

Media Release

Residential Listings and Sales Cool as Hot Summer Begins

Edmonton, July 4, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for June 2023 hit 2,596, decreasing both 2.1% compared to June 2022 and 4.6% from May 2023. New residential listings were down 14.8% year-over-year from June 2022, while also noting a drop of 3.9% from May 2023. Overall inventory in the GEA was down 11.7% from June of last year, and up 0.5% from the previous month.

For June, detached unit sales were down 5.1% from June 2022 and decreased 6.0% from May 2023 at 1,594. Semi-detached unit sales were down 9.0% year-over-year but increased by 4.3% from May 2023. Row/Townhouse unit sales saw decreases both year-over-year and month-over-month, noting drops of 6.9% and 17.3% respectively. Apartment Condominium unit sales had increases of 26.0% from June 2022 and 6.8% from the previous month.

Total residential average prices hit \$412,334, a 3.1% decrease from June 2022, and a drop of 2.3% from May 2023. Detached homes averaged \$500,496, noting a 1.8% year-over-year drop and 2.7% decrease from May 2023. Semi-detached sold for an average of \$382,883, resulting in a small 2.6% increase year-over-year, and an increase of 0.2% from the previous month. Row/townhouse prices were up both 0.7% from June 2022 and 1.7% month-over-month, selling at \$257,812. Apartment Condominium average prices hit \$194,910, showing an increase of 0.9% from last month and a drop of 4.9% from June 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$383,600, resulting in an increase of 1.3% from May 2023, but a decrease of 7.2% from June 2022.

“While we’ve noted that market activity has cooled heading into the summer months, we’ve seen slight improvements in average prices across several categories,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “Although detached homes saw a decrease of 2.7% from May 2023, semi-detached homes, row/townhouses and apartment condominiums all saw slight improvements in their average prices from the previous month.”

Detached homes averaged 40 days on the market, seeing no change from May 2023. Semi-detached homes averaged 34 days on the market, decreasing three days from the previous month, with row/townhouses averaging 40 days on the market, a decrease of two days month-over-month. Apartment condominiums averaged 55 days on the market, showing a one-day drop from May 2023. Overall, all residential listings averaged 41 days on the market, increasing by nine days year-over-year and dropping one day from May 2023.

Contact:

Melanie Boles, REALTOR®, 2023 Chair
Marlena Lesmister, Director of Communications (Acting)
Darla Lindbjerg, President and CEO

780-298-2564
780-453-9368
780-453-9321

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	June 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$439,300	1.3%	-6.7%
Apartment benchmark price	\$181,200	2.3%	-3.0%
Townhouse benchmark price	\$238,300	2.1%	-5.7%
Composite ⁷ benchmark price	\$383,600	1.3%	-7.2%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	June 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$500,496	-2.7%	-1.8%
Detached median ³ selling price – month	\$460,000	-2.1%	-1.5%
Semi-detached average selling price – month	\$382,883	0.2%	2.6%
Semi-detached median selling price – month	\$375,500	1.5%	1.5%
Row/Townhouse average selling price – month	\$257,812	1.7%	0.7%
Row/Townhouse median selling price – month	\$251,000	0.4%	2.1%
Apartment Condominium average selling price	\$194,910	0.9%	-4.9%
Apartment Condominium median selling price	\$175,000	0.2%	-5.7%
All-residential ⁴ average selling price	\$412,334	-2.3%	-3.1%
All-residential median selling price	\$389,999	0.0%	-1.3%
# residential listings this month	3,694	-3.9%	-14.8%
# residential sales this month	2,596	-4.6%	-2.1%
# residential inventory at month end	7,133	0.5%	-11.7%
# Total ⁵ MLS® System sales this month	3,155	-2.1%	-1.3%
\$ Value Total residential sales this month	\$1,186,083,441	-4.6%	-3.8%
\$ Value of total MLS® System sales – month	\$1,261,356,414	-3.9%	-3.7%
\$ Value of total MLS® System sales - YTD	\$5,293,087,751	31.1%	-29.8%

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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

***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

June 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,196 / 11,388	2,743 / 13,923	2,567 / 13,124	2,279 / 9,991	2,124 / 12,204
Sales / YTD	1,594 / 6,884	1,679 / 9,768	1,827 / 9,452	1,415 / 4,752	1,273 / 5,649
Sales to New Listings Ratio / YTD	73% / 60%	61% / 70%	71% / 72%	62% / 48%	60% / 46%
Sales Volume	797,790,746	855,719,750	901,922,532	614,096,265	553,468,355
Sales Volume YTD	3,391,227,137	4,971,032,883	4,487,688,081	2,028,576,814	2,457,577,547
Average Sale Price	500,496	509,660	493,663	433,990	434,775
Average Sale Price YTD	492,625	508,910	474,787	426,889	435,046
Median Sale Price	460,000	467,000	435,000	398,000	400,000
Median Sale Price YTD	450,000	466,000	427,000	390,000	398,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	40 / 45	28 / 31	30 / 37	55 / 62	53 / 60
Median Days on Market / YTD	26 / 28	20 / 17	19 / 20	32 / 41	39 / 42
Average Days on Market (Cum.) / YTD	60 / 71	33 / 43	40 / 55	89 / 98	78 / 95
Median Days on Market (Cum.) / YTD	31 / 37	21 / 18	21 / 21	46 / 59	48 / 56
Semi-detached					
New Listings / YTD	359 / 1,846	441 / 2,482	463 / 2,342	416 / 1,767	289 / 1,939
Sales / YTD	312 / 1,256	343 / 1,905	334 / 1,586	245 / 806	193 / 994
Sales to New Listings Ratio / YTD	87% / 68%	78% / 77%	72% / 68%	59% / 46%	67% / 51%
Sales Volume	119,459,432	128,052,869	117,125,240	80,771,730	65,051,295
Sales Volume YTD	470,168,271	720,583,585	552,201,484	263,194,025	329,313,061
Average Sale Price	382,883	373,332	350,674	329,681	337,053
Average Sale Price YTD	374,338	378,259	348,172	326,543	331,301
Median Sale Price	375,500	370,000	337,550	328,000	322,500
Median Sale Price YTD	369,000	370,000	335,000	321,750	320,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	98% / 98%	97% / 97%	98% / 97%
Average Days on Market / YTD	34 / 40	30 / 31	33 / 40	62 / 69	67 / 70
Median Days on Market / YTD	27 / 27	22 / 18	22 / 23	42 / 53	48 / 51
Average Days on Market (Cum.) / YTD	49 / 60	35 / 41	41 / 56	89 / 108	92 / 108
Median Days on Market (Cum.) / YTD	29 / 31	24 / 19	22 / 26	59 / 75	58 / 70
Row/Townhouse					
New Listings / YTD	451 / 2,196	471 / 2,687	508 / 2,673	387 / 1,773	303 / 1,976
Sales / YTD	297 / 1,546	319 / 1,928	331 / 1,519	228 / 775	164 / 871
Sales to New Listings Ratio / YTD	66% / 70%	68% / 72%	65% / 57%	59% / 44%	54% / 44%
Sales Volume	76,570,124	81,673,181	81,156,400	53,010,803	39,742,152
Sales Volume YTD	392,592,139	507,652,960	375,501,859	175,776,783	203,425,212
Average Sale Price	257,812	256,029	245,185	232,504	242,330
Average Sale Price YTD	253,941	263,305	247,203	226,809	233,554
Median Sale Price	251,000	245,800	242,500	217,900	230,000
Median Sale Price YTD	250,000	259,650	245,000	217,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	98% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	40 / 48	37 / 43	45 / 50	64 / 68	67 / 74
Median Days on Market / YTD	25 / 31	29 / 28	31 / 32	48 / 50	51 / 53
Average Days on Market (Cum.) / YTD	55 / 72	49 / 63	62 / 71	110 / 110	86 / 106
Median Days on Market (Cum.) / YTD	28 / 38	30 / 32	36 / 39	80 / 77	57 / 70

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
June 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	688 / 3,605	677 / 4,029	712 / 4,022	612 / 2,729	499 / 2,910
Sales / YTD	393 / 1,735	312 / 1,818	309 / 1,391	227 / 798	222 / 1,090
Sales to New Listings Ratio / YTD	57% / 48%	46% / 45%	43% / 35%	37% / 29%	44% / 37%
Sales Volume	76,599,530	63,954,920	68,476,862	45,965,557	48,243,905
Sales Volume YTD	334,255,090	367,899,780	289,776,929	158,730,147	232,076,030
Average Sale Price	194,910	204,984	221,608	202,491	217,315
Average Sale Price YTD	192,654	202,365	208,323	198,910	212,914
Median Sale Price	175,000	185,500	195,000	180,000	205,000
Median Sale Price YTD	173,000	180,000	187,000	180,000	195,500
Sale to List Price Ratio / YTD	96% / 95%	96% / 96%	95% / 95%	94% / 94%	95% / 95%
Average Days on Market / YTD	55 / 60	54 / 59	61 / 60	74 / 77	66 / 74
Median Days on Market / YTD	40 / 43	42 / 42	48 / 44	46 / 58	56 / 56
Average Days on Market (Cum.) / YTD	87 / 102	85 / 99	93 / 102	126 / 122	99 / 120
Median Days on Market (Cum.) / YTD	51 / 59	49 / 56	57 / 61	93 / 88	74 / 78
Total Residential²					
New Listings / YTD	3,694 / 19,035	4,332 / 23,121	4,250 / 22,161	3,694 / 16,260	3,215 / 19,029
Sales / YTD	2,596 / 11,421	2,653 / 15,419	2,801 / 13,948	2,115 / 7,131	1,852 / 8,604
Sales to New Listings Ratio / YTD	70% / 60%	61% / 67%	66% / 63%	57% / 44%	58% / 45%
Sales Volume	1,070,419,832	1,129,400,720	1,168,681,034	793,844,355	706,505,707
Sales Volume YTD	4,588,242,637	6,567,169,208	5,705,168,353	2,626,277,769	3,222,391,850
Average Sale Price	412,334	425,707	417,237	375,340	381,483
Average Sale Price YTD	401,737	425,914	409,031	368,290	374,523
Median Sale Price	389,999	395,000	380,000	355,000	360,000
Median Sale Price YTD	379,000	398,000	377,200	348,613	351,000
Sale to List Price Ratio / YTD	98% / 97%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	41 / 47	32 / 36	35 / 41	59 / 65	58 / 64
Median Days on Market / YTD	28 / 30	23 / 20	22 / 23	36 / 45	43 / 46
Average Days on Market (Cum.) / YTD	62 / 75	41 / 52	48 / 61	95 / 103	83 / 101
Median Days on Market (Cum.) / YTD	33 / 39	25 / 22	25 / 26	54 / 67	52 / 61
Other³					
New Listings / YTD	220 / 1,011	197 / 1,025	219 / 1,110	146 / 790	162 / 918
Sales / YTD	80 / 394	102 / 592	94 / 562	67 / 246	59 / 251
Sales to New Listings Ratio / YTD	36% / 39%	52% / 58%	43% / 51%	46% / 31%	36% / 27%
Sales Volume	20,826,320	25,589,052	27,203,432	13,008,371	9,880,450
Sales Volume YTD	96,133,388	170,295,192	160,548,688	53,431,033	51,434,595
Average Sale Price	260,329	250,873	289,398	194,155	167,465
Average Sale Price YTD	243,993	287,661	285,674	217,199	204,919
Median Sale Price	147,500	140,500	165,000	144,500	135,000
Median Sale Price YTD	142,750	199,700	200,000	125,000	142,000
Sale to List Price Ratio / YTD	95% / 94%	95% / 95%	95% / 152%	92% / 91%	92% / 91%
Average Days on Market / YTD	75 / 89	73 / 94	76 / 95	159 / 154	108 / 119
Median Days on Market / YTD	30 / 45	37 / 44	38 / 44	110 / 79	66 / 69
Average Days on Market (Cum.) / YTD	95 / 125	111 / 130	104 / 158	243 / 212	127 / 159
Median Days on Market (Cum.) / YTD	32 / 56	41 / 55	38 / 63	160 / 125	75 / 93

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)

page 2a

Greater Edmonton Area¹

June 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	6 / 98	13 / 84	15 / 81	22 / 70	6 / 107
Sales / YTD	1 / 15	5 / 25	4 / 13	5 / 11	3 / 19
Sales to New Listings Ratio / YTD	17% / 15%	38% / 30%	27% / 16%	23% / 16%	50% / 18%
Sales Volume	300,000	4,199,780	7,129,280	1,085,000	1,835,000
Sales Volume YTD	17,268,000	48,933,030	11,843,158	5,674,000	13,993,299
Average Sale Price	300,000	839,956	1,782,320	217,000	611,667
Average Sale Price YTD	1,151,200	1,957,321	911,012	515,818	736,489
Median Sale Price	300,000	725,000	1,100,000	175,000	770,000
Median Sale Price YTD	700,000	735,000	715,000	350,000	599,283
Sale to List Price Ratio / YTD	100% / 91%	82% / 94%	86% / 81%	89% / 91%	96% / 85%
Average Days on Market / YTD	27 / 244	266 / 248	99 / 273	268 / 364	93 / 278
Median Days on Market / YTD	27 / 209	268 / 166	101 / 92	39 / 220	57 / 152
Average Days on Market (Cum.) / YTD	27 / 427	266 / 330	99 / 296	268 / 364	167 / 290
Median Days on Market (Cum.) / YTD	27 / 283	268 / 166	101 / 116	39 / 220	57 / 152
Investment					
New Listings / YTD	41 / 226	27 / 169	21 / 145	35 / 147	19 / 142
Sales / YTD	17 / 58	12 / 76	8 / 47	10 / 29	3 / 30
Sales to New Listings Ratio / YTD	41% / 26%	44% / 45%	38% / 32%	29% / 20%	16% / 21%
Sales Volume	15,860,500	7,695,888	6,869,701	7,389,500	2,234,900
Sales Volume YTD	45,910,434	58,790,368	34,293,361	24,059,505	22,550,950
Average Sale Price	932,971	641,324	858,713	738,950	744,967
Average Sale Price YTD	791,559	773,557	729,646	829,638	751,698
Median Sale Price	450,000	547,500	485,000	310,000	390,000
Median Sale Price YTD	494,000	547,500	436,000	410,000	575,000
Sale to List Price Ratio / YTD	94% / 91%	96% / 96%	81% / 85%	87% / 83%	97% / 92%
Average Days on Market / YTD	141 / 164	141 / 171	92 / 176	94 / 143	138 / 184
Median Days on Market / YTD	136 / 118	64 / 129	84 / 127	65 / 108	72 / 114
Average Days on Market (Cum.) / YTD	160 / 211	141 / 220	325 / 252	216 / 207	138 / 209
Median Days on Market (Cum.) / YTD	138 / 155	64 / 136	100 / 140	65 / 127	72 / 118
Multi Family					
New Listings / YTD	19 / 86	14 / 81	10 / 65	9 / 33	2 / 49
Sales / YTD	4 / 14	4 / 24	6 / 37	2 / 7	2 / 11
Sales to New Listings Ratio / YTD	21% / 16%	29% / 30%	60% / 57%	22% / 21%	100% / 22%
Sales Volume	4,283,000	7,940,000	7,866,250	1,067,000	1,672,000
Sales Volume YTD	15,862,000	33,580,000	48,146,250	6,881,700	10,691,000
Average Sale Price	1,070,750	1,985,000	1,311,042	533,500	836,000
Average Sale Price YTD	1,133,000	1,399,167	1,301,250	983,100	971,909
Median Sale Price	906,500	2,025,000	1,144,875	533,500	836,000
Median Sale Price YTD	890,000	1,392,500	1,215,000	1,150,000	690,000
Sale to List Price Ratio / YTD	94% / 91%	93% / 93%	82% / 92%	97% / 97%	95% / 95%
Average Days on Market / YTD	147 / 181	159 / 94	110 / 174	28 / 252	220 / 178
Median Days on Market / YTD	98 / 65	153 / 59	93 / 110	28 / 170	220 / 135
Average Days on Market (Cum.) / YTD	147 / 198	159 / 119	110 / 214	28 / 372	220 / 178
Median Days on Market (Cum.) / YTD	98 / 81	153 / 75	93 / 131	28 / 170	220 / 135
Hotel/Motel					
New Listings / YTD	1 / 1	0 / 0	0 / 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)
Greater Edmonton Area¹
June 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	30 / 160	21 / 134	10 / 68	16 / 103	21 / 185
Sales / YTD	6 / 31	3 / 29	3 / 12	6 / 24	4 / 24
Sales to New Listings Ratio / YTD	20% / 19%	14% / 22%	30% / 18%	38% / 23%	19% / 13%
Sales Volume	1,039,500	1,188,000	155,500	357,500	720,000
Sales Volume YTD	8,206,000	8,034,500	3,512,568	3,422,800	6,202,150
Average Sale Price	173,250	396,000	51,833	59,583	180,000
Average Sale Price YTD	264,710	277,052	292,714	142,617	258,423
Median Sale Price	184,500	499,000	57,500	62,500	165,000
Median Sale Price YTD	140,000	167,000	263,640	92,500	137,000
Sale to List Price Ratio / YTD	86% / 84%	100% / 85%	74% / 137%	70% / 79%	88% / 87%
Average Days on Market / YTD	118 / 115	300 / 156	168 / 204	134 / 127	89 / 193
Median Days on Market / YTD	112 / 98	216 / 88	130 / 195	154 / 111	67 / 161
Average Days on Market (Cum.) / YTD	118 / 160	397 / 166	168 / 204	203 / 150	89 / 205
Median Days on Market (Cum.) / YTD	112 / 102	216 / 88	130 / 195	183 / 135	67 / 161
Lease					
New Listings / YTD	24 / 171	23 / 129	20 / 135	26 / 145	13 / 151
Sales / YTD	10 / 57	7 / 49	8 / 43	5 / 30	11 / 50
Sales to New Listings Ratio / YTD	42% / 33%	30% / 38%	40% / 32%	19% / 21%	85% / 33%
Sales Volume	5,557,567	804,493	2,400,960	363,737	908,412
Sales Volume YTD	15,648,338	6,646,296	7,990,303	10,034,328	4,256,824
Average Sale Price	555,757	114,928	300,120	72,747	82,583
Average Sale Price YTD	274,532	135,639	185,821	334,478	85,136
Median Sale Price	107,717	126,544	144,600	54,720	54,912
Median Sale Price YTD	98,185	88,478	111,000	147,031	64,102
Average Days on Market / YTD	363 / 179	164 / 184	95 / 229	111 / 197	124 / 150
Median Days on Market / YTD	155 / 109	190 / 104	68 / 145	82 / 180	113 / 105
Average Days on Market (Cum.) / YTD	363 / 210	164 / 211	95 / 239	111 / 197	124 / 150
Median Days on Market (Cum.) / YTD	155 / 139	190 / 143	68 / 150	82 / 180	113 / 105
Farms					
New Listings / YTD	23 / 81	11 / 74	9 / 86	15 / 72	19 / 86
Sales / YTD	7 / 30	5 / 36	8 / 43	6 / 19	8 / 23
Sales to New Listings Ratio / YTD	30% / 37%	45% / 49%	89% / 50%	40% / 26%	42% / 27%
Sales Volume	4,365,110	3,349,900	5,066,100	3,520,500	4,705,000
Sales Volume YTD	27,779,595	35,011,580	27,356,092	14,764,000	13,598,000
Average Sale Price	623,587	669,980	633,263	586,750	588,125
Average Sale Price YTD	925,987	972,544	636,188	777,053	591,217
Median Sale Price	561,310	575,000	615,000	432,750	542,500
Median Sale Price YTD	692,250	739,000	550,000	450,000	510,000
Sale to List Price Ratio / YTD	91% / 93%	97% / 94%	94% / 93%	91% / 89%	91% / 91%
Average Days on Market / YTD	212 / 160	58 / 75	129 / 143	770 / 311	207 / 120
Median Days on Market / YTD	96 / 59	15 / 49	99 / 87	253 / 102	194 / 73
Average Days on Market (Cum.) / YTD	212 / 234	58 / 128	315 / 212	1070 / 459	218 / 124
Median Days on Market (Cum.) / YTD	96 / 83	15 / 64	165 / 141	315 / 138	217 / 73
Total Commercial²					
New Listings / YTD	144 / 823	109 / 674	85 / 583	124 / 576	80 / 723
Sales / YTD	45 / 206	36 / 239	37 / 196	34 / 120	32 / 158
Sales to New Listings Ratio / YTD	31% / 25%	33% / 35%	44% / 34%	27% / 21%	40% / 22%
Sales Volume	31,405,677	25,178,061	29,487,791	13,783,237	13,355,312
Sales Volume YTD	130,801,367	190,995,774	133,891,732	64,836,333	72,572,223
Average Sale Price	697,904	699,391	796,967	405,389	417,354
Average Sale Price YTD	634,958	799,145	683,121	540,303	459,318
Median Sale Price	400,000	522,500	560,000	212,500	227,500
Median Sale Price YTD	380,000	475,000	482,500	337,000	265,602
Sale to List Price Ratio / YTD	92% / 90%	93% / 93%	85% / 93%	85% / 85%	92% / 90%
Average Days on Market / YTD	196 / 168	167 / 157	111 / 187	244 / 206	144 / 176
Median Days on Market / YTD	131 / 101	83 / 94	93 / 117	100 / 135	111 / 112
Average Days on Market (Cum.) / YTD	203 / 222	175 / 199	201 / 232	345 / 257	154 / 184
Median Days on Market (Cum.) / YTD	136 / 141	83 / 121	93 / 140	112 / 155	111 / 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

June 2023

Year	Month	Residential ²	Commercial ³	Total
2019	January	7,162 (810)	731 (24)	8,647 (858)
	February	7,529 (990)	759 (22)	9,071 (1,037)
	March	8,471 (1,231)	817 (15)	10,092 (1,281)
	April	9,261 (1,717)	826 (34)	10,961 (1,789)
	May	9,888 (2,004)	891 (31)	11,667 (2,105)
	June	9,851 (1,852)	854 (32)	11,605 (1,943)
	July	9,546 (1,956)	862 (29)	11,312 (2,045)
	August	9,209 (1,624)	834 (29)	10,969 (1,700)
	September	8,859 (1,421)	818 (24)	10,567 (1,499)
	October	8,175 (1,357)	779 (33)	9,765 (1,444)
	November	7,470 (1,112)	811 (15)	9,032 (1,171)
	December	6,200 (854)	714 (18)	7,552 (903)
2020	January	6,489 (799)	738 (15)	7,875 (855)
	February	7,071 (1,067)	748 (28)	8,484 (1,141)
	March	7,508 (1,198)	750 (21)	8,945 (1,249)
	April	7,483 (764)	741 (10)	8,953 (796)
	May	8,054 (1,188)	755 (12)	9,582 (1,240)
	June	8,357 (2,115)	769 (34)	9,882 (2,216)
	July	8,350 (2,288)	798 (21)	9,922 (2,380)
	August	8,111 (1,956)	784 (22)	9,680 (2,056)
	September	7,800 (1,933)	789 (22)	9,339 (2,041)
	October	7,421 (1,750)	737 (34)	8,879 (1,842)
	November	6,553 (1,465)	748 (21)	7,951 (1,535)
	December	5,244 (1,137)	657 (23)	6,471 (1,204)
2021	January	5,533 (1,214)	692 (27)	6,816 (1,299)
	February	5,928 (1,635)	720 (22)	7,263 (1,719)
	March	6,785 (2,503)	730 (40)	8,144 (2,654)
	April	7,545 (2,958)	744 (30)	8,971 (3,110)
	May	8,089 (2,837)	749 (40)	9,538 (2,992)
	June	8,456 (2,801)	736 (37)	9,960 (2,932)
	July	8,391 (2,262)	741 (26)	9,901 (2,396)
	August	8,038 (2,113)	734 (24)	9,529 (2,223)
	September	7,702 (1,917)	718 (38)	9,137 (2,030)
	October	7,084 (1,919)	710 (33)	8,505 (2,030)
	November	5,974 (1,864)	723 (25)	7,362 (1,962)
	December	4,656 (1,336)	634 (40)	5,832 (1,438)
2022	January	4,610 (1,326)	656 (31)	5,803 (1,430)
	February	4,686 (2,281)	699 (42)	5,932 (2,393)
	March	5,188 (3,311)	731 (43)	6,485 (3,471)
	April	6,446 (2,932)	747 (51)	7,787 (3,121)
	May	7,544 (2,916)	761 (36)	8,938 (3,044)
	June	8,082 (2,653)	758 (36)	9,512 (2,791)
	July	8,417 (2,022)	805 (33)	9,907 (2,116)
	August	8,011 (1,848)	820 (27)	9,530 (1,938)
	September	7,801 (1,601)	835 (20)	9,314 (1,684)
	October	7,169 (1,498)	845 (19)	8,650 (1,574)
	November	6,380 (1,274)	821 (38)	7,795 (1,359)
	December	4,953 (982)	738 (19)	6,219 (1,032)
2023	January	5,160 (981)	775 (26)	6,495 (1,049)
	February	5,605 (1,288)	790 (30)	6,977 (1,368)
	March	6,286 (1,821)	822 (27)	7,722 (1,908)
	April	6,865 (2,020)	843 (38)	8,343 (2,133)
	May	7,041 (2,715)	891 (40)	8,564 (2,842)
	June	7,133 (2,596)	902 (45)	8,727 (2,721)

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**

June 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	303
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	68	23	1,409	1,204	
	Total		31,322	17,660	1,078	263	952	303
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	303
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	1,967	1,274	99	38	2,172	1,359	
	December	1,174	982	90	19	1,340	1,032	
	Total		38,782	24,644	1,335	395	952	303
2023	January	2,248	981	129	26	2,518	1,049	
	February	2,523	1,288	117	30	2,766	1,368	
	March	3,296	1,821	144	27	3,602	1,908	
	April	3,430	2,020	141	38	3,727	2,133	
	May	3,844	2,715	148	40	4,198	2,842	
	June	3,694	2,596	144	45	4,058	2,721	
	Total		19,035	11,421	823	206	20,869	12,021

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
June 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	459,450	357,578	251,332	187,371	368,996
	March	485,521	366,456	247,749	192,965	390,451
	April	500,905	378,586	261,595	193,876	409,420
	May	511,896	381,966	253,417	193,132	420,202
	June	500,496	382,883	257,812	194,910	412,334

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
June 2023**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2019	January	7,162 (810)	731 (24)	4,757 (564)	383 (16)
	February	7,529 (990)	759 (22)	4,990 (698)	395 (10)
	March	8,471 (1,231)	817 (15)	5,531 (832)	428 (11)
	April	9,261 (1,717)	826 (34)	6,057 (1,130)	440 (19)
	May	9,888 (2,004)	891 (31)	6,535 (1,329)	468 (17)
	June	9,851 (1,852)	854 (32)	6,502 (1,239)	435 (15)
	July	9,546 (1,956)	862 (29)	6,322 (1,297)	445 (15)
	August	9,209 (1,624)	834 (29)	6,133 (1,087)	423 (12)
	September	8,859 (1,421)	818 (24)	5,951 (948)	420 (15)
	October	8,175 (1,357)	779 (33)	5,546 (912)	411 (15)
	November	7,470 (1,112)	811 (15)	5,091 (783)	445 (8)
	December	6,200 (854)	714 (18)	4,151 (581)	393 (10)
2020	January	6,489 (799)	738 (15)	4,327 (557)	399 (9)
	February	7,071 (1,067)	748 (28)	4,714 (718)	406 (15)
	March	7,508 (1,198)	750 (21)	5,009 (793)	409 (11)
	April	7,483 (764)	741 (10)	4,978 (507)	393 (6)
	May	8,054 (1,188)	755 (12)	5,350 (760)	404 (7)
	June	8,357 (2,115)	769 (34)	5,638 (1,341)	411 (17)
	July	8,350 (2,288)	798 (21)	5,662 (1,486)	420 (11)
	August	8,111 (1,956)	784 (22)	5,599 (1,230)	412 (13)
	September	7,800 (1,933)	789 (22)	5,404 (1,260)	417 (9)
	October	7,421 (1,750)	737 (34)	5,244 (1,139)	393 (15)
	November	6,553 (1,465)	748 (21)	4,696 (992)	396 (12)
	December	5,244 (1,137)	657 (23)	3,809 (778)	331 (7)
2021	January	5,533 (1,214)	692 (27)	3,944 (804)	354 (15)
	February	5,928 (1,635)	720 (22)	4,249 (1,047)	375 (15)
	March	6,785 (2,503)	730 (40)	4,876 (1,596)	367 (17)
	April	7,545 (2,958)	744 (30)	5,490 (1,883)	362 (14)
	May	8,089 (2,837)	749 (40)	5,944 (1,863)	368 (14)
	June	8,456 (2,801)	736 (37)	6,234 (1,856)	362 (18)
	July	8,391 (2,262)	741 (26)	6,206 (1,493)	364 (17)
	August	8,038 (2,113)	734 (24)	5,978 (1,392)	364 (11)
	September	7,702 (1,917)	718 (38)	5,778 (1,272)	372 (17)
	October	7,084 (1,919)	710 (33)	5,363 (1,273)	368 (17)
	November	5,974 (1,864)	723 (25)	4,590 (1,280)	394 (9)
	December	4,656 (1,336)	634 (40)	3,532 (938)	353 (25)
2022	January	4,610 (1,326)	656 (31)	3,507 (954)	370 (20)
	February	4,686 (2,281)	699 (42)	3,566 (1,633)	398 (25)
	March	5,188 (3,311)	731 (43)	3,928 (2,311)	417 (21)
	April	6,446 (2,932)	747 (51)	4,820 (2,017)	438 (18)
	May	7,544 (2,916)	761 (36)	5,719 (1,927)	447 (19)
	June	8,082 (2,653)	758 (36)	6,085 (1,780)	446 (17)
	July	8,417 (2,022)	805 (33)	6,306 (1,338)	469 (17)
	August	8,011 (1,848)	820 (27)	6,029 (1,215)	476 (15)
	September	7,801 (1,601)	835 (20)	5,849 (1,083)	476 (12)
	October	7,169 (1,498)	845 (19)	5,331 (1,027)	487 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	488 (18)
	December	4,953 (982)	738 (19)	3,672 (695)	429 (14)
2023	January	5,160 (981)	775 (26)	3,809 (700)	455 (14)
	February	5,605 (1,288)	790 (30)	4,095 (907)	457 (21)
	March	6,286 (1,821)	822 (27)	4,495 (1,253)	485 (12)
	April	6,865 (2,020)	843 (38)	4,959 (1,370)	498 (18)
	May	7,041 (2,715)	891 (40)	5,156 (1,807)	538 (18)
	June	7,133 (2,596)	902 (45)	5,200 (1,755)	559 (24)

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

June 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,390 / 7,305	1,779 / 9,094	1,625 / 8,053	1,357 / 5,947	1,266 / 7,387
Sales / YTD	980 / 4,281	1,014 / 6,162	1,095 / 5,603	818 / 2,870	786 / 3,517
Sales to New Listings Ratio / YTD	71% / 59%	57% / 68%	67% / 70%	60% / 48%	62% / 48%
Sales Volume	480,301,135	510,439,953	538,655,759	351,175,248	340,594,861
Sales Volume YTD	2,066,190,893	3,085,115,637	2,634,585,255	1,226,354,672	1,522,596,637
Average Sale Price	490,103	503,392	491,923	429,310	433,327
Average Sale Price YTD	482,642	500,668	470,210	427,301	432,925
Median Sale Price	449,900	460,000	431,525	392,250	395,000
Median Sale Price YTD	440,000	460,000	421,500	386,875	394,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 100%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	40 / 46	29 / 31	29 / 35	52 / 59	49 / 56
Median Days on Market / YTD	26 / 29	22 / 18	18 / 19	32 / 41	35 / 40
Average Days on Market (Cum.) / YTD	60 / 74	35 / 43	39 / 53	86 / 94	71 / 88
Median Days on Market (Cum.) / YTD	32 / 40	25 / 19	20 / 21	44 / 59	44 / 53
Semi-detached					
New Listings / YTD	237 / 1,243	300 / 1,795	320 / 1,562	308 / 1,220	198 / 1,296
Sales / YTD	216 / 825	250 / 1,356	224 / 1,028	164 / 513	131 / 643
Sales to New Listings Ratio / YTD	91% / 66%	83% / 76%	70% / 66%	53% / 42%	66% / 50%
Sales Volume	83,437,773	94,128,597	78,999,367	54,275,380	44,530,895
Sales Volume YTD	312,047,108	523,363,452	361,855,469	169,560,004	214,786,989
Average Sale Price	386,286	376,514	352,676	330,947	339,930
Average Sale Price YTD	378,239	385,961	351,999	330,526	334,039
Median Sale Price	380,000	371,500	338,750	328,900	326,000
Median Sale Price YTD	374,000	378,950	339,950	325,000	323,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 100%	98% / 98%	97% / 97%	98% / 97%
Average Days on Market / YTD	35 / 40	32 / 31	34 / 41	60 / 68	64 / 66
Median Days on Market / YTD	29 / 27	24 / 19	21 / 23	42 / 51	46 / 48
Average Days on Market (Cum.) / YTD	55 / 62	37 / 41	42 / 57	85 / 104	86 / 105
Median Days on Market (Cum.) / YTD	32 / 32	27 / 20	22 / 26	59 / 74	55 / 66
Row/Townhouse					
New Listings / YTD	333 / 1,701	374 / 2,152	394 / 2,126	301 / 1,374	238 / 1,507
Sales / YTD	228 / 1,218	244 / 1,545	266 / 1,218	165 / 595	124 / 676
Sales to New Listings Ratio / YTD	68% / 72%	65% / 72%	68% / 57%	55% / 43%	52% / 45%
Sales Volume	58,005,099	62,671,451	64,722,448	38,400,953	29,948,752
Sales Volume YTD	303,803,062	404,529,180	297,921,867	134,466,612	154,177,765
Average Sale Price	254,408	256,850	243,317	232,733	241,522
Average Sale Price YTD	249,428	261,831	244,599	225,994	228,074
Median Sale Price	253,750	250,700	244,500	220,000	231,750
Median Sale Price YTD	247,650	259,000	245,000	217,000	218,000
Sale to List Price Ratio / YTD	98% / 97%	98% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	40 / 47	37 / 44	42 / 50	64 / 68	63 / 72
Median Days on Market / YTD	26 / 31	28 / 29	29 / 31	51 / 52	47 / 51
Average Days on Market (Cum.) / YTD	55 / 71	51 / 65	55 / 71	108 / 109	82 / 102
Median Days on Market (Cum.) / YTD	30 / 39	29 / 32	33 / 38	84 / 77	55 / 66

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

June 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	614 / 3,170	607 / 3,575	644 / 3,604	544 / 2,430	442 / 2,597
Sales / YTD	331 / 1,468	272 / 1,559	271 / 1,200	194 / 698	198 / 956
Sales to New Listings Ratio / YTD	54% / 46%	45% / 44%	42% / 33%	36% / 29%	45% / 37%
Sales Volume	60,816,080	54,804,115	58,780,513	38,776,157	43,353,106
Sales Volume YTD	268,831,094	308,381,381	245,090,824	137,266,347	202,822,479
Average Sale Price	183,734	201,486	216,902	199,877	218,955
Average Sale Price YTD	183,127	197,807	204,242	196,657	212,157
Median Sale Price	171,000	181,250	190,926	175,000	206,500
Median Sale Price YTD	168,750	176,000	185,000	175,000	194,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	95% / 95%	94% / 94%	95% / 95%
Average Days on Market / YTD	54 / 60	55 / 59	63 / 60	76 / 77	64 / 71
Median Days on Market / YTD	41 / 44	42 / 42	48 / 43	46 / 58	56 / 54
Average Days on Market (Cum.) / YTD	87 / 104	88 / 101	96 / 103	129 / 123	98 / 112
Median Days on Market (Cum.) / YTD	50 / 60	51 / 56	58 / 62	95 / 88	74 / 74
Total Residential¹					
New Listings / YTD	2,574 / 13,419	3,060 / 16,616	2,983 / 15,345	2,510 / 10,971	2,144 / 12,787
Sales / YTD	1,755 / 7,792	1,780 / 10,622	1,856 / 9,049	1,341 / 4,676	1,239 / 5,792
Sales to New Listings Ratio / YTD	68% / 58%	58% / 64%	62% / 59%	53% / 43%	58% / 45%
Sales Volume	682,560,087	722,044,116	741,158,087	482,627,738	458,427,614
Sales Volume YTD	2,950,872,157	4,321,389,650	3,539,453,415	1,667,647,635	2,094,383,870
Average Sale Price	388,923	405,643	399,331	359,901	369,998
Average Sale Price YTD	378,705	406,834	391,143	356,640	361,599
Median Sale Price	370,000	381,250	365,000	341,000	352,000
Median Sale Price YTD	360,000	385,000	364,800	338,000	343,500
Sale to List Price Ratio / YTD	97% / 97%	98% / 99%	98% / 98%	97% / 96%	97% / 97%
Average Days on Market / YTD	42 / 48	35 / 37	36 / 41	58 / 64	54 / 62
Median Days on Market / YTD	29 / 32	26 / 21	23 / 24	37 / 46	42 / 44
Average Days on Market (Cum.) / YTD	64 / 78	46 / 55	50 / 63	95 / 102	78 / 96
Median Days on Market (Cum.) / YTD	35 / 42	28 / 24	26 / 28	56 / 68	50 / 59
Other²					
New Listings / YTD	123 / 494	82 / 478	98 / 455	59 / 334	66 / 380
Sales / YTD	40 / 181	45 / 287	41 / 215	23 / 111	19 / 107
Sales to New Listings Ratio / YTD	33% / 37%	55% / 60%	42% / 47%	39% / 33%	29% / 28%
Sales Volume	13,059,188	12,340,761	14,517,000	3,568,940	4,341,900
Sales Volume YTD	53,932,441	96,308,922	74,265,222	23,435,387	25,315,746
Average Sale Price	326,480	274,239	354,073	155,171	228,521
Average Sale Price YTD	297,969	335,571	345,420	211,130	236,596
Median Sale Price	190,750	190,000	300,000	65,000	200,000
Median Sale Price YTD	152,500	285,000	290,000	105,000	214,900
Sale to List Price Ratio / YTD	97% / 94%	95% / 95%	96% / 95%	91% / 91%	93% / 92%
Average Days on Market / YTD	71 / 67	53 / 63	54 / 78	103 / 103	135 / 102
Median Days on Market / YTD	27 / 41	41 / 37	32 / 43	102 / 63	58 / 55
Average Days on Market (Cum.) / YTD	93 / 105	60 / 86	70 / 115	155 / 137	140 / 140
Median Days on Market (Cum.) / YTD	28 / 53	41 / 43	38 / 59	116 / 102	72 / 72

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.

City of Edmonton

June 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	4 / 56	6 / 51	8 / 39	12 / 45	3 / 46
Sales / YTD	1 / 8	2 / 18	2 / 6	2 / 6	3 / 10
Sales to New Listings Ratio / YTD	25% / 14%	33% / 35%	25% / 15%	17% / 13%	100% / 22%
Sales Volume	300,000	2,799,880	2,200,000	700,000	1,835,000
Sales Volume YTD	5,093,000	38,323,130	4,100,000	4,039,000	8,498,799
Average Sale Price	300,000	1,399,940	1,100,000	350,000	611,667
Average Sale Price YTD	636,625	2,129,063	683,333	673,167	849,880
Median Sale Price	300,000	1,399,940	1,100,000	350,000	770,000
Median Sale Price YTD	452,500	907,500	620,000	437,500	714,500
Sale to List Price Ratio / YTD	100% / 91%	66% / 96%	87% / 81%	92% / 93%	96% / 82%
Average Days on Market / YTD	27 / 247	411 / 210	98 / 87	277 / 466	93 / 395
Median Days on Market / YTD	27 / 163	411 / 166	98 / 87	277 / 440	57 / 231
Average Days on Market (Cum.) / YTD	27 / 350	411 / 325	98 / 138	277 / 466	167 / 417
Median Days on Market (Cum.) / YTD	27 / 305	411 / 210	98 / 114	277 / 440	57 / 336
Investment					
New Listings / YTD	33 / 151	16 / 103	14 / 84	24 / 93	12 / 85
Sales / YTD	11 / 41	8 / 44	4 / 27	6 / 17	3 / 22
Sales to New Listings Ratio / YTD	33% / 27%	50% / 43%	29% / 32%	25% / 18%	25% / 26%
Sales Volume	12,351,500	5,368,888	3,489,336	5,487,000	2,234,900
Sales Volume YTD	34,080,734	37,121,168	16,801,586	16,670,500	18,618,950
Average Sale Price	1,122,864	671,111	872,334	914,500	744,967
Average Sale Price YTD	831,237	843,663	622,281	980,618	846,316
Median Sale Price	450,000	547,500	710,000	293,500	390,000
Median Sale Price YTD	498,000	507,000	426,000	410,000	605,000
Sale to List Price Ratio / YTD	94% / 92%	96% / 94%	74% / 84%	86% / 86%	97% / 91%
Average Days on Market / YTD	132 / 146	185 / 158	78 / 167	98 / 112	138 / 156
Median Days on Market / YTD	114 / 114	68 / 125	81 / 116	63 / 78	72 / 109
Average Days on Market (Cum.) / YTD	160 / 193	185 / 162	78 / 203	248 / 201	138 / 177
Median Days on Market (Cum.) / YTD	138 / 147	68 / 126	81 / 139	63 / 99	72 / 114
Multi Family					
New Listings / YTD	16 / 77	14 / 75	8 / 57	9 / 27	2 / 46
Sales / YTD	4 / 12	2 / 20	3 / 31	2 / 7	2 / 11
Sales to New Listings Ratio / YTD	25% / 16%	14% / 27%	38% / 54%	22% / 26%	100% / 24%
Sales Volume	4,283,000	4,450,000	4,051,250	1,067,000	1,672,000
Sales Volume YTD	14,437,000	28,055,000	40,756,250	6,881,700	10,691,000
Average Sale Price	1,070,750	2,225,000	1,350,417	533,500	836,000
Average Sale Price YTD	1,203,083	1,402,750	1,314,718	983,100	971,909
Median Sale Price	906,500	2,225,000	959,750	533,500	836,000
Median Sale Price YTD	1,017,000	1,497,500	1,215,000	1,150,000	690,000
Sale to List Price Ratio / YTD	94% / 91%	97% / 93%	93% / 94%	97% / 97%	95% / 95%
Average Days on Market / YTD	147 / 97	55 / 80	137 / 181	28 / 252	220 / 178
Median Days on Market / YTD	98 / 63	55 / 51	140 / 110	28 / 170	220 / 135
Average Days on Market (Cum.) / YTD	147 / 118	55 / 110	137 / 229	28 / 372	220 / 178
Median Days on Market (Cum.) / YTD	98 / 65	55 / 71	140 / 134	28 / 170	220 / 135
Hotel/Motel					
New Listings / YTD	1 / 1	0 / 0	0 / 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)

page 13b

City of Edmonton

June 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	23 / 119	14 / 90	6 / 45	12 / 81	14 / 132
Sales / YTD	4 / 20	1 / 18	2 / 8	4 / 14	3 / 17
Sales to New Listings Ratio / YTD	17% / 17%	7% / 20%	33% / 18%	33% / 17%	21% / 13%
Sales Volume	575,500	499,000	98,000	282,500	370,000
Sales Volume YTD	3,200,500	5,500,500	1,980,068	1,540,300	4,626,250
Average Sale Price	143,875	499,000	49,000	70,625	123,333
Average Sale Price YTD	160,025	305,583	247,509	110,021	272,132
Median Sale Price	128,500	499,000	49,000	72,000	90,000
Median Sale Price YTD	128,500	176,500	157,640	86,750	136,000
Sale to List Price Ratio / YTD	87% / 82%	100% / 84%	73% / 162%	79% / 79%	89% / 89%
Average Days on Market / YTD	122 / 114	502 / 160	238 / 244	109 / 134	65 / 197
Median Days on Market / YTD	123 / 97	502 / 78	238 / 276	105 / 135	66 / 123
Average Days on Market (Cum.) / YTD	122 / 124	791 / 176	238 / 244	214 / 164	65 / 197
Median Days on Market (Cum.) / YTD	123 / 97	791 / 78	238 / 276	164 / 142	66 / 123
Lease					
New Listings / YTD	13 / 96	13 / 72	14 / 62	17 / 93	3 / 78
Sales / YTD	4 / 26	4 / 19	6 / 19	2 / 19	3 / 27
Sales to New Listings Ratio / YTD	31% / 27%	31% / 26%	43% / 31%	12% / 20%	100% / 35%
Sales Volume	5,072,834	321,976	2,239,475	178,275	207,336
Sales Volume YTD	11,905,899	2,354,706	4,840,832	7,689,371	2,423,346
Average Sale Price	1,268,209	80,494	373,246	89,138	69,112
Average Sale Price YTD	457,919	123,932	254,781	404,704	89,754
Median Sale Price	137,840	81,272	237,000	89,138	54,912
Median Sale Price YTD	121,440	111,889	127,200	221,300	67,500
Average Days on Market / YTD	124 / 151	176 / 134	91 / 216	91 / 189	132 / 143
Median Days on Market / YTD	91 / 144	191 / 94	68 / 105	91 / 179	127 / 113
Average Days on Market (Cum.) / YTD	124 / 172	176 / 176	91 / 231	91 / 189	132 / 143
Median Days on Market (Cum.) / YTD	91 / 147	191 / 154	68 / 145	91 / 179	127 / 113
Farms					
New Listings / YTD	1 / 6	0 / 2	0 / 2	0 / 5	0 / 5
Sales / YTD	0 / 0	0 / 1	1 / 2	1 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 50%	0% / 100%	0% / 40%	0% / 0%
Sales Volume	0	0	1,100,000	1,557,000	0
Sales Volume YTD	0	2,200,000	2,548,000	2,507,000	0
Average Sale Price	0	0	1,100,000	1,557,000	0
Average Sale Price YTD	0	2,200,000	1,274,000	1,253,500	0
Median Sale Price	0	0	1,100,000	1,557,000	0
Median Sale Price YTD	0	2,200,000	1,274,000	1,253,500	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 92%	82% / 80%	94% / 84%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 83	183 / 263	144 / 202	0 / 0
Median Days on Market / YTD	0 / 0	0 / 83	183 / 263	144 / 202	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 213	676 / 510	267 / 263	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 213	676 / 510	267 / 263	0 / 0
Total Commercial¹					
New Listings / YTD	91 / 506	63 / 395	50 / 291	74 / 347	34 / 394
Sales / YTD	24 / 107	17 / 120	18 / 93	17 / 65	15 / 88
Sales to New Listings Ratio / YTD	26% / 21%	27% / 30%	36% / 32%	23% / 19%	44% / 22%
Sales Volume	22,582,834	13,439,744	13,178,061	9,271,775	7,599,236
Sales Volume YTD	68,717,133	113,554,504	71,026,736	39,327,871	46,138,345
Average Sale Price	940,951	790,573	732,115	545,399	506,616
Average Sale Price YTD	642,216	946,288	763,728	605,044	524,299
Median Sale Price	402,000	545,000	404,975	185,000	240,000
Median Sale Price YTD	380,000	485,000	540,000	315,000	256,000
Sale to List Price Ratio / YTD	93% / 89%	92% / 92%	81% / 96%	87% / 86%	93% / 90%
Average Days on Market / YTD	127 / 143	213 / 149	118 / 185	115 / 190	121 / 189
Median Days on Market / YTD	107 / 102	111 / 95	109 / 125	76 / 140	95 / 120
Average Days on Market (Cum.) / YTD	140 / 178	230 / 183	145 / 223	200 / 234	136 / 197
Median Days on Market (Cum.) / YTD	115 / 132	111 / 120	109 / 145	110 / 170	95 / 122

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

June 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	55	52	52	239	329	289
	Average	479,946	494,100	435,249	461,659	469,247	438,636
	Median	436,000	422,700	425,000	420,000	420,000	402,500
North Central	Sales	195	225	235	840	1,291	1,162
	Average	412,421	430,338	409,058	409,858	427,256	394,432
	Median	386,000	410,000	385,000	387,950	405,500	379,000
Northeast	Sales	61	63	63	261	359	315
	Average	343,457	386,117	398,267	337,660	361,106	350,203
	Median	330,000	347,000	357,000	319,000	329,000	327,500
Central	Sales	36	45	38	168	251	202
	Average	309,834	294,719	318,315	289,473	304,508	297,418
	Median	268,000	265,000	290,000	265,000	277,000	274,950
West	Sales	96	95	106	410	554	543
	Average	510,042	644,668	574,735	540,791	585,846	549,099
	Median	429,000	515,000	470,500	427,000	473,450	450,000
Southwest	Sales	144	144	168	600	837	803
	Average	634,896	599,962	630,840	598,879	598,605	597,167
	Median	544,315	547,250	534,750	527,750	539,000	521,500
Southeast	Sales	173	163	200	734	1,042	971
	Average	443,062	450,063	430,521	434,638	452,388	422,450
	Median	408,000	407,000	394,250	403,000	425,000	390,000
Anthony Henday	Sales	221	226	233	1,031	1,499	1,319
	Average	563,350	565,397	556,654	557,755	583,057	524,071
	Median	532,000	527,500	490,000	522,000	540,000	474,900
City of Edmonton Total	Sales	980	1,014	1,095	4,281	6,162	5,603
	Average	490,103	503,392	491,923	482,642	500,668	470,210
	Median	449,900	460,000	431,525	440,000	460,000	421,500
Semi-detached							
Northwest	Sales	16	12	8	50	82	50
	Average	427,303	338,708	392,313	399,662	402,094	363,432
	Median	427,025	337,500	383,250	405,100	387,450	359,875
North Central	Sales	37	41	37	135	243	177
	Average	337,997	328,832	320,086	325,297	332,810	318,290
	Median	355,000	335,000	330,000	335,800	348,900	330,000
Northeast	Sales	4	7	9	35	38	40
	Average	n/a	261,250	246,567	269,061	290,014	265,020
	Median	n/a	285,000	245,000	245,000	288,450	265,000
Central	Sales	2	7	7	17	32	33
	Average	n/a	323,429	298,714	350,082	366,414	330,282
	Median	n/a	310,000	270,000	325,000	355,700	292,500
West	Sales	10	10	7	28	38	24
	Average	385,240	344,250	312,829	356,359	376,575	350,654
	Median	335,000	318,750	280,000	300,500	352,000	323,250
Southwest	Sales	21	31	26	83	128	99
	Average	454,348	422,163	409,033	465,168	435,873	431,558
	Median	436,300	348,500	351,000	436,300	373,000	370,000
Southeast	Sales	47	45	37	156	239	149
	Average	374,169	378,319	363,899	369,887	396,974	353,977
	Median	337,000	354,000	343,000	350,250	377,500	332,000
Anthony Henday	Sales	79	97	93	321	556	456
	Average	394,328	401,395	359,341	394,053	398,911	355,184
	Median	390,000	390,000	353,000	389,990	390,000	346,750
City of Edmonton Total	Sales	216	250	224	825	1,356	1,028
	Average	386,286	376,514	352,676	378,239	385,961	351,999
	Median	380,000	371,500	338,750	374,000	378,950	339,950

n/a = insufficient data

June 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	6	4	9	35	32	35
	Average	333,917	n/a	287,991	303,142	371,662	299,280
	Median	334,250	n/a	277,000	303,500	345,750	317,000
North Central	Sales	32	44	59	237	311	256
	Average	263,987	238,532	213,725	222,934	244,974	222,321
	Median	279,500	239,000	202,500	209,000	249,000	227,950
Northeast	Sales	28	27	13	117	131	80
	Average	173,307	156,496	144,246	167,027	172,394	171,681
	Median	161,650	146,000	135,000	162,000	162,500	159,900
Central	Sales	1	4	2	17	18	9
	Average	n/a	n/a	n/a	335,088	362,211	330,920
	Median	n/a	n/a	n/a	345,000	390,500	305,000
West	Sales	23	19	29	126	135	126
	Average	218,283	225,645	200,463	210,443	230,684	205,342
	Median	198,000	186,400	179,000	181,150	191,000	180,500
Southwest	Sales	31	38	34	135	213	142
	Average	237,866	267,358	278,394	252,721	264,619	258,546
	Median	220,000	253,000	277,000	247,000	250,000	255,000
Southeast	Sales	41	38	38	196	230	195
	Average	222,794	229,792	204,186	223,375	223,929	222,328
	Median	212,500	207,500	188,500	196,750	205,257	196,000
Anthony Henday	Sales	66	70	82	355	475	375
	Average	317,159	313,537	293,558	311,843	312,286	287,679
	Median	321,500	321,750	289,950	310,000	305,000	282,380
City of Edmonton Total	Sales	228	244	266	1,218	1,545	1,218
	Average	254,408	256,850	243,317	249,428	261,831	244,599
	Median	253,750	250,700	244,500	247,650	259,000	245,000
Apartment Condominium							
Northwest	Sales	11	8	10	46	52	39
	Average	141,718	157,375	136,485	124,480	166,615	156,214
	Median	120,000	127,625	158,500	104,000	117,750	157,000
North Central	Sales	40	34	26	181	199	135
	Average	162,855	171,637	174,612	160,053	173,878	162,897
	Median	164,000	151,750	177,000	163,000	165,000	163,000
Northeast	Sales	16	13	14	67	86	59
	Average	112,950	132,046	135,014	126,812	133,901	133,708
	Median	112,500	150,000	145,000	123,500	140,125	140,000
Central	Sales	81	58	79	330	323	339
	Average	191,501	215,933	247,733	199,556	220,948	240,317
	Median	162,900	169,450	220,000	170,000	184,250	215,000
West	Sales	29	21	14	127	108	78
	Average	165,136	159,823	213,571	152,403	162,720	163,500
	Median	173,000	155,000	145,000	148,000	155,000	150,000
Southwest	Sales	57	64	60	279	305	225
	Average	221,418	247,389	240,592	214,195	230,173	228,854
	Median	200,000	225,000	219,000	192,000	201,500	215,000
Southeast	Sales	38	26	27	158	173	122
	Average	177,256	171,377	211,912	170,799	176,169	188,160
	Median	179,250	176,500	195,000	170,000	170,000	185,000
Anthony Henday	Sales	59	48	41	280	313	203
	Average	191,164	204,662	201,646	191,728	204,409	199,263
	Median	176,500	184,950	192,000	180,000	185,000	190,000
City of Edmonton Total	Sales	331	272	271	1,468	1,559	1,200
	Average	183,734	201,486	216,902	183,127	197,807	204,242
	Median	171,000	181,250	190,926	168,750	176,000	185,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
June 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	32	7
	Total	21,583	11,561	619	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	1,784	907	67	21
	March	2,267	1,253	93	12
	April	2,468	1,370	86	18
	May	2,712	1,807	96	18
	June	2,574	1,755	91	24
	Total	13,419	7,792	506	107

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

June 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	235,800	187,600	366,958
	April	493,295	379,189	260,238	184,668	386,741
	May	498,582	390,995	250,455	181,642	395,064
	June	490,103	386,286	254,408	183,734	388,923

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

June 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,788	3,205	3,131	2,643	2,244
Sales	1,819	1,842	1,915	1,381	1,273
Sales Volume	718,202,109	747,824,621	768,853,148	495,468,453	470,368,750
Edmonton City Year to Date					
New Listings	14,419	17,489	16,091	11,652	13,561
Sales	8,080	11,029	9,357	4,852	5,987
Sales Volume	3,073,521,731	4,531,253,076	3,684,745,373	1,730,410,893	2,165,837,961
Edmonton City Month End Active Inventory					
Residential	5,200	6,085	6,234	5,638	6,502
Commercial	559	446	362	411	435
TOTAL	6,064	6,789	6,869	6,310	7,252
<hr/>					
Greater Edmonton Area Monthly					
New Listings	4,058	4,638	4,554	3,964	3,457
Sales	2,721	2,791	2,932	2,216	1,943
Sales Volume	1,122,651,829	1,180,167,833	1,225,372,257	820,635,963	729,741,469
Greater Edmonton Area Year to Date					
New Listings	20,869	24,820	23,854	17,626	20,670
Sales	12,021	16,250	14,706	7,497	9,013
Sales Volume	4,815,177,392	6,928,460,174	5,999,608,773	2,744,545,135	3,346,398,668
Greater Edmonton Area Month End Active Inventory					
Residential	7,133	8,082	8,456	8,357	9,851
Commercial	902	758	736	769	854
TOTAL	8,727	9,512	9,960	9,882	11,605
<hr/>					
Total Board Monthly					
New Listings	4,711	5,433	5,299	4,758	4,124
Sales	3,155	3,196	3,435	2,616	2,218
Sales Volume	1,261,356,414	1,309,178,113	1,360,042,629	914,770,990	803,408,126
Total Board Year to Date					
New Listings	24,304	28,628	27,829	20,858	24,431
Sales	13,651	18,272	17,076	8,603	10,203
Sales Volume	5,293,087,751	7,535,338,504	6,670,455,270	3,001,881,626	3,656,293,395

Total Board

June 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,622 / 13,596	3,306 / 16,433	3,063 / 15,819	2,822 / 12,140	2,578 / 14,814
Sales / YTD	1,922 / 8,059	1,979 / 11,203	2,185 / 11,147	1,703 / 5,560	1,483 / 6,562
Sales to New Listings Ratio / YTD	73% / 59%	60% / 68%	71% / 70%	60% / 46%	58% / 44%
Sales Volume	909,435,424	954,428,298	1,012,212,057	692,473,614	613,330,712
Sales Volume YTD	3,770,974,016	5,439,045,626	5,027,282,369	2,237,342,225	2,708,833,342
Semi-detached					
New Listings / YTD	373 / 1,927	453 / 2,556	475 / 2,424	427 / 1,836	301 / 2,000
Sales / YTD	323 / 1,291	347 / 1,952	342 / 1,629	252 / 826	200 / 1,013
Sales to New Listings Ratio / YTD	87% / 67%	77% / 76%	72% / 67%	59% / 45%	66% / 51%
Sales Volume	122,077,363	129,137,869	118,977,390	82,615,730	66,796,795
Sales Volume YTD	478,963,106	732,758,273	563,294,784	267,873,325	334,282,163
Row/Townhouse					
New Listings / YTD	457 / 2,227	478 / 2,732	514 / 2,713	392 / 1,796	309 / 2,005
Sales / YTD	301 / 1,561	324 / 1,957	335 / 1,538	233 / 782	167 / 879
Sales to New Listings Ratio / YTD	66% / 70%	68% / 72%	65% / 57%	59% / 44%	54% / 44%
Sales Volume	77,398,124	82,686,181	82,166,400	54,220,303	40,615,152
Sales Volume YTD	395,196,139	513,406,460	380,131,759	177,276,283	205,221,712
Apartment Condominium					
New Listings / YTD	699 / 3,658	688 / 4,081	718 / 4,063	628 / 2,782	506 / 2,953
Sales / YTD	397 / 1,750	323 / 1,863	314 / 1,418	230 / 808	223 / 1,103
Sales to New Listings Ratio / YTD	57% / 48%	47% / 46%	44% / 35%	37% / 29%	44% / 37%
Sales Volume	77,172,530	66,241,820	69,199,862	46,416,457	48,513,905
Sales Volume YTD	336,669,490	376,688,530	294,087,256	159,990,547	235,068,372
Total Residential¹					
New Listings / YTD	4,151 / 21,408	4,925 / 25,802	4,770 / 25,019	4,269 / 18,554	3,694 / 21,772
Sales / YTD	2,943 / 12,661	2,973 / 16,975	3,176 / 15,732	2,418 / 7,976	2,073 / 9,557
Sales to New Listings Ratio / YTD	71% / 59%	60% / 66%	67% / 63%	57% / 43%	56% / 44%
Sales Volume	1,186,083,441	1,232,494,168	1,282,555,709	875,726,104	769,256,564
Sales Volume YTD	4,981,802,751	7,061,898,889	6,264,796,168	2,842,482,380	3,483,405,589
Other²					
New Listings / YTD	349 / 1,701	334 / 1,812	393 / 1,919	305 / 1,423	295 / 1,546
Sales / YTD	144 / 682	169 / 946	194 / 1,011	146 / 439	90 / 407
Sales to New Listings Ratio / YTD	41% / 40%	51% / 52%	49% / 53%	48% / 31%	31% / 26%
Sales Volume	28,991,796	32,820,879	37,296,829	20,276,321	13,226,750
Sales Volume YTD	139,528,109	225,145,321	215,174,537	72,632,385	68,867,793

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

Total Board

June 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	13 / 156	25 / 161	21 / 132	29 / 117	17 / 175
Sales / YTD	4 / 30	7 / 37	8 / 25	6 / 19	7 / 31
Sales to New Listings Ratio / YTD	31% / 19%	28% / 23%	38% / 19%	21% / 16%	41% / 18%
Sales Volume	500,000	8,255,780	7,682,280	1,545,000	2,425,000
Sales Volume YTD	19,033,900	55,680,529	13,660,658	7,143,500	15,968,699
Investment					
New Listings / YTD	60 / 321	36 / 241	35 / 217	48 / 216	35 / 245
Sales / YTD	25 / 83	14 / 96	13 / 75	15 / 44	6 / 47
Sales to New Listings Ratio / YTD	42% / 26%	39% / 40%	37% / 35%	31% / 20%	17% / 19%
Sales Volume	22,047,000	10,095,888	8,276,601	8,408,500	3,367,900
Sales Volume YTD	56,051,934	69,307,118	48,555,813	27,995,005	29,085,050
Multi Family					
New Listings / YTD	22 / 105	20 / 107	14 / 79	11 / 40	3 / 63
Sales / YTD	4 / 18	4 / 31	7 / 42	2 / 9	4 / 15
Sales to New Listings Ratio / YTD	18% / 17%	20% / 29%	50% / 53%	18% / 23%	133% / 24%
Sales Volume	4,283,000	7,940,000	8,358,750	1,067,000	2,929,500
Sales Volume YTD	17,772,000	37,807,500	50,318,750	8,921,700	12,918,500
Hotel/Motel					
New Listings / YTD	3 / 8	1 / 2	0 / 5	1 / 6	0 / 1
Sales / YTD	0 / 0	0 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 100%	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 / 223	33 / 181	17 / 95	24 / 146	26 / 226
Sales / YTD	8 / 39	3 / 34	6 / 23	7 / 30	5 / 28
Sales to New Listings Ratio / YTD	21% / 17%	9% / 19%	35% / 24%	29% / 21%	19% / 12%
Sales Volume	2,469,500	1,188,000	2,155,500	467,500	765,000
Sales Volume YTD	10,801,000	8,881,000	10,988,068	4,426,800	7,452,150
Lease					
New Listings / YTD	33 / 201	26 / 147	22 / 161	28 / 171	15 / 167
Sales / YTD	10 / 63	9 / 55	9 / 51	6 / 32	11 / 52
Sales to New Listings Ratio / YTD	30% / 31%	35% / 37%	41% / 32%	21% / 19%	73% / 31%
Sales Volume	5,557,567	991,498	2,472,960	393,665	908,412
Sales Volume YTD	16,396,962	7,219,167	8,935,483	10,095,456	4,333,224
Farms					
New Listings / YTD	41 / 176	33 / 170	27 / 196	42 / 177	38 / 230
Sales / YTD	17 / 73	17 / 93	22 / 114	15 / 52	21 / 64
Sales to New Listings Ratio / YTD	41% / 41%	52% / 55%	81% / 58%	36% / 29%	55% / 28%
Sales Volume	11,424,110	15,391,900	11,244,000	6,824,400	9,249,000
Sales Volume YTD	51,364,095	68,202,480	57,155,792	28,089,400	32,702,390
Total Commercial¹					
New Listings / YTD	211 / 1,195	174 / 1,014	136 / 891	184 / 881	135 / 1,113
Sales / YTD	68 / 308	54 / 351	65 / 333	52 / 188	55 / 239
Sales to New Listings Ratio / YTD	32% / 26%	31% / 35%	48% / 37%	28% / 21%	41% / 21%
Sales Volume	46,281,177	43,863,066	40,190,091	18,768,565	20,924,812
Sales Volume YTD	171,756,891	248,294,294	190,484,565	86,766,861	104,020,013

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

June 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	6	6	3	34	34	34
	Sales Volume	1,161,500	1,603,000	n/a	8,241,000	8,367,801	8,583,400
	Average Price	193,583	267,167	n/a	242,382	246,112	252,453
	Median Price	211,250	280,000	n/a	234,500	234,500	238,500
Beaumont	Sales	49	47	53	198	305	296
	Sales Volume	26,130,300	22,346,290	22,750,457	97,154,172	153,869,995	131,804,298
	Average Price	533,271	475,453	429,254	490,678	504,492	445,285
	Median Price	546,000	442,500	426,000	481,000	502,000	439,000
Bonnyville	Sales	32	38	37	108	142	153
	Sales Volume	11,730,500	12,871,500	14,379,400	35,410,550	51,236,657	56,478,259
	Average Price	366,578	338,724	388,632	327,875	360,822	369,139
	Median Price	335,250	314,250	355,000	306,750	332,500	360,000
Cold Lake	Sales	58	38	56	186	217	222
	Sales Volume	18,552,158	12,471,300	16,764,500	62,991,288	70,239,550	68,575,655
	Average Price	319,865	328,192	299,366	338,663	323,685	308,899
	Median Price	325,000	331,250	287,500	325,000	335,000	307,000
Devon	Sales	8	10	17	45	83	75
	Sales Volume	3,211,750	3,579,500	5,470,500	17,487,650	27,611,999	24,509,099
	Average Price	401,469	357,950	321,794	388,614	332,675	326,788
	Median Price	369,750	341,500	328,000	360,000	323,000	319,500
Drayton Valley	Sales	20	23	21	62	98	88
	Sales Volume	5,693,900	6,440,400	5,192,277	16,678,299	28,410,520	22,800,827
	Average Price	284,695	280,017	247,251	269,005	289,903	259,100
	Median Price	287,500	280,000	237,000	264,750	289,450	254,500
Fort Saskatchewan	Det. Sales	41	38	61	196	265	314
	Det. Average Price	495,417	497,424	414,148	482,579	483,670	431,427
	Det. Median Price	490,000	476,000	415,000	470,000	462,000	418,950
	Apt. Sales	10	4	4	37	26	12
	Apt. Average Price	181,240	n/a	n/a	183,922	182,173	162,875
	Apt. Median Price	181,250	n/a	n/a	162,900	177,500	155,000
	Total Sales Volume	28,002,900	27,161,020	32,095,775	129,034,188	169,380,603	175,468,797
Gibbons	Sales	11	9	7	37	35	40
	Sales Volume	3,770,500	2,729,100	1,867,900	12,122,900	11,225,900	11,650,800
	Average Price	342,773	303,233	266,843	327,646	320,740	291,270
	Median Price	305,500	315,100	282,000	305,500	300,000	282,000
Leduc	Det. Sales	59	74	64	253	369	352
	Det. Average Price	434,644	407,139	401,249	442,683	430,431	395,957
	Det. Median Price	415,000	379,450	368,000	420,000	415,000	380,000
	Apt. Sales	2	1	2	11	8	13
	Apt. Average Price	n/a	n/a	n/a	205,264	210,300	206,212
	Apt. Median Price	n/a	n/a	n/a	177,500	173,250	190,000
	Total Sales Volume	32,465,025	37,300,862	34,900,582	147,463,502	205,100,759	175,677,639

n/a = insufficient data

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

June 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville	Sales	21	36	35	119	197	193
	Sales Volume	7,434,700	13,315,099	12,462,488	42,555,654	71,965,036	67,237,900
	Average Price	354,033	369,864	356,071	357,611	365,305	348,383
	Median Price	375,000	352,200	355,000	370,000	350,000	357,000
Sherwood Park	Det. Sales	100	100	123	413	527	610
	Det. Average Price	496,527	523,380	470,665	504,845	516,705	466,034
	Det. Median Price	476,750	485,000	440,000	475,000	485,000	440,000
	Apt. Sales	20	15	10	63	80	54
	Apt. Average Price	268,938	253,377	240,330	259,552	249,347	264,282
	Apt. Median Price	277,500	266,500	244,750	270,000	242,000	263,250
	Total Sales Volume	68,113,630	65,689,578	69,957,872	274,985,674	344,723,792	355,246,861
Spruce Grove	Det. Sales	64	58	72	299	395	389
	Det. Average Price	449,984	454,188	438,866	454,963	455,761	419,918
	Det. Median Price	430,450	445,750	414,250	442,500	435,000	410,000
	Apt. Sales	7	3	1	30	27	15
	Apt. Average Price	191,914	n/a	n/a	192,468	189,574	175,089
	Apt. Median Price	185,000	n/a	n/a	185,250	165,000	170,000
	Total Sales Volume	41,538,526	35,636,529	41,869,944	193,563,250	238,001,385	211,435,565
St. Albert	Det. Sales	103	114	108	414	576	602
	Det. Average Price	547,064	564,492	520,112	535,424	550,742	500,280
	Det. Median Price	486,000	525,000	460,000	499,950	514,500	459,900
	Apt. Sales	16	11	14	86	74	68
	Apt. Average Price	365,750	219,291	315,379	320,183	273,699	265,851
	Apt. Median Price	207,000	212,000	277,500	214,500	234,250	225,000
	Total Sales Volume	72,506,512	75,694,532	70,656,556	299,278,436	386,714,360	367,639,728
St. Paul	Sales	19	16	24	72	91	110
	Sales Volume	5,394,500	3,632,400	6,653,499	19,394,800	23,144,265	27,638,511
	Average Price	283,921	227,025	277,229	269,372	254,333	251,259
	Median Price	275,000	210,500	285,000	260,000	225,000	260,000
Stony Plain	Sales	39	56	45	191	287	223
	Sales Volume	13,499,850	19,908,243	16,712,398	68,372,247	108,015,568	79,482,767
	Average Price	346,150	355,504	371,387	357,970	376,361	356,425
	Median Price	358,000	363,000	367,500	358,000	362,000	350,000
Vegreville	Sales	11	14	17	45	57	60
	Sales Volume	2,307,500	3,643,500	3,284,600	9,458,900	14,224,500	12,589,000
	Average Price	209,773	260,250	193,212	210,198	249,553	209,817
	Median Price	190,000	260,000	172,500	190,000	230,500	204,250
Westlock	Sales	9	11	10	41	58	46
	Sales Volume	2,464,250	2,423,500	2,669,400	10,273,350	12,772,500	10,632,200
	Average Price	273,806	220,318	266,940	250,570	220,216	231,135
	Median Price	270,000	201,000	250,000	235,000	212,525	234,450
Wetaskiwin	Sales	26	29	20	105	127	131
	Sales Volume	7,219,283	8,019,100	4,653,250	25,044,933	33,063,700	29,398,575
	Average Price	277,665	276,521	232,663	238,523	260,344	224,417
	Median Price	276,875	249,900	235,000	235,000	239,900	210,000

n/a = insufficient data

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

June 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	1	3	0	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,805,000
Bonnyville M.D.	Sales	5	2	3	14	16	15
	Sales Volume	2,794,000	n/a	n/a	4,241,740	7,041,640	6,031,000
Lac la Biche County	Sales	1	0	0	2	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	3	4	3	12	21	22
	Sales Volume	n/a	n/a	n/a	10,755,595	23,533,000	13,281,242
Parkland County	Sales	3	0	2	9	5	8
	Sales Volume	n/a	n/a	n/a	8,061,500	3,235,500	4,601,250
Smoky Lake County	Sales	2	1	0	3	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,310,000
St. Paul County	Sales	2	0	1	11	9	12
	Sales Volume	n/a	n/a	n/a	2,878,009	4,052,500	3,192,100
Strathcona County	Sales	2	0	1	8	5	5
	Sales Volume	n/a	n/a	n/a	9,883,000	4,083,000	3,041,600
Sturgeon County	Sales	0	1	1	5	6	8
	Sales Volume	n/a	n/a	n/a	6,894,500	3,985,080	5,103,000
Thorhild County	Sales	2	0	0	7	5	1
	Sales Volume	n/a	n/a	n/a	1,618,500	1,247,500	n/a
Two Hills County	Sales	0	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.

June 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	16	15	23	50	40	82
	Sales Volume	4,483,100	6,197,000	3,483,550	12,764,900	12,870,775	16,250,895
Bonnyville M.D.	Sales	42	45	45	145	175	193
	Sales Volume	16,377,000	13,783,390	16,589,400	44,173,190	59,892,947	65,316,259
Lac la Biche County	Sales	2	1	1	6	9	4
	Sales Volume	n/a	n/a	n/a	2,454,000	1,911,000	n/a
Lac Ste. Anne County	Sales	3	6	4	16	29	22
	Sales Volume	n/a	1,113,700	n/a	3,199,750	4,515,600	5,502,250
Leduc County	Sales	13	26	31	80	156	192
	Sales Volume	7,160,090	15,007,200	16,130,411	45,149,205	98,535,861	102,558,653
Parkland County	Sales	73	97	88	273	404	440
	Sales Volume	43,795,650	48,425,901	47,569,699	150,309,369	214,846,997	223,845,042
Smoky Lake County	Sales	16	12	10	30	42	39
	Sales Volume	3,310,500	2,478,900	2,296,900	6,287,000	8,836,400	9,503,200
St. Paul County	Sales	25	17	36	97	116	152
	Sales Volume	5,989,500	3,694,900	7,557,374	25,018,449	34,751,465	33,662,486
Strathcona County	Sales	36	49	45	154	231	267
	Sales Volume	26,478,900	36,598,600	36,330,346	116,912,852	175,020,539	178,944,347
Sturgeon County	Sales	24	18	31	117	141	182
	Sales Volume	13,929,022	11,271,300	19,373,871	75,579,872	98,224,626	115,502,071
Thorhild County	Sales	11	7	9	44	41	38
	Sales Volume	2,152,476	1,277,400	2,208,900	9,046,280	11,361,760	8,359,650
Two Hills County	Sales	3	7	7	23	30	26
	Sales Volume	n/a	1,462,900	1,448,900	3,519,600	4,901,400	4,330,800
Vermilion River County	Sales	0	0	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data