

Media Release

Residential Inventory Still Strong in April

Edmonton, May 2, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for April 2022 decreased 10.9% compared to March 2022 and increased 2.0% from April 2021.

New residential listings increased both 8.8% year-over-year and 11.9% month-over-month from March 2022.

For April, single-family home unit sales were down both 6.3% from April 2021 and 11.3% from March 2022 at 1,704. Condo unit sales increased 26.6% from April 2021 but were down 7.2% from March 2022. Duplex/rowhouse unit sales were up 2.0% year-over-year yet decreased 20.6% month-over-month.

Single-family homes averaged \$510,988, an 11.4% year-over-year increase and a month-over-month increase of 1.4%. Condominiums sold for an average of \$237,249, seeing an increase of 3.7% year-over-year as well as an 3.2% decrease compared to March 2022. Duplex prices increased 17.8% from April 2021, selling at \$409,428, resulting in a 5.2% increase from March 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$376,600, a 9.4% increase from April 2021, and up 1.9% from March 2022.

“The real estate market continues to see modest increases for average prices for Single-family Homes,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “As we enter into the warmer months of spring, we’re still seeing a strong level in the number of residential listings and inventory available in the Greater Edmonton Area.”

Single-family homes averaged 23 days on the market, a four-day decrease from March 2022. Condos averaged 45 days on the market, decreasing by six days month-over-month, while duplexes averaged 24 days on the market, a five-day decrease compared to last month. Overall, all residential listings averaged 31 days on the market, decreasing by six days year-over-year and down three days as compared to March 2022.

**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.

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	April 2022	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$458,300	2.0%	11%
Apartment benchmark price	\$183,300	1.6%	-0.9%
Townhouse benchmark price	\$222,600	1.6%	4.6%
Composite ⁷ benchmark price	\$376,600	1.9%	9.4%

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

MLS® System Activity 2022 (for all-residential sales in GEA ¹)	April 2022	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$510,988	1.4%	11.4%
SFD median ⁴ selling price – month	\$466,000	-0.4%	9.6%
Condominium average selling price	\$237,249	-3.2%	3.7%
Condominium median selling price	\$220,000	-2.2%	3.0%
All-residential ⁵ average selling price	\$417,465	0.7%	7.1%
All-residential median selling price	\$396,500	0.4%	7.2%
# residential listings this month	4,719	11.9%	8.8%
# residential sales this month	2,919	-10.9%	2.0%
# residential inventory at month end	6,468	22.8%	-13.2%
# Total ⁶ MLS® System sales this month	3,553	-8.4%	-0.4%
\$ Value Total residential sales this month	\$1,272,591,596	-10.0%	8.7%
\$ Value of total MLS® System sales – month	\$1,495,524,280	-7.8%	7.3%
\$ Value of total MLS® System sales - YTD	\$4,821,335,035	44.8%	23.6%

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

² Single-family Dwelling

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

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

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

⁶ Includes residential, rural and commercial sales

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

³Average 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, and 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 Area¹
April 2022**

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	2,794 / 7,673	2,413 / 7,197	1,027 / 5,132	2,079 / 6,754	2,119 / 6,966
Sales / YTD	1,704 / 5,820	1,819 / 5,168	474 / 2,329	1,067 / 2,854	1,049 / 3,125
Sales to New Listings Ratio / YTD	61% / 76%	75% / 72%	46% / 45%	51% / 42%	50% / 45%
Sales Volume	870,723,449	834,064,596	194,549,175	456,569,916	452,308,410
Sales Volume YTD	2,882,804,443	2,325,377,881	963,443,508	1,207,455,597	1,366,818,895
Average Sale Price	510,988	458,529	410,441	427,901	431,181
Average Sale Price YTD	495,327	449,957	413,673	423,075	437,382
Median Sale Price	466,000	425,000	380,000	394,500	400,000
Median Sale Price YTD	459,250	415,000	380,000	391,500	398,000
Average Days on Market / YTD	23 / 33	30 / 40	58 / 63	55 / 63	51 / 55
Median Days on Market / YTD	14 / 16	16 / 20	43 / 43	38 / 45	34 / 36
Average Days on Market (Cum.) / YTD	30 / 47	43 / 61	89 / 100	88 / 101	75 / 86
Median Days on Market (Cum.) / YTD	14 / 17	17 / 23	49 / 64	45 / 64	41 / 51
Condominium					
New Listings / YTD	1,295 / 4,397	1,353 / 4,374	510 / 2,805	958 / 3,269	1,061 / 3,962
Sales / YTD	791 / 2,480	625 / 1,736	166 / 918	405 / 1,181	397 / 1,325
Sales to New Listings Ratio / YTD	61% / 56%	46% / 40%	33% / 33%	42% / 36%	37% / 33%
Sales Volume	187,664,275	142,962,880	37,045,743	92,974,854	98,717,956
Sales Volume YTD	585,192,166	394,854,117	197,125,317	261,728,211	317,722,785
Average Sale Price	237,249	228,741	223,167	229,568	248,660
Average Sale Price YTD	235,965	227,451	214,733	221,616	239,791
Median Sale Price	220,000	213,500	204,000	214,000	230,000
Median Sale Price YTD	218,000	209,999	200,000	208,068	219,000
Average Days on Market / YTD	45 / 54	54 / 58	71 / 73	71 / 77	66 / 74
Median Days on Market / YTD	31 / 36	37 / 40	54 / 54	54 / 57	52 / 55
Average Days on Market (Cum.) / YTD	74 / 90	92 / 97	99 / 118	113 / 124	107 / 118
Median Days on Market (Cum.) / YTD	35 / 46	47 / 56	65 / 82	68 / 88	67 / 84
Duplex/Rowhouse					
New Listings / YTD	522 / 1,537	464 / 1,378	217 / 963	333 / 1,146	344 / 1,130
Sales / YTD	350 / 1,256	343 / 960	93 / 424	185 / 534	178 / 538
Sales to New Listings Ratio / YTD	67% / 82%	74% / 70%	43% / 44%	56% / 47%	52% / 48%
Sales Volume	143,299,956	119,178,979	30,722,220	61,197,148	57,800,586
Sales Volume YTD	490,531,750	332,494,392	137,760,824	175,217,670	184,348,192
Average Sale Price	409,428	347,461	330,346	330,795	324,722
Average Sale Price YTD	390,551	346,348	324,908	328,123	342,655
Median Sale Price	387,000	337,500	325,000	321,000	321,750
Median Sale Price YTD	375,500	331,749	318,000	320,000	328,500
Average Days on Market / YTD	24 / 34	35 / 44	73 / 76	67 / 73	59 / 61
Median Days on Market / YTD	14 / 17	20 / 24	47 / 59	47 / 52	38 / 43
Average Days on Market (Cum.) / YTD	30 / 44	49 / 60	112 / 119	99 / 113	79 / 84
Median Days on Market (Cum.) / YTD	14 / 17	21 / 27	70 / 87	53 / 77	49 / 57
Total Residential²					
New Listings / YTD	4,719 / 13,966	4,337 / 13,307	1,836 / 9,199	3,492 / 11,546	3,616 / 12,436
Sales / YTD	2,919 / 9,780	2,862 / 8,062	746 / 3,757	1,679 / 4,647	1,657 / 5,085
Sales to New Listings Ratio / YTD	62% / 70%	66% / 61%	41% / 41%	48% / 40%	46% / 41%
Sales Volume	1,218,581,770	1,115,181,785	263,846,454	613,851,918	616,949,947
Sales Volume YTD	4,006,484,135	3,097,056,261	1,313,041,460	1,655,901,587	1,892,684,567
Average Sale Price	417,465	389,651	353,682	365,606	372,329
Average Sale Price YTD	409,661	384,155	349,492	356,338	372,209
Median Sale Price	396,500	370,000	345,000	350,000	355,000
Median Sale Price YTD	388,000	365,000	335,000	342,000	350,000
Average Days on Market / YTD	31 / 39	37 / 46	64 / 68	60 / 68	57 / 62
Median Days on Market / YTD	17 / 20	20 / 25	45 / 48	42 / 49	39 / 42
Average Days on Market (Cum.) / YTD	44 / 59	56 / 70	95 / 108	95 / 109	85 / 95
Median Days on Market (Cum.) / YTD	18 / 22	22 / 29	54 / 73	53 / 72	50 / 59

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

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

**5 Year Rural Activity
Greater Edmonton Area¹
April 2022**

	2022	2021	2020	2019	2018
Acreeage with Home					
New Listings / YTD	252 / 693	245 / 787	133 / 645	276 / 784	221 / 707
Sales / YTD	145 / 409	179 / 485	34 / 176	69 / 193	76 / 196
Sales to New Listings Ratio / YTD	58% / 59%	73% / 62%	26% / 27%	25% / 25%	34% / 28%
Sales Volume	108,320,756	112,161,764	19,321,238	41,226,789	41,556,120
Sales Volume YTD	307,694,837	315,386,374	105,571,488	116,213,209	106,495,069
Average Sale Price	747,040	626,602	568,272	597,490	546,791
Average Sale Price YTD	752,310	650,281	599,838	602,141	543,342
Median Sale Price	685,000	595,000	438,000	527,500	528,000
Median Sale Price YTD	700,000	600,500	520,000	519,000	510,000
Average Days on Market / YTD	43 / 52	50 / 66	78 / 95	97 / 92	85 / 93
Median Days on Market / YTD	22 / 23	26 / 32	64 / 64	55 / 61	57 / 59
Average Days on Market (Cum.) / YTD	64 / 84	73 / 106	144 / 181	150 / 154	131 / 145
Median Days on Market (Cum.) / YTD	22 / 25	32 / 40	88 / 143	68 / 97	78 / 111
Vacant Acreeage and Recreational					
New Listings / YTD	87 / 244	94 / 284	44 / 194	65 / 210	49 / 230
Sales / YTD	48 / 142	43 / 139	9 / 44	12 / 40	14 / 58
Sales to New Listings Ratio / YTD	55% / 58%	46% / 49%	20% / 23%	18% / 19%	29% / 25%
Sales Volume	18,199,450	14,516,150	2,437,000	4,146,400	3,966,025
Sales Volume YTD	55,834,912	42,342,720	16,147,499	12,229,900	19,594,186
Average Sale Price	379,155	337,585	270,778	345,533	283,288
Average Sale Price YTD	393,204	304,624	366,989	305,748	337,831
Median Sale Price	290,000	289,000	280,000	210,000	280,000
Median Sale Price YTD	263,750	250,000	267,500	252,500	256,500
Average Days on Market / YTD	147 / 166	119 / 140	65 / 264	174 / 191	180 / 179
Median Days on Market / YTD	56 / 90	66 / 77	54 / 109	124 / 134	146 / 139
Average Days on Market (Cum.) / YTD	198 / 234	277 / 281	223 / 323	174 / 250	193 / 220
Median Days on Market (Cum.) / YTD	71 / 132	112 / 149	91 / 184	124 / 189	146 / 153
Recreational with Home					
New Listings / YTD	4 / 9	5 / 10	1 / 3	4 / 8	4 / 8
Sales / YTD	2 / 4	3 / 3	0 / 0	0 / 2	1 / 3
Sales to New Listings Ratio / YTD	50% / 44%	60% / 30%	0% / 0%	0% / 25%	25% / 38%
Sales Volume	2,100,000	1,244,000	0	0	65,649
Sales Volume YTD	2,775,000	1,244,000	0	413,000	1,235,649
Average Sale Price	1,050,000	414,667	0	0	65,649
Average Sale Price YTD	693,750	414,667	0	206,500	411,883
Median Sale Price	1,050,000	325,000	0	0	65,649
Median Sale Price YTD	442,500	325,000	0	206,500	285,000
Average Days on Market / YTD	14 / 57	11 / 11	0 / 0	0 / 110	194 / 148
Median Days on Market / YTD	14 / 26	15 / 15	0 / 0	0 / 110	194 / 138
Average Days on Market (Cum.) / YTD	14 / 57	11 / 11	0 / 0	0 / 172	1475 / 575
Median Days on Market (Cum.) / YTD	14 / 26	15 / 15	0 / 0	0 / 172	1475 / 138
Total Rural²					
New Listings / YTD	343 / 946	344 / 1,081	178 / 842	345 / 1,002	274 / 945
Sales / YTD	195 / 555	225 / 627	43 / 220	81 / 235	91 / 257
Sales to New Listings Ratio / YTD	57% / 59%	65% / 58%	24% / 26%	23% / 23%	33% / 27%
Sales Volume	128,620,206	127,921,914	21,758,238	45,373,189	45,587,794
Sales Volume YTD	366,304,749	358,973,094	121,718,987	128,856,109	127,324,904
Average Sale Price	659,591	568,542	506,006	560,163	500,965
Average Sale Price YTD	660,009	572,525	553,268	548,324	495,428
Median Sale Price	615,000	549,000	427,500	510,000	490,000
Median Sale Price YTD	627,000	533,000	473,750	485,000	450,000
Average Days on Market / YTD	68 / 81	62 / 82	75 / 129	108 / 109	101 / 113
Median Days on Market / YTD	24 / 28	30 / 35	63 / 74	60 / 65	65 / 72
Average Days on Market (Cum.) / YTD	96 / 122	111 / 144	160 / 209	153 / 170	155 / 167
Median Days on Market (Cum.) / YTD	28 / 34	33 / 47	88 / 144	70 / 111	94 / 128

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

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

5 Year Commercial Activity (Part 1)

Greater Edmonton Area¹

April 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	13 / 57	13 / 56	11 / 34	18 / 75	19 / 49
Sales / YTD	7 / 19	0 / 5	0 / 6	4 / 11	2 / 5
Sales to New Listings Ratio / YTD	54% / 33%	0% / 9%	0% / 18%	22% / 15%	11% / 10%
Sales Volume	12,335,500	0	0	2,604,000	1,035,000
Sales Volume YTD	44,088,250	2,658,878	4,589,000	7,441,299	4,300,000
Average Sale Price	1,762,214	0	0	651,000	517,500
Average Sale Price YTD	2,320,434	531,776	764,833	676,482	860,000
Median Sale Price	632,500	0	0	512,000	517,500
Median Sale Price YTD	815,000	525,000	625,000	599,283	850,000
Average Days on Market / YTD	260 / 261	0 / 550	0 / 443	205 / 339	100 / 228
Median Days on Market / YTD	146 / 166	0 / 685	0 / 286	113 / 152	100 / 140
Average Days on Market (Cum.) / YTD	297 / 333	0 / 550	0 / 443	205 / 339	100 / 271
Median Days on Market (Cum.) / YTD	166 / 166	0 / 685	0 / 286	113 / 152	100 / 218
Investment					
New Listings / YTD	33 / 115	24 / 106	9 / 90	27 / 89	35 / 145
Sales / YTD	18 / 51	11 / 30	3 / 17	4 / 19	10 / 26
Sales to New Listings Ratio / YTD	55% / 44%	46% / 28%	33% / 19%	15% / 21%	29% / 18%
Sales Volume	12,749,000	8,053,250	1,043,500	1,968,000	5,344,296
Sales Volume YTD	40,636,980	18,656,160	15,855,005	14,210,050	15,772,023
Average Sale Price	708,278	732,114	347,833	492,000	534,430
Average Sale Price YTD	796,804	621,872	932,647	747,897	606,616
Median Sale Price	697,500	525,000	344,000	437,500	358,565
Median Sale Price YTD	520,000	393,500	505,000	680,000	377,065
Average Days on Market / YTD	172 / 171	215 / 202	92 / 178	264 / 187	127 / 167
Median Days on Market / YTD	138 / 135	208 / 163	108 / 124	144 / 120	107 / 133
Average Days on Market (Cum.) / YTD	325 / 238	317 / 246	183 / 200	264 / 228	127 / 186
Median Days on Market (Cum.) / YTD	148 / 141	282 / 186	124 / 161	144 / 153	107 / 133
Multi Family					
New Listings / YTD	19 / 54	15 / 46	5 / 18	7 / 34	8 / 30
Sales / YTD	2 / 16	5 / 26	1 / 4	4 / 7	3 / 8
Sales to New Listings Ratio / YTD	11% / 30%	33% / 57%	20% / 22%	57% / 21%	38% / 27%
Sales Volume	2,611,000	5,846,000	393,700	2,375,000	2,035,000
Sales Volume YTD	20,645,000	36,435,000	4,545,700	5,275,000	8,090,600
Average Sale Price	1,305,500	1,169,200	393,700	593,750	678,333
Average Sale Price YTD	1,290,313	1,401,346	1,136,425	753,571	1,011,325
Median Sale Price	1,305,500	1,095,000	393,700	578,500	685,000
Median Sale Price YTD	1,161,500	1,365,000	1,191,000	672,000	706,000
Average Days on Market / YTD	42 / 87	205 / 205	35 / 374	188 / 162	36 / 92
Median Days on Market / YTD	42 / 51	134 / 128	35 / 267	75 / 75	46 / 49
Average Days on Market (Cum.) / YTD	42 / 125	241 / 243	35 / 539	188 / 162	36 / 92
Median Days on Market (Cum.) / YTD	42 / 113	222 / 133	35 / 267	75 / 75	46 / 49
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 2	0 / 0	2 / 3
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)

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Greater Edmonton Area¹

April 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	23 / 92	12 / 52	8 / 75	40 / 130	21 / 109
Sales / YTD	5 / 19	1 / 5	1 / 17	6 / 16	1 / 17
Sales to New Listings Ratio / YTD	22% / 21%	8% / 10%	13% / 23%	15% / 12%	5% / 16%
Sales Volume	905,000	42,500	46,000	2,404,000	160,000
Sales Volume YTD	4,411,000	1,364,780	3,010,300	4,392,150	3,291,300
Average Sale Price	181,000	42,500	46,000	400,667	160,000
Average Sale Price YTD	232,158	272,956	177,076	274,509	193,606
Median Sale Price	92,500	42,500	46,000	257,500	160,000
Median Sale Price YTD	167,000	257,280	135,000	137,000	102,000
Average Days on Market / YTD	50 / 126	217 / 223	262 / 127	146 / 243	385 / 129
Median Days on Market / YTD	51 / 75	217 / 217	262 / 102	145 / 180	385 / 85
Average Days on Market (Cum.) / YTD	50 / 126	217 / 223	262 / 134	146 / 261	385 / 141
Median Days on Market (Cum.) / YTD	51 / 75	217 / 217	262 / 119	145 / 180	385 / 98
Lease					
New Listings / YTD	17 / 91	27 / 88	25 / 95	16 / 103	19 / 92
Sales / YTD	12 / 35	6 / 29	2 / 22	11 / 31	10 / 37
Sales to New Listings Ratio / YTD	71% / 38%	22% / 33%	8% / 23%	69% / 30%	53% / 40%
Sales Volume	1,221,707	1,273,080	51,000	1,302,225	1,631,054
Sales Volume YTD	4,361,304	4,689,563	8,528,077	2,494,066	3,949,040
Average Sale Price	101,809	212,180	25,500	118,384	163,105
Average Sale Price YTD	124,609	161,709	387,640	80,454	106,731
Median Sale Price	63,450	139,154	25,500	134,400	91,620
Median Sale Price YTD	80,454	106,200	179,062	50,840	63,000
Average Days on Market / YTD	156 / 136	361 / 257	110 / 228	167 / 148	184 / 167
Median Days on Market / YTD	64 / 94	185 / 145	110 / 273	83 / 101	109 / 127
Average Days on Market (Cum.) / YTD	156 / 175	361 / 272	110 / 228	167 / 148	221 / 192
Median Days on Market (Cum.) / YTD	64 / 104	185 / 190	110 / 273	83 / 101	109 / 127
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Total Commercial²					
New Listings / YTD	105 / 412	92 / 349	58 / 316	109 / 433	104 / 428
Sales / YTD	44 / 140	23 / 95	7 / 66	29 / 84	26 / 93
Sales to New Listings Ratio / YTD	42% / 34%	25% / 27%	12% / 21%	27% / 19%	25% / 22%
Sales Volume	29,822,207	15,214,830	1,534,200	10,653,225	10,205,350
Sales Volume YTD	114,142,534	63,804,381	36,528,082	33,812,565	35,402,963
Average Sale Price	677,777	661,514	219,171	367,353	392,513
Average Sale Price YTD	815,304	671,625	553,456	402,531	380,677
Median Sale Price	421,625	525,000	224,500	250,000	295,000
Median Sale Price YTD	398,000	417,000	340,514	203,700	185,000
Average Days on Market / YTD	162 / 159	251 / 239	113 / 217	184 / 201	146 / 157
Median Days on Market / YTD	89 / 104	208 / 157	108 / 175	83 / 126	90 / 116
Average Days on Market (Cum.) / YTD	230 / 207	308 / 268	152 / 235	184 / 214	160 / 176
Median Days on Market (Cum.) / YTD	112 / 134	225 / 179	116 / 193	83 / 131	90 / 125

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

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

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
April 2022

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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)	1,051 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	884 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,103 (795)	906 (41)	650 (22)	5,020 (575)	375 (16)
	February	7,457 (976)	948 (43)	678 (18)	5,261 (710)	386 (10)
	March	8,298 (1,197)	1,079 (70)	726 (15)	5,817 (849)	419 (11)
	April	9,015 (1,679)	1,231 (81)	727 (29)	6,383 (1,148)	430 (19)
	May	9,551 (1,977)	1,344 (102)	783 (27)	6,859 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,130 (1,907)	1,445 (113)	748 (25)	6,644 (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)	715 (20)	6,281 (971)	407 (15)
	October	7,951 (1,325)	1,132 (90)	691 (29)	5,855 (941)	398 (15)
	November	7,307 (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	6,331 (796)	894 (47)	661 (13)	4,566 (580)	389 (9)
	February	6,865 (1,052)	968 (63)	661 (27)	4,955 (742)	395 (15)
	March	7,282 (1,163)	1,011 (67)	662 (19)	5,254 (810)	399 (11)
	April	7,264 (746)	1,049 (43)	650 (7)	5,250 (514)	383 (6)
	May	7,782 (1,156)	1,150 (77)	660 (7)	5,640 (778)	392 (6)
	June	8,022 (2,046)	1,197 (142)	673 (28)	5,918 (1,365)	400 (16)
	July	8,054 (2,163)	1,180 (204)	697 (14)	5,961 (1,511)	409 (11)
	August	7,840 (1,874)	1,167 (166)	681 (17)	5,893 (1,262)	401 (12)
	September	7,549 (1,868)	1,103 (155)	694 (19)	5,683 (1,297)	406 (9)
	October	7,242 (1,670)	993 (146)	653 (26)	5,514 (1,161)	383 (14)
	November	6,468 (1,393)	824 (127)	667 (16)	4,939 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,535 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,919 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,710 (2,437)	788 (187)	648 (31)	5,098 (1,641)	356 (17)
	April	7,453 (2,862)	862 (225)	658 (23)	5,728 (1,928)	352 (14)
	May	7,985 (2,736)	890 (227)	666 (29)	6,196 (1,901)	361 (14)
	June	8,351 (2,717)	954 (186)	657 (29)	6,513 (1,898)	357 (17)
	July	8,302 (2,203)	937 (170)	664 (23)	6,495 (1,534)	359 (17)
	August	7,961 (2,055)	915 (150)	655 (18)	6,263 (1,430)	360 (11)
	September	7,640 (1,876)	858 (122)	641 (32)	6,051 (1,310)	368 (17)
	October	7,091 (1,860)	767 (147)	645 (24)	5,635 (1,304)	365 (16)
	November	6,037 (1,819)	657 (125)	666 (18)	4,836 (1,310)	392 (9)
	December	4,730 (1,316)	512 (87)	586 (35)	3,733 (965)	351 (25)
2022	January	4,692 (1,332)	497 (71)	613 (27)	3,710 (987)	370 (20)
	February	4,741 (2,252)	534 (109)	655 (35)	3,769 (1,676)	398 (25)
	March	5,198 (3,277)	596 (180)	685 (34)	4,144 (2,380)	416 (22)
	April	6,468 (2,919)	692 (195)	700 (44)	5,091 (2,118)	436 (18)

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

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

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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

April 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	53	50	18	209	182	105
	Average	465,419	456,553	400,250	461,709	444,849	420,089
	Median	411,000	450,000	389,000	415,000	424,250	388,000
North Central	Sales	235	247	67	808	672	334
	Average	438,896	387,521	363,977	427,946	383,029	357,364
	Median	424,000	379,000	377,000	406,250	374,000	350,000
Northeast	Sales	77	70	24	229	183	97
	Average	379,193	365,479	308,479	356,374	336,785	308,152
	Median	335,000	342,500	300,000	325,000	318,600	290,000
Central	Sales	43	48	6	161	123	62
	Average	324,368	313,408	335,833	301,252	292,201	252,948
	Median	277,000	280,450	219,250	273,000	262,200	235,500
West	Sales	107	103	30	350	309	141
	Average	571,476	558,577	441,726	560,860	545,242	518,547
	Median	449,000	470,000	376,750	451,000	450,000	390,000
Southwest	Sales	169	164	36	541	445	196
	Average	658,489	612,508	508,603	604,383	580,342	540,016
	Median	566,700	555,750	445,000	535,000	515,000	475,750
Southeast	Sales	190	198	68	689	565	292
	Average	460,158	427,386	428,698	453,413	417,736	403,694
	Median	434,000	395,000	371,000	425,100	385,000	359,994
Anthony Henday	Sales	266	269	69	1,035	816	336
	Average	609,033	515,186	470,627	588,865	514,050	479,774
	Median	565,368	472,000	420,500	545,000	462,594	430,000
City of Edmonton Total	Sales	1,140	1,149	318	4,022	3,295	1,563
	Average	520,017	470,291	421,999	501,626	460,743	426,797
	Median	470,000	425,000	380,000	460,000	415,000	379,000
Condominiums							
Northwest	Sales	12	15	7	50	40	29
	Average	253,917	214,933	320,986	268,205	238,018	262,402
	Median	300,500	220,000	345,000	266,000	261,750	256,500
North Central	Sales	127	82	22	342	248	121
	Average	222,221	195,278	208,130	216,700	198,506	185,917
	Median	218,000	178,750	197,500	217,000	185,000	184,500
Northeast	Sales	38	37	9	136	89	62
	Average	156,218	170,808	161,333	159,472	154,507	151,411
	Median	149,500	162,500	145,000	151,250	150,000	153,100
Central	Sales	92	76	28	241	212	123
	Average	230,064	217,901	238,563	230,223	243,716	236,594
	Median	185,500	211,500	153,000	195,000	219,500	228,215
West	Sales	50	36	10	175	133	71
	Average	197,282	241,606	167,670	229,131	191,896	184,573
	Median	178,500	196,500	154,500	177,000	175,000	168,000
Southwest	Sales	112	90	24	364	214	128
	Average	260,890	246,910	211,656	248,278	237,220	221,341
	Median	249,500	230,750	191,500	235,000	225,500	198,750
Southeast	Sales	72	55	9	274	192	96
	Average	212,915	201,260	206,111	204,161	204,991	187,168
	Median	188,750	183,000	190,000	191,875	185,000	176,325
Anthony Henday	Sales	163	117	24	490	283	126
	Average	257,201	246,054	230,011	261,755	243,739	245,517
	Median	263,000	241,000	243,500	260,000	230,000	244,500
City of Edmonton Total	Sales	666	508	133	2,072	1,411	756
	Average	232,295	222,233	218,716	231,354	218,847	210,230
	Median	215,000	209,999	195,000	212,725	201,375	194,450

n/a = insufficient data

April 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	3,587	3,192	1,372	2,581	2,626
Sales	2,136	1,942	520	1,167	1,145
Sales Volume	887,660,106	759,431,824	185,491,415	420,069,039	423,864,414
Edmonton City Year to Date					
New Listings	10,842	9,818	6,860	8,520	9,080
Sales	7,246	5,529	2,687	3,338	3,619
Sales Volume	2,993,534,858	2,141,648,914	954,430,176	1,182,423,462	1,342,497,499
Edmonton City Month End Active Inventory					
Residential	5,091	5,728	5,250	6,383	6,461
Commercial	436	352	383	430	400
TOTAL	5,527	6,080	5,633	6,813	6,861
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Greater Edmonton Area Monthly					
New Listings	5,167	4,773	2,072	3,946	3,994
Sales	3,158	3,110	796	1,789	1,774
Sales Volume	1,377,024,183	1,258,318,529	287,138,892	669,878,332	672,743,091
Greater Edmonton Area Year to Date					
New Listings	15,324	14,737	10,357	12,981	13,809
Sales	10,475	8,784	4,043	4,966	5,435
Sales Volume	4,486,931,418	3,519,833,736	1,471,288,529	1,818,570,261	2,055,412,434
Greater Edmonton Area Month End Active Inventory					
Residential	6,468	7,453	7,264	9,015	9,203
Rural	692	862	1,049	1,231	1,122
Commercial	700	658	650	727	683
TOTAL	7,860	8,973	8,963	10,973	11,008
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Total Board Monthly					
New Listings	5,937	5,589	2,483	4,780	4,717
Sales	3,553	3,567	915	2,014	1,954
Sales Volume	1,495,524,280	1,393,685,651	315,306,631	732,353,474	725,123,898
Total Board Year to Date					
New Listings	17,513	17,222	12,190	15,255	16,127
Sales	11,653	10,147	4,565	5,592	6,049
Sales Volume	4,821,335,035	3,900,740,340	1,594,060,694	1,981,293,402	2,214,177,986

April 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	8	3	3	20	24	10
	Sales Volume	1,626,000	n/a	n/a	4,204,801	5,880,900	2,240,000
	Average Price	203,250	n/a	n/a	210,240	245,038	224,000
	Median Price	182,500	n/a	n/a	195,001	242,500	228,750
Beaumont	Sales	50	70	17	192	198	74
	Sales Volume	26,119,271	30,712,152	6,231,000	100,952,261	86,199,941	28,602,950
	Average Price	522,385	438,745	366,529	525,793	435,353	386,526
	Median Price	532,200	430,750	348,000	504,800	431,025	375,000
Bonnyville	Sales	14	7	4	32	31	16
	Sales Volume	3,106,057	1,797,000	n/a	6,548,907	6,677,500	2,464,200
	Average Price	221,861	256,714	n/a	204,653	215,403	154,013
	Median Price	181,250	322,500	n/a	193,500	230,000	143,500
Cold Lake	Sales	48	55	8	133	128	53
	Sales Volume	15,249,200	17,424,350	2,358,250	38,801,450	36,806,855	14,095,750
	Average Price	317,692	316,806	294,781	291,740	287,554	265,958
	Median Price	330,500	325,000	284,125	305,000	297,000	273,250
Devon	Sales	16	17	7	53	38	20
	Sales Volume	5,471,800	5,359,500	1,975,350	16,649,099	12,054,700	5,392,550
	Average Price	341,988	315,265	282,193	314,134	317,229	269,628
	Median Price	318,000	309,900	279,350	317,000	317,000	266,850
Drayton Valley	Sales	16	17	7	63	57	32
	Sales Volume	4,412,120	3,563,000	1,416,250	17,505,120	13,396,900	6,983,550
	Average Price	275,758	209,588	202,321	277,859	235,033	218,236
	Median Price	283,375	199,000	170,000	287,500	240,000	221,000
Fort Saskatchewan	SFD Sales	43	68	12	173	206	77
	SFD Average Price	490,240	434,798	374,033	483,420	430,208	388,382
	SFD Median Price	466,000	424,500	349,950	462,000	412,750	385,000
	Condo Sales	9	8	1	32	24	11
	Condo Average Price	237,922	194,306	n/a	222,081	225,056	230,864
	Condo Median Price	235,000	202,475	n/a	218,000	210,250	246,000
	Total Sales Volume	28,692,353	39,514,000	5,834,900	110,064,316	115,190,872	39,573,300
Gibbons	Sales	6	11	3	18	27	16
	Sales Volume	2,270,500	3,333,400	n/a	6,038,400	7,657,400	4,171,400
	Average Price	378,417	303,036	n/a	335,467	283,607	260,713
	Median Price	409,000	270,000	n/a	284,000	270,000	266,500
Leduc	SFD Sales	71	62	16	237	215	81
	SFD Average Price	434,309	394,433	375,156	438,541	392,084	383,177
	SFD Median Price	420,000	386,250	385,000	425,000	380,000	370,000
	Condo Sales	9	9	0	27	27	12
	Condo Average Price	221,256	197,489	n/a	237,676	201,543	198,054
	Condo Median Price	209,000	182,000	n/a	210,500	190,000	190,000
	Total Sales Volume	40,383,150	33,051,575	6,954,500	138,039,060	105,960,152	39,767,375

n/a = insufficient data

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

April 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville						
Sales	44	43	11	124	115	28
Sales Volume	15,063,000	14,922,849	3,000,766	44,716,687	39,998,713	8,253,666
Average Price	342,341	347,043	272,797	360,618	347,815	294,774
Median Price	353,000	362,000	275,000	344,000	360,000	284,250
Sherwood Park						
SFD Sales	111	133	38	312	369	196
SFD Average Price	544,229	478,120	434,790	513,575	465,549	420,228
SFD Median Price	507,000	450,000	415,500	486,854	440,000	410,500
Condo Sales	27	37	10	117	99	41
Condo Average Price	289,317	291,603	282,730	292,007	316,739	291,226
Condo Median Price	272,000	277,000	267,900	285,000	290,000	277,500
Total Sales Volume	71,491,764	78,931,987	20,559,311	205,668,200	218,522,177	98,034,024
Spruce Grove						
SFD Sales	82	91	15	257	237	74
SFD Average Price	475,519	429,103	380,867	462,020	412,917	355,408
SFD Median Price	431,500	415,649	360,000	435,000	407,000	350,700
Condo Sales	17	8	3	45	25	13
Condo Average Price	270,835	270,063	n/a	248,019	216,871	214,258
Condo Median Price	256,500	259,000	n/a	218,000	197,383	215,000
Total Sales Volume	50,695,855	49,681,898	9,728,350	161,221,533	125,242,066	45,033,694
St. Albert						
SFD Sales	114	143	29	333	369	142
SFD Average Price	553,328	490,957	408,146	552,161	490,797	437,239
SFD Median Price	513,250	457,500	390,000	519,900	457,500	405,500
Condo Sales	43	34	12	115	95	59
Condo Average Price	287,736	283,662	266,523	275,409	284,326	238,631
Condo Median Price	250,000	283,000	204,000	250,000	250,000	210,000
Total Sales Volume	78,810,722	83,158,904	15,384,514	225,787,069	217,416,743	81,386,500
St. Paul						
Sales	15	14	4	34	37	15
Sales Volume	4,084,560	3,424,527	n/a	8,121,060	9,172,327	2,808,900
Average Price	272,304	244,609	n/a	238,855	247,901	187,260
Median Price	220,000	225,000	n/a	222,500	260,000	195,000
Stony Plain						
Sales	46	55	17	180	154	75
Sales Volume	18,779,369	18,129,049	6,088,098	67,209,763	51,873,970	23,283,832
Average Price	408,247	329,619	358,123	373,388	336,844	310,451
Median Price	392,500	340,000	352,000	352,250	334,000	309,899
Vegreville						
Sales	7	15	2	32	36	20
Sales Volume	1,707,500	3,306,500	n/a	7,693,950	7,745,400	2,800,900
Average Price	243,929	220,433	n/a	240,436	215,150	140,045
Median Price	220,000	225,000	n/a	216,000	211,500	129,250
Westlock						
Sales	10	10	3	38	30	13
Sales Volume	2,145,800	2,206,800	n/a	8,225,050	5,908,800	1,991,637
Average Price	214,580	220,680	n/a	216,449	196,960	153,203
Median Price	211,500	235,500	n/a	208,000	210,000	165,000
Wetaskiwin						
Sales	30	28	6	82	92	22
Sales Volume	6,560,300	6,846,500	1,476,000	20,398,000	19,570,925	4,374,000
Average Price	218,677	244,518	246,000	248,756	212,727	198,818
Median Price	220,000	230,000	245,500	232,750	206,450	226,000

n/a = insufficient data

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

April 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	8	10	1	15	28	12
	Sales Volume	2,236,275	3,508,000	n/a	3,637,775	8,295,000	2,137,750
Bonnyville M.D.	Sales	20	29	6	50	65	28
	Sales Volume	7,890,750	9,877,000	1,840,000	19,444,250	21,735,109	9,698,400
Lac la Biche County	Sales	0	1	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	37	42	5	103	123	31
	Sales Volume	22,147,400	22,242,100	2,104,400	63,046,061	62,501,970	23,675,550
Parkland County	Sales	70	81	16	219	238	76
	Sales Volume	39,627,149	42,595,614	8,518,708	127,247,193	127,751,025	34,693,093
Smoky Lake County	Sales	3	2	0	17	13	7
	Sales Volume	n/a	n/a	n/a	3,724,500	3,442,900	1,090,000
St. Paul County	Sales	14	9	3	27	40	15
	Sales Volume	5,397,955	2,469,100	n/a	9,619,605	9,278,700	2,810,500
Strathcona County	Sales	51	66	9	141	159	63
	Sales Volume	40,775,199	41,566,000	5,388,730	108,748,669	101,464,949	37,385,130
Sturgeon County	Sales	37	36	13	92	107	50
	Sales Volume	26,070,458	21,518,200	5,746,400	67,262,826	67,255,150	25,965,214
Thorhild County	Sales	5	4	6	20	10	11
	Sales Volume	1,034,656	n/a	1,573,202	7,689,858	2,792,500	2,850,280
Two Hills County	Sales	4	1	0	10	7	2
	Sales Volume	n/a	n/a	n/a	2,496,000	1,381,000	n/a
Vermilion River County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

April 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	3	0	8	6	4
	Sales Volume	n/a	n/a	n/a	3,605,000	1,341,000	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	1	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	2	0	2	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	1	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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