

# Media Release

## August Brings a Balance in Residential Unit Sales & Pricing

**Edmonton, September 2, 2021:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for August 2021 increased 9.7% compared to August 2020 and decreased 6.8% from July 2021.

New residential listings are up year-over-year, increasing 12.9% from August 2020. However, new residential listings are down month-over-month, decreasing 6.0% from July 2021. Overall inventory in the GEA was down 1.9% from August of last year and decreased 4.1% from July 2021.

For August, single-family home unit sales are up 5.2% from August 2020 and down 6.0% from July 2021 at 1,246. Condo unit sales increased 23.4% from August 2020 and decreased 8.4% from July 2021. Duplex/rowhouse unit sales were up 10.5% year-over-year and down 4.7% month-over-month.

All residential average prices are at \$384,874, a 2.7% increase from August 2020 and down 1.3% from July 2021. Single-family homes averaged \$460,963, a 4.9% year-over-year increase and a 1.1% decrease from July 2021. Condominiums sold for an average of \$227,559, a 0.8% decrease year-over-year, and prices are down 5.2% compared to July 2021. Duplex prices increased 3.8% from August 2020, selling at \$355,326, which was a 0.6% decrease from July 2021.

The MLS® Home Price Index (HPI) composite benchmark price\* in the Greater Edmonton Area leveled out at \$347,300, a 5.7% increase from August 2020, and down 0.7% from July 2021.

“The Edmonton market in August saw a healthy increase in new residential listings as compared to August 2020,” says REALTORS® Association of Edmonton Chair Tom Shearer. “The year-over-year residential unit sales in the GEA were higher than August of last year, while we have started to see slight decreases in the month-to-month activity. The market is starting to balance out after a very busy 18 months with pricing increasing a nominal amount year-over-year.”

Single-family homes averaged 35 days on the market, an 11-day decrease from August of last year. Condos averaged 59 days on the market, a six-day decrease year-over-year, while duplexes averaged 41 days on the market, a 10-day decrease compared to August 2020. Overall, all residential listings averaged 42 days on the market, decreasing by 10 days year-over-year and increasing by three days compared to July 2021.

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

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

<b>MLS® HPI Benchmark Price*</b> (for all-residential sales in GEA <sup>1</sup> )	<b>August 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$418,100	-0.5%	6.8%
Apartment benchmark price	\$183,800	-1.1%	-0.6%
Townhouse benchmark price	\$209,300	-1.5%	0.3%
Composite <sup>7</sup> benchmark price	\$347,300	-0.7%	5.7%

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

<b>MLS® System Activity 2021</b> (for all-residential sales in GEA <sup>1</sup> )	<b>August 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$460,963	-1.1%	4.9%
SFD median <sup>4</sup> selling price – month	\$420,500	-1.3%	2.4%
Condominium average selling price	\$227,559	-5.2%	-0.8%
Condominium median selling price	\$215,000	-3.2%	0.0%
All-residential <sup>5</sup> average selling price	\$384,874	-1.3%	2.7%
All-residential median selling price	\$364,927	-0.5%	2.8%
# residential listings this month	3,177	-6.0%	12.9%
# residential sales this month	2,056	-6.8%	9.7%
# residential inventory at month end	7,689	-4.1%	-1.9%
# Total <sup>6</sup> MLS® System sales this month	2,584	-6.5%	8.8%
\$ Value Total residential sales this month	\$833,959,317	-7.4%	13.9%
\$ Value of total MLS® System sales – month	\$1,002,957,989	-7.0%	14.5%
\$ Value of total MLS® System sales - YTD	\$8,757,085,846	12.9%	79.4%

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

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

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

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

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

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

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

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

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

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### **\*MLS® HPI Benchmark Price**

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

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

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

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

	2021	2020	2019	2018	2017
<b>Single Family Detached</b>					
New Listings / YTD	1,684 / 15,414	1,601 / 12,256	1,763 / 14,407	1,922 / 15,678	1,750 / 13,989
Sales / YTD	1,246 / 11,210	1,184 / 6,929	966 / 7,475	1,066 / 7,621	1,002 / 7,778
Sales to New Listings Ratio / YTD	74% / 73%	74% / 57%	55% / 52%	55% / 49%	57% / 56%
Sales Volume	574,360,486	520,780,596	420,410,630	453,186,999	441,903,976
Sales Volume YTD	5,145,056,358	2,939,316,638	3,194,844,228	3,335,156,735	3,436,916,470
Average Sale Price	460,963	439,848	435,208	425,129	441,022
Average Sale Price YTD	458,970	424,205	427,404	437,627	441,877
Median Sale Price	420,500	410,000	393,750	387,250	399,700
Median Sale Price YTD	420,000	391,000	394,000	400,000	405,900
Average Days on Market / YTD	35 / 35	46 / 55	57 / 58	58 / 53	50 / 50
Median Days on Market / YTD	24 / 20	29 / 35	43 / 41	45 / 37	36 / 33
Average Days on Market (Cum.) / YTD	43 / 49	74 / 88	89 / 91	82 / 79	73 / 71
Median Days on Market (Cum.) / YTD	27 / 21	35 / 48	58 / 55	55 / 48	49 / 41
<b>Condominium</b>					
New Listings / YTD	1,055 / 9,060	845 / 6,491	841 / 6,836	868 / 8,198	1,023 / 8,399
Sales / YTD	501 / 4,021	406 / 2,493	412 / 2,925	426 / 3,113	415 / 3,183
Sales to New Listings Ratio / YTD	47% / 44%	48% / 38%	49% / 43%	49% / 38%	41% / 38%
Sales Volume	114,007,250	93,095,062	96,571,792	105,324,593	101,256,472
Sales Volume YTD	939,976,324	546,508,244	668,661,180	756,638,329	805,407,307
Average Sale Price	227,559	229,298	234,398	247,241	243,991
Average Sale Price YTD	233,767	219,217	228,602	243,058	253,034
Median Sale Price	215,000	215,000	218,250	225,750	228,500
Median Sale Price YTD	217,000	203,500	214,500	224,000	234,000
Average Days on Market / YTD	59 / 55	65 / 69	74 / 73	73 / 71	67 / 65
Median Days on Market / YTD	44 / 39	47 / 50	57 / 55	58 / 53	56 / 49
Average Days on Market (Cum.) / YTD	84 / 88	109 / 112	111 / 113	117 / 111	101 / 98
Median Days on Market (Cum.) / YTD	57 / 52	63 / 75	75 / 75	83 / 77	78 / 69
<b>Duplex/Rowhouse</b>					
New Listings / YTD	346 / 2,925	291 / 2,254	269 / 2,324	316 / 2,445	311 / 2,226
Sales / YTD	264 / 2,146	239 / 1,334	152 / 1,258	159 / 1,236	187 / 1,295
Sales to New Listings Ratio / YTD	76% / 73%	82% / 59%	57% / 54%	50% / 51%	60% / 58%
Sales Volume	93,805,953	81,789,043	53,887,016	52,671,457	66,477,449
Sales Volume YTD	755,429,097	440,667,044	420,826,609	423,145,804	453,150,057
Average Sale Price	355,326	342,214	354,520	331,267	355,494
Average Sale Price YTD	352,017	330,335	334,520	342,351	349,923
Median Sale Price	336,000	325,000	329,500	322,000	332,500
Median Sale Price YTD	337,000	320,000	322,500	329,000	334,000
Average Days on Market / YTD	41 / 39	51 / 63	61 / 69	63 / 60	63 / 63
Median Days on Market / YTD	29 / 23	42 / 48	54 / 51	51 / 46	50 / 47
Average Days on Market (Cum.) / YTD	52 / 50	82 / 96	84 / 103	81 / 81	77 / 78
Median Days on Market (Cum.) / YTD	35 / 26	49 / 63	64 / 68	64 / 56	61 / 55
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,176 / 28,178	2,815 / 21,609	2,982 / 24,334	3,197 / 27,090	3,161 / 25,249
Sales / YTD	2,056 / 17,780	1,874 / 10,996	1,566 / 11,901	1,678 / 12,191	1,635 / 12,491
Sales to New Listings Ratio / YTD	65% / 63%	67% / 51%	53% / 49%	52% / 45%	52% / 49%
Sales Volume	791,301,439	702,055,601	575,633,216	615,794,526	615,073,247
Sales Volume YTD	6,930,454,255	3,961,133,765	4,321,127,317	4,558,345,129	4,740,306,986
Average Sale Price	384,874	374,629	367,582	366,981	376,192
Average Sale Price YTD	389,789	360,234	363,089	373,911	379,498
Median Sale Price	364,927	355,000	345,000	345,050	350,000
Median Sale Price YTD	368,425	345,000	346,000	352,500	357,500
Average Days on Market / YTD	42 / 41	52 / 61	62 / 64	63 / 59	57 / 56
Median Days on Market / YTD	29 / 24	34 / 41	49 / 47	49 / 42	44 / 39
Average Days on Market (Cum.) / YTD	55 / 60	84 / 96	95 / 98	92 / 88	81 / 80
Median Days on Market (Cum.) / YTD	35 / 28	45 / 56	64 / 61	64 / 55	57 / 49

<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>  
August 2021**

	2021	2020	2019	2018	2017
<b>Acreege with Home</b>					
New Listings / YTD	161 / 1,615	199 / 1,576	184 / 1,724	180 / 1,756	201 / 1,584
Sales / YTD	118 / 1,063	137 / 668	98 / 562	92 / 569	97 / 633
Sales to New Listings Ratio / YTD	73% / 66%	69% / 42%	53% / 33%	51% / 32%	48% / 40%
Sales Volume	78,168,932	78,736,907	54,360,010	53,352,887	58,406,868
Sales Volume YTD	706,703,361	384,316,332	323,449,665	329,677,571	380,424,784
Average Sale Price	662,449	574,722	554,694	579,923	602,133
Average Sale Price YTD	664,820	575,324	575,533	579,398	600,987
Median Sale Price	620,404	545,000	556,500	522,500	568,000
Median Sale Price YTD	622,000	523,750	521,750	530,500	568,000
Average Days on Market / YTD	51 / 57	77 / 83	86 / 82	79 / 77	74 / 83
Median Days on Market / YTD	36 / 30	57 / 56	78 / 59	61 / 51	63 / 53
Average Days on Market (Cum.) / YTD	62 / 86	109 / 140	118 / 126	121 / 123	102 / 122
Median Days on Market (Cum.) / YTD	43 / 35	67 / 84	88 / 75	72 / 71	74 / 69
<b>Vacant Acreege and Recreational</b>					
New Listings / YTD	56 / 552	60 / 450	44 / 450	42 / 511	59 / 434
Sales / YTD	31 / 290	28 / 137	14 / 108	28 / 147	15 / 151
Sales to New Listings Ratio / YTD	55% / 53%	47% / 30%	32% / 24%	67% / 29%	25% / 35%
Sales Volume	9,097,800	7,304,025	5,109,627	8,622,949	4,176,975
Sales Volume YTD	93,778,629	41,272,905	32,161,877	45,276,185	37,726,080
Average Sale Price	293,477	260,858	364,973	307,962	278,465
Average Sale Price YTD	323,375	301,262	297,795	308,001	249,842
Median Sale Price	220,000	235,000	216,400	261,500	149,000
Median Sale Price YTD	250,000	225,000	210,000	245,000	205,000
Average Days on Market / YTD	117 / 122	106 / 202	166 / 179	160 / 171	187 / 156
Median Days on Market / YTD	68 / 70	79 / 86	134 / 112	141 / 122	91 / 100
Average Days on Market (Cum.) / YTD	206 / 220	232 / 284	205 / 257	186 / 204	238 / 240
Median Days on Market (Cum.) / YTD	68 / 80	135 / 137	134 / 128	171 / 148	126 / 129
<b>Recreational with Home</b>					
New Listings / YTD	2 / 20	1 / 12	0 / 20	2 / 20	0 / 21
Sales / YTD	2 / 10	1 / 4	0 / 8	4 / 12	1 / 9
Sales to New Listings Ratio / YTD	100% / 50%	100% / 33%	0% / 40%	200% / 60%	0% / 43%
Sales Volume	695,000	420,000	0	1,713,500	460,000
Sales Volume YTD	3,870,800	1,081,000	2,102,500	4,432,049	3,441,900
Average Sale Price	347,500	420,000	0	428,375	460,000
Average Sale Price YTD	387,080	270,250	262,813	369,337	382,433
Median Sale Price	347,500	420,000	0	406,250	460,000
Median Sale Price YTD	290,000	273,000	236,750	317,500	408,000
Average Days on Market / YTD	120 / 54	289 / 159	0 / 70	101 / 100	88 / 81
Median Days on Market / YTD	120 / 16	289 / 144	0 / 61	101 / 100	88 / 41
Average Days on Market (Cum.) / YTD	120 / 66	289 / 805	0 / 86	101 / 218	88 / 81
Median Days on Market (Cum.) / YTD	120 / 49	289 / 429	0 / 61	101 / 113	88 / 41
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	219 / 2,187	260 / 2,038	228 / 2,194	224 / 2,287	260 / 2,039
Sales / YTD	151 / 1,363	166 / 809	112 / 678	124 / 728	113 / 793
Sales to New Listings Ratio / YTD	69% / 62%	64% / 40%	49% / 31%	55% / 32%	43% / 39%
Sales Volume	87,961,732	86,460,932	59,469,637	63,689,336	63,043,843
Sales Volume YTD	804,352,790	426,670,237	357,714,042	379,385,805	421,592,764
Average Sale Price	582,528	520,849	530,979	513,624	557,910
Average Sale Price YTD	590,134	527,404	527,602	521,134	531,643
Median Sale Price	560,000	482,500	533,500	471,750	529,000
Median Sale Price YTD	560,000	480,000	490,000	475,000	510,000
Average Days on Market / YTD	65 / 71	84 / 103	96 / 97	98 / 97	89 / 97
Median Days on Market / YTD	42 / 33	57 / 61	83 / 63	71 / 59	63 / 57
Average Days on Market (Cum.) / YTD	93 / 114	131 / 167	129 / 147	135 / 141	120 / 144
Median Days on Market (Cum.) / YTD	49 / 40	73 / 89	97 / 81	90 / 84	77 / 75

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

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

## 5 Year Commercial Activity (Part 1)

### Greater Edmonton Area<sup>1</sup>

August 2021

	2021	2020	2019	2018	2017
<b>Land</b>					
New Listings / YTD	12 / 101	17 / 99	12 / 130	17 / 112	12 / 106
Sales / YTD	1 / 18	3 / 15	4 / 26	4 / 17	2 / 14
Sales to New Listings Ratio / YTD	8% / 18%	18% / 15%	33% / 20%	24% / 15%	17% / 13%
Sales Volume	7,550,000	2,127,000	1,975,000	2,970,000	1,835,000
Sales Volume YTD	19,942,158	8,601,000	17,583,299	13,476,076	13,294,700
Average Sale Price	7,550,000	709,000	493,750	742,500	917,500
Average Sale Price YTD	1,107,898	573,400	676,281	792,710	949,621
Median Sale Price	7,550,000	430,000	545,000	462,500	917,500
Median Sale Price YTD	512,500	430,000	549,642	475,000	880,000
Average Days on Market / YTD	236 / 241	119 / 296	332 / 309	153 / 255	124 / 169
Median Days on Market / YTD	236 / 92	71 / 213	247 / 183	103 / 138	124 / 124
Average Days on Market (Cum.) / YTD	236 / 402	119 / 296	332 / 318	198 / 292	124 / 274
Median Days on Market (Cum.) / YTD	236 / 104	71 / 213	247 / 192	193 / 218	124 / 147
<b>Investment</b>					
New Listings / YTD	17 / 192	15 / 194	33 / 204	34 / 259	15 / 162
Sales / YTD	5 / 64	7 / 38	8 / 50	10 / 63	0 / 59
Sales to New Listings Ratio / YTD	29% / 33%	47% / 20%	24% / 25%	29% / 24%	0% / 36%
Sales Volume	7,022,500	2,680,610	16,861,500	10,284,845	0
Sales Volume YTD	49,334,353	27,102,836	49,520,450	51,192,327	38,159,240
Average Sale Price	1,404,500	382,944	2,107,688	1,028,485	0
Average Sale Price YTD	770,849	713,233	990,409	812,577	646,767
Median Sale Price	1,050,000	410,000	641,500	693,000	0
Median Sale Price YTD	438,500	392,014	562,750	519,200	440,000
Average Days on Market / YTD	176 / 171	218 / 153	191 / 199	239 / 176	0 / 160
Median Days on Market / YTD	123 / 130	164 / 120	143 / 118	79 / 107	0 / 131
Average Days on Market (Cum.) / YTD	188 / 240	218 / 201	233 / 229	239 / 209	0 / 192
Median Days on Market (Cum.) / YTD	173 / 140	164 / 138	199 / 156	79 / 121	0 / 175
<b>Multi Family</b>					
New Listings / YTD	10 / 84	7 / 49	8 / 64	5 / 58	6 / 37
Sales / YTD	5 / 47	0 / 10	1 / 12	2 / 14	1 / 12
Sales to New Listings Ratio / YTD	50% / 56%	0% / 20%	13% / 19%	40% / 24%	17% / 32%
Sales Volume	10,795,000	0	1,734,000	1,492,500	850,000
Sales Volume YTD	64,503,250	17,979,200	12,425,000	13,911,100	14,960,000
Average Sale Price	2,159,000	0	1,734,000	746,250	850,000
Average Sale Price YTD	1,372,410	1,797,920	1,035,417	993,650	1,246,667
Median Sale Price	1,850,000	0	1,734,000	746,250	850,000
Median Sale Price YTD	1,240,000	1,191,000	736,500	726,000	852,500
Average Days on Market / YTD	131 / 186	0 / 218	175 / 178	163 / 96	60 / 95
Median Days on Market / YTD	126 / 125	0 / 138	175 / 155	163 / 53	60 / 91
Average Days on Market (Cum.) / YTD	151 / 219	0 / 302	175 / 178	163 / 96	60 / 95
Median Days on Market (Cum.) / YTD	126 / 132	0 / 138	175 / 155	163 / 53	60 / 91
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	0 / 2	0 / 0	2 / 6	1 / 4
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 17%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	5,650,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	5,650,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	5,650,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 81	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 81	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 81	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 81	0 / 0

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

## 5 Year Commercial Activity (Part 2)

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### Greater Edmonton Area<sup>1</sup>

August 2021

	2021	2020	2019	2018	2017
<b>Business</b>					
New Listings / YTD	10 / 96	11 / 126	20 / 236	10 / 192	25 / 174
Sales / YTD	2 / 17	4 / 31	3 / 31	6 / 35	2 / 33
Sales to New Listings Ratio / YTD	20% / 18%	36% / 25%	15% / 13%	60% / 18%	8% / 19%
Sales Volume	180,000	483,000	1,180,000	986,000	365,000
Sales Volume YTD	3,979,568	5,800,800	7,806,150	7,368,800	4,877,889
Average Sale Price	90,000	120,750	393,333	164,333	182,500
Average Sale Price YTD	234,092	187,123	251,811	210,537	147,815
Median Sale Price	90,000	59,000	390,000	78,000	182,500
Median Sale Price YTD	125,000	95,000	138,000	110,000	110,000
Average Days on Market / YTD	176 / 177	130 / 129	128 / 173	136 / 143	104 / 141
Median Days on Market / YTD	176 / 168	103 / 102	127 / 136	148 / 142	104 / 109
Average Days on Market (Cum.) / YTD	461 / 210	130 / 157	128 / 182	136 / 150	104 / 166
Median Days on Market (Cum.) / YTD	461 / 168	103 / 134	127 / 136	148 / 154	104 / 115
<b>Lease</b>					
New Listings / YTD	13 / 167	18 / 186	15 / 187	23 / 181	19 / 182
Sales / YTD	7 / 51	3 / 38	6 / 62	5 / 58	5 / 55
Sales to New Listings Ratio / YTD	54% / 31%	17% / 20%	40% / 33%	22% / 32%	26% / 30%
Sales Volume	579,270	367,434	969,346	387,460	501,579
Sales Volume YTD	8,731,173	11,043,679	5,642,792	6,570,155	7,430,278
Average Sale Price	82,753	122,478	161,558	77,492	100,316
Average Sale Price YTD	171,199	290,623	91,013	113,279	135,096
Median Sale Price	56,400	130,536	74,440	53,375	108,000
Median Sale Price YTD	105,750	129,186	60,551	81,420	73,440
Average Days on Market / YTD	184 / 219	318 / 188	62 / 152	168 / 157	169 / 190
Median Days on Market / YTD	101 / 133	288 / 163	44 / 102	102 / 108	152 / 119
Average Days on Market (Cum.) / YTD	184 / 228	318 / 188	62 / 152	168 / 176	169 / 193
Median Days on Market (Cum.) / YTD	101 / 145	288 / 163	44 / 102	102 / 108	152 / 119
<b>Farms</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
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	2,000,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	1,000,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	1,000,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 648
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 648
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1010
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1010
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	62 / 643	68 / 660	88 / 824	91 / 809	78 / 664
Sales / YTD	20 / 198	17 / 132	22 / 182	27 / 188	10 / 175
Sales to New Listings Ratio / YTD	32% / 31%	25% / 20%	25% / 22%	30% / 23%	13% / 26%
Sales Volume	26,126,770	5,658,044	22,719,846	16,120,805	3,551,579
Sales Volume YTD	147,240,502	70,527,515	94,257,691	98,168,458	80,722,107
Average Sale Price	1,306,339	332,826	1,032,720	597,067	355,158
Average Sale Price YTD	743,639	534,299	517,899	522,173	461,269
Median Sale Price	306,923	330,000	487,500	355,000	155,660
Median Sale Price YTD	421,500	271,042	265,602	270,074	294,525
Average Days on Market / YTD	170 / 193	198 / 179	172 / 192	185 / 165	136 / 168
Median Days on Market / YTD	147 / 128	164 / 129	139 / 124	104 / 112	104 / 117
Average Days on Market (Cum.) / YTD	207 / 243	198 / 206	187 / 203	191 / 186	136 / 197
Median Days on Market (Cum.) / YTD	171 / 138	164 / 149	143 / 127	104 / 123	104 / 143

<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**  
**August 2021**

Year	Month	GEA Residential <sup>2</sup>	GEA Rural <sup>3</sup>	GEA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2017	January	5,848 (837)	782 (54)	519 (15)	4,187 (600)	294 (9)
	February	6,390 (1,185)	841 (50)	535 (22)	4,547 (867)	297 (19)
	March	7,142 (1,558)	905 (115)	564 (28)	5,063 (1,123)	307 (17)
	April	7,965 (1,578)	1,047 (81)	587 (22)	5,627 (1,126)	305 (20)
	May	8,834 (1,964)	1,188 (121)	587 (31)	6,277 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	579 (24)	6,456 (1,416)	308 (10)
	July	9,204 (1,740)	1,249 (122)	574 (23)	6,621 (1,223)	305 (19)
	August	9,072 (1,635)	1,249 (113)	592 (10)	6,556 (1,152)	321 (7)
	September	8,753 (1,419)	1,196 (87)	572 (24)	6,372 (1,000)	321 (12)
	October	8,101 (1,420)	1,051 (95)	574 (19)	5,861 (1,033)	323 (11)
	November	7,377 (1,247)	961 (56)	600 (17)	5,334 (936)	342 (10)
	December	6,054 (962)	818 (51)	550 (17)	4,337 (697)	312 (14)
2018	January	6,507 (940)	847 (50)	574 (18)	4,613 (670)	336 (10)
	February	7,127 (1,108)	917 (50)	633 (22)	5,044 (770)	367 (16)
	March	8,355 (1,380)	1,043 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,203 (1,657)	1,122 (91)	683 (26)	6,461 (1,129)	400 (16)
	May	10,318 (1,904)	1,369 (106)	715 (21)	7,315 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,544 (1,723)	1,527 (121)	720 (28)	7,623 (1,217)	433 (20)
	August	10,069 (1,678)	1,450 (124)	704 (27)	7,311 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,743 (1,234)	1,187 (89)	675 (33)	6,316 (853)	397 (23)
	November	8,096 (1,105)	1,052 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	885 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,102 (795)	907 (41)	650 (22)	5,020 (575)	375 (16)
	February	7,456 (976)	949 (43)	678 (18)	5,261 (710)	386 (10)
	March	8,298 (1,197)	1,080 (70)	726 (15)	5,817 (849)	419 (11)
	April	9,015 (1,679)	1,232 (81)	727 (29)	6,383 (1,148)	430 (19)
	May	9,551 (1,977)	1,345 (102)	783 (27)	6,859 (1,360)	458 (17)
	June	9,460 (1,804)	1,417 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,129 (1,907)	1,446 (113)	748 (25)	6,643 (1,327)	435 (15)
	August	8,845 (1,566)	1,406 (112)	729 (22)	6,462 (1,104)	413 (11)
	September	8,544 (1,380)	1,317 (99)	715 (20)	6,280 (971)	407 (15)
	October	7,950 (1,325)	1,133 (90)	691 (29)	5,854 (941)	398 (15)
	November	7,305 (1,100)	1,014 (58)	722 (13)	5,381 (807)	432 (8)
	December	6,051 (843)	866 (44)	645 (16)	4,387 (600)	383 (10)
2020	January	6,330 (796)	895 (47)	661 (13)	4,565 (580)	389 (9)
	February	6,862 (1,052)	969 (63)	661 (27)	4,952 (742)	395 (15)
	March	7,280 (1,163)	1,012 (67)	662 (19)	5,252 (810)	399 (11)
	April	7,262 (746)	1,050 (43)	650 (7)	5,248 (514)	383 (6)
	May	7,780 (1,156)	1,151 (77)	660 (7)	5,638 (778)	392 (6)
	June	8,021 (2,046)	1,198 (142)	673 (28)	5,917 (1,365)	400 (16)
	July	8,053 (2,163)	1,181 (204)	697 (14)	5,960 (1,511)	409 (11)
	August	7,840 (1,874)	1,168 (166)	681 (17)	5,893 (1,262)	401 (12)
	September	7,549 (1,868)	1,104 (155)	694 (19)	5,683 (1,297)	406 (9)
	October	7,242 (1,670)	994 (146)	653 (26)	5,514 (1,161)	383 (14)
	November	6,468 (1,393)	825 (127)	666 (16)	4,939 (1,014)	384 (12)
	December	5,232 (1,104)	654 (83)	588 (17)	4,020 (803)	319 (7)
2021	January	5,536 (1,169)	664 (108)	620 (22)	4,171 (828)	342 (14)
	February	5,919 (1,594)	707 (107)	639 (19)	4,468 (1,072)	362 (15)
	March	6,709 (2,438)	789 (187)	646 (31)	5,097 (1,642)	354 (17)
	April	7,452 (2,862)	863 (225)	656 (23)	5,727 (1,928)	351 (14)
	May	7,981 (2,736)	891 (227)	662 (29)	6,193 (1,901)	359 (14)
	June	8,345 (2,719)	952 (188)	650 (30)	6,508 (1,900)	353 (18)
	July	8,285 (2,206)	933 (170)	653 (24)	6,482 (1,536)	353 (18)
	August	7,689 (2,056)	891 (151)	635 (20)	6,060 (1,430)	346 (13)

<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.



## August 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	39	36	48	383	265	323
	Average	410,420	420,439	461,717	434,356	435,635	429,806
	Median	379,000	356,900	452,500	392,200	395,000	390,000
<b>North Central</b>	Sales	171	165	126	1,511	958	1,008
	Average	411,249	378,879	365,838	398,890	370,441	364,035
	Median	392,500	365,000	354,500	385,000	360,000	356,000
<b>Northeast</b>	Sales	48	39	41	414	267	274
	Average	329,081	326,410	303,913	347,103	313,001	325,174
	Median	312,250	308,000	308,500	324,500	300,000	308,200
<b>Central</b>	Sales	34	24	14	271	171	178
	Average	284,663	293,648	268,036	296,829	279,017	248,890
	Median	247,500	243,500	228,500	275,000	256,500	231,250
<b>West</b>	Sales	85	70	59	712	433	476
	Average	533,957	482,573	460,499	560,319	503,281	497,761
	Median	450,000	415,500	377,500	453,500	409,702	410,500
<b>Southwest</b>	Sales	91	109	101	1,019	608	742
	Average	657,511	543,028	577,547	600,276	534,594	564,758
	Median	535,000	505,000	490,000	521,000	479,950	483,750
<b>Southeast</b>	Sales	145	140	94	1,257	799	880
	Average	416,475	422,247	392,206	421,233	401,042	394,895
	Median	377,000	378,950	364,500	389,000	365,000	371,200
<b>Anthony Henday</b>	Sales	213	165	155	1,727	986	1,078
	Average	520,423	515,743	517,924	520,951	491,960	481,604
	Median	485,000	455,000	459,900	475,000	435,500	445,000
<b>City of Edmonton Total</b>	Sales	826	748	638	7,294	4,487	4,959
	Average	470,052	447,341	450,029	470,664	434,604	435,942
	Median	420,000	410,000	400,000	422,000	392,000	396,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	11	12	14	98	76	76
	Average	254,223	170,225	333,375	235,652	238,816	271,562
	Median	282,500	135,000	334,000	258,000	246,750	267,950
<b>North Central</b>	Sales	63	51	47	544	342	366
	Average	210,275	207,905	193,519	205,849	195,884	198,361
	Median	213,750	200,000	188,000	197,250	190,000	192,250
<b>Northeast</b>	Sales	19	26	26	186	164	190
	Average	151,409	145,435	165,919	156,413	147,635	159,044
	Median	155,000	151,250	161,250	153,250	153,100	157,750
<b>Central</b>	Sales	62	52	74	491	332	424
	Average	213,422	246,315	241,216	245,156	233,509	250,021
	Median	215,000	242,500	186,500	222,000	220,000	231,000
<b>West</b>	Sales	36	32	28	287	191	225
	Average	220,688	205,911	235,621	206,379	189,124	201,651
	Median	172,500	170,450	207,000	175,270	169,000	185,000
<b>Southwest</b>	Sales	67	58	64	546	345	454
	Average	235,562	264,393	254,451	251,484	237,836	248,651
	Median	210,000	231,500	225,500	237,000	220,000	229,825
<b>Southeast</b>	Sales	52	41	44	433	246	315
	Average	217,620	209,437	202,256	208,440	193,545	208,260
	Median	210,000	185,000	195,500	195,000	178,250	197,500
<b>Anthony Henday</b>	Sales	90	54	44	680	343	359
	Average	233,051	229,902	242,922	249,673	238,898	236,720
	Median	221,850	225,250	237,500	239,500	239,000	228,000
<b>City of Edmonton Total</b>	Sales	400	326	341	3,265	2,039	2,409
	Average	220,427	221,353	229,902	226,987	213,148	223,458
	Median	211,102	199,500	210,500	211,000	196,000	207,000

n/a = insufficient data

## August 2021

	2021	2020	2019	2018	2017
<b>Edmonton City Monthly</b>					
New Listings	2,450	2,135	2,234	2,390	2,363
Sales	1,443	1,274	1,115	1,173	1,159
Sales Volume	566,276,369	471,949,644	423,887,901	435,661,693	431,945,826
<b>Edmonton City Year to Date</b>					
New Listings	21,131	16,138	18,055	20,040	18,638
Sales	12,360	7,648	8,446	8,616	8,972
Sales Volume	4,865,839,821	2,768,597,388	3,077,570,608	3,240,702,555	3,420,528,290
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,060	5,893	6,462	7,311	6,556
Commercial	346	401	413	419	321
TOTAL	6,406	6,294	6,875	7,730	6,877
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,457	3,143	3,298	3,512	3,499
Sales	2,227	2,057	1,700	1,829	1,758
Sales Volume	905,389,941	794,174,577	657,822,699	695,604,667	681,668,669
<b>Greater Edmonton Area Year to Date</b>					
New Listings	31,008	24,307	27,352	30,186	27,952
Sales	19,341	11,937	12,761	13,107	13,459
Sales Volume	7,882,047,547	4,458,331,517	4,773,099,050	5,035,899,392	5,242,621,857
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	7,689	7,840	8,845	10,069	9,072
Rural	891	1,168	1,406	1,450	1,249
Commercial	635	681	729	704	592
TOTAL	9,215	9,689	10,980	12,223	10,913
<hr/>					
<b>Total Board Monthly</b>					
New Listings	3,993	3,682	3,886	4,106	4,134
Sales	2,584	2,375	1,911	2,056	1,994
Sales Volume	1,002,957,989	875,656,202	714,370,891	753,856,457	741,557,645
<b>Total Board Year to Date</b>					
New Listings	36,127	28,671	32,263	35,398	32,976
Sales	22,431	13,690	14,434	14,732	15,141
Sales Volume	8,757,085,846	4,881,599,337	5,209,812,946	5,462,385,262	5,697,817,871

August 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Barrhead</b>	Sales	8	7	3	52	37	38
	Sales Volume	2,275,000	1,557,500	n/a	12,809,900	8,679,500	9,093,100
	Average Price	284,375	222,500	n/a	246,344	234,581	239,292
	Median Price	296,250	212,500	n/a	235,000	230,000	213,500
<b>Beaumont</b>	Sales	50	37	30	405	241	234
	Sales Volume	22,700,375	15,605,250	13,554,640	183,062,553	98,524,305	98,433,825
	Average Price	454,008	421,764	451,821	452,006	408,815	420,657
	Median Price	439,950	422,000	460,125	438,250	397,000	421,250
<b>Bonnyville</b>	Sales	13	12	6	85	53	45
	Sales Volume	3,114,200	2,419,500	1,142,000	21,262,600	10,890,850	9,974,000
	Average Price	239,554	201,625	190,333	250,148	205,488	221,644
	Median Price	245,000	195,000	187,500	249,000	216,500	199,000
<b>Cold Lake</b>	Sales	40	29	11	321	191	194
	Sales Volume	11,931,100	8,546,500	3,123,500	95,002,905	56,253,434	54,396,670
	Average Price	298,278	294,707	283,955	295,959	294,521	280,395
	Median Price	320,500	291,000	293,000	295,000	290,000	289,400
<b>Devon</b>	Sales	12	14	11	97	57	61
	Sales Volume	4,299,300	4,058,500	3,518,100	32,227,799	16,209,650	18,690,100
	Average Price	358,275	289,893	319,827	332,245	284,380	306,395
	Median Price	357,250	300,500	316,000	327,500	288,000	315,000
<b>Drayton Valley</b>	Sales	17	8	8	131	67	75
	Sales Volume	3,693,800	1,814,500	1,782,000	31,080,627	14,760,350	16,715,500
	Average Price	217,282	226,813	222,750	237,257	220,304	222,873
	Median Price	240,000	215,500	172,500	240,000	220,000	235,000
<b>Fort Saskatchewan</b>	SFD Sales	32	37	34	376	239	220
	SFD Average Price	443,344	434,262	403,625	431,286	396,128	397,695
	SFD Median Price	425,500	417,500	374,000	419,950	382,500	385,000
	Condo Sales	10	5	8	52	28	45
	Condo Average Price	232,000	316,600	241,406	224,987	248,868	241,534
	Condo Median Price	201,000	307,000	212,500	203,250	238,750	237,500
	Total Sales Volume	20,769,000	20,407,900	18,409,500	216,219,097	123,744,710	121,625,440
<b>Gibbons</b>	Sales	5	7	5	54	54	48
	Sales Volume	1,508,685	1,878,000	1,365,500	14,955,085	14,805,650	13,295,600
	Average Price	301,737	268,286	273,100	276,946	274,179	276,992
	Median Price	294,000	263,000	280,000	276,000	268,500	274,000
<b>Leduc</b>	SFD Sales	41	42	32	450	256	278
	SFD Average Price	407,229	391,312	381,994	401,250	371,913	372,400
	SFD Median Price	390,000	380,750	366,500	382,750	356,500	350,000
	Condo Sales	7	14	7	64	44	53
	Condo Average Price	228,686	217,557	219,286	217,005	218,008	216,855
	Condo Median Price	200,000	197,250	200,000	192,450	204,250	200,000
	Total Sales Volume	22,204,006	22,542,692	16,980,500	232,287,760	121,607,444	136,454,654

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.

August 2021

	2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Morinville</b>						
Sales	21	27	22	239	143	128
Sales Volume	6,798,373	8,632,750	5,675,125	81,530,573	45,564,423	38,968,869
Average Price	323,732	319,731	257,960	341,132	318,632	304,444
Median Price	329,000	333,000	278,500	355,000	325,000	304,250
<b>Sherwood Park</b>						
SFD Sales	108	107	58	794	545	563
SFD Average Price	478,960	466,022	458,196	471,219	438,491	452,648
SFD Median Price	457,500	440,000	436,750	441,250	420,000	420,000
Condo Sales	30	25	21	218	116	154
Condo Average Price	300,428	302,196	287,940	309,530	293,145	289,890
Condo Median Price	290,500	295,000	276,000	288,250	281,250	279,351
Total Sales Volume	65,092,256	61,233,155	35,138,592	477,240,288	292,297,553	319,452,380
<b>Spruce Grove</b>						
SFD Sales	46	50	43	506	255	272
SFD Average Price	420,019	409,700	381,611	419,749	385,453	393,014
SFD Median Price	395,000	387,200	360,000	410,000	367,000	370,000
Condo Sales	11	8	4	60	42	44
Condo Average Price	183,500	204,681	n/a	216,163	225,590	234,589
Condo Median Price	175,000	221,000	n/a	202,262	227,500	215,500
Total Sales Volume	29,204,175	29,063,450	19,734,010	279,303,988	145,882,429	148,557,442
<b>St. Albert</b>						
SFD Sales	84	89	67	774	509	555
SFD Average Price	486,131	483,491	455,109	500,807	464,350	465,789
SFD Median Price	440,875	446,000	417,000	457,500	429,900	427,000
Condo Sales	24	16	24	229	148	153
Condo Average Price	290,433	274,869	253,602	282,337	251,205	256,791
Condo Median Price	287,250	272,500	242,125	250,000	238,500	249,250
Total Sales Volume	50,765,906	51,602,806	39,084,041	477,898,758	287,859,296	313,507,096
<b>St. Paul</b>						
Sales	10	8	6	91	49	65
Sales Volume	2,434,250	1,529,500	799,500	22,363,861	9,715,750	13,874,842
Average Price	243,425	191,188	133,250	245,757	198,281	213,459
Median Price	224,500	216,750	86,000	250,000	205,000	228,000
<b>Stony Plain</b>						
Sales	41	37	30	327	213	215
Sales Volume	13,751,700	11,989,900	9,851,300	112,962,567	68,356,880	66,457,693
Average Price	335,407	324,051	328,377	345,451	320,924	309,106
Median Price	333,000	315,000	307,000	340,000	325,000	310,000
<b>Vegreville</b>						
Sales	9	4	4	86	43	39
Sales Volume	2,166,500	n/a	n/a	17,626,500	6,192,900	7,213,900
Average Price	240,722	n/a	n/a	204,959	144,021	184,972
Median Price	280,000	n/a	n/a	203,500	128,000	169,500
<b>Westlock</b>						
Sales	13	4	4	74	45	45
Sales Volume	3,003,500	n/a	n/a	15,610,600	8,258,137	10,550,300
Average Price	231,038	n/a	n/a	210,954	183,514	234,451
Median Price	230,000	n/a	n/a	229,000	185,000	220,000
<b>Wetaskiwin</b>						
Sales	15	24	23	168	101	110
Sales Volume	3,688,150	4,989,800	4,312,400	36,980,225	21,341,600	22,034,171
Average Price	245,877	207,908	187,496	220,120	211,303	200,311
Median Price	292,500	195,000	204,000	210,000	215,000	204,500

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.

August 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	12	11	3	66	47	33
	Sales Volume	4,079,800	2,636,800	n/a	19,096,700	10,304,300	8,764,900
<b>Bonnyville M.D.</b>	Sales	9	15	11	151	80	89
	Sales Volume	3,193,400	4,994,000	2,365,400	55,135,359	25,871,750	27,815,090
<b>Lac la Biche County</b>	Sales	0	0	0	4	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	36	20	17	254	118	106
	Sales Volume	16,950,150	9,648,954	8,769,500	136,859,998	70,564,729	54,631,200
<b>Parkland County</b>	Sales	58	67	41	527	320	258
	Sales Volume	31,558,850	31,276,772	20,294,962	284,076,642	146,249,955	118,313,095
<b>Smoky Lake County</b>	Sales	4	2	1	33	21	20
	Sales Volume	n/a	n/a	n/a	9,737,700	3,527,600	5,697,927
<b>St. Paul County</b>	Sales	10	13	1	92	61	54
	Sales Volume	2,200,900	1,879,000	n/a	18,890,775	8,321,700	12,105,450
<b>Strathcona County</b>	Sales	37	48	33	353	216	200
	Sales Volume	26,486,655	25,116,151	19,788,450	238,989,102	121,812,253	120,443,772
<b>Sturgeon County</b>	Sales	20	31	21	229	155	114
	Sales Volume	12,966,077	20,419,055	10,616,725	144,427,048	88,043,300	64,325,975
<b>Thorhild County</b>	Sales	8	3	2	35	26	17
	Sales Volume	1,581,400	n/a	n/a	8,261,602	6,667,780	4,534,140
<b>Two Hills County</b>	Sales	0	4	2	14	16	6
	Sales Volume	n/a	n/a	n/a	3,885,900	3,630,000	1,845,000
<b>Vermilion River County</b>	Sales	0	0	0	0	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

August 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	1	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	1	1	11	8	6
	Sales Volume	n/a	n/a	n/a	4,554,000	3,548,000	2,026,300
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	1	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	2	2	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,746,500
<b>Smoky Lake County</b>	Sales	0	0	0	0	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	2	1	1	10	5	9
	Sales Volume	n/a	n/a	n/a	1,729,100	1,469,500	2,745,000
<b>Strathcona County</b>	Sales	0	0	1	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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