

# Media Release

## Residential Unit Sales and New Listings Up to Start 2021

**Edmonton, February 2, 2021:** Total residential unit sales in the Greater Edmonton Area (GEA)\* real estate market for January 2021 increased 47.1% compared to January 2020 and increased 5.9% from December 2020. The number of new residential listings is up year over year, increasing 8% from January 2020. New residential listings are up month over month, increasing 87.9% from December 2020. Overall inventory in the GEA fell 17% from January of last year and increased 5% from December 2020.

For the month of January, single family home unit sales are up 50.1% from January 2020 and up 8.5% from December 2020 at 737. Condo unit sales increased 43.8% from January 2020 and increased 2.7% from December 2020.

All residential average prices are up to \$364,040, a 3.7% increase from January 2020, and up 0.4% from December 2020. Single family homes sold for an average of \$427,677, a 3.2% year-over-year increase from January 2020, and a 0.4% decrease from December 2020. Condominiums sold for an average of \$216,757, a 6.1% increase year-over-year, and prices are down 0.5% compared to December 2020. Duplex prices increased 1.6% from January 2020, selling at \$344,400, which was a 4% decrease from December 2020.

“The Edmonton market in January saw an increase in year-over-year residential unit sales as well as month-to-month sales,” says REALTORS® Association of Edmonton Chair Tom Shearer. “There have also been more sales of single-family homes, condos and duplexes compared to January of last year, while we’ve seen an increase in month over month sales for single-family homes and condos and a decrease in duplex rowhouse sales. We are encouraged to see this kind of activity at the start of the year, which is typically a slower time in the real estate market, and especially in the current economic climate.”

Single family homes averaged 59 days on the market, a 14-day decrease from January of last year. Condos averaged 73 days on the market, a 10-day decrease year-over-year, while duplexes averaged 70 days on market, a 15-day decrease compared to January 2020. Overall, all residential listings averaged 65 days on market, decreasing by 14 days year-over-year and increasing by 7 days compared to the previous month.

*\* Effective January 1, 2021, the REALTORS® Association of Edmonton will be using the term Greater Edmonton Area (GEA) to replace Edmonton CMA (Census Metropolitan Area). This change is intended to reduce confusion with the term Comparative Market Analysis. The geographic area remains the same – only the terminology has changed.*

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

<b>MLS® System Activity 2021</b> (for all-residential sales in GEA <sup>1</sup> )	<b>January 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$427,677	-0.4%	3.2%
SFD median <sup>4</sup> selling price – month	\$395,000	-1.2%	2.9%
Condominium average selling price	\$216,757	-0.5%	6.1%
Condominium median selling price	\$195,000	1.6%	4.0%
All-residential <sup>5</sup> average selling price	\$364,040	0.4%	3.7%
All-residential median selling price	\$349,500	2.8%	4.3%
# residential listings this month	2400	87.9%	8.0%
# residential sales this month	1171	5.9%	47.1%
# residential inventory at month end	5255	5.0%	-17.0%
# Total <sup>6</sup> MLS® System sales this month	1,515	8.4%	56.2%
\$ Value Total residential sales this month	\$445,155,516	6.3%	53.7%
\$ Value of total MLS® System sales – month	\$564,765,261	12.7%	61.7%
\$ Value of total MLS® System sales - YTD	\$564,765,261	-92.8%	63.8%

<b>MLS® HPI Benchmark Price*</b> (for all-residential sales in GEA <sup>1</sup> )	<b>January 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$388,900	0.0%	4.0%
Apartment benchmark price	\$174,800	-1.6%	-6.0%
Townhouse benchmark price	\$210,900	-0.9%	0.2%
Composite <sup>7</sup> benchmark price	\$326,500	-0.2%	2.5%

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

<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 may 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 may include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

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

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### **\*MLS® HPI Benchmark Price**

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

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

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

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

	2021	2020	2019	2018	2017
<b>Single Family Detached</b>					
New Listings / YTD	1,211 / 1,211	1,232 / 1,232	1,401 / 1,401	1,342 / 1,342	1,174 / 1,174
Sales / YTD	737 / 737	491 / 491	469 / 469	551 / 551	506 / 506
Sales to New Listings Ratio / YTD	61% / 61%	40% / 40%	33% / 33%	41% / 41%	43% / 43%
Sales Volume	315,197,917	203,327,813	189,369,395	237,071,733	213,073,174
Sales Volume YTD	315,197,917	203,327,813	189,369,395	237,071,733	213,073,174
Average Sale Price	427,677	414,110	403,773	430,257	421,093
Average Sale Price YTD	427,677	414,110	403,773	430,257	421,093
Median Sale Price	395,000	384,000	392,900	390,000	390,000
Median Sale Price YTD	395,000	384,000	392,900	390,000	390,000
Average Days on Market / YTD	59 / 59	73 / 73	78 / 78	67 / 67	67 / 67
Median Days on Market / YTD	47 / 47	59 / 59	66 / 66	56 / 56	57 / 57
Average Days on Market (Cum.) / YTD	88 / 88	113 / 113	120 / 120	103 / 103	94 / 94
Median Days on Market (Cum.) / YTD	67 / 67	93 / 93	95 / 95	83 / 83	74 / 74
<b>Condominium</b>					
New Listings / YTD	868 / 868	706 / 706	757 / 757	900 / 900	836 / 836
Sales / YTD	266 / 266	185 / 185	214 / 214	264 / 264	228 / 228
Sales to New Listings Ratio / YTD	31% / 31%	26% / 26%	28% / 28%	29% / 29%	27% / 27%
Sales Volume	57,657,387	37,812,119	46,491,199	60,708,276	55,977,694
Sales Volume YTD	57,657,387	37,812,119	46,491,199	60,708,276	55,977,694
Average Sale Price	216,757	204,390	217,249	229,956	245,516
Average Sale Price YTD	216,757	204,390	217,249	229,956	245,516
Median Sale Price	195,000	187,500	205,950	208,500	226,500
Median Sale Price YTD	195,000	187,500	205,950	208,500	226,500
Average Days on Market / YTD	73 / 73	83 / 83	93 / 93	91 / 91	81 / 81
Median Days on Market / YTD	60 / 60	70 / 70	77 / 77	78 / 78	71 / 71
Average Days on Market (Cum.) / YTD	108 / 108	132 / 132	150 / 150	140 / 140	124 / 124
Median Days on Market (Cum.) / YTD	77 / 77	94 / 94	121 / 121	111 / 111	106 / 106
<b>Duplex/Rowhouse</b>					
New Listings / YTD	237 / 237	210 / 210	270 / 270	247 / 247	210 / 210
Sales / YTD	136 / 136	95 / 95	97 / 97	98 / 98	80 / 80
Sales to New Listings Ratio / YTD	57% / 57%	45% / 45%	36% / 36%	40% / 40%	38% / 38%
Sales Volume	46,838,420	32,187,387	31,239,024	34,125,096	28,515,524
Sales Volume YTD	46,838,420	32,187,387	31,239,024	34,125,096	28,515,524
Average Sale Price	344,400	338,815	322,052	348,215	356,444
Average Sale Price YTD	344,400	338,815	322,052	348,215	356,444
Median Sale Price	327,839	315,000	315,000	326,500	336,250
Median Sale Price YTD	327,839	315,000	315,000	326,500	336,250
Average Days on Market / YTD	70 / 70	85 / 85	90 / 90	70 / 70	69 / 69
Median Days on Market / YTD	51 / 51	75 / 75	74 / 74	60 / 60	59 / 59
Average Days on Market (Cum.) / YTD	87 / 87	129 / 129	129 / 129	88 / 88	82 / 82
Median Days on Market (Cum.) / YTD	63 / 63	102 / 102	94 / 94	78 / 78	70 / 70
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	2,400 / 2,400	2,222 / 2,222	2,534 / 2,534	2,585 / 2,585	2,276 / 2,276
Sales / YTD	1,171 / 1,171	796 / 796	795 / 795	940 / 940	837 / 837
Sales to New Listings Ratio / YTD	49% / 49%	36% / 36%	31% / 31%	36% / 36%	37% / 37%
Sales Volume	426,291,066	279,500,919	268,695,818	339,643,905	301,682,592
Sales Volume YTD	426,291,066	279,500,919	268,695,818	339,643,905	301,682,592
Average Sale Price	364,040	351,132	337,982	361,323	360,433
Average Sale Price YTD	364,040	351,132	337,982	361,323	360,433
Median Sale Price	349,500	335,000	333,000	335,000	347,250
Median Sale Price YTD	349,500	335,000	333,000	335,000	347,250
Average Days on Market / YTD	65 / 65	79 / 79	84 / 84	75 / 75	72 / 72
Median Days on Market / YTD	51 / 51	63 / 63	71 / 71	61 / 61	60 / 60
Average Days on Market (Cum.) / YTD	96 / 96	122 / 122	129 / 129	113 / 113	101 / 101
Median Days on Market (Cum.) / YTD	70 / 70	94 / 94	101 / 101	90 / 90	83 / 83

<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>  
January 2021**

	2021	2020	2019	2018	2017
<b>Acres with Home</b>					
New Listings / YTD	143 / 143	128 / 128	140 / 140	130 / 130	110 / 110
Sales / YTD	81 / 81	34 / 34	32 / 32	37 / 37	43 / 43
Sales to New Listings Ratio / YTD	57% / 57%	27% / 27%	23% / 23%	28% / 28%	39% / 39%
Sales Volume	54,367,600	25,965,150	14,692,150	19,718,249	25,674,700
Sales Volume YTD	54,367,600	25,965,150	14,692,150	19,718,249	25,674,700
Average Sale Price	671,205	763,681	459,130	532,926	597,086
Average Sale Price YTD	671,205	763,681	459,130	532,926	597,086
Median Sale Price	585,000	581,250	431,500	480,000	550,000
Median Sale Price YTD	585,000	581,250	431,500	480,000	550,000
Average Days on Market / YTD	92 / 92	112 / 112	79 / 79	131 / 131	115 / 115
Median Days on Market / YTD	78 / 78	99 / 99	67 / 67	111 / 111	98 / 98
Average Days on Market (Cum.) / YTD	135 / 135	224 / 224	144 / 144	194 / 194	168 / 168
Median Days on Market (Cum.) / YTD	101 / 101	200 / 200	138 / 138	176 / 176	126 / 126
<b>Vacant Acreage and Recreational</b>					
New Listings / YTD	41 / 41	54 / 54	43 / 43	44 / 44	25 / 25
Sales / YTD	27 / 27	13 / 13	9 / 9	13 / 13	11 / 11
Sales to New Listings Ratio / YTD	66% / 66%	24% / 24%	21% / 21%	30% / 30%	44% / 44%
Sales Volume	8,961,792	7,096,314	1,877,000	2,142,000	3,616,375
Sales Volume YTD	8,961,792	7,096,314	1,877,000	2,142,000	3,616,375
Average Sale Price	331,918	545,870	208,556	164,769	328,761
Average Sale Price YTD	331,918	545,870	208,556	164,769	328,761
Median Sale Price	275,000	190,000	243,000	163,000	290,000
Median Sale Price YTD	275,000	190,000	243,000	163,000	290,000
Average Days on Market / YTD	230 / 230	457 / 457	216 / 216	261 / 261	110 / 110
Median Days on Market / YTD	161 / 161	418 / 418	209 / 209	199 / 199	65 / 65
Average Days on Market (Cum.) / YTD	421 / 421	547 / 547	240 / 240	301 / 301	200 / 200
Median Days on Market (Cum.) / YTD	222 / 222	418 / 418	223 / 223	247 / 247	214 / 214
<b>Recreational with Home</b>					
New Listings / YTD	0 / 0	1 / 1	0 / 0	2 / 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
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	184 / 184	183 / 183	183 / 183	176 / 176	135 / 135
Sales / YTD	108 / 108	47 / 47	41 / 41	50 / 50	54 / 54
Sales to New Listings Ratio / YTD	59% / 59%	26% / 26%	22% / 22%	28% / 28%	40% / 40%
Sales Volume	63,329,392	33,061,464	16,569,150	21,860,249	29,291,075
Sales Volume YTD	63,329,392	33,061,464	16,569,150	21,860,249	29,291,075
Average Sale Price	586,383	703,435	404,126	437,205	542,427
Average Sale Price YTD	586,383	703,435	404,126	437,205	542,427
Median Sale Price	520,000	520,000	380,000	421,250	532,500
Median Sale Price YTD	520,000	520,000	380,000	421,250	532,500
Average Days on Market / YTD	126 / 126	207 / 207	109 / 109	164 / 164	114 / 114
Median Days on Market / YTD	97 / 97	120 / 120	69 / 69	132 / 132	92 / 92
Average Days on Market (Cum.) / YTD	206 / 206	314 / 314	165 / 165	222 / 222	175 / 175
Median Days on Market (Cum.) / YTD	130 / 130	219 / 219	142 / 142	198 / 198	132 / 132

<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>**  
**January 2021**

	2021	2020	2019	2018	2017
<b>Land</b>					
New Listings / YTD	13 / 13	6 / 6	24 / 24	12 / 12	11 / 11
Sales / YTD	1 / 1	0 / 0	4 / 4	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	8% / 8%	0% / 0%	17% / 17%	8% / 8%	27% / 27%
Sales Volume	160,000	0	3,352,799	1,090,000	1,500,000
Sales Volume YTD	160,000	0	3,352,799	1,090,000	1,500,000
Average Sale Price	160,000	0	838,200	1,090,000	500,000
Average Sale Price YTD	160,000	0	838,200	1,090,000	500,000
Median Sale Price	160,000	0	898,381	1,090,000	375,000
Median Sale Price YTD	160,000	0	898,381	1,090,000	375,000
Average Days on Market / YTD	1150 / 1150	0 / 0	653 / 653	676 / 676	108 / 108
Median Days on Market / YTD	1150 / 1150	0 / 0	843 / 843	676 / 676	138 / 138
Average Days on Market (Cum.) / YTD	1150 / 1150	0 / 0	653 / 653	676 / 676	477 / 477
Median Days on Market (Cum.) / YTD	1150 / 1150	0 / 0	843 / 843	676 / 676	691 / 691
<b>Investment</b>					
New Listings / YTD	23 / 23	25 / 25	21 / 21	29 / 29	24 / 24
Sales / YTD	3 / 3	5 / 5	4 / 4	5 / 5	5 / 5
Sales to New Listings Ratio / YTD	13% / 13%	20% / 20%	19% / 19%	17% / 17%	21% / 21%
Sales Volume	2,666,000	7,945,000	3,575,000	2,148,500	5,973,300
Sales Volume YTD	2,666,000	7,945,000	3,575,000	2,148,500	5,973,300
Average Sale Price	888,667	1,589,000	893,750	429,700	1,194,660
Average Sale Price YTD	888,667	1,589,000	893,750	429,700	1,194,660
Median Sale Price	1,030,000	1,600,000	963,500	340,000	512,000
Median Sale Price YTD	1,030,000	1,600,000	963,500	340,000	512,000
Average Days on Market / YTD	197 / 197	144 / 144	162 / 162	165 / 165	189 / 189
Median Days on Market / YTD	193 / 193	99 / 99	122 / 122	196 / 196	164 / 164
Average Days on Market (Cum.) / YTD	197 / 197	144 / 144	311 / 311	184 / 184	189 / 189
Median Days on Market (Cum.) / YTD	193 / 193	99 / 99	270 / 270	196 / 196	164 / 164
<b>Multi Family</b>					
New Listings / YTD	15 / 15	4 / 4	12 / 12	5 / 5	3 / 3
Sales / YTD	11 / 11	1 / 1	3 / 3	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	73% / 73%	25% / 25%	25% / 25%	0% / 0%	0% / 0%
Sales Volume	16,692,500	1,150,000	2,900,000	0	0
Sales Volume YTD	16,692,500	1,150,000	2,900,000	0	0
Average Sale Price	1,517,500	1,150,000	966,667	0	0
Average Sale Price YTD	1,517,500	1,150,000	966,667	0	0
Median Sale Price	1,470,000	1,150,000	690,000	0	0
Median Sale Price YTD	1,470,000	1,150,000	690,000	0	0
Average Days on Market / YTD	175 / 175	364 / 364	128 / 128	0 / 0	0 / 0
Median Days on Market / YTD	125 / 125	364 / 364	135 / 135	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	198 / 198	364 / 364	128 / 128	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	125 / 125	364 / 364	135 / 135	0 / 0	0 / 0
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	1 / 1	0 / 0	1 / 1	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

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

	2021	2020	2019	2018	2017
<b>Business</b>					
New Listings / YTD	6 / 6	19 / 19	25 / 25	28 / 28	21 / 21
Sales / YTD	2 / 2	3 / 3	4 / 4	5 / 5	1 / 1
Sales to New Listings Ratio / YTD	33% / 33%	16% / 16%	16% / 16%	18% / 18%	5% / 5%
Sales Volume	1,025,000	283,800	303,900	836,500	100,000
Sales Volume YTD	1,025,000	283,800	303,900	836,500	100,000
Average Sale Price	512,500	94,600	75,975	167,300	100,000
Average Sale Price YTD	512,500	94,600	75,975	167,300	100,000
Median Sale Price	512,500	100,000	78,000	115,000	100,000
Median Sale Price YTD	512,500	100,000	78,000	115,000	100,000
Average Days on Market / YTD	271 / 271	75 / 75	182 / 182	63 / 63	69 / 69
Median Days on Market / YTD	271 / 271	50 / 50	175 / 175	63 / 63	69 / 69
Average Days on Market (Cum.) / YTD	271 / 271	75 / 75	182 / 182	105 / 105	69 / 69
Median Days on Market (Cum.) / YTD	271 / 271	50 / 50	175 / 175	69 / 69	69 / 69
<b>Lease</b>					
New Listings / YTD	27 / 27	24 / 24	27 / 27	16 / 16	23 / 23
Sales / YTD	5 / 5	4 / 4	7 / 7	7 / 7	5 / 5
Sales to New Listings Ratio / YTD	19% / 19%	17% / 17%	26% / 26%	44% / 44%	22% / 22%
Sales Volume	478,198	444,565	284,092	682,032	1,438,180
Sales Volume YTD	478,198	444,565	284,092	682,032	1,438,180
Average Sale Price	95,640	111,141	40,585	97,433	287,636
Average Sale Price YTD	95,640	111,141	40,585	97,433	287,636
Median Sale Price	43,200	117,988	29,400	57,600	90,720
Median Sale Price YTD	43,200	117,988	29,400	57,600	90,720
Average Days on Market / YTD	154 / 154	112 / 112	104 / 104	188 / 188	201 / 201
Median Days on Market / YTD	195 / 195	117 / 117	101 / 101	198 / 198	230 / 230
Average Days on Market (Cum.) / YTD	154 / 154	112 / 112	104 / 104	266 / 266	201 / 201
Median Days on Market (Cum.) / YTD	195 / 195	117 / 117	101 / 101	198 / 198	230 / 230
<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 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	700,000
Sales Volume YTD	0	0	0	0	700,000
Average Sale Price	0	0	0	0	700,000
Average Sale Price YTD	0	0	0	0	700,000
Median Sale Price	0	0	0	0	700,000
Median Sale Price YTD	0	0	0	0	700,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	523 / 523
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	523 / 523
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	523 / 523
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	523 / 523
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	85 / 85	80 / 80	109 / 109	91 / 91	82 / 82
Sales / YTD	22 / 22	13 / 13	22 / 22	18 / 18	15 / 15
Sales to New Listings Ratio / YTD	26% / 26%	16% / 16%	20% / 20%	20% / 20%	18% / 18%
Sales Volume	21,021,698	9,823,365	10,415,791	4,757,032	9,711,480
Sales Volume YTD	21,021,698	9,823,365	10,415,791	4,757,032	9,711,480
Average Sale Price	955,532	755,643	473,445	264,280	647,432
Average Sale Price YTD	955,532	755,643	473,445	264,280	647,432
Median Sale Price	787,500	196,650	115,600	180,900	375,000
Median Sale Price YTD	787,500	196,650	115,600	180,900	375,000
Average Days on Market / YTD	227 / 227	135 / 135	232 / 232	174 / 174	191 / 191
Median Days on Market / YTD	177 / 177	100 / 100	131 / 131	150 / 150	163 / 163
Average Days on Market (Cum.) / YTD	238 / 238	135 / 135	259 / 259	221 / 221	265 / 265
Median Days on Market (Cum.) / YTD	177 / 177	100 / 100	141 / 141	173 / 173	177 / 177

<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**  
**January 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	5,851 (837)	782 (54)	519 (15)	4,190 (600)	294 (9)
	February	6,393 (1,185)	841 (50)	535 (22)	4,550 (867)	297 (19)
	March	7,145 (1,558)	905 (115)	564 (28)	5,065 (1,123)	307 (17)
	April	7,970 (1,578)	1,048 (81)	587 (22)	5,631 (1,126)	305 (20)
	May	8,835 (1,964)	1,188 (121)	587 (31)	6,278 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	578 (24)	6,456 (1,416)	307 (10)
	July	9,205 (1,740)	1,249 (122)	573 (23)	6,622 (1,223)	304 (19)
	August	9,076 (1,635)	1,249 (113)	591 (10)	6,560 (1,152)	320 (7)
	September	8,754 (1,419)	1,196 (87)	571 (24)	6,373 (1,000)	320 (12)
	October	8,102 (1,420)	1,051 (95)	573 (19)	5,862 (1,033)	322 (11)
	November	7,379 (1,247)	961 (56)	599 (17)	5,335 (936)	341 (10)
	December	6,054 (962)	818 (51)	549 (17)	4,337 (697)	311 (14)
2018	January	6,507 (940)	847 (50)	573 (18)	4,613 (670)	335 (10)
	February	7,131 (1,108)	917 (50)	632 (22)	5,047 (770)	366 (16)
	March	8,355 (1,380)	1,044 (66)	670 (27)	5,851 (988)	386 (20)
	April	9,209 (1,657)	1,122 (91)	682 (26)	6,466 (1,129)	399 (16)
	May	10,323 (1,904)	1,370 (106)	714 (21)	7,319 (1,310)	422 (14)
	June	10,685 (1,801)	1,506 (120)	726 (19)	7,689 (1,255)	436 (8)
	July	10,546 (1,723)	1,527 (121)	720 (28)	7,624 (1,217)	433 (20)
	August	10,073 (1,678)	1,450 (124)	703 (27)	7,315 (1,152)	418 (21)
	September	9,448 (1,312)	1,305 (84)	679 (28)	6,838 (922)	405 (18)
	October	8,746 (1,234)	1,187 (89)	674 (33)	6,319 (853)	396 (23)
	November	8,096 (1,105)	1,052 (70)	682 (14)	5,835 (796)	401 (8)
	December	6,707 (769)	885 (35)	592 (24)	4,779 (566)	338 (15)
2019	January	7,104 (795)	907 (41)	649 (22)	5,022 (575)	374 (16)
	February	7,459 (976)	949 (43)	677 (18)	5,263 (710)	385 (10)
	March	8,300 (1,197)	1,080 (70)	725 (15)	5,818 (849)	418 (11)
	April	9,016 (1,679)	1,232 (81)	726 (29)	6,384 (1,148)	429 (19)
	May	9,553 (1,977)	1,345 (102)	782 (27)	6,860 (1,360)	457 (17)
	June	9,460 (1,804)	1,417 (116)	740 (24)	6,837 (1,259)	424 (15)
	July	9,132 (1,907)	1,446 (113)	747 (25)	6,646 (1,327)	434 (15)
	August	8,845 (1,566)	1,406 (112)	728 (22)	6,462 (1,104)	412 (11)
	September	8,544 (1,380)	1,317 (99)	715 (20)	6,280 (971)	407 (15)
	October	7,953 (1,325)	1,133 (90)	690 (29)	5,857 (941)	397 (15)
	November	7,306 (1,100)	1,014 (58)	721 (13)	5,381 (807)	431 (8)
	December	6,051 (843)	866 (44)	645 (16)	4,387 (600)	383 (10)
2020	January	6,333 (796)	895 (47)	661 (13)	4,568 (580)	389 (9)
	February	6,864 (1,052)	969 (63)	661 (27)	4,953 (742)	395 (15)
	March	7,284 (1,163)	1,012 (67)	662 (19)	5,256 (810)	399 (11)
	April	7,264 (746)	1,050 (43)	650 (7)	5,247 (514)	383 (6)
	May	7,779 (1,156)	1,151 (77)	660 (7)	5,637 (778)	392 (6)
	June	8,020 (2,046)	1,198 (142)	673 (28)	5,916 (1,365)	400 (16)
	July	8,053 (2,163)	1,180 (204)	697 (14)	5,959 (1,511)	409 (11)
	August	7,838 (1,874)	1,166 (166)	681 (17)	5,891 (1,262)	401 (12)
	September	7,541 (1,868)	1,103 (155)	696 (19)	5,677 (1,297)	408 (9)
	October	7,232 (1,670)	993 (146)	653 (26)	5,507 (1,161)	383 (14)
	November	6,450 (1,395)	822 (127)	664 (16)	4,925 (1,016)	382 (12)
	December	5,200 (1,106)	650 (83)	583 (17)	3,998 (805)	315 (7)
2021	January	5,254 (1,171)	642 (108)	601 (22)	3,982 (830)	329 (14)

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

<sup>2</sup> Residential includes 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.



## January 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	22	22	12	22	22	12
	Average	437,304	390,898	389,708	437,304	390,898	389,708
	Median	372,250	350,625	347,500	372,250	350,625	347,500
<b>North Central</b>	Sales	99	79	82	99	79	82
	Average	374,695	359,554	353,613	374,695	359,554	353,613
	Median	372,500	363,000	344,450	372,500	363,000	344,450
<b>Northeast</b>	Sales	26	21	24	26	21	24
	Average	299,808	301,167	365,192	299,808	301,167	365,192
	Median	267,950	284,000	335,000	267,950	284,000	335,000
<b>Central</b>	Sales	23	13	14	23	13	14
	Average	241,185	234,212	172,286	241,185	234,212	172,286
	Median	245,000	215,750	146,000	245,000	215,750	146,000
<b>West</b>	Sales	40	27	23	40	27	23
	Average	521,873	542,243	476,689	521,873	542,243	476,689
	Median	400,000	395,000	437,000	400,000	395,000	437,000
<b>Southwest</b>	Sales	66	41	34	66	41	34
	Average	547,871	525,575	490,431	547,871	525,575	490,431
	Median	474,000	455,000	442,429	474,000	455,000	442,429
<b>Southeast</b>	Sales	87	61	62	87	61	62
	Average	384,563	383,452	403,917	384,563	383,452	403,917
	Median	361,500	340,000	372,750	361,500	340,000	372,750
<b>Anthony Henday</b>	Sales	129	73	70	129	73	70
	Average	497,989	510,578	466,599	497,989	510,578	466,599
	Median	446,900	441,750	437,959	446,900	441,750	437,959
<b>City of Edmonton Total</b>	Sales	492	337	321	492	337	321
	Average	436,564	425,002	405,585	436,564	425,002	405,585
	Median	395,000	377,700	387,500	395,000	377,700	387,500
<b>Condominiums</b>							
<b>Northwest</b>	Sales	6	3	6	6	3	6
	Average	278,667	n/a	205,500	278,667	n/a	205,500
	Median	312,500	n/a	165,500	312,500	n/a	165,500
<b>North Central</b>	Sales	33	22	28	33	22	28
	Average	207,534	170,550	202,598	207,534	170,550	202,598
	Median	220,000	160,500	220,000	220,000	160,500	220,000
<b>Northeast</b>	Sales	12	11	11	12	11	11
	Average	125,991	140,309	156,445	125,991	140,309	156,445
	Median	118,750	151,500	154,900	118,750	151,500	154,900
<b>Central</b>	Sales	36	32	29	36	32	29
	Average	242,126	228,617	249,948	242,126	228,617	249,948
	Median	218,700	250,000	239,000	218,700	250,000	239,000
<b>West</b>	Sales	24	19	17	24	19	17
	Average	172,683	190,853	207,629	172,683	190,853	207,629
	Median	163,500	174,000	181,000	163,500	174,000	181,000
<b>Southwest</b>	Sales	38	28	24	38	28	24
	Average	224,394	223,693	225,617	224,394	223,693	225,617
	Median	189,800	201,250	206,500	189,800	201,250	206,500
<b>Southeast</b>	Sales	36	24	30	36	24	30
	Average	192,408	173,018	180,743	192,408	173,018	180,743
	Median	172,250	151,500	175,500	172,250	151,500	175,500
<b>Anthony Henday</b>	Sales	39	22	36	39	22	36
	Average	245,019	232,159	226,628	245,019	232,159	226,628
	Median	221,000	229,000	226,000	221,000	229,000	226,000
<b>City of Edmonton Total</b>	Sales	224	161	181	224	161	181
	Average	213,852	200,958	212,158	213,852	200,958	212,158
	Median	190,000	182,000	197,500	190,000	182,000	197,500

n/a = insufficient data

## January 2021

	2021	2020	2019	2018	2017
<b>Edmonton City Monthly</b>					
New Listings	1,769	1,656	1,859	1,917	1,691
Sales	844	589	591	680	609
Sales Volume	318,744,888	211,427,455	199,820,387	244,199,074	223,629,362
<b>Edmonton City Year to Date</b>					
New Listings	1,769	1,656	1,859	1,917	1,691
Sales	844	589	591	680	609
Sales Volume	318,744,888	211,427,455	199,820,387	244,199,074	223,629,362
<b>Edmonton City Month End Active Inventory</b>					
Residential	3,982	4,568	5,022	4,613	4,190
Commercial	329	389	374	335	294
TOTAL	4,311	4,957	5,396	4,948	4,484
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	2,669	2,485	2,826	2,852	2,493
Sales	1,301	856	858	1,008	906
Sales Volume	510,642,156	322,385,748	295,680,759	366,261,186	340,685,147
<b>Greater Edmonton Area Year to Date</b>					
New Listings	2,669	2,485	2,826	2,852	2,493
Sales	1,301	856	858	1,008	906
Sales Volume	510,642,156	322,385,748	295,680,759	366,261,186	340,685,147
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,254	6,333	7,104	6,507	5,851
Rural	642	895	907	847	782
Commercial	601	661	649	573	519
TOTAL	6,497	7,889	8,660	7,927	7,152
<hr/>					
<b>Total Board Monthly</b>					
New Listings	3,088	2,891	3,296	3,304	2,891
Sales	1,515	970	984	1,141	1,022
Sales Volume	564,765,261	344,691,348	325,106,959	394,999,361	370,774,229
<b>Total Board Year to Date</b>					
New Listings	3,088	2,891	3,296	3,304	2,891
Sales	1,515	970	984	1,141	1,022
Sales Volume	564,765,261	344,691,348	325,106,959	394,999,361	370,774,229

January 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Barrhead</b>	Sales	4	2	4	4	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
<b>Beaumont</b>	Sales	37	15	13	37	15	13
	Sales Volume	16,433,349	6,023,900	5,580,250	16,433,349	6,023,900	5,580,250
	Average Price	444,145	401,593	429,250	444,145	401,593	429,250
	Median Price	480,000	384,000	430,000	480,000	384,000	430,000
<b>Bonnyville</b>	Sales	7	5	5	7	5	5
	Sales Volume	1,258,500	831,500	677,000	1,258,500	831,500	677,000
	Average Price	179,786	166,300	135,400	179,786	166,300	135,400
	Median Price	218,000	213,000	186,000	218,000	213,000	186,000
<b>Cold Lake</b>	Sales	19	8	19	19	8	19
	Sales Volume	4,983,800	1,877,500	5,491,000	4,983,800	1,877,500	5,491,000
	Average Price	262,305	234,688	289,000	262,305	234,688	289,000
	Median Price	235,000	191,750	310,000	235,000	191,750	310,000
<b>Devon</b>	Sales	5	3	2	5	3	2
	Sales Volume	1,434,700	n/a	n/a	1,434,700	n/a	n/a
	Average Price	286,940	n/a	n/a	286,940	n/a	n/a
	Median Price	319,000	n/a	n/a	319,000	n/a	n/a
<b>Drayton Valley</b>	Sales	10	6	4	10	6	4
	Sales Volume	1,860,000	1,149,500	n/a	1,860,000	1,149,500	n/a
	Average Price	186,000	191,583	n/a	186,000	191,583	n/a
	Median Price	187,000	231,000	n/a	187,000	231,000	n/a
<b>Fort Saskatchewan</b>	SFD Sales	26	16	10	26	16	10
	SFD Average Price	391,148	371,600	402,550	391,148	371,600	402,550
	SFD Median Price	384,375	373,000	383,750	384,375	373,000	383,750
	Condo Sales	5	2	3	5	2	3
	Condo Average Price	247,578	n/a	n/a	247,578	n/a	n/a
	Condo Median Price	216,000	n/a	n/a	216,000	n/a	n/a
	Total Sales Volume	12,859,738	8,493,000	5,625,300	12,859,738	8,493,000	5,625,300
<b>Gibbons</b>	Sales	4	2	4	4	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc</b>	SFD Sales	30	15	20	30	15	20
	SFD Average Price	360,308	397,850	383,258	360,308	397,850	383,258
	SFD Median Price	353,000	400,000	364,750	353,000	400,000	364,750
	Condo Sales	2	1	2	2	1	2
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	13,494,500	7,616,250	9,729,150	13,494,500	7,616,250	9,729,150

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.

January 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Morinville</b>	Sales	12	1	10	12	1	10
	Sales Volume	4,119,400	n/a	2,891,000	4,119,400	n/a	2,891,000
	Average Price	343,283	n/a	289,100	343,283	n/a	289,100
	Median Price	304,000	n/a	280,000	304,000	n/a	280,000
<b>Sherwood Park</b>	SFD Sales	53	38	39	53	38	39
	SFD Average Price	438,305	425,558	434,135	438,305	425,558	434,135
	SFD Median Price	430,000	416,000	410,000	430,000	416,000	410,000
	Condo Sales	9	6	13	9	6	13
	Condo Average Price	291,156	291,991	277,358	291,156	291,991	277,358
	Condo Median Price	266,000	292,500	255,000	266,000	292,500	255,000
	Total Sales Volume	28,080,693	19,423,148	21,289,400	28,080,693	19,423,148	21,289,400
<b>Spruce Grove</b>	SFD Sales	22	13	13	22	13	13
	SFD Average Price	379,555	348,786	382,485	379,555	348,786	382,485
	SFD Median Price	356,250	345,000	378,000	356,250	345,000	378,000
	Condo Sales	5	2	3	5	2	3
	Condo Average Price	183,627	n/a	n/a	183,627	n/a	n/a
	Condo Median Price	197,383	n/a	n/a	197,383	n/a	n/a
Total Sales Volume	12,204,882	8,820,644	8,667,000	12,204,882	8,820,644	8,667,000	
<b>St. Albert</b>	SFD Sales	44	36	26	44	36	26
	SFD Average Price	470,275	444,919	451,360	470,275	444,919	451,360
	SFD Median Price	448,025	419,750	414,625	448,025	419,750	414,625
	Condo Sales	11	8	9	11	8	9
	Condo Average Price	262,868	206,550	265,611	262,868	206,550	265,611
	Condo Median Price	256,500	194,325	240,500	256,500	194,325	240,500
Total Sales Volume	25,361,567	18,242,501	15,175,390	25,361,567	18,242,501	15,175,390	
<b>St. Paul</b>	Sales	7	5	4	7	5	4
	Sales Volume	1,722,500	906,000	n/a	1,722,500	906,000	n/a
	Average Price	246,071	181,200	n/a	246,071	181,200	n/a
	Median Price	260,000	80,000	n/a	260,000	80,000	n/a
<b>Stony Plain</b>	Sales	23	14	16	23	14	16
	Sales Volume	6,012,549	4,174,336	5,242,400	6,012,549	4,174,336	5,242,400
	Average Price	261,415	298,167	327,650	261,415	298,167	327,650
	Median Price	285,000	283,750	330,500	285,000	283,750	330,500
<b>Vegreville</b>	Sales	5	5	6	5	5	6
	Sales Volume	1,068,400	931,500	1,439,400	1,068,400	931,500	1,439,400
	Average Price	213,680	186,300	239,900	213,680	186,300	239,900
	Median Price	199,000	130,500	262,500	199,000	130,500	262,500
<b>Westlock</b>	Sales	6	3	2	6	3	2
	Sales Volume	1,005,500	n/a	n/a	1,005,500	n/a	n/a
	Average Price	167,583	n/a	n/a	167,583	n/a	n/a
	Median Price	135,250	n/a	n/a	135,250	n/a	n/a
<b>Wetaskiwin</b>	Sales	11	7	10	11	7	10
	Sales Volume	2,315,000	1,175,000	2,306,400	2,315,000	1,175,000	2,306,400
	Average Price	210,455	167,857	230,640	210,455	167,857	230,640
	Median Price	240,000	230,000	230,700	240,000	230,000	230,700

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.

January 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	5	1	3	5	1	3
	Sales Volume	1,789,500	n/a	n/a	1,789,500	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	7	7	5	7	7	5
	Sales Volume	2,577,700	1,564,000	1,623,000	2,577,700	1,564,000	1,623,000
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	26	10	7	26	10	7
	Sales Volume	16,633,892	11,633,250	2,729,900	16,633,892	11,633,250	2,729,900
<b>Parkland County</b>	Sales	29	13	18	29	13	18
	Sales Volume	15,225,200	5,678,300	6,107,750	15,225,200	5,678,300	6,107,750
<b>Smoky Lake County</b>	Sales	1	3	1	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	14	5	6	14	5	6
	Sales Volume	3,091,600	800,500	870,500	3,091,600	800,500	870,500
<b>Strathcona County</b>	Sales	31	15	10	31	15	10
	Sales Volume	18,544,300	9,372,000	4,912,500	18,544,300	9,372,000	4,912,500
<b>Sturgeon County</b>	Sales	22	9	6	22	9	6
	Sales Volume	12,926,000	6,377,914	2,819,000	12,926,000	6,377,914	2,819,000
<b>Thorhild County</b>	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	2	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	1	0	0	1
	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.

January 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	1	0	0	1	0	0
	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.