

# Media Release

## Residential Unit Sales & Pricing Cools for September

**Edmonton, October 4, 2021:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for September 2021 increased 0.9% compared to September 2020 and decreased 8.4% from August 2021.

New residential listings are up year-over-year, increasing 4.9% from September 2020. However, new residential listings are down month-over-month, decreasing 1.7% from August 2021. Overall inventory in the GEA was down 2.3% from September of last year and decreased 4.1% from August 2021.

For September, single-family home unit sales are down 2.8% from September 2020 and down 7.6% from August 2021 at 1,151. Condo unit sales increased 16.8% from September 2020 and decreased 7.0% from August 2021. Duplex/rowhouse unit sales were down 11.4% year-over-year and down 20.8% month-over-month.

All residential average prices are at \$377,554, a 0.3% increase from September 2020 and down 1.9% from August 2021. Single-family homes averaged \$453,011, a 2.8% year-over-year increase and a 1.9% decrease from August 2021. Condominiums sold for an average of \$224,212, a 3.5% decrease year-over-year, and prices are down 1.5% compared to August 2021. Duplex prices decreased 0.9% from September 2020, selling at \$337,236, which was a 5.1% decrease from August 2021.

The MLS® Home Price Index (HPI) composite benchmark price\* in the Greater Edmonton Area levelled out at \$345,200, a 5% increase from September 2020, and down 0.6% from August 2021.

“The Edmonton market in September saw a healthy increase in new residential listings as compared to September 2020,” says REALTORS® Association of Edmonton Chair Tom Shearer. “However, as to be expected at this time of year, the year-over-year residential unit sales in the GEA were only slightly higher than September of last year, while we have started to see a decrease in the month-to-month activity. Naturally, the market is starting to cool after a very busy 18 months with pricing increasing a nominal amount year-over-year.”

Single-family homes averaged 38 days on the market, a nine-day decrease from September of last year. Condos averaged 56 days on the market, a nine-day decrease year-over-year, while duplexes averaged 42 days on the market, a 10-day decrease compared to September 2020. Overall, all residential listings averaged 44 days on the market, decreasing by nine days year-over-year and increasing by two days compared to August 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>September 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$414,800	-0.8%	5.9%
Apartment benchmark price	\$181,800	-1.1%	-1.1%
Townhouse benchmark price	\$212,800	1.7%	1.8%
Composite <sup>7</sup> benchmark price	\$345,200	-0.6%	5%

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>September 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$453,011	-1.9%	2.8%
SFD median <sup>4</sup> selling price – month	\$417,000	-0.7%	4.2%
Condominium average selling price	\$224,212	-1.5%	-3.5%
Condominium median selling price	\$209,000	-2.8%	-4.1%
All-residential <sup>5</sup> average selling price	\$377,554	-1.9%	0.3%
All-residential median selling price	\$358,000	-1.9%	1.7%
# residential listings this month	3,075	-1.7%	4.9%
# residential sales this month	1,883	-8.4%	0.9%
# residential inventory at month end	7,376	-4.1%	-2.3%
# Total <sup>6</sup> MLS® System sales this month	2,386	-7.7%	0.3%
\$ Value Total residential sales this month	\$745,269,424	-10.6%	1.5%
\$ Value of total MLS® System sales – month	\$895,199,968	-10.7%	2.0%
\$ Value of total MLS® System sales - YTD	9,650,382,404	10.2%	67.6%

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

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

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

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

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

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

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

<sup>3</sup>Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. Sales are compared to the month end reports from the prior period and do not reflect late reported

**sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

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

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### **\*MLS® HPI Benchmark Price**

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

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

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

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

	2021	2020	2019	2018	2017
<b>Single Family Detached</b>					
New Listings / YTD	1,726 / 17,110	1,678 / 13,934	1,590 / 15,997	1,620 / 17,298	1,700 / 15,689
Sales / YTD	1,151 / 12,361	1,184 / 8,113	831 / 8,306	860 / 8,481	870 / 8,648
Sales to New Listings Ratio / YTD	67% / 72%	71% / 58%	52% / 52%	53% / 49%	51% / 55%
Sales Volume	521,416,001	521,015,569	348,967,218	369,529,538	376,299,723
Sales Volume YTD	5,666,470,859	3,460,332,207	3,543,811,446	3,704,686,273	3,813,216,193
Average Sale Price	453,011	440,047	419,936	429,686	432,528
Average Sale Price YTD	458,415	426,517	426,657	436,822	440,936
Median Sale Price	417,000	400,000	381,900	393,250	400,000
Median Sale Price YTD	420,000	393,000	392,500	400,000	405,000
Average Days on Market / YTD	38 / 35	47 / 54	58 / 58	60 / 53	53 / 50
Median Days on Market / YTD	25 / 20	29 / 35	41 / 41	46 / 38	40 / 34
Average Days on Market (Cum.) / YTD	49 / 49	72 / 85	89 / 91	89 / 80	75 / 71
Median Days on Market (Cum.) / YTD	32 / 22	38 / 47	60 / 56	70 / 49	53 / 42
<b>Condominium</b>					
New Listings / YTD	954 / 10,004	883 / 7,374	740 / 7,576	754 / 8,952	873 / 9,272
Sales / YTD	466 / 4,485	399 / 2,892	372 / 3,297	295 / 3,408	365 / 3,548
Sales to New Listings Ratio / YTD	49% / 45%	45% / 39%	50% / 44%	39% / 38%	42% / 38%
Sales Volume	104,482,887	92,698,296	80,971,142	71,203,280	92,701,615
Sales Volume YTD	1,043,921,711	639,206,540	749,632,322	827,841,609	898,108,922
Average Sale Price	224,212	232,327	217,664	241,367	253,977
Average Sale Price YTD	232,758	221,026	227,368	242,911	253,131
Median Sale Price	209,000	218,000	200,000	220,000	226,000
Median Sale Price YTD	215,000	205,000	212,500	223,975	233,000
Average Days on Market / YTD	56 / 56	65 / 68	67 / 72	75 / 71	67 / 66
Median Days on Market / YTD	41 / 39	51 / 50	49 / 54	61 / 54	57 / 50
Average Days on Market (Cum.) / YTD	77 / 87	98 / 110	99 / 111	113 / 111	105 / 98
Median Days on Market (Cum.) / YTD	56 / 53	63 / 73	73 / 75	88 / 78	86 / 71
<b>Duplex/Rowhouse</b>					
New Listings / YTD	329 / 3,248	291 / 2,545	294 / 2,618	242 / 2,687	249 / 2,475
Sales / YTD	209 / 2,354	236 / 1,570	143 / 1,401	133 / 1,369	166 / 1,461
Sales to New Listings Ratio / YTD	64% / 72%	81% / 62%	49% / 54%	55% / 51%	67% / 59%
Sales Volume	70,482,376	80,344,918	49,130,374	45,915,921	57,315,665
Sales Volume YTD	825,554,473	521,011,962	469,956,983	469,061,725	510,465,722
Average Sale Price	337,236	340,445	343,569	345,232	345,275
Average Sale Price YTD	350,703	331,855	335,444	342,631	349,395
Median Sale Price	330,000	328,750	324,000	325,000	333,875
Median Sale Price YTD	335,050	320,000	322,500	329,000	334,000
Average Days on Market / YTD	42 / 39	52 / 62	67 / 69	64 / 61	61 / 62
Median Days on Market / YTD	29 / 24	36 / 45	48 / 51	56 / 47	47 / 47
Average Days on Market (Cum.) / YTD	50 / 50	83 / 94	88 / 102	83 / 81	79 / 78
Median Days on Market (Cum.) / YTD	34 / 27	46 / 60	52 / 65	72 / 57	57 / 55
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,075 / 31,206	2,932 / 24,541	2,701 / 27,035	2,687 / 29,777	2,895 / 28,144
Sales / YTD	1,883 / 19,660	1,868 / 12,864	1,380 / 13,281	1,312 / 13,503	1,419 / 13,910
Sales to New Listings Ratio / YTD	61% / 63%	64% / 52%	51% / 49%	49% / 45%	49% / 49%
Sales Volume	710,934,414	703,231,128	485,002,832	490,974,989	529,422,760
Sales Volume YTD	7,640,492,669	4,664,364,893	4,806,130,149	5,049,320,118	5,269,729,746
Average Sale Price	377,554	376,462	351,451	374,219	373,096
Average Sale Price YTD	388,631	362,591	361,880	373,941	378,845
Median Sale Price	358,000	352,250	327,750	351,250	350,000
Median Sale Price YTD	367,000	346,000	345,000	352,500	356,000
Average Days on Market / YTD	44 / 41	53 / 60	62 / 63	64 / 59	58 / 56
Median Days on Market / YTD	30 / 25	35 / 40	44 / 46	51 / 43	46 / 40
Average Days on Market (Cum.) / YTD	58 / 59	82 / 94	92 / 98	95 / 89	84 / 80
Median Days on Market (Cum.) / YTD	38 / 28	46 / 55	62 / 61	75 / 57	60 / 50

<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>  
September 2021**

	2021	2020	2019	2018	2017
<b>Acreeage with Home</b>					
New Listings / YTD	153 / 1,769	194 / 1,770	193 / 1,917	163 / 1,919	183 / 1,767
Sales / YTD	101 / 1,163	121 / 789	84 / 646	66 / 635	71 / 704
Sales to New Listings Ratio / YTD	66% / 66%	62% / 45%	44% / 34%	40% / 33%	39% / 40%
Sales Volume	68,880,666	69,583,598	50,482,250	39,264,799	41,405,658
Sales Volume YTD	775,109,027	453,899,930	373,931,915	368,942,370	421,830,442
Average Sale Price	681,987	575,071	600,979	594,921	583,178
Average Sale Price YTD	666,474	575,285	578,842	581,012	599,191
Median Sale Price	615,000	545,000	519,750	545,500	545,000
Median Sale Price YTD	620,000	530,000	521,000	534,200	565,000
Average Days on Market / YTD	56 / 57	79 / 82	84 / 82	82 / 78	73 / 82
Median Days on Market / YTD	46 / 30	60 / 56	65 / 61	78 / 52	57 / 55
Average Days on Market (Cum.) / YTD	75 / 85	135 / 139	136 / 128	102 / 120	119 / 121
Median Days on Market (Cum.) / YTD	57 / 37	100 / 87	84 / 76	92 / 74	78 / 71
<b>Vacant Acreeage and Recreational</b>					
New Listings / YTD	45 / 595	68 / 518	48 / 498	31 / 542	58 / 492
Sales / YTD	21 / 310	32 / 169	15 / 123	18 / 165	15 / 166
Sales to New Listings Ratio / YTD	47% / 52%	47% / 33%	31% / 25%	58% / 30%	26% / 34%
Sales Volume	6,010,150	8,202,750	3,854,075	5,141,800	5,341,000
Sales Volume YTD	99,518,779	49,475,655	36,015,952	50,417,985	43,067,080
Average Sale Price	286,198	256,336	256,938	285,656	356,067
Average Sale Price YTD	321,028	292,755	292,813	305,564	259,440
Median Sale Price	264,000	231,000	271,950	249,950	235,000
Median Sale Price YTD	252,000	225,000	229,900	245,000	205,000
Average Days on Market / YTD	69 / 119	136 / 189	248 / 187	250 / 179	103 / 151
Median Days on Market / YTD	28 / 68	53 / 80	141 / 112	99 / 112	64 / 98
Average Days on Market (Cum.) / YTD	96 / 212	188 / 265	357 / 269	293 / 213	156 / 232
Median Days on Market (Cum.) / YTD	50 / 80	53 / 102	141 / 128	99 / 139	77 / 128
<b>Recreational with Home</b>					
New Listings / YTD	1 / 21	3 / 15	2 / 22	1 / 21	2 / 23
Sales / YTD	1 / 11	2 / 6	0 / 8	0 / 12	1 / 10
Sales to New Listings Ratio / YTD	100% / 52%	67% / 40%	0% / 36%	0% / 57%	50% / 43%
Sales Volume	135,000	510,000	0	0	235,000
Sales Volume YTD	4,005,800	1,591,000	2,102,500	4,432,049	3,676,900
Average Sale Price	135,000	255,000	0	0	235,000
Average Sale Price YTD	364,164	265,167	262,813	369,337	367,690
Median Sale Price	135,000	255,000	0	0	235,000
Median Sale Price YTD	255,000	273,000	236,750	317,500	381,500
Average Days on Market / YTD	40 / 53	135 / 151	0 / 70	0 / 100	120 / 85
Median Days on Market / YTD	40 / 16	135 / 144	0 / 61	0 / 100	120 / 65
Average Days on Market (Cum.) / YTD	40 / 63	505 / 705	0 / 86	0 / 218	120 / 85
Median Days on Market (Cum.) / YTD	40 / 40	505 / 429	0 / 61	0 / 113	120 / 65
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	199 / 2,385	265 / 2,303	243 / 2,437	195 / 2,482	243 / 2,282
Sales / YTD	123 / 1,484	155 / 964	99 / 777	84 / 812	87 / 880
Sales to New Listings Ratio / YTD	62% / 62%	58% / 42%	41% / 32%	43% / 33%	36% / 39%
Sales Volume	75,025,816	78,296,348	54,336,325	44,406,599	46,981,658
Sales Volume YTD	878,633,606	504,966,585	412,050,367	423,792,404	468,574,422
Average Sale Price	609,966	505,138	548,852	528,650	540,019
Average Sale Price YTD	592,071	523,824	530,309	521,912	532,471
Median Sale Price	541,100	490,000	471,500	486,250	516,000
Median Sale Price YTD	560,000	484,000	490,000	475,000	510,000
Average Days on Market / YTD	58 / 70	92 / 101	109 / 99	118 / 99	79 / 95
Median Days on Market / YTD	43 / 34	55 / 60	67 / 63	85 / 62	58 / 57
Average Days on Market (Cum.) / YTD	79 / 111	151 / 165	170 / 150	143 / 141	125 / 142
Median Days on Market (Cum.) / YTD	56 / 42	87 / 89	93 / 82	93 / 86	78 / 77

<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>  
September 2021**

	2021	2020	2019	2018	2017
<b>Land</b>					
New Listings / YTD	10 / 111	12 / 111	13 / 143	20 / 132	18 / 124
Sales / YTD	2 / 20	2 / 17	1 / 27	4 / 21	2 / 16
Sales to New Listings Ratio / YTD	20% / 18%	17% / 15%	8% / 19%	20% / 16%	11% / 13%
Sales Volume	419,000	1,667,000	1,040,550	3,123,000	5,633,000
Sales Volume YTD	20,361,158	10,268,000	18,623,849	16,599,076	18,927,700
Average Sale Price	209,500	833,500	1,040,550	780,750	2,816,500
Average Sale Price YTD	1,018,058	604,000	689,772	790,432	1,182,981
Median Sale Price	209,500	833,500	1,040,550	765,000	2,816,500
Median Sale Price YTD	452,500	430,000	599,283	475,000	880,000
Average Days on Market / YTD	249 / 242	66 / 269	119 / 302	293 / 262	395 / 197
Median Days on Market / YTD	249 / 92	66 / 196	119 / 178	247 / 140	395 / 124
Average Days on Market (Cum.) / YTD	1060 / 468	94 / 272	119 / 310	293 / 292	395 / 289
Median Days on Market (Cum.) / YTD	1060 / 104	94 / 196	119 / 188	247 / 218	395 / 147
<b>Investment</b>					
New Listings / YTD	20 / 212	27 / 221	16 / 220	18 / 277	17 / 179
Sales / YTD	13 / 77	8 / 46	5 / 55	9 / 72	5 / 64
Sales to New Listings Ratio / YTD	65% / 36%	30% / 21%	31% / 25%	50% / 26%	29% / 36%
Sales Volume	11,781,000	3,259,205	2,933,200	11,718,820	2,240,312
Sales Volume YTD	61,115,353	30,362,041	52,453,650	62,911,147	40,399,552
Average Sale Price	906,231	407,401	586,640	1,302,091	448,062
Average Sale Price YTD	793,706	660,044	953,703	873,766	631,243
Median Sale Price	545,000	352,500	316,200	937,500	420,000
Median Sale Price YTD	441,000	387,014	540,000	523,900	439,500
Average Days on Market / YTD	239 / 183	136 / 150	101 / 190	219 / 181	129 / 157
Median Days on Market / YTD	120 / 127	116 / 119	83 / 115	167 / 130	108 / 129
Average Days on Market (Cum.) / YTD	239 / 240	205 / 202	101 / 217	219 / 210	129 / 188
Median Days on Market (Cum.) / YTD	120 / 139	145 / 138	83 / 143	167 / 143	108 / 173
<b>Multi Family</b>					
New Listings / YTD	9 / 93	19 / 68	7 / 71	2 / 60	3 / 40
Sales / YTD	2 / 49	1 / 11	2 / 14	3 / 17	0 / 12
Sales to New Listings Ratio / YTD	22% / 53%	5% / 16%	29% / 20%	150% / 28%	0% / 30%
Sales Volume	2,145,000	1,605,000	1,638,250	3,410,000	0
Sales Volume YTD	66,648,250	19,584,200	14,063,250	17,321,100	14,960,000
Average Sale Price	1,072,500	1,605,000	819,125	1,136,667	0
Average Sale Price YTD	1,360,168	1,780,382	1,004,518	1,018,888	1,246,667
Median Sale Price	1,072,500	1,605,000	819,125	1,080,000	0
Median Sale Price YTD	1,240,000	1,232,000	736,500	808,000	852,500
Average Days on Market / YTD	66 / 181	92 / 206	94 / 166	124 / 101	0 / 95
Median Days on Market / YTD	66 / 125	92 / 105	94 / 133	126 / 98	0 / 91
Average Days on Market (Cum.) / YTD	66 / 213	92 / 283	94 / 166	124 / 101	0 / 95
Median Days on Market (Cum.) / YTD	66 / 131	92 / 105	94 / 133	126 / 98	0 / 91
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	0 / 2	0 / 0	0 / 6	0 / 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)**  
**Greater Edmonton Area<sup>1</sup>**  
**September 2021**

	2021	2020	2019	2018	2017
<b>Business</b>					
New Listings / YTD	14 / 110	14 / 140	22 / 258	12 / 204	13 / 187
Sales / YTD	7 / 24	2 / 33	4 / 35	3 / 38	6 / 39
Sales to New Listings Ratio / YTD	50% / 22%	14% / 24%	18% / 14%	25% / 19%	46% / 21%
Sales Volume	1,060,000	432,000	702,500	364,000	869,500
Sales Volume YTD	5,039,568	6,232,800	8,508,650	7,732,800	5,747,389
Average Sale Price	151,429	216,000	175,625	121,333	144,917
Average Sale Price YTD	209,982	188,873	243,104	203,495	147,369
Median Sale Price	90,000	216,000	142,500	120,000	104,750
Median Sale Price YTD	109,000	95,000	138,000	111,000	110,000
Average Days on Market / YTD	120 / 160	72 / 126	100 / 165	129 / 142	132 / 140
Median Days on Market / YTD	99 / 146	72 / 102	116 / 127	104 / 136	98 / 109
Average Days on Market (Cum.) / YTD	120 / 184	439 / 174	197 / 184	129 / 148	132 / 161
Median Days on Market (Cum.) / YTD	99 / 146	439 / 134	135 / 136	104 / 148	98 / 112
<b>Lease</b>					
New Listings / YTD	22 / 189	19 / 205	24 / 211	24 / 205	19 / 201
Sales / YTD	8 / 58	6 / 44	8 / 70	9 / 67	11 / 66
Sales to New Listings Ratio / YTD	36% / 31%	32% / 21%	33% / 33%	38% / 33%	58% / 33%
Sales Volume	1,246,578	1,441,042	658,964	1,439,065	1,134,474
Sales Volume YTD	9,965,091	12,484,721	6,301,756	8,009,220	8,564,752
Average Sale Price	155,822	240,174	82,371	159,896	103,134
Average Sale Price YTD	171,812	283,744	90,025	119,541	129,769
Median Sale Price	131,008	117,956	49,510	150,075	67,869
Median Sale Price YTD	105,975	129,186	60,551	86,900	72,720
Average Days on Market / YTD	167 / 216	170 / 186	110 / 147	171 / 159	218 / 194
Median Days on Market / YTD	111 / 134	151 / 156	97 / 101	190 / 116	186 / 128
Average Days on Market (Cum.) / YTD	167 / 223	201 / 190	133 / 149	171 / 175	266 / 205
Median Days on Market (Cum.) / YTD	111 / 140	192 / 163	100 / 102	190 / 116	200 / 157
<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	75 / 718	91 / 751	83 / 907	75 / 884	70 / 734
Sales / YTD	32 / 229	19 / 151	20 / 202	28 / 216	24 / 199
Sales to New Listings Ratio / YTD	43% / 32%	21% / 20%	24% / 22%	37% / 24%	34% / 27%
Sales Volume	16,651,578	8,404,247	6,973,464	20,054,885	9,877,286
Sales Volume YTD	163,879,420	78,931,762	101,231,155	118,223,343	90,599,393
Average Sale Price	520,362	442,329	348,673	716,246	411,554
Average Sale Price YTD	715,631	522,727	501,144	547,330	455,273
Median Sale Price	257,500	305,000	200,000	289,459	98,250
Median Sale Price YTD	385,000	272,000	262,500	278,037	249,400
Average Days on Market / YTD	185 / 193	130 / 173	104 / 184	194 / 168	193 / 171
Median Days on Market / YTD	101 / 126	110 / 124	100 / 120	158 / 123	133 / 119
Average Days on Market (Cum.) / YTD	235 / 243	211 / 206	133 / 196	194 / 187	215 / 199
Median Days on Market (Cum.) / YTD	101 / 134	121 / 148	116 / 125	158 / 128	155 / 145

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

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

**End of Month Active Inventory (Sales Activity)**  
**Greater Edmonton Area<sup>1</sup> and City of Edmonton**  
**September 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)	640 (19)	4,468 (1,072)	363 (15)
	March	6,709 (2,438)	789 (187)	647 (31)	5,097 (1,642)	355 (17)
	April	7,452 (2,862)	863 (225)	657 (23)	5,727 (1,928)	352 (14)
	May	7,982 (2,736)	892 (227)	664 (29)	6,194 (1,901)	361 (14)
	June	8,346 (2,719)	954 (187)	654 (30)	6,509 (1,900)	356 (18)
	July	8,293 (2,204)	937 (170)	660 (24)	6,488 (1,534)	357 (18)
	August	7,943 (2,055)	916 (150)	648 (19)	6,250 (1,430)	355 (12)
	September	7,376 (1,883)	826 (123)	622 (32)	5,849 (1,315)	355 (17)

<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.



## September 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	32	48	41	415	313	364
	Average	447,270	414,494	390,434	435,351	432,392	425,371
	Median	446,250	365,000	336,000	400,000	389,000	390,000
<b>North Central</b>	Sales	165	165	125	1,676	1,123	1,133
	Average	390,874	385,591	353,547	398,100	372,667	362,878
	Median	381,100	371,000	360,000	384,125	362,750	356,500
<b>Northeast</b>	Sales	42	48	38	456	315	312
	Average	340,705	353,081	297,607	346,513	319,109	321,816
	Median	330,000	305,000	296,300	325,000	300,000	306,750
<b>Central</b>	Sales	27	26	19	298	197	197
	Average	308,031	288,504	242,000	297,844	280,269	248,225
	Median	272,000	254,750	212,500	274,950	256,500	230,500
<b>West</b>	Sales	63	75	51	775	508	527
	Average	524,468	580,217	583,882	557,405	514,640	506,095
	Median	440,000	415,000	433,400	452,500	410,000	412,000
<b>Southwest</b>	Sales	111	99	71	1,130	707	813
	Average	545,557	540,014	609,712	594,900	535,353	568,684
	Median	479,000	468,000	476,250	515,875	476,500	482,500
<b>Southeast</b>	Sales	157	152	114	1,414	951	994
	Average	425,558	396,088	389,981	421,713	400,250	394,331
	Median	390,000	375,000	364,500	390,000	367,000	370,000
<b>Anthony Henday</b>	Sales	170	181	95	1,897	1,167	1,173
	Average	558,840	498,759	478,106	524,346	493,014	481,321
	Median	480,000	443,000	447,400	475,000	437,500	445,000
<b>City of Edmonton Total</b>	Sales	767	794	554	8,061	5,281	5,513
	Average	465,250	447,639	431,505	470,149	436,564	435,496
	Median	421,000	397,950	386,000	422,000	394,000	395,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	13	13	6	111	89	82
	Average	182,431	196,685	235,397	229,419	232,662	268,916
	Median	155,000	223,500	254,250	240,000	243,500	267,950
<b>North Central</b>	Sales	57	44	53	601	386	419
	Average	202,442	213,812	195,833	205,526	197,928	198,041
	Median	195,000	221,500	183,900	196,000	195,000	190,000
<b>Northeast</b>	Sales	25	12	31	211	176	221
	Average	152,224	144,583	175,639	155,917	147,427	161,372
	Median	147,000	157,250	158,500	153,000	154,050	158,000
<b>Central</b>	Sales	52	49	49	543	381	473
	Average	218,023	233,948	223,806	242,558	233,565	247,305
	Median	212,750	205,000	224,000	220,000	220,000	228,500
<b>West</b>	Sales	39	25	38	326	216	263
	Average	220,608	201,548	179,652	208,081	190,562	198,473
	Median	177,000	187,000	156,500	177,000	170,000	182,500
<b>Southwest</b>	Sales	63	65	44	609	410	498
	Average	246,631	256,493	274,693	250,982	240,794	250,952
	Median	234,000	261,000	224,000	236,500	228,900	229,375
<b>Southeast</b>	Sales	47	39	47	480	285	362
	Average	190,861	219,569	203,307	206,719	197,106	207,617
	Median	175,000	210,000	185,000	191,500	180,500	197,250
<b>Anthony Henday</b>	Sales	75	66	39	754	409	398
	Average	246,504	236,464	234,483	249,264	238,505	236,501
	Median	230,000	208,750	233,435	238,000	235,000	228,750
<b>City of Edmonton Total</b>	Sales	371	313	307	3,635	2,352	2,716
	Average	217,395	226,976	214,386	225,983	214,989	222,432
	Median	195,000	212,500	199,000	210,000	198,250	205,750

n/a = insufficient data

## September 2021

	2021	2020	2019	2018	2017
<b>Edmonton City Monthly</b>					
New Listings	2,417	2,202	2,051	1,997	2,166
Sales	1,332	1,306	986	940	1,012
Sales Volume	507,164,232	493,475,314	348,472,353	358,488,277	379,422,487
<b>Edmonton City Year to Date</b>					
New Listings	23,512	18,340	20,106	22,037	20,804
Sales	13,689	8,954	9,432	9,556	9,984
Sales Volume	5,372,314,393	3,262,072,702	3,426,042,961	3,599,190,832	3,799,950,777
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,849	5,683	6,280	6,838	6,372
Commercial	355	406	407	406	321
TOTAL	6,204	6,089	6,687	7,244	6,693
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	3,349	3,288	3,027	2,957	3,208
Sales	2,038	2,042	1,499	1,424	1,530
Sales Volume	802,611,808	789,931,723	546,312,621	555,436,473	586,281,704
<b>Greater Edmonton Area Year to Date</b>					
New Listings	34,309	27,595	30,379	33,143	31,160
Sales	21,373	13,979	14,260	14,531	14,989
Sales Volume	8,683,005,695	5,248,263,240	5,319,411,671	5,591,335,865	5,828,903,561
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	7,376	7,549	8,544	9,448	8,753
Rural	826	1,104	1,317	1,305	1,196
Commercial	622	694	715	680	572
TOTAL	8,824	9,347	10,576	11,433	10,521
<hr/>					
<b>Total Board Monthly</b>					
New Listings	3,855	3,781	3,524	3,468	3,693
Sales	2,386	2,378	1,715	1,623	1,751
Sales Volume	895,199,968	877,668,971	602,403,042	606,202,078	639,427,816
<b>Total Board Year to Date</b>					
New Listings	39,925	32,452	35,787	38,866	36,669
Sales	24,809	16,068	16,149	16,355	16,892
Sales Volume	9,650,382,404	5,759,268,308	5,812,215,988	6,068,587,340	6,337,245,687

September 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Barrhead</b>	Sales	8	9	3	60	46	41
	Sales Volume	1,749,500	1,964,500	n/a	14,559,400	10,644,000	9,741,600
	Average Price	218,688	218,278	n/a	242,657	231,391	237,600
	Median Price	226,000	193,000	n/a	235,000	227,500	215,000
<b>Beaumont</b>	Sales	41	48	31	445	289	265
	Sales Volume	16,905,100	19,756,316	11,836,900	199,750,153	118,280,621	110,270,725
	Average Price	412,320	411,590	381,835	448,877	409,276	416,116
	Median Price	398,000	403,500	372,500	434,000	397,000	415,000
<b>Bonnyville</b>	Sales	9	4	3	93	57	48
	Sales Volume	2,376,000	n/a	n/a	23,508,600	12,218,350	10,518,000
	Average Price	264,000	n/a	n/a	252,781	214,357	219,125
	Median Price	261,000	n/a	n/a	250,000	238,500	197,000
<b>Cold Lake</b>	Sales	20	34	18	341	225	212
	Sales Volume	5,862,900	9,829,900	5,805,436	100,865,805	66,083,334	60,202,106
	Average Price	293,145	289,115	322,524	295,794	293,704	283,972
	Median Price	303,750	282,000	301,625	300,000	290,000	292,500
<b>Devon</b>	Sales	7	9	9	104	66	70
	Sales Volume	2,362,000	3,267,000	2,379,100	34,589,799	19,476,650	21,069,200
	Average Price	337,429	363,000	264,344	332,594	295,101	300,989
	Median Price	323,500	330,000	260,000	327,000	289,050	304,600
<b>Drayton Valley</b>	Sales	13	14	13	144	81	88
	Sales Volume	2,692,900	2,220,499	2,795,400	33,773,527	16,980,849	19,510,900
	Average Price	207,146	158,607	215,031	234,538	209,640	221,715
	Median Price	215,000	166,000	220,000	240,000	210,000	235,000
<b>Fort Saskatchewan</b>	SFD Sales	30	28	21	406	267	241
	SFD Average Price	452,318	404,520	365,558	432,840	397,008	394,895
	SFD Median Price	438,000	374,500	386,000	421,750	382,000	385,000
	Condo Sales	9	7	5	61	35	50
	Condo Average Price	210,500	252,414	258,400	222,850	249,577	243,221
	Condo Median Price	235,000	226,500	213,500	203,500	232,500	228,875
	Total Sales Volume	18,921,550	16,865,955	11,130,774	235,140,647	140,610,665	132,756,214
<b>Gibbons</b>	Sales	7	5	2	61	59	50
	Sales Volume	2,041,650	1,404,000	n/a	16,996,735	16,209,650	13,784,600
	Average Price	291,664	280,800	n/a	278,635	274,740	275,692
	Median Price	242,900	270,000	n/a	270,000	269,000	273,500
<b>Leduc</b>	SFD Sales	46	41	43	496	297	321
	SFD Average Price	400,247	359,683	353,573	401,154	370,225	369,878
	SFD Median Price	368,650	345,000	351,500	382,000	353,000	350,000
	Condo Sales	8	10	9	72	54	62
	Condo Average Price	208,156	212,140	181,072	216,022	216,921	211,660
	Condo Median Price	210,625	203,500	186,000	193,700	203,500	196,500
	Total Sales Volume	23,173,347	20,144,299	19,645,800	255,459,607	141,751,743	156,100,454

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.

September 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Morinville</b>	Sales	15	27	6	254	170	134
	Sales Volume	4,728,900	8,653,850	1,861,500	86,259,473	54,218,273	40,830,369
	Average Price	315,260	320,513	310,250	339,604	318,931	304,704
	Median Price	354,000	346,500	298,750	355,000	330,000	303,250
<b>Sherwood Park</b>	SFD Sales	82	82	66	876	627	629
	SFD Average Price	444,156	474,773	429,621	468,685	443,236	450,232
	SFD Median Price	419,354	443,000	403,750	440,000	423,000	420,000
	Condo Sales	24	30	20	242	146	174
	Condo Average Price	305,463	268,373	309,661	309,127	288,055	292,163
	Condo Median Price	312,450	250,500	291,000	290,000	272,000	279,900
	Total Sales Volume	45,333,889	49,559,881	36,122,810	522,574,177	341,857,434	355,575,190
<b>Spruce Grove</b>	SFD Sales	43	43	32	549	298	304
	SFD Average Price	424,033	374,937	362,505	420,085	383,936	389,803
	SFD Median Price	395,100	349,900	347,500	408,000	365,000	370,000
	Condo Sales	12	6	5	72	48	49
	Condo Average Price	260,525	264,483	175,200	223,556	230,452	228,529
	Condo Median Price	279,999	249,500	185,000	207,079	229,000	210,000
	Total Sales Volume	29,035,009	26,261,105	16,240,444	308,338,997	172,143,534	164,797,886
<b>St. Albert</b>	SFD Sales	75	92	49	849	601	604
	SFD Average Price	510,008	501,394	525,289	501,619	470,020	470,616
	SFD Median Price	455,000	446,750	448,000	457,500	433,000	429,950
	Condo Sales	25	22	15	254	170	168
	Condo Average Price	265,134	275,776	206,273	280,644	254,385	252,280
	Condo Median Price	235,000	274,500	200,000	250,000	244,750	241,500
	Total Sales Volume	47,524,438	56,547,213	31,550,173	525,423,196	344,406,509	345,057,269
<b>St. Paul</b>	Sales	13	10	8	103	59	73
	Sales Volume	2,666,000	1,413,200	1,865,900	24,910,111	11,128,950	15,740,742
	Average Price	205,077	141,320	233,238	241,846	188,626	215,627
	Median Price	260,000	128,450	220,500	255,000	200,000	225,000
<b>Stony Plain</b>	Sales	44	21	31	371	234	246
	Sales Volume	14,237,449	7,064,300	8,778,500	127,200,016	75,421,180	75,236,193
	Average Price	323,578	336,395	283,177	342,857	322,313	305,838
	Median Price	314,000	350,000	265,000	339,000	327,250	309,000
<b>Vegreville</b>	Sales	15	11	5	101	54	44
	Sales Volume	2,719,300	1,721,000	749,000	20,345,800	7,913,900	7,962,900
	Average Price	181,287	156,455	149,800	201,444	146,554	180,975
	Median Price	157,300	145,000	189,000	199,000	129,250	169,750
<b>Westlock</b>	Sales	9	8	6	83	53	51
	Sales Volume	2,021,400	1,325,000	1,203,500	17,632,000	9,583,137	11,753,800
	Average Price	224,600	165,625	200,583	212,434	180,814	230,467
	Median Price	225,000	122,250	187,500	228,000	180,000	220,000
<b>Wetaskiwin</b>	Sales	24	9	17	192	110	127
	Sales Volume	5,380,150	1,701,500	3,952,500	42,360,375	23,043,100	25,986,671
	Average Price	224,173	189,056	232,500	220,627	209,483	204,619
	Median Price	231,250	200,000	221,000	210,000	214,500	208,000

n/a = insufficient data

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

September 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	11	11	4	77	58	37
	Sales Volume	3,551,000	2,387,500	n/a	22,647,700	12,691,800	9,817,900
<b>Bonnyville M.D.</b>	Sales	16	16	17	167	96	106
	Sales Volume	5,370,500	5,468,300	4,354,500	60,505,859	31,340,050	32,169,590
<b>Lac la Biche County</b>	Sales	0	0	1	4	0	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	901,500
<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	22	34	14	274	152	120
	Sales Volume	13,953,142	17,641,000	8,687,500	150,068,140	88,205,729	63,318,700
<b>Parkland County</b>	Sales	53	61	40	580	381	298
	Sales Volume	26,346,672	29,906,899	18,111,050	310,423,314	176,156,854	136,424,145
<b>Smoky Lake County</b>	Sales	3	4	2	36	25	22
	Sales Volume	n/a	n/a	n/a	10,712,700	4,332,600	6,097,927
<b>St. Paul County</b>	Sales	8	8	2	100	69	56
	Sales Volume	2,027,400	1,527,000	n/a	20,918,175	9,848,700	12,370,450
<b>Strathcona County</b>	Sales	30	39	25	383	255	225
	Sales Volume	21,267,102	21,565,000	14,469,275	260,256,204	143,377,253	134,913,047
<b>Sturgeon County</b>	Sales	18	21	20	247	176	134
	Sales Volume	13,458,900	9,183,449	13,068,500	157,885,948	97,226,749	77,394,475
<b>Thorhild County</b>	Sales	9	4	2	44	30	19
	Sales Volume	1,954,400	n/a	n/a	10,216,002	7,240,280	5,087,140
<b>Two Hills County</b>	Sales	3	3	1	17	19	7
	Sales Volume	n/a	n/a	n/a	4,379,900	4,419,500	2,010,000
<b>Vermilion River County</b>	Sales	1	0	0	1	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.

September 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	3	0	1	14	8	7
	Sales Volume	n/a	n/a	n/a	5,986,730	3,548,000	2,069,500
<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	1	1	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	1	0	0	3	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	1	0	1	11	5	10
	Sales Volume	n/a	n/a	n/a	2,029,100	1,469,500	2,851,260
<b>Strathcona County</b>	Sales	0	0	0	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	2	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	1	1	0	1	2
	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.