

# Media Release

## Residential Unit Sales, Prices and Listings Balance in July

**Edmonton, August 3, 2021:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for July 2021 increased 2.1% compared to July 2020 and decreased 18.9% from June 2021.

New residential listings are up year-over-year, increasing 9.3% from July 2020. However, new residential listings are down month-over-month, decreasing 16.9% from June 2021. Overall inventory in the GEA was down 0.5% from July of last year and decreased 0.1% from June 2021.

For July, single-family home unit sales are down 2.1% from July 2020 and down 20.9% from June 2021 at 1,325. Condo unit sales increased 11% from July 2020 and decreased 19.6% from June 2021. Duplex/rowhouse unit sales were down 1.1% year-over-year and down 14.2% month-over-month.

All residential average prices are at \$389,756, a 5.4% increase from July 2020 and down 2.1% from June 2021. Single-family homes averaged \$466,091, a 6.8% year-over-year increase and a 1.3% decrease from June 2021. Condominiums sold for an average of \$240,096, a 6.7% increase year-over-year, and prices are down 0.8% compared to June 2021. Duplex prices increased 7.6% from July 2020, selling at \$357,064, which was a 0.5% increase from June 2021.

The MLS® Home Price Index (HPI) composite benchmark price\* in the Greater Edmonton Area leveled out at \$349,600, a 7.2% increase from July 2020, and down 0.2% from June 2021.

“The Edmonton market in July saw a balance in residential unit sales,” says REALTORS® Association of Edmonton Chair Tom Shearer. “The year-over-year residential unit sales were only slightly higher than July of last year, while we have started to see the monthly activity cool as we get later into the summer season. Pricing has also begun to balance – with nominal year-over-year increases and little change in month-over-month figures. We are still witnessing a strong market, with some balanced activity for July.”

Single-family homes averaged 33 days on the market, a 16-day decrease from July of last year. Condos averaged 54 days on the market, a 9-day decrease year-over-year, while duplexes averaged 37 days on the market, an 18-day decrease compared to July 2020. Overall, all residential listings averaged 39 days on the market, decreasing by 15 days year-over-year and increasing by three days compared to June 2021.

*\*The MLS® Home Price Index (HPI) is a measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices. It is designed to be a reliable, consistent, and timely way of measuring changes in home prices over time. You can find more information on the following pages.*

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Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com).

<b>MLS® HPI Benchmark Price*</b> (for all-residential sales in GEA <sup>1</sup> )	<b>July 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$420,100	-0.1%	8%
Apartment benchmark price	\$185,900	-0.2%	1.3%
Townhouse benchmark price	\$212,500	-0.5%	3.8%
Composite <sup>7</sup> benchmark price	\$349,600	-0.2%	7.2%

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

<b>MLS® System Activity 2021</b> (for all-residential sales in GEA <sup>1</sup> )	<b>July 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$466,091	-1.3%	6.8%
SFD median <sup>4</sup> selling price – month	\$425,000	-0.2%	5.9%
Condominium average selling price	\$240,096	-0.7%	6.7%
Condominium median selling price	\$222,000	-0.4%	8.3%
All-residential <sup>5</sup> average selling price	\$389,756	-2.1%	5.4%
All-residential median selling price	\$366,500	-1.2%	4.7%
# residential listings this month	3,446	-16.9%	9.3%
# residential sales this month	2,208	-18.9%	2.1%
# residential inventory at month end	8015	-0.1%	-0.5%
# Total <sup>6</sup> MLS® System sales this month	2,763	-20.0%	2.0%
\$ Value Total residential sales this month	\$900,375,906	-21.4%	7.6%
\$ Value of total MLS® System sales – month	\$1,078,390,947	-21.2%	7.4%
\$ Value of total MLS® System sales - YTD	\$7,755,975,057	16.1%	93.6%

<sup>1</sup> Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single-family Dwelling

<sup>3</sup> Average: The total value of sales in a category divided by the number of properties sold

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos, duplex/row houses and mobile homes

<sup>6</sup> Includes residential, rural and commercial sales

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

<sup>3</sup>Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. Sales are compared to the month end reports from the prior period and do not reflect late reported sales. The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

*The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com), and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.*

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### **\*MLS® HPI Benchmark Price**

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

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

*More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](#) or the [Canadian Real Estate Association website](#).*

**5 Year Residential Activity  
Greater Edmonton Area<sup>1</sup>  
July 2021**

	2021	2020	2019	2018	2017
<b>Single Family Detached</b>					
New Listings / YTD	1,931 / 13,774	1,813 / 10,655	1,772 / 12,644	2,018 / 13,756	1,849 / 12,239
Sales / YTD	1,325 / 9,965	1,354 / 5,745	1,238 / 6,509	1,057 / 6,555	1,094 / 6,776
Sales to New Listings Ratio / YTD	69% / 72%	75% / 54%	70% / 51%	52% / 48%	59% / 55%
Sales Volume	617,570,735	590,780,409	532,536,104	463,069,930	490,076,513
Sales Volume YTD	4,571,008,672	2,418,536,042	2,774,433,598	2,881,969,736	2,995,012,494
Average Sale Price	466,091	436,322	430,158	438,098	447,968
Average Sale Price YTD	458,706	420,981	426,246	439,660	442,003
Median Sale Price	425,000	401,500	399,450	400,000	410,000
Median Sale Price YTD	420,000	389,900	394,500	402,000	407,500
Average Days on Market / YTD	33 / 35	49 / 57	57 / 58	52 / 52	48 / 50
Median Days on Market / YTD	20 / 19	30 / 37	42 / 41	38 / 35	35 / 33
Average Days on Market (Cum.) / YTD	42 / 50	80 / 91	88 / 91	73 / 78	67 / 70
Median Days on Market (Cum.) / YTD	22 / 21	38 / 51	56 / 55	48 / 46	43 / 39
<b>Condominium</b>					
New Listings / YTD	1,071 / 8,022	933 / 5,646	863 / 5,995	959 / 7,330	1,014 / 7,376
Sales / YTD	547 / 3,522	493 / 2,087	445 / 2,513	450 / 2,687	433 / 2,768
Sales to New Listings Ratio / YTD	51% / 44%	53% / 37%	52% / 42%	47% / 37%	43% / 38%
Sales Volume	131,332,635	110,908,378	99,225,136	111,823,960	114,532,816
Sales Volume YTD	826,194,074	453,413,182	572,089,388	651,313,736	704,150,835
Average Sale Price	240,096	224,966	222,978	248,498	264,510
Average Sale Price YTD	234,581	217,256	227,652	242,394	254,390
Median Sale Price	222,000	205,000	210,000	228,000	241,500
Median Sale Price YTD	217,000	200,000	214,000	223,000	235,000
Average Days on Market / YTD	54 / 55	63 / 69	70 / 73	65 / 70	61 / 65
Median Days on Market / YTD	39 / 38	47 / 51	55 / 55	53 / 52	48 / 49
Average Days on Market (Cum.) / YTD	84 / 89	99 / 113	106 / 113	104 / 110	84 / 97
Median Days on Market (Cum.) / YTD	59 / 51	61 / 78	71 / 75	78 / 76	64 / 68
<b>Duplex/Rowhouse</b>					
New Listings / YTD	349 / 2,583	319 / 1,963	277 / 2,055	289 / 2,129	300 / 1,915
Sales / YTD	277 / 1,885	280 / 1,095	189 / 1,106	181 / 1,077	188 / 1,108
Sales to New Listings Ratio / YTD	79% / 73%	88% / 56%	68% / 54%	63% / 51%	63% / 58%
Sales Volume	98,906,661	92,949,548	62,996,834	62,068,448	64,707,277
Sales Volume YTD	662,702,644	358,878,001	366,939,593	370,474,347	386,672,608
Average Sale Price	357,064	331,963	333,317	342,920	344,188
Average Sale Price YTD	351,566	327,742	331,772	343,987	348,982
Median Sale Price	344,000	317,500	322,000	325,000	330,000
Median Sale Price YTD	337,000	319,000	321,575	330,000	334,500
Average Days on Market / YTD	37 / 39	55 / 66	66 / 70	61 / 60	54 / 62
Median Days on Market / YTD	26 / 23	38 / 49	53 / 51	47 / 44	43 / 47
Average Days on Market (Cum.) / YTD	43 / 49	79 / 99	100 / 106	81 / 81	68 / 78
Median Days on Market (Cum.) / YTD	31 / 25	48 / 66	66 / 69	59 / 55	50 / 54
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,446 / 25,070	3,155 / 18,794	2,990 / 21,352	3,359 / 23,893	3,253 / 22,088
Sales / YTD	2,208 / 15,731	2,163 / 9,122	1,907 / 10,335	1,723 / 10,513	1,740 / 10,856
Sales to New Listings Ratio / YTD	64% / 63%	69% / 49%	64% / 48%	51% / 44%	53% / 49%
Sales Volume	860,582,256	800,059,773	700,441,859	642,134,537	672,688,156
Sales Volume YTD	6,141,000,016	3,259,078,164	3,745,494,101	3,942,550,603	4,125,233,739
Average Sale Price	389,756	369,884	367,300	372,684	386,602
Average Sale Price YTD	390,376	357,277	362,409	375,017	379,996
Median Sale Price	366,500	350,000	351,000	352,500	364,700
Median Sale Price YTD	369,000	343,000	347,000	354,000	359,900
Average Days on Market / YTD	39 / 41	54 / 62	62 / 64	57 / 58	53 / 56
Median Days on Market / YTD	25 / 23	35 / 42	49 / 46	44 / 41	40 / 39
Average Days on Market (Cum.) / YTD	54 / 60	86 / 99	94 / 99	83 / 88	72 / 79
Median Days on Market (Cum.) / YTD	29 / 27	44 / 61	60 / 61	56 / 54	48 / 48

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

<sup>2</sup> Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

**5 Year Rural Activity  
Greater Edmonton Area<sup>1</sup>  
July 2021**

	2021	2020	2019	2018	2017
<b>Acreeage with Home</b>					
New Listings / YTD	168 / 1,455	229 / 1,377	218 / 1,540	217 / 1,576	202 / 1,383
Sales / YTD	130 / 945	173 / 531	94 / 464	100 / 477	99 / 536
Sales to New Listings Ratio / YTD	77% / 65%	76% / 39%	43% / 30%	46% / 30%	49% / 39%
Sales Volume	84,518,595	97,084,544	50,915,002	56,396,600	58,657,050
Sales Volume YTD	628,534,429	305,579,425	269,089,655	276,324,684	322,017,916
Average Sale Price	650,143	561,182	541,649	563,966	592,495
Average Sale Price YTD	665,116	575,479	579,935	579,297	600,780
Median Sale Price	612,500	530,000	510,125	515,500	590,000
Median Sale Price YTD	622,000	520,000	517,750	534,200	567,450
Average Days on Market / YTD	51 / 58	73 / 84	72 / 81	65 / 77	84 / 84
Median Days on Market / YTD	34 / 28	49 / 56	57 / 54	47 / 50	56 / 53
Average Days on Market (Cum.) / YTD	65 / 89	124 / 148	105 / 128	114 / 123	112 / 125
Median Days on Market (Cum.) / YTD	38 / 34	67 / 90	64 / 72	71 / 71	70 / 67
<b>Vacant Acreeage and Recreational</b>					
New Listings / YTD	57 / 496	64 / 390	59 / 406	56 / 469	58 / 375
Sales / YTD	38 / 259	29 / 109	15 / 94	20 / 119	20 / 136
Sales to New Listings Ratio / YTD	67% / 52%	45% / 28%	25% / 23%	36% / 25%	34% / 36%
Sales Volume	13,118,250	7,244,900	3,930,500	6,146,800	4,583,380
Sales Volume YTD	84,680,829	33,968,880	27,052,250	36,653,236	33,549,105
Average Sale Price	345,217	249,824	262,033	307,340	229,169
Average Sale Price YTD	326,953	311,641	287,790	308,010	246,685
Median Sale Price	259,250	170,000	195,000	246,750	212,500
Median Sale Price YTD	250,000	217,500	210,000	243,000	205,000
Average Days on Market / YTD	109 / 123	108 / 227	233 / 180	144 / 173	115 / 152
Median Days on Market / YTD	81 / 70	61 / 91	97 / 100	56 / 112	47 / 102
Average Days on Market (Cum.) / YTD	114 / 221	142 / 297	500 / 265	148 / 208	122 / 240
Median Days on Market (Cum.) / YTD	81 / 80	101 / 137	277 / 127	56 / 143	66 / 135
<b>Recreational with Home</b>					
New Listings / YTD	4 / 19	2 / 11	4 / 20	1 / 18	5 / 21
Sales / YTD	2 / 8	2 / 3	4 / 8	1 / 8	3 / 8
Sales to New Listings Ratio / YTD	50% / 42%	100% / 27%	100% / 40%	100% / 44%	60% / 38%
Sales Volume	430,000	401,000	964,500	226,500	1,270,900
Sales Volume YTD	3,175,800	661,000	2,102,500	2,718,549	2,981,900
Average Sale Price	215,000	200,500	241,125	226,500	423,633
Average Sale Price YTD	396,975	220,333	262,813	339,819	372,738
Median Sale Price	215,000	200,500	254,750	226,500	419,900
Median Sale Price YTD	290,000	260,000	236,750	317,500	381,500
Average Days on Market / YTD	9 / 38	61 / 115	55 / 70	53 / 100	18 / 81
Median Days on Market / YTD	9 / 15	61 / 64	61 / 61	53 / 83	20 / 41
Average Days on Market (Cum.) / YTD	65 / 52	1181 / 976	55 / 86	53 / 276	18 / 81
Median Days on Market (Cum.) / YTD	65 / 16	1181 / 568	61 / 61	53 / 125	20 / 41
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	229 / 1,970	295 / 1,778	281 / 1,966	274 / 2,063	265 / 1,779
Sales / YTD	170 / 1,212	204 / 643	113 / 566	121 / 604	122 / 680
Sales to New Listings Ratio / YTD	74% / 62%	69% / 36%	40% / 29%	44% / 29%	46% / 38%
Sales Volume	98,066,845	104,730,444	55,810,002	62,769,900	64,511,330
Sales Volume YTD	716,391,058	340,209,305	298,244,405	315,696,469	358,548,921
Average Sale Price	576,864	513,385	493,894	518,760	528,781
Average Sale Price YTD	591,082	529,097	526,934	522,676	527,278
Median Sale Price	543,500	502,000	495,000	480,000	507,250
Median Sale Price YTD	560,000	480,000	485,000	476,500	507,250
Average Days on Market / YTD	63 / 72	78 / 108	92 / 97	78 / 96	87 / 98
Median Days on Market / YTD	39 / 32	51 / 61	61 / 59	48 / 56	55 / 56
Average Days on Market (Cum.) / YTD	76 / 117	137 / 177	155 / 150	119 / 142	111 / 148
Median Days on Market (Cum.) / YTD	42 / 39	68 / 95	70 / 76	70 / 80	68 / 75

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

<sup>2</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

**5 Year Commercial Activity (Part 1)  
Greater Edmonton Area<sup>1</sup>  
July 2021**

	2021	2020	2019	2018	2017
<b>Land</b>					
New Listings / YTD	8 / 89	12 / 82	11 / 118	14 / 95	14 / 94
Sales / YTD	4 / 17	1 / 12	3 / 22	3 / 13	1 / 12
Sales to New Listings Ratio / YTD	50% / 19%	8% / 15%	27% / 19%	21% / 14%	7% / 13%
Sales Volume	549,000	800,000	1,615,000	1,933,275	3,175,000
Sales Volume YTD	12,392,158	6,474,000	15,608,299	10,506,076	11,459,700
Average Sale Price	137,250	800,000	538,333	644,425	3,175,000
Average Sale Price YTD	728,950	539,500	709,468	808,160	954,975
Median Sale Price	84,500	800,000	500,000	690,000	3,175,000
Median Sale Price YTD	500,000	425,000	549,642	475,000	825,000
Average Days on Market / YTD	140 / 242	77 / 340	476 / 305	339 / 287	110 / 177
Median Days on Market / YTD	51 / 92	77 / 217	324 / 165	203 / 140	110 / 124
Average Days on Market (Cum.) / YTD	788 / 412	77 / 340	476 / 315	339 / 321	110 / 299
Median Days on Market (Cum.) / YTD	51 / 92	77 / 217	324 / 170	203 / 218	110 / 159
<b>Investment</b>					
New Listings / YTD	31 / 175	33 / 179	29 / 171	21 / 225	24 / 147
Sales / YTD	12 / 59	2 / 31	12 / 42	11 / 53	8 / 59
Sales to New Listings Ratio / YTD	39% / 34%	6% / 17%	41% / 25%	52% / 24%	33% / 40%
Sales Volume	8,018,492	362,721	10,108,000	11,322,600	4,420,740
Sales Volume YTD	42,311,853	24,422,226	32,658,950	40,907,482	38,159,240
Average Sale Price	668,208	181,361	842,333	1,029,327	552,593
Average Sale Price YTD	717,150	787,814	777,594	771,839	646,767
Median Sale Price	412,500	181,361	496,250	730,000	523,930
Median Sale Price YTD	436,000	374,027	541,250	515,000	440,000
Average Days on Market / YTD	151 / 171	61 / 138	243 / 201	176 / 164	196 / 160
Median Days on Market / YTD	137 / 133	61 / 99	133 / 114	210 / 120	235 / 131
Average Days on Market (Cum.) / YTD	217 / 245	61 / 197	274 / 228	204 / 203	196 / 192
Median Days on Market (Cum.) / YTD	137 / 139	61 / 124	213 / 156	234 / 140	235 / 175
<b>Multi Family</b>					
New Listings / YTD	9 / 74	9 / 42	7 / 56	6 / 53	2 / 31
Sales / YTD	4 / 42	3 / 10	0 / 11	3 / 12	2 / 11
Sales to New Listings Ratio / YTD	44% / 57%	33% / 24%	0% / 20%	50% / 23%	100% / 35%
Sales Volume	4,272,000	11,097,500	0	3,520,000	5,070,000
Sales Volume YTD	53,708,250	17,979,200	10,691,000	12,418,600	14,110,000
Average Sale Price	1,068,000	3,699,167	0	1,173,333	2,535,000
Average Sale Price YTD	1,278,768	1,797,920	971,909	1,034,883	1,282,727
Median Sale Price	903,500	2,000,000	0	725,000	2,535,000
Median Sale Price YTD	1,157,500	1,191,000	690,000	726,000	855,000
Average Days on Market / YTD	313 / 192	138 / 218	0 / 178	85 / 85	133 / 98
Median Days on Market / YTD	227 / 119	105 / 138	0 / 135	98 / 49	133 / 112
Average Days on Market (Cum.) / YTD	313 / 228	138 / 302	0 / 178	85 / 85	133 / 98
Median Days on Market (Cum.) / YTD	227 / 133	105 / 138	0 / 135	98 / 49	133 / 112
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	0 / 2	0 / 0	0 / 4	0 / 3
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 25%	0% / 0%
Sales Volume	0	0	0	5,650,000	0
Sales Volume YTD	0	0	0	5,650,000	0
Average Sale Price	0	0	0	5,650,000	0
Average Sale Price YTD	0	0	0	5,650,000	0
Median Sale Price	0	0	0	5,650,000	0
Median Sale Price YTD	0	0	0	5,650,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	81 / 81	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	81 / 81	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	81 / 81	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	81 / 81	0 / 0

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

**5 Year Commercial Activity (Part 2)**  
**Greater Edmonton Area<sup>1</sup>**  
**July 2021**

	2021	2020	2019	2018	2017
<b>Business</b>					
New Listings / YTD	16 / 86	11 / 115	31 / 216	19 / 182	15 / 149
Sales / YTD	3 / 15	3 / 27	4 / 28	6 / 29	4 / 31
Sales to New Listings Ratio / YTD	19% / 17%	27% / 23%	13% / 13%	32% / 16%	27% / 21%
Sales Volume	287,000	1,895,000	424,000	928,000	725,000
Sales Volume YTD	3,799,568	5,317,800	6,626,150	6,382,800	4,512,889
Average Sale Price	95,667	631,667	106,000	154,667	181,250
Average Sale Price YTD	253,305	196,956	236,648	220,097	145,577
Median Sale Price	125,000	575,000	103,000	84,000	165,000
Median Sale Price YTD	145,000	100,000	132,000	112,000	110,000
Average Days on Market / YTD	68 / 177	148 / 129	87 / 178	132 / 144	141 / 144
Median Days on Market / YTD	81 / 161	90 / 102	73 / 147	120 / 129	118 / 112
Average Days on Market (Cum.) / YTD	68 / 177	253 / 161	87 / 188	132 / 153	141 / 170
Median Days on Market (Cum.) / YTD	81 / 161	267 / 135	73 / 147	120 / 155	118 / 119
<b>Lease</b>					
New Listings / YTD	20 / 154	23 / 168	21 / 172	15 / 158	17 / 163
Sales / YTD	1 / 44	5 / 35	6 / 56	4 / 53	7 / 50
Sales to New Listings Ratio / YTD	5% / 29%	22% / 21%	29% / 33%	27% / 34%	41% / 31%
Sales Volume	161,600	641,917	416,622	359,046	1,372,215
Sales Volume YTD	8,151,903	10,676,245	4,673,446	6,182,695	6,928,699
Average Sale Price	161,600	128,383	69,437	89,762	196,031
Average Sale Price YTD	185,271	305,036	83,454	116,655	138,574
Median Sale Price	161,600	36,551	34,639	39,203	134,377
Median Sale Price YTD	114,300	127,836	60,551	84,000	72,720
Average Days on Market / YTD	101 / 225	58 / 177	252 / 161	140 / 156	168 / 192
Median Days on Market / YTD	101 / 139	55 / 150	250 / 110	143 / 108	119 / 118
Average Days on Market (Cum.) / YTD	101 / 235	58 / 177	252 / 161	140 / 177	168 / 195
Median Days on Market (Cum.) / YTD	101 / 148	55 / 150	250 / 110	143 / 108	119 / 119
<b>Farms</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	1,300,000
Sales Volume YTD	0	0	0	0	2,000,000
Average Sale Price	0	0	0	0	1,300,000
Average Sale Price YTD	0	0	0	0	1,000,000
Median Sale Price	0	0	0	0	1,300,000
Median Sale Price YTD	0	0	0	0	1,000,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	772 / 648
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	772 / 648
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1497 / 1010
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1497 / 1010
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	84 / 581	88 / 592	99 / 736	75 / 718	72 / 586
Sales / YTD	24 / 178	14 / 115	25 / 160	28 / 161	23 / 165
Sales to New Listings Ratio / YTD	29% / 31%	16% / 19%	25% / 22%	37% / 22%	32% / 28%
Sales Volume	13,288,092	14,797,138	12,563,622	23,712,921	16,062,955
Sales Volume YTD	121,113,732	64,869,471	71,537,845	82,047,653	77,170,528
Average Sale Price	553,671	1,056,938	502,545	846,890	698,389
Average Sale Price YTD	680,414	564,082	447,112	509,613	467,700
Median Sale Price	322,500	400,400	325,000	534,600	429,400
Median Sale Price YTD	431,000	270,084	241,000	270,074	299,000
Average Days on Market / YTD	164 / 196	96 / 176	248 / 195	166 / 161	194 / 169
Median Days on Market / YTD	122 / 128	88 / 127	147 / 120	139 / 116	123 / 119
Average Days on Market (Cum.) / YTD	305 / 247	119 / 207	263 / 205	177 / 185	225 / 201
Median Days on Market (Cum.) / YTD	122 / 136	90 / 148	192 / 124	139 / 125	123 / 145

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

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

**End of Month Active Inventory (Sales Activity)**  
**Greater Edmonton Area<sup>1</sup> and City of Edmonton**  
**July 2021**

Year	Month	GEA Residential <sup>2</sup>	GEA Rural <sup>3</sup>	GEA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2017	January	5,848 (837)	782 (54)	519 (15)	4,187 (600)	294 (9)
	February	6,390 (1,185)	841 (50)	535 (22)	4,547 (867)	297 (19)
	March	7,142 (1,558)	905 (115)	564 (28)	5,063 (1,123)	307 (17)
	April	7,965 (1,578)	1,047 (81)	587 (22)	5,627 (1,126)	305 (20)
	May	8,834 (1,964)	1,188 (121)	587 (31)	6,277 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	579 (24)	6,456 (1,416)	308 (10)
	July	9,204 (1,740)	1,249 (122)	574 (23)	6,621 (1,223)	305 (19)
	August	9,072 (1,635)	1,249 (113)	592 (10)	6,556 (1,152)	321 (7)
	September	8,753 (1,419)	1,196 (87)	572 (24)	6,372 (1,000)	321 (12)
	October	8,101 (1,420)	1,051 (95)	574 (19)	5,861 (1,033)	323 (11)
	November	7,377 (1,247)	961 (56)	600 (17)	5,334 (936)	342 (10)
	December	6,054 (962)	818 (51)	550 (17)	4,337 (697)	312 (14)
2018	January	6,507 (940)	847 (50)	574 (18)	4,613 (670)	336 (10)
	February	7,127 (1,108)	917 (50)	633 (22)	5,044 (770)	367 (16)
	March	8,355 (1,380)	1,043 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,203 (1,657)	1,122 (91)	683 (26)	6,461 (1,129)	400 (16)
	May	10,318 (1,904)	1,369 (106)	715 (21)	7,315 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,544 (1,723)	1,527 (121)	720 (28)	7,623 (1,217)	433 (20)
	August	10,069 (1,678)	1,450 (124)	704 (27)	7,311 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,743 (1,234)	1,187 (89)	675 (33)	6,316 (853)	397 (23)
	November	8,096 (1,105)	1,052 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	885 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,102 (795)	907 (41)	650 (22)	5,020 (575)	375 (16)
	February	7,456 (976)	949 (43)	678 (18)	5,261 (710)	386 (10)
	March	8,298 (1,197)	1,080 (70)	726 (15)	5,817 (849)	419 (11)
	April	9,015 (1,679)	1,232 (81)	727 (29)	6,383 (1,148)	430 (19)
	May	9,551 (1,977)	1,345 (102)	783 (27)	6,859 (1,360)	458 (17)
	June	9,460 (1,804)	1,417 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,129 (1,907)	1,446 (113)	748 (25)	6,643 (1,327)	435 (15)
	August	8,845 (1,566)	1,406 (112)	729 (22)	6,462 (1,104)	413 (11)
	September	8,544 (1,380)	1,317 (99)	715 (20)	6,280 (971)	407 (15)
	October	7,950 (1,325)	1,133 (90)	691 (29)	5,854 (941)	398 (15)
	November	7,305 (1,100)	1,014 (58)	722 (13)	5,381 (807)	432 (8)
	December	6,051 (843)	866 (44)	645 (16)	4,387 (600)	383 (10)
2020	January	6,330 (796)	895 (47)	661 (13)	4,565 (580)	389 (9)
	February	6,862 (1,052)	969 (63)	661 (27)	4,952 (742)	395 (15)
	March	7,280 (1,163)	1,012 (67)	662 (19)	5,252 (810)	399 (11)
	April	7,262 (746)	1,050 (43)	650 (7)	5,248 (514)	383 (6)
	May	7,780 (1,156)	1,151 (77)	660 (7)	5,638 (778)	392 (6)
	June	8,021 (2,046)	1,198 (142)	673 (28)	5,917 (1,365)	400 (16)
	July	8,053 (2,163)	1,181 (204)	697 (14)	5,960 (1,511)	409 (11)
	August	7,840 (1,874)	1,168 (166)	681 (17)	5,893 (1,262)	401 (12)
	September	7,549 (1,868)	1,104 (155)	694 (19)	5,683 (1,297)	406 (9)
	October	7,242 (1,670)	994 (146)	653 (26)	5,514 (1,161)	383 (14)
	November	6,468 (1,393)	825 (127)	666 (16)	4,939 (1,014)	384 (12)
	December	5,231 (1,104)	654 (83)	588 (17)	4,019 (803)	319 (7)
2021	January	5,535 (1,169)	664 (108)	620 (22)	4,170 (828)	342 (14)
	February	5,918 (1,594)	707 (107)	638 (19)	4,467 (1,072)	361 (15)
	March	6,708 (2,438)	789 (187)	644 (31)	5,096 (1,642)	353 (17)
	April	7,449 (2,863)	863 (225)	654 (23)	5,725 (1,929)	350 (14)
	May	7,981 (2,736)	890 (227)	660 (29)	6,194 (1,901)	358 (14)
	June	8,335 (2,723)	949 (188)	646 (30)	6,500 (1,904)	350 (18)
	July	8,015 (2,208)	899 (170)	643 (24)	6,295 (1,537)	349 (18)

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

<sup>2</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

<sup>3</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

<sup>4</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.



## July 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	53	57	56	344	229	275
	Average	423,789	431,903	431,921	437,069	438,023	424,236
	Median	368,000	385,000	418,250	399,000	399,900	387,500
<b>North Central</b>	Sales	182	170	153	1,341	793	882
	Average	413,677	380,190	369,310	397,246	368,685	363,777
	Median	402,500	370,000	358,000	383,000	360,000	356,750
<b>Northeast</b>	Sales	51	56	34	366	228	233
	Average	344,914	309,616	336,232	349,466	310,708	328,915
	Median	298,000	300,000	296,000	325,000	300,000	307,500
<b>Central</b>	Sales	35	32	30	237	147	164
	Average	309,119	302,742	270,297	298,574	276,628	247,255
	Median	286,500	272,250	242,500	278,250	258,500	231,250
<b>West</b>	Sales	87	91	73	627	363	417
	Average	650,418	525,689	491,015	563,893	507,274	503,033
	Median	485,000	440,000	411,000	454,000	405,000	414,000
<b>Southwest</b>	Sales	126	129	133	928	499	641
	Average	576,352	554,497	544,336	594,663	532,752	562,743
	Median	510,000	482,500	477,000	520,000	473,000	482,500
<b>Southeast</b>	Sales	141	144	142	1,113	659	786
	Average	417,391	392,939	387,813	421,853	396,537	395,216
	Median	385,000	382,500	362,750	390,000	364,000	373,000
<b>Anthony Henday</b>	Sales	200	195	188	1,514	821	923
	Average	509,429	498,281	484,560	521,025	487,180	475,505
	Median	465,000	434,500	465,000	472,250	434,000	440,500
<b>City of Edmonton Total</b>	Sales	875	874	809	6,470	3,739	4,321
	Average	475,548	445,530	438,369	470,709	432,056	433,862
	Median	429,300	400,000	400,000	423,000	390,000	395,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	12	9	4	88	64	62
	Average	271,500	259,661	n/a	231,392	251,677	257,604
	Median	283,500	280,000	n/a	249,250	257,000	254,612
<b>North Central</b>	Sales	69	76	45	481	291	319
	Average	208,990	212,212	196,474	205,270	193,777	199,074
	Median	200,900	216,800	195,000	195,000	190,000	193,000
<b>Northeast</b>	Sales	22	36	25	167	138	164
	Average	150,441	156,811	168,924	156,982	148,049	157,954
	Median	154,950	161,250	158,000	153,000	153,100	157,250
<b>Central</b>	Sales	65	55	65	429	280	350
	Average	283,572	200,418	236,412	249,742	231,130	251,882
	Median	217,500	173,000	237,500	223,500	215,000	238,500
<b>West</b>	Sales	30	41	39	251	159	197
	Average	220,280	193,657	188,929	204,327	185,746	196,823
	Median	188,450	171,500	174,000	177,000	168,000	182,750
<b>Southwest</b>	Sales	80	71	99	479	287	390
	Average	263,753	238,873	230,794	253,711	232,469	247,700
	Median	255,750	224,000	210,000	243,000	216,000	229,950
<b>Southeast</b>	Sales	62	54	43	381	205	271
	Average	211,390	205,515	215,759	207,187	190,366	209,235
	Median	202,500	181,100	210,800	192,000	177,250	198,000
<b>Anthony Henday</b>	Sales	99	76	48	591	289	315
	Average	243,778	252,602	236,890	252,052	240,579	235,853
	Median	238,000	242,750	225,000	240,000	240,000	227,000
<b>City of Edmonton Total</b>	Sales	439	418	368	2,867	1,713	2,068
	Average	237,743	216,097	217,749	227,823	211,587	222,395
	Median	220,000	196,000	205,000	210,000	195,000	206,700

n/a = insufficient data

## July 2021

	2021	2020	2019	2018	2017
<b>Edmonton City Monthly</b>					
New Listings	2,636	2,353	2,249	2,478	2,414
Sales	1,555	1,522	1,342	1,237	1,242
Sales Volume	611,140,479	566,236,851	487,792,546	473,384,598	485,852,322
<b>Edmonton City Year to Date</b>					
New Listings	18,730	14,003	15,821	17,650	16,275
Sales	10,923	6,374	7,331	7,443	7,813
Sales Volume	4,301,128,752	2,296,647,744	2,653,682,707	2,805,040,862	2,988,582,464
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,295	5,960	6,643	7,623	6,621
Commercial	349	409	435	433	305
TOTAL	6,644	6,369	7,078	8,056	6,926
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,759	3,538	3,370	3,708	3,590
Sales	2,402	2,381	2,045	1,872	1,885
Sales Volume	971,937,193	919,587,355	768,815,483	728,617,358	753,262,441
<b>Greater Edmonton Area Year to Date</b>					
New Listings	27,621	21,164	24,054	26,674	24,453
Sales	17,121	9,880	11,061	11,278	11,701
Sales Volume	6,978,504,806	3,664,156,940	4,115,276,351	4,340,294,725	4,560,953,188
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	8,015	8,053	9,129	10,544	9,204
Rural	899	1,181	1,446	1,527	1,249
Commercial	643	697	748	720	574
TOTAL	9,557	9,931	11,323	12,791	11,027
<hr/>					
<b>Total Board Monthly</b>					
New Listings	4,370	4,132	3,933	4,304	4,171
Sales	2,763	2,710	2,317	2,145	2,121
Sales Volume	1,078,390,947	1,004,037,059	839,086,460	801,018,088	811,384,480
<b>Total Board Year to Date</b>					
New Listings	32,200	24,989	28,377	31,292	28,841
Sales	19,854	11,315	12,523	12,676	13,147
Sales Volume	7,755,975,057	4,005,943,135	4,495,442,055	4,708,528,805	4,956,260,226

July 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Barrhead</b>	Sales	9	6	6	44	30	35
	Sales Volume	1,908,000	1,408,500	1,225,000	10,534,900	7,122,000	8,310,200
	Average Price	212,000	234,750	204,167	239,430	237,400	237,434
	Median Price	220,000	202,500	180,000	229,250	235,000	212,000
<b>Beaumont</b>	Sales	49	56	42	355	204	204
	Sales Volume	22,875,700	23,822,500	16,433,009	160,362,178	82,919,055	84,879,185
	Average Price	466,851	425,402	391,262	451,724	406,466	416,074
	Median Price	442,000	431,000	408,750	435,000	396,500	413,500
<b>Bonnyville</b>	Sales	7	7	5	72	41	39
	Sales Volume	1,064,200	1,874,000	1,025,500	18,148,400	8,471,350	8,832,000
	Average Price	152,029	267,714	205,100	252,061	206,618	226,462
	Median Price	155,000	310,000	159,000	249,500	216,500	199,000
<b>Cold Lake</b>	Sales	38	40	42	281	162	183
	Sales Volume	11,515,150	13,375,794	11,128,700	83,071,805	47,706,934	51,273,170
	Average Price	303,030	334,395	264,969	295,629	294,487	280,181
	Median Price	273,500	307,000	280,000	290,000	290,000	289,300
<b>Devon</b>	Sales	10	9	12	85	43	50
	Sales Volume	3,419,400	2,704,000	3,501,500	27,928,499	12,151,150	15,172,000
	Average Price	341,940	300,444	291,792	328,571	282,585	303,440
	Median Price	343,250	320,000	299,500	320,000	286,500	310,000
<b>Drayton Valley</b>	Sales	13	5	10	114	59	67
	Sales Volume	3,083,400	1,330,900	1,595,000	27,386,827	12,945,850	14,933,500
	Average Price	237,185	266,180	159,500	240,235	219,421	222,888
	Median Price	243,000	264,000	167,500	242,000	220,000	238,000
<b>Fort Saskatchewan</b>	SFD Sales	31	60	39	344	202	186
	SFD Average Price	411,445	407,487	398,051	430,164	389,143	396,612
	SFD Median Price	393,000	405,500	381,000	418,950	378,750	385,750
	Condo Sales	4	4	7	42	23	37
	Condo Average Price	n/a	n/a	251,486	223,318	234,143	241,562
	Condo Median Price	n/a	n/a	269,900	204,000	230,000	240,000
	Total Sales Volume	17,984,300	31,338,400	19,386,400	195,450,097	103,336,810	103,215,940
<b>Gibbons</b>	Sales	7	7	9	49	47	43
	Sales Volume	1,720,000	2,206,500	2,269,800	13,446,400	12,927,650	11,930,100
	Average Price	245,714	315,214	252,200	274,416	275,056	277,444
	Median Price	215,000	330,000	266,800	270,000	272,000	273,000
<b>Leduc</b>	SFD Sales	57	48	51	409	214	246
	SFD Average Price	430,062	358,457	364,210	400,651	368,106	371,152
	SFD Median Price	410,000	345,000	340,000	382,500	356,000	348,500
	Condo Sales	11	6	8	57	30	46
	Condo Average Price	182,468	231,000	234,250	215,570	218,218	216,485
	Condo Median Price	159,000	218,500	202,500	190,000	209,500	200,050
	Total Sales Volume	31,888,525	21,754,577	22,083,780	210,083,754	99,064,752	119,474,154

n/a = insufficient data

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

July 2021

	2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Morinville</b>						
Sales	22	31	13	218	116	106
Sales Volume	7,411,600	10,024,207	4,367,785	74,732,200	36,931,673	33,293,744
Average Price	336,891	323,362	335,983	342,808	318,376	314,092
Median Price	324,000	320,000	321,000	355,000	325,000	307,000
<b>Sherwood Park</b>						
SFD Sales	79	99	98	686	438	505
SFD Average Price	498,747	453,467	465,678	470,000	431,766	452,011
SFD Median Price	460,000	429,000	431,000	440,000	417,000	420,000
Condo Sales	31	16	16	188	91	133
Condo Average Price	296,013	368,528	253,578	310,982	290,658	290,198
Condo Median Price	295,000	309,000	246,000	286,944	277,500	279,702
Total Sales Volume	54,418,321	54,320,293	52,539,800	412,148,032	231,064,398	284,313,788
<b>Spruce Grove</b>						
SFD Sales	73	44	44	459	205	229
SFD Average Price	418,686	396,774	405,517	419,716	379,539	395,156
SFD Median Price	410,000	378,000	381,500	410,000	365,000	370,000
Condo Sales	6	7	6	49	34	40
Condo Average Price	244,250	270,822	260,000	223,495	230,510	230,129
Condo Median Price	254,999	285,000	224,500	210,158	227,500	215,500
Total Sales Volume	38,523,599	24,277,416	22,760,767	250,376,813	116,818,979	128,823,432
<b>St. Albert</b>						
SFD Sales	89	111	101	690	420	488
SFD Average Price	515,804	478,700	464,605	502,600	460,293	467,255
SFD Median Price	472,500	435,000	425,000	459,900	423,950	430,000
Condo Sales	33	23	29	205	132	129
Condo Average Price	239,115	257,491	254,551	281,389	248,337	257,384
Condo Median Price	206,000	277,500	255,000	250,000	226,750	250,000
Total Sales Volume	58,392,524	60,868,450	56,752,574	427,137,752	236,256,490	274,423,055
<b>St. Paul</b>						
Sales	11	10	6	81	41	59
Sales Volume	2,685,600	2,069,850	1,183,500	19,929,611	8,186,250	13,075,342
Average Price	244,145	206,985	197,250	246,045	199,665	221,616
Median Price	224,000	225,250	214,000	260,000	205,000	231,900
<b>Stony Plain</b>						
Sales	47	35	41	286	176	185
Sales Volume	16,294,100	11,143,250	12,707,650	99,210,867	56,366,980	56,606,393
Average Price	346,683	318,379	309,943	346,891	320,267	305,981
Median Price	333,000	337,500	329,000	345,000	326,500	310,000
<b>Vegreville</b>						
Sales	12	7	7	77	39	35
Sales Volume	2,551,000	1,358,000	1,342,500	15,460,000	5,530,900	6,358,900
Average Price	212,583	194,000	191,786	200,779	141,818	181,683
Median Price	203,500	215,000	190,000	201,000	130,500	160,000
<b>Westlock</b>						
Sales	9	10	6	61	41	41
Sales Volume	1,684,000	2,111,500	1,781,100	12,607,100	7,270,137	9,896,300
Average Price	187,111	211,150	296,850	206,674	177,320	241,373
Median Price	230,000	221,500	295,000	224,000	180,000	238,000
<b>Wetaskiwin</b>						
Sales	16	18	16	153	77	87
Sales Volume	3,554,000	4,179,400	3,189,821	33,292,075	16,351,800	17,721,771
Average Price	222,125	232,189	199,364	217,595	212,361	203,699
Median Price	223,250	222,000	195,000	209,900	220,000	205,000

n/a = insufficient data

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

July 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	3	6	3	54	36	30
	Sales Volume	n/a	1,902,500	n/a	15,016,900	7,667,500	8,401,000
<b>Bonnyville M.D.</b>	Sales	21	12	15	142	65	78
	Sales Volume	6,695,900	3,831,350	4,961,790	51,941,959	20,877,750	25,449,690
<b>Lac la Biche County</b>	Sales	0	0	3	4	0	4
	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	25	32	18	218	98	89
	Sales Volume	17,081,195	19,141,900	10,057,000	119,909,848	60,915,775	45,861,700
<b>Parkland County</b>	Sales	69	92	42	469	253	217
	Sales Volume	32,118,650	39,269,372	18,195,250	252,517,792	114,973,183	98,018,133
<b>Smoky Lake County</b>	Sales	4	2	3	29	19	19
	Sales Volume	n/a	n/a	n/a	8,838,700	2,933,100	5,390,150
<b>St. Paul County</b>	Sales	8	13	13	82	48	53
	Sales Volume	1,600,500	1,600,300	2,197,750	16,689,875	6,442,700	11,640,450
<b>Strathcona County</b>	Sales	48	50	35	316	168	167
	Sales Volume	32,088,100	26,791,422	18,238,402	212,502,447	96,696,102	100,655,322
<b>Sturgeon County</b>	Sales	28	30	18	209	124	93
	Sales Volume	16,778,900	19,527,750	9,319,350	131,460,971	67,624,245	53,709,250
<b>Thorhild County</b>	Sales	5	3	3	27	23	15
	Sales Volume	610,702	n/a	n/a	6,680,202	5,785,780	3,439,140
<b>Two Hills County</b>	Sales	4	4	1	14	12	4
	Sales Volume	n/a	n/a	n/a	3,885,900	2,597,000	n/a
<b>Vermilion River County</b>	Sales	0	1	2	0	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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

## July 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	1	2	0	9	7	5
	Sales Volume	n/a	n/a	n/a	4,114,000	2,865,000	1,766,300
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	1	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	1	2	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	0	0	0	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	0	1	8	4	8
	Sales Volume	n/a	n/a	n/a	1,329,100	n/a	2,280,000
<b>Strathcona County</b>	Sales	0	0	0	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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