Media Release

Residential Unit Sales & New Listings Up for March

Edmonton, April 5, 2021: Total residential unit sales in the Greater Edmonton Area (GEA)* real estate market for March 2021 increased 109.9% compared to March 2020 and increased 52.8% from February 2021. The number of new residential listings is up year over year, increasing 51.6% from March 2020. New residential listings are also up month over month, increasing 55.7% from February 2021. Overall inventory in the GEA fell 13.4% from March of last year and increased 11.5% from February 2021.

For March, single-family home unit sales are up 118.2% from March 2020 and up 53.5% from February 2021 at 1,586. Condo unit sales increased 79.6% from March 2020 and increased 51.9% from February 2021.

All residential average prices are up to $391,219, a 13.7% increase from March 2020, and up 3.5% from February 2021. Single-family homes sold for an average of $457,936, a 13.3% year-over-year increase from March 2020, and a 4.6% increase from February 2021. Condominiums sold for an average of $229,690, an 5.2% increase year-over-year, and prices are down 0.5% compared to February 2021. Duplex prices increased 11.1% from March 2020, selling at $348,280 which was a 1.5% increase from February 2021.

"The Edmonton market in March saw a significant 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 March of last year as well as last month. It is important to keep in mind what we experienced last March with the global pandemic and provincial lockdowns as it relates to the impact on year-over-year numbers. With that said, we are still witnessing a very strong start to the spring market."

Single-family homes averaged 37 days on the market, a 17-day decrease from March of last year. Condos averaged 53 days on the market, a 13-day decrease year-over-year, while duplexes averaged 39 days on market, a 29-day decrease compared to March 2020. Overall, all residential listings averaged 42 days on market, decreasing by 18 days year-over-year and decreasing by 10 days compared to February 2021.

* Effective February 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.**

MLS® System Activity 2021 (for all-residential sales in GEA[1])	March 2021	M/M % Change	Y/Y % Change
SFD[2] average[3] selling price – month	$457,936	4.6%	13.3%
SFD median[4] selling price – month	$419,950	2.8%	11.4%
Condominium average selling price	$229,690	-0.5%	5.2%
Condominium median selling price	$210,000	0.0%	2.7%
All-residential[5] average selling price	$391,219	3.5%	13.7%
All-residential median selling price	$366,950	1.1%	9.2%
# residential listings this month	4,057	55.7%	51.6%
# residential sales this month	2,441	52.8%	109.9%
# residential inventory at month end	6,302	11.5%	-13.4%
# Total[6] MLS® System sales this month	3,060	51.0%	119.8%
$ Value Total residential sales this month	$996,016,364	56.5%	140.4%
$ Value of total MLS® System sales – month	$1,205,579,823	62.0%	147.5%
$ Value of total MLS® System sales - YTD	$2,512,029,647	92.0%	96.4%

MLS® HPI Benchmark Price* (for all-residential sales in GEA[1])	March 2021	M/M % Change	Y/Y % Change
SFD[2] benchmark price	$401,600	1.7%	5.6%
Apartment benchmark price	$177,700	2.5%	-2.4%
Townhouse benchmark price	$213,300	1.7%	2.7%
Composite[7] benchmark price	$336,100	1.8%	4.6%

What is the MLS® HPI? Find out here.

[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, duplex/row houses and mobile homes
[6] Includes residential, rural and commercial sales
[7] Includes SFD, condos, duplex/row houses and mobile homes

[3]*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®.*

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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[1]
March 2021

	2021	2020	2019	2018	2017
Single Family Detached					
New Listings / YTD	2,253 / 4,822	1,506 / 4,105	1,855 / 4,675	2,031 / 4,847	1,820 / 4,359
Sales / YTD	1,586 / 3,353	727 / 1,855	742 / 1,787	851 / 2,076	950 / 2,175
Sales to New Listings Ratio / YTD	70% / 70%	48% / 45%	40% / 38%	42% / 43%	52% / 50%
Sales Volume	726,286,672	293,946,977	314,623,986	379,499,554	418,186,709
Sales Volume YTD	1,492,752,041	768,894,333	750,885,681	914,510,485	939,802,241
Average Sale Price	457,936	404,329	424,022	445,945	440,197
Average Sale Price YTD	445,199	414,498	420,193	440,516	432,093
Median Sale Price	419,950	377,000	389,950	399,500	400,750
Median Sale Price YTD	412,000	379,000	390,000	395,944	395,000
Average Days on Market / YTD	37 / 45	54 / 65	60 / 68	50 / 57	48 / 55
Median Days on Market / YTD	18 / 24	33 / 43	40 / 50	32 / 39	28 / 35
Average Days on Market (Cum.) / YTD	60 / 71	90 / 102	99 / 109	82 / 91	71 / 81
Median Days on Market (Cum.) / YTD	20 / 28	47 / 71	57 / 81	41 / 57	32 / 45
Condominium					
New Listings / YTD	1,281 / 3,044	802 / 2,294	873 / 2,310	1,149 / 2,901	1,062 / 2,792
Sales / YTD	512 / 1,113	285 / 752	294 / 776	360 / 928	418 / 965
Sales to New Listings Ratio / YTD	40% / 37%	36% / 33%	34% / 34%	31% / 32%	39% / 35%
Sales Volume	117,601,024	62,210,634	62,702,373	85,940,624	102,674,214
Sales Volume YTD	252,593,137	160,079,574	168,753,357	219,004,829	233,994,401
Average Sale Price	229,690	218,283	213,273	238,724	245,632
Average Sale Price YTD	226,948	212,872	217,466	235,997	242,481
Median Sale Price	210,000	204,500	196,500	220,500	220,000
Median Sale Price YTD	206,500	200,000	205,250	215,250	223,049
Average Days on Market / YTD	53 / 60	66 / 73	77 / 81	71 / 78	66 / 72
Median Days on Market / YTD	36 / 42	46 / 54	53 / 60	49 / 56	47 / 52
Average Days on Market (Cum.) / YTD	92 / 100	117 / 122	119 / 130	112 / 123	99 / 113
Median Days on Market (Cum.) / YTD	46 / 62	64 / 86	92 / 102	70 / 97	65 / 87
Duplex/Rowhouse					
New Listings / YTD	428 / 920	306 / 746	306 / 813	312 / 786	257 / 690
Sales / YTD	287 / 618	132 / 331	138 / 349	143 / 360	157 / 362
Sales to New Listings Ratio / YTD	67% / 67%	43% / 44%	45% / 43%	46% / 46%	61% / 52%
Sales Volume	99,956,444	41,374,496	46,154,656	50,127,576	54,901,885
Sales Volume YTD	213,685,313	107,038,604	114,020,522	126,547,606	126,693,913
Average Sale Price	348,280	313,443	334,454	350,542	349,694
Average Sale Price YTD	345,769	323,379	326,706	351,521	349,983
Median Sale Price	331,000	312,090	322,750	336,900	330,204
Median Sale Price YTD	329,950	315,000	319,260	334,571	335,000
Average Days on Market / YTD	39 / 49	68 / 76	65 / 77	57 / 62	60 / 69
Median Days on Market / YTD	21 / 27	48 / 61	40 / 58	40 / 46	43 / 51
Average Days on Market (Cum.) / YTD	54 / 65	117 / 122	106 / 120	79 / 87	77 / 85
Median Days on Market (Cum.) / YTD	23 / 33	76 / 93	57 / 93	49 / 62	49 / 61
Total Residential[2]					
New Listings / YTD	4,060 / 9,038	2,679 / 7,361	3,115 / 8,053	3,587 / 8,820	3,223 / 8,040
Sales / YTD	2,442 / 5,208	1,163 / 3,011	1,197 / 2,968	1,380 / 3,428	1,558 / 3,580
Sales to New Listings Ratio / YTD	60% / 58%	43% / 41%	38% / 37%	38% / 39%	48% / 45%
Sales Volume	955,356,039	400,285,307	427,882,565	520,460,754	581,451,291
Sales Volume YTD	1,984,685,032	1,049,195,006	1,042,049,669	1,275,734,620	1,314,809,438
Average Sale Price	391,219	344,183	357,462	377,145	373,204
Average Sale Price YTD	381,084	348,454	351,095	372,151	367,265
Median Sale Price	366,950	336,000	340,000	351,250	350,690
Median Sale Price YTD	362,000	332,000	336,875	348,000	348,967
Average Days on Market / YTD	42 / 50	60 / 70	66 / 73	57 / 64	56 / 62
Median Days on Market / YTD	22 / 28	39 / 49	44 / 54	37 / 45	35 / 42
Average Days on Market (Cum.) / YTD	67 / 78	101 / 111	106 / 117	90 / 100	82 / 92
Median Days on Market (Cum.) / YTD	25 / 36	55 / 79	63 / 88	51 / 69	43 / 58

[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 Area[1]
March 2021

	2021	2020	2019	2018	2017
Acreage with Home					
New Listings / YTD	265 / 548	197 / 512	240 / 508	203 / 486	201 / 460
Sales / YTD	143 / 307	59 / 142	59 / 124	48 / 120	81 / 158
Sales to New Listings Ratio / YTD	54% / 56%	30% / 28%	25% / 24%	24% / 25%	40% / 34%
Sales Volume	100,505,026	33,096,300	40,442,070	23,759,800	49,675,274
Sales Volume YTD	204,074,810	86,250,250	74,986,420	64,938,949	96,037,262
Average Sale Price	702,832	560,954	685,459	494,996	613,275
Average Sale Price YTD	664,739	607,396	604,729	541,158	607,831
Median Sale Price	645,000	530,000	537,000	473,000	593,000
Median Sale Price YTD	605,000	536,000	512,500	492,500	562,500
Average Days on Market / YTD	60 / 75	92 / 99	81 / 89	74 / 99	94 / 96
Median Days on Market / YTD	26 / 36	50 / 67	52 / 64	41 / 62	50 / 67
Average Days on Market (Cum.) / YTD	109 / 125	182 / 190	151 / 156	114 / 154	152 / 158
Median Days on Market (Cum.) / YTD	31 / 56	100 / 150	87 / 135	57 / 134	93 / 112
Vacant Acreage and Recreational					
New Listings / YTD	86 / 191	58 / 150	58 / 145	84 / 181	52 / 110
Sales / YTD	45 / 96	8 / 35	10 / 28	17 / 44	32 / 59
Sales to New Listings Ratio / YTD	52% / 50%	14% / 23%	17% / 19%	20% / 24%	62% / 54%
Sales Volume	12,400,738	2,377,400	3,700,000	5,523,800	8,934,000
Sales Volume YTD	27,826,570	13,710,499	8,083,500	15,628,161	16,582,775
Average Sale Price	275,572	297,175	370,000	324,929	279,188
Average Sale Price YTD	289,860	391,729	288,696	355,185	281,064
Median Sale Price	232,500	221,500	330,000	315,000	206,250
Median Sale Price YTD	240,700	260,000	260,750	221,000	210,000
Average Days on Market / YTD	96 / 150	81 / 315	244 / 199	124 / 179	208 / 180
Median Days on Market / YTD	27 / 98	47 / 197	182 / 134	85 / 138	133 / 126
Average Days on Market (Cum.) / YTD	191 / 282	81 / 349	426 / 283	165 / 228	321 / 305
Median Days on Market (Cum.) / YTD	75 / 155	47 / 222	519 / 216	112 / 160	211 / 206
Recreational with Home					
New Listings / YTD	3 / 4	0 / 2	1 / 4	2 / 4	1 / 2
Sales / YTD	0 / 0	0 / 0	1 / 2	1 / 2	2 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	100% / 50%	50% / 50%	200% / 100%
Sales Volume	0	0	254,000	285,000	690,000
Sales Volume YTD	0	0	413,000	1,170,000	690,000
Average Sale Price	0	0	254,000	285,000	345,000
Average Sale Price YTD	0	0	206,500	585,000	345,000
Median Sale Price	0	0	254,000	285,000	345,000
Median Sale Price YTD	0	0	206,500	585,000	345,000
Average Days on Market / YTD	0 / 0	0 / 0	215 / 110	112 / 125	146 / 146
Median Days on Market / YTD	0 / 0	0 / 0	215 / 110	112 / 125	146 / 146
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	338 / 172	112 / 125	146 / 146
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	338 / 172	112 / 125	146 / 146
Total Rural[2]					
New Listings / YTD	354 / 743	255 / 664	299 / 657	289 / 671	254 / 572
Sales / YTD	188 / 403	67 / 177	70 / 154	66 / 166	115 / 219
Sales to New Listings Ratio / YTD	53% / 54%	26% / 27%	23% / 23%	23% / 25%	45% / 38%
Sales Volume	112,905,764	35,473,700	44,396,070	29,568,600	59,299,274
Sales Volume YTD	231,901,380	99,960,749	83,482,920	81,737,110	113,310,037
Average Sale Price	600,563	529,458	634,230	448,009	515,646
Average Sale Price YTD	575,438	564,750	542,097	492,392	517,397
Median Sale Price	561,500	505,000	497,500	432,500	511,000
Median Sale Price YTD	529,000	492,500	463,750	444,500	510,000
Average Days on Market / YTD	68 / 93	90 / 142	106 / 109	88 / 120	127 / 119
Median Days on Market / YTD	26 / 41	50 / 76	64 / 68	50 / 85	66 / 83
Average Days on Market (Cum.) / YTD	128 / 162	170 / 221	193 / 179	127 / 174	199 / 197
Median Days on Market (Cum.) / YTD	35 / 80	96 / 161	124 / 138	68 / 138	126 / 126

[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.

Greater Edmonton Area[1]
March 2021

	2021	2020	2019	2018	2017
Land					
New Listings / YTD	18 / 43	8 / 24	21 / 57	6 / 30	16 / 38
Sales / YTD	1 / 5	4 / 6	0 / 7	1 / 3	2 / 5
Sales to New Listings Ratio / YTD	6% / 12%	50% / 25%	0% / 12%	17% / 10%	13% / 13%
Sales Volume	525,000	1,939,000	0	2,030,000	2,200,000
Sales Volume YTD	2,658,878	4,589,000	4,837,299	3,265,000	3,700,000
Average Sale Price	525,000	484,750	0	2,030,000	1,100,000
Average Sale Price YTD	531,776	764,833	691,043	1,088,333	740,000
Median Sale Price	525,000	425,000	0	2,030,000	1,100,000
Median Sale Price YTD	525,000	625,000	599,283	1,090,000	800,000
Average Days on Market / YTD	91 / 550	245 / 443	0 / 416	218 / 314	134 / 118
Median Days on Market / YTD	91 / 685	217 / 286	0 / 188	218 / 218	134 / 138
Average Days on Market (Cum.) / YTD	91 / 550	245 / 443	0 / 416	218 / 385	134 / 340
Median Days on Market (Cum.) / YTD	91 / 685	217 / 286	0 / 188	218 / 261	134 / 208
Investment					
New Listings / YTD	31 / 83	26 / 80	15 / 62	43 / 110	21 / 68
Sales / YTD	9 / 19	3 / 14	2 / 15	6 / 16	13 / 27
Sales to New Listings Ratio / YTD	29% / 23%	12% / 18%	13% / 24%	14% / 15%	62% / 40%
Sales Volume	5,408,910	3,209,300	1,865,000	2,925,360	6,256,850
Sales Volume YTD	10,602,910	14,811,505	12,242,050	10,427,727	17,158,200
Average Sale Price	600,990	1,069,767	932,500	487,560	481,296
Average Sale Price YTD	558,048	1,057,965	816,137	651,733	635,489
Median Sale Price	280,000	1,014,300	932,500	470,500	365,000
Median Sale Price YTD	360,000	722,500	747,050	506,250	396,000
Average Days on Market / YTD	238 / 194	222 / 196	110 / 167	207 / 193	120 / 127
Median Days on Market / YTD	85 / 140	37 / 151	110 / 120	152 / 152	91 / 114
Average Days on Market (Cum.) / YTD	238 / 204	222 / 203	110 / 218	207 / 223	141 / 168
Median Days on Market (Cum.) / YTD	85 / 140	37 / 202	110 / 153	152 / 152	114 / 149
Multi Family					
New Listings / YTD	15 / 32	4 / 12	9 / 27	8 / 22	8 / 18
Sales / YTD	9 / 21	1 / 3	0 / 3	4 / 5	1 / 4
Sales to New Listings Ratio / YTD	60% / 66%	25% / 25%	0% / 11%	50% / 23%	13% / 22%
Sales Volume	13,401,500	1,232,000	0	5,465,600	1,305,000
Sales Volume YTD	30,589,000	4,152,000	2,900,000	6,055,600	3,510,500
Average Sale Price	1,489,056	1,232,000	0	1,366,400	1,305,000
Average Sale Price YTD	1,456,619	1,384,000	966,667	1,211,120	877,625
Median Sale Price	1,596,000	1,232,000	0	801,000	1,305,000
Median Sale Price YTD	1,470,000	1,232,000	690,000	727,000	805,250
Average Days on Market / YTD	231 / 205	170 / 487	0 / 128	125 / 126	112 / 112
Median Days on Market / YTD	71 / 125	170 / 364	0 / 135	49 / 49	112 / 129
Average Days on Market (Cum.) / YTD	250 / 243	170 / 707	0 / 128	125 / 126	112 / 112
Median Days on Market (Cum.) / YTD	132 / 131	170 / 364	0 / 135	49 / 49	112 / 129
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 2	0 / 0	0 / 1	1 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area[1]
March 2021

	2021	2020	2019	2018	2017
Business					
New Listings / YTD	22 / 40	28 / 68	40 / 90	35 / 88	18 / 61
Sales / YTD	2 / 4	6 / 16	6 / 10	4 / 16	7 / 11
Sales to New Listings Ratio / YTD	9% / 10%	21% / 24%	15% / 11%	11% / 18%	39% / 18%
Sales Volume	297,280	1,413,500	1,684,250	408,800	1,607,500
Sales Volume YTD	1,322,280	2,964,300	1,988,150	3,131,300	2,031,490
Average Sale Price	148,640	235,583	280,708	102,200	229,643
Average Sale Price YTD	330,570	185,269	198,815	195,706	184,681
Median Sale Price	148,640	147,500	219,000	96,900	140,000
Median Sale Price YTD	286,140	142,500	109,000	98,500	112,500
Average Days on Market / YTD	177 / 224	111 / 118	381 / 302	125 / 113	241 / 211
Median Days on Market / YTD	177 / 248	102 / 102	315 / 215	146 / 81	157 / 157
Average Days on Market (Cum.) / YTD	177 / 224	111 / 126	429 / 330	125 / 126	241 / 211
Median Days on Market (Cum.) / YTD	177 / 248	102 / 111	340 / 215	146 / 92	157 / 157
Lease					
New Listings / YTD	17 / 60	23 / 70	26 / 87	26 / 73	44 / 82
Sales / YTD	10 / 23	5 / 20	7 / 20	12 / 27	5 / 17
Sales to New Listings Ratio / YTD	59% / 38%	22% / 29%	27% / 23%	46% / 37%	11% / 21%
Sales Volume	2,235,902	3,307,912	504,468	806,564	686,670
Sales Volume YTD	3,416,483	8,477,077	1,191,841	2,317,986	3,153,413
Average Sale Price	223,590	661,582	72,067	67,214	137,334
Average Sale Price YTD	148,543	423,854	59,592	85,851	185,495
Median Sale Price	147,586	683,200	39,100	62,465	72,000
Median Sale Price YTD	106,200	233,367	36,650	61,929	75,000
Average Days on Market / YTD	291 / 231	265 / 239	117 / 137	158 / 160	221 / 168
Median Days on Market / YTD	114 / 133	297 / 273	164 / 102	141 / 127	91 / 136
Average Days on Market (Cum.) / YTD	319 / 249	265 / 239	117 / 137	158 / 181	221 / 178
Median Days on Market (Cum.) / YTD	160 / 190	297 / 273	164 / 102	141 / 127	91 / 165
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1
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	700,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	700,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	700,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Total Commercial[2]					
New Listings / YTD	103 / 259	90 / 258	112 / 324	118 / 324	108 / 267
Sales / YTD	31 / 72	19 / 59	15 / 55	27 / 67	28 / 65
Sales to New Listings Ratio / YTD	30% / 28%	21% / 23%	13% / 17%	23% / 21%	26% / 24%
Sales Volume	21,868,592	11,101,712	4,053,718	11,636,324	12,056,020
Sales Volume YTD	48,589,551	34,993,882	23,159,340	25,197,613	30,253,603
Average Sale Price	705,438	584,301	270,248	430,975	430,572
Average Sale Price YTD	674,855	593,117	421,079	376,084	465,440
Median Sale Price	360,000	406,800	138,000	129,600	301,875
Median Sale Price YTD	361,750	341,027	184,392	157,000	325,000
Average Days on Market / YTD	244 / 235	200 / 230	222 / 210	161 / 161	169 / 157
Median Days on Market / YTD	93 / 136	196 / 189	175 / 146	145 / 125	113 / 126
Average Days on Market (Cum.) / YTD	259 / 255	200 / 245	241 / 229	161 / 183	179 / 193
Median Days on Market (Cum.) / YTD	129 / 150	196 / 213	175 / 153	145 / 129	117 / 157

[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
March 2021

Year	Month	GEA Residential²	GEA Rural³	GEA Commercial⁴	Edmonton Residential²	Edmonton Commercial⁴
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)	578 (24)	6,456 (1,416)	307 (10)
	July	9,204 (1,740)	1,249 (122)	573 (23)	6,621 (1,223)	304 (19)
	August	9,072 (1,635)	1,249 (113)	591 (10)	6,556 (1,152)	320 (7)
	September	8,753 (1,419)	1,196 (87)	571 (24)	6,372 (1,000)	320 (12)
	October	8,101 (1,420)	1,051 (95)	573 (19)	5,861 (1,033)	322 (11)
	November	7,377 (1,247)	961 (56)	599 (17)	5,334 (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	7,127 (1,108)	917 (50)	632 (22)	5,044 (770)	366 (16)
	March	8,355 (1,380)	1,043 (66)	670 (27)	5,851 (988)	386 (20)
	April	9,203 (1,657)	1,122 (91)	682 (26)	6,461 (1,129)	399 (16)
	May	10,318 (1,904)	1,369 (106)	714 (21)	7,315 (1,310)	422 (14)
	June	10,685 (1,801)	1,506 (120)	726 (19)	7,689 (1,255)	436 (8)
	July	10,544 (1,723)	1,527 (121)	719 (28)	7,623 (1,217)	432 (20)
	August	10,069 (1,678)	1,450 (124)	703 (27)	7,311 (1,152)	418 (21)
	September	9,448 (1,312)	1,305 (84)	679 (28)	6,838 (922)	405 (18)
	October	8,743 (1,234)	1,187 (89)	674 (33)	6,316 (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	7,102 (795)	907 (41)	649 (22)	5,020 (575)	374 (16)
	February	7,456 (976)	949 (43)	677 (18)	5,261 (710)	385 (10)
	March	8,298 (1,197)	1,080 (70)	725 (15)	5,817 (849)	418 (11)
	April	9,015 (1,679)	1,232 (81)	726 (29)	6,383 (1,148)	429 (19)
	May	9,551 (1,977)	1,345 (102)	782 (27)	6,859 (1,360)	457 (17)
	June	9,460 (1,804)	1,417 (116)	740 (24)	6,837 (1,259)	424 (15)
	July	9,128 (1,907)	1,446 (113)	747 (25)	6,643 (1,327)	434 (15)
	August	8,844 (1,566)	1,406 (112)	728 (22)	6,462 (1,104)	412 (11)
	September	8,543 (1,380)	1,317 (99)	714 (20)	6,280 (971)	406 (15)
	October	7,949 (1,325)	1,133 (90)	690 (29)	5,854 (941)	397 (15)
	November	7,304 (1,100)	1,014 (58)	721 (13)	5,381 (807)	431 (8)
	December	6,050 (843)	866 (44)	645 (16)	4,387 (600)	383 (10)
2020	January	6,329 (796)	895 (47)	661 (13)	4,565 (580)	389 (9)
	February	6,861 (1,052)	969 (63)	661 (27)	4,952 (742)	395 (15)
	March	7,279 (1,163)	1,012 (67)	662 (19)	5,252 (810)	399 (11)
	April	7,260 (746)	1,050 (43)	650 (7)	5,247 (514)	383 (6)
	May	7,778 (1,156)	1,151 (77)	660 (7)	5,637 (778)	392 (6)
	June	8,019 (2,046)	1,198 (142)	673 (28)	5,916 (1,365)	400 (16)
	July	8,051 (2,163)	1,180 (204)	697 (14)	5,959 (1,511)	409 (11)
	August	7,838 (1,874)	1,166 (166)	681 (17)	5,892 (1,262)	401 (12)
	September	7,544 (1,868)	1,103 (155)	695 (19)	5,679 (1,297)	407 (9)
	October	7,237 (1,670)	993 (146)	654 (26)	5,510 (1,161)	384 (14)
	November	6,461 (1,393)	823 (127)	667 (16)	4,933 (1,014)	385 (12)
	December	5,223 (1,104)	652 (83)	589 (17)	4,014 (803)	321 (7)
2021	January	5,525 (1,169)	662 (108)	618 (22)	4,165 (828)	342 (14)
	February	5,901 (1,597)	702 (107)	632 (19)	4,456 (1,074)	360 (15)
	March	6,297 (2,442)	754 (188)	631 (31)	4,812 (1,645)	350 (17)

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

March 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Single Family Detached							
Northwest	Sales	69	36	34	132	87	69
	Average	448,936	434,461	393,872	440,416	424,194	413,962
	Median	418,000	403,500	376,500	414,000	388,000	373,000
North Central	Sales	187	95	116	427	267	276
	Average	385,920	360,813	366,813	380,468	355,704	360,713
	Median	374,750	350,000	352,750	370,000	343,500	352,750
Northeast	Sales	55	36	26	113	73	78
	Average	333,345	315,439	288,092	319,009	308,045	327,917
	Median	315,000	300,000	279,450	305,000	290,000	309,500
Central	Sales	37	22	22	76	56	60
	Average	290,573	228,091	250,155	278,811	244,067	242,242
	Median	270,000	224,000	241,000	255,750	235,500	222,450
West	Sales	93	43	36	206	111	101
	Average	573,172	481,878	568,494	538,574	539,309	514,864
	Median	470,000	385,000	440,000	446,000	390,000	419,000
Southwest	Sales	138	48	78	281	160	167
	Average	573,567	523,344	570,469	561,569	547,084	557,503
	Median	495,500	484,625	504,500	495,000	478,125	481,000
Southeast	Sales	163	82	83	367	224	221
	Average	422,666	392,953	400,073	412,530	396,104	403,803
	Median	382,500	361,250	370,000	377,000	353,500	371,500
Anthony Henday	Sales	263	110	103	548	267	253
	Average	529,096	459,997	469,189	513,289	482,138	474,358
	Median	473,000	426,500	438,000	455,283	435,000	445,000
City of Edmonton Total	Sales	1,005	472	498	2,150	1,245	1,225
	Average	470,381	413,040	432,592	455,470	428,022	426,604
	Median	418,800	375,500	390,000	410,000	377,777	390,000
Condominiums							
Northwest	Sales	13	9	6	25	22	17
	Average	197,877	306,972	193,238	251,868	243,761	190,107
	Median	225,000	350,000	159,963	268,000	236,750	156,000
North Central	Sales	81	43	45	166	99	111
	Average	197,928	193,820	188,658	200,124	180,981	196,663
	Median	188,000	180,000	181,000	188,750	180,000	185,000
Northeast	Sales	21	22	20	52	53	48
	Average	148,848	156,723	158,295	142,907	149,726	149,625
	Median	147,500	155,500	162,000	138,500	153,200	157,750
Central	Sales	53	37	35	136	95	103
	Average	295,467	227,634	190,937	258,142	236,013	231,062
	Median	220,000	209,500	170,000	222,500	230,000	225,000
West	Sales	48	17	30	97	61	65
	Average	177,653	190,141	170,060	173,447	187,344	187,685
	Median	171,200	186,400	173,500	169,000	170,000	180,000
Southwest	Sales	60	40	38	124	104	97
	Average	237,511	239,838	262,583	232,227	223,575	256,180
	Median	230,575	222,500	230,000	224,000	198,750	230,000
Southeast	Sales	55	30	34	138	87	90
	Average	209,430	195,127	224,557	206,558	185,208	201,324
	Median	194,900	190,000	216,500	185,000	175,400	198,750
Anthony Henday	Sales	81	38	35	167	102	109
	Average	243,426	244,444	220,704	242,029	249,165	224,249
	Median	220,000	242,500	205,000	220,000	244,500	225,000
City of Edmonton Total	Sales	412	236	243	905	623	640
	Average	221,855	215,830	205,503	217,238	208,418	211,960
	Median	201,000	200,000	194,000	198,500	193,000	197,500

n/a = insufficient data

March 2021

	2021	2020	2019	2018	2017
Edmonton City Monthly					
New Listings	3,014	1,997	2,269	2,603	2,403
Sales	1,662	821	860	1,008	1,140
Sales Volume	660,762,996	284,451,416	304,380,001	379,748,650	430,801,256
Edmonton City Year to Date					
New Listings	6,681	5,486	5,939	6,454	5,972
Sales	3,593	2,167	2,171	2,474	2,635
Sales Volume	1,384,396,746	768,938,761	762,354,423	918,633,085	974,399,146
Edmonton City Month End Active Inventory					
Residential	4,812	5,252	5,817	5,851	5,063
Commercial	350	399	418	386	307
TOTAL	4,627	5,347	5,648	5,413	4,847
Greater Edmonton Area Monthly					
New Listings	4,517	3,024	3,526	3,994	3,585
Sales	2,661	1,249	1,282	1,473	1,701
Sales Volume	1,090,130,395	446,860,719	476,332,353	561,665,678	652,806,585
Greater Edmonton Area Year to Date					
New Listings	10,040	8,283	9,034	9,815	8,879
Sales	5,683	3,247	3,177	3,661	3,864
Sales Volume	2,265,175,963	1,184,149,637	1,148,691,929	1,382,669,343	1,458,373,078
Greater Edmonton Area Month End Active Inventory					
Residential	6,297	7,279	8,298	8,355	7,142
Rural	754	1,012	1,080	1,043	905
Commercial	631	662	725	670	564
TOTAL	6,949	8,493	9,085	8,680	7,769
Total Board Monthly					
New Listings	5,332	3,563	4,130	4,661	4,323
Sales	3,060	1,392	1,433	1,650	1,929
Sales Volume	1,205,579,823	487,019,518	516,257,053	606,274,828	721,654,867
Total Board Year to Date					
New Listings	11,719	9,706	10,473	11,410	10,478
Sales	6,593	3,650	3,578	4,095	4,359
Sales Volume	2,512,029,647	1,278,754,063	1,248,939,928	1,489,054,088	1,594,377,462

March 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Barrhead	Sales	9	4	7	21	7	11
	Sales Volume	2,706,900	n/a	1,638,000	5,200,900	1,593,000	2,569,000
	Average Price	300,767	n/a	234,000	247,662	227,571	233,545
	Median Price	275,000	n/a	220,000	235,000	240,000	189,000
Beaumont	Sales	59	18	20	128	57	55
	Sales Volume	25,878,440	7,340,500	8,022,050	55,487,789	22,371,950	22,366,050
	Average Price	438,618	407,806	401,103	433,498	392,490	406,655
	Median Price	432,000	401,500	395,000	431,025	384,000	405,000
Bonnyville	Sales	9	1	4	24	12	13
	Sales Volume	1,992,500	n/a	n/a	4,880,500	1,952,700	2,640,000
	Average Price	221,389	n/a	n/a	203,354	162,725	203,077
	Median Price	230,000	n/a	n/a	225,000	180,000	190,000
Cold Lake	Sales	34	14	18	73	45	49
	Sales Volume	10,003,300	3,543,000	5,086,000	19,382,505	11,737,500	13,254,200
	Average Price	294,215	253,071	282,556	265,514	260,833	270,494
	Median Price	310,500	281,250	270,250	277,000	272,500	270,000
Devon	Sales	9	5	5	21	13	8
	Sales Volume	3,205,500	1,360,000	1,584,500	6,695,200	3,417,200	2,634,500
	Average Price	356,167	272,000	316,900	318,819	262,862	329,313
	Median Price	320,000	262,000	332,500	319,000	262,000	341,250
Drayton Valley	Sales	15	8	5	40	25	17
	Sales Volume	3,558,900	1,788,500	920,000	9,833,900	5,567,300	4,245,300
	Average Price	237,260	223,563	184,000	245,848	222,692	249,724
	Median Price	231,000	180,000	187,000	242,500	230,000	279,300
Fort Saskatchewan	SFD Sales	63	28	24	138	65	47
	SFD Average Price	437,929	409,464	394,467	427,946	391,031	393,547
	SFD Median Price	421,500	403,200	383,750	412,000	385,000	389,000
	Condo Sales	7	2	6	16	10	11
	Condo Average Price	241,357	n/a	256,983	240,431	233,150	220,673
	Condo Median Price	238,750	n/a	236,000	242,625	246,500	190,000
	Total Sales Volume	36,563,103	13,455,500	12,886,000	75,676,872	33,738,400	25,714,300
Gibbons	Sales	10	10	3	16	13	12
	Sales Volume	2,756,000	2,653,500	n/a	4,324,000	3,311,000	3,423,000
	Average Price	275,600	265,350	n/a	270,250	254,692	285,250
	Median Price	270,500	250,500	n/a	272,000	240,000	257,000
Leduc	SFD Sales	71	29	26	153	65	70
	SFD Average Price	399,786	360,782	397,024	391,133	385,151	377,510
	SFD Median Price	382,500	344,750	378,500	379,500	370,000	362,250
	Condo Sales	9	5	5	18	12	14
	Condo Average Price	196,778	187,900	205,140	203,569	198,054	184,514
	Condo Median Price	190,000	175,500	195,000	195,000	190,000	184,100
	Total Sales Volume	33,822,800	13,704,575	13,597,725	73,278,477	32,812,875	33,522,725

n/a = insufficient data

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

March 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Morinville	Sales	34	9	9	72	17	27
	Sales Volume	11,193,112	2,907,900	2,549,500	25,075,864	5,252,900	7,745,909
	Average Price	329,209	323,100	283,278	348,276	308,994	286,886
	Median Price	333,500	289,900	283,000	356,000	289,900	280,000
Sherwood Park	SFD Sales	119	71	44	236	158	119
	SFD Average Price	463,463	418,054	445,142	458,464	416,726	444,560
	SFD Median Price	432,500	415,000	419,475	434,500	408,000	418,000
	Condo Sales	28	14	14	62	31	44
	Condo Average Price	318,417	302,100	302,614	331,740	293,966	278,851
	Condo Median Price	291,750	276,250	287,000	290,000	286,000	266,100
	Total Sales Volume	68,664,201	34,930,214	24,875,845	139,590,190	77,474,713	68,456,445
Spruce Grove	SFD Sales	67	25	30	146	59	63
	SFD Average Price	412,038	341,776	383,767	402,836	348,936	378,458
	SFD Median Price	410,000	333,500	374,250	394,000	350,000	355,000
	Condo Sales	9	4	5	17	10	10
	Condo Average Price	192,611	n/a	223,000	191,840	223,540	239,850
	Condo Median Price	170,000	n/a	218,000	190,000	203,950	237,500
	Total Sales Volume	36,415,725	13,055,800	15,665,767	75,561,168	35,305,344	35,211,865
St. Albert	SFD Sales	115	44	66	226	113	129
	SFD Average Price	507,220	447,597	459,601	490,695	444,706	462,658
	SFD Median Price	480,000	412,000	423,750	458,200	415,000	417,500
	Condo Sales	34	18	13	61	47	40
	Condo Average Price	273,981	207,592	271,308	284,696	231,510	254,779
	Condo Median Price	247,000	187,500	265,000	247,000	211,250	237,450
	Total Sales Volume	70,652,083	25,329,215	37,211,795	134,557,839	66,001,986	75,268,761
St. Paul	Sales	9	1	8	23	11	18
	Sales Volume	2,073,000	n/a	1,727,000	5,747,800	2,055,900	4,171,600
	Average Price	230,333	n/a	215,875	249,904	186,900	231,756
	Median Price	275,000	n/a	222,500	260,000	195,000	248,500
Stony Plain	Sales	40	21	22	99	58	54
	Sales Volume	15,882,650	6,443,699	6,239,000	33,704,921	17,195,734	16,265,400
	Average Price	397,066	306,843	283,591	340,454	296,478	301,211
	Median Price	396,500	290,000	297,500	333,000	284,950	306,000
Vegreville	Sales	9	6	1	21	18	11
	Sales Volume	1,532,000	690,500	n/a	4,438,900	2,553,400	2,222,400
	Average Price	170,222	115,083	n/a	211,376	141,856	202,036
	Median Price	158,000	121,500	n/a	199,000	129,250	190,000
Westlock	Sales	10	6	6	20	10	13
	Sales Volume	1,757,000	1,188,750	1,432,150	3,702,000	1,571,250	2,843,650
	Average Price	175,700	198,125	238,692	185,100	157,125	218,742
	Median Price	182,500	207,875	234,075	184,000	175,000	208,000
Wetaskiwin	Sales	30	4	7	64	16	29
	Sales Volume	5,695,425	n/a	1,673,000	12,724,425	2,898,000	5,920,400
	Average Price	189,848	n/a	239,000	198,819	181,125	204,152
	Median Price	196,000	n/a	210,000	198,500	195,000	200,000

n/a = insufficient data

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

Monthly Rural[1] Sales by County

March 2021

Sales by County		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Athabasca County	Sales	7	1	3	18	11	8
	Sales Volume	1,484,000	n/a	n/a	4,787,000	2,001,500	1,889,500
Bonnyville M.D.	Sales	21	12	4	36	22	16
	Sales Volume	6,882,500	5,011,400	n/a	11,858,109	7,858,400	4,667,400
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	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	35	8	16	81	26	29
	Sales Volume	16,391,238	5,444,800	9,310,400	40,259,870	21,571,150	14,908,800
Parkland County	Sales	81	18	18	157	60	53
	Sales Volume	45,557,876	8,592,000	7,831,500	85,155,411	26,174,385	23,476,250
Smoky Lake County	Sales	3	4	5	11	7	7
	Sales Volume	n/a	n/a	1,725,150	3,178,500	1,090,000	2,287,150
St. Paul County	Sales	11	3	2	31	12	15
	Sales Volume	2,199,000	n/a	n/a	6,809,600	2,390,500	2,697,000
Strathcona County	Sales	46	22	27	94	54	46
	Sales Volume	32,315,450	11,683,000	20,727,170	60,749,149	31,996,400	30,552,870
Sturgeon County	Sales	26	19	9	71	37	26
	Sales Volume	18,641,200	9,753,900	6,527,000	45,736,950	20,218,814	14,545,000
Thorhild County	Sales	5	1	1	6	5	3
	Sales Volume	1,972,000	n/a	n/a	2,062,000	1,277,078	n/a
Two Hills County	Sales	4	0	0	6	2	0
	Sales Volume	n/a	n/a	n/a	1,106,000	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] 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[1] Sales by County

March 2021

Sales by County		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Athabasca County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	3	2	3	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	2	0	0	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	1	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	2	0	1	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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