

Media Release

Edmonton Market Sees Year-Over-Year Growth in Detached Average Price

Edmonton, June 2, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for May 2023 hit 2,719, decreasing 6.8% compared to May 2022 but increasing 34.4% from April 2023. New residential listings were down 17% year-over-year from May 2022, while also noting an increase of 14.2% from April 2023. Overall inventory in the GEA was up 10.2% from May of last year, and up 2.6% from the previous month.

For May, detached unit sales were down 9.6% from May 2022, but saw an increase of 37.7% from April 2023 at 1,692. Semi-detached unit sales were down 12.8% year-over-year but increased by 38.4% from April 2023. Row/Townhouse unit sales saw increases in both year-over-year and month-over-month, noting improvements of 4.1% and 27.8% respectively. Apartment Condominium unit sales also had increases of 3.7% from May 2022 and 22.2% from the previous month.

Total residential average prices hit \$420,507, a 1.5% decrease from May 2022, and an increase of 2.8% from April 2023. Detached homes averaged \$512,338, a 1.2% year-over-year increase and an increase of 2.3% from April 2023. Semi-detached sold for an average of \$381,968, resulting in a small 0.7% decrease year-over-year, but saw an increase of 0.8% from the previous month. Row/townhouse prices were down both 4.3% from May 2022 and 3.1% month-over-month, selling at \$253,417. Apartment Condominium average prices hit \$193,218, showing decreases of 0.3% from last month and 8.1% from May 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$378,800, resulting in an increase of 0.5% from April 2023, but a decrease of 8.4% from May 2022.

“We’ve certainly seen the real estate market come to life in the month of May,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “Although small, there were improvements in the year-over-year detached average prices as well as row/townhouse and apartment condominium unit sales.

Detached homes averaged 40 days on the market, a two-day decrease from April 2023. Semi-detached homes averaged 37 days on the market, decreasing four days from the previous month, with row/townhouses averaging 42 days on the market, a decrease of three days month-over-month. Apartment condominiums averaged 56 days on market, showing no change from April 2023. Overall, all residential listings averaged 42 days on the market, increasing by 13 days year-over-year and dropping two days from April 2023.

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Review these statistics and more at www.realtorsofedmonton.com.

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	May 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$433,800	0.6%	-7.9%
Apartment benchmark price	\$177,200	0.6%	-4.3%
Townhouse benchmark price	\$233,300	1.3%	-7.2%
Composite ⁷ benchmark price	\$378,800	0.5%	-8.4%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	May 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$512,338	2.3%	1.2%
Detached median ³ selling price – month	\$470,000	2.7%	1.1%
Semi-detached average selling price – month	\$381,968	0.8%	-0.7%
Semi-detached median selling price – month	\$370,000	-1.3%	-0.9%
Row/Townhouse average selling price – month	\$253,417	-3.1%	-4.3%
Row/Townhouse median selling price – month	\$250,000	-5.3%	-4.2%
Apartment Condominium average selling price	\$193,218	0.3%	-8.1%
Apartment Condominium median selling price	\$174,900	-1.5%	-7.7%
All-residential ⁴ average selling price	\$420,507	2.8%	-1.5%
All-residential median selling price	\$389,500	0.9%	-3.1%
# residential listings this month	3,918	14.2%	-17.0%
# residential sales this month	2,719	34.4%	-6.8%
# residential inventory at month end	7,101	2.6%	-5.9%
# Total ⁵ MLS® System sales this month	3,223	34.1%	-7.5%
\$ Value Total residential sales this month	\$1,242,733,569	39.0%	-8.8%
\$ Value of total MLS® System sales – month	\$1,311,930,946	38.8%	-8.7%
\$ Value of total MLS® System sales - YTD	\$4,036,704,337	48.0%	-35.2%

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

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

- 3 Median: The middle figure in an ordered list of all sales prices
- 4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium
- 5 Includes residential, rural and commercial sales
- 6 Single-family Dwelling
- 7 Includes SFD, condos, duplex/row houses and mobile homes

*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, 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](http://www.realtorsofedmonton.com) or the [Canadian Real Estate Association website](http://www.crea.ca).

5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
May 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,398 / 9,236	2,898 / 11,180	2,581 / 10,557	1,939 / 7,712	2,532 / 10,080
Sales / YTD	1,692 / 5,296	1,872 / 8,089	1,972 / 7,625	826 / 3,337	1,324 / 4,376
Sales to New Listings Ratio / YTD	71% / 57%	65% / 72%	76% / 72%	43% / 43%	52% / 43%
Sales Volume	866,876,340	947,302,852	950,889,494	349,342,753	581,229,486
Sales Volume YTD	2,596,922,191	4,115,313,133	3,585,765,549	1,414,480,549	1,904,109,192
Average Sale Price	512,338	506,038	482,195	422,933	438,995
Average Sale Price YTD	490,355	508,754	470,264	423,878	435,126
Median Sale Price	470,000	465,000	433,500	390,000	400,000
Median Sale Price YTD	449,000	466,000	425,000	385,500	397,500
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	40 / 46	24 / 32	30 / 39	62 / 65	54 / 62
Median Days on Market / YTD	26 / 29	16 / 17	17 / 20	46 / 45	36 / 42
Average Days on Market (Cum.) / YTD	63 / 74	30 / 45	40 / 58	94 / 102	87 / 99
Median Days on Market (Cum.) / YTD	32 / 40	17 / 17	17 / 22	59 / 64	46 / 59
Semi-detached					
New Listings / YTD	398 / 1,492	519 / 2,041	451 / 1,879	323 / 1,351	382 / 1,650
Sales / YTD	299 / 944	343 / 1,562	313 / 1,252	142 / 561	238 / 801
Sales to New Listings Ratio / YTD	75% / 63%	66% / 77%	69% / 67%	44% / 42%	62% / 49%
Sales Volume	114,208,550	131,954,308	112,040,581	46,779,354	81,025,042
Sales Volume YTD	350,709,539	592,530,716	435,076,244	182,422,295	264,261,766
Average Sale Price	381,968	384,706	357,957	329,432	340,441
Average Sale Price YTD	371,514	379,341	347,505	325,173	329,915
Median Sale Price	370,000	373,500	342,000	320,950	325,000
Median Sale Price YTD	366,200	371,000	335,000	319,900	320,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	37 / 42	25 / 31	33 / 42	63 / 72	66 / 70
Median Days on Market / YTD	24 / 27	17 / 17	22 / 24	55 / 56	48 / 52
Average Days on Market (Cum.) / YTD	53 / 64	30 / 42	43 / 60	101 / 116	105 / 112
Median Days on Market (Cum.) / YTD	27 / 32	18 / 18	23 / 27	69 / 80	62 / 73
Row/Townhouse					
New Listings / YTD	410 / 1,760	526 / 2,216	544 / 2,165	316 / 1,386	403 / 1,673
Sales / YTD	359 / 1,251	345 / 1,609	298 / 1,188	123 / 547	200 / 707
Sales to New Listings Ratio / YTD	88% / 71%	66% / 73%	55% / 55%	39% / 39%	50% / 42%
Sales Volume	90,976,847	91,325,366	75,629,467	27,239,293	47,812,220
Sales Volume YTD	316,529,015	425,979,779	294,345,459	122,765,980	163,683,060
Average Sale Price	253,417	264,711	253,790	221,458	239,061
Average Sale Price YTD	253,021	264,748	247,766	224,435	231,518
Median Sale Price	250,000	261,000	253,000	219,000	234,000
Median Sale Price YTD	249,998	260,000	245,000	215,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	98% / 98%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	42 / 50	33 / 44	43 / 51	77 / 69	67 / 75
Median Days on Market / YTD	28 / 33	22 / 28	28 / 32	60 / 52	49 / 54
Average Days on Market (Cum.) / YTD	62 / 76	44 / 66	63 / 74	108 / 110	102 / 110
Median Days on Market (Cum.) / YTD	30 / 41	25 / 32	33 / 41	74 / 75	60 / 78

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

5 Year Residential Activity (Part 2)

Greater Edmonton Area¹

May 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	712 / 2,930	767 / 3,352	692 / 3,310	494 / 2,117	584 / 2,411
Sales / YTD	369 / 1,344	356 / 1,506	254 / 1,082	97 / 571	242 / 868
Sales to New Listings Ratio / YTD	52% / 46%	46% / 45%	37% / 33%	20% / 27%	41% / 36%
Sales Volume	71,297,547	74,840,965	53,986,913	17,891,379	53,404,016
Sales Volume YTD	257,948,060	303,944,860	221,300,067	112,764,590	183,832,125
Average Sale Price	193,218	210,227	212,547	184,447	220,678
Average Sale Price YTD	191,926	201,823	204,529	197,486	211,788
Median Sale Price	174,900	189,500	194,500	167,000	201,050
Median Sale Price YTD	172,000	178,500	185,000	179,500	195,000
Sale to List Price Ratio / YTD	96% / 95%	96% / 96%	96% / 95%	94% / 94%	96% / 95%
Average Days on Market / YTD	56 / 61	55 / 60	50 / 60	78 / 79	72 / 77
Median Days on Market / YTD	38 / 44	38 / 42	37 / 43	70 / 62	50 / 57
Average Days on Market (Cum.) / YTD	96 / 107	86 / 102	82 / 105	113 / 121	110 / 125
Median Days on Market (Cum.) / YTD	50 / 61	49 / 59	52 / 62	89 / 87	63 / 80
Total Residential²					
New Listings / YTD	3,918 / 15,418	4,710 / 18,789	4,268 / 17,911	3,072 / 12,566	3,901 / 15,814
Sales / YTD	2,719 / 8,835	2,916 / 12,766	2,837 / 11,147	1,188 / 5,016	2,004 / 6,752
Sales to New Listings Ratio / YTD	69% / 57%	62% / 68%	66% / 62%	39% / 40%	51% / 43%
Sales Volume	1,143,359,284	1,245,423,491	1,192,546,455	441,252,779	763,470,764
Sales Volume YTD	3,522,108,805	5,437,768,488	4,536,487,319	1,832,433,414	2,515,886,143
Average Sale Price	420,507	427,100	420,355	371,425	380,973
Average Sale Price YTD	398,654	425,957	406,969	365,318	372,613
Median Sale Price	389,500	402,000	385,000	352,000	356,250
Median Sale Price YTD	375,000	399,200	376,223	345,000	350,000
Sale to List Price Ratio / YTD	98% / 97%	99% / 99%	98% / 98%	96% / 96%	97% / 97%
Average Days on Market / YTD	42 / 49	29 / 37	33 / 42	65 / 68	59 / 66
Median Days on Market / YTD	28 / 31	19 / 20	20 / 23	50 / 49	41 / 47
Average Days on Market (Cum.) / YTD	66 / 78	38 / 54	47 / 65	97 / 107	93 / 105
Median Days on Market (Cum.) / YTD	33 / 42	20 / 21	22 / 26	66 / 71	51 / 64
Other³					
New Listings / YTD	218 / 802	186 / 828	205 / 891	139 / 644	183 / 756
Sales / YTD	88 / 316	92 / 490	115 / 468	40 / 179	70 / 192
Sales to New Listings Ratio / YTD	40% / 39%	49% / 59%	56% / 53%	29% / 28%	38% / 25%
Sales Volume	19,917,649	24,141,932	38,444,757	5,415,800	16,209,828
Sales Volume YTD	75,852,068	144,706,140	133,345,256	40,422,662	41,554,145
Average Sale Price	226,337	262,412	334,302	135,395	231,569
Average Sale Price YTD	240,038	295,319	284,926	225,825	216,428
Median Sale Price	149,000	168,250	217,380	76,250	143,500
Median Sale Price YTD	140,750	208,825	205,000	115,000	143,500
Sale to List Price Ratio / YTD	94% / 93%	94% / 95%	376% / 163%	92% / 91%	90% / 91%
Average Days on Market / YTD	97 / 93	64 / 98	77 / 98	116 / 153	125 / 123
Median Days on Market / YTD	47 / 49	32 / 45	34 / 48	76 / 68	44 / 69
Average Days on Market (Cum.) / YTD	135 / 133	84 / 134	122 / 169	139 / 201	154 / 169
Median Days on Market (Cum.) / YTD	54 / 62	33 / 59	36 / 71	82 / 113	67 / 105

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

May 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	17 / 92	14 / 71	10 / 66	14 / 48	26 / 101
Sales / YTD	4 / 14	2 / 20	4 / 9	0 / 6	5 / 16
Sales to New Listings Ratio / YTD	24% / 15%	14% / 28%	40% / 14%	0% / 13%	19% / 16%
Sales Volume	2,465,000	1,515,000	2,055,000	0	4,717,000
Sales Volume YTD	16,968,000	44,733,250	4,713,878	4,589,000	12,158,299
Average Sale Price	616,250	757,500	513,750	0	943,400
Average Sale Price YTD	1,212,000	2,236,663	523,764	764,833	759,894
Median Sale Price	662,500	757,500	397,500	0	465,000
Median Sale Price YTD	742,500	775,000	500,000	625,000	544,642
Sale to List Price Ratio / YTD	96% / 91%	98% / 97%	74% / 79%	0% / 93%	92% / 83%
Average Days on Market / YTD	132 / 260	162 / 243	101 / 350	0 / 443	254 / 313
Median Days on Market / YTD	40 / 218	162 / 164	92 / 92	0 / 286	196 / 170
Average Days on Market (Cum.) / YTD	246 / 456	508 / 347	177 / 384	0 / 443	254 / 313
Median Days on Market (Cum.) / YTD	176 / 322	508 / 166	115 / 137	0 / 286	196 / 170
Investment					
New Listings / YTD	48 / 187	27 / 142	18 / 124	22 / 112	34 / 123
Sales / YTD	14 / 41	13 / 64	9 / 39	2 / 19	8 / 27
Sales to New Listings Ratio / YTD	29% / 22%	48% / 45%	50% / 31%	9% / 17%	24% / 22%
Sales Volume	10,817,816	10,457,500	8,767,500	815,000	6,106,000
Sales Volume YTD	30,049,934	51,094,480	27,423,660	16,670,005	20,316,050
Average Sale Price	772,701	804,423	974,167	407,500	763,250
Average Sale Price YTD	732,925	798,351	703,171	877,369	752,446
Median Sale Price	468,000	635,000	586,500	407,500	367,500
Median Sale Price YTD	525,000	547,500	436,000	505,000	620,000
Sale to List Price Ratio / YTD	84% / 89%	94% / 96%	92% / 85%	95% / 81%	91% / 91%
Average Days on Market / YTD	177 / 173	194 / 176	166 / 193	99 / 169	192 / 189
Median Days on Market / YTD	97 / 115	189 / 136	102 / 157	99 / 124	102 / 115
Average Days on Market (Cum.) / YTD	263 / 233	223 / 234	208 / 237	221 / 202	192 / 217
Median Days on Market (Cum.) / YTD	147 / 183	227 / 169	105 / 179	221 / 161	102 / 120
Multi Family					
New Listings / YTD	19 / 67	13 / 67	9 / 55	6 / 24	13 / 47
Sales / YTD	3 / 10	4 / 20	5 / 31	1 / 5	2 / 9
Sales to New Listings Ratio / YTD	16% / 15%	31% / 30%	56% / 56%	17% / 21%	15% / 19%
Sales Volume	2,640,000	4,995,000	3,845,000	1,269,000	3,744,000
Sales Volume YTD	11,579,000	25,640,000	40,280,000	5,814,700	9,019,000
Average Sale Price	880,000	1,248,750	769,000	1,269,000	1,872,000
Average Sale Price YTD	1,157,900	1,282,000	1,299,355	1,162,940	1,002,111
Median Sale Price	950,000	1,297,500	760,000	1,269,000	1,872,000
Median Sale Price YTD	890,000	1,249,000	1,215,000	1,232,000	690,000
Sale to List Price Ratio / YTD	86% / 90%	97% / 93%	95% / 94%	94% / 96%	97% / 95%
Average Days on Market / YTD	97 / 194	55 / 81	89 / 186	209 / 341	193 / 169
Median Days on Market / YTD	66 / 64	62 / 53	66 / 112	209 / 209	193 / 89
Average Days on Market (Cum.) / YTD	97 / 219	55 / 111	190 / 234	395 / 510	193 / 169
Median Days on Market (Cum.) / YTD	66 / 81	62 / 75	112 / 132	395 / 364	193 / 89
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	1 / 1	0 / 2	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
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 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

May 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	26 / 130	21 / 113	7 / 58	12 / 87	34 / 164
Sales / YTD	4 / 25	7 / 26	4 / 9	1 / 18	4 / 20
Sales to New Listings Ratio / YTD	15% / 19%	33% / 23%	57% / 16%	8% / 21%	12% / 12%
Sales Volume	3,603,000	2,435,500	1,992,288	55,000	1,090,000
Sales Volume YTD	7,166,500	6,846,500	3,357,068	3,065,300	5,482,150
Average Sale Price	900,750	347,929	498,072	55,000	272,500
Average Sale Price YTD	286,660	263,327	373,008	170,294	274,108
Median Sale Price	180,000	99,000	451,144	55,000	232,500
Median Sale Price YTD	120,000	143,500	315,000	124,000	137,000
Sale to List Price Ratio / YTD	87% / 84%	82% / 83%	73% / 158%	110% / 82%	89% / 87%
Average Days on Market / YTD	127 / 114	175 / 139	209 / 216	86 / 124	96 / 214
Median Days on Market / YTD	77 / 98	88 / 78	209 / 217	86 / 102	77 / 171
Average Days on Market (Cum.) / YTD	304 / 170	175 / 139	209 / 216	86 / 132	96 / 228
Median Days on Market (Cum.) / YTD	77 / 102	88 / 78	209 / 217	86 / 111	77 / 171
Lease					
New Listings / YTD	31 / 147	17 / 106	27 / 115	24 / 119	35 / 138
Sales / YTD	7 / 47	7 / 42	6 / 35	3 / 25	8 / 39
Sales to New Listings Ratio / YTD	23% / 32%	41% / 40%	22% / 30%	13% / 21%	23% / 28%
Sales Volume	4,119,339	1,480,499	899,780	1,142,514	854,346
Sales Volume YTD	10,090,771	5,841,803	5,589,343	9,670,591	3,348,412
Average Sale Price	588,477	211,500	149,963	380,838	106,793
Average Sale Price YTD	214,697	139,091	159,696	386,824	85,857
Median Sale Price	134,909	105,000	61,983	221,300	87,750
Median Sale Price YTD	82,800	84,466	105,750	196,650	65,160
Average Days on Market / YTD	212 / 140	440 / 187	264 / 259	119 / 214	196 / 157
Median Days on Market / YTD	109 / 101	360 / 95	288 / 190	130 / 273	157 / 101
Average Days on Market (Cum.) / YTD	364 / 178	440 / 219	264 / 271	119 / 214	196 / 157
Median Days on Market (Cum.) / YTD	139 / 127	360 / 123	288 / 195	130 / 273	157 / 101
Farms					
New Listings / YTD	9 / 58	15 / 63	20 / 77	17 / 57	18 / 67
Sales / YTD	8 / 23	3 / 31	11 / 35	5 / 13	4 / 15
Sales to New Listings Ratio / YTD	89% / 40%	20% / 49%	55% / 45%	29% / 23%	22% / 22%
Sales Volume	8,672,235	2,858,000	6,088,000	2,695,000	1,905,000
Sales Volume YTD	23,414,485	31,661,680	22,289,992	11,243,500	8,893,000
Average Sale Price	1,084,029	952,667	553,455	539,000	476,250
Average Sale Price YTD	1,018,021	1,021,345	636,857	864,885	592,867
Median Sale Price	807,500	403,000	437,500	430,000	540,000
Median Sale Price YTD	800,000	778,500	530,000	450,000	510,000
Sale to List Price Ratio / YTD	96% / 93%	89% / 94%	94% / 93%	83% / 88%	91% / 91%
Average Days on Market / YTD	122 / 144	57 / 78	104 / 146	115 / 98	52 / 75
Median Days on Market / YTD	46 / 50	74 / 56	81 / 84	71 / 84	48 / 50
Average Days on Market (Cum.) / YTD	123 / 240	100 / 140	211 / 189	115 / 177	52 / 75
Median Days on Market (Cum.) / YTD	46 / 70	74 / 74	141 / 141	71 / 95	48 / 50
Total Commercial²					
New Listings / YTD	150 / 681	107 / 565	92 / 498	96 / 452	161 / 643
Sales / YTD	40 / 161	36 / 203	40 / 159	12 / 86	31 / 126
Sales to New Listings Ratio / YTD	27% / 24%	34% / 36%	43% / 32%	13% / 19%	19% / 20%
Sales Volume	32,317,390	23,741,499	24,397,568	5,976,514	18,416,346
Sales Volume YTD	99,395,690	165,817,713	104,403,941	51,053,096	59,216,911
Average Sale Price	807,935	659,486	609,939	498,043	594,076
Average Sale Price YTD	617,365	816,836	656,629	593,641	469,975
Median Sale Price	529,000	423,500	470,500	410,000	350,000
Median Sale Price YTD	350,000	443,250	470,000	368,576	283,488
Sale to List Price Ratio / YTD	89% / 89%	91% / 93%	89% / 95%	90% / 85%	92% / 89%
Average Days on Market / YTD	157 / 160	210 / 156	148 / 205	119 / 191	173 / 184
Median Days on Market / YTD	78 / 99	125 / 95	92 / 133	108 / 148	90 / 112
Average Days on Market (Cum.) / YTD	243 / 227	243 / 204	208 / 239	155 / 222	173 / 192
Median Days on Market (Cum.) / YTD	111 / 143	173 / 126	139 / 160	139 / 172	90 / 113

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.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

May 2023

Year	Month	Residential ²	Commercial ³	Total
2019	January	7,161 (810)	731 (24)	8,646 (858)
	February	7,528 (990)	759 (22)	9,070 (1,037)
	March	8,470 (1,231)	817 (15)	10,091 (1,281)
	April	9,260 (1,717)	826 (34)	10,960 (1,789)
	May	9,887 (2,004)	891 (31)	11,666 (2,105)
	June	9,850 (1,852)	854 (32)	11,604 (1,943)
	July	9,545 (1,956)	862 (29)	11,311 (2,045)
	August	9,208 (1,624)	834 (29)	10,968 (1,700)
	September	8,858 (1,421)	818 (24)	10,566 (1,499)
	October	8,174 (1,357)	779 (33)	9,764 (1,444)
	November	7,469 (1,112)	811 (15)	9,031 (1,171)
	December	6,199 (854)	714 (18)	7,551 (903)
2020	January	6,488 (799)	738 (15)	7,874 (855)
	February	7,070 (1,067)	748 (28)	8,483 (1,141)
	March	7,507 (1,198)	750 (21)	8,944 (1,249)
	April	7,482 (764)	741 (10)	8,952 (796)
	May	8,053 (1,188)	755 (12)	9,581 (1,240)
	June	8,356 (2,115)	769 (34)	9,881 (2,216)
	July	8,349 (2,288)	798 (21)	9,921 (2,380)
	August	8,110 (1,956)	784 (22)	9,679 (2,056)
	September	7,799 (1,933)	789 (22)	9,338 (2,041)
	October	7,420 (1,750)	737 (34)	8,878 (1,842)
	November	6,552 (1,465)	748 (21)	7,950 (1,535)
	December	5,243 (1,137)	658 (23)	6,471 (1,204)
2021	January	5,532 (1,214)	693 (27)	6,816 (1,299)
	February	5,927 (1,635)	721 (22)	7,263 (1,719)
	March	6,784 (2,503)	731 (40)	8,144 (2,654)
	April	7,544 (2,958)	745 (30)	8,971 (3,110)
	May	8,088 (2,837)	750 (40)	9,538 (2,992)
	June	8,455 (2,801)	737 (37)	9,960 (2,932)
	July	8,390 (2,262)	742 (26)	9,901 (2,396)
	August	8,037 (2,113)	735 (24)	9,529 (2,223)
	September	7,701 (1,917)	719 (38)	9,137 (2,030)
	October	7,083 (1,919)	711 (33)	8,505 (2,030)
	November	5,973 (1,864)	724 (25)	7,362 (1,962)
	December	4,655 (1,336)	635 (40)	5,832 (1,438)
2022	January	4,609 (1,326)	657 (31)	5,803 (1,430)
	February	4,685 (2,281)	700 (42)	5,932 (2,393)
	March	5,187 (3,311)	732 (43)	6,485 (3,471)
	April	6,445 (2,932)	748 (51)	7,787 (3,121)
	May	7,543 (2,916)	762 (36)	8,938 (3,044)
	June	8,081 (2,653)	759 (36)	9,512 (2,791)
	July	8,416 (2,022)	806 (33)	9,907 (2,116)
	August	8,010 (1,848)	821 (27)	9,530 (1,938)
	September	7,800 (1,601)	836 (20)	9,314 (1,684)
	October	7,168 (1,498)	846 (19)	8,650 (1,574)
	November	6,378 (1,274)	822 (38)	7,794 (1,359)
	December	4,951 (982)	739 (19)	6,217 (1,032)
2023	January	5,159 (981)	776 (26)	6,494 (1,049)
	February	5,604 (1,289)	791 (30)	6,976 (1,369)
	March	6,282 (1,823)	823 (27)	7,717 (1,910)
	April	6,860 (2,023)	845 (38)	8,337 (2,137)
	May	7,101 (2,719)	894 (40)	8,635 (2,847)

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

**Summary of Properties Listed and Sold
Greater Edmonton Area¹**

May 2023

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2019	January	2,561	810	122	24	2,813	858
	February	2,460	990	111	22	2,684	1,037
	March	3,264	1,231	124	15	3,526	1,281
	April	3,628	1,717	125	34	3,945	1,789
	May	3,901	2,004	161	31	4,245	2,105
	June	3,215	1,852	80	32	3,457	1,943
	July	3,111	1,956	113	29	3,371	2,045
	August	3,037	1,624	99	29	3,298	1,700
	September	2,807	1,421	95	24	3,027	1,499
	October	2,417	1,357	90	33	2,608	1,444
	November	1,858	1,112	111	15	2,046	1,171
	December	1,324	854	73	18	1,492	903
	Total		33,583	16,928	1,304	306	952
2020	January	2,262	799	94	15	2,480	855
	February	2,558	1,067	100	28	2,779	1,141
	March	2,797	1,198	97	21	3,024	1,249
	April	1,877	764	65	10	2,072	796
	May	3,072	1,188	96	12	3,307	1,240
	June	3,694	2,115	124	34	3,964	2,216
	July	3,269	2,288	105	21	3,538	2,380
	August	2,914	1,956	82	22	3,143	2,056
	September	3,029	1,933	100	22	3,288	2,041
	October	2,741	1,750	56	34	2,906	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,255	1,137	69	23	1,410	1,204
	Total		31,322	17,660	1,079	263	952
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,661	1,635	86	22	2,882	1,719
	March	4,123	2,503	118	40	4,444	2,654
	April	4,448	2,958	105	30	4,772	3,110
	May	4,268	2,837	92	40	4,565	2,992
	June	4,250	2,801	85	37	4,554	2,932
	July	3,432	2,262	88	26	3,694	2,396
	August	3,178	2,113	75	24	3,408	2,223
	September	3,095	1,917	82	38	3,300	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,383	1,336	78	40	1,521	1,438
	Total		37,989	25,359	1,091	382	952
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,959	2,281	122	42	3,205	2,393
	March	4,294	3,311	117	43	4,596	3,471
	April	4,716	2,932	116	51	5,046	3,121
	May	4,710	2,916	107	36	5,003	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,634	2,022	133	33	3,908	2,116
	August	3,170	1,848	118	27	3,435	1,938
	September	3,117	1,601	121	20	3,373	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,966	1,274	99	38	2,171	1,359
	December	1,174	982	90	19	1,339	1,032
	Total		38,781	24,644	1,335	395	952
2023	January	2,249	981	129	26	2,519	1,049
	February	2,524	1,289	117	30	2,767	1,369
	March	3,297	1,823	144	27	3,602	1,910
	April	3,430	2,023	141	38	3,727	2,137
	May	3,918	2,719	150	40	4,286	2,847
	Total		15,418	8,835	681	161	16,901

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
May 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2019	January	407,521	317,461	237,656	198,244	347,165
	February	436,592	324,962	226,085	216,463	365,275
	March	442,409	332,737	227,897	191,158	375,923
	April	436,914	324,414	225,928	221,701	376,720
	May	438,995	340,441	239,061	220,678	380,973
	June	434,775	337,053	242,330	217,315	381,483
	July	436,300	329,690	241,240	207,401	378,246
	August	444,832	355,812	253,813	218,509	383,459
	September	435,848	334,077	232,491	200,927	369,852
	October	433,554	331,639	242,821	201,835	370,951
	November	428,669	315,530	239,895	218,393	364,882
	December	423,060	319,297	236,262	217,460	368,373
	YTD Average	435,054	331,838	237,666	211,610	374,188
2020	January	426,561	334,418	220,827	198,128	365,023
	February	434,796	318,442	221,734	195,720	365,944
	March	415,976	317,472	225,629	202,262	357,725
	April	420,030	328,870	235,285	206,913	367,161
	May	422,933	329,432	221,458	184,447	371,425
	June	433,990	329,681	232,504	202,491	375,340
	July	448,855	332,403	242,138	190,621	386,711
	August	453,563	343,128	253,628	202,013	393,397
	September	452,016	339,177	256,592	206,803	393,276
	October	459,098	339,793	250,001	205,629	401,789
	November	458,282	338,050	241,328	212,271	396,438
	December	444,254	333,736	222,139	194,939	378,440
	YTD Average	442,513	333,189	237,776	200,490	382,501
2021	January	449,512	341,854	242,111	184,747	386,716
	February	448,615	349,582	247,884	205,892	391,824
	March	477,103	341,445	244,744	209,826	411,708
	April	473,149	343,929	246,910	200,968	406,805
	May	482,195	357,957	253,790	212,547	420,355
	June	493,663	350,674	245,185	221,608	417,237
	July	480,892	353,629	252,666	221,031	408,370
	August	477,218	341,476	258,176	203,546	402,813
	September	469,837	341,472	239,011	191,183	395,741
	October	467,132	358,918	243,511	200,752	395,905
	November	473,883	340,663	246,464	197,049	400,340
	December	478,822	352,925	241,702	197,651	400,972
	YTD Average	474,724	348,090	247,376	205,605	405,393
2022	January	461,206	374,723	244,922	194,126	394,203
	February	505,446	359,742	262,530	187,597	424,368
	March	519,009	380,912	267,634	203,279	431,010
	April	524,995	390,492	271,401	204,351	434,712
	May	506,038	384,706	264,711	210,227	427,100
	June	509,660	373,332	256,029	204,984	425,707
	July	507,745	370,505	254,476	201,068	418,309
	August	484,888	357,824	244,490	191,845	395,806
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,551	361,224	241,320	192,154	382,427
	December	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,060	373,627	257,582	197,305	415,115
2023	January	451,836	355,061	247,761	190,627	370,710
	February	459,561	357,578	251,332	187,371	369,129
	March	485,521	366,456	247,949	192,542	390,226
	April	500,629	378,586	261,390	193,876	409,241
	May	512,338	381,968	253,417	193,218	420,507

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

**End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
May 2023**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2019	January	7,161 (810)	731 (24)	4,756 (564)	383 (16)
	February	7,528 (990)	759 (22)	4,989 (698)	395 (10)
	March	8,470 (1,231)	817 (15)	5,530 (832)	428 (11)
	April	9,260 (1,717)	826 (34)	6,056 (1,130)	440 (19)
	May	9,887 (2,004)	891 (31)	6,534 (1,329)	468 (17)
	June	9,850 (1,852)	854 (32)	6,501 (1,239)	435 (15)
	July	9,545 (1,956)	862 (29)	6,321 (1,297)	445 (15)
	August	9,208 (1,624)	834 (29)	6,132 (1,087)	423 (12)
	September	8,858 (1,421)	818 (24)	5,950 (948)	420 (15)
	October	8,174 (1,357)	779 (33)	5,545 (912)	411 (15)
	November	7,469 (1,112)	811 (15)	5,090 (783)	445 (8)
	December	6,199 (854)	714 (18)	4,150 (581)	393 (10)
2020	January	6,488 (799)	738 (15)	4,326 (557)	399 (9)
	February	7,070 (1,067)	748 (28)	4,713 (718)	406 (15)
	March	7,507 (1,198)	750 (21)	5,008 (793)	409 (11)
	April	7,482 (764)	741 (10)	4,977 (507)	393 (6)
	May	8,053 (1,188)	755 (12)	5,349 (760)	404 (7)
	June	8,356 (2,115)	769 (34)	5,637 (1,341)	411 (17)
	July	8,349 (2,288)	798 (21)	5,661 (1,486)	420 (11)
	August	8,110 (1,956)	784 (22)	5,598 (1,230)	412 (13)
	September	7,799 (1,933)	789 (22)	5,403 (1,260)	417 (9)
	October	7,420 (1,750)	737 (34)	5,243 (1,139)	393 (15)
	November	6,552 (1,465)	748 (21)	4,695 (992)	396 (12)
	December	5,243 (1,137)	658 (23)	3,808 (778)	332 (7)
2021	January	5,532 (1,214)	693 (27)	3,943 (804)	355 (15)
	February	5,927 (1,635)	721 (22)	4,248 (1,047)	376 (15)
	March	6,784 (2,503)	731 (40)	4,875 (1,596)	368 (17)
	April	7,544 (2,958)	745 (30)	5,489 (1,883)	363 (14)
	May	8,088 (2,837)	750 (40)	5,943 (1,863)	369 (14)
	June	8,455 (2,801)	737 (37)	6,233 (1,856)	363 (18)
	July	8,390 (2,262)	742 (26)	6,205 (1,493)	365 (17)
	August	8,037 (2,113)	735 (24)	5,977 (1,392)	365 (11)
	September	7,701 (1,917)	719 (38)	5,777 (1,272)	373 (17)
	October	7,083 (1,919)	711 (33)	5,362 (1,273)	369 (17)
	November	5,973 (1,864)	724 (25)	4,589 (1,280)	395 (9)
	December	4,655 (1,336)	635 (40)	3,531 (938)	354 (25)
2022	January	4,609 (1,326)	657 (31)	3,506 (954)	371 (20)
	February	4,685 (2,281)	700 (42)	3,565 (1,633)	399 (25)
	March	5,187 (3,311)	732 (43)	3,927 (2,311)	418 (21)
	April	6,445 (2,932)	748 (51)	4,819 (2,017)	439 (18)
	May	7,543 (2,916)	762 (36)	5,718 (1,927)	448 (19)
	June	8,081 (2,653)	759 (36)	6,084 (1,780)	447 (17)
	July	8,416 (2,022)	806 (33)	6,305 (1,338)	470 (17)
	August	8,010 (1,848)	821 (27)	6,028 (1,215)	477 (15)
	September	7,800 (1,601)	836 (20)	5,848 (1,083)	477 (12)
	October	7,168 (1,498)	846 (19)	5,330 (1,027)	488 (5)
	November	6,378 (1,274)	822 (38)	4,735 (885)	489 (18)
	December	4,951 (982)	739 (19)	3,671 (695)	430 (14)
2023	January	5,159 (981)	776 (26)	3,808 (700)	456 (14)
	February	5,604 (1,289)	791 (30)	4,095 (907)	458 (21)
	March	6,282 (1,823)	823 (27)	4,494 (1,255)	486 (12)
	April	6,860 (2,023)	845 (38)	4,956 (1,373)	500 (18)
	May	7,101 (2,719)	894 (40)	5,200 (1,809)	541 (18)

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

City of Edmonton

May 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,524 / 5,940	1,906 / 7,315	1,648 / 6,428	1,126 / 4,590	1,570 / 6,121
Sales / YTD	1,035 / 3,304	1,132 / 5,148	1,208 / 4,508	484 / 2,052	808 / 2,731
Sales to New Listings Ratio / YTD	68% / 56%	59% / 70%	73% / 70%	43% / 45%	51% / 45%
Sales Volume	516,047,583	563,525,285	575,755,668	206,306,622	357,254,409
Sales Volume YTD	1,587,065,658	2,574,675,684	2,095,929,496	875,179,424	1,182,001,776
Average Sale Price	498,597	497,814	476,619	426,253	442,147
Average Sale Price YTD	480,347	500,131	464,936	426,501	432,809
Median Sale Price	451,500	460,000	429,000	397,000	399,950
Median Sale Price YTD	438,850	460,000	419,375	385,000	393,500
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	99% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	41 / 47	23 / 31	27 / 37	59 / 62	53 / 58
Median Days on Market / YTD	27 / 30	16 / 17	16 / 19	46 / 46	36 / 41
Average Days on Market (Cum.) / YTD	66 / 78	29 / 45	38 / 56	88 / 98	82 / 93
Median Days on Market (Cum.) / YTD	34 / 43	17 / 18	17 / 22	59 / 64	43 / 57
Semi-detached					
New Listings / YTD	278 / 1,009	381 / 1,495	306 / 1,242	215 / 912	253 / 1,098
Sales / YTD	188 / 609	225 / 1,106	200 / 804	90 / 349	146 / 512
Sales to New Listings Ratio / YTD	68% / 60%	59% / 74%	65% / 65%	42% / 38%	58% / 47%
Sales Volume	73,507,736	89,232,990	71,553,783	30,659,655	50,529,846
Sales Volume YTD	228,610,035	429,234,855	282,856,102	115,284,624	170,256,094
Average Sale Price	390,999	396,591	357,769	340,663	346,095
Average Sale Price YTD	375,386	388,097	351,811	330,328	332,531
Median Sale Price	377,000	385,000	342,450	329,000	330,950
Median Sale Price YTD	371,000	380,000	340,000	325,000	322,250
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	35 / 41	25 / 31	35 / 43	59 / 72	61 / 67
Median Days on Market / YTD	24 / 27	19 / 17	23 / 24	50 / 57	44 / 48
Average Days on Market (Cum.) / YTD	52 / 65	30 / 42	44 / 62	103 / 113	105 / 109
Median Days on Market (Cum.) / YTD	25 / 33	20 / 18	23 / 27	67 / 77	57 / 70
Row/Townhouse					
New Listings / YTD	330 / 1,380	426 / 1,778	445 / 1,732	251 / 1,073	303 / 1,269
Sales / YTD	270 / 992	268 / 1,301	238 / 952	100 / 430	157 / 552
Sales to New Listings Ratio / YTD	82% / 72%	63% / 73%	53% / 55%	40% / 40%	52% / 43%
Sales Volume	67,622,935	69,772,149	60,179,809	22,116,444	36,210,742
Sales Volume YTD	246,304,963	341,857,729	233,199,419	96,065,659	124,229,013
Average Sale Price	250,455	260,344	252,856	221,164	230,642
Average Sale Price YTD	248,291	262,765	244,957	223,409	225,053
Median Sale Price	249,500	259,700	254,300	210,000	223,750
Median Sale Price YTD	244,500	260,000	245,000	214,825	217,000
Sale to List Price Ratio / YTD	98% / 97%	98% / 98%	98% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	40 / 49	32 / 45	44 / 52	76 / 70	67 / 74
Median Days on Market / YTD	27 / 32	22 / 29	26 / 32	59 / 54	48 / 52
Average Days on Market (Cum.) / YTD	59 / 75	45 / 67	62 / 75	104 / 110	94 / 106
Median Days on Market (Cum.) / YTD	30 / 41	25 / 33	31 / 41	69 / 72	54 / 74

5 Year Residential Activity (Part 2)

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City of Edmonton

May 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	629 / 2,568	681 / 2,968	610 / 2,960	442 / 1,886	529 / 2,155
Sales / YTD	316 / 1,139	302 / 1,287	217 / 929	86 / 504	218 / 758
Sales to New Listings Ratio / YTD	50% / 44%	44% / 43%	36% / 31%	19% / 27%	41% / 35%
Sales Volume	57,442,377	62,395,715	45,518,963	15,608,629	47,711,714
Sales Volume YTD	208,307,514	253,577,266	186,310,311	98,490,190	159,469,373
Average Sale Price	181,780	206,608	209,765	181,496	218,861
Average Sale Price YTD	182,886	197,030	200,549	195,417	210,382
Median Sale Price	165,450	182,250	189,900	160,000	200,000
Median Sale Price YTD	168,000	175,000	181,000	174,153	190,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	96% / 95%	94% / 94%	96% / 95%
Average Days on Market / YTD	56 / 61	55 / 60	50 / 59	74 / 77	68 / 73
Median Days on Market / YTD	40 / 44	40 / 42	36 / 42	65 / 61	48 / 54
Average Days on Market (Cum.) / YTD	98 / 108	86 / 103	86 / 105	111 / 121	104 / 116
Median Days on Market (Cum.) / YTD	51 / 63	50 / 59	55 / 62	89 / 87	60 / 73
Total Residential¹					
New Listings / YTD	2,761 / 10,897	3,394 / 13,556	3,009 / 12,362	2,034 / 8,461	2,655 / 10,643
Sales / YTD	1,809 / 6,044	1,927 / 8,842	1,863 / 7,193	760 / 3,335	1,329 / 4,553
Sales to New Listings Ratio / YTD	66% / 55%	57% / 65%	62% / 58%	37% / 39%	50% / 43%
Sales Volume	714,620,631	784,926,139	753,008,223	274,691,350	491,706,711
Sales Volume YTD	2,270,288,170	3,599,345,534	2,798,295,328	1,185,019,897	1,635,956,256
Average Sale Price	395,036	407,331	404,191	361,436	369,982
Average Sale Price YTD	375,627	407,074	389,030	355,328	359,314
Median Sale Price	368,000	389,000	373,000	348,557	349,000
Median Sale Price YTD	355,500	385,000	363,500	335,000	341,000
Sale to List Price Ratio / YTD	98% / 97%	99% / 99%	98% / 98%	96% / 96%	97% / 96%
Average Days on Market / YTD	43 / 50	30 / 37	33 / 42	63 / 66	58 / 64
Median Days on Market / YTD	28 / 33	20 / 20	20 / 24	50 / 50	39 / 45
Average Days on Market (Cum.) / YTD	69 / 82	40 / 56	47 / 66	95 / 104	89 / 100
Median Days on Market (Cum.) / YTD	34 / 45	21 / 22	22 / 28	65 / 71	50 / 63
Other²					
New Listings / YTD	112 / 380	80 / 396	92 / 357	56 / 275	67 / 314
Sales / YTD	38 / 143	39 / 242	38 / 174	17 / 88	30 / 88
Sales to New Listings Ratio / YTD	34% / 38%	49% / 61%	41% / 49%	30% / 32%	45% / 28%
Sales Volume	10,827,075	13,172,958	14,276,300	1,804,400	8,246,538
Sales Volume YTD	41,418,253	83,968,161	59,748,222	19,866,447	20,973,846
Average Sale Price	284,923	337,768	375,692	106,141	274,885
Average Sale Price YTD	289,638	346,976	343,381	225,755	238,339
Median Sale Price	219,250	208,000	349,500	68,000	235,450
Median Sale Price YTD	152,500	285,000	282,250	121,000	218,832
Sale to List Price Ratio / YTD	95% / 93%	95% / 95%	96% / 95%	92% / 92%	91% / 92%
Average Days on Market / YTD	70 / 66	45 / 65	80 / 84	76 / 104	126 / 95
Median Days on Market / YTD	34 / 49	29 / 37	35 / 47	51 / 62	58 / 53
Average Days on Market (Cum.) / YTD	108 / 109	67 / 91	129 / 125	108 / 132	157 / 140
Median Days on Market (Cum.) / YTD	40 / 60	29 / 44	58 / 68	76 / 88	90 / 81

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)

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City of Edmonton

May 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	9 / 52	8 / 45	6 / 31	7 / 33	12 / 43
Sales / YTD	1 / 7	2 / 16	2 / 4	0 / 4	1 / 7
Sales to New Listings Ratio / YTD	11% / 13%	25% / 36%	33% / 13%	0% / 12%	8% / 16%
Sales Volume	355,000	1,515,000	660,000	0	2,400,000
Sales Volume YTD	4,793,000	35,523,250	1,900,000	3,339,000	6,663,799
Average Sale Price	355,000	757,500	330,000	0	2,400,000
Average Sale Price YTD	684,714	2,220,203	475,000	834,750	951,971
Median Sale Price	355,000	757,500	330,000	0	2,400,000
Median Sale Price YTD	550,000	723,750	512,500	800,000	659,000
Sale to List Price Ratio / YTD	100% / 90%	98% / 99%	65% / 78%	0% / 93%	89% / 75%
Average Days on Market / YTD	69 / 278	162 / 185	110 / 82	0 / 561	273 / 524
Median Days on Market / YTD	69 / 226	162 / 127	110 / 87	0 / 506	273 / 596
Average Days on Market (Cum.) / YTD	69 / 396	508 / 315	262 / 158	0 / 561	273 / 524
Median Days on Market (Cum.) / YTD	69 / 360	508 / 166	262 / 114	0 / 506	273 / 596

Investment

New Listings / YTD	32 / 120	18 / 87	11 / 70	18 / 69	14 / 73
Sales / YTD	9 / 30	7 / 36	5 / 23	1 / 11	7 / 19
Sales to New Listings Ratio / YTD	28% / 25%	39% / 41%	45% / 33%	6% / 16%	50% / 26%
Sales Volume	8,301,316	5,320,000	2,352,500	600,000	5,886,000
Sales Volume YTD	21,729,234	31,752,280	13,312,250	11,183,500	16,384,050
Average Sale Price	922,368	760,000	470,500	600,000	840,857
Average Sale Price YTD	724,308	882,008	578,793	1,016,682	862,318
Median Sale Price	498,000	415,000	426,000	600,000	385,000
Median Sale Price YTD	511,500	474,000	426,000	505,000	680,000
Sale to List Price Ratio / YTD	87% / 91%	94% / 94%	92% / 86%	92% / 86%	92% / 90%
Average Days on Market / YTD	90 / 152	212 / 152	135 / 183	49 / 119	212 / 159
Median Days on Market / YTD	75 / 108	207 / 129	68 / 166	49 / 99	113 / 113
Average Days on Market (Cum.) / YTD	169 / 205	238 / 157	212 / 225	294 / 176	212 / 184
Median Days on Market (Cum.) / YTD	143 / 149	227 / 132	102 / 179	294 / 124	113 / 115

Multi Family

New Listings / YTD	16 / 61	12 / 61	8 / 49	5 / 18	12 / 44
Sales / YTD	3 / 8	3 / 18	5 / 28	1 / 5	2 / 9
Sales to New Listings Ratio / YTD	19% / 13%	25% / 30%	63% / 57%	20% / 28%	17% / 20%
Sales Volume	2,640,000	3,795,000	3,845,000	1,269,000	3,744,000
Sales Volume YTD	10,154,000	23,605,000	36,705,000	5,814,700	9,019,000
Average Sale Price	880,000	1,265,000	769,000	1,269,000	1,872,000
Average Sale Price YTD	1,269,250	1,311,389	1,310,893	1,162,940	1,002,111
Median Sale Price	950,000	1,395,000	760,000	1,269,000	1,872,000
Median Sale Price YTD	1,030,000	1,346,500	1,220,000	1,232,000	690,000
Sale to List Price Ratio / YTD	86% / 89%	99% / 93%	95% / 94%	94% / 96%	97% / 95%
Average Days on Market / YTD	97 / 72	50 / 83	89 / 185	209 / 341	193 / 169
Median Days on Market / YTD	66 / 59	52 / 51	66 / 102	209 / 209	193 / 89
Average Days on Market (Cum.) / YTD	97 / 103	50 / 116	190 / 238	395 / 510	193 / 169
Median Days on Market (Cum.) / YTD	66 / 61	52 / 95	112 / 130	395 / 364	193 / 89

Hotel/Motel

New Listings / YTD	0 / 0	0 / 0	1 / 1	0 / 2	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
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 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

5 Year Commercial Activity (Part 2)

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City of Edmonton

May 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	20 / 96	17 / 76	3 / 39	8 / 69	23 / 118
Sales / YTD	2 / 16	5 / 17	1 / 6	1 / 10	3 / 14
Sales to New Listings Ratio / YTD	10% / 17%	29% / 22%	33% / 15%	13% / 14%	13% / 12%
Sales Volume	306,000	1,705,500	517,288	55,000	515,000
Sales Volume YTD	2,625,000	5,001,500	1,882,068	1,257,800	4,256,250
Average Sale Price	153,000	341,100	517,288	55,000	171,667
Average Sale Price YTD	164,063	294,206	313,678	125,780	304,018
Median Sale Price	153,000	56,500	517,288	55,000	65,000
Median Sale Price YTD	130,000	167,000	286,140	97,500	137,000
Sale to List Price Ratio / YTD	88% / 81%	76% / 83%	21% / 191%	110% / 80%	85% / 89%
Average Days on Market / YTD	77 / 112	117 / 140	366 / 247	86 / 144	111 / 225
Median Days on Market / YTD	77 / 97	68 / 75	366 / 276	86 / 142	103 / 180
Average Days on Market (Cum.) / YTD	77 / 125	117 / 140	366 / 247	86 / 144	111 / 225
Median Days on Market (Cum.) / YTD	77 / 97	68 / 75	366 / 276	86 / 142	103 / 180
Lease					
New Listings / YTD	20 / 83	9 / 59	14 / 48	17 / 76	22 / 75
Sales / YTD	3 / 22	1 / 15	1 / 13	3 / 17	4 / 24
Sales to New Listings Ratio / YTD	15% / 27%	11% / 25%	7% / 27%	18% / 22%	18% / 32%
Sales Volume	3,855,829	79,200	570,000	1,142,514	547,500
Sales Volume YTD	6,833,065	2,032,730	2,601,357	7,511,096	2,216,010
Average Sale Price	1,285,276	79,200	570,000	380,838	136,875
Average Sale Price YTD	310,594	135,515	200,104	441,829	92,334
Median Sale Price	161,000	79,200	570,000	221,300	135,000
Median Sale Price YTD	113,893	111,889	106,200	270,084	85,350
Average Days on Market / YTD	116 / 156	207 / 123	235 / 273	119 / 200	180 / 145
Median Days on Market / YTD	109 / 144	207 / 83	235 / 145	130 / 181	148 / 97
Average Days on Market (Cum.) / YTD	235 / 181	207 / 177	235 / 295	119 / 200	180 / 145
Median Days on Market (Cum.) / YTD	109 / 153	207 / 135	235 / 207	130 / 181	148 / 97
Farms					
New Listings / YTD	1 / 5	1 / 2	0 / 2	3 / 5	0 / 5
Sales / YTD	0 / 0	1 / 1	0 / 1	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	100% / 50%	0% / 50%	33% / 20%	0% / 0%
Sales Volume	0	2,200,000	0	950,000	0
Sales Volume YTD	0	2,200,000	1,448,000	950,000	0
Average Sale Price	0	2,200,000	0	950,000	0
Average Sale Price YTD	0	2,200,000	1,448,000	950,000	0
Median Sale Price	0	2,200,000	0	950,000	0
Median Sale Price YTD	0	2,200,000	1,448,000	950,000	0
Sale to List Price Ratio / YTD	0% / 0%	92% / 92%	0% / 78%	73% / 73%	0% / 0%
Average Days on Market / YTD	0 / 0	83 / 83	0 / 343	259 / 259	0 / 0
Median Days on Market / YTD	0 / 0	83 / 83	0 / 343	259 / 259	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	213 / 213	0 / 343	259 / 259	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	213 / 213	0 / 343	259 / 259	0 / 0
Total Commercial¹					
New Listings / YTD	98 / 417	65 / 332	43 / 241	59 / 273	84 / 360
Sales / YTD	18 / 83	19 / 103	14 / 75	7 / 48	17 / 73
Sales to New Listings Ratio / YTD	18% / 20%	29% / 31%	33% / 31%	12% / 18%	20% / 20%
Sales Volume	15,458,145	14,614,700	7,944,788	4,016,514	13,092,500
Sales Volume YTD	46,134,299	100,114,760	57,848,675	30,056,096	38,539,109
Average Sale Price	858,786	769,195	567,485	573,788	770,147
Average Sale Price YTD	555,835	971,988	771,316	626,169	527,933
Median Sale Price	468,000	415,000	528,644	600,000	350,000
Median Sale Price YTD	350,000	453,000	550,000	347,000	260,000
Sale to List Price Ratio / YTD	88% / 88%	90% / 93%	84% / 99%	92% / 86%	91% / 89%
Average Days on Market / YTD	93 / 148	149 / 138	139 / 201	137 / 216	188 / 203
Median Days on Market / YTD	78 / 102	126 / 94	92 / 134	130 / 165	113 / 123
Average Days on Market (Cum.) / YTD	152 / 189	202 / 175	224 / 242	199 / 246	188 / 210
Median Days on Market (Cum.) / YTD	108 / 142	156 / 126	160 / 178	159 / 185	113 / 124

¹ Farms are included in Commercial if the property is zoned agricultural.

May 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	54	68	55	184	277	237
	Average	478,998	473,407	421,281	456,192	464,581	439,380
	Median	438,273	422,000	384,750	412,500	420,000	400,000
North Central	Sales	212	261	253	646	1,066	927
	Average	427,561	424,475	411,599	409,042	426,606	390,725
	Median	407,500	405,000	390,000	389,000	405,000	376,000
Northeast	Sales	75	68	69	200	296	252
	Average	363,173	357,335	341,907	335,892	355,782	338,187
	Median	330,000	327,000	332,000	317,000	325,000	320,500
Central	Sales	42	45	40	132	206	164
	Average	277,305	317,950	290,344	283,920	306,647	292,576
	Median	247,500	295,000	274,000	264,000	281,750	270,000
West	Sales	101	104	127	315	459	437
	Average	597,993	610,380	540,717	549,333	573,672	542,880
	Median	435,000	488,250	441,000	426,500	460,000	450,000
Southwest	Sales	158	152	190	456	693	635
	Average	605,881	606,807	606,798	587,507	598,324	588,258
	Median	550,000	550,000	538,650	524,900	539,000	518,700
Southeast	Sales	161	195	206	561	879	771
	Average	441,327	449,045	427,543	432,040	452,819	420,357
	Median	400,000	425,000	403,000	400,000	425,000	389,000
Anthony Henday	Sales	233	239	268	811	1,273	1,086
	Average	573,478	580,172	526,898	556,175	586,192	517,081
	Median	537,000	540,000	490,000	517,500	544,000	469,400
City of Edmonton Total	Sales	1,035	1,132	1,208	3,304	5,148	4,508
	Average	498,597	497,814	476,619	480,347	500,131	464,936
	Median	451,500	460,000	429,000	438,850	460,000	419,375
Semi-detached							
Northwest	Sales	11	14	13	34	70	42
	Average	389,445	381,850	370,088	386,654	412,960	357,931
	Median	399,900	397,050	374,900	399,900	394,000	355,000
North Central	Sales	22	35	35	98	202	140
	Average	333,268	321,969	332,444	320,502	333,618	317,816
	Median	347,750	345,000	335,000	321,750	349,541	328,500
Northeast	Sales	9	5	5	31	31	31
	Average	266,989	269,780	264,800	271,215	296,510	270,377
	Median	245,000	283,500	265,000	245,000	289,900	265,000
Central	Sales	3	3	6	15	25	26
	Average	n/a	n/a	382,483	333,160	378,450	338,782
	Median	n/a	n/a	386,500	320,000	361,500	316,100
West	Sales	3	6	3	18	28	17
	Average	n/a	359,217	n/a	340,314	388,120	366,229
	Median	n/a	331,750	n/a	290,000	364,250	359,900
Southwest	Sales	24	20	19	62	97	73
	Average	473,077	455,358	465,432	468,832	440,255	439,581
	Median	461,250	430,500	405,000	439,500	380,000	372,500
Southeast	Sales	33	44	26	109	194	112
	Average	382,809	414,609	329,031	368,041	401,301	350,699
	Median	379,900	417,500	293,400	365,000	380,000	324,000
Anthony Henday	Sales	83	98	93	242	459	363
	Average	400,814	415,150	352,422	393,966	398,386	354,119
	Median	387,000	396,000	342,900	388,995	390,000	345,000
City of Edmonton Total	Sales	188	225	200	609	1,106	804
	Average	390,999	396,591	357,769	375,386	388,097	351,811
	Median	377,000	385,000	342,450	371,000	380,000	340,000

n/a = insufficient data

May 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	10	3	8	29	28	26
	Average	283,240	n/a	290,498	296,775	378,111	303,188
	Median	293,750	n/a	327,250	303,000	345,750	318,000
North Central	Sales	55	63	48	206	267	197
	Average	233,625	235,576	238,137	216,946	246,036	224,895
	Median	218,000	221,000	251,500	196,335	249,900	235,000
Northeast	Sales	30	26	17	89	104	67
	Average	170,117	192,073	185,618	165,052	176,521	177,004
	Median	172,125	176,250	190,000	162,000	167,250	169,000
Central	Sales	5	3	1	16	14	7
	Average	370,600	n/a	n/a	341,031	357,271	348,914
	Median	350,000	n/a	n/a	347,500	390,500	310,000
West	Sales	29	20	24	104	116	97
	Average	188,769	247,205	211,200	208,648	231,509	206,800
	Median	175,000	229,500	175,000	180,000	191,500	185,000
Southwest	Sales	30	33	31	104	175	108
	Average	258,361	283,998	257,909	257,148	264,024	252,298
	Median	264,500	285,000	255,000	254,000	250,000	237,500
Southeast	Sales	45	41	31	155	192	157
	Average	233,133	221,886	235,318	223,529	222,768	226,719
	Median	200,000	199,900	220,000	194,500	205,257	201,000
Anthony Henday	Sales	66	79	78	289	405	293
	Average	322,250	310,324	289,819	310,629	312,070	286,034
	Median	311,650	305,000	285,450	305,000	305,000	280,000
City of Edmonton Total	Sales	270	268	238	992	1,301	952
	Average	250,455	260,344	252,856	248,291	262,765	244,957
	Median	249,500	259,700	254,300	244,500	260,000	245,000
Apartment Condominium							
Northwest	Sales	11	17	8	35	44	29
	Average	163,329	160,631	144,563	119,063	168,295	163,017
	Median	193,000	118,000	154,500	97,000	117,750	157,000
North Central	Sales	37	44	24	141	165	109
	Average	150,746	182,932	178,083	159,258	174,340	160,103
	Median	155,000	174,250	168,450	163,000	166,000	160,000
Northeast	Sales	13	19	7	51	73	45
	Average	134,769	128,925	142,827	131,161	134,232	133,302
	Median	140,000	140,000	140,000	130,000	140,000	134,000
Central	Sales	72	54	63	249	265	260
	Average	183,149	246,215	233,295	202,176	222,046	238,063
	Median	166,500	218,500	225,000	170,000	190,000	213,000
West	Sales	24	20	12	99	87	64
	Average	147,765	176,055	172,546	147,815	163,419	152,547
	Median	135,250	170,250	155,750	135,000	157,000	150,750
Southwest	Sales	68	50	45	222	241	165
	Average	213,555	226,673	254,164	212,340	225,601	224,586
	Median	197,700	188,750	262,500	187,500	193,000	215,000
Southeast	Sales	31	39	26	120	147	95
	Average	173,158	201,926	171,091	168,754	177,017	181,410
	Median	159,000	182,000	162,659	168,000	169,000	177,350
Anthony Henday	Sales	60	59	32	222	265	162
	Average	194,891	222,728	201,087	192,028	204,363	198,661
	Median	178,750	211,500	201,589	182,000	185,000	190,000
City of Edmonton Total	Sales	316	302	217	1,139	1,287	929
	Average	181,780	206,608	209,765	182,886	197,030	200,549
	Median	165,450	182,250	189,900	168,000	175,000	181,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
May 2023

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2019	January	1,722	564	71	16
	February	1,702	698	64	10
	March	2,143	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,144	1,239	34	15
	July	2,124	1,297	71	15
	August	2,110	1,087	50	12
	September	1,930	948	62	15
	October	1,692	912	58	15
	November	1,290	783	67	8
	December	892	581	40	10
	Total	22,825	11,400	742	163
2020	January	1,546	557	54	9
	February	1,725	718	60	15
	March	1,885	793	67	11
	April	1,271	507	33	6
	May	2,034	760	59	7
	June	2,510	1,341	74	17
	July	2,215	1,486	60	11
	August	2,039	1,230	41	13
	September	2,085	1,260	54	9
	October	1,986	1,139	30	15
	November	1,362	992	55	12
	December	925	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	700	73	14
	February	1,785	907	67	21
	March	2,269	1,255	93	12
	April	2,468	1,373	86	18
	May	2,761	1,809	98	18
	Total	10,897	6,044	417	83

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

City of Edmonton

May 2023

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2019	January	406,014	318,784	233,798	195,402	335,577
	February	435,877	338,576	221,605	214,556	357,123
	March	432,326	332,440	222,696	189,456	355,585
	April	432,961	321,104	217,628	222,280	362,713
	May	442,147	346,095	230,642	218,861	369,982
	June	433,327	339,930	241,522	218,955	369,998
	July	438,417	333,664	240,390	206,127	366,639
	August	450,169	354,571	256,805	216,320	372,291
	September	431,102	337,949	230,747	199,599	354,112
	October	432,460	341,528	241,055	197,449	359,021
	November	425,378	305,744	228,378	223,928	352,016
	December	417,827	316,921	235,224	213,760	355,713
	YTD Average	433,667	334,029	234,119	210,607	361,405
2020	January	425,002	342,805	221,309	194,638	351,513
	February	446,315	311,177	215,277	194,975	360,752
	March	413,128	322,100	225,635	203,456	344,500
	April	421,099	334,966	239,948	199,659	359,620
	May	426,253	340,663	221,164	181,496	361,436
	June	429,310	330,947	232,733	199,877	359,901
	July	444,972	334,710	238,985	189,595	367,123
	August	447,070	348,763	249,818	198,727	374,025
	September	448,001	341,645	252,799	205,609	379,914
	October	449,365	341,163	243,024	202,525	382,447
	November	452,034	340,246	241,328	205,624	378,415
	December	431,150	342,028	224,994	196,756	358,181
	YTD Average	438,587	336,967	235,587	198,166	366,888
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	449,014	359,451	240,538	171,193	354,567
	February	450,372	360,847	250,205	184,508	349,063
	March	476,411	368,130	236,107	187,119	366,669
	April	492,867	379,189	259,997	184,668	386,527
	May	498,597	390,999	250,455	181,780	395,036

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

May 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,971	3,539	3,144	2,149	2,806
Sales	1,865	1,985	1,915	784	1,376
Sales Volume	740,905,851	812,713,797	775,229,311	280,512,264	513,045,749
Edmonton City Year to Date					
New Listings	11,694	14,284	12,960	9,009	11,317
Sales	6,270	9,187	7,442	3,471	4,714
Sales Volume	2,357,840,722	3,783,428,455	2,915,892,225	1,234,942,440	1,695,469,211
Edmonton City Month End Active Inventory					
Residential	5,200	5,718	5,943	5,349	6,534
Commercial	541	448	369	404	468
TOTAL	6,012	6,403	6,555	6,023	7,307
<hr/>					
Greater Edmonton Area Monthly					
New Listings	4,286	5,003	4,565	3,307	4,245
Sales	2,847	3,044	2,992	1,240	2,105
Sales Volume	1,195,594,323	1,293,306,922	1,255,388,780	452,645,093	798,096,938
Greater Edmonton Area Year to Date					
New Listings	16,901	20,182	19,300	13,662	17,213
Sales	9,312	13,459	11,774	5,281	7,070
Sales Volume	3,697,356,563	5,748,292,341	4,774,236,516	1,923,909,172	2,616,657,199
Greater Edmonton Area Month End Active Inventory					
Residential	7,101	7,543	8,088	8,053	9,887
Commercial	894	762	750	755	891
TOTAL	8,635	8,938	9,538	9,581	11,666
<hr/>					
Total Board Monthly					
New Listings	5,068	5,835	5,310	3,912	5,065
Sales	3,223	3,485	3,497	1,424	2,394
Sales Volume	1,311,930,946	1,437,192,055	1,410,698,301	493,074,392	871,601,867
Total Board Year to Date					
New Listings	19,685	23,195	22,530	16,100	20,307
Sales	10,509	15,076	13,641	5,987	7,985
Sales Volume	4,036,704,337	6,226,160,391	5,310,412,641	2,087,110,636	2,852,885,269

Total Board

May 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,943 / 11,020	3,438 / 13,127	3,076 / 12,756	2,341 / 9,318	3,104 / 12,236
Sales / YTD	1,978 / 6,144	2,213 / 9,224	2,347 / 8,962	960 / 3,857	1,539 / 5,079
Sales to New Listings Ratio / YTD	67% / 56%	64% / 70%	76% / 70%	41% / 41%	50% / 42%
Sales Volume	963,717,626	1,061,400,040	1,079,782,631	381,769,002	640,308,325
Sales Volume YTD	2,865,164,392	4,484,617,328	4,015,070,312	1,544,868,611	2,095,502,630
Semi-detached					
New Listings / YTD	412 / 1,559	539 / 2,103	473 / 1,949	341 / 1,409	390 / 1,699
Sales / YTD	307 / 968	349 / 1,605	328 / 1,287	148 / 574	241 / 813
Sales to New Listings Ratio / YTD	75% / 62%	65% / 76%	69% / 66%	43% / 41%	62% / 48%
Sales Volume	116,373,549	133,321,308	115,780,831	48,296,154	81,827,244
Sales Volume YTD	356,886,443	603,620,404	444,317,394	185,257,595	267,485,368
Row/Townhouse					
New Listings / YTD	417 / 1,785	538 / 2,254	551 / 2,199	323 / 1,404	408 / 1,696
Sales / YTD	359 / 1,262	348 / 1,633	301 / 1,203	124 / 549	201 / 712
Sales to New Listings Ratio / YTD	86% / 71%	65% / 72%	55% / 55%	38% / 39%	49% / 42%
Sales Volume	90,976,847	91,948,866	76,328,367	27,459,293	47,950,220
Sales Volume YTD	318,305,015	430,720,279	297,965,359	123,055,980	164,606,560
Apartment Condominium					
New Listings / YTD	722 / 2,972	778 / 3,393	698 / 3,345	503 / 2,154	593 / 2,447
Sales / YTD	372 / 1,355	362 / 1,540	258 / 1,104	97 / 578	246 / 880
Sales to New Listings Ratio / YTD	52% / 46%	47% / 45%	37% / 33%	19% / 27%	41% / 36%
Sales Volume	71,665,547	75,953,965	54,586,813	17,891,379	54,088,016
Sales Volume YTD	259,789,460	310,446,710	224,887,394	113,574,090	186,554,467
Total Residential¹					
New Listings / YTD	4,494 / 17,336	5,293 / 20,877	4,798 / 20,249	3,508 / 14,285	4,495 / 18,078
Sales / YTD	3,016 / 9,729	3,272 / 14,002	3,234 / 12,556	1,329 / 5,558	2,227 / 7,484
Sales to New Listings Ratio / YTD	67% / 56%	62% / 67%	67% / 62%	38% / 39%	50% / 41%
Sales Volume	1,242,733,569	1,362,624,179	1,326,478,642	475,415,828	824,173,805
Sales Volume YTD	3,800,145,310	5,829,404,721	4,982,240,459	1,966,756,276	2,714,149,025
Other²					
New Listings / YTD	352 / 1,364	376 / 1,478	360 / 1,526	260 / 1,118	320 / 1,251
Sales / YTD	140 / 540	158 / 777	199 / 817	76 / 293	119 / 317
Sales to New Listings Ratio / YTD	40% / 40%	42% / 53%	55% / 54%	29% / 26%	37% / 25%
Sales Volume	28,562,587	38,502,037	48,125,359	9,570,050	22,632,176
Sales Volume YTD	111,083,313	192,324,442	177,877,708	52,356,064	55,641,043

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

Total Board

May 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	28 / 143	28 / 136	21 / 111	22 / 88	35 / 158
Sales / YTD	10 / 26	4 / 30	6 / 17	0 / 13	7 / 24
Sales to New Listings Ratio / YTD	36% / 18%	14% / 22%	29% / 15%	0% / 15%	20% / 15%
Sales Volume	3,425,400	1,668,500	2,420,000	0	5,041,900
Sales Volume YTD	18,533,900	47,424,749	5,978,378	5,598,500	13,543,699
Investment					
New Listings / YTD	65 / 263	47 / 205	33 / 182	29 / 168	60 / 210
Sales / YTD	20 / 58	18 / 82	16 / 62	3 / 29	10 / 41
Sales to New Listings Ratio / YTD	31% / 22%	38% / 40%	48% / 34%	10% / 17%	17% / 20%
Sales Volume	11,872,816	15,073,250	13,777,052	891,500	6,672,000
Sales Volume YTD	34,004,934	59,211,230	40,279,212	19,586,505	25,717,150
Multi Family					
New Listings / YTD	22 / 83	17 / 87	12 / 65	9 / 29	14 / 60
Sales / YTD	3 / 14	4 / 27	6 / 35	1 / 7	3 / 11
Sales to New Listings Ratio / YTD	14% / 17%	24% / 31%	50% / 54%	11% / 24%	21% / 18%
Sales Volume	2,640,000	4,995,000	4,175,000	1,269,000	4,314,000
Sales Volume YTD	13,489,000	29,867,500	41,960,000	7,854,700	9,989,000
Hotel/Motel					
New Listings / YTD	1 / 5	0 / 1	2 / 5	2 / 5	0 / 1
Sales / YTD	0 / 0	0 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 200%	0% / 0%	0% / 0%	0% / 100%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	633,000	0	0	280,000
Business					
New Listings / YTD	39 / 184	27 / 148	10 / 78	20 / 122	44 / 200
Sales / YTD	6 / 31	8 / 31	5 / 17	1 / 23	5 / 23
Sales to New Listings Ratio / YTD	15% / 17%	30% / 21%	50% / 22%	5% / 19%	11% / 12%
Sales Volume	3,788,000	3,055,500	2,367,288	55,000	1,255,000
Sales Volume YTD	8,331,500	7,693,000	8,832,568	3,959,300	6,687,150
Lease					
New Listings / YTD	36 / 168	19 / 121	32 / 139	27 / 143	39 / 152
Sales / YTD	8 / 53	8 / 46	9 / 42	3 / 26	8 / 41
Sales to New Listings Ratio / YTD	22% / 32%	42% / 38%	28% / 30%	11% / 18%	21% / 27%
Sales Volume	4,155,339	1,738,589	1,086,960	1,142,514	854,346
Sales Volume YTD	10,839,395	6,227,669	6,462,523	9,701,791	3,424,812
Farms					
New Listings / YTD	30 / 134	28 / 137	42 / 169	34 / 135	56 / 192
Sales / YTD	19 / 56	13 / 76	21 / 92	10 / 37	15 / 43
Sales to New Listings Ratio / YTD	63% / 42%	46% / 55%	50% / 54%	29% / 27%	27% / 22%
Sales Volume	14,543,235	9,535,000	11,518,000	4,698,000	6,658,640
Sales Volume YTD	39,939,985	52,810,580	45,911,792	21,265,000	23,453,390
Total Commercial¹					
New Listings / YTD	222 / 985	166 / 840	152 / 755	144 / 697	250 / 978
Sales / YTD	67 / 240	55 / 297	64 / 268	19 / 136	48 / 184
Sales to New Listings Ratio / YTD	30% / 24%	33% / 35%	42% / 35%	13% / 20%	19% / 19%
Sales Volume	40,634,790	36,065,839	36,094,300	8,088,514	24,795,886
Sales Volume YTD	125,475,714	204,431,228	150,294,474	67,998,296	83,095,201

¹ Farms are included in Commercial if the property is zoned agricultural.

May 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	8	8	8	28	28	31
	Sales Volume	2,010,500	2,560,000	2,008,000	7,079,500	6,764,801	7,845,400
	Average Price	251,313	320,000	251,000	252,839	241,600	253,077
	Median Price	241,000	255,500	232,500	245,500	228,500	242,000
Beaumont	Sales	53	73	54	149	258	243
	Sales Volume	25,281,634	37,558,344	24,351,800	71,023,872	131,523,705	109,053,841
	Average Price	477,012	514,498	450,959	476,670	509,782	448,781
	Median Price	457,700	532,500	445,500	460,000	510,050	441,250
Bonnyville	Sales	25	37	40	76	104	116
	Sales Volume	8,290,900	15,221,400	16,863,250	23,680,050	38,365,157	42,098,859
	Average Price	331,636	411,389	421,581	311,580	368,896	362,921
	Median Price	283,000	395,000	431,000	302,500	350,000	363,705
Cold Lake	Sales	54	61	54	128	179	166
	Sales Volume	21,742,236	21,326,700	17,444,300	44,439,130	57,768,250	51,811,155
	Average Price	402,634	349,618	323,043	347,181	322,728	312,115
	Median Price	376,000	369,000	322,500	328,000	335,000	319,000
Devon	Sales	11	21	20	37	73	58
	Sales Volume	4,266,400	7,448,400	6,983,899	14,275,900	24,032,499	19,038,599
	Average Price	387,855	354,686	349,195	385,835	329,212	328,252
	Median Price	345,000	349,900	317,500	355,000	323,000	317,000
Drayton Valley	Sales	11	21	19	42	75	67
	Sales Volume	3,628,000	6,004,400	5,441,250	10,984,399	21,970,120	17,608,550
	Average Price	329,818	285,924	286,382	261,533	292,935	262,814
	Median Price	310,000	268,000	293,000	246,500	290,000	273,500
Fort Saskatchewan	Det. Sales	56	53	46	155	227	253
	Det. Average Price	497,239	475,606	463,824	479,183	481,367	435,594
	Det. Median Price	486,500	455,000	451,250	465,500	455,000	420,000
	Apt. Sales	6	4	2	27	22	8
	Apt. Average Price	220,292	n/a	n/a	184,915	176,886	153,688
	Apt. Median Price	260,375	n/a	n/a	149,500	166,250	152,500
	Total Sales Volume	37,436,957	33,363,767	29,256,150	101,031,288	142,219,583	143,373,022
Gibbons	Sales	7	8	7	26	26	33
	Sales Volume	2,483,500	2,458,400	2,173,500	8,352,400	8,496,800	9,782,900
	Average Price	354,786	307,300	310,500	321,246	326,800	296,452
	Median Price	382,000	297,500	287,500	312,500	295,250	282,000
Leduc	Det. Sales	65	60	73	194	295	288
	Det. Average Price	441,212	430,189	402,721	445,127	436,273	394,781
	Det. Median Price	417,000	400,906	388,750	425,000	420,000	382,500
	Apt. Sales	2	5	2	9	7	11
	Apt. Average Price	n/a	171,280	n/a	199,211	206,771	207,341
	Apt. Median Price	n/a	164,000	n/a	170,000	164,000	190,000
	Total Sales Volume	37,615,788	34,347,111	35,980,655	114,998,477	167,799,897	140,777,057

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

May 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville	Sales	33	38	43	98	161	158
	Sales Volume	12,813,399	13,975,250	14,776,699	35,120,954	58,649,937	54,775,412
	Average Price	388,285	367,770	343,644	358,377	364,285	346,680
	Median Price	425,000	350,000	355,000	367,750	346,000	357,000
Sherwood Park	Det. Sales	107	114	116	314	427	487
	Det. Average Price	535,200	518,544	464,007	508,211	515,141	464,864
	Det. Median Price	505,000	471,250	437,250	474,000	485,000	440,000
	Apt. Sales	16	15	9	43	65	44
	Apt. Average Price	235,226	253,097	268,178	255,187	248,417	269,726
	Apt. Median Price	246,000	242,000	267,000	270,000	236,000	265,000
	Total Sales Volume	74,139,102	74,389,914	68,271,262	207,601,944	279,034,214	285,288,989
Spruce Grove	Det. Sales	64	76	79	235	337	317
	Det. Average Price	474,497	432,585	421,689	456,319	456,032	415,615
	Det. Median Price	465,000	413,500	411,000	443,770	430,000	409,500
	Apt. Sales	5	3	3	23	24	14
	Apt. Average Price	195,300	n/a	n/a	192,637	182,233	167,238
	Apt. Median Price	185,500	n/a	n/a	185,500	148,250	169,000
	Total Sales Volume	44,533,491	42,277,223	44,674,204	152,024,724	202,364,856	169,565,621
St. Albert	Det. Sales	117	126	124	311	462	494
	Det. Average Price	534,740	547,301	512,996	531,569	547,350	495,944
	Det. Median Price	522,000	497,450	477,500	505,500	512,850	459,900
	Apt. Sales	17	17	17	70	63	54
	Apt. Average Price	362,765	271,412	239,303	309,768	283,199	253,011
	Apt. Median Price	247,000	235,000	235,000	219,675	243,500	215,000
	Total Sales Volume	80,923,932	86,662,758	80,384,429	226,771,924	311,019,828	296,983,172
St. Paul	Sales	25	24	27	53	75	86
	Sales Volume	6,510,900	6,414,900	6,029,485	14,000,300	19,511,865	20,985,012
	Average Price	260,436	267,288	223,314	264,157	260,158	244,012
	Median Price	218,000	244,000	250,000	230,000	227,500	255,500
Stony Plain	Sales	31	59	36	152	231	178
	Sales Volume	10,963,200	22,171,161	13,630,399	54,872,397	88,107,325	62,770,369
	Average Price	353,652	375,782	378,622	361,003	381,417	352,643
	Median Price	355,000	394,000	375,450	359,400	360,000	347,500
Vegreville	Sales	13	12	10	34	43	43
	Sales Volume	2,059,000	2,917,050	1,811,500	7,151,400	10,581,000	9,304,400
	Average Price	158,385	243,088	181,150	210,335	246,070	216,381
	Median Price	155,000	227,750	203,750	190,000	225,000	208,000
Westlock	Sales	9	11	10	32	47	36
	Sales Volume	2,372,700	2,328,950	2,243,900	7,809,100	10,349,000	7,962,800
	Average Price	263,633	211,723	224,390	244,034	220,191	221,189
	Median Price	285,500	231,500	243,950	231,750	213,000	226,000
Wetaskiwin	Sales	26	23	23	79	98	111
	Sales Volume	6,600,400	6,113,600	5,409,400	17,825,650	25,044,600	24,745,325
	Average Price	253,862	265,809	235,191	225,641	255,557	222,931
	Median Price	241,000	264,000	210,000	219,500	235,500	210,000

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

May 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	5	2	3	9	14	12
	Sales Volume	553,500	n/a	n/a	1,447,740	6,615,000	4,536,000
Lac la Biche County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	2	5	9	17	19
	Sales Volume	n/a	n/a	3,108,750	8,829,485	20,753,000	11,555,142
Parkland County	Sales	3	0	3	6	5	6
	Sales Volume	n/a	n/a	n/a	6,620,000	3,235,500	3,581,250
Smoky Lake County	Sales	1	0	1	1	2	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,310,000
St. Paul County	Sales	4	2	3	9	9	11
	Sales Volume	n/a	n/a	n/a	2,404,009	4,052,500	3,120,100
Strathcona County	Sales	2	0	1	6	5	4
	Sales Volume	n/a	n/a	n/a	8,750,500	4,083,000	n/a
Sturgeon County	Sales	2	1	4	5	5	7
	Sales Volume	n/a	n/a	n/a	6,894,500	3,415,180	4,433,000
Thorhild County	Sales	0	0	1	5	5	1
	Sales Volume	n/a	n/a	n/a	1,278,500	1,247,500	n/a
Two Hills County	Sales	1	0	0	2	1	2
	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.

May 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	14	5	15	34	25	59
	Sales Volume	4,243,300	2,261,500	3,600,400	8,281,800	6,673,775	12,767,345
Bonnyville M.D.	Sales	35	40	46	103	130	148
	Sales Volume	9,413,400	16,511,400	18,973,250	27,796,190	46,109,557	48,726,859
Lac la Biche County	Sales	2	3	2	4	8	3
	Sales Volume	n/a	n/a	n/a	n/a	1,641,000	n/a
Lac Ste. Anne County	Sales	3	9	4	13	23	18
	Sales Volume	n/a	1,298,400	n/a	2,461,250	3,401,900	4,176,750
Leduc County	Sales	25	26	38	67	130	161
	Sales Volume	15,921,535	14,272,600	23,926,272	37,989,115	83,528,661	86,428,242
Parkland County	Sales	64	77	95	200	307	352
	Sales Volume	36,944,150	40,346,403	47,208,818	106,513,719	166,421,096	176,275,343
Smoky Lake County	Sales	3	8	9	14	30	29
	Sales Volume	n/a	1,808,000	2,856,900	2,976,500	6,357,500	7,206,300
St. Paul County	Sales	33	37	35	72	99	116
	Sales Volume	8,566,900	13,167,100	7,076,585	19,028,949	31,056,565	26,105,112
Strathcona County	Sales	44	41	63	118	182	222
	Sales Volume	34,641,300	29,676,770	41,149,052	90,433,952	138,421,939	142,614,001
Sturgeon County	Sales	32	33	44	95	123	151
	Sales Volume	19,543,900	22,190,500	28,873,050	63,230,850	86,953,326	96,128,200
Thorhild County	Sales	2	6	10	33	34	29
	Sales Volume	n/a	996,202	2,052,250	6,893,804	10,084,360	6,150,750
Two Hills County	Sales	5	4	3	20	23	19
	Sales Volume	684,500	n/a	n/a	3,201,600	3,438,500	2,881,900
Vermilion River County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data