

Media Release

Total Year-to-date Residential Sales up to close out 2020.

Edmonton, January 4, 2021: Total residential unit sales in the Greater Edmonton Area (GEA)* real estate market for December 2020 increased 31.47% compared to December 2019 and decreased 20.65% from November 2020. The number of new residential listings is down year over year, decreasing 0.15% from December 2019. New residential listings are down month over month, decreasing 29.59% from November 2020. Overall inventory in the GEA fell 17.29% from December of last year and decreased 19.34% from November 2020.

For the month of December, single family home unit sales are up 26.44% from December 2019 and down 24.64% from November 2020 at 679. Condo unit sales increased 34.90% from December 2019 and decreased 18.30% from November 2020.

All residential average prices are up to \$362,447, a 2.61% increase from December 2019, and down 3.77% from November 2020. Single family homes sold for an average of \$428,900, a 4.24% year-over-year increase from December 2019, and a 2.32% decrease from November 2020.

Condominiums sold for an average of \$217,843, a 3.68% decrease year-over-year, and prices are down 5.57% compared to November 2020. Duplex prices increased 1.84% from December 2019, selling at \$331,034, which was a 2.00% decrease from November 2020.

“The Edmonton market in December saw an increase in year-over-year unit sales, compared to a decrease in 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 December of last year, while we’ve seen decreasing month over month sales in all markets, which is typical for this time of year. Total year-to-date residential sales for 2020 came in at 17,036 – a 2.94% increase compared to 2019.”

Single family homes averaged 53 days on the market, an 11-day decrease from last year. Condos averaged 62 days on the market, a 15-day decrease from last year, while duplexes averaged 57 days on market, an 18-day decrease compared to December 2019. Overall, all residential listings averaged 58 days on market, decreasing by 11 days year-over-year and increasing by 4 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.*

Contact:

Madeleine Burlin, Communications Specialist
Tom Shearer, REALTOR®, 2021 Chair
Michael Thompson, M.A., LL.M., President and CEO

780-453-9302
780-993-1515
780-453-9340

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

MLS® System Activity 2020 (for all-residential sales in GEA ¹)	December 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$428,900	-2.40%	4.24%
SFD median ⁴ selling price – month	\$400,000	0.00%	7.56%
Condominium average selling price	\$217,843	-5.57%	-3.68%
Condominium median selling price	\$192,000	-8.13%	-7.02%
All-residential ⁵ average selling price	\$362,447	-3.77%	2.61%
All-residential median selling price	\$340,000	-3.41%	3.47%
# residential listings this month	1,290	-29.59%	-0.15%
# residential sales this month	1,107	-20.65%	31.47%
# residential inventory at month end	5,005	-19.34%	-17.29%
# Total ⁶ MLS® System sales this month	1,397	-20.44%	42.70%
\$ Value Total residential sales this month	\$418,963,034	-23.46%	37.41%
\$ Value of total MLS® System sales – month	\$501,277,219	-25.41%	43.50%
\$ Value of total MLS® System sales - YTD	\$7,858,344,852	6.75%	9.22%

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

² Single Family Dwelling

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

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³Average 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, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

**5 Year Residential Activity
Greater Edmonton Area¹
December 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	661 / 17,094	695 / 19,100	656 / 20,697	668 / 18,878	542 / 18,317
Sales / YTD	679 / 10,804	537 / 10,307	490 / 10,455	592 / 10,887	485 / 10,853
Sales to New Listings Ratio / YTD	103% / 63%	77% / 54%	75% / 51%	89% / 58%	89% / 59%
Sales Volume	291,222,977	220,958,676	210,128,486	247,136,575	206,441,709
Sales Volume YTD	4,639,597,509	4,381,804,270	4,544,348,057	4,779,364,052	4,733,030,710
Average Sale Price	428,900	411,469	428,834	417,460	425,653
Average Sale Price YTD	429,433	425,129	434,658	438,997	436,103
Median Sale Price	400,000	371,900	385,000	384,000	392,500
Median Sale Price YTD	395,000	390,000	397,000	402,500	405,000
Average Days on Market / YTD	53 / 53	64 / 59	69 / 55	65 / 52	63 / 52
Median Days on Market / YTD	39 / 34	50 / 43	57 / 41	53 / 36	50 / 38
Average Days on Market (Cum.) / YTD	82 / 84	102 / 92	105 / 84	96 / 75	87 / 77
Median Days on Market (Cum.) / YTD	50 / 46	79 / 58	84 / 54	77 / 46	64 / 49
Condominium					
New Listings / YTD	428 / 9,267	381 / 9,172	410 / 10,657	433 / 11,131	369 / 10,412
Sales / YTD	259 / 3,814	192 / 4,124	187 / 4,180	258 / 4,483	227 / 4,491
Sales to New Listings Ratio / YTD	61% / 41%	50% / 45%	46% / 39%	60% / 40%	62% / 43%
Sales Volume	56,421,254	43,425,082	39,320,218	61,172,350	56,164,157
Sales Volume YTD	848,891,953	937,768,029	996,438,865	1,121,373,803	1,140,140,692
Average Sale Price	217,843	226,172	210,269	237,102	247,419
Average Sale Price YTD	222,573	227,393	238,383	250,139	253,872
Median Sale Price	192,000	206,500	210,000	211,444	229,000
Median Sale Price YTD	205,000	211,750	220,000	230,000	235,000
Average Days on Market / YTD	62 / 66	77 / 73	77 / 72	75 / 67	78 / 63
Median Days on Market / YTD	50 / 50	63 / 55	66 / 56	64 / 53	65 / 49
Average Days on Market (Cum.) / YTD	93 / 107	109 / 111	123 / 113	125 / 103	115 / 92
Median Days on Market (Cum.) / YTD	65 / 71	78 / 76	86 / 80	106 / 76	89 / 66
Duplex/Rowhouse					
New Listings / YTD	132 / 3,113	159 / 3,212	111 / 3,294	143 / 3,026	131 / 2,900
Sales / YTD	143 / 2,049	92 / 1,752	76 / 1,662	95 / 1,837	77 / 1,744
Sales to New Listings Ratio / YTD	108% / 66%	58% / 55%	68% / 50%	66% / 61%	59% / 60%
Sales Volume	47,337,915	29,906,280	26,207,002	32,056,330	27,810,407
Sales Volume YTD	681,548,731	584,260,266	569,616,904	641,004,962	606,459,801
Average Sale Price	331,034	325,068	344,829	337,435	361,174
Average Sale Price YTD	332,625	333,482	342,730	348,941	347,741
Median Sale Price	322,000	313,500	324,950	325,000	335,000
Median Sale Price YTD	320,000	321,000	327,125	333,000	332,750
Average Days on Market / YTD	57 / 60	75 / 68	76 / 62	68 / 62	76 / 61
Median Days on Market / YTD	43 / 43	55 / 50	68 / 49	59 / 48	62 / 47
Average Days on Market (Cum.) / YTD	71 / 89	104 / 102	90 / 84	93 / 79	108 / 80
Median Days on Market (Cum.) / YTD	48 / 55	79 / 66	76 / 60	69 / 57	71 / 55
Total Residential²					
New Listings / YTD	1,291 / 30,334	1,293 / 32,500	1,223 / 35,673	1,284 / 33,887	1,102 / 32,607
Sales / YTD	1,107 / 17,036	843 / 16,549	769 / 16,611	962 / 17,539	810 / 17,399
Sales to New Listings Ratio / YTD	86% / 56%	65% / 51%	63% / 47%	75% / 52%	74% / 53%
Sales Volume	401,229,146	298,135,238	278,337,106	345,142,650	293,699,743
Sales Volume YTD	6,229,005,477	5,962,239,713	6,175,106,890	6,608,193,629	6,538,381,597
Average Sale Price	362,447	353,660	361,947	358,776	362,592
Average Sale Price YTD	365,638	360,278	371,748	376,771	375,791
Median Sale Price	340,000	329,000	335,250	341,750	345,250
Median Sale Price YTD	348,000	342,000	350,000	354,500	357,000
Average Days on Market / YTD	58 / 58	69 / 64	72 / 61	69 / 58	68 / 56
Median Days on Market / YTD	43 / 40	54 / 47	62 / 46	57 / 42	57 / 42
Average Days on Market (Cum.) / YTD	87 / 91	105 / 99	109 / 92	105 / 84	97 / 81
Median Days on Market (Cum.) / YTD	53 / 53	79 / 64	83 / 62	84 / 55	71 / 55

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

² 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 Area¹
December 2020**

	2020	2019	2018	2017	2016
Acres with Home					
New Listings / YTD	48 / 2,038	100 / 2,258	72 / 2,240	57 / 2,063	60 / 1,958
Sales / YTD	65 / 1,075	41 / 805	30 / 795	38 / 853	34 / 854
Sales to New Listings Ratio / YTD	135% / 53%	41% / 36%	42% / 35%	67% / 41%	57% / 44%
Sales Volume	38,935,300	23,716,150	19,048,500	25,036,750	20,510,400
Sales Volume YTD	628,273,967	464,776,967	465,340,355	510,014,292	495,182,471
Average Sale Price	599,005	578,443	634,950	658,862	603,247
Average Sale Price YTD	584,441	577,363	585,334	597,907	579,839
Median Sale Price	571,500	562,500	587,500	566,750	523,500
Median Sale Price YTD	535,000	522,000	535,000	560,000	545,000
Average Days on Market / YTD	90 / 82	88 / 87	87 / 81	85 / 83	96 / 79
Median Days on Market / YTD	59 / 57	62 / 63	52 / 56	74 / 56	76 / 57
Average Days on Market (Cum.) / YTD	160 / 139	170 / 136	160 / 125	141 / 122	155 / 119
Median Days on Market (Cum.) / YTD	123 / 87	120 / 85	160 / 84	94 / 75	102 / 75
Vacant Acreage and Recreational					
New Listings / YTD	21 / 603	31 / 582	25 / 667	28 / 599	24 / 647
Sales / YTD	18 / 236	3 / 156	5 / 199	12 / 216	15 / 214
Sales to New Listings Ratio / YTD	86% / 39%	10% / 27%	20% / 30%	43% / 36%	63% / 33%
Sales Volume	5,292,625	520,000	5,070,000	4,263,900	3,290,000
Sales Volume YTD	68,457,480	45,367,952	63,180,686	59,004,680	54,322,538
Average Sale Price	294,035	173,333	1,014,000	355,325	219,333
Average Sale Price YTD	290,074	290,820	317,491	273,170	253,844
Median Sale Price	305,000	130,000	190,000	285,000	205,000
Median Sale Price YTD	225,000	226,500	240,000	215,000	196,500
Average Days on Market / YTD	235 / 177	100 / 168	312 / 188	346 / 166	119 / 162
Median Days on Market / YTD	163 / 84	32 / 102	222 / 111	229 / 106	96 / 106
Average Days on Market (Cum.) / YTD	324 / 264	130 / 244	312 / 225	373 / 237	263 / 268
Median Days on Market (Cum.) / YTD	171 / 112	116 / 117	222 / 139	250 / 136	96 / 155
Recreational with Home					
New Listings / YTD	1 / 16	1 / 27	0 / 24	0 / 26	1 / 35
Sales / YTD	1 / 10	0 / 8	0 / 12	1 / 13	0 / 11
Sales to New Listings Ratio / YTD	100% / 63%	0% / 30%	0% / 50%	0% / 50%	0% / 31%
Sales Volume	1,000,000	0	0	78,612	0
Sales Volume YTD	4,461,000	2,102,500	4,432,049	5,050,512	5,336,000
Average Sale Price	1,000,000	0	0	78,612	0
Average Sale Price YTD	446,100	262,813	369,337	388,501	485,091
Median Sale Price	1,000,000	0	0	78,612	0
Median Sale Price YTD	355,000	236,750	317,500	355,000	519,000
Average Days on Market / YTD	140 / 135	0 / 70	0 / 100	159 / 91	0 / 108
Median Days on Market / YTD	140 / 102	0 / 61	0 / 100	159 / 88	0 / 94
Average Days on Market (Cum.) / YTD	140 / 468	0 / 86	0 / 218	159 / 91	0 / 158
Median Days on Market (Cum.) / YTD	140 / 204	0 / 61	0 / 113	159 / 88	0 / 116
Total Rural²					
New Listings / YTD	70 / 2,657	132 / 2,867	97 / 2,931	85 / 2,688	85 / 2,640
Sales / YTD	84 / 1,321	44 / 969	35 / 1,006	51 / 1,082	49 / 1,079
Sales to New Listings Ratio / YTD	120% / 50%	33% / 34%	36% / 34%	60% / 40%	58% / 41%
Sales Volume	45,227,925	24,236,150	24,118,500	29,379,262	23,800,400
Sales Volume YTD	701,192,447	512,247,419	532,953,090	574,069,484	554,841,009
Average Sale Price	538,428	550,822	689,100	576,064	485,722
Average Sale Price YTD	530,804	528,635	529,774	530,563	514,218
Median Sale Price	515,000	555,000	510,000	525,000	457,000
Median Sale Price YTD	490,000	490,000	479,250	500,000	490,000
Average Days on Market / YTD	121 / 99	89 / 100	119 / 103	148 / 100	103 / 96
Median Days on Market / YTD	80 / 61	62 / 65	58 / 65	82 / 60	82 / 62
Average Days on Market (Cum.) / YTD	195 / 163	167 / 153	182 / 146	196 / 145	188 / 149
Median Days on Market (Cum.) / YTD	140 / 92	119 / 90	169 / 92	145 / 82	100 / 84

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

² 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 Area¹
December 2020**

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	19 / 159	1 / 162	8 / 166	11 / 165	5 / 118
Sales / YTD	2 / 23	1 / 35	5 / 31	3 / 22	0 / 27
Sales to New Listings Ratio / YTD	11% / 14%	100% / 22%	63% / 19%	27% / 13%	0% / 23%
Sales Volume	151,500	620,000	10,839,000	3,215,000	0
Sales Volume YTD	18,174,500	24,236,849	34,825,076	24,722,700	29,841,360
Average Sale Price	75,750	620,000	2,167,800	1,071,667	0
Average Sale Price YTD	790,196	692,481	1,123,390	1,123,759	1,105,236
Median Sale Price	75,750	620,000	815,000	300,000	0
Median Sale Price YTD	430,000	600,000	690,000	825,000	735,000
Average Days on Market / YTD	93 / 305	255 / 296	166 / 230	554 / 233	0 / 216
Median Days on Market / YTD	93 / 196	255 / 196	158 / 138	665 / 138	0 / 174
Average Days on Market (Cum.) / YTD	364 / 331	255 / 302	280 / 269	554 / 300	0 / 219
Median Days on Market (Cum.) / YTD	364 / 213	255 / 206	231 / 203	665 / 191	0 / 174
Investment					
New Listings / YTD	13 / 269	19 / 283	17 / 343	20 / 265	25 / 291
Sales / YTD	4 / 69	4 / 70	9 / 102	4 / 81	7 / 89
Sales to New Listings Ratio / YTD	31% / 26%	21% / 25%	53% / 30%	20% / 31%	28% / 31%
Sales Volume	2,152,500	1,430,000	15,790,284	5,760,000	2,175,040
Sales Volume YTD	46,928,541	59,419,042	90,550,834	52,834,552	60,159,053
Average Sale Price	538,125	357,500	1,754,476	1,440,000	310,720
Average Sale Price YTD	680,124	848,843	887,753	652,278	675,944
Median Sale Price	525,000	352,500	985,000	1,465,000	333,000
Median Sale Price YTD	410,000	440,500	512,500	450,000	400,000
Average Days on Market / YTD	80 / 153	264 / 217	290 / 180	148 / 171	166 / 157
Median Days on Market / YTD	87 / 110	255 / 141	236 / 143	133 / 133	116 / 124
Average Days on Market (Cum.) / YTD	240 / 200	500 / 251	290 / 213	148 / 199	166 / 184
Median Days on Market (Cum.) / YTD	164 / 121	343 / 164	236 / 160	133 / 176	116 / 142
Multi Family					
New Listings / YTD	2 / 85	5 / 97	3 / 71	2 / 51	2 / 54
Sales / YTD	5 / 20	0 / 17	0 / 17	1 / 19	2 / 20
Sales to New Listings Ratio / YTD	250% / 24%	0% / 18%	0% / 24%	50% / 37%	100% / 37%
Sales Volume	4,323,900	0	0	290,000	1,382,000
Sales Volume YTD	153,806,100	16,452,750	17,321,100	23,972,300	25,389,998
Average Sale Price	864,780	0	0	290,000	691,000
Average Sale Price YTD	7,690,305	967,809	1,018,888	1,261,700	1,269,500
Median Sale Price	588,000	0	0	290,000	691,000
Median Sale Price YTD	1,125,000	690,000	808,000	855,000	977,500
Average Days on Market / YTD	166 / 188	0 / 163	0 / 101	46 / 95	19 / 163
Median Days on Market / YTD	128 / 122	0 / 131	0 / 98	46 / 70	19 / 85
Average Days on Market (Cum.) / YTD	166 / 230	0 / 163	0 / 101	46 / 95	19 / 165
Median Days on Market (Cum.) / YTD	128 / 122	0 / 131	0 / 98	46 / 70	19 / 85
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	0 / 6	0 / 4	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 33%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	9,350,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	4,675,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	4,675,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 104	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 104	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 104	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 104	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
December 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	12 / 172	26 / 348	18 / 261	12 / 248	13 / 205
Sales / YTD	1 / 40	5 / 47	4 / 45	4 / 48	3 / 44
Sales to New Listings Ratio / YTD	8% / 23%	19% / 14%	22% / 17%	33% / 19%	23% / 21%
Sales Volume	475,000	555,000	646,500	538,000	354,800
Sales Volume YTD	7,206,300	11,673,650	9,290,300	7,884,889	9,152,188
Average Sale Price	475,000	111,000	161,625	134,500	118,267
Average Sale Price YTD	180,158	248,376	206,451	164,269	208,004
Median Sale Price	475,000	110,000	139,750	139,000	130,000
Median Sale Price YTD	92,500	130,000	115,000	116,500	132,500
Average Days on Market / YTD	89 / 122	84 / 151	134 / 142	197 / 143	227 / 162
Median Days on Market / YTD	89 / 102	68 / 121	116 / 130	205 / 114	206 / 122
Average Days on Market (Cum.) / YTD	89 / 166	84 / 165	134 / 147	197 / 160	267 / 170
Median Days on Market (Cum.) / YTD	89 / 127	68 / 121	116 / 142	205 / 120	328 / 126
Lease					
New Listings / YTD	15 / 256	15 / 264	15 / 277	8 / 244	16 / 266
Sales / YTD	4 / 56	6 / 90	6 / 90	5 / 80	4 / 78
Sales to New Listings Ratio / YTD	27% / 22%	40% / 34%	40% / 32%	63% / 33%	25% / 29%
Sales Volume	298,500	810,100	913,234	2,356,833	696,635
Sales Volume YTD	13,630,549	8,872,001	11,098,663	11,677,234	10,274,940
Average Sale Price	74,625	135,017	152,206	471,367	174,159
Average Sale Price YTD	243,403	98,578	123,318	145,965	131,730
Median Sale Price	74,775	113,750	104,619	185,753	71,913
Median Sale Price YTD	112,375	67,500	95,165	74,220	71,350
Average Days on Market / YTD	126 / 169	253 / 159	119 / 148	132 / 197	242 / 148
Median Days on Market / YTD	120 / 146	163 / 102	60 / 107	92 / 144	236 / 102
Average Days on Market (Cum.) / YTD	231 / 180	253 / 161	160 / 173	132 / 206	242 / 170
Median Days on Market (Cum.) / YTD	160 / 149	163 / 105	93 / 112	92 / 164	236 / 110
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	0 / 6
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	2,000,000	1,975,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	1,000,000	329,167
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	1,000,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 359
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 359
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 376
Total Commercial²					
New Listings / YTD	61 / 947	66 / 1,158	61 / 1,124	54 / 977	61 / 937
Sales / YTD	17 / 210	16 / 260	24 / 287	17 / 252	16 / 264
Sales to New Listings Ratio / YTD	28% / 22%	24% / 22%	39% / 26%	31% / 26%	26% / 28%
Sales Volume	7,773,400	3,415,100	28,189,018	12,159,833	4,608,475
Sales Volume YTD	240,331,890	121,934,292	172,435,973	123,091,675	136,792,539
Average Sale Price	457,259	213,444	1,174,542	715,284	288,030
Average Sale Price YTD	1,144,438	468,978	600,822	488,459	518,154
Median Sale Price	382,500	132,000	357,500	240,000	221,200
Median Sale Price YTD	302,500	243,750	286,000	267,500	284,000
Average Days on Market / YTD	127 / 172	203 / 191	195 / 164	220 / 178	178 / 166
Median Days on Market / YTD	104 / 116	134 / 124	157 / 118	192 / 122	211 / 121
Average Days on Market (Cum.) / YTD	222 / 206	262 / 205	229 / 189	220 / 201	185 / 184
Median Days on Market (Cum.) / YTD	168 / 134	134 / 127	218 / 133	192 / 151	220 / 129

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

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
December 2020

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2016	January	6,017 (703)	873 (32)	528 (10)	4,230 (532)	263 (6)
	February	7,019 (983)	954 (51)	551 (21)	4,901 (728)	284 (14)
	March	7,699 (1,549)	1,062 (75)	555 (28)	5,339 (1,090)	304 (10)
	April	8,231 (1,713)	1,160 (111)	564 (28)	5,667 (1,228)	295 (15)
	May	8,353 (2,063)	1,125 (145)	589 (20)	5,834 (1,411)	318 (9)
	June	8,214 (2,032)	1,155 (152)	589 (21)	5,782 (1,420)	322 (12)
	July	8,159 (1,730)	1,171 (109)	578 (25)	5,734 (1,218)	314 (17)
	August	7,895 (1,700)	1,164 (112)	576 (27)	5,583 (1,198)	312 (17)
	September	7,770 (1,534)	1,135 (82)	567 (23)	5,593 (1,091)	313 (12)
	October	7,227 (1,462)	1,000 (97)	553 (24)	5,197 (1,065)	309 (12)
	November	6,757 (1,120)	934 (64)	552 (21)	4,910 (793)	318 (12)
	December	5,470 (810)	792 (49)	493 (16)	3,920 (615)	285 (11)
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	7,776 (1,156)	1,151 (77)	660 (7)	5,634 (778)	392 (6)
	June	8,017 (2,046)	1,198 (142)	673 (28)	5,913 (1,365)	400 (16)
	July	8,049 (2,163)	1,180 (204)	697 (14)	5,955 (1,511)	409 (11)
	August	7,834 (1,874)	1,166 (166)	681 (17)	5,887 (1,262)	401 (12)
	September	7,536 (1,868)	1,103 (155)	696 (19)	5,672 (1,297)	408 (9)
	October	7,222 (1,670)	993 (146)	652 (26)	5,497 (1,161)	382 (14)
	November	6,428 (1,395)	821 (127)	662 (16)	4,905 (1,016)	381 (12)
	December	5,006 (1,107)	626 (84)	576 (17)	3,843 (806)	312 (7)

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

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

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

³ 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.

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

December 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	27	23	20	405	452	416
	Average	424,700	400,827	464,798	431,616	421,116	439,615
	Median	385,000	340,000	430,400	386,000	386,850	382,750
North Central	Sales	97	78	79	1,484	1,420	1,414
	Average	364,474	341,339	369,027	372,318	360,941	373,390
	Median	343,000	336,000	350,000	360,250	353,500	362,000
Northeast	Sales	33	24	21	426	398	404
	Average	331,770	281,421	303,529	323,748	318,451	316,893
	Median	306,000	276,250	320,000	302,500	301,600	300,000
Central	Sales	20	25	22	268	265	291
	Average	283,400	312,557	242,373	277,324	262,715	287,781
	Median	247,500	260,000	226,500	251,000	235,000	270,000
West	Sales	44	38	41	698	672	700
	Average	514,886	557,408	603,408	521,786	512,659	537,182
	Median	399,000	390,000	449,350	409,851	412,250	437,125
Southwest	Sales	63	48	45	977	999	1,010
	Average	532,111	532,295	530,098	539,782	560,877	570,079
	Median	485,000	460,500	444,000	480,000	475,000	500,000
Southeast	Sales	88	64	47	1,299	1,244	1,275
	Average	394,604	379,042	391,960	399,805	391,755	405,731
	Median	365,500	339,000	370,000	368,000	367,500	375,000
Anthony Henday	Sales	91	69	82	1,552	1,439	1,356
	Average	496,729	472,161	490,490	495,358	483,220	495,795
	Median	448,500	425,000	443,500	442,500	445,000	450,000
City of Edmonton Total	Sales	463	369	357	7,109	6,889	6,866
	Average	430,978	417,292	440,874	438,779	433,555	446,262
	Median	400,000	370,000	390,000	395,000	392,500	400,000
Condominiums							
Northwest	Sales	8	4	4	115	103	107
	Average	154,813	n/a	n/a	228,548	271,542	247,669
	Median	113,750	n/a	n/a	235,000	269,000	244,500
North Central	Sales	28	15	26	499	525	547
	Average	177,629	174,283	202,227	200,248	196,201	202,053
	Median	178,500	164,000	186,500	195,500	188,500	193,500
Northeast	Sales	22	15	17	237	269	237
	Average	139,223	145,067	134,071	147,092	159,284	162,816
	Median	130,000	153,500	138,000	150,000	157,250	162,500
Central	Sales	37	35	28	495	598	620
	Average	253,572	288,287	217,081	237,476	253,072	268,671
	Median	175,000	260,000	212,500	215,000	233,250	248,250
West	Sales	18	13	9	290	322	319
	Average	190,206	231,696	213,278	195,681	201,012	212,451
	Median	180,500	180,000	220,000	170,000	180,500	189,000
Southwest	Sales	44	28	26	542	623	594
	Average	246,969	231,633	220,748	239,906	250,430	265,308
	Median	197,625	194,500	217,500	225,000	230,000	244,000
Southeast	Sales	25	22	24	393	444	504
	Average	201,357	183,227	192,573	199,349	203,197	217,120
	Median	172,500	165,500	185,000	182,000	193,000	210,000
Anthony Henday	Sales	33	28	18	545	517	528
	Average	249,949	230,702	222,931	239,536	235,887	255,622
	Median	250,000	224,145	225,250	234,000	230,000	245,000

Single Family Detached and Condominium Price by Area

City of Edmonton Total	Sales	215	160	152	3,116	3,401	3,456
	Average	215,022	224,538	202,958	216,395	222,898	234,939
	Median	185,000	204,100	194,500	198,000	205,000	215,000

n/a = insufficient data

December 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	1,016	972	935	971	840
Sales	813	610	581	711	626
Sales Volume	292,856,702	213,950,588	224,609,448	259,234,742	228,521,755
Edmonton City Year to Date					
New Listings	22,866	24,271	26,495	25,143	23,995
Sales	11,970	11,813	11,817	12,685	12,536
Sales Volume	4,517,845,017	4,268,792,803	4,430,977,438	4,813,043,718	4,728,298,212
Edmonton City Month End Active Inventory					
Residential	3,843	4,387	4,779	4,337	3,920
Commercial	312	383	338	311	285
TOTAL	4,155	4,770	5,117	4,648	4,205
<hr/>					
Greater Edmonton Area Monthly					
New Listings	1,422	1,491	1,381	1,423	1,248
Sales	1,208	903	828	1,030	875
Sales Volume	454,230,471	325,786,488	330,644,624	386,681,745	322,108,618
Greater Edmonton Area Year to Date					
New Listings	33,938	36,525	39,728	37,552	36,184
Sales	18,567	17,778	17,904	18,873	18,742
Sales Volume	7,170,529,814	6,596,421,424	6,880,495,953	7,305,354,788	7,230,015,145
Greater Edmonton Area Month End Active Inventory					
Residential	5,006	6,051	6,707	6,054	5,470
Rural	626	866	885	818	792
Commercial	576	645	592	549	493
TOTAL	6,208	7,562	8,184	7,421	6,755
<hr/>					
Total Board Monthly					
New Listings	1,660	1,756	1,611	1,679	1,447
Sales	1,397	979	926	1,157	990
Sales Volume	501,277,219	349,329,553	354,741,274	417,796,713	353,319,980
Total Board Year to Date					
New Listings	39,797	42,981	46,484	44,074	42,450
Sales	21,336	20,061	20,152	21,230	21,049
Sales Volume	7,858,344,852	7,194,987,602	7,460,741,851	7,932,371,887	7,837,668,395

December 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	2	3	5	57	49	56
	Sales Volume	n/a	n/a	905,500	12,837,500	11,703,600	12,166,000
	Average Price	n/a	n/a	181,100	225,219	238,849	217,250
	Median Price	n/a	n/a	188,500	220,000	212,000	206,000
Beaumont	Sales	18	22	15	375	330	366
	Sales Volume	7,627,238	9,286,840	6,171,938	156,991,074	136,122,435	160,547,955
	Average Price	423,735	422,129	411,463	418,643	412,492	438,656
	Median Price	401,250	415,670	375,000	409,400	410,000	429,500
Bonnyville	Sales	8	2	2	77	65	82
	Sales Volume	1,555,000	n/a	n/a	16,878,350	15,216,400	21,274,975
	Average Price	194,375	n/a	n/a	219,199	234,098	259,451
	Median Price	176,000	n/a	n/a	225,000	232,500	277,889
Cold Lake	Sales	17	5	14	289	254	251
	Sales Volume	4,526,900	1,515,500	4,178,200	82,704,583	70,535,399	71,180,869
	Average Price	266,288	303,100	298,443	286,175	277,698	283,589
	Median Price	255,000	280,000	308,125	285,000	285,000	300,000
Devon	Sales	3	4	6	83	86	104
	Sales Volume	n/a	n/a	1,733,500	24,771,955	25,715,300	32,791,181
	Average Price	n/a	n/a	288,917	298,457	299,015	315,300
	Median Price	n/a	n/a	254,500	295,000	304,600	317,750
Drayton Valley	Sales	10	3	2	118	103	69
	Sales Volume	1,378,500	n/a	n/a	23,287,049	22,957,900	15,496,445
	Average Price	137,850	n/a	n/a	197,348	222,892	224,586
	Median Price	125,500	n/a	n/a	200,000	235,000	231,000
Fort Saskatchewan	SFD Sales	19	12	15	356	291	284
	SFD Average Price	417,257	399,525	443,900	400,819	396,817	412,344
	SFD Median Price	390,000	378,500	407,500	386,250	385,000	395,000
	Condo Sales	3	0	2	49	55	49
	Condo Average Price	n/a	n/a	n/a	249,024	243,801	219,551
	Condo Median Price	n/a	n/a	n/a	242,500	237,500	212,000
	Total Sales Volume	11,145,288	7,532,800	8,223,627	186,652,831	163,303,001	161,330,146
Gibbons	Sales	3	0	3	67	51	48
	Sales Volume	n/a	n/a	n/a	18,582,150	14,064,600	12,813,250
	Average Price	n/a	n/a	n/a	277,346	275,776	266,943
	Median Price	n/a	n/a	n/a	268,000	274,000	265,000
Leduc	SFD Sales	32	20	14	404	397	389
	SFD Average Price	401,497	326,718	341,607	372,566	364,667	370,098
	SFD Median Price	346,450	308,125	336,750	355,000	348,000	355,000
	Condo Sales	0	3	4	59	75	64
	Condo Average Price	n/a	n/a	n/a	219,936	214,626	229,979
	Condo Median Price	n/a	n/a	n/a	203,000	198,000	213,000
	Total Sales Volume	13,811,900	8,849,450	7,261,300	191,642,997	191,349,005	185,279,510

n/a = insufficient data

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

December 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville	Sales	9	6	7	201	165	198
	Sales Volume	3,143,000	1,848,000	1,930,000	64,625,173	50,406,768	63,139,444
	Average Price	349,222	308,000	275,714	321,518	305,496	318,886
	Median Price	322,000	304,250	290,000	333,000	309,000	325,000
Sherwood Park	SFD Sales	46	26	27	817	748	799
	SFD Average Price	465,913	454,519	439,515	446,035	450,930	442,102
	SFD Median Price	428,354	438,700	407,000	423,000	421,314	420,500
	Condo Sales	13	10	11	200	221	215
	Condo Average Price	239,923	255,240	279,409	288,523	287,527	283,534
	Condo Median Price	220,000	236,200	300,000	268,100	279,900	280,000
	Total Sales Volume	26,420,507	17,001,448	16,466,400	450,670,286	428,626,513	443,000,098
Spruce Grove	SFD Sales	30	21	16	403	368	379
	SFD Average Price	397,253	392,267	367,452	389,991	389,662	387,064
	SFD Median Price	391,218	385,000	335,000	375,000	371,450	376,250
	Condo Sales	7	5	4	63	62	66
	Condo Average Price	213,929	207,026	n/a	227,551	223,763	212,972
	Condo Median Price	235,000	205,000	n/a	225,000	203,500	207,250
	Total Sales Volume	17,313,916	12,059,645	8,925,676	230,317,080	202,230,256	202,627,003
St. Albert	SFD Sales	39	37	27	765	762	778
	SFD Average Price	474,629	474,164	434,178	471,970	469,030	478,557
	SFD Median Price	435,000	427,500	381,500	433,000	422,250	440,000
	Condo Sales	14	12	8	219	214	237
	Condo Average Price	219,936	245,458	265,438	254,052	251,115	268,771
	Condo Median Price	189,200	215,500	236,500	240,000	235,500	245,000
	Total Sales Volume	22,249,745	21,422,067	14,256,800	440,667,548	432,330,768	451,356,564
St. Paul	Sales	3	2	3	72	86	94
	Sales Volume	n/a	n/a	n/a	13,646,250	17,868,042	22,838,900
	Average Price	n/a	n/a	n/a	189,531	207,768	242,967
	Median Price	n/a	n/a	n/a	197,500	215,000	253,750
Stony Plain	Sales	21	14	13	310	306	278
	Sales Volume	7,988,550	3,968,400	3,515,900	103,230,778	92,766,991	90,612,764
	Average Price	380,407	283,457	270,454	333,003	303,160	325,945
	Median Price	379,900	253,950	264,000	334,000	307,250	325,500
Vegreville	Sales	6	3	3	80	59	58
	Sales Volume	1,178,500	n/a	n/a	12,747,650	10,695,900	10,707,000
	Average Price	196,417	n/a	n/a	159,346	181,286	184,603
	Median Price	207,000	n/a	n/a	145,000	169,500	175,500
Westlock	Sales	9	1	2	76	58	66
	Sales Volume	1,944,300	n/a	n/a	14,695,737	13,664,700	13,948,250
	Average Price	216,033	n/a	n/a	193,365	235,598	211,337
	Median Price	228,000	n/a	n/a	197,250	233,950	209,500
Wetaskiwin	Sales	10	3	4	145	143	155
	Sales Volume	1,533,500	n/a	n/a	30,644,900	29,501,421	33,274,175
	Average Price	153,350	n/a	n/a	211,344	206,304	214,672
	Median Price	141,750	n/a	n/a	215,000	210,000	210,000

n/a = insufficient data

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

December 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	0	1	73	43	34
	Sales Volume	1,484,900	n/a	n/a	16,284,200	11,573,700	8,069,300
Bonnyville M.D.	Sales	16	2	4	133	120	104
	Sales Volume	4,916,000	n/a	n/a	44,731,950	37,033,340	36,970,448
Lac la Biche County	Sales	1	0	0	1	5	4
	Sales Volume	n/a	n/a	n/a	n/a	901,500	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	8	3	7	204	142	163
	Sales Volume	4,027,000	n/a	2,646,500	113,637,829	75,717,350	78,341,137
Parkland County	Sales	37	23	11	513	378	417
	Sales Volume	18,803,525	11,857,900	5,238,000	243,768,956	175,208,467	196,942,283
Smoky Lake County	Sales	2	2	1	38	28	28
	Sales Volume	n/a	n/a	n/a	7,371,600	7,271,192	5,260,800
St. Paul County	Sales	3	2	1	83	68	81
	Sales Volume	n/a	n/a	n/a	13,282,400	15,925,909	13,286,150
Strathcona County	Sales	23	7	7	367	280	275
	Sales Volume	13,195,500	4,736,250	5,629,000	212,643,703	163,972,127	162,957,570
Sturgeon County	Sales	16	11	10	237	169	151
	Sales Volume	9,201,900	6,232,000	10,605,000	131,141,959	97,349,475	94,712,100
Thorhild County	Sales	5	3	0	44	29	27
	Sales Volume	743,900	n/a	n/a	10,233,680	7,474,028	7,597,300
Two Hills County	Sales	0	1	1	26	10	16
	Sales Volume	n/a	n/a	n/a	6,502,500	3,408,000	3,166,400
Vermilion River County	Sales	1	1	0	4	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ 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.

December 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	1	12	9	5
	Sales Volume	n/a	n/a	n/a	6,974,800	2,229,500	1,661,500
Lac la Biche County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	4	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	1	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	1	0	4	7	3
	Sales Volume	n/a	n/a	n/a	n/a	4,064,892	n/a
Smoky Lake County	Sales	0	0	0	4	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	1	9	11	6
	Sales Volume	n/a	n/a	n/a	2,170,000	3,381,260	1,502,236
Strathcona County	Sales	0	0	1	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	2	2	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,431,075
Thorhild County	Sales	0	0	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	2	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	1
	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 and is either revenue producing or 40 or more acres in size.