

Media Release

Spring Market Has Sprung As Edmonton Sees Month-Over-Month Growth

Edmonton, April 4, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for March 2023 decreased 44.6% compared to March 2022 but saw an increase of 42.1% from February 2023. New residential listings were down 22% year-over-year from March 2022, while also noting an increase of 32.3% from February 2023. Overall inventory in the GEA was up 22.1% from March of last year, and up 11.8% from the previous month.

For March, detached unit sales were down 47.5% from March 2022, but saw an increase of 48.4% from February 2023 at 1076. Semi-detached unit sales were down 58.2% year-over-year but increased by 20.7% from February 2023. Row/Townhouse unit sales also decreased 45% year-over-year and increased 49.2% month-over-month. Apartment Condominium unit sales saw a decrease of 19% from March 2022 but increased 30.1% from the previous month.

Total residential average prices hit \$390,063, a 9.5% decrease from March 2022, and an increase of 5.6% from February 2023. Detached homes averaged \$485,739, a 6.4% year-over-year decrease and a 5.7% increase from February 2023. Semi-detached sold for an average of \$365,455, resulting in a small 4.1% decrease year-over-year, but saw an increase of 2.2% from the previous month. Row/townhouse prices were down 7.4% from March 2022 and 1.4% month-over-month, selling at \$247,796. Apartment Condominium average prices hit \$192,746, showing an increase of 2.9% from last month, and a decrease of 5.2% from March 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$377,900, resulting in an increase of 1.7% from February 2023, but a decrease of 7.8% from March 2022.

“We continue to see market activity pick up as the days begin to warm up as average prices and days on market continue to improve month-over-month,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “I think it’s safe to say that the spring market is here and in full force”.

Detached homes averaged 46 days on the market, an eight-day decrease from February 2023. Semi-detached homes averaged 39 days on the market, decreasing 17 days from the previous month, with row/townhouses averaging 52 days on the market, a decrease of eight days month-over-month. Apartment condominiums averaged 60 days on market, showing a decrease of five days from February 2023. Overall, all residential listings averaged 49 days on the market, increasing by 15 days year-over-year and dropping eight days from February 2023.

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Review these statistics and more at www.realtorsofedmonton.com.

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	March 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$429,500	1.8%	-7.7%
Apartment benchmark price	\$183,200	2.5%	-0.5%
Townhouse benchmark price	\$229,600	1.0%	-6.2%
Composite ⁷ benchmark price	\$377,900	1.7%	-7.8%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	March 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$485,739	5.7%	-6.4%
Detached median ³ selling price – month	\$445,000	3.7%	-6.9%
Semi-detached average selling price – month	\$365,455	2.2%	-4.1%
Semi-detached median selling price – month	\$365,000	0.5%	-2.9%
Row/Townhouse average selling price – month	\$247,796	-1.4%	-7.4%
Row/Townhouse median selling price – month	\$232,000	-6.6%	-12.5%
Apartment Condominium average selling price	\$192,746	2.9%	-5.2%
Apartment Condominium median selling price	\$170,000	-1.4%	-4.8%
All-residential ⁴ average selling price	\$390,063	5.6%	-9.5%
All-residential median selling price	\$370,000	3.8%	-8.0%
# residential listings this month	3,348	29.8%	-22.0%
# residential sales this month	1,834	42.1%	-44.6%
# residential inventory at month end	6,333	11.4%	22.1%
# Total ⁵ MLS® System sales this month	2,184	40.8%	-43.3%
\$ Value Total residential sales this month	\$771,665,124	50.7%	-49.3%
\$ Value of total MLS® System sales – month	\$823,245,028	49.1%	-48.9%
\$ Value of total MLS® System sales - YTD	\$1,786,901,925	85.1%	-46.1%

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, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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***MLS® HPI Benchmark Price**

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an “apples to apples” comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a “typical” home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](http://www.realtorsofedmonton.com) or the [Canadian Real Estate Association website](http://www.crea.ca).

5 Year Residential Activity (Part 1)

Greater Edmonton Area¹

March 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,066 / 4,833	2,575 / 5,319	2,470 / 5,316	1,705 / 4,614	2,087 / 5,186
Sales / YTD	1,076 / 2,380	2,051 / 4,387	1,721 / 3,652	785 / 2,000	806 / 1,920
Sales to New Listings Ratio / YTD	52% / 49%	80% / 82%	70% / 69%	46% / 43%	39% / 37%
Sales Volume	522,655,253	1,064,487,932	821,093,742	326,540,777	356,581,456
Sales Volume YTD	1,117,434,652	2,206,895,275	1,688,104,295	850,502,583	828,293,001
Average Sale Price	485,739	519,009	477,103	415,976	442,409
Average Sale Price YTD	469,510	503,053	462,241	425,251	431,403
Median Sale Price	445,000	477,926	427,500	384,700	395,000
Median Sale Price YTD	433,000	465,000	418,000	385,000	395,000
Average Days on Market / YTD	46 / 53	28 / 38	39 / 47	57 / 67	62 / 70
Median Days on Market / YTD	28 / 35	14 / 18	19 / 25	34 / 45	40 / 51
Average Days on Market (Cum.) / YTD	75 / 87	43 / 57	64 / 75	97 / 108	103 / 113
Median Days on Market (Cum.) / YTD	36 / 56	15 / 20	21 / 29	49 / 75	59 / 83
Semi-detached					
New Listings / YTD	300 / 738	471 / 1,011	436 / 947	310 / 798	354 / 889
Sales / YTD	181 / 431	433 / 876	277 / 589	132 / 326	145 / 350
Sales to New Listings Ratio / YTD	60% / 58%	92% / 87%	64% / 62%	43% / 41%	41% / 39%
Sales Volume	66,147,385	164,934,804	94,580,176	41,906,366	48,246,850
Sales Volume YTD	155,290,156	326,637,563	202,660,565	105,058,021	114,136,457
Average Sale Price	365,455	380,912	341,445	317,472	332,737
Average Sale Price YTD	360,302	372,874	344,076	322,264	326,104
Median Sale Price	365,000	376,000	329,000	313,500	322,000
Median Sale Price YTD	356,000	365,000	329,700	315,000	316,750
Average Days on Market / YTD	39 / 47	28 / 37	41 / 50	67 / 77	69 / 75
Median Days on Market / YTD	25 / 31	15 / 18	21 / 28	43 / 62	46 / 59
Average Days on Market (Cum.) / YTD	60 / 75	39 / 53	66 / 75	125 / 126	113 / 122
Median Days on Market (Cum.) / YTD	27 / 45	15 / 20	24 / 35	77 / 92	75 / 96
Row/Townhouse					
New Listings / YTD	387 / 963	507 / 1,179	466 / 1,097	333 / 887	330 / 884
Sales / YTD	279 / 614	459 / 899	254 / 581	140 / 347	120 / 349
Sales to New Listings Ratio / YTD	72% / 64%	91% / 76%	55% / 53%	42% / 39%	36% / 39%
Sales Volume	69,134,958	122,844,134	62,165,101	31,588,015	27,347,648
Sales Volume YTD	152,802,696	235,592,947	142,420,865	77,409,762	80,174,145
Average Sale Price	247,796	267,634	244,744	225,629	227,897
Average Sale Price YTD	248,864	262,061	245,131	223,083	229,725
Median Sale Price	232,000	265,000	238,500	225,250	215,500
Median Sale Price YTD	239,999	259,000	242,500	213,000	220,000
Average Days on Market / YTD	52 / 57	45 / 51	46 / 56	57 / 66	72 / 82
Median Days on Market / YTD	33 / 39	28 / 34	30 / 36	43 / 50	51 / 59
Average Days on Market (Cum.) / YTD	81 / 89	66 / 80	71 / 82	96 / 111	110 / 118
Median Days on Market (Cum.) / YTD	41 / 54	33 / 43	36 / 50	53 / 79	77 / 98

¹ 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 Area¹
March 2023**

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	595 / 1,591	741 / 1,855	751 / 1,835	449 / 1,318	493 / 1,326
Sales / YTD	298 / 681	368 / 757	251 / 530	141 / 391	160 / 412
Sales to New Listings Ratio / YTD	50% / 43%	50% / 41%	33% / 29%	31% / 30%	32% / 31%
Sales Volume	57,438,285	74,806,520	52,666,391	28,518,949	30,585,323
Sales Volume YTD	129,434,012	148,793,775	107,424,820	77,699,393	82,984,069
Average Sale Price	192,746	203,279	209,826	202,262	191,158
Average Sale Price YTD	190,065	196,557	202,688	198,720	201,418
Median Sale Price	170,000	178,500	186,250	186,400	179,900
Median Sale Price YTD	170,000	175,000	180,000	185,000	185,000
Average Days on Market / YTD	60 / 67	59 / 66	57 / 63	76 / 79	78 / 82
Median Days on Market / YTD	42 / 47	38 / 48	38 / 45	52 / 62	52 / 59
Average Days on Market (Cum.) / YTD	113 / 122	107 / 115	100 / 109	133 / 129	120 / 139
Median Days on Market (Cum.) / YTD	53 / 94	56 / 79	52 / 69	87 / 91	78 / 102
Total Residential²					
New Listings / YTD	3,348 / 8,125	4,294 / 9,364	4,123 / 9,195	2,797 / 7,617	3,264 / 8,285
Sales / YTD	1,834 / 4,106	3,311 / 6,919	2,503 / 5,352	1,198 / 3,064	1,231 / 3,031
Sales to New Listings Ratio / YTD	55% / 51%	77% / 74%	61% / 58%	43% / 40%	38% / 37%
Sales Volume	715,375,881	1,427,073,390	1,030,505,410	428,554,107	462,761,277
Sales Volume YTD	1,554,961,516	2,917,919,560	2,140,610,545	1,110,669,759	1,105,587,672
Average Sale Price	390,063	431,010	411,708	357,725	375,923
Average Sale Price YTD	378,705	421,726	399,965	362,490	364,760
Median Sale Price	370,000	402,000	375,000	342,000	346,000
Median Sale Price YTD	360,000	393,000	370,000	338,375	342,500
Average Days on Market / YTD	49 / 55	34 / 43	42 / 50	60 / 69	66 / 73
Median Days on Market / YTD	30 / 37	17 / 22	22 / 28	39 / 49	44 / 54
Average Days on Market (Cum.) / YTD	81 / 92	53 / 66	68 / 79	104 / 113	107 / 118
Median Days on Market (Cum.) / YTD	38 / 59	18 / 26	25 / 36	56 / 80	64 / 89
Other³					
New Listings / YTD	164 / 431	185 / 428	203 / 467	130 / 375	138 / 381
Sales / YTD	60 / 152	117 / 260	111 / 231	30 / 117	35 / 84
Sales to New Listings Ratio / YTD	37% / 35%	63% / 61%	55% / 49%	23% / 31%	25% / 22%
Sales Volume	13,903,330	32,462,067	27,727,637	6,247,400	9,507,358
Sales Volume YTD	36,040,171	75,928,368	59,706,719	31,124,046	17,436,917
Average Sale Price	231,722	277,454	249,799	208,247	271,639
Average Sale Price YTD	237,106	292,032	258,471	266,017	207,582
Median Sale Price	125,000	205,000	197,000	167,500	245,000
Median Sale Price YTD	126,000	209,825	200,000	167,000	166,705
Average Days on Market / YTD	89 / 88	121 / 107	86 / 115	118 / 181	138 / 131
Median Days on Market / YTD	46 / 53	49 / 59	36 / 64	46 / 81	113 / 92
Average Days on Market (Cum.) / YTD	132 / 132	165 / 146	135 / 194	148 / 228	224 / 196
Median Days on Market (Cum.) / YTD	61 / 84	55 / 75	51 / 92	55 / 148	126 / 134

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

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

³ 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 Area¹
March 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	24 / 57	11 / 43	18 / 43	7 / 23	21 / 57
Sales / YTD	4 / 8	2 / 11	1 / 5	4 / 6	0 / 7
Sales to New Listings Ratio / YTD	17% / 14%	18% / 26%	6% / 12%	57% / 26%	0% / 12%
Sales Volume	5,565,000	4,550,000	525,000	1,939,000	0
Sales Volume YTD	13,103,000	30,882,750	2,658,878	4,589,000	4,837,299
Average Sale Price	1,391,250	2,275,000	525,000	484,750	0
Average Sale Price YTD	1,637,875	2,807,523	531,776	764,833	691,043
Median Sale Price	1,332,500	2,275,000	525,000	425,000	0
Median Sale Price YTD	1,300,000	1,350,000	525,000	625,000	599,283
Average Days on Market / YTD	402 / 354	261 / 247	91 / 550	245 / 443	0 / 416
Median Days on Market / YTD	431 / 309	261 / 253	91 / 685	217 / 286	0 / 188
Average Days on Market (Cum.) / YTD	768 / 537	261 / 349	91 / 550	245 / 443	0 / 416
Median Days on Market (Cum.) / YTD	431 / 309	261 / 253	91 / 685	217 / 286	0 / 188
Investment					
New Listings / YTD	40 / 109	25 / 83	30 / 82	27 / 81	15 / 62
Sales / YTD	4 / 16	9 / 33	9 / 19	3 / 14	2 / 15
Sales to New Listings Ratio / YTD	10% / 15%	36% / 40%	30% / 23%	11% / 17%	13% / 24%
Sales Volume	2,671,000	6,807,200	5,408,910	3,209,300	1,865,000
Sales Volume YTD	9,497,420	27,887,980	10,602,910	14,811,505	12,242,050
Average Sale Price	667,750	756,356	600,990	1,069,767	932,500
Average Sale Price YTD	593,589	845,090	558,048	1,057,965	816,137
Median Sale Price	337,500	485,000	280,000	1,014,300	932,500
Median Sale Price YTD	487,500	453,000	360,000	722,500	747,050
Average Days on Market / YTD	119 / 128	226 / 171	238 / 194	222 / 196	110 / 167
Median Days on Market / YTD	116 / 108	258 / 132	85 / 140	37 / 151	110 / 120
Average Days on Market (Cum.) / YTD	207 / 194	248 / 190	238 / 204	222 / 203	110 / 218
Median Days on Market (Cum.) / YTD	210 / 168	258 / 137	85 / 140	37 / 202	110 / 153
Multi Family					
New Listings / YTD	17 / 32	12 / 35	14 / 31	5 / 13	9 / 27
Sales / YTD	0 / 6	11 / 14	9 / 21	1 / 3	0 / 3
Sales to New Listings Ratio / YTD	0% / 19%	92% / 40%	64% / 68%	20% / 23%	0% / 11%
Sales Volume	0	12,575,000	13,401,500	1,232,000	0
Sales Volume YTD	7,669,000	18,034,000	30,589,000	4,152,000	2,900,000
Average Sale Price	0	1,143,182	1,489,056	1,232,000	0
Average Sale Price YTD	1,278,167	1,288,143	1,456,619	1,384,000	966,667
Median Sale Price	0	1,020,000	1,596,000	1,232,000	0
Median Sale Price YTD	825,000	1,161,500	1,470,000	1,232,000	690,000
Average Days on Market / YTD	0 / 265	92 / 94	231 / 205	170 / 487	0 / 128
Median Days on Market / YTD	0 / 76	53 / 83	71 / 125	170 / 364	0 / 135
Average Days on Market (Cum.) / YTD	0 / 265	130 / 137	250 / 243	170 / 707	0 / 128
Median Days on Market (Cum.) / YTD	0 / 76	113 / 131	132 / 131	170 / 364	0 / 135
Hotel/Motel					
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

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
March 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	26 / 82	27 / 69	21 / 39	27 / 67	40 / 90
Sales / YTD	7 / 13	4 / 14	2 / 4	6 / 16	6 / 10
Sales to New Listings Ratio / YTD	27% / 16%	15% / 20%	10% / 10%	22% / 24%	15% / 11%
Sales Volume	1,482,500	446,500	297,280	1,413,500	1,684,250
Sales Volume YTD	2,281,500	3,506,000	1,322,280	2,964,300	1,988,150
Average Sale Price	211,786	111,625	148,640	235,583	280,708
Average Sale Price YTD	175,500	250,429	330,570	185,269	198,815
Median Sale Price	160,000	109,500	148,640	147,500	219,000
Median Sale Price YTD	120,000	176,500	286,140	142,500	109,000
Average Days on Market / YTD	131 / 117	56 / 153	177 / 224	111 / 118	381 / 302
Median Days on Market / YTD	118 / 102	52 / 104	177 / 248	102 / 102	315 / 215
Average Days on Market (Cum.) / YTD	178 / 171	56 / 153	177 / 224	111 / 126	429 / 330
Median Days on Market (Cum.) / YTD	146 / 146	52 / 104	177 / 248	102 / 111	340 / 215
Lease					
New Listings / YTD	25 / 81	28 / 73	18 / 61	23 / 70	26 / 87
Sales / YTD	9 / 32	7 / 23	10 / 23	5 / 20	7 / 20
Sales to New Listings Ratio / YTD	36% / 40%	25% / 32%	56% / 38%	22% / 29%	27% / 23%
Sales Volume	797,355	711,656	2,235,902	3,307,912	504,468
Sales Volume YTD	5,149,017	3,139,597	3,416,483	8,477,077	1,191,841
Average Sale Price	88,595	101,665	223,590	661,582	72,067
Average Sale Price YTD	160,907	136,504	148,543	423,854	59,592
Median Sale Price	68,150	60,480	147,586	683,200	39,100
Median Sale Price YTD	99,259	96,875	106,200	233,367	36,650
Average Days on Market / YTD	87 / 125	168 / 126	291 / 231	265 / 239	117 / 137
Median Days on Market / YTD	56 / 87	95 / 94	114 / 133	297 / 273	164 / 102
Average Days on Market (Cum.) / YTD	87 / 138	168 / 185	319 / 249	265 / 239	117 / 137
Median Days on Market (Cum.) / YTD	56 / 91	95 / 110	160 / 190	297 / 273	164 / 102
Farms					
New Listings / YTD	14 / 32	14 / 36	17 / 44	7 / 33	12 / 33
Sales / YTD	4 / 8	10 / 21	9 / 17	2 / 5	0 / 6
Sales to New Listings Ratio / YTD	29% / 25%	71% / 58%	53% / 39%	29% / 15%	0% / 18%
Sales Volume	6,530,000	12,475,680	6,784,000	957,500	0
Sales Volume YTD	9,088,750	21,716,180	11,622,392	7,337,500	2,498,000
Average Sale Price	1,632,500	1,247,568	753,778	478,750	0
Average Sale Price YTD	1,136,094	1,034,104	683,670	1,467,500	416,333
Median Sale Price	1,575,000	720,340	611,000	478,750	0
Median Sale Price YTD	840,000	743,000	530,000	530,000	395,000
Average Days on Market / YTD	157 / 151	88 / 91	183 / 191	73 / 91	0 / 77
Median Days on Market / YTD	35 / 68	45 / 51	66 / 168	73 / 137	0 / 50
Average Days on Market (Cum.) / YTD	523 / 406	133 / 171	183 / 191	73 / 91	0 / 77
Median Days on Market (Cum.) / YTD	35 / 206	85 / 114	66 / 168	73 / 137	0 / 50
Total Commercial²					
New Listings / YTD	146 / 393	117 / 342	118 / 301	97 / 291	124 / 357
Sales / YTD	28 / 84	43 / 116	40 / 89	21 / 64	15 / 61
Sales to New Listings Ratio / YTD	19% / 21%	37% / 34%	34% / 30%	22% / 22%	12% / 17%
Sales Volume	17,045,855	37,566,036	28,652,592	12,059,212	4,053,718
Sales Volume YTD	46,915,687	105,166,507	60,211,943	42,331,382	25,657,340
Average Sale Price	608,781	873,629	716,315	574,248	270,248
Average Sale Price YTD	558,520	906,608	676,539	661,428	420,612
Median Sale Price	230,240	485,000	467,500	406,800	138,000
Median Sale Price YTD	264,500	425,000	450,680	361,076	252,000
Average Days on Market / YTD	158 / 161	136 / 143	230 / 227	188 / 219	222 / 197
Median Days on Market / YTD	107 / 100	75 / 102	92 / 153	170 / 177	175 / 127
Average Days on Market (Cum.) / YTD	286 / 228	161 / 190	242 / 243	188 / 238	241 / 214
Median Days on Market (Cum.) / YTD	146 / 144	113 / 129	114 / 161	170 / 193	175 / 135

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

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

March 2023

Year	Month	Residential ²	Commercial ³	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 (2,282)	700 (42)	5,932 (2,394)
	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	7,170 (1,498)	846 (19)	8,649 (1,574)
	November	6,387 (1,275)	823 (38)	7,797 (1,360)
	December	4,956 (982)	741 (19)	6,219 (1,032)
2023	January	5,160 (983)	778 (26)	6,493 (1,051)
	February	5,610 (1,289)	794 (30)	6,980 (1,369)
	March	6,331 (1,834)	826 (28)	7,768 (1,922)

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

**Summary of Properties Listed and Sold
Greater Edmonton Area¹**

March 2023

Year	Month	Residential ²		Commercial ³		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
	Total		33,583	16,928	1,304	306	952
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
	Total		31,322	17,660	1,079	263	952
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
	Total		37,989	25,359	1,091	382	952
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,960	2,282	122	42	3,206	2,394
	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	2,602	1,498	100	19	2,817	1,574
	November	1,973	1,275	99	38	2,173	1,360
	December	1,173	982	90	19	1,340	1,032
	Total		38,791	24,647	1,335	395	952
2023	January	2,248	983	129	26	2,519	1,051
	February	2,529	1,289	118	30	2,772	1,369
	March	3,348	1,834	146	28	3,658	1,922
	Total	8,125	4,106	393	84	8,949	4,342

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

**Residential Average Sale Price by Type
Greater Edmonton Area¹
March 2023**

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
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	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,010	373,627	257,582	197,305	415,094
2023	January	451,836	355,061	247,761	188,881	370,070
	February	459,561	357,578	251,332	187,371	369,129
	March	485,739	365,455	247,796	192,746	390,063

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

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

**End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
March 2023**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
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 (2,282)	700 (42)	3,565 (1,634)	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	7,170 (1,498)	846 (19)	5,332 (1,027)	488 (5)
	November	6,387 (1,275)	823 (38)	4,743 (886)	490 (18)
	December	4,956 (982)	741 (19)	3,675 (695)	432 (14)
2023	January	5,160 (983)	778 (26)	3,808 (702)	458 (14)
	February	5,610 (1,289)	794 (30)	4,099 (907)	461 (21)
	March	6,331 (1,834)	826 (28)	4,528 (1,266)	488 (13)

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

City of Edmonton

March 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,294 / 3,108	1,657 / 3,477	1,485 / 3,143	1,021 / 2,769	1,222 / 3,133
Sales / YTD	673 / 1,515	1,312 / 2,888	1,003 / 2,149	473 / 1,248	499 / 1,228
Sales to New Listings Ratio / YTD	52% / 49%	79% / 83%	68% / 68%	46% / 45%	41% / 39%
Sales Volume	320,904,302	667,812,260	472,517,406	195,409,673	215,730,721
Sales Volume YTD	699,593,500	1,429,332,871	978,499,139	534,121,126	523,839,402
Average Sale Price	476,827	509,003	471,104	413,128	432,326
Average Sale Price YTD	461,778	494,921	455,328	427,982	426,579
Median Sale Price	439,000	470,000	418,800	375,500	390,000
Median Sale Price YTD	428,000	457,155	410,000	377,889	390,000
Average Days on Market / YTD	49 / 54	27 / 37	38 / 46	55 / 65	59 / 66
Median Days on Market / YTD	29 / 35	14 / 18	18 / 25	35 / 47	37 / 49
Average Days on Market (Cum.) / YTD	80 / 91	42 / 57	63 / 73	96 / 105	94 / 106
Median Days on Market (Cum.) / YTD	42 / 63	15 / 20	21 / 31	51 / 76	56 / 81
Semi-detached					
New Listings / YTD	193 / 489	346 / 741	287 / 628	205 / 535	237 / 596
Sales / YTD	119 / 290	307 / 630	171 / 371	87 / 200	97 / 236
Sales to New Listings Ratio / YTD	62% / 59%	89% / 85%	60% / 59%	42% / 37%	41% / 40%
Sales Volume	43,662,354	119,792,898	59,152,326	28,022,666	32,246,650
Sales Volume YTD	105,272,327	240,022,007	129,840,929	64,861,948	77,982,707
Average Sale Price	366,911	390,205	345,920	322,100	332,440
Average Sale Price YTD	363,008	380,987	349,976	324,310	330,435
Median Sale Price	375,000	385,000	332,000	325,000	322,000
Median Sale Price YTD	365,000	375,000	335,000	320,000	320,000
Average Days on Market / YTD	41 / 47	27 / 36	43 / 52	73 / 78	64 / 74
Median Days on Market / YTD	27 / 32	14 / 18	22 / 29	56 / 65	39 / 58
Average Days on Market (Cum.) / YTD	59 / 77	40 / 52	65 / 75	117 / 120	103 / 121
Median Days on Market (Cum.) / YTD	28 / 46	14 / 20	25 / 35	76 / 88	57 / 97
Row/Townhouse					
New Listings / YTD	301 / 736	405 / 958	377 / 865	251 / 680	247 / 669
Sales / YTD	222 / 492	380 / 735	209 / 469	106 / 274	95 / 270
Sales to New Listings Ratio / YTD	74% / 67%	94% / 77%	55% / 54%	42% / 40%	38% / 40%
Sales Volume	52,408,337	100,723,766	50,666,358	23,917,316	21,156,081
Sales Volume YTD	118,803,697	190,468,284	113,589,433	60,512,115	60,814,828
Average Sale Price	236,074	265,063	242,423	225,635	222,696
Average Sale Price YTD	241,471	259,141	242,195	220,847	225,240
Median Sale Price	224,750	260,000	234,000	221,250	210,000
Median Sale Price YTD	230,000	253,250	241,000	210,000	217,000
Average Days on Market / YTD	51 / 56	46 / 52	46 / 57	57 / 67	71 / 81
Median Days on Market / YTD	33 / 40	30 / 35	29 / 36	47 / 52	51 / 59
Average Days on Market (Cum.) / YTD	86 / 90	66 / 81	74 / 85	92 / 111	100 / 116
Median Days on Market (Cum.) / YTD	43 / 57	35 / 45	37 / 51	57 / 80	64 / 98

5 Year Residential Activity (Part 2)

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City of Edmonton

March 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	518 / 1,375	660 / 1,645	673 / 1,650	408 / 1,172	437 / 1,169
Sales / YTD	252 / 578	312 / 646	213 / 458	127 / 346	141 / 360
Sales to New Listings Ratio / YTD	49% / 42%	47% / 39%	32% / 28%	31% / 30%	32% / 31%
Sales Volume	47,225,807	61,725,920	44,605,379	25,838,949	26,713,323
Sales Volume YTD	105,441,185	124,209,237	90,480,713	68,506,143	71,747,319
Average Sale Price	187,404	197,839	209,415	203,456	189,456
Average Sale Price YTD	182,424	192,274	197,556	197,995	199,298
Median Sale Price	169,950	175,000	186,000	183,000	178,000
Median Sale Price YTD	167,000	170,000	177,383	181,000	182,000
Average Days on Market / YTD	63 / 67	58 / 66	55 / 61	75 / 79	75 / 80
Median Days on Market / YTD	42 / 47	38 / 47	37 / 44	52 / 62	50 / 58
Average Days on Market (Cum.) / YTD	118 / 125	105 / 116	93 / 107	128 / 129	110 / 129
Median Days on Market (Cum.) / YTD	54 / 99	56 / 79	49 / 65	87 / 94	71 / 93
Total Residential¹					
New Listings / YTD	2,306 / 5,708	3,068 / 6,821	2,822 / 6,286	1,885 / 5,156	2,143 / 5,567
Sales / YTD	1,266 / 2,875	2,311 / 4,899	1,596 / 3,447	793 / 2,068	832 / 2,094
Sales to New Listings Ratio / YTD	55% / 50%	75% / 72%	57% / 55%	42% / 40%	39% / 38%
Sales Volume	464,200,800	950,054,844	626,941,469	273,188,604	295,846,775
Sales Volume YTD	1,029,110,709	1,984,032,399	1,312,410,214	728,001,332	734,384,256
Average Sale Price	366,667	411,101	392,820	344,500	355,585
Average Sale Price YTD	357,952	404,987	380,740	352,032	350,709
Median Sale Price	353,000	388,000	362,000	335,000	335,500
Median Sale Price YTD	343,000	380,000	355,088	328,000	332,750
Average Days on Market / YTD	51 / 56	35 / 43	42 / 50	60 / 69	63 / 71
Median Days on Market / YTD	33 / 39	18 / 23	22 / 29	41 / 51	43 / 53
Average Days on Market (Cum.) / YTD	87 / 96	54 / 68	69 / 79	103 / 111	99 / 113
Median Days on Market (Cum.) / YTD	42 / 64	18 / 27	27 / 40	58 / 81	60 / 87
Other²					
New Listings / YTD	76 / 205	94 / 219	85 / 184	45 / 151	56 / 159
Sales / YTD	28 / 73	57 / 131	44 / 91	17 / 64	17 / 40
Sales to New Listings Ratio / YTD	37% / 36%	61% / 60%	52% / 49%	38% / 42%	30% / 25%
Sales Volume	7,335,130	19,656,612	13,821,900	3,500,100	4,898,808
Sales Volume YTD	20,196,530	43,604,713	28,177,942	16,405,047	8,707,808
Average Sale Price	261,969	344,853	314,134	205,888	288,165
Average Sale Price YTD	276,665	332,860	309,648	256,329	217,695
Median Sale Price	116,000	285,000	282,250	167,000	285,000
Median Sale Price YTD	122,000	285,000	270,000	166,000	171,250
Average Days on Market / YTD	58 / 66	59 / 72	97 / 94	133 / 111	81 / 83
Median Days on Market / YTD	42 / 51	32 / 45	44 / 59	54 / 63	59 / 62
Average Days on Market (Cum.) / YTD	120 / 113	76 / 96	115 / 142	141 / 134	150 / 140
Median Days on Market (Cum.) / YTD	51 / 81	44 / 65	47 / 84	54 / 92	69 / 93

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

² 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

March 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	15 / 33	7 / 28	3 / 19	5 / 18	7 / 22
Sales / YTD	1 / 4	1 / 9	1 / 2	2 / 4	0 / 5
Sales to New Listings Ratio / YTD	7% / 12%	14% / 32%	33% / 11%	40% / 22%	0% / 23%
Sales Volume	200,000	4,200,000	525,000	689,000	0
Sales Volume YTD	3,038,000	28,482,750	1,240,000	3,339,000	3,604,799
Average Sale Price	200,000	4,200,000	525,000	344,500	0
Average Sale Price YTD	759,500	3,164,750	620,000	834,750	720,960
Median Sale Price	200,000	4,200,000	525,000	344,500	0
Median Sale Price YTD	556,500	1,350,000	620,000	800,000	599,283
Average Days on Market / YTD	493 / 400	69 / 234	91 / 54	283 / 561	0 / 560
Median Days on Market / YTD	493 / 371	69 / 253	91 / 54	283 / 506	0 / 842
Average Days on Market (Cum.) / YTD	493 / 400	69 / 358	91 / 54	283 / 561	0 / 560
Median Days on Market (Cum.) / YTD	493 / 371	69 / 253	91 / 54	283 / 506	0 / 842
Investment					
New Listings / YTD	26 / 70	10 / 52	15 / 46	18 / 45	9 / 40
Sales / YTD	3 / 15	3 / 22	4 / 12	2 / 7	2 / 11
Sales to New Listings Ratio / YTD	12% / 21%	30% / 42%	27% / 26%	11% / 16%	22% / 28%
Sales Volume	2,371,000	3,213,000	3,898,500	2,195,000	1,865,000
Sales Volume YTD	9,197,420	20,819,280	7,456,500	9,540,000	10,310,050
Average Sale Price	790,333	1,071,000	974,625	1,097,500	932,500
Average Sale Price YTD	613,161	946,331	621,375	1,362,857	937,277
Median Sale Price	375,000	1,100,000	412,500	1,097,500	932,500
Median Sale Price YTD	525,000	437,500	361,750	1,600,000	815,000
Average Days on Market / YTD	148 / 135	155 / 146	221 / 173	23 / 141	110 / 133
Median Days on Market / YTD	184 / 115	126 / 100	146 / 153	23 / 99	110 / 115
Average Days on Market (Cum.) / YTD	207 / 193	155 / 146	221 / 189	23 / 156	110 / 176
Median Days on Market (Cum.) / YTD	213 / 147	126 / 100	146 / 153	23 / 99	110 / 120
Multi Family					
New Listings / YTD	17 / 30	12 / 31	11 / 28	4 / 10	9 / 25
Sales / YTD	0 / 4	10 / 13	8 / 19	1 / 3	0 / 3
Sales to New Listings Ratio / YTD	0% / 13%	83% / 42%	73% / 68%	25% / 30%	0% / 12%
Sales Volume	0	11,740,000	12,721,500	1,232,000	0
Sales Volume YTD	6,244,000	17,199,000	28,109,000	4,152,000	2,900,000
Average Sale Price	0	1,174,000	1,590,188	1,232,000	0
Average Sale Price YTD	1,561,000	1,323,000	1,479,421	1,384,000	966,667
Median Sale Price	0	1,022,500	1,614,000	1,232,000	0
Median Sale Price YTD	965,000	1,298,000	1,470,000	1,232,000	690,000
Average Days on Market / YTD	0 / 57	96 / 97	243 / 213	170 / 487	0 / 128
Median Days on Market / YTD	0 / 51	74 / 112	67 / 94	170 / 364	0 / 135
Average Days on Market (Cum.) / YTD	0 / 57	138 / 143	265 / 255	170 / 707	0 / 128
Median Days on Market (Cum.) / YTD	0 / 51	133 / 148	120 / 125	170 / 364	0 / 135
Hotel/Motel					
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

March 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	16 / 59	21 / 46	15 / 30	22 / 54	28 / 65
Sales / YTD	5 / 9	4 / 10	2 / 4	2 / 8	4 / 6
Sales to New Listings Ratio / YTD	31% / 15%	19% / 22%	13% / 13%	9% / 15%	14% / 9%
Sales Volume	1,090,000	446,500	297,280	390,000	1,329,250
Sales Volume YTD	1,727,000	2,773,500	1,322,280	1,156,800	1,547,250
Average Sale Price	218,000	111,625	148,640	195,000	332,313
Average Sale Price YTD	191,889	277,350	330,570	144,600	257,875
Median Sale Price	160,000	109,500	148,640	195,000	239,625
Median Sale Price YTD	160,000	193,000	286,140	106,500	133,000
Average Days on Market / YTD	152 / 124	56 / 167	177 / 224	191 / 136	431 / 351
Median Days on Market / YTD	146 / 118	52 / 90	177 / 248	191 / 142	340 / 243
Average Days on Market (Cum.) / YTD	173 / 146	56 / 167	177 / 224	191 / 136	431 / 351
Median Days on Market (Cum.) / YTD	146 / 118	52 / 90	177 / 248	191 / 142	340 / 243
Lease					
New Listings / YTD	20 / 41	15 / 39	9 / 29	18 / 50	16 / 48
Sales / YTD	4 / 16	3 / 12	2 / 9	4 / 13	5 / 12
Sales to New Listings Ratio / YTD	20% / 39%	20% / 31%	22% / 31%	22% / 26%	31% / 25%
Sales Volume	366,675	290,675	493,691	3,256,712	440,168
Sales Volume YTD	2,544,077	1,387,710	1,067,154	6,344,582	900,260
Average Sale Price	91,669	96,892	246,846	814,178	88,034
Average Sale Price YTD	159,005	115,643	118,573	488,045	75,022
Median Sale Price	98,585	50,000	246,846	729,201	63,044
Median Sale Price YTD	113,893	96,172	67,200	406,800	46,222
Average Days on Market / YTD	118 / 159	179 / 118	75 / 187	257 / 225	122 / 108
Median Days on Market / YTD	117 / 144	62 / 79	75 / 94	288 / 273	164 / 97
Average Days on Market (Cum.) / YTD	118 / 159	179 / 185	219 / 219	257 / 225	122 / 108
Median Days on Market (Cum.) / YTD	117 / 144	62 / 115	219 / 207	288 / 273	164 / 97
Farms					
New Listings / YTD	0 / 2	1 / 1	1 / 2	0 / 2	0 / 4
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 / 320	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 320	0 / 0	0 / 0
Total Commercial¹					
New Listings / YTD	94 / 235	66 / 199	54 / 155	67 / 181	70 / 205
Sales / YTD	13 / 48	21 / 66	17 / 47	11 / 35	11 / 37
Sales to New Listings Ratio / YTD	14% / 20%	32% / 33%	31% / 30%	16% / 19%	16% / 18%
Sales Volume	4,027,675	19,890,175	17,935,971	7,762,712	3,634,418
Sales Volume YTD	22,750,497	70,662,240	40,642,934	24,532,382	19,262,359
Average Sale Price	309,821	947,151	1,055,057	705,701	330,402
Average Sale Price YTD	473,969	1,070,640	864,743	700,925	520,604
Median Sale Price	160,000	882,000	596,000	406,800	153,600
Median Sale Price YTD	269,000	437,500	550,000	350,000	260,000
Average Days on Market / YTD	167 / 157	107 / 146	201 / 194	199 / 249	232 / 217
Median Days on Market / YTD	146 / 117	63 / 95	71 / 125	213 / 189	175 / 153
Average Days on Market (Cum.) / YTD	188 / 179	127 / 185	229 / 222	199 / 271	232 / 230
Median Days on Market (Cum.) / YTD	146 / 137	69 / 113	91 / 161	213 / 213	175 / 164

¹ Farms are included in Commercial if the property is zoned agricultural.

March 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	32	66	69	91	156	132
	Average	399,227	482,666	448,936	449,927	460,449	440,416
	Median	376,250	474,500	418,000	410,000	427,500	414,000
North Central	Sales	114	278	187	285	572	427
	Average	413,596	430,610	386,176	396,044	423,323	380,210
	Median	406,250	410,000	374,750	380,000	399,000	370,000
Northeast	Sales	41	71	55	100	152	113
	Average	330,412	340,448	333,345	326,186	341,874	319,009
	Median	322,100	324,000	315,000	297,750	322,444	305,000
Central	Sales	26	49	37	57	119	76
	Average	302,843	303,665	294,235	289,742	295,199	280,594
	Median	275,000	286,000	270,000	260,000	273,000	255,750
West	Sales	60	102	92	145	248	206
	Average	544,567	563,809	568,891	522,228	559,226	536,355
	Median	424,000	485,000	470,000	420,000	456,000	446,000
Southwest	Sales	93	177	138	186	372	281
	Average	579,474	604,111	573,567	563,446	580,351	561,569
	Median	495,000	537,000	495,500	487,250	520,550	495,000
Southeast	Sales	122	235	163	273	498	367
	Average	429,801	464,450	422,666	418,147	450,735	412,530
	Median	402,750	435,000	382,500	385,000	425,000	377,000
Anthony Henday	Sales	185	334	263	378	772	548
	Average	543,554	609,621	532,884	534,301	582,641	513,469
	Median	505,000	566,500	474,000	499,900	535,250	456,283
City of Edmonton Total	Sales	673	1,312	1,003	1,515	2,888	2,149
	Average	476,827	509,003	471,104	461,778	494,921	455,328
	Median	439,000	470,000	418,800	428,000	457,155	410,000
Semi-detached							
Northwest	Sales	5	23	5	17	44	19
	Average	405,140	414,490	353,900	375,549	402,368	348,700
	Median	396,000	400,000	356,000	396,000	386,450	348,300
North Central	Sales	29	59	31	56	115	70
	Average	322,745	345,861	310,003	316,252	333,903	307,192
	Median	336,000	355,000	314,900	316,375	348,900	311,250
Northeast	Sales	7	7	6	14	17	16
	Average	309,821	296,343	289,667	287,304	299,200	268,781
	Median	243,000	289,900	310,500	241,500	290,000	265,500
Central	Sales	2	12	6	9	19	12
	Average	n/a	335,408	318,087	288,722	369,758	303,227
	Median	n/a	324,950	303,500	285,000	365,000	284,500
West	Sales	1	11	1	10	18	6
	Average	n/a	444,991	n/a	323,165	393,953	358,417
	Median	n/a	385,000	n/a	289,500	361,250	288,750
Southwest	Sales	10	26	19	25	48	36
	Average	510,771	442,935	404,468	474,810	457,071	445,616
	Median	561,250	418,750	316,000	477,000	376,000	381,000
Southeast	Sales	15	44	21	54	105	48
	Average	307,453	397,695	353,621	349,963	382,434	350,805
	Median	300,000	371,250	324,500	346,000	358,000	323,750
Anthony Henday	Sales	50	125	82	105	264	164
	Average	388,336	398,758	349,839	386,259	388,716	358,181
	Median	387,495	399,900	345,000	385,000	384,500	345,000
City of Edmonton Total	Sales	119	307	171	290	630	371
	Average	366,911	390,205	345,920	363,008	380,987	349,976
	Median	375,000	385,000	332,000	365,000	375,000	335,000

n/a = insufficient data

March 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	6	9	7	13	16	15
	Average	279,833	323,789	274,914	297,484	320,006	307,827
	Median	294,000	342,500	296,900	303,000	302,000	317,000
North Central	Sales	47	70	50	100	136	103
	Average	188,770	259,574	223,409	198,226	251,147	222,311
	Median	155,000	260,500	230,900	179,500	253,500	231,800
Northeast	Sales	21	29	10	38	59	27
	Average	162,024	173,186	163,090	159,526	168,583	170,144
	Median	162,500	160,000	157,400	157,500	162,500	159,800
Central	Sales	5	6	0	8	6	4
	Average	232,000	335,967	n/a	286,063	335,967	n/a
	Median	220,000	329,500	n/a	270,000	329,500	n/a
West	Sales	19	34	25	50	67	51
	Average	185,663	249,590	197,837	195,559	237,053	193,324
	Median	185,000	208,350	177,500	179,500	185,000	185,000
Southwest	Sales	17	62	23	42	106	44
	Average	245,194	247,491	255,847	251,896	249,017	252,059
	Median	228,000	236,500	234,000	229,500	242,250	237,500
Southeast	Sales	36	52	39	84	116	92
	Average	218,369	228,116	233,290	213,335	221,269	224,168
	Median	187,500	203,757	205,000	181,000	203,757	185,250
Anthony Henday	Sales	71	118	55	157	229	133
	Average	306,161	312,786	291,126	308,826	311,286	288,862
	Median	296,500	304,950	287,000	300,000	304,298	290,000
City of Edmonton Total	Sales	222	380	209	492	735	469
	Average	236,074	265,063	242,423	241,471	259,141	242,195
	Median	224,750	260,000	234,000	230,000	253,250	241,000
Apartment Condominium							
Northwest	Sales	1	14	8	15	21	11
	Average	n/a	129,411	164,313	110,967	172,726	187,591
	Median	n/a	87,250	135,750	94,000	95,500	161,000
North Central	Sales	34	36	29	71	72	55
	Average	159,138	168,100	165,362	157,634	166,078	157,704
	Median	168,450	165,450	160,000	165,000	165,450	158,000
Northeast	Sales	10	20	11	30	36	24
	Average	154,150	138,612	135,900	123,990	140,346	115,658
	Median	150,000	136,875	125,000	121,000	137,750	115,750
Central	Sales	51	53	50	126	136	126
	Average	188,372	232,619	295,103	211,765	219,762	255,441
	Median	160,000	198,000	217,000	176,950	180,000	215,000
West	Sales	26	25	22	55	48	44
	Average	139,588	156,992	147,861	144,470	160,658	142,124
	Median	122,250	147,000	134,000	135,000	157,500	134,000
Southwest	Sales	53	61	33	101	128	72
	Average	235,312	243,152	215,870	216,944	218,495	205,622
	Median	182,500	208,000	225,000	185,000	187,794	195,000
Southeast	Sales	28	38	17	68	76	45
	Average	172,973	177,263	202,605	164,455	165,079	184,023
	Median	166,750	175,500	195,000	167,250	165,000	185,000
Anthony Henday	Sales	49	65	43	112	129	81
	Average	196,379	204,130	195,917	188,772	197,360	190,653
	Median	188,500	183,500	188,800	182,250	180,000	186,000
City of Edmonton Total	Sales	252	312	213	578	646	458
	Average	187,404	197,839	209,415	182,424	192,274	197,556
	Median	169,950	175,000	186,000	167,000	170,000	177,383

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
March 2023

Year	Month	Residential ¹		Commercial ²	
		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
	Total	22,825	11,400	742	163
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
	Total	21,583	11,561	620	132
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
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,169	1,634	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	1,869	1,027	65	5
	November	1,449	886	74	18
	December	894	695	57	14
	Total	27,999	16,868	803	201
2023	January	1,613	702	73	14
	February	1,789	907	68	21
	March	2,306	1,266	94	13
	Total	5,708	2,875	235	48

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

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

City of Edmonton

March 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
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	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,846	379,530	256,240	193,003	395,875
2023	January	449,014	359,451	240,538	169,397	353,717
	February	450,372	360,847	250,205	184,508	349,063
	March	476,827	366,911	236,074	187,404	366,667

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

March 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,476	3,228	2,961	1,997	2,269
Sales	1,307	2,389	1,657	821	860
Sales Volume	475,563,605	989,601,631	658,699,340	284,451,416	304,380,001
Edmonton City Year to Date					
New Listings	6,148	7,239	6,625	5,488	5,931
Sales	2,996	5,096	3,585	2,167	2,171
Sales Volume	1,072,057,736	2,098,299,352	1,381,231,090	768,938,761	762,354,423
Edmonton City Month End Active Inventory					
Residential	4,528	3,927	4,875	5,008	5,530
Commercial	488	418	368	409	428
TOTAL	5,290	4,562	5,453	5,644	6,226
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,658	4,596	4,444	3,024	3,526
Sales	1,922	3,471	2,654	1,249	1,281
Sales Volume	746,325,066	1,497,101,493	1,086,885,639	446,860,719	476,322,353
Greater Edmonton Area Year to Date					
New Listings	8,949	10,134	9,963	8,283	9,023
Sales	4,342	7,295	5,672	3,245	3,176
Sales Volume	1,637,917,374	3,099,014,435	2,260,529,207	1,184,125,187	1,148,681,929
Greater Edmonton Area Month End Active Inventory					
Residential	6,331	5,187	6,784	7,507	8,470
Commercial	826	732	731	750	817
TOTAL	7,768	6,485	8,144	8,944	10,091
<hr/>					
Total Board Monthly					
New Listings	4,300	5,232	5,249	3,562	4,130
Sales	2,184	3,850	3,049	1,392	1,432
Sales Volume	823,245,028	1,610,275,220	1,201,020,865	487,019,518	516,247,053
Total Board Year to Date					
New Listings	10,370	11,552	11,631	9,705	10,463
Sales	4,905	8,078	6,578	3,648	3,577
Sales Volume	1,786,901,925	3,314,922,955	2,506,068,689	1,278,729,613	1,248,929,928

Total Board

March 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,470 / 5,682	2,988 / 6,210	3,032 / 6,464	2,047 / 5,563	2,518 / 6,178
Sales / YTD	1,242 / 2,749	2,325 / 4,919	1,988 / 4,287	900 / 2,299	917 / 2,229
Sales to New Listings Ratio / YTD	50% / 48%	78% / 79%	66% / 66%	44% / 41%	36% / 36%
Sales Volume	575,233,591	1,156,093,659	910,083,418	359,011,076	386,503,506
Sales Volume YTD	1,226,640,667	2,373,658,380	1,880,064,392	925,681,109	908,685,050
Semi-detached					
New Listings / YTD	317 / 778	485 / 1,043	451 / 980	325 / 830	360 / 913
Sales / YTD	190 / 442	441 / 897	284 / 601	133 / 333	145 / 359
Sales to New Listings Ratio / YTD	60% / 57%	91% / 86%	63% / 61%	41% / 40%	40% / 39%
Sales Volume	68,319,790	167,011,054	96,677,576	42,118,366	48,246,850
Sales Volume YTD	158,333,061	332,654,101	206,123,465	106,376,521	116,557,857
Row/Townhouse					
New Listings / YTD	393 / 979	513 / 1,196	474 / 1,115	336 / 896	335 / 893
Sales / YTD	283 / 622	465 / 911	257 / 590	140 / 347	122 / 351
Sales to New Listings Ratio / YTD	72% / 64%	91% / 76%	54% / 53%	42% / 39%	36% / 39%
Sales Volume	69,890,458	124,515,634	62,758,101	31,588,015	27,752,648
Sales Volume YTD	154,163,696	238,179,947	144,056,365	77,409,762	80,579,145
Apartment Condominium					
New Listings / YTD	607 / 1,615	751 / 1,874	756 / 1,853	460 / 1,345	501 / 1,344
Sales / YTD	302 / 687	373 / 776	256 / 541	143 / 398	161 / 417
Sales to New Listings Ratio / YTD	50% / 43%	50% / 41%	34% / 29%	31% / 30%	32% / 31%
Sales Volume	58,221,285	75,620,520	53,324,391	28,706,949	30,910,323
Sales Volume YTD	130,530,012	151,613,225	109,330,820	78,508,893	84,360,069
Total Residential¹					
New Listings / YTD	3,787 / 9,054	4,737 / 10,323	4,713 / 10,412	3,168 / 8,634	3,714 / 9,328
Sales / YTD	2,017 / 4,500	3,604 / 7,503	2,785 / 6,019	1,316 / 3,377	1,345 / 3,356
Sales to New Listings Ratio / YTD	53% / 50%	76% / 73%	59% / 58%	42% / 39%	36% / 36%
Sales Volume	771,665,124	1,523,240,867	1,122,843,486	461,424,406	493,413,327
Sales Volume YTD	1,669,667,436	3,096,105,653	2,339,575,042	1,187,976,285	1,190,182,121
Other²					
New Listings / YTD	312 / 745	315 / 733	360 / 784	245 / 616	227 / 606
Sales / YTD	118 / 278	184 / 406	198 / 411	43 / 177	56 / 133
Sales to New Listings Ratio / YTD	38% / 37%	58% / 55%	55% / 52%	18% / 29%	25% / 22%
Sales Volume	26,167,449	41,221,417	39,836,787	6,989,400	11,061,358
Sales Volume YTD	56,076,178	96,597,620	83,737,904	37,119,446	20,854,817

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

² 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

March 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	38 / 88	21 / 78	29 / 67	10 / 51	36 / 99
Sales / YTD	7 / 14	4 / 18	3 / 9	5 / 9	3 / 10
Sales to New Listings Ratio / YTD	18% / 16%	19% / 23%	10% / 13%	50% / 18%	8% / 10%
Sales Volume	5,688,000	4,810,000	1,117,500	2,029,000	462,500
Sales Volume YTD	13,708,500	31,920,749	3,409,378	4,916,000	5,299,799
Investment					
New Listings / YTD	53 / 152	34 / 115	37 / 109	40 / 122	34 / 110
Sales / YTD	7 / 25	12 / 43	13 / 32	7 / 19	6 / 25
Sales to New Listings Ratio / YTD	13% / 16%	35% / 37%	35% / 29%	18% / 16%	18% / 23%
Sales Volume	3,746,000	8,852,200	7,265,910	4,749,300	3,085,600
Sales Volume YTD	11,843,420	31,138,980	17,768,910	16,421,505	16,117,650
Multi Family					
New Listings / YTD	19 / 44	17 / 47	16 / 36	5 / 15	11 / 35
Sales / YTD	2 / 10	12 / 19	10 / 22	3 / 5	0 / 4
Sales to New Listings Ratio / YTD	11% / 23%	71% / 40%	63% / 61%	60% / 33%	0% / 11%
Sales Volume	1,540,000	13,535,000	14,306,500	3,272,000	0
Sales Volume YTD	9,579,000	21,281,500	31,494,000	6,192,000	3,300,000
Hotel/Motel					
New Listings / YTD	1 / 3	0 / 0	0 / 1	0 / 3	0 / 1
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 100%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	460,000	0	0	280,000
Business					
New Listings / YTD	33 / 110	40 / 91	28 / 51	35 / 91	45 / 107
Sales / YTD	10 / 17	4 / 17	4 / 6	6 / 21	8 / 12
Sales to New Listings Ratio / YTD	30% / 15%	10% / 19%	14% / 12%	17% / 23%	18% / 11%
Sales Volume	2,347,500	446,500	1,230,780	1,413,500	2,724,250
Sales Volume YTD	3,261,500	3,652,500	2,255,780	3,858,300	3,028,150
Lease					
New Listings / YTD	27 / 93	31 / 83	22 / 74	28 / 87	30 / 96
Sales / YTD	11 / 37	8 / 26	12 / 26	5 / 20	8 / 21
Sales to New Listings Ratio / YTD	41% / 40%	26% / 31%	55% / 35%	18% / 23%	27% / 22%
Sales Volume	1,070,955	729,656	2,289,902	3,307,912	541,268
Sales Volume YTD	5,861,641	3,267,373	3,970,483	8,477,077	1,228,641
Farms					
New Listings / YTD	29 / 77	37 / 77	41 / 92	29 / 81	32 / 80
Sales / YTD	12 / 23	22 / 44	23 / 52	7 / 20	6 / 15
Sales to New Listings Ratio / YTD	41% / 30%	59% / 57%	56% / 57%	24% / 25%	19% / 19%
Sales Volume	11,020,000	17,439,580	12,010,000	3,834,000	4,958,750
Sales Volume YTD	16,777,250	30,390,580	23,737,192	13,769,000	8,638,750
Total Commercial¹					
New Listings / YTD	201 / 571	180 / 496	176 / 435	149 / 455	189 / 529
Sales / YTD	49 / 127	62 / 169	66 / 148	33 / 94	31 / 88
Sales to New Listings Ratio / YTD	24% / 22%	34% / 34%	38% / 34%	22% / 21%	16% / 17%
Sales Volume	25,412,455	45,812,936	38,340,592	18,605,712	11,772,368
Sales Volume YTD	61,158,311	122,219,682	82,755,743	53,633,882	37,892,990

¹ Farms are included in Commercial if the property is zoned agricultural.

March 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	7	6	9	14	12	20
	Sales Volume	1,872,500	1,460,900	2,706,900	3,493,000	2,578,801	5,157,400
	Average Price	267,500	243,483	300,767	249,500	214,900	257,870
	Median Price	275,000	297,000	275,000	271,750	245,001	242,500
Beaumont	Sales	33	51	54	64	137	123
	Sales Volume	15,113,300	26,324,800	25,120,440	29,920,450	68,506,090	54,729,789
	Average Price	457,979	516,173	465,193	467,507	500,044	444,958
	Median Price	435,000	501,000	453,750	452,500	501,000	439,000
Bonnyville	Sales	15	17	23	30	37	49
	Sales Volume	4,408,500	6,659,000	8,019,500	8,272,400	13,226,950	15,491,609
	Average Price	293,900	391,706	348,674	275,747	357,485	316,155
	Median Price	300,000	420,000	332,000	252,500	350,000	290,000
Cold Lake	Sales	21	38	27	47	75	62
	Sales Volume	6,112,344	12,467,050	8,577,300	13,919,444	21,734,350	17,528,505
	Average Price	291,064	328,080	317,678	296,158	289,791	282,718
	Median Price	280,000	347,200	330,000	295,000	305,000	294,500
Devon	Sales	8	18	9	15	36	21
	Sales Volume	3,366,500	5,587,799	3,205,500	5,994,000	11,112,299	6,695,200
	Average Price	420,813	310,433	356,167	399,600	308,675	318,819
	Median Price	369,250	321,450	320,000	363,500	316,500	319,000
Drayton Valley	Sales	12	21	15	19	40	35
	Sales Volume	2,846,999	6,643,000	3,558,900	4,264,499	11,745,100	8,949,900
	Average Price	237,250	316,333	237,260	224,447	293,628	255,711
	Median Price	232,250	340,000	231,000	229,500	309,000	245,000
Fort Saskatchewan	Det. Sales	30	70	63	69	131	139
	Det. Average Price	448,599	495,570	437,929	464,967	480,755	426,641
	Det. Median Price	438,138	470,950	421,500	441,800	455,000	412,000
	Apt. Sales	7	5	3	13	14	3
	Apt. Average Price	165,214	142,600	n/a	179,762	164,821	n/a
	Apt. Median Price	145,000	125,000	n/a	149,500	151,250	n/a
	Total Sales Volume	17,831,875	42,945,564	36,299,103	44,307,641	80,442,963	75,412,872
Gibbons	Sales	7	7	10	13	12	15
	Sales Volume	2,068,000	2,462,900	2,756,000	3,937,900	3,767,900	4,276,000
	Average Price	295,429	351,843	275,600	302,915	313,992	285,067
	Median Price	270,000	295,500	270,500	270,000	267,450	282,000
Leduc	Det. Sales	35	73	71	84	166	153
	Det. Average Price	455,091	457,366	399,786	437,927	440,352	391,133
	Det. Median Price	431,500	446,000	382,500	421,500	427,500	379,500
	Apt. Sales	3	1	4	4	2	6
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	199,458
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	185,000
	Total Sales Volume	21,436,213	46,210,795	33,452,900	49,409,148	95,444,636	72,478,577

n/a = insufficient data

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

March 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville						
Sales	21	37	34	37	80	72
Sales Volume	7,865,300	13,861,699	11,193,112	13,108,955	29,653,687	25,075,864
Average Price	374,538	374,641	329,209	354,296	370,671	348,276
Median Price	370,000	390,000	333,500	351,500	340,700	356,000
Sherwood Park						
Det. Sales	58	109	121	130	202	238
Det. Average Price	494,919	504,175	462,220	481,699	496,707	457,874
Det. Median Price	464,500	488,000	432,500	451,854	479,000	434,500
Apt. Sales	11	19	5	21	38	18
Apt. Average Price	288,991	233,189	228,770	278,948	245,950	283,297
Apt. Median Price	286,000	227,000	255,000	285,000	243,250	263,000
Total Sales Volume	40,436,983	70,603,429	68,097,851	86,061,844	133,852,436	138,483,740
Spruce Grove						
Det. Sales	48	86	67	111	179	146
Det. Average Price	398,903	458,484	412,023	427,807	455,554	402,829
Det. Median Price	380,000	432,500	410,000	415,000	437,000	394,000
Apt. Sales	4	5	6	12	13	9
Apt. Average Price	n/a	219,800	170,750	178,708	164,692	164,070
Apt. Median Price	n/a	218,000	169,000	165,500	137,000	168,000
Total Sales Volume	27,672,328	54,342,194	36,323,076	67,126,822	110,093,178	75,363,519
St. Albert						
Det. Sales	54	117	116	116	223	227
Det. Average Price	566,946	556,934	505,270	525,215	546,418	489,771
Det. Median Price	535,000	539,950	480,000	479,900	520,000	456,500
Apt. Sales	15	15	17	33	24	25
Apt. Average Price	234,272	310,667	244,926	285,451	277,162	280,890
Apt. Median Price	212,500	253,000	210,000	212,500	217,750	215,000
Total Sales Volume	43,156,676	79,694,763	70,259,083	87,621,192	146,561,347	133,439,839
St. Paul						
Sales	10	12	14	21	28	41
Sales Volume	2,939,500	3,493,000	3,549,000	6,051,500	6,818,650	10,733,500
Average Price	293,950	291,083	253,500	288,167	243,523	261,793
Median Price	262,500	219,000	279,500	260,000	226,250	266,000
Stony Plain						
Sales	43	61	35	87	126	91
Sales Volume	17,389,149	24,527,433	14,274,650	31,910,048	47,158,795	31,653,421
Average Price	404,399	402,089	407,847	366,782	374,276	347,840
Median Price	389,000	364,933	405,000	358,800	349,250	335,000
Vegreville						
Sales	7	18	7	15	24	19
Sales Volume	2,238,500	4,405,450	1,504,500	3,601,000	5,956,450	4,411,400
Average Price	319,786	244,747	214,929	240,067	248,185	232,179
Median Price	265,000	226,000	260,000	200,000	226,000	208,000
Westlock						
Sales	7	11	8	13	27	17
Sales Volume	1,424,000	2,271,800	1,666,000	3,010,500	6,014,250	3,575,000
Average Price	203,429	206,527	208,250	231,577	222,750	210,294
Median Price	173,000	207,500	209,250	230,000	207,500	215,000
Wetaskiwin						
Sales	23	26	30	35	50	62
Sales Volume	5,311,100	6,985,500	5,695,425	7,519,000	13,152,700	12,614,425
Average Price	230,917	268,673	189,848	214,829	263,054	203,458
Median Price	244,900	246,750	196,000	213,000	238,500	200,500

n/a = insufficient data

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

March 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	3	4	2	4	8	5
	Sales Volume	n/a	n/a	n/a	n/a	4,290,000	1,795,000
Lac la Biche County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	6	5	5	10	11
	Sales Volume	n/a	5,735,000	3,858,000	4,188,750	9,595,000	6,398,392
Parkland County	Sales	1	2	1	1	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	1	0	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,815,000
St. Paul County	Sales	1	2	4	5	5	5
	Sales Volume	n/a	n/a	n/a	986,009	1,197,500	995,500
Strathcona County	Sales	2	0	1	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	1	2	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	2	0	4	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural.

March 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	6	2	10	18	8	28
	Sales Volume	1,378,500	n/a	1,744,000	3,893,500	1,556,500	5,564,025
Bonnyville M.D.	Sales	24	23	31	40	54	63
	Sales Volume	6,128,500	9,048,500	9,182,000	10,219,640	18,451,350	17,643,609
Lac la Biche County	Sales	2	1	0	2	5	0
	Sales Volume	n/a	n/a	n/a	n/a	1,082,000	n/a
Lac Ste. Anne County	Sales	3	8	3	9	10	8
	Sales Volume	n/a	721,000	n/a	1,336,150	1,231,000	1,796,000
Leduc County	Sales	13	34	35	27	66	81
	Sales Volume	9,186,530	22,041,761	16,391,238	15,854,530	41,033,661	40,259,870
Parkland County	Sales	45	79	84	96	157	165
	Sales Volume	23,133,427	44,209,009	45,712,876	46,248,169	86,247,044	85,530,411
Smoky Lake County	Sales	3	8	6	8	19	15
	Sales Volume	n/a	1,350,500	1,108,000	1,628,000	3,277,000	3,574,000
St. Paul County	Sales	12	14	22	29	34	56
	Sales Volume	4,190,840	3,876,500	4,704,500	8,641,349	8,466,150	12,989,900
Strathcona County	Sales	26	44	45	43	90	93
	Sales Volume	22,348,900	29,570,682	31,465,250	32,780,350	67,969,970	59,898,949
Sturgeon County	Sales	15	26	26	40	55	71
	Sales Volume	10,273,300	24,021,180	18,641,200	29,290,600	41,192,368	45,736,950
Thorhild County	Sales	6	16	5	23	22	11
	Sales Volume	916,904	6,575,800	1,972,000	3,442,804	7,888,502	2,520,000
Two Hills County	Sales	5	7	6	11	15	12
	Sales Volume	537,200	1,291,500	1,185,000	1,818,200	2,118,500	1,971,500
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data