

# Media Release

## Residential Unit Sales & New Listings Strong for November

**Edmonton, December 2, 2021:** Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for November 2021 increased 30.9% compared to November 2020 and decreased 2.1% from October 2021.

New residential listings increased 16.1% year-over-year from November 2020. However, new residential listings are down month-over-month, decreasing 18.9% from October 2021. Overall inventory in the GEA was down 10.2% from November of last year and decreased 14.9% from October 2021.

For November, single-family home unit sales are up 24.2% from November 2020 and down 1.2% from October 2021 at 1,112. Condo unit sales increased 32.5% from November 2020 and decreased 9.3% from October 2021. Duplex/rowhouse unit sales were up 61.8% year-over-year and up 8.1% month-over-month.

All residential average prices are at \$384,319, a 2.0% increase from November 2020, and a 1.8% increase from October 2021. Single-family homes averaged \$456,956, a 3.9% year-over-year increase and a 1.5% increase from October 2021. Condominiums sold for an average of \$226,433, a 1.8% decrease year-over-year, and prices are up 0.4% compared to October 2021. Duplex prices increased 3.0% from November 2020, selling at \$348,017, a 3.0% decrease from October 2021.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$341,400,800, a 4.1% increase from November 2020, and down 1.4% from October 2021.

“The Edmonton market saw some strong activity in November, which is unusual for this time of year. We also saw an increase in new residential listings compared to November 2020,” says REALTORS® Association of Edmonton Chair Tom Shearer. “The year-over-year residential unit sales in the GEA were also significantly higher than November of last year, while we continue to see incremental decreases in month-to-month activity. The market continues to see activity heading into the winter months – a positive sign as we head into a new year.”

Single-family homes averaged 42 days on the market, a seven-day decrease from November of last year. Condos averaged 61 days on the market, a two-day decrease year-over-year, while duplexes averaged 53 days on the market, a one-day decrease compared to November 2020. Overall, all residential listings averaged 49 days on the market, decreasing by five days year-over-year and increasing by two days compared to October 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>November 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> benchmark price	\$410,300	-1.6%	4.9%
Apartment benchmark price	\$179,800	-1%	-1.8%
Townhouse benchmark price	\$210,100	-0.3%	1.6%
Composite <sup>7</sup> benchmark price	\$341,400	-1.4%	4.1%

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>November 2021</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$456,956	1.5%	3.9%
SFD median <sup>4</sup> selling price – month	\$412,250	-0.7%	3.1%
Condominium average selling price	\$226,433	0.4%	-1.8%
Condominium median selling price	\$206,450	3.2%	-1.2%
All-residential <sup>5</sup> average selling price	\$384,319	1.8%	2.0%
All-residential median selling price	\$361,500	0.7%	2.7%
# residential listings this month	2,131	-18.9%	16.1%
# residential sales this month	1,823	-2.1%	30.9%
# residential inventory at month end	5,808	-14.9%	-10.2%
# Total <sup>6</sup> MLS® System sales this month	2,243	-4.3%	28.2%
\$ Value Total residential sales this month	\$729,060,027	-1.2%	33.6%
\$ Value of total MLS® System sales – month	\$877,237,345	-2.1%	31.4%
\$ Value of total MLS® System sales - YTD	\$11,415,270,361	8.3%	57.8%

<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>  
November 2021**

	2021	2020	2019	2018	2017
<b>Single Family Detached</b>					
New Listings / YTD	1,111 / 19,650	985 / 16,436	1,025 / 18,406	1,267 / 20,041	1,105 / 18,210
Sales / YTD	1,112 / 14,590	895 / 10,123	662 / 9,770	704 / 9,965	743 / 10,295
Sales to New Listings Ratio / YTD	100% / 74%	91% / 62%	65% / 53%	56% / 50%	67% / 57%
Sales Volume	508,135,212	393,751,719	278,473,791	295,427,741	327,137,156
Sales Volume YTD	6,678,441,089	4,347,942,532	4,160,845,594	4,334,219,571	4,532,227,477
Average Sale Price	456,956	439,946	420,655	419,642	440,292
Average Sale Price YTD	457,741	429,511	425,880	434,944	440,236
Median Sale Price	412,250	400,000	387,850	382,000	395,000
Median Sale Price YTD	420,000	395,000	391,000	398,000	405,000
Average Days on Market / YTD	42 / 36	49 / 53	64 / 59	66 / 55	58 / 51
Median Days on Market / YTD	30 / 21	34 / 34	50 / 42	55 / 40	46 / 35
Average Days on Market (Cum.) / YTD	62 / 51	79 / 84	105 / 91	101 / 83	90 / 74
Median Days on Market (Cum.) / YTD	39 / 24	46 / 46	70 / 57	82 / 53	64 / 45
<b>Condominium</b>					
New Listings / YTD	700 / 11,529	629 / 8,842	563 / 8,792	570 / 10,247	651 / 10,698
Sales / YTD	420 / 5,368	317 / 3,555	297 / 3,932	264 / 3,993	339 / 4,225
Sales to New Listings Ratio / YTD	60% / 47%	50% / 40%	53% / 45%	46% / 39%	52% / 39%
Sales Volume	95,101,708	73,128,047	67,713,511	58,257,054	79,452,327
Sales Volume YTD	1,243,406,436	792,470,699	894,342,947	957,118,647	1,060,201,453
Average Sale Price	226,433	230,688	227,992	220,671	234,373
Average Sale Price YTD	231,633	222,917	227,452	239,699	250,935
Median Sale Price	206,450	209,000	207,500	210,000	222,500
Median Sale Price YTD	214,000	207,000	212,000	220,000	232,000
Average Days on Market / YTD	61 / 57	63 / 67	78 / 73	80 / 71	76 / 67
Median Days on Market / YTD	49 / 40	48 / 49	62 / 55	71 / 56	66 / 52
Average Days on Market (Cum.) / YTD	91 / 88	107 / 108	118 / 112	118 / 112	123 / 101
Median Days on Market (Cum.) / YTD	67 / 55	72 / 71	87 / 76	96 / 79	96 / 75
<b>Duplex/Rowhouse</b>					
New Listings / YTD	232 / 3,733	175 / 2,985	170 / 3,054	234 / 3,183	155 / 2,883
Sales / YTD	254 / 2,842	157 / 1,906	114 / 1,660	116 / 1,586	131 / 1,742
Sales to New Listings Ratio / YTD	109% / 76%	90% / 64%	67% / 54%	50% / 50%	85% / 60%
Sales Volume	88,396,286	53,032,151	36,745,642	40,638,257	47,428,619
Sales Volume YTD	997,805,017	634,210,816	554,353,986	543,409,902	608,948,632
Average Sale Price	348,017	337,784	322,330	350,330	362,051
Average Sale Price YTD	351,093	332,744	333,948	342,629	349,569
Median Sale Price	345,000	324,000	324,950	325,250	334,315
Median Sale Price YTD	337,500	320,000	322,000	327,650	334,000
Average Days on Market / YTD	53 / 41	54 / 60	64 / 68	70 / 62	59 / 62
Median Days on Market / YTD	41 / 25	40 / 43	45 / 50	54 / 48	49 / 47
Average Days on Market (Cum.) / YTD	65 / 52	77 / 90	99 / 102	108 / 83	80 / 78
Median Days on Market (Cum.) / YTD	51 / 29	42 / 56	63 / 65	78 / 59	59 / 57
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	2,131 / 35,924	1,836 / 29,054	1,804 / 31,210	2,129 / 34,450	1,956 / 32,603
Sales / YTD	1,823 / 23,339	1,393 / 15,927	1,100 / 15,706	1,105 / 15,842	1,247 / 16,577
Sales to New Listings Ratio / YTD	86% / 65%	76% / 55%	61% / 50%	52% / 46%	64% / 51%
Sales Volume	700,614,256	525,033,617	389,122,944	400,283,652	463,033,977
Sales Volume YTD	9,042,131,468	5,827,344,331	5,664,104,475	5,896,769,784	6,263,050,979
Average Sale Price	384,319	376,909	353,748	362,248	371,318
Average Sale Price YTD	387,426	365,878	360,633	372,224	377,816
Median Sale Price	361,500	352,000	332,750	345,000	345,000
Median Sale Price YTD	365,201	348,500	343,000	350,000	355,000
Average Days on Market / YTD	49 / 42	54 / 58	69 / 64	70 / 61	65 / 57
Median Days on Market / YTD	35 / 26	38 / 39	54 / 47	58 / 45	52 / 41
Average Days on Market (Cum.) / YTD	70 / 61	86 / 92	111 / 99	106 / 92	100 / 83
Median Days on Market (Cum.) / YTD	47 / 30	49 / 53	75 / 63	84 / 60	74 / 53

<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>  
November 2021**

	2021	2020	2019	2018	2017
<b>Acreege with Home</b>					
New Listings / YTD	86 / 1,971	81 / 1,991	109 / 2,158	95 / 2,168	113 / 2,006
Sales / YTD	95 / 1,372	106 / 1,010	43 / 764	61 / 765	40 / 815
Sales to New Listings Ratio / YTD	110% / 70%	131% / 51%	39% / 35%	64% / 35%	35% / 41%
Sales Volume	63,101,048	64,106,824	24,593,675	35,834,036	18,936,400
Sales Volume YTD	912,697,600	589,338,667	441,060,817	446,291,855	484,977,542
Average Sale Price	664,222	604,781	571,946	587,443	473,410
Average Sale Price YTD	665,231	583,504	577,305	583,388	595,064
Median Sale Price	581,000	533,000	500,000	545,000	470,000
Median Sale Price YTD	619,425	530,000	519,111	535,000	560,000
Average Days on Market / YTD	66 / 58	86 / 81	119 / 87	99 / 81	94 / 83
Median Days on Market / YTD	45 / 33	71 / 57	92 / 63	73 / 56	75 / 56
Average Days on Market (Cum.) / YTD	108 / 86	133 / 137	213 / 135	138 / 124	122 / 121
Median Days on Market (Cum.) / YTD	71 / 39	95 / 85	159 / 83	108 / 81	94 / 74
<b>Vacant Acreege and Recreational</b>					
New Listings / YTD	46 / 703	19 / 581	32 / 551	54 / 641	43 / 571
Sales / YTD	31 / 373	19 / 218	15 / 153	9 / 194	14 / 204
Sales to New Listings Ratio / YTD	67% / 53%	100% / 38%	47% / 28%	17% / 30%	33% / 36%
Sales Volume	15,398,375	6,186,300	5,118,500	2,468,000	4,068,000
Sales Volume YTD	127,848,256	63,164,855	44,847,952	58,110,686	54,740,780
Average Sale Price	496,722	325,595	341,233	274,222	290,571
Average Sale Price YTD	342,757	289,747	293,124	299,540	268,337
Median Sale Price	360,000	240,000	310,000	220,000	232,500
Median Sale Price YTD	260,000	220,000	228,000	241,500	210,000
Average Days on Market / YTD	159 / 123	124 / 172	107 / 169	231 / 185	227 / 155
Median Days on Market / YTD	32 / 67	88 / 80	86 / 102	75 / 111	111 / 103
Average Days on Market (Cum.) / YTD	232 / 209	290 / 259	203 / 247	317 / 223	308 / 229
Median Days on Market (Cum.) / YTD	32 / 80	239 / 103	100 / 118	257 / 139	120 / 128
<b>Recreational with Home</b>					
New Listings / YTD	1 / 24	0 / 15	0 / 26	1 / 24	2 / 26
Sales / YTD	0 / 12	2 / 9	0 / 8	0 / 12	2 / 12
Sales to New Listings Ratio / YTD	0% / 50%	0% / 60%	0% / 31%	0% / 50%	100% / 46%
Sales Volume	0	1,495,000	0	0	1,295,000
Sales Volume YTD	4,212,800	3,461,000	2,102,500	4,432,049	4,971,900
Average Sale Price	0	747,500	0	0	647,500
Average Sale Price YTD	351,067	384,556	262,813	369,337	414,325
Median Sale Price	0	747,500	0	0	647,500
Median Sale Price YTD	249,500	335,000	236,750	317,500	381,500
Average Days on Market / YTD	0 / 55	155 / 135	0 / 70	0 / 100	85 / 85
Median Days on Market / YTD	0 / 28	155 / 64	0 / 61	0 / 100	85 / 65
Average Days on Market (Cum.) / YTD	0 / 64	155 / 504	0 / 86	0 / 218	85 / 85
Median Days on Market (Cum.) / YTD	0 / 56	155 / 268	0 / 61	0 / 113	85 / 65
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	133 / 2,698	100 / 2,587	141 / 2,735	150 / 2,833	158 / 2,603
Sales / YTD	126 / 1,757	127 / 1,237	58 / 925	70 / 971	56 / 1,031
Sales to New Listings Ratio / YTD	95% / 65%	127% / 48%	41% / 34%	47% / 34%	35% / 40%
Sales Volume	78,499,423	71,788,124	29,712,175	38,302,036	24,299,400
Sales Volume YTD	1,044,758,656	655,964,522	488,011,269	508,834,590	544,690,222
Average Sale Price	623,011	565,261	512,279	547,172	433,918
Average Sale Price YTD	594,626	530,287	527,580	524,032	528,313
Median Sale Price	540,000	510,000	462,500	509,000	402,500
Median Sale Price YTD	558,000	488,500	485,000	475,000	499,000
Average Days on Market / YTD	89 / 72	92 / 97	116 / 100	116 / 102	127 / 97
Median Days on Market / YTD	45 / 35	71 / 60	90 / 65	73 / 65	83 / 59
Average Days on Market (Cum.) / YTD	139 / 112	157 / 161	211 / 153	161 / 145	167 / 142
Median Days on Market (Cum.) / YTD	69 / 43	103 / 88	146 / 89	111 / 91	102 / 80

<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>**  
**November 2021**

	2021	2020	2019	2018	2017
<b>Land</b>					
New Listings / YTD	14 / 139	24 / 139	11 / 161	7 / 158	14 / 154
Sales / YTD	2 / 25	1 / 21	2 / 34	1 / 26	2 / 19
Sales to New Listings Ratio / YTD	14% / 18%	4% / 15%	18% / 21%	14% / 16%	14% / 12%
Sales Volume	1,615,000	1,075,000	1,838,000	2,300,000	1,965,000
Sales Volume YTD	23,160,158	18,023,000	23,616,849	23,986,076	21,507,700
Average Sale Price	807,500	1,075,000	919,000	2,300,000	982,500
Average Sale Price YTD	926,406	858,238	694,613	922,541	1,131,984
Median Sale Price	807,500	1,075,000	919,000	2,300,000	982,500
Median Sale Price YTD	500,000	500,000	599,642	610,000	850,000
Average Days on Market / YTD	232 / 242	186 / 325	282 / 297	115 / 243	122 / 182
Median Days on Market / YTD	232 / 116	186 / 213	282 / 192	115 / 137	122 / 110
Average Days on Market (Cum.) / YTD	232 / 437	186 / 328	282 / 303	115 / 267	122 / 260
Median Days on Market (Cum.) / YTD	232 / 180	186 / 213	282 / 201	115 / 180	122 / 110
<b>Investment</b>					
New Listings / YTD	24 / 264	20 / 256	25 / 264	28 / 326	44 / 245
Sales / YTD	7 / 91	7 / 65	3 / 66	7 / 93	4 / 77
Sales to New Listings Ratio / YTD	29% / 34%	35% / 25%	12% / 25%	25% / 29%	9% / 31%
Sales Volume	10,977,300	6,443,000	777,500	4,904,730	1,328,000
Sales Volume YTD	81,548,653	44,776,041	57,989,042	74,760,550	47,074,552
Average Sale Price	1,568,186	920,429	259,167	700,676	332,000
Average Sale Price YTD	896,139	688,862	878,622	803,877	611,358
Median Sale Price	460,000	529,000	265,000	360,000	322,500
Median Sale Price YTD	460,000	410,000	483,000	460,000	440,000
Average Days on Market / YTD	232 / 179	141 / 158	305 / 214	99 / 169	187 / 173
Median Days on Market / YTD	224 / 127	123 / 110	302 / 137	64 / 118	208 / 133
Average Days on Market (Cum.) / YTD	247 / 232	141 / 197	305 / 236	170 / 206	218 / 202
Median Days on Market (Cum.) / YTD	224 / 139	123 / 121	302 / 156	180 / 151	220 / 176
<b>Multi Family</b>					
New Listings / YTD	4 / 107	7 / 83	11 / 92	4 / 68	4 / 49
Sales / YTD	1 / 52	2 / 15	2 / 17	0 / 17	3 / 18
Sales to New Listings Ratio / YTD	25% / 49%	29% / 18%	18% / 18%	0% / 25%	75% / 37%
Sales Volume	1,491,000	6,210,000	1,155,500	0	2,753,300
Sales Volume YTD	70,791,750	27,514,200	16,452,750	17,321,100	23,682,300
Average Sale Price	1,491,000	3,105,000	577,750	0	917,767
Average Sale Price YTD	1,361,380	1,834,280	967,809	1,018,888	1,315,683
Median Sale Price	1,491,000	3,105,000	577,750	0	703,300
Median Sale Price YTD	1,278,750	1,232,000	690,000	808,000	1,080,000
Average Days on Market / YTD	55 / 176	151 / 195	188 / 163	0 / 101	127 / 98
Median Days on Market / YTD	55 / 119	151 / 115	188 / 131	0 / 98	106 / 88
Average Days on Market (Cum.) / YTD	55 / 213	151 / 251	188 / 163	0 / 101	127 / 98
Median Days on Market (Cum.) / YTD	55 / 132	151 / 115	188 / 131	0 / 98	106 / 88
<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 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 33%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	9,350,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	4,675,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	4,675,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	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>**  
**November 2021**

	2021	2020	2019	2018	2017
<b>Business</b>					
New Listings / YTD	13 / 136	13 / 159	31 / 322	15 / 243	23 / 237
Sales / YTD	2 / 30	1 / 39	2 / 42	0 / 41	1 / 44
Sales to New Listings Ratio / YTD	15% / 22%	8% / 25%	6% / 13%	0% / 17%	4% / 19%
Sales Volume	175,000	106,000	230,000	0	387,500
Sales Volume YTD	5,750,068	6,731,300	11,118,650	8,643,800	7,346,889
Average Sale Price	87,500	106,000	115,000	0	387,500
Average Sale Price YTD	191,669	172,597	264,730	210,824	166,975
Median Sale Price	87,500	106,000	115,000	0	387,500
Median Sale Price YTD	122,500	90,000	137,000	112,000	112,750
Average Days on Market / YTD	91 / 153	229 / 123	241 / 158	0 / 143	214 / 138
Median Days on Market / YTD	91 / 142	229 / 102	241 / 122	0 / 130	214 / 110
Average Days on Market (Cum.) / YTD	139 / 175	229 / 168	241 / 174	0 / 149	214 / 157
Median Days on Market (Cum.) / YTD	139 / 146	229 / 134	241 / 125	0 / 142	214 / 114
<b>Lease</b>					
New Listings / YTD	31 / 236	20 / 242	22 / 249	23 / 262	17 / 236
Sales / YTD	7 / 70	4 / 52	4 / 84	6 / 84	7 / 75
Sales to New Listings Ratio / YTD	23% / 30%	20% / 21%	18% / 34%	26% / 32%	41% / 32%
Sales Volume	534,121	631,590	930,759	931,861	686,649
Sales Volume YTD	11,049,963	13,332,049	8,061,901	10,185,429	9,320,401
Average Sale Price	76,303	157,898	232,690	155,310	98,093
Average Sale Price YTD	157,857	256,386	95,975	121,255	124,272
Median Sale Price	31,716	173,415	97,441	157,860	102,000
Median Sale Price YTD	105,675	113,000	66,330	90,360	72,000
Average Days on Market / YTD	265 / 218	174 / 172	227 / 153	100 / 150	288 / 202
Median Days on Market / YTD	185 / 140	142 / 149	227 / 102	106 / 108	178 / 152
Average Days on Market (Cum.) / YTD	265 / 225	174 / 176	227 / 155	196 / 174	288 / 211
Median Days on Market (Cum.) / YTD	185 / 148	142 / 149	227 / 102	147 / 113	178 / 165
<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	86 / 884	84 / 885	100 / 1,092	77 / 1,063	102 / 924
Sales / YTD	19 / 269	16 / 193	13 / 244	14 / 263	17 / 235
Sales to New Listings Ratio / YTD	22% / 30%	19% / 22%	13% / 22%	18% / 25%	17% / 25%
Sales Volume	14,792,421	14,679,490	4,931,759	8,136,591	7,120,449
Sales Volume YTD	193,050,592	110,590,490	118,519,192	144,246,955	110,931,842
Average Sale Price	778,548	917,468	379,366	581,185	418,850
Average Sale Price YTD	717,660	573,008	485,734	548,468	472,050
Median Sale Price	213,000	369,500	154,800	269,429	225,000
Median Sale Price YTD	375,000	298,000	250,000	270,074	275,000
Average Days on Market / YTD	220 / 191	164 / 176	249 / 191	100 / 161	212 / 175
Median Days on Market / YTD	185 / 128	141 / 119	302 / 122	91 / 117	178 / 119
Average Days on Market (Cum.) / YTD	230 / 238	164 / 204	249 / 201	177 / 185	219 / 200
Median Days on Market (Cum.) / YTD	185 / 139	141 / 133	302 / 127	147 / 127	195 / 147

<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**  
**November 2021**

Year	Month	GEA Residential <sup>2</sup>	GEA Rural <sup>3</sup>	GEA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2017	January	5,851 (837)	782 (54)	519 (15)	4,190 (600)	294 (9)
	February	6,393 (1,185)	841 (50)	535 (22)	4,550 (867)	297 (19)
	March	7,145 (1,558)	905 (115)	564 (28)	5,065 (1,123)	307 (17)
	April	7,970 (1,578)	1,048 (81)	587 (22)	5,631 (1,126)	305 (20)
	May	8,835 (1,964)	1,188 (121)	587 (31)	6,278 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	579 (24)	6,456 (1,416)	308 (10)
	July	9,205 (1,740)	1,249 (122)	574 (23)	6,622 (1,223)	305 (19)
	August	9,076 (1,635)	1,249 (113)	592 (10)	6,560 (1,152)	321 (7)
	September	8,754 (1,419)	1,196 (87)	572 (24)	6,373 (1,000)	321 (12)
	October	8,102 (1,420)	1,051 (95)	574 (19)	5,862 (1,033)	323 (11)
	November	7,379 (1,247)	961 (56)	600 (17)	5,335 (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	7,131 (1,108)	917 (50)	633 (22)	5,047 (770)	367 (16)
	March	8,355 (1,380)	1,044 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,209 (1,657)	1,122 (91)	683 (26)	6,466 (1,129)	400 (16)
	May	10,323 (1,904)	1,370 (106)	715 (21)	7,319 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,546 (1,723)	1,527 (121)	721 (28)	7,624 (1,217)	434 (20)
	August	10,073 (1,678)	1,450 (124)	704 (27)	7,315 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,746 (1,234)	1,187 (89)	675 (33)	6,319 (853)	397 (23)
	November	8,096 (1,105)	1,051 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	884 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,105 (795)	906 (41)	650 (22)	5,022 (575)	375 (16)
	February	7,460 (976)	948 (43)	678 (18)	5,263 (710)	386 (10)
	March	8,300 (1,197)	1,079 (70)	726 (15)	5,818 (849)	419 (11)
	April	9,016 (1,679)	1,231 (81)	727 (29)	6,384 (1,148)	430 (19)
	May	9,553 (1,977)	1,344 (102)	783 (27)	6,860 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,133 (1,907)	1,445 (113)	748 (25)	6,647 (1,327)	435 (15)
	August	8,846 (1,566)	1,405 (112)	729 (22)	6,463 (1,104)	413 (11)
	September	8,545 (1,380)	1,316 (99)	716 (20)	6,281 (971)	408 (15)
	October	7,954 (1,325)	1,132 (90)	691 (29)	5,858 (941)	398 (15)
	November	7,308 (1,100)	1,013 (58)	722 (13)	5,383 (807)	432 (8)
	December	6,052 (843)	865 (44)	645 (16)	4,388 (600)	383 (10)
2020	January	6,334 (796)	894 (47)	661 (13)	4,569 (580)	389 (9)
	February	6,867 (1,052)	968 (63)	661 (27)	4,956 (742)	395 (15)
	March	7,286 (1,163)	1,011 (67)	662 (19)	5,258 (810)	399 (11)
	April	7,268 (746)	1,049 (43)	650 (7)	5,251 (514)	383 (6)
	May	7,783 (1,156)	1,150 (77)	660 (7)	5,641 (778)	392 (6)
	June	8,024 (2,046)	1,197 (142)	673 (28)	5,920 (1,365)	400 (16)
	July	8,057 (2,163)	1,180 (204)	697 (14)	5,963 (1,511)	409 (11)
	August	7,841 (1,874)	1,167 (166)	681 (17)	5,894 (1,262)	401 (12)
	September	7,550 (1,868)	1,103 (155)	695 (19)	5,684 (1,297)	407 (9)
	October	7,243 (1,670)	993 (146)	653 (26)	5,515 (1,161)	383 (14)
	November	6,469 (1,393)	824 (127)	667 (16)	4,940 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,536 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,920 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,716 (2,438)	788 (187)	648 (31)	5,102 (1,642)	356 (17)
	April	7,454 (2,862)	863 (225)	658 (23)	5,728 (1,928)	353 (14)
	May	7,986 (2,736)	891 (227)	666 (29)	6,196 (1,901)	362 (14)
	June	8,352 (2,719)	954 (187)	656 (29)	6,512 (1,900)	357 (17)
	July	8,303 (2,204)	937 (170)	664 (23)	6,496 (1,534)	359 (17)
	August	7,960 (2,055)	916 (150)	654 (18)	6,262 (1,430)	359 (11)
	September	7,635 (1,876)	857 (123)	637 (32)	6,045 (1,310)	365 (17)
	October	7,074 (1,863)	765 (147)	632 (24)	5,619 (1,307)	357 (16)
	November	5,802 (1,823)	630 (126)	636 (19)	4,645 (1,314)	370 (10)

<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.



## November 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	44	34	29	510	378	429
	Average	436,676	449,703	413,103	436,912	432,110	422,204
	Median	405,750	371,250	378,500	400,000	387,000	390,000
<b>North Central</b>	Sales	137	112	94	1,962	1,387	1,342
	Average	384,453	366,200	365,425	397,000	372,865	362,080
	Median	368,000	360,000	339,000	381,550	362,000	354,500
<b>Northeast</b>	Sales	51	37	30	540	393	374
	Average	360,539	313,226	315,400	350,068	323,075	320,828
	Median	333,000	312,000	296,500	325,300	302,500	305,000
<b>Central</b>	Sales	38	20	17	366	246	240
	Average	305,022	246,500	271,850	298,553	277,337	257,523
	Median	262,000	212,000	300,000	273,950	252,250	234,000
<b>West</b>	Sales	74	67	46	915	654	634
	Average	564,002	566,817	490,935	557,875	522,250	509,977
	Median	422,500	415,000	410,000	449,000	410,000	414,000
<b>Southwest</b>	Sales	103	95	64	1,346	914	951
	Average	612,292	552,242	513,208	592,650	540,311	562,320
	Median	472,500	513,500	443,950	511,750	479,575	475,000
<b>Southeast</b>	Sales	150	123	88	1,693	1,211	1,180
	Average	413,345	411,840	389,882	420,090	400,183	392,444
	Median	385,000	375,000	344,000	388,000	368,000	369,450
<b>Anthony Henday</b>	Sales	172	130	94	2,237	1,461	1,370
	Average	527,480	500,182	490,730	524,595	495,273	483,777
	Median	480,400	455,500	457,268	477,500	442,000	446,250
<b>City of Edmonton Total</b>	Sales	769	618	462	9,568	6,644	6,520
	Average	467,351	451,365	424,848	469,540	439,390	434,476
	Median	417,500	400,000	389,100	421,000	395,000	393,900
<b>Condominiums</b>							
<b>Northwest</b>	Sales	5	8	7	134	107	99
	Average	203,496	191,063	287,500	239,510	234,061	271,834
	Median	212,000	207,000	300,000	249,250	243,500	280,000
<b>North Central</b>	Sales	49	48	54	722	471	510
	Average	203,534	211,853	179,729	203,472	201,593	196,845
	Median	189,000	194,750	167,000	194,450	196,000	190,000
<b>Northeast</b>	Sales	20	20	13	252	215	254
	Average	154,560	143,220	149,096	156,647	147,898	160,124
	Median	161,750	141,000	153,500	153,500	152,000	157,375
<b>Central</b>	Sales	42	42	37	640	458	563
	Average	210,236	263,480	311,595	241,252	236,176	250,883
	Median	145,000	233,390	248,000	215,000	220,000	230,000
<b>West</b>	Sales	35	25	19	392	272	309
	Average	230,204	218,060	234,816	211,631	196,043	199,721
	Median	185,000	165,000	205,000	179,000	170,000	181,000
<b>Southwest</b>	Sales	70	38	43	744	498	595
	Average	247,890	236,483	245,367	250,707	239,282	251,315
	Median	230,000	236,250	240,000	234,375	227,900	230,000
<b>Southeast</b>	Sales	45	33	30	574	368	422
	Average	203,635	214,692	179,277	203,968	199,213	204,238
	Median	183,000	199,500	181,000	188,000	183,500	194,500
<b>Anthony Henday</b>	Sales	80	56	45	905	512	489
	Average	231,573	242,992	234,750	246,297	238,865	236,184
	Median	221,250	226,000	245,000	235,000	233,750	230,000
<b>City of Edmonton Total</b>	Sales	346	270	248	4,363	2,901	3,241
	Average	219,684	225,031	226,369	225,152	216,497	222,817
	Median	196,000	208,225	201,500	208,000	199,900	205,000

n/a = insufficient data

## November 2021

	2021	2020	2019	2018	2017
<b>Edmonton City Monthly</b>					
New Listings	1,717	1,457	1,390	1,610	1,535
Sales	1,324	1,026	815	804	946
Sales Volume	518,427,811	393,603,902	286,610,716	288,714,831	357,219,001
<b>Edmonton City Year to Date</b>					
New Listings	27,204	21,860	23,301	25,560	24,173
Sales	16,328	11,155	11,203	11,236	11,974
Sales Volume	6,394,069,368	4,102,588,315	4,054,842,215	4,206,367,990	4,553,808,976
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,645	4,940	5,383	5,835	5,335
Commercial	370	385	432	402	342
TOTAL	5,015	5,325	5,815	6,237	5,677
<hr/>					
<b>Greater Edmonton Area Monthly</b>					
New Listings	2,350	2,020	2,045	2,356	2,216
Sales	1,968	1,536	1,171	1,189	1,320
Sales Volume	793,906,100	611,501,231	423,766,878	446,722,279	494,453,826
<b>Greater Edmonton Area Year to Date</b>					
New Listings	39,506	32,526	35,037	38,346	36,130
Sales	25,365	17,357	16,875	17,076	17,843
Sales Volume	10,279,940,716	6,593,899,343	6,270,634,936	6,549,851,329	6,918,673,043
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,802	6,469	7,308	8,096	7,379
Rural	630	824	1,013	1,051	961
Commercial	636	667	722	683	600
TOTAL	7,068	7,960	9,043	9,830	8,940
<hr/>					
<b>Total Board Monthly</b>					
New Listings	2,678	2,346	2,386	2,700	2,553
Sales	2,243	1,749	1,316	1,335	1,463
Sales Volume	877,237,345	667,841,581	461,351,927	483,342,112	533,615,876
<b>Total Board Year to Date</b>					
New Listings	45,888	38,142	41,229	44,872	42,396
Sales	29,380	19,937	19,082	19,226	20,073
Sales Volume	11,415,270,361	7,234,667,633	6,845,658,049	7,106,000,577	7,514,575,174

November 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Barrhead</b>	Sales	3	5	1	71	55	46
	Sales Volume	n/a	1,051,000	n/a	16,762,400	12,697,500	10,881,600
	Average Price	n/a	210,200	n/a	236,090	230,864	236,557
	Median Price	n/a	210,000	n/a	232,500	225,000	213,500
<b>Beaumont</b>	Sales	43	29	17	521	357	308
	Sales Volume	18,268,200	13,065,800	5,965,153	231,285,753	149,363,836	126,835,595
	Average Price	424,842	450,545	350,891	443,927	418,386	411,804
	Median Price	396,000	440,000	341,000	429,650	409,400	407,250
<b>Bonnyville</b>	Sales	7	8	5	111	69	63
	Sales Volume	1,981,500	2,209,000	1,429,400	28,234,000	15,323,350	14,865,900
	Average Price	283,071	276,125	285,880	254,360	222,078	235,967
	Median Price	273,000	257,500	325,000	250,000	240,000	248,000
<b>Cold Lake</b>	Sales	24	21	20	391	272	249
	Sales Volume	6,456,751	4,972,149	4,705,793	115,108,556	78,177,683	69,019,899
	Average Price	269,031	236,769	235,290	294,395	287,418	277,188
	Median Price	270,000	209,900	255,000	300,000	285,000	285,000
<b>Devon</b>	Sales	6	10	4	122	80	82
	Sales Volume	2,041,400	3,294,955	n/a	39,955,199	24,047,105	24,437,100
	Average Price	340,233	329,496	n/a	327,502	300,589	298,013
	Median Price	349,200	313,500	n/a	324,250	295,625	304,600
<b>Drayton Valley</b>	Sales	10	11	5	171	108	100
	Sales Volume	2,340,000	2,441,800	1,267,500	39,389,427	21,908,549	22,471,900
	Average Price	234,000	221,982	253,500	230,348	202,857	224,719
	Median Price	200,000	235,000	258,000	237,000	207,500	235,000
<b>Fort Saskatchewan</b>	SFD Sales	38	30	19	484	337	279
	SFD Average Price	458,554	393,568	390,916	436,866	399,892	396,700
	SFD Median Price	460,000	390,000	375,000	425,000	385,000	386,000
	Condo Sales	6	3	1	76	46	55
	Condo Average Price	186,267	n/a	n/a	214,391	247,917	243,801
	Condo Median Price	186,000	n/a	n/a	203,000	238,250	237,500
	Total Sales Volume	23,160,669	14,112,554	10,761,400	281,300,166	175,507,543	155,770,201
<b>Gibbons</b>	Sales	4	3	0	76	64	51
	Sales Volume	n/a	n/a	n/a	21,767,135	17,961,150	14,064,600
	Average Price	n/a	n/a	n/a	286,410	280,643	275,776
	Median Price	n/a	n/a	n/a	276,000	269,500	274,000
<b>Leduc</b>	SFD Sales	46	34	23	591	372	377
	SFD Average Price	365,590	367,772	361,126	397,751	370,077	366,680
	SFD Median Price	342,000	355,375	320,000	379,900	355,000	349,500
	Condo Sales	4	3	2	82	59	72
	Condo Average Price	n/a	n/a	n/a	211,062	219,936	214,847
	Condo Median Price	n/a	n/a	n/a	187,500	203,000	199,000
	Total Sales Volume	21,573,780	15,223,250	9,901,300	300,114,183	177,831,097	182,499,555

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.

November 2021

	2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Morinville</b>						
Sales	8	12	14	276	192	159
Sales Volume	2,591,250	3,766,900	4,266,199	93,433,624	61,482,173	48,558,768
Average Price	323,906	313,908	304,729	338,528	320,220	305,401
Median Price	324,375	314,000	342,500	355,000	333,000	309,000
<b>Sherwood Park</b>						
SFD Sales	75	63	43	1,019	771	722
SFD Average Price	472,611	463,486	452,995	467,681	444,849	450,801
SFD Median Price	440,000	428,000	429,500	440,000	422,500	420,500
Condo Sales	20	13	15	287	187	211
Condo Average Price	306,245	334,923	275,195	305,296	291,901	289,057
Condo Median Price	287,000	280,000	294,000	288,000	269,000	280,000
Total Sales Volume	45,103,021	35,974,299	25,424,225	608,638,312	424,249,779	411,625,065
<b>Spruce Grove</b>						
SFD Sales	45	35	16	640	373	347
SFD Average Price	410,549	413,243	365,219	418,417	389,407	389,504
SFD Median Price	390,000	380,000	337,500	404,000	374,000	370,000
Condo Sales	5	5	3	90	56	57
Condo Average Price	337,300	197,100	n/a	229,478	229,254	225,231
Condo Median Price	287,500	196,500	n/a	213,329	225,000	202,000
Total Sales Volume	26,369,200	19,786,850	8,889,850	362,876,766	213,003,164	190,170,611
<b>St. Albert</b>						
SFD Sales	67	44	57	1,002	726	725
SFD Average Price	474,788	449,960	468,573	498,605	471,827	468,768
SFD Median Price	430,000	412,250	402,000	454,300	433,000	422,000
Condo Sales	27	17	20	299	205	202
Condo Average Price	270,920	264,912	235,700	281,049	256,382	251,451
Condo Median Price	260,000	209,000	215,000	250,000	240,000	237,000
Total Sales Volume	41,633,651	25,780,637	32,714,652	619,259,622	418,417,803	410,908,701
<b>St. Paul</b>						
Sales	5	2	6	115	69	84
Sales Volume	1,193,000	n/a	828,300	27,418,611	13,122,950	17,540,042
Average Price	238,600	n/a	138,050	238,423	190,188	208,810
Median Price	251,500	n/a	115,250	250,000	195,000	215,500
<b>Stony Plain</b>						
Sales	27	19	18	421	289	292
Sales Volume	8,869,688	6,765,250	5,682,249	144,119,354	95,242,228	88,798,591
Average Price	328,507	356,066	315,681	342,326	329,558	304,105
Median Price	340,200	320,000	304,500	340,000	330,000	308,000
<b>Vegreville</b>						
Sales	5	8	8	114	74	56
Sales Volume	1,487,500	1,350,000	1,254,500	23,318,200	11,569,150	10,002,400
Average Price	297,500	168,750	156,813	204,546	156,340	178,614
Median Price	350,000	157,500	150,000	199,500	144,750	166,000
<b>Westlock</b>						
Sales	11	5	2	101	67	57
Sales Volume	2,624,000	1,120,400	n/a	21,510,000	12,751,437	13,329,700
Average Price	238,545	224,080	n/a	212,970	190,320	233,854
Median Price	253,800	210,000	n/a	225,000	185,000	229,900
<b>Wetaskiwin</b>						
Sales	18	12	7	228	135	140
Sales Volume	3,823,200	3,267,500	1,318,250	50,090,375	29,111,400	28,908,421
Average Price	212,400	272,292	188,321	219,695	215,640	206,489
Median Price	226,250	274,500	230,000	210,000	220,000	212,000

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.

November 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	7	4	1	90	68	43
	Sales Volume	3,703,750	n/a	n/a	28,019,350	14,799,300	11,573,700
<b>Bonnyville M.D.</b>	Sales	19	8	5	202	117	118
	Sales Volume	5,448,500	3,125,000	1,246,750	71,819,359	39,815,950	36,159,340
<b>Lac la Biche County</b>	Sales	1	0	0	6	0	5
	Sales Volume	n/a	n/a	n/a	942,000	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	21	19	11	317	196	139
	Sales Volume	13,846,700	10,151,900	5,616,500	178,542,340	109,610,829	74,307,350
<b>Parkland County</b>	Sales	51	42	21	685	476	355
	Sales Volume	29,143,475	19,316,924	11,202,400	366,399,389	224,965,431	163,350,567
<b>Smoky Lake County</b>	Sales	2	6	2	45	36	26
	Sales Volume	n/a	1,366,000	n/a	12,696,700	7,020,600	6,826,927
<b>St. Paul County</b>	Sales	8	5	4	116	80	66
	Sales Volume	2,141,500	946,300	n/a	25,854,835	12,271,400	15,425,909
<b>Strathcona County</b>	Sales	29	44	16	459	344	273
	Sales Volume	19,581,919	28,804,800	8,017,775	311,039,775	199,448,203	159,235,877
<b>Sturgeon County</b>	Sales	25	22	10	296	221	158
	Sales Volume	15,927,329	13,514,500	4,875,500	188,777,152	121,940,059	91,117,475
<b>Thorhild County</b>	Sales	1	6	4	47	39	26
	Sales Volume	n/a	1,285,000	n/a	11,157,352	9,489,780	6,372,028
<b>Two Hills County</b>	Sales	1	3	1	18	26	9
	Sales Volume	n/a	n/a	n/a	4,401,900	6,502,500	2,668,000
<b>Vermilion River County</b>	Sales	0	0	0	2	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.

November 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	0	2	0	14	11	9
	Sales Volume	n/a	n/a	n/a	5,986,730	6,838,000	2,229,500
<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	1	0	1	4	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	0	0	1	3	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,444,892
<b>Smoky Lake County</b>	Sales	0	1	0	0	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	1	1	11	8	11
	Sales Volume	n/a	n/a	n/a	2,029,100	1,980,000	3,381,260
<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	0	0	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	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.