,795
	Median	237,500	225,000	244,250	237,500	225,000	244,250
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	5	1	2	5	1	2
	Average	91,400	n/a	n/a	91,400	n/a	n/a
	Median	82,000	n/a	n/a	82,000	n/a	n/a
<b>North Central</b>	Sales	13	12	8	13	12	8
	Average	144,692	156,292	154,840	144,692	156,292	154,840
	Median	146,000	178,500	154,944	146,000	178,500	154,944
<b>Northeast</b>	Sales	13	10	6	13	10	6
	Average	109,362	123,420	93,481	109,362	123,420	93,481
	Median	113,800	132,500	80,694	113,800	132,500	80,694
<b>Central</b>	Sales	28	33	31	28	33	31
	Average	236,393	245,288	236,956	236,393	245,288	236,956
	Median	188,000	166,000	183,500	188,000	166,000	183,500
<b>West</b>	Sales	11	14	11	11	14	11
	Average	127,932	138,913	126,864	127,932	138,913	126,864
	Median	140,000	145,000	125,000	140,000	145,000	125,000
<b>Southwest</b>	Sales	13	25	23	13	25	23
	Average	171,715	203,736	185,633	171,715	203,736	185,633
	Median	126,000	183,900	180,000	126,000	183,900	180,000
<b>Southeast</b>	Sales	18	16	13	18	16	13
	Average	147,656	169,365	154,019	147,656	169,365	154,019
	Median	156,000	166,499	152,500	156,000	166,499	152,500
<b>Anthony Henday</b>	Sales	28	20	16	28	20	16
	Average	189,707	194,799	178,219	189,707	194,799	178,219
	Median	179,500	180,500	175,250	179,500	180,500	175,250
<b>City of Edmonton Total</b>	Sales	129	131	110	129	131	110
	Average	170,448	190,093	182,501	170,448	190,093	182,501
	Median	150,000	166,000	159,500	150,000	166,000	159,500

n/a = insufficient data

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

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		Listed	Sold	Listed	Sold
2019	January	1,724	564	71	16
	February	1,702	698	64	10
	March	2,142	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,143	1,239	34	15
	July	2,126	1,297	71	15
	August	2,108	1,087	50	12
	September	1,930	948	63	15
	October	1,695	912	57	15
	November	1,287	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	1,549	557	54	9
	February	1,723	718	60	15
	March	1,888	793	67	11
	April	1,268	507	33	6
	May	2,034	760	59	7
	June	2,511	1,341	74	17
	July	2,215	1,486	60	11
	August	2,038	1,230	41	13
	September	2,085	1,260	55	9
	October	1,986	1,139	29	15
	November	1,362	992	55	12
	December	924	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	1,830	1,047	49	15
	March	2,825	1,596	54	17
	April	3,064	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,462	1,493	48	17
	August	2,295	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	1,007	938	53	25
	<b>Total</b>	<b>26,837</b>	<b>16,697</b>	<b>597</b>	<b>189</b>
2022	January	1,586	954	64	20
	February	2,167	1,634	69	25
	March	3,075	2,311	67	21
	April	3,333	2,017	67	18
	May	3,396	1,927	65	19
	June	3,059	1,780	63	17
	July	2,584	1,338	71	17
	August	2,313	1,216	75	15
	September	2,272	1,083	66	12
	October	1,869	1,027	65	5
	November	1,448	886	74	18
	December	898	697	57	14
	<b>Total</b>	<b>28,000</b>	<b>16,870</b>	<b>803</b>	<b>201</b>
2023	January	1,648	704	73	14
	<b>Total</b>	<b>1,648</b>	<b>704</b>	<b>73</b>	<b>14</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 and is either revenue producing or 40 or more acres in size.

# Residential Average Sale Price by Type

## City of Edmonton

January 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	501,429	368,548	260,728	185,129	412,303
	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	459,590	363,018	236,869	190,761	365,927
	December	460,183	345,013	234,428	173,616	350,818
	YTD Average	492,815	379,530	256,240	193,003	395,869
2023	January	449,082	359,488	240,538	170,448	353,824

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

## January 2023

	2023	2022	2021	2020	2019
<b>Edmonton City Monthly</b>					
New Listings	1,782	1,714	1,744	1,656	1,851
Sales	734	1,007	842	589	591
Sales Volume	262,220,596	384,135,158	318,009,088	211,427,455	199,820,387
<b>Edmonton City Year to Date</b>					
New Listings	1,782	1,714	1,744	1,656	1,851
Sales	734	1,007	842	589	591
Sales Volume	262,220,596	384,135,158	318,009,088	211,427,455	199,820,387
<b>Edmonton City Month End Active Inventory</b>					
Residential	3,837	3,510	3,943	4,329	4,758
Commercial	457	371	355	399	383
TOTAL	4,545	4,085	4,512	4,949	5,387
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	2,564	2,335	2,637	2,483	2,815
Sales	1,054	1,430	1,299	855	858
Sales Volume	386,048,215	563,821,198	509,905,127	322,370,748	295,680,759
<b>Greater Edmonton Area Year to Date</b>					
New Listings	2,564	2,335	2,637	2,483	2,815
Sales	1,054	1,430	1,299	855	858
Sales Volume	386,048,215	563,821,198	509,905,127	322,370,748	295,680,759
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,199	4,613	5,532	6,491	7,163
Commercial	778	657	693	738	731
TOTAL	6,527	5,808	6,816	7,877	8,648
<hr/>					
<b>Total Board Monthly</b>					
New Listings	2,922	2,667	3,051	2,889	3,285
Sales	1,179	1,610	1,511	969	984
Sales Volume	414,099,090	607,173,115	563,628,832	344,676,348	325,106,959
<b>Total Board Year to Date</b>					
New Listings	2,922	2,667	3,051	2,889	3,285
Sales	1,179	1,610	1,511	969	984
Sales Volume	414,099,090	607,173,115	563,628,832	344,676,348	325,106,959

**Total Board  
January 2023**

	2023	2022	2021	2020	2019
<b>Detached</b>					
New Listings / YTD	1,510 / 1,510	1,269 / 1,269	1,610 / 1,610	1,615 / 1,615	1,855 / 1,855
Sales / YTD	675 / 675	969 / 969	979 / 979	597 / 597	603 / 603
Sales to New Listings Ratio / YTD	45% / 45%	76% / 76%	61% / 61%	37% / 37%	33% / 33%
Sales Volume	286,502,646	425,495,755	411,888,493	239,114,663	230,172,245
Sales Volume YTD	286,502,646	425,495,755	411,888,493	239,114,663	230,172,245
<b>Semi-detached</b>					
New Listings / YTD	235 / 235	236 / 236	269 / 269	254 / 254	297 / 297
Sales / YTD	100 / 100	163 / 163	129 / 129	89 / 89	103 / 103
Sales to New Listings Ratio / YTD	43% / 43%	69% / 69%	48% / 48%	35% / 35%	35% / 35%
Sales Volume	35,508,582	60,591,338	43,929,284	29,323,969	32,292,647
Sales Volume YTD	35,508,582	60,591,338	43,929,284	29,323,969	32,292,647
<b>Row/Townhouse</b>					
New Listings / YTD	269 / 269	299 / 299	303 / 303	267 / 267	286 / 286
Sales / YTD	149 / 149	161 / 161	142 / 142	85 / 85	91 / 91
Sales to New Listings Ratio / YTD	55% / 55%	54% / 54%	47% / 47%	32% / 32%	32% / 32%
Sales Volume	36,811,073	39,023,224	34,199,981	18,770,256	21,626,726
Sales Volume YTD	36,811,073	39,023,224	34,199,981	18,770,256	21,626,726
<b>Apartment Condominium</b>					
New Listings / YTD	503 / 503	516 / 516	526 / 526	405 / 405	454 / 454
Sales / YTD	155 / 155	163 / 163	128 / 128	106 / 106	120 / 120
Sales to New Listings Ratio / YTD	31% / 31%	32% / 32%	24% / 24%	26% / 26%	26% / 26%
Sales Volume	29,392,750	30,933,292	23,582,842	20,910,281	23,773,750
Sales Volume YTD	29,392,750	30,933,292	23,582,842	20,910,281	23,773,750
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,517 / 2,517	2,320 / 2,320	2,708 / 2,708	2,541 / 2,541	2,892 / 2,892
Sales / YTD	1,079 / 1,079	1,456 / 1,456	1,378 / 1,378	877 / 877	917 / 917
Sales to New Listings Ratio / YTD	43% / 43%	63% / 63%	51% / 51%	35% / 35%	32% / 32%
Sales Volume	388,215,051	556,043,609	513,600,600	308,119,169	307,865,368
Sales Volume YTD	388,215,051	556,043,609	513,600,600	308,119,169	307,865,368
<b>Other<sup>2</sup></b>					
New Listings / YTD	221 / 221	205 / 205	201 / 201	191 / 191	209 / 209
Sales / YTD	66 / 66	105 / 105	93 / 93	67 / 67	40 / 40
Sales to New Listings Ratio / YTD	30% / 30%	51% / 51%	46% / 46%	35% / 35%	19% / 19%
Sales Volume	13,281,242	27,887,203	19,992,642	18,303,314	4,620,800
Sales Volume YTD	13,281,242	27,887,203	19,992,642	18,303,314	4,620,800

<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

### Total Board January 2023

	2023	2022	2021	2020	2019
<b>Land</b>					
New Listings / YTD	19 / 19	32 / 32	19 / 19	21 / 21	43 / 43
Sales / YTD	1 / 1	7 / 7	1 / 1	1 / 1	4 / 4
Sales to New Listings Ratio / YTD	5% / 5%	22% / 22%	5% / 5%	5% / 5%	9% / 9%
Sales Volume	1,725,000	5,487,999	160,000	20,000	3,352,799
Sales Volume YTD	1,725,000	5,487,999	160,000	20,000	3,352,799
<b>Investment</b>					
New Listings / YTD	48 / 48	35 / 35	36 / 36	43 / 43	40 / 40
Sales / YTD	8 / 8	13 / 13	7 / 7	6 / 6	6 / 6
Sales to New Listings Ratio / YTD	17% / 17%	37% / 37%	19% / 19%	14% / 14%	15% / 15%
Sales Volume	3,626,000	8,095,780	5,190,000	8,015,000	4,935,000
Sales Volume YTD	3,626,000	8,095,780	5,190,000	8,015,000	4,935,000
<b>Multi Family</b>					
New Listings / YTD	17 / 17	12 / 12	16 / 16	4 / 4	17 / 17
Sales / YTD	5 / 5	3 / 3	11 / 11	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	29% / 29%	25% / 25%	69% / 69%	25% / 25%	18% / 18%
Sales Volume	2,735,000	2,730,500	16,692,500	1,150,000	2,900,000
Sales Volume YTD	2,735,000	2,730,500	16,692,500	1,150,000	2,900,000
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	0 / 0	1 / 1	1 / 1	0 / 0
Sales / YTD	0 / 0	1 / 1	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	460,000	0	0	0
Sales Volume YTD	0	460,000	0	0	0
<b>Business</b>					
New Listings / YTD	36 / 36	23 / 23	10 / 10	25 / 25	28 / 28
Sales / YTD	2 / 2	5 / 5	2 / 2	7 / 7	4 / 4
Sales to New Listings Ratio / YTD	6% / 6%	22% / 22%	20% / 20%	28% / 28%	14% / 14%
Sales Volume	300,000	1,177,000	1,025,000	1,151,300	303,900
Sales Volume YTD	300,000	1,177,000	1,025,000	1,151,300	303,900
<b>Lease</b>					
New Listings / YTD	42 / 42	27 / 27	31 / 31	32 / 32	30 / 30
Sales / YTD	14 / 14	8 / 8	5 / 5	4 / 4	7 / 7
Sales to New Listings Ratio / YTD	33% / 33%	30% / 30%	16% / 16%	13% / 13%	23% / 23%
Sales Volume	2,746,297	1,263,524	478,198	444,565	284,092
Sales Volume YTD	2,746,297	1,263,524	478,198	444,565	284,092
<b>Farms</b>					
New Listings / YTD	21 / 21	13 / 13	27 / 27	30 / 30	26 / 26
Sales / YTD	3 / 3	12 / 12	14 / 14	6 / 6	3 / 3
Sales to New Listings Ratio / YTD	14% / 14%	92% / 92%	52% / 52%	20% / 20%	12% / 12%
Sales Volume	1,343,500	4,027,500	6,489,892	7,473,000	845,000
Sales Volume YTD	1,343,500	4,027,500	6,489,892	7,473,000	845,000
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	184 / 184	142 / 142	142 / 142	157 / 157	184 / 184
Sales / YTD	34 / 34	49 / 49	40 / 40	25 / 25	27 / 27
Sales to New Listings Ratio / YTD	18% / 18%	35% / 35%	28% / 28%	16% / 16%	15% / 15%
Sales Volume	12,602,797	23,242,303	30,035,590	18,253,865	12,620,791
Sales Volume YTD	12,602,797	23,242,303	30,035,590	18,253,865	12,620,791

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

January 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Barrhead</b>	Sales	1	3	4	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
<b>Beaumont</b>	Sales	12	28	37	12	28	37
	Sales Volume	5,323,000	13,984,190	16,433,349	5,323,000	13,984,190	16,433,349
	Average Price	443,583	499,435	444,145	443,583	499,435	444,145
	Median Price	406,000	505,000	480,000	406,000	505,000	480,000
<b>Bonnyville</b>	Sales	6	9	11	6	9	11
	Sales Volume	1,330,000	3,276,950	3,467,700	1,330,000	3,276,950	3,467,700
	Average Price	221,667	364,106	315,245	221,667	364,106	315,245
	Median Price	196,250	350,000	275,000	196,250	350,000	275,000
<b>Cold Lake</b>	Sales	9	23	18	9	23	18
	Sales Volume	2,828,000	5,176,050	4,903,800	2,828,000	5,176,050	4,903,800
	Average Price	314,222	225,046	272,433	314,222	225,046	272,433
	Median Price	295,000	202,000	237,000	295,000	202,000	237,000
<b>Devon</b>	Sales	4	8	5	4	8	5
	Sales Volume	n/a	2,651,500	1,434,700	n/a	2,651,500	1,434,700
	Average Price	n/a	331,438	286,940	n/a	331,438	286,940
	Median Price	n/a	311,750	319,000	n/a	311,750	319,000
<b>Drayton Valley</b>	Sales	6	5	9	6	5	9
	Sales Volume	1,185,000	1,144,700	1,778,000	1,185,000	1,144,700	1,778,000
	Average Price	197,500	228,940	197,556	197,500	228,940	197,556
	Median Price	194,250	212,000	190,000	194,250	212,000	190,000
<b>Fort Saskatchewan</b>	Det. Sales	17	20	26	17	20	26
	Det. Average Price	457,869	429,760	391,148	457,869	429,760	391,148
	Det. Median Price	441,800	421,000	384,375	441,800	421,000	384,375
	Apt. Sales	3	2	0	3	2	0
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	11,908,666	11,499,400	12,859,738	11,908,666	11,499,400	12,859,738
<b>Gibbons</b>	Sales	5	3	3	5	3	3
	Sales Volume	1,614,000	n/a	n/a	1,614,000	n/a	n/a
	Average Price	322,800	n/a	n/a	322,800	n/a	n/a
	Median Price	321,000	n/a	n/a	321,000	n/a	n/a
<b>Leduc</b>	Det. Sales	24	35	30	24	35	30
	Det. Average Price	437,152	416,264	360,308	437,152	416,264	360,308
	Det. Median Price	403,300	397,000	353,000	403,300	397,000	353,000
	Apt. Sales	0	0	1	0	0	1
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	12,145,650	17,992,517	13,407,000	12,145,650	17,992,517	13,407,000

n/a = insufficient data

<sup>1</sup> Residential includes Det., Semi-Det., Row/Townhouse, and Apt. Apt.minium



January 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Morinville</b>	Sales	4	11	12	4	11	12
	Sales Volume	n/a	3,825,400	4,119,400	n/a	3,825,400	4,119,400
	Average Price	n/a	347,764	343,283	n/a	347,764	343,283
	Median Price	n/a	310,000	304,000	n/a	310,000	304,000
<b>Sherwood Park</b>	Det. Sales	32	35	53	32	35	53
	Det. Average Price	454,344	462,086	438,305	454,344	462,086	438,305
	Det. Median Price	435,000	459,707	430,000	435,000	459,707	430,000
	Apt. Sales	6	10	4	6	10	4
	Apt. Average Price	288,000	258,800	n/a	288,000	258,800	n/a
	Apt. Median Price	299,000	249,250	n/a	299,000	249,250	n/a
	Total Sales Volume	20,692,552	23,132,407	27,920,793	20,692,552	23,132,407	27,920,793
<b>Spruce Grove</b>	Det. Sales	25	38	22	25	38	22
	Det. Average Price	446,020	438,942	379,555	446,020	438,942	379,555
	Det. Median Price	428,000	414,750	356,250	428,000	414,750	356,250
	Apt. Sales	5	5	3	5	5	3
	Apt. Average Price	155,600	116,000	n/a	155,600	116,000	n/a
	Apt. Median Price	165,000	106,000	n/a	165,000	106,000	n/a
	Total Sales Volume	15,895,998	21,271,849	12,204,882	15,895,998	21,271,849	12,204,882
<b>St. Albert</b>	Det. Sales	25	35	44	25	35	44
	Det. Average Price	460,163	484,502	470,247	460,163	484,502	470,247
	Det. Median Price	429,000	512,500	448,025	429,000	512,500	448,025
	Apt. Sales	9	2	4	9	2	4
	Apt. Average Price	400,389	n/a	n/a	400,389	n/a	n/a
	Apt. Median Price	207,000	n/a	n/a	207,000	n/a	n/a
	Total Sales Volume	18,583,418	20,670,458	25,360,338	18,583,418	20,670,458	25,360,338
<b>St. Paul</b>	Sales	6	6	18	6	6	18
	Sales Volume	1,937,000	1,168,500	4,561,200	1,937,000	1,168,500	4,561,200
	Average Price	322,833	194,750	253,400	322,833	194,750	253,400
	Median Price	260,000	211,250	263,000	260,000	211,250	263,000
<b>Stony Plain</b>	Sales	14	30	21	14	30	21
	Sales Volume	5,559,500	10,308,112	5,814,049	5,559,500	10,308,112	5,814,049
	Average Price	397,107	343,604	276,859	397,107	343,604	276,859
	Median Price	299,500	319,856	292,500	299,500	319,856	292,500
<b>Vegreville</b>	Sales	1	3	5	1	3	5
	Sales Volume	n/a	n/a	1,068,400	n/a	n/a	1,068,400
	Average Price	n/a	n/a	213,680	n/a	n/a	213,680
	Median Price	n/a	n/a	199,000	n/a	n/a	199,000
<b>Westlock</b>	Sales	6	10	5	6	10	5
	Sales Volume	1,586,500	2,515,950	969,500	1,586,500	2,515,950	969,500
	Average Price	264,417	251,595	193,900	264,417	251,595	193,900
	Median Price	240,250	215,500	173,000	240,250	215,500	173,000
<b>Wetaskiwin</b>	Sales	5	14	10	5	14	10
	Sales Volume	791,500	3,424,700	2,252,000	791,500	3,424,700	2,252,000
	Average Price	158,300	244,621	225,200	158,300	244,621	225,200
	Median Price	145,000	194,950	250,000	145,000	194,950	250,000

n/a = insufficient data

<sup>1</sup> Residential includes Det., Semi-Det., Row/Townhouse, and Apt. Apts.

January 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	2	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	1	4	0	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	2	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	1	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	1	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	3	1	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

January 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	7	2	7	7	2	7
	Sales Volume	1,187,500	n/a	1,934,500	1,187,500	n/a	1,934,500
<b>Bonnyville M.D.</b>	Sales	6	14	14	6	14	14
	Sales Volume	1,330,000	5,124,850	3,836,200	1,330,000	5,124,850	3,836,200
<b>Lac la Biche County</b>	Sales	0	3	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	1	1	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	4	13	26	4	13	26
	Sales Volume	n/a	8,683,000	16,633,892	n/a	8,683,000	16,633,892
<b>Parkland County</b>	Sales	23	26	32	23	26	32
	Sales Volume	9,016,342	10,291,391	15,335,200	9,016,342	10,291,391	15,335,200
<b>Smoky Lake County</b>	Sales	1	4	1	1	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	9	7	20	9	7	20
	Sales Volume	2,640,500	1,348,500	4,744,100	2,640,500	1,348,500	4,744,100
<b>Strathcona County</b>	Sales	7	19	31	7	19	31
	Sales Volume	3,421,800	17,318,388	18,544,300	3,421,800	17,318,388	18,544,300
<b>Sturgeon County</b>	Sales	11	17	22	11	17	22
	Sales Volume	6,579,500	9,118,300	12,926,000	6,579,500	9,118,300	12,926,000
<b>Thorhild County</b>	Sales	4	3	4	4	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	4	3	2	4	3	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