

Media Release

September Sales Down as Market Levels Out

Edmonton, October 4, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for September decreased 12.2% compared to August 2022 and saw a year-over-year decrease of 15.7% from September 2021.

New residential listings increased 1.7% month-over-month from August 2022 and saw a small increase of 3.7% from September of last year.

Single-family home unit sales were down both 21.9% from September 2021 and 13.5% from August 2022 at 894. Condo unit sales saw a decrease of 1.5% from September 2021 and were down 13.2% from August 2022. Duplex/rowhouse unit sales were down both 7.2% year-over-year and 4.9% from last month.

Single-family homes averaged \$463,051, a 2% year-over-year increase and a month-over-month decrease of 1.1%. Condominiums sold for an average of \$220,013, seeing a small decrease of 1.9% year-over-year and no change when compared to August 2022. Duplex prices increased 11.6% from September 2021, selling at \$375,923, and saw a 4.3% decrease from August 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$388,800, a 2.2% increase from September 2021, with a small decrease of 2.6% recorded from August 2022.

“As we transition into the fall months, we’ve started to see an increase in the total number of homes available as people are looking to sell before the holidays,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “Although unit sales were down across all categories, average prices remain steady for single-family homes in the Edmonton region.”

Single-family homes averaged 44 days on the market, seeing an increase of seven days from August 2022. Condos averaged 56 days on the market, increasing by two days month-over-month, while duplexes averaged 45 days on the market, an eight-day increase compared to last month. Overall, all residential listings averaged 48 days on the market, increasing by four days month-over-month and four days when compared to September 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.

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	September 2022	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$440,100	-2.5%	2.7%
Apartment benchmark price	\$185,600	-1.0%	0.1%
Townhouse benchmark price	\$238,900	-4.7%	1.2%
Composite ⁷ benchmark price	\$388,800	-2.6%	2.2%

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

MLS® System Activity 2022 (for all-residential sales in GEA ¹)	September 2022	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$463,051	-1.2%	2.2%
SFD median ⁴ selling price – month	\$430,000	-1.1%	3.1%
Condominium average selling price	\$220,013	0.0%	-1.9%
Condominium median selling price	\$195,000	-2.5%	-6.7%
All-residential ⁵ average selling price	\$375,061	-0.5%	-0.7%
All-residential median selling price	\$366,000	1.7%	2.5%
# residential listings this month	3,140	1.7%	3.7%
# residential sales this month	1,581	-12.2%	-15.7%
# residential inventory at month end	7,729	-2.4%	1.2%
# Total ⁶ MLS® System sales this month	1,959	-14.6%	-17.6%
\$ Value Total residential sales this month	\$618,174,765	-14.6%	-16.8%
\$ Value of total MLS® System sales – month	\$742,004,545	-14.8%	-16.8%
\$ Value of total MLS® System sales - YTD	\$10,137,069,766	7.8%	5.2%

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
September 2022**

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	1,827 / 18,318	1,691 / 17,077	1,678 / 13,934	1,590 / 15,998	1,620 / 17,298
Sales / YTD	894 / 12,125	1,145 / 12,350	1,184 / 8,113	831 / 8,306	860 / 8,481
Sales to New Listings Ratio / YTD	49% / 66%	68% / 72%	71% / 58%	52% / 52%	53% / 49%
Sales Volume	413,967,663	519,555,704	521,015,569	348,967,218	369,529,538
Sales Volume YTD	5,932,126,755	5,661,699,622	3,460,332,207	3,543,811,446	3,704,686,273
Average Sale Price	463,051	453,760	440,047	419,936	429,686
Average Sale Price YTD	489,248	458,437	426,517	426,657	436,822
Median Sale Price	430,000	417,500	400,000	381,900	393,250
Median Sale Price YTD	452,000	420,000	393,000	392,500	400,000
Average Days on Market / YTD	44 / 32	38 / 35	47 / 54	58 / 58	60 / 53
Median Days on Market / YTD	33 / 19	25 / 20	29 / 35	41 / 41	46 / 38
Average Days on Market (Cum.) / YTD	57 / 43	49 / 49	72 / 85	89 / 91	89 / 80
Median Days on Market (Cum.) / YTD	42 / 21	32 / 22	38 / 47	60 / 56	70 / 49
Condominium					
New Listings / YTD	916 / 9,822	945 / 9,995	883 / 7,374	740 / 7,577	754 / 8,952
Sales / YTD	459 / 5,393	466 / 4,485	399 / 2,892	372 / 3,297	295 / 3,408
Sales to New Listings Ratio / YTD	50% / 55%	49% / 45%	45% / 39%	50% / 44%	39% / 38%
Sales Volume	100,986,027	104,482,887	92,698,296	80,971,142	71,203,280
Sales Volume YTD	1,256,837,943	1,043,668,711	639,206,540	749,632,322	827,841,609
Average Sale Price	220,013	224,212	232,327	217,664	241,367
Average Sale Price YTD	233,050	232,702	221,026	227,368	242,911
Median Sale Price	195,000	209,000	218,000	200,000	220,000
Median Sale Price YTD	215,000	215,000	205,000	212,500	223,975
Average Days on Market / YTD	56 / 51	56 / 56	65 / 68	67 / 72	75 / 71
Median Days on Market / YTD	48 / 36	41 / 39	51 / 50	49 / 54	61 / 54
Average Days on Market (Cum.) / YTD	78 / 80	77 / 87	98 / 110	99 / 111	113 / 111
Median Days on Market (Cum.) / YTD	58 / 44	56 / 53	63 / 73	73 / 75	88 / 78
Duplex/Rowhouse					
New Listings / YTD	307 / 3,438	326 / 3,242	291 / 2,546	294 / 2,618	242 / 2,687
Sales / YTD	194 / 2,537	209 / 2,354	236 / 1,570	143 / 1,401	133 / 1,369
Sales to New Listings Ratio / YTD	63% / 74%	64% / 73%	81% / 62%	49% / 54%	55% / 51%
Sales Volume	72,929,125	70,382,376	80,344,918	49,130,374	45,915,921
Sales Volume YTD	978,121,351	825,464,473	521,011,962	469,956,983	469,061,725
Average Sale Price	375,923	336,758	340,445	343,569	345,232
Average Sale Price YTD	385,543	350,665	331,855	335,444	342,631
Median Sale Price	372,725	330,000	328,750	324,000	325,000
Median Sale Price YTD	375,000	335,000	320,000	322,500	329,000
Average Days on Market / YTD	45 / 33	42 / 39	52 / 62	67 / 69	64 / 61
Median Days on Market / YTD	32 / 20	29 / 24	36 / 45	48 / 51	56 / 47
Average Days on Market (Cum.) / YTD	59 / 41	50 / 50	83 / 94	88 / 102	83 / 81
Median Days on Market (Cum.) / YTD	44 / 22	34 / 27	46 / 60	52 / 65	72 / 57
Total Residential²					
New Listings / YTD	3,143 / 32,400	3,029 / 31,160	2,932 / 24,543	2,701 / 27,037	2,687 / 29,777
Sales / YTD	1,581 / 20,514	1,876 / 19,648	1,868 / 12,864	1,380 / 13,281	1,312 / 13,503
Sales to New Listings Ratio / YTD	50% / 63%	62% / 63%	64% / 52%	51% / 49%	49% / 45%
Sales Volume	592,971,965	708,868,217	703,231,128	485,002,832	490,974,989
Sales Volume YTD	8,254,653,785	7,635,272,532	4,664,364,893	4,806,130,149	5,049,320,118
Average Sale Price	375,061	377,862	376,462	351,451	374,219
Average Sale Price YTD	402,391	388,603	362,591	361,880	373,941
Median Sale Price	366,000	357,000	352,250	327,750	351,250
Median Sale Price YTD	384,750	367,000	346,000	345,000	352,500
Average Days on Market / YTD	48 / 38	44 / 41	53 / 60	62 / 63	64 / 59
Median Days on Market / YTD	37 / 23	30 / 25	35 / 40	44 / 46	51 / 43
Average Days on Market (Cum.) / YTD	64 / 54	58 / 59	82 / 94	92 / 98	95 / 89
Median Days on Market (Cum.) / YTD	48 / 26	38 / 28	46 / 55	62 / 61	75 / 57

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
September 2022**

	2022	2021	2020	2019	2018
Acres with Home					
New Listings / YTD	166 / 1,737	152 / 1,765	194 / 1,770	193 / 1,917	163 / 1,919
Sales / YTD	69 / 954	100 / 1,161	121 / 789	84 / 646	66 / 635
Sales to New Listings Ratio / YTD	42% / 55%	66% / 66%	62% / 45%	44% / 34%	40% / 33%
Sales Volume	50,535,700	67,505,666	69,583,598	50,482,250	39,264,799
Sales Volume YTD	687,015,156	772,264,027	453,899,930	373,931,915	368,942,370
Average Sale Price	732,401	675,057	575,071	600,979	594,921
Average Sale Price YTD	720,142	665,171	575,285	578,842	581,012
Median Sale Price	650,000	612,000	545,000	519,750	545,500
Median Sale Price YTD	660,000	620,000	530,000	521,000	534,200
Average Days on Market / YTD	47 / 44	56 / 57	79 / 82	84 / 82	82 / 78
Median Days on Market / YTD	35 / 25	46 / 30	60 / 56	65 / 61	78 / 52
Average Days on Market (Cum.) / YTD	74 / 67	76 / 85	135 / 139	136 / 128	102 / 120
Median Days on Market (Cum.) / YTD	50 / 28	57 / 37	100 / 87	84 / 76	92 / 74
Vacant Acreage and Recreational					
New Listings / YTD	42 / 545	45 / 595	68 / 518	48 / 498	31 / 542
Sales / YTD	24 / 260	21 / 310	32 / 169	15 / 123	18 / 165
Sales to New Listings Ratio / YTD	57% / 48%	47% / 52%	47% / 33%	31% / 25%	58% / 30%
Sales Volume	8,866,600	6,010,150	8,202,750	3,854,075	5,141,800
Sales Volume YTD	96,977,361	99,518,779	49,475,655	36,015,952	50,417,985
Average Sale Price	369,442	286,198	256,336	256,938	285,656
Average Sale Price YTD	372,990	321,028	292,755	292,813	305,564
Median Sale Price	272,500	264,000	231,000	271,950	249,950
Median Sale Price YTD	249,450	252,000	225,000	229,900	245,000
Average Days on Market / YTD	82 / 134	69 / 119	136 / 189	248 / 187	250 / 179
Median Days on Market / YTD	74 / 69	28 / 68	53 / 80	141 / 112	99 / 112
Average Days on Market (Cum.) / YTD	98 / 185	96 / 212	188 / 265	357 / 269	293 / 213
Median Days on Market (Cum.) / YTD	77 / 86	50 / 80	53 / 102	141 / 128	99 / 139
Recreational with Home					
New Listings / YTD	2 / 17	0 / 21	3 / 15	2 / 22	1 / 21
Sales / YTD	2 / 9	1 / 11	2 / 6	0 / 8	0 / 12
Sales to New Listings Ratio / YTD	100% / 53%	0% / 52%	67% / 40%	0% / 36%	0% / 57%
Sales Volume	632,000	135,000	510,000	0	0
Sales Volume YTD	4,377,000	4,005,800	1,591,000	2,102,500	4,432,049
Average Sale Price	316,000	135,000	255,000	0	0
Average Sale Price YTD	486,333	364,164	265,167	262,813	369,337
Median Sale Price	316,000	135,000	255,000	0	0
Median Sale Price YTD	350,000	255,000	273,000	236,750	317,500
Average Days on Market / YTD	33 / 53	40 / 53	135 / 151	0 / 70	0 / 100
Median Days on Market / YTD	33 / 28	40 / 16	135 / 144	0 / 61	0 / 100
Average Days on Market (Cum.) / YTD	33 / 53	40 / 63	505 / 705	0 / 86	0 / 218
Median Days on Market (Cum.) / YTD	33 / 28	40 / 40	505 / 429	0 / 61	0 / 113
Total Rural²					
New Listings / YTD	210 / 2,299	197 / 2,381	265 / 2,303	243 / 2,437	195 / 2,482
Sales / YTD	95 / 1,223	122 / 1,482	155 / 964	99 / 777	84 / 812
Sales to New Listings Ratio / YTD	45% / 53%	62% / 62%	58% / 42%	41% / 32%	43% / 33%
Sales Volume	60,034,300	73,650,816	78,296,348	54,336,325	44,406,599
Sales Volume YTD	788,369,517	875,788,606	504,966,585	412,050,367	423,792,404
Average Sale Price	631,940	603,695	505,138	548,852	528,650
Average Sale Price YTD	644,619	590,950	523,824	530,309	521,912
Median Sale Price	569,000	540,550	490,000	471,500	486,250
Median Sale Price YTD	600,000	560,000	484,000	490,000	475,000
Average Days on Market / YTD	56 / 63	58 / 70	92 / 101	109 / 99	118 / 99
Median Days on Market / YTD	41 / 28	43 / 34	55 / 60	67 / 63	85 / 62
Average Days on Market (Cum.) / YTD	79 / 92	79 / 111	151 / 165	170 / 150	143 / 141
Median Days on Market (Cum.) / YTD	57 / 33	57 / 42	87 / 89	93 / 82	93 / 86

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
September 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	7 / 126	11 / 112	12 / 111	13 / 143	20 / 132
Sales / YTD	3 / 39	2 / 20	2 / 17	1 / 27	4 / 21
Sales to New Listings Ratio / YTD	43% / 31%	18% / 18%	17% / 15%	8% / 19%	20% / 16%
Sales Volume	2,071,000	419,000	1,667,000	1,040,550	3,123,000
Sales Volume YTD	63,926,030	20,361,158	10,268,000	18,623,849	16,599,076
Average Sale Price	690,333	209,500	833,500	1,040,550	780,750
Average Sale Price YTD	1,639,129	1,018,058	604,000	689,772	790,432
Median Sale Price	750,000	209,500	833,500	1,040,550	765,000
Median Sale Price YTD	735,000	452,500	430,000	599,283	475,000
Average Days on Market / YTD	62 / 188	249 / 242	66 / 269	119 / 302	293 / 262
Median Days on Market / YTD	31 / 104	249 / 92	66 / 196	119 / 178	247 / 140
Average Days on Market (Cum.) / YTD	172 / 322	1060 / 468	94 / 272	119 / 310	293 / 292
Median Days on Market (Cum.) / YTD	139 / 166	1060 / 104	94 / 196	119 / 188	247 / 218
Investment					
New Listings / YTD	34 / 277	20 / 214	27 / 222	16 / 220	18 / 277
Sales / YTD	7 / 103	13 / 76	8 / 46	5 / 55	9 / 72
Sales to New Listings Ratio / YTD	21% / 37%	65% / 36%	30% / 21%	31% / 25%	50% / 26%
Sales Volume	13,425,000	11,781,000	3,259,205	2,933,200	11,718,820
Sales Volume YTD	92,476,048	60,860,353	30,362,041	52,453,650	62,911,147
Average Sale Price	1,917,857	906,231	407,401	586,640	1,302,091
Average Sale Price YTD	897,826	800,794	660,044	953,703	873,766
Median Sale Price	460,000	545,000	352,500	316,200	937,500
Median Sale Price YTD	550,000	448,000	387,014	540,000	523,900
Average Days on Market / YTD	173 / 179	239 / 184	136 / 150	101 / 190	219 / 181
Median Days on Market / YTD	162 / 131	120 / 130	116 / 119	83 / 115	167 / 130
Average Days on Market (Cum.) / YTD	296 / 238	239 / 242	205 / 202	101 / 217	219 / 210
Median Days on Market (Cum.) / YTD	285 / 155	120 / 140	145 / 138	83 / 143	167 / 143
Multi Family					
New Listings / YTD	11 / 110	9 / 93	19 / 68	7 / 71	2 / 60
Sales / YTD	0 / 27	2 / 47	1 / 11	2 / 14	3 / 17
Sales to New Listings Ratio / YTD	0% / 25%	22% / 51%	5% / 16%	29% / 20%	150% / 28%
Sales Volume	0	2,145,000	1,605,000	1,638,250	3,410,000
Sales Volume YTD	37,117,500	63,508,250	19,584,200	14,063,250	17,321,100
Average Sale Price	0	1,072,500	1,605,000	819,125	1,136,667
Average Sale Price YTD	1,374,722	1,351,239	1,780,382	1,004,518	1,018,888
Median Sale Price	0	1,072,500	1,605,000	819,125	1,080,000
Median Sale Price YTD	1,390,000	1,225,000	1,232,000	736,500	808,000
Average Days on Market / YTD	0 / 91	66 / 179	92 / 206	94 / 166	124 / 101
Median Days on Market / YTD	0 / 64	66 / 125	92 / 105	94 / 133	126 / 98
Average Days on Market (Cum.) / YTD	0 / 113	66 / 213	92 / 283	94 / 166	124 / 101
Median Days on Market (Cum.) / YTD	0 / 78	66 / 131	92 / 105	94 / 133	126 / 98
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 2	0 / 0	0 / 6
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 17%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	5,650,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	5,650,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	5,650,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 81
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 81
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 81
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 81

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
September 2022

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	23 / 205	14 / 108	14 / 139	22 / 258	12 / 204
Sales / YTD	2 / 43	7 / 24	2 / 33	4 / 35	3 / 38
Sales to New Listings Ratio / YTD	9% / 21%	50% / 22%	14% / 24%	18% / 14%	25% / 19%
Sales Volume	274,000	1,060,000	432,000	702,500	364,000
Sales Volume YTD	11,035,800	5,039,568	6,232,800	8,508,650	7,732,800
Average Sale Price	137,000	151,429	216,000	175,625	121,333
Average Sale Price YTD	256,647	209,982	188,873	243,104	203,495
Median Sale Price	137,000	90,000	216,000	142,500	120,000
Median Sale Price YTD	171,000	109,000	95,000	138,000	111,000
Average Days on Market / YTD	91 / 153	120 / 160	72 / 126	100 / 165	129 / 142
Median Days on Market / YTD	91 / 133	99 / 146	72 / 102	116 / 127	104 / 136
Average Days on Market (Cum.) / YTD	91 / 162	120 / 184	439 / 174	197 / 184	129 / 148
Median Days on Market (Cum.) / YTD	91 / 133	99 / 146	439 / 134	135 / 136	104 / 148
Lease					
New Listings / YTD	37 / 218	20 / 188	19 / 205	24 / 211	24 / 205
Sales / YTD	6 / 64	8 / 58	6 / 44	8 / 70	9 / 67
Sales to New Listings Ratio / YTD	16% / 29%	40% / 31%	32% / 21%	33% / 33%	38% / 33%
Sales Volume	799,882	1,246,578	1,441,042	658,964	1,439,065
Sales Volume YTD	8,761,475	9,965,091	12,484,721	6,301,756	8,009,220
Average Sale Price	133,314	155,822	240,174	82,371	159,896
Average Sale Price YTD	136,898	171,812	283,744	90,025	119,541
Median Sale Price	99,255	131,008	117,956	49,510	150,075
Median Sale Price YTD	96,190	105,975	129,186	60,551	86,900
Average Days on Market / YTD	263 / 200	167 / 216	170 / 186	110 / 147	171 / 159
Median Days on Market / YTD	72 / 100	111 / 134	151 / 156	97 / 101	190 / 116
Average Days on Market (Cum.) / YTD	263 / 221	167 / 223	201 / 190	133 / 149	171 / 175
Median Days on Market (Cum.) / YTD	72 / 130	111 / 140	192 / 163	100 / 102	190 / 116
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	112 / 940	74 / 717	91 / 751	83 / 907	75 / 884
Sales / YTD	18 / 276	32 / 226	19 / 151	20 / 202	28 / 216
Sales to New Listings Ratio / YTD	16% / 29%	43% / 32%	21% / 20%	24% / 22%	37% / 24%
Sales Volume	16,569,882	16,651,578	8,404,247	6,973,464	20,054,885
Sales Volume YTD	213,316,853	160,484,420	78,931,762	101,231,155	118,223,343
Average Sale Price	920,549	520,362	442,329	348,673	716,246
Average Sale Price YTD	772,887	710,108	522,727	501,144	547,330
Median Sale Price	335,739	257,500	305,000	200,000	289,459
Median Sale Price YTD	415,000	382,500	272,000	262,500	278,037
Average Days on Market / YTD	175 / 172	185 / 193	130 / 173	104 / 184	194 / 168
Median Days on Market / YTD	79 / 108	101 / 127	110 / 124	100 / 120	158 / 123
Average Days on Market (Cum.) / YTD	241 / 222	235 / 244	211 / 206	133 / 196	194 / 187
Median Days on Market (Cum.) / YTD	143 / 136	101 / 134	121 / 148	116 / 125	158 / 128

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
September 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	6,711 (2,436)	788 (187)	648 (31)	5,099 (1,640)	356 (17)
	April	7,454 (2,862)	862 (225)	658 (23)	5,729 (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	7,092 (1,860)	768 (147)	645 (24)	5,636 (1,304)	365 (16)
	November	6,038 (1,819)	658 (125)	666 (18)	4,837 (1,310)	392 (9)
	December	4,731 (1,316)	513 (87)	586 (35)	3,734 (965)	351 (25)
2022	January	4,693 (1,332)	498 (71)	612 (27)	3,710 (987)	369 (20)
	February	4,745 (2,251)	535 (108)	654 (35)	3,774 (1,675)	397 (25)
	March	5,198 (3,267)	599 (177)	684 (33)	4,145 (2,372)	415 (21)
	April	6,398 (2,885)	685 (193)	699 (44)	5,045 (2,090)	436 (18)
	May	7,442 (2,843)	788 (168)	705 (33)	5,958 (1,967)	445 (18)
	June	7,964 (2,586)	844 (176)	698 (31)	6,342 (1,827)	444 (17)
	July	8,274 (1,967)	887 (123)	739 (29)	6,561 (1,367)	466 (17)
	August	7,863 (1,802)	913 (112)	750 (26)	6,279 (1,244)	474 (15)
	September	7,733 (1,581)	890 (95)	763 (18)	6,168 (1,115)	477 (12)

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.

September 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	29	32	48	433	413	313
	Average	443,350	447,270	414,494	470,471	434,736	432,392
	Median	410,500	446,250	365,000	420,000	398,000	389,000
North Central	Sales	146	165	165	1,721	1,676	1,123
	Average	413,165	390,874	385,591	425,833	398,100	372,667
	Median	399,750	381,100	371,000	405,000	384,125	362,750
Northeast	Sales	25	42	48	476	456	315
	Average	398,536	340,705	353,081	366,942	346,513	319,109
	Median	368,000	330,000	305,000	336,000	325,000	300,000
Central	Sales	30	26	26	337	296	197
	Average	313,298	315,040	288,504	299,367	298,443	280,269
	Median	268,250	280,000	254,750	270,000	274,950	256,500
West	Sales	57	62	75	738	773	508
	Average	493,558	526,274	580,217	569,269	557,054	514,640
	Median	400,000	442,500	415,000	455,000	452,500	410,000
Southwest	Sales	78	110	99	1,085	1,129	707
	Average	594,046	547,807	540,014	608,033	595,163	535,353
	Median	492,500	479,500	468,000	539,000	516,250	476,500
Southeast	Sales	104	157	152	1,393	1,414	951
	Average	418,561	425,558	396,088	451,742	421,713	400,250
	Median	391,250	390,000	375,000	422,000	390,000	367,000
Anthony Henday	Sales	120	169	181	1,951	1,896	1,167
	Average	573,820	559,691	498,759	579,066	524,404	493,014
	Median	510,816	481,000	443,000	534,888	475,000	437,500
City of Edmonton Total	Sales	589	763	794	8,134	8,053	5,281
	Average	474,361	466,050	447,639	498,032	470,163	436,564
	Median	430,000	421,000	397,950	455,000	422,000	394,000
Condominiums							
Northwest	Sales	11	13	13	107	111	89
	Average	185,014	182,431	196,685	211,435	229,419	232,662
	Median	170,000	155,000	223,500	185,250	240,000	243,500
North Central	Sales	61	57	44	741	601	386
	Average	209,924	202,442	213,812	210,464	205,526	197,928
	Median	210,000	195,000	221,500	205,000	196,000	195,000
Northeast	Sales	24	25	12	295	211	176
	Average	141,183	152,224	144,583	156,971	155,917	147,427
	Median	142,250	147,000	157,250	150,000	153,000	154,050
Central	Sales	48	52	49	534	543	381
	Average	190,285	218,023	233,948	232,779	242,558	233,565
	Median	168,500	212,750	205,000	195,000	220,000	220,000
West	Sales	37	39	25	390	326	216
	Average	192,311	220,608	201,548	213,736	208,081	190,562
	Median	170,000	177,000	187,000	177,000	177,000	170,000
Southwest	Sales	63	63	65	791	609	410
	Average	245,767	246,631	256,493	254,221	250,566	240,794
	Median	230,000	234,000	261,000	241,000	236,500	228,900
Southeast	Sales	46	47	39	611	480	285
	Average	206,686	190,861	219,569	209,857	206,719	197,106
	Median	184,250	175,000	210,000	195,000	191,500	180,500
Anthony Henday	Sales	77	75	66	954	754	409
	Average	244,021	246,504	236,464	259,168	249,264	238,505
	Median	222,500	230,000	208,750	255,063	238,000	235,000
City of Edmonton Total	Sales	367	371	313	4,423	3,635	2,352
	Average	213,239	217,395	226,976	228,149	225,913	214,989
	Median	190,000	195,000	212,500	208,900	210,000	198,250

n/a = insufficient data

September 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	2,486	2,379	2,202	2,051	1,997
Sales	1,127	1,327	1,306	986	940
Sales Volume	431,417,940	505,707,032	493,475,314	348,472,353	358,488,277
Edmonton City Year to Date					
New Listings	25,149	23,474	18,342	20,107	22,037
Sales	14,807	13,677	8,954	9,432	9,556
Sales Volume	5,997,733,284	5,364,827,693	3,262,072,702	3,426,042,961	3,599,190,832
Edmonton City Month End Active Inventory					
Residential	6,168	6,051	5,683	6,281	6,838
Commercial	477	368	406	407	406
TOTAL	6,645	6,419	6,089	6,688	7,244
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,465	3,300	3,288	3,027	2,957
Sales	1,694	2,030	2,042	1,499	1,424
Sales Volume	669,576,147	799,170,611	789,931,723	546,312,621	555,436,473
Greater Edmonton Area Year to Date					
New Listings	35,639	34,258	27,597	30,381	33,143
Sales	22,013	21,356	13,979	14,260	14,531
Sales Volume	9,256,340,155	8,671,545,558	5,248,263,240	5,319,411,671	5,591,335,865
Greater Edmonton Area Month End Active Inventory					
Residential	7,733	7,640	7,549	8,545	9,448
Rural	890	858	1,103	1,316	1,305
Commercial	763	641	694	715	680
TOTAL	9,386	9,139	9,346	10,576	11,433
<hr/>					
Total Board Monthly					
New Listings	3,975	3,797	3,781	3,524	3,468
Sales	1,959	2,377	2,378	1,715	1,623
Sales Volume	742,004,545	891,381,771	877,668,971	602,403,042	606,202,078
Total Board Year to Date					
New Listings	41,244	39,864	32,455	35,790	38,866
Sales	24,975	24,791	16,068	16,149	16,355
Sales Volume	10,137,069,766	9,638,545,267	5,759,268,308	5,812,215,988	6,068,587,340

September 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	3	8	9	56	60	46
	Sales Volume	n/a	1,749,500	1,964,500	13,360,801	14,559,400	10,644,000
	Average Price	n/a	218,688	218,278	238,586	242,657	231,391
	Median Price	n/a	226,000	193,000	226,500	235,000	227,500
Beaumont	Sales	30	40	48	399	444	289
	Sales Volume	14,764,526	16,345,100	19,756,316	202,221,009	199,190,153	118,280,621
	Average Price	492,151	408,628	411,590	506,820	448,626	409,276
	Median Price	468,500	394,000	403,500	495,238	433,250	397,000
Bonnyville	Sales	7	9	4	92	93	57
	Sales Volume	1,595,400	2,376,000	n/a	22,831,707	23,508,600	12,218,350
	Average Price	227,914	264,000	n/a	248,171	252,781	214,357
	Median Price	263,000	261,000	n/a	256,250	250,000	238,500
Cold Lake	Sales	14	20	34	321	341	225
	Sales Volume	3,902,000	5,862,900	9,829,900	98,837,149	100,865,805	66,083,334
	Average Price	278,714	293,145	289,115	307,904	295,794	293,704
	Median Price	236,000	303,750	282,000	320,000	300,000	290,000
Devon	Sales	19	7	9	130	104	66
	Sales Volume	6,318,650	2,362,000	3,267,000	42,950,349	34,589,799	19,476,650
	Average Price	332,561	337,429	363,000	330,387	332,594	295,101
	Median Price	337,000	323,500	330,000	326,250	327,000	289,050
Drayton Valley	Sales	13	13	14	150	144	81
	Sales Volume	3,686,900	2,692,900	2,220,499	39,332,220	33,773,527	16,980,849
	Average Price	283,608	207,146	158,607	262,215	234,538	209,640
	Median Price	265,000	215,000	166,000	267,750	240,000	210,000
Fort Saskatchewan	SFD Sales	33	30	28	369	406	267
	SFD Average Price	413,077	452,318	404,520	468,479	432,840	397,008
	SFD Median Price	416,750	438,000	374,500	444,000	421,750	382,000
	Condo Sales	7	9	7	85	61	35
	Condo Average Price	232,643	210,500	252,414	220,035	222,850	249,577
	Condo Median Price	215,000	235,000	226,500	224,000	203,500	232,500
	Total Sales Volume	19,431,350	18,921,550	16,865,955	236,390,303	235,140,647	140,610,665
Gibbons	Sales	2	7	5	53	61	59
	Sales Volume	n/a	2,041,650	1,404,000	15,450,791	16,996,735	16,209,650
	Average Price	n/a	291,664	280,800	291,524	278,635	274,740
	Median Price	n/a	242,900	270,000	286,000	270,000	269,000
Leduc	SFD Sales	38	46	41	519	496	297
	SFD Average Price	436,199	400,888	359,683	424,222	401,265	370,225
	SFD Median Price	429,750	368,650	345,000	412,000	382,000	353,000
	Condo Sales	12	8	10	90	72	54
	Condo Average Price	206,292	208,156	212,140	230,446	216,022	216,921
	Condo Median Price	202,500	210,625	203,500	209,500	193,700	203,500
	Total Sales Volume	21,177,054	23,202,850	20,144,299	290,553,809	255,514,670	141,751,743

n/a = insufficient data

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

September 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville						
Sales	19	15	27	250	254	170
Sales Volume	6,204,500	4,728,900	8,653,850	89,735,436	86,259,473	54,218,273
Average Price	326,553	315,260	320,513	358,942	339,604	318,931
Median Price	317,000	354,000	346,500	345,500	355,000	330,000
Sherwood Park						
SFD Sales	50	82	82	704	876	627
SFD Average Price	497,897	444,156	474,773	510,907	468,685	443,236
SFD Median Price	486,500	419,354	443,000	480,000	440,000	423,000
Condo Sales	21	24	30	257	242	146
Condo Average Price	277,038	305,463	268,373	295,090	309,127	288,055
Condo Median Price	280,000	312,450	250,500	285,000	290,000	272,000
Total Sales Volume	32,948,950	45,333,889	49,559,881	463,369,213	522,574,177	341,857,434
Spruce Grove						
SFD Sales	39	43	43	524	548	298
SFD Average Price	428,811	424,033	374,937	451,891	419,857	383,936
SFD Median Price	423,000	395,100	349,900	435,000	408,000	365,000
Condo Sales	11	12	6	99	72	48
Condo Average Price	194,354	260,525	264,483	231,870	223,556	230,452
Condo Median Price	178,000	279,999	249,500	202,500	207,079	229,000
Total Sales Volume	22,605,321	29,035,009	26,261,105	319,287,781	307,793,997	172,143,534
St. Albert						
SFD Sales	55	75	92	793	849	601
SFD Average Price	497,435	510,008	501,394	543,635	501,619	470,020
SFD Median Price	448,000	455,000	446,750	510,000	457,500	433,000
Condo Sales	27	25	22	282	254	170
Condo Average Price	264,915	265,134	275,776	269,579	280,644	254,385
Condo Median Price	204,000	235,000	274,500	241,750	250,000	244,750
Total Sales Volume	36,848,106	47,524,438	56,547,213	534,565,103	525,423,196	344,406,509
St. Paul						
Sales	6	13	10	82	103	59
Sales Volume	349,000	2,666,000	1,413,200	16,742,360	24,910,111	11,128,950
Average Price	58,167	205,077	141,320	204,175	241,846	188,626
Median Price	10,000	260,000	128,450	205,500	255,000	200,000
Stony Plain						
Sales	30	44	21	423	371	234
Sales Volume	10,603,549	14,237,449	7,064,300	155,397,015	127,200,016	75,421,180
Average Price	353,452	323,578	336,395	367,369	342,857	322,313
Median Price	350,500	314,000	350,000	358,000	339,000	327,250
Vegreville						
Sales	12	15	11	93	101	54
Sales Volume	2,547,600	2,719,300	1,721,000	22,318,000	20,345,800	7,913,900
Average Price	212,300	181,287	156,455	239,978	201,444	146,554
Median Price	236,350	157,300	145,000	225,000	199,000	129,250
Westlock						
Sales	4	9	8	89	83	53
Sales Volume	n/a	2,021,400	1,325,000	19,505,500	17,632,000	9,583,137
Average Price	n/a	224,600	165,625	219,163	212,434	180,814
Median Price	n/a	225,000	122,250	213,500	228,000	180,000
Wetaskiwin						
Sales	15	24	9	198	192	110
Sales Volume	3,109,000	5,380,150	1,701,500	49,342,350	42,360,375	23,043,100
Average Price	207,267	224,173	189,056	249,204	220,627	209,483
Median Price	180,000	231,250	200,000	235,500	210,000	214,500

n/a = insufficient data

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

September 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	8	10	11	52	76	58
	Sales Volume	2,043,900	3,174,000	2,387,500	18,233,475	22,270,700	12,691,800
Bonnyville M.D.	Sales	6	16	16	137	167	96
	Sales Volume	2,637,000	5,370,500	5,468,300	52,578,300	60,505,859	31,340,050
Lac la Biche County	Sales	0	0	0	8	4	0
	Sales Volume	n/a	n/a	n/a	2,204,000	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	12	22	34	211	274	152
	Sales Volume	7,363,400	13,953,142	17,641,000	123,967,915	150,068,140	88,205,729
Parkland County	Sales	35	53	61	491	580	381
	Sales Volume	18,405,600	26,346,672	29,906,899	277,853,935	310,423,314	176,156,854
Smoky Lake County	Sales	8	3	4	41	36	25
	Sales Volume	1,589,500	n/a	n/a	9,010,500	10,712,700	4,332,600
St. Paul County	Sales	5	8	8	83	100	69
	Sales Volume	799,900	2,027,400	1,527,000	26,535,805	20,918,175	9,848,700
Strathcona County	Sales	26	29	39	316	381	255
	Sales Volume	19,570,900	19,892,102	21,565,000	243,431,141	257,411,204	143,377,253
Sturgeon County	Sales	22	18	21	205	247	176
	Sales Volume	14,694,400	13,458,900	9,183,449	143,116,526	157,885,948	97,226,749
Thorhild County	Sales	2	9	4	38	44	30
	Sales Volume	n/a	1,954,400	n/a	12,340,028	10,216,002	7,240,280
Two Hills County	Sales	1	3	3	18	17	19
	Sales Volume	n/a	n/a	n/a	5,297,400	4,379,900	4,419,500
Vermilion River County	Sales	0	1	0	0	1	3
	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.

September 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	0	0	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	3	0	15	14	8
	Sales Volume	n/a	n/a	n/a	5,354,390	5,986,730	3,548,000
Lac la Biche County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	0	0	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	0	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	1	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	0	4	11	5
	Sales Volume	n/a	n/a	n/a	n/a	2,029,100	1,469,500
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	2	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	3	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	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.

Third Quarter 2022

		2022-Q3	2021-Q3	2020-Q3	2022 YTD	2021 YTD	2020 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	4	15	11	27	40	26
	Sales Volume	n/a	3,796,000	2,926,500	7,566,500	10,249,400	6,685,000
Calmar	Sales	17	20	20	49	55	43
	Sales Volume	4,799,350	5,574,550	4,857,585	14,438,900	15,389,050	9,715,485
Elk Point	Sales	8	6	5	24	22	11
	Sales Volume	1,184,500	1,200,500	254,000	4,157,500	4,306,500	873,900
Millet	Sales	14	12	14	40	33	30
	Sales Volume	2,568,000	2,307,900	1,971,500	7,126,489	7,763,049	4,093,000
Redwater	Sales	14	14	10	38	41	27
	Sales Volume	3,301,200	2,739,400	2,120,900	8,674,400	8,373,900	5,215,700
Tofield	Sales	11	9	13	35	34	26
	Sales Volume	2,665,650	2,215,200	2,532,300	8,991,950	7,749,535	4,795,449
Rural² and Commercial³ Sales by County							
Athabasca County	Sales	21	25	28	54	79	59
	Sales Volume	7,041,700	8,071,800	6,926,800	18,466,475	23,265,700	13,031,800
Barrhead County	Sales	21	22	20	64	70	43
	Sales Volume	7,719,400	5,380,000	5,732,105	23,696,550	20,817,110	12,092,355
Beaver County	Sales	20	23	24	55	75	46
	Sales Volume	9,217,499	7,920,802	8,900,302	23,074,299	25,972,058	16,448,552
Bonnyville M.D.	Sales	45	52	46	152	181	104
	Sales Volume	14,663,900	18,130,530	15,456,650	57,932,690	66,492,589	34,888,050
Brazeau County	Sales	27	27	22	79	93	49
	Sales Volume	9,826,000	8,844,600	6,407,482	29,202,327	31,768,200	13,319,882
Lac la Biche County	Sales	4	0	0	9	4	0
	Sales Volume	n/a	n/a	n/a	4,554,000	n/a	n/a
Minburn County	Sales	6	4	1	21	18	4
	Sales Volume	1,772,000	n/a	n/a	5,559,100	6,038,000	n/a
Smoky Lake County	Sales	12	11	8	42	36	28
	Sales Volume	2,161,500	3,170,900	1,744,600	9,047,500	10,712,700	5,062,600
St. Paul County	Sales	32	29	35	87	111	74
	Sales Volume	6,667,400	6,528,800	5,831,300	27,160,805	22,947,275	11,318,200
Thorhild County	Sales	10	22	11	41	44	31
	Sales Volume	2,935,068	4,146,502	2,394,500	12,720,028	10,216,002	7,500,280
Two Hills County	Sales	4	7	11	19	18	20
	Sales Volume	n/a	1,934,000	2,772,500	5,343,400	4,583,900	4,669,500
Vermilion River County	Sales	0	1	1	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	20	35	19	69	84	48
	Sales Volume	4,778,500	11,188,000	4,930,900	22,304,300	26,465,400	12,082,900
Wetaskiwin County	Sales	76	96	98	203	339	159
	Sales Volume	27,915,236	34,367,370	38,056,300	78,634,986	123,288,857	60,212,799

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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.

³ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.