

Media Release

Residential Property Sales See Improvement From July 2022

Edmonton, August 2, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for July 2023 hit 2,323, increasing 14.9% compared to July 2022, but dropped 10.4% from June 2023. New residential listings were down 7.7% year-over-year from July 2022, while also noting a drop of 9.2% from June 2023. Overall inventory in the GEA was down 17.3% from July of last year, and down 2.4% from the previous month.

For July, detached unit sales were up 10.9% from July 2022 and decreased 12.7% from June 2023 at 1,391. Semi-detached unit sales were down 11.2% month-over-month but increased by 11.2% from this time last year. Row/Townhouse unit sales were up 19.7% from July 2022, but dropped 5.4% from June 2023. Apartment Condominium unit sales had an increase of 31.6% from July 2022, while noting a decrease of 4.3% from the previous month.

Total residential average prices hit \$409,986, a 2.0% decrease from July 2022, and a drop of 0.6% from June 2023. Detached homes averaged \$503,542, noting a 0.8% year-over-year drop and a 0.6% increase from June 2023. Semi-detached sold for an average of \$378,902, resulting in a 2.3% increase year-over-year, and a decrease of 1.0% from the previous month. Row/townhouse prices were up both 3.8% from July 2022 and 2.6% month-over-month, selling at \$264,128. Apartment Condominium average prices hit \$194,823 showing a small decrease of 0.1% from last month and a drop of 3.1% from July 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$381,800, resulting in a decrease of 0.5% from June 2023, and a drop of 6.2% from July 2022.

“While both detached properties and apartment condominiums saw small drops in their average prices from this time last year, semi-detached homes and row/townhouses both saw a positive bump in average prices for July 2023,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “July also had an increase in sales across all categories, with apartment condominiums leading the way, noting a 31.6% jump from July 2022.”

Detached homes averaged 44 days on the market, increasing four days from June 2023. Semi-detached homes averaged 35 days on the market, increasing one day from the previous month, with row/townhouses averaging 41 days on the market, an increase of one day month-over-month. Apartment condominiums averaged 58 days on the market, showing a three-day increase from June 2023. Overall, all residential listings averaged 45 days on the market, increasing by seven days year-over-year and three days from June 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)	July 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$437,600	-0.4%	-5.6%
Apartment benchmark price	\$180,600	-0.3%	-2.3%
Townhouse benchmark price	\$239,700	0.6%	-3.8%
Composite ⁷ benchmark price	\$381,800	-0.5%	-6.2%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	July 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$503,542	0.6%	-0.8%
Detached median ³ selling price – month	\$455,000	-1.1%	-0.7%
Semi-detached average selling price – month	\$378,902	-1.0%	2.3%
Semi-detached median selling price – month	\$370,550	-1.3%	1.5%
Row/Townhouse average selling price – month	\$264,128	2.6%	3.8%
Row/Townhouse median selling price – month	\$260,000	3.7%	3.9%
Apartment Condominium average selling price	\$194,823	-0.1%	-3.1%
Apartment Condominium median selling price	\$174,000	-0.6%	-0.6%
All-residential ⁴ average selling price	\$409,986	-0.6%	-2.0%
All-residential median selling price	\$385,000	-1.3%	-1.3%
# residential listings this month	3,353	-7.4%	-8.0%
# residential sales this month	2,323	-10.4%	14.9%
# residential inventory at month end	6,961	-2.4%	-17.3%
# Total ⁵ MLS® System sales this month	2,811	-10.9%	15.0%
\$ Value Total residential sales this month	\$1,044,140,486	-12.0%	12.8%
\$ Value of total MLS® System sales – month	\$1,307,228,408	3.6%	32.3%
\$ Value of total MLS® System sales - YTD	\$6,594,328,945	24.6%	-22.6%

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)

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Greater Edmonton Area¹

July 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,051 / 13,395	2,235 / 16,158	2,065 / 15,189	2,038 / 12,029	1,985 / 14,189
Sales / YTD	1,391 / 8,268	1,254 / 11,022	1,457 / 10,909	1,526 / 6,278	1,335 / 6,984
Sales to New Listings Ratio / YTD	68% / 62%	56% / 68%	71% / 72%	75% / 52%	67% / 49%
Sales Volume	700,427,192	636,712,579	700,659,807	684,952,203	582,460,606
Sales Volume YTD	4,086,936,085	5,607,745,462	5,188,347,888	2,713,529,017	3,040,038,153
Average Sale Price	503,542	507,745	480,892	448,855	436,300
Average Sale Price YTD	494,308	508,777	475,603	432,228	435,286
Median Sale Price	455,000	458,000	433,000	408,250	400,000
Median Sale Price YTD	450,000	465,000	427,500	394,200	399,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	44 / 45	33 / 31	34 / 37	52 / 59	58 / 60
Median Days on Market / YTD	30 / 29	25 / 18	21 / 20	31 / 38	43 / 42
Average Days on Market (Cum.) / YTD	65 / 70	42 / 43	44 / 53	86 / 95	89 / 94
Median Days on Market (Cum.) / YTD	37 / 37	29 / 19	22 / 21	40 / 53	57 / 56
Semi-detached					
New Listings / YTD	293 / 2,137	376 / 2,858	339 / 2,681	346 / 2,113	282 / 2,221
Sales / YTD	277 / 1,532	249 / 2,154	282 / 1,868	308 / 1,114	184 / 1,178
Sales to New Listings Ratio / YTD	95% / 72%	66% / 75%	83% / 70%	89% / 53%	65% / 53%
Sales Volume	104,955,958	92,255,782	99,723,435	102,379,981	60,662,947
Sales Volume YTD	574,749,229	812,839,367	651,924,919	365,574,006	389,976,008
Average Sale Price	378,902	370,505	353,629	332,403	329,690
Average Sale Price YTD	375,163	377,363	348,996	328,163	331,049
Median Sale Price	370,550	365,000	340,250	315,590	320,000
Median Sale Price YTD	370,000	370,000	335,750	320,000	320,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	35 / 39	33 / 31	40 / 40	55 / 65	64 / 69
Median Days on Market / YTD	23 / 26	25 / 19	31 / 24	40 / 49	51 / 51
Average Days on Market (Cum.) / YTD	48 / 58	38 / 41	52 / 55	90 / 103	102 / 107
Median Days on Market (Cum.) / YTD	28 / 30	27 / 20	35 / 27	51 / 68	68 / 70
Row/Townhouse					
New Listings / YTD	382 / 2,559	401 / 3,088	410 / 3,083	337 / 2,110	361 / 2,337
Sales / YTD	280 / 1,823	234 / 2,162	245 / 1,764	212 / 987	180 / 1,051
Sales to New Listings Ratio / YTD	73% / 71%	58% / 70%	60% / 57%	63% / 47%	50% / 45%
Sales Volume	73,955,796	59,547,481	61,903,075	51,333,212	43,423,215
Sales Volume YTD	465,834,165	567,200,441	437,404,934	227,109,995	246,848,427
Average Sale Price	264,128	254,476	252,666	242,138	241,240
Average Sale Price YTD	255,532	262,350	247,962	230,101	234,870
Median Sale Price	260,000	250,150	256,000	241,250	226,500
Median Sale Price YTD	250,000	258,950	246,000	224,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	97% / 98%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	41 / 47	41 / 43	48 / 50	59 / 66	75 / 74
Median Days on Market / YTD	29 / 30	32 / 29	37 / 33	39 / 48	61 / 54
Average Days on Market (Cum.) / YTD	53 / 69	52 / 62	69 / 71	81 / 104	97 / 104
Median Days on Market (Cum.) / YTD	32 / 37	37 / 32	47 / 40	49 / 71	74 / 72

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

July 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	627 / 4,217	622 / 4,651	618 / 4,640	548 / 3,277	483 / 3,393
Sales / YTD	375 / 2,109	285 / 2,103	278 / 1,669	242 / 1,040	257 / 1,347
Sales to New Listings Ratio / YTD	60% / 50%	46% / 45%	45% / 36%	44% / 32%	53% / 40%
Sales Volume	73,058,483	57,304,355	61,446,509	46,130,383	53,302,008
Sales Volume YTD	407,133,373	425,204,135	351,223,438	204,860,530	285,378,038
Average Sale Price	194,823	201,068	221,031	190,621	207,401
Average Sale Price YTD	193,046	202,189	210,439	196,981	211,862
Median Sale Price	174,000	175,000	195,000	172,000	187,500
Median Sale Price YTD	173,000	180,000	188,500	178,500	195,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	96% / 95%	95% / 94%	96% / 95%
Average Days on Market / YTD	58 / 60	63 / 60	57 / 60	68 / 75	68 / 73
Median Days on Market / YTD	41 / 43	43 / 42	41 / 43	53 / 56	53 / 55
Average Days on Market (Cum.) / YTD	99 / 102	94 / 99	92 / 101	110 / 120	112 / 118
Median Days on Market (Cum.) / YTD	56 / 58	58 / 56	68 / 62	72 / 84	66 / 76
Total Residential²					
New Listings / YTD	3,353 / 22,308	3,634 / 26,755	3,432 / 25,593	3,269 / 19,529	3,111 / 22,140
Sales / YTD	2,323 / 13,732	2,022 / 17,441	2,262 / 16,210	2,288 / 9,419	1,956 / 10,560
Sales to New Listings Ratio / YTD	69% / 62%	56% / 65%	66% / 63%	70% / 48%	63% / 48%
Sales Volume	952,397,429	845,820,197	923,732,826	884,795,779	739,848,776
Sales Volume YTD	5,534,652,852	7,412,989,405	6,628,901,179	3,511,073,548	3,962,240,626
Average Sale Price	409,986	418,309	408,370	386,711	378,246
Average Sale Price YTD	403,048	425,032	408,939	372,765	375,212
Median Sale Price	385,000	389,950	373,000	360,000	356,550
Median Sale Price YTD	380,000	396,000	376,500	350,000	352,500
Sale to List Price Ratio / YTD	98% / 97%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	45 / 47	38 / 36	39 / 41	54 / 62	62 / 64
Median Days on Market / YTD	31 / 30	28 / 21	25 / 23	35 / 42	48 / 46
Average Days on Market (Cum.) / YTD	67 / 73	50 / 52	54 / 60	89 / 100	94 / 99
Median Days on Market (Cum.) / YTD	37 / 39	32 / 23	29 / 26	46 / 61	60 / 61
Other³					
New Listings / YTD	162 / 1,169	141 / 1,166	174 / 1,284	164 / 954	147 / 1,065
Sales / YTD	79 / 473	61 / 653	108 / 670	71 / 317	60 / 311
Sales to New Listings Ratio / YTD	49% / 40%	43% / 56%	62% / 52%	43% / 33%	41% / 29%
Sales Volume	24,688,122	17,789,225	30,553,975	15,735,013	13,248,585
Sales Volume YTD	120,821,510	188,084,417	191,102,663	69,166,046	64,683,180
Average Sale Price	312,508	291,627	282,907	221,620	220,810
Average Sale Price YTD	255,437	288,031	285,228	218,189	207,985
Median Sale Price	207,000	135,000	210,000	157,500	147,500
Median Sale Price YTD	149,250	190,000	200,000	132,000	142,500
Sale to List Price Ratio / YTD	93% / 93%	92% / 94%	94% / 142%	92% / 91%	92% / 91%
Average Days on Market / YTD	61 / 85	67 / 91	66 / 90	98 / 142	127 / 121
Median Days on Market / YTD	34 / 44	50 / 44	42 / 44	63 / 76	86 / 72
Average Days on Market (Cum.) / YTD	96 / 120	84 / 125	95 / 148	158 / 200	224 / 171
Median Days on Market (Cum.) / YTD	39 / 53	50 / 53	50 / 59	92 / 114	126 / 103

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)

Greater Edmonton Area¹

July 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	16 / 114	14 / 98	8 / 89	12 / 82	11 / 118
Sales / YTD	5 / 20	4 / 29	4 / 17	1 / 12	3 / 22
Sales to New Listings Ratio / YTD	31% / 18%	29% / 30%	50% / 19%	8% / 15%	27% / 19%
Sales Volume	3,420,000	9,325,000	549,000	800,000	1,615,000
Sales Volume YTD	20,688,000	58,258,030	12,392,158	6,474,000	15,608,299
Average Sale Price	684,000	2,331,250	137,250	800,000	538,333
Average Sale Price YTD	1,034,400	2,008,898	728,950	539,500	709,468
Median Sale Price	485,000	1,337,500	84,500	800,000	500,000
Median Sale Price YTD	662,500	1,000,000	500,000	425,000	549,642
Sale to List Price Ratio / YTD	87% / 90%	91% / 94%	70% / 79%	73% / 90%	91% / 86%
Average Days on Market / YTD	99 / 208	150 / 234	140 / 242	77 / 340	476 / 305
Median Days on Market / YTD	106 / 111	131 / 161	51 / 92	77 / 217	324 / 165
Average Days on Market (Cum.) / YTD	99 / 345	590 / 366	788 / 412	77 / 340	476 / 315
Median Days on Market (Cum.) / YTD	106 / 163	192 / 166	51 / 92	77 / 217	324 / 170
Investment					
New Listings / YTD	31 / 257	44 / 214	32 / 177	33 / 180	29 / 171
Sales / YTD	13 / 71	10 / 86	11 / 58	2 / 31	12 / 42
Sales to New Listings Ratio / YTD	42% / 28%	23% / 40%	34% / 33%	6% / 17%	41% / 25%
Sales Volume	14,514,857	11,234,380	7,763,492	362,721	10,108,000
Sales Volume YTD	60,425,291	70,024,748	42,056,853	24,402,226	32,658,950
Average Sale Price	1,116,527	1,123,438	705,772	181,361	842,333
Average Sale Price YTD	851,060	814,241	725,118	787,814	777,594
Median Sale Price	460,000	785,000	495,000	181,361	496,250
Median Sale Price YTD	469,000	552,500	438,500	374,027	541,250
Sale to List Price Ratio / YTD	95% / 92%	90% / 95%	89% / 85%	48% / 81%	93% / 92%
Average Days on Market / YTD	138 / 159	242 / 179	154 / 172	61 / 138	243 / 201
Median Days on Market / YTD	107 / 114	141 / 129	139 / 134	61 / 99	133 / 114
Average Days on Market (Cum.) / YTD	175 / 205	242 / 222	226 / 247	61 / 197	274 / 228
Median Days on Market (Cum.) / YTD	107 / 147	141 / 136	139 / 140	61 / 124	213 / 156
Multi Family					
New Listings / YTD	9 / 95	8 / 89	9 / 74	9 / 42	7 / 56
Sales / YTD	5 / 19	1 / 25	4 / 41	3 / 10	0 / 11
Sales to New Listings Ratio / YTD	56% / 20%	13% / 28%	44% / 55%	33% / 24%	0% / 20%
Sales Volume	5,433,235	1,800,000	4,272,000	11,097,500	0
Sales Volume YTD	21,295,235	35,380,000	52,418,250	17,979,200	10,691,000
Average Sale Price	1,086,647	1,800,000	1,068,000	3,699,167	0
Average Sale Price YTD	1,120,802	1,415,200	1,278,494	1,797,920	971,909
Median Sale Price	1,055,000	1,800,000	903,500	2,000,000	0
Median Sale Price YTD	1,024,250	1,395,000	1,100,000	1,191,000	690,000
Sale to List Price Ratio / YTD	94% / 92%	95% / 93%	86% / 91%	82% / 92%	0% / 95%
Average Days on Market / YTD	148 / 172	88 / 94	313 / 187	138 / 218	0 / 178
Median Days on Market / YTD	103 / 70	88 / 64	227 / 112	105 / 138	0 / 135
Average Days on Market (Cum.) / YTD	207 / 200	88 / 118	313 / 224	138 / 302	0 / 178
Median Days on Market (Cum.) / YTD	135 / 95	88 / 78	227 / 132	105 / 138	0 / 135
Hotel/Motel					
New Listings / YTD	1 / 2	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)

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Greater Edmonton Area¹

July 2023

Business	2023	2022	2021	2020	2019
New Listings / YTD	21 / 180	23 / 157	15 / 83	11 / 114	31 / 216
Sales / YTD	8 / 39	10 / 39	3 / 15	3 / 27	4 / 28
Sales to New Listings Ratio / YTD	38% / 22%	43% / 25%	20% / 18%	27% / 24%	13% / 13%
Sales Volume	1,933,200	2,482,300	287,000	1,895,000	424,000
Sales Volume YTD	10,139,200	10,516,800	3,799,568	5,317,800	6,626,150
Average Sale Price	241,650	248,230	95,667	631,667	106,000
Average Sale Price YTD	259,979	269,662	253,305	196,956	236,648
Median Sale Price	252,500	175,000	125,000	575,000	103,000
Median Sale Price YTD	160,000	171,000	145,000	100,000	132,000
Sale to List Price Ratio / YTD	85% / 84%	82% / 84%	77% / 125%	91% / 80%	81% / 86%
Average Days on Market / YTD	195 / 131	160 / 157	68 / 177	148 / 129	87 / 178
Median Days on Market / YTD	146 / 112	159 / 133	81 / 161	90 / 102	73 / 147
Average Days on Market (Cum.) / YTD	195 / 168	169 / 167	68 / 177	253 / 161	87 / 188
Median Days on Market (Cum.) / YTD	146 / 118	159 / 133	81 / 161	267 / 135	73 / 147
Lease					
New Listings / YTD	27 / 198	30 / 158	20 / 155	23 / 168	21 / 172
Sales / YTD	9 / 66	3 / 52	1 / 44	5 / 35	6 / 56
Sales to New Listings Ratio / YTD	33% / 33%	10% / 33%	5% / 28%	22% / 21%	29% / 33%
Sales Volume	197,218,198	330,900	161,600	641,917	416,622
Sales Volume YTD	212,866,536	6,977,196	8,151,903	10,676,245	4,673,446
Average Sale Price	21,913,133	110,300	161,600	128,383	69,437
Average Sale Price YTD	3,225,251	134,177	185,271	305,036	83,454
Median Sale Price	93,075	115,200	161,600	36,551	34,639
Median Sale Price YTD	95,630	89,239	114,300	127,836	60,551
Average Days on Market / YTD	357 / 203	123 / 180	101 / 226	58 / 177	252 / 161
Median Days on Market / YTD	186 / 131	71 / 100	101 / 139	55 / 150	250 / 110
Average Days on Market (Cum.) / YTD	395 / 235	123 / 206	101 / 236	58 / 177	252 / 161
Median Days on Market (Cum.) / YTD	308 / 144	71 / 139	101 / 148	55 / 150	250 / 110
Farms					
New Listings / YTD	11 / 90	14 / 88	4 / 90	17 / 89	14 / 100
Sales / YTD	3 / 33	5 / 41	3 / 46	7 / 26	4 / 27
Sales to New Listings Ratio / YTD	27% / 37%	36% / 47%	75% / 51%	41% / 29%	29% / 27%
Sales Volume	1,926,000	4,543,000	2,599,500	4,254,700	3,154,500
Sales Volume YTD	29,705,595	39,554,580	29,955,592	19,018,700	16,752,500
Average Sale Price	642,000	908,600	866,500	607,814	788,625
Average Sale Price YTD	900,170	964,746	651,209	731,488	620,463
Median Sale Price	795,000	798,000	884,500	555,000	743,750
Median Sale Price YTD	704,500	743,000	552,500	455,000	610,000
Sale to List Price Ratio / YTD	77% / 91%	95% / 94%	96% / 93%	97% / 91%	94% / 92%
Average Days on Market / YTD	293 / 172	61 / 73	66 / 138	46 / 239	41 / 109
Median Days on Market / YTD	211 / 70	65 / 56	58 / 86	45 / 90	38 / 63
Average Days on Market (Cum.) / YTD	293 / 239	80 / 122	66 / 203	46 / 348	79 / 118
Median Days on Market (Cum.) / YTD	211 / 97	65 / 65	58 / 102	45 / 93	51 / 73
Total Commercial²					
New Listings / YTD	118 / 938	133 / 807	88 / 671	105 / 681	113 / 836
Sales / YTD	43 / 249	33 / 272	26 / 222	21 / 141	29 / 187
Sales to New Listings Ratio / YTD	36% / 27%	25% / 34%	30% / 33%	20% / 21%	26% / 22%
Sales Volume	224,445,490	29,715,580	15,632,592	19,051,838	15,718,122
Sales Volume YTD	355,246,857	220,711,354	149,524,324	83,888,171	88,290,345
Average Sale Price	5,219,663	900,472	601,254	907,230	542,004
Average Sale Price YTD	1,426,694	811,439	673,533	594,952	472,141
Median Sale Price	355,000	505,000	420,000	463,050	422,500
Median Sale Price YTD	380,000	475,000	477,500	340,000	300,000
Sale to List Price Ratio / YTD	90% / 90%	89% / 93%	85% / 92%	85% / 85%	91% / 90%
Average Days on Market / YTD	202 / 174	163 / 158	154 / 183	79 / 188	220 / 183
Median Days on Market / YTD	131 / 111	121 / 100	111 / 117	77 / 113	99 / 111
Average Days on Market (Cum.) / YTD	228 / 223	222 / 202	284 / 238	94 / 233	238 / 193
Median Days on Market (Cum.) / YTD	135 / 139	133 / 124	111 / 134	77 / 133	159 / 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

July 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)	658 (23)	6,472 (1,204)
2021	January	5,533 (1,214)	693 (27)	6,817 (1,299)
	February	5,928 (1,635)	721 (22)	7,264 (1,719)
	March	6,785 (2,503)	731 (40)	8,145 (2,654)
	April	7,545 (2,958)	745 (30)	8,972 (3,110)
	May	8,089 (2,837)	750 (40)	9,539 (2,992)
	June	8,456 (2,801)	737 (37)	9,961 (2,932)
	July	8,391 (2,262)	742 (26)	9,902 (2,396)
	August	8,038 (2,113)	735 (24)	9,530 (2,223)
	September	7,702 (1,917)	719 (38)	9,138 (2,030)
	October	7,084 (1,919)	711 (33)	8,506 (2,030)
	November	5,974 (1,864)	724 (25)	7,363 (1,962)
	December	4,656 (1,336)	635 (40)	5,833 (1,438)
2022	January	4,610 (1,326)	657 (31)	5,804 (1,430)
	February	4,686 (2,281)	700 (42)	5,933 (2,393)
	March	5,188 (3,311)	732 (43)	6,486 (3,471)
	April	6,446 (2,932)	748 (51)	7,788 (3,121)
	May	7,544 (2,916)	762 (36)	8,939 (3,044)
	June	8,082 (2,653)	759 (36)	9,513 (2,791)
	July	8,417 (2,022)	806 (33)	9,908 (2,116)
	August	8,011 (1,848)	821 (27)	9,531 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	822 (38)	7,796 (1,359)
	December	4,953 (982)	739 (19)	6,220 (1,032)
2023	January	5,160 (980)	776 (26)	6,496 (1,048)
	February	5,605 (1,288)	791 (30)	6,978 (1,368)
	March	6,285 (1,818)	823 (27)	7,722 (1,905)
	April	6,865 (2,019)	844 (38)	8,344 (2,132)
	May	7,041 (2,712)	891 (40)	8,564 (2,839)
	June	7,064 (2,592)	902 (45)	8,654 (2,717)
	July	6,960 (2,323)	893 (43)	8,552 (2,445)

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**

July 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	1,967	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
2023	January	2,247	980	129	26	2,517	1,048
	February	2,523	1,288	117	30	2,766	1,368
	March	3,295	1,818	144	27	3,601	1,905
	April	3,429	2,019	141	38	3,726	2,132
	May	3,841	2,712	147	40	4,194	2,839
	June	3,620	2,592	142	45	3,978	2,717
	July	3,353	2,323	118	43	3,633	2,445
	Total		22,308	13,732	938	249	24,415

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
July 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	451,585	355,061	247,761	190,627	370,479
	February	459,450	357,578	251,332	187,371	368,996
	March	484,437	366,456	248,051	192,965	389,833
	April	500,905	378,603	261,595	193,876	409,437
	May	512,053	381,966	253,612	193,132	420,320
	June	500,351	382,883	257,450	194,947	412,285
	July	503,542	378,902	264,128	194,823	409,986

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
July 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)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,928 (1,635)	721 (22)	4,249 (1,047)	376 (15)
	March	6,785 (2,503)	731 (40)	4,876 (1,596)	368 (17)
	April	7,545 (2,958)	745 (30)	5,490 (1,883)	363 (14)
	May	8,089 (2,837)	750 (40)	5,944 (1,863)	369 (14)
	June	8,456 (2,801)	737 (37)	6,234 (1,856)	363 (18)
	July	8,391 (2,262)	742 (26)	6,206 (1,493)	365 (17)
	August	8,038 (2,113)	735 (24)	5,978 (1,392)	365 (11)
	September	7,702 (1,917)	719 (38)	5,778 (1,272)	373 (17)
	October	7,084 (1,919)	711 (33)	5,363 (1,273)	369 (17)
	November	5,974 (1,864)	724 (25)	4,590 (1,280)	395 (9)
	December	4,656 (1,336)	635 (40)	3,532 (938)	354 (25)
2022	January	4,610 (1,326)	657 (31)	3,507 (954)	371 (20)
	February	4,686 (2,281)	700 (42)	3,566 (1,633)	399 (25)
	March	5,188 (3,311)	732 (43)	3,928 (2,311)	418 (21)
	April	6,446 (2,932)	748 (51)	4,820 (2,017)	439 (18)
	May	7,544 (2,916)	762 (36)	5,719 (1,927)	448 (19)
	June	8,082 (2,653)	759 (36)	6,085 (1,780)	447 (17)
	July	8,417 (2,022)	806 (33)	6,306 (1,338)	470 (17)
	August	8,011 (1,848)	821 (27)	6,029 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	822 (38)	4,736 (885)	489 (18)
	December	4,953 (982)	739 (19)	3,672 (695)	430 (14)
2023	January	5,160 (980)	776 (26)	3,809 (699)	456 (14)
	February	5,605 (1,288)	791 (30)	4,095 (907)	458 (21)
	March	6,285 (1,818)	823 (27)	4,495 (1,251)	486 (12)
	April	6,865 (2,019)	844 (38)	4,958 (1,370)	499 (18)
	May	7,041 (2,712)	891 (40)	5,155 (1,804)	538 (18)
	June	7,064 (2,592)	902 (45)	5,152 (1,752)	560 (24)
	July	6,960 (2,323)	893 (43)	5,125 (1,590)	550 (29)

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

July 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,384 / 8,660	1,435 / 10,529	1,348 / 9,401	1,214 / 7,161	1,224 / 8,611
Sales / YTD	858 / 5,134	751 / 6,913	879 / 6,482	877 / 3,747	811 / 4,328
Sales to New Listings Ratio / YTD	62% / 59%	52% / 66%	65% / 69%	72% / 52%	66% / 50%
Sales Volume	420,737,041	383,230,846	417,971,216	390,240,842	355,555,843
Sales Volume YTD	2,483,280,434	3,468,346,483	3,052,556,471	1,616,595,514	1,878,152,480
Average Sale Price	490,370	510,294	475,508	444,972	438,417
Average Sale Price YTD	483,693	501,714	470,928	431,437	433,954
Median Sale Price	448,250	460,000	429,300	400,000	400,000
Median Sale Price YTD	440,400	460,000	423,000	390,000	395,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	45 / 46	35 / 31	33 / 35	48 / 57	58 / 57
Median Days on Market / YTD	31 / 29	27 / 18	20 / 19	30 / 38	42 / 40
Average Days on Market (Cum.) / YTD	69 / 73	46 / 43	41 / 51	78 / 91	87 / 88
Median Days on Market (Cum.) / YTD	40 / 40	32 / 20	22 / 21	39 / 53	56 / 54
Semi-detached					
New Listings / YTD	204 / 1,449	260 / 2,055	234 / 1,796	242 / 1,462	187 / 1,483
Sales / YTD	184 / 1,009	161 / 1,517	189 / 1,217	216 / 729	116 / 759
Sales to New Listings Ratio / YTD	90% / 70%	62% / 74%	81% / 68%	89% / 50%	62% / 51%
Sales Volume	70,248,962	59,478,713	67,527,935	72,297,431	38,704,997
Sales Volume YTD	382,296,070	582,842,165	429,383,404	241,857,435	253,491,986
Average Sale Price	381,788	369,433	357,291	334,710	333,664
Average Sale Price YTD	378,886	384,207	352,821	331,766	333,982
Median Sale Price	371,750	370,000	344,000	319,500	320,000
Median Sale Price YTD	373,000	377,000	340,000	325,000	322,500
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	32 / 38	36 / 31	39 / 41	53 / 64	59 / 65
Median Days on Market / YTD	23 / 27	26 / 19	27 / 24	36 / 45	50 / 48
Average Days on Market (Cum.) / YTD	42 / 59	40 / 41	53 / 57	89 / 100	98 / 104
Median Days on Market (Cum.) / YTD	29 / 31	27 / 21	32 / 26	50 / 66	63 / 65
Row/Townhouse					
New Listings / YTD	305 / 1,991	329 / 2,481	336 / 2,462	272 / 1,646	285 / 1,792
Sales / YTD	216 / 1,431	183 / 1,728	181 / 1,399	172 / 767	146 / 822
Sales to New Listings Ratio / YTD	71% / 72%	56% / 70%	54% / 57%	63% / 47%	51% / 46%
Sales Volume	55,282,599	46,280,363	45,672,827	41,105,411	35,096,971
Sales Volume YTD	358,371,891	450,809,543	343,594,694	175,572,023	189,274,736
Average Sale Price	255,938	252,898	252,336	238,985	240,390
Average Sale Price YTD	250,435	260,885	245,600	228,907	230,261
Median Sale Price	249,500	255,000	260,000	239,000	225,000
Median Sale Price YTD	249,000	258,000	247,500	224,000	220,000
Sale to List Price Ratio / YTD	98% / 97%	97% / 98%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	40 / 46	40 / 43	46 / 49	59 / 66	78 / 73
Median Days on Market / YTD	29 / 30	32 / 29	36 / 32	39 / 51	63 / 53
Average Days on Market (Cum.) / YTD	50 / 68	52 / 63	66 / 70	82 / 103	99 / 101
Median Days on Market (Cum.) / YTD	32 / 37	34 / 32	49 / 39	48 / 70	76 / 68

5 Year Residential Activity (Part 2)

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City of Edmonton

July 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	547 / 3,702	561 / 4,136	542 / 4,146	487 / 2,917	428 / 3,025
Sales / YTD	332 / 1,799	243 / 1,802	244 / 1,444	221 / 919	224 / 1,180
Sales to New Listings Ratio / YTD	61% / 49%	43% / 44%	45% / 35%	45% / 32%	52% / 39%
Sales Volume	64,066,502	48,242,399	53,759,209	41,900,483	46,172,533
Sales Volume YTD	332,717,396	356,623,780	298,850,033	179,166,830	248,995,012
Average Sale Price	192,971	198,528	220,325	189,595	206,127
Average Sale Price YTD	184,946	197,904	206,960	194,958	211,013
Median Sale Price	172,600	172,500	194,950	171,000	185,750
Median Sale Price YTD	169,500	175,000	185,000	174,000	193,125
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	96% / 95%	95% / 94%	96% / 95%
Average Days on Market / YTD	60 / 60	58 / 59	58 / 59	66 / 74	67 / 71
Median Days on Market / YTD	43 / 44	42 / 42	42 / 43	53 / 55	54 / 54
Average Days on Market (Cum.) / YTD	102 / 103	92 / 100	96 / 102	108 / 119	111 / 112
Median Days on Market (Cum.) / YTD	57 / 59	58 / 56	69 / 63	73 / 85	65 / 72
Total Residential¹					
New Listings / YTD	2,440 / 15,802	2,585 / 19,201	2,460 / 17,805	2,215 / 13,186	2,124 / 14,911
Sales / YTD	1,590 / 9,373	1,338 / 11,960	1,493 / 10,542	1,486 / 6,162	1,297 / 7,089
Sales to New Listings Ratio / YTD	65% / 59%	52% / 62%	61% / 59%	67% / 47%	61% / 48%
Sales Volume	610,335,104	537,232,321	584,931,187	545,544,167	475,530,344
Sales Volume YTD	3,556,665,791	4,858,621,971	4,124,384,602	2,213,191,802	2,569,914,214
Average Sale Price	383,859	401,519	391,782	367,123	366,639
Average Sale Price YTD	379,459	406,239	391,234	359,168	362,521
Median Sale Price	365,000	375,750	360,000	345,000	348,000
Median Sale Price YTD	360,000	383,950	363,925	339,775	345,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 99%	98% / 98%	97% / 96%	97% / 97%
Average Days on Market / YTD	46 / 48	40 / 37	39 / 41	53 / 61	62 / 62
Median Days on Market / YTD	32 / 32	29 / 22	25 / 24	35 / 43	49 / 45
Average Days on Market (Cum.) / YTD	70 / 77	54 / 54	54 / 61	85 / 98	94 / 95
Median Days on Market (Cum.) / YTD	40 / 42	34 / 25	30 / 28	46 / 62	60 / 59
Other²					
New Listings / YTD	74 / 564	58 / 536	80 / 535	78 / 412	55 / 435
Sales / YTD	40 / 221	27 / 314	41 / 256	25 / 136	30 / 137
Sales to New Listings Ratio / YTD	54% / 39%	47% / 59%	51% / 48%	32% / 33%	55% / 31%
Sales Volume	17,433,900	7,961,325	13,359,800	7,105,413	7,344,800
Sales Volume YTD	71,366,341	104,270,247	87,625,022	30,540,800	32,660,546
Average Sale Price	435,848	294,864	325,849	284,217	244,827
Average Sale Price YTD	322,925	332,071	342,285	224,565	238,398
Median Sale Price	338,500	113,325	310,000	218,000	144,700
Median Sale Price YTD	207,000	262,450	290,000	137,500	213,000
Sale to List Price Ratio / YTD	95% / 94%	93% / 95%	95% / 95%	95% / 92%	93% / 92%
Average Days on Market / YTD	46 / 63	63 / 63	45 / 73	101 / 103	95 / 101
Median Days on Market / YTD	33 / 40	48 / 39	37 / 42	44 / 63	86 / 65
Average Days on Market (Cum.) / YTD	82 / 101	75 / 85	116 / 115	193 / 147	149 / 142
Median Days on Market (Cum.) / YTD	36 / 51	48 / 44	64 / 63	78 / 92	126 / 96

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)

City of Edmonton

July 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	9 / 65	9 / 60	4 / 43	9 / 54	7 / 53
Sales / YTD	4 / 12	2 / 20	2 / 8	1 / 7	1 / 11
Sales to New Listings Ratio / YTD	44% / 18%	22% / 33%	50% / 19%	11% / 13%	14% / 21%
Sales Volume	2,935,000	2,675,000	530,000	800,000	500,000
Sales Volume YTD	8,028,000	40,998,130	4,630,000	4,839,000	8,998,799
Average Sale Price	733,750	1,337,500	265,000	800,000	500,000
Average Sale Price YTD	669,000	2,049,907	578,750	691,286	818,073
Median Sale Price	467,500	1,337,500	265,000	800,000	500,000
Median Sale Price YTD	452,500	1,087,500	512,500	525,000	659,000
Sale to List Price Ratio / YTD	85% / 89%	94% / 95%	77% / 80%	73% / 90%	85% / 82%
Average Days on Market / YTD	97 / 197	82 / 198	37 / 75	77 / 411	1062 / 455
Median Days on Market / YTD	106 / 106	82 / 135	37 / 63	77 / 352	1062 / 273
Average Days on Market (Cum.) / YTD	97 / 266	82 / 301	37 / 113	77 / 411	1062 / 475
Median Days on Market (Cum.) / YTD	106 / 112	82 / 166	37 / 68	77 / 352	1062 / 399

Investment

New Listings / YTD	24 / 175	20 / 124	16 / 100	21 / 114	20 / 105
Sales / YTD	10 / 51	7 / 51	8 / 35	2 / 19	7 / 29
Sales to New Listings Ratio / YTD	42% / 29%	35% / 41%	50% / 35%	10% / 17%	35% / 28%
Sales Volume	13,304,857	9,847,000	6,552,992	362,721	3,588,000
Sales Volume YTD	47,385,591	46,968,168	23,354,578	17,033,221	22,206,950
Average Sale Price	1,330,486	1,406,714	819,124	181,361	512,571
Average Sale Price YTD	929,129	920,944	667,274	896,485	765,757
Median Sale Price	464,500	1,595,000	562,500	181,361	430,000
Median Sale Price YTD	469,000	520,000	455,000	344,000	441,000
Sale to List Price Ratio / YTD	95% / 92%	89% / 93%	86% / 85%	48% / 82%	94% / 92%
Average Days on Market / YTD	120 / 141	252 / 171	155 / 164	61 / 106	314 / 194
Median Days on Market / YTD	107 / 107	160 / 126	137 / 134	61 / 78	234 / 115
Average Days on Market (Cum.) / YTD	145 / 184	252 / 174	155 / 192	61 / 187	367 / 223
Median Days on Market (Cum.) / YTD	107 / 138	160 / 126	137 / 139	61 / 98	237 / 159

Multi Family

New Listings / YTD	8 / 85	8 / 83	8 / 65	9 / 36	6 / 52
Sales / YTD	5 / 17	1 / 21	4 / 35	3 / 10	0 / 11
Sales to New Listings Ratio / YTD	63% / 20%	13% / 25%	50% / 54%	33% / 28%	0% / 21%
Sales Volume	5,433,235	1,800,000	4,272,000	11,097,500	0
Sales Volume YTD	19,870,235	29,855,000	45,028,250	17,979,200	10,691,000
Average Sale Price	1,086,647	1,800,000	1,068,000	3,699,167	0
Average Sale Price YTD	1,168,837	1,421,667	1,286,521	1,797,920	971,909
Median Sale Price	1,055,000	1,800,000	903,500	2,000,000	0
Median Sale Price YTD	1,055,000	1,600,000	1,100,000	1,191,000	690,000
Sale to List Price Ratio / YTD	94% / 92%	95% / 94%	86% / 93%	82% / 92%	0% / 95%
Average Days on Market / YTD	148 / 112	88 / 81	313 / 196	138 / 218	0 / 178
Median Days on Market / YTD	103 / 66	88 / 52	227 / 112	105 / 138	0 / 135
Average Days on Market (Cum.) / YTD	207 / 144	88 / 109	313 / 238	138 / 302	0 / 178
Median Days on Market (Cum.) / YTD	135 / 70	88 / 78	227 / 140	105 / 138	0 / 135

Hotel/Motel

New Listings / YTD	0 / 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)

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City of Edmonton

July 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	15 / 133	14 / 104	9 / 54	6 / 87	22 / 154
Sales / YTD	5 / 25	6 / 24	2 / 10	2 / 16	4 / 21
Sales to New Listings Ratio / YTD	33% / 19%	43% / 23%	22% / 19%	33% / 18%	18% / 14%
Sales Volume	868,200	1,265,300	142,000	795,000	424,000
Sales Volume YTD	4,068,700	6,765,800	2,122,068	2,335,300	5,050,250
Average Sale Price	173,640	210,883	71,000	397,500	106,000
Average Sale Price YTD	162,748	281,908	212,207	145,956	240,488
Median Sale Price	174,200	184,500	71,000	397,500	103,000
Median Sale Price YTD	140,000	182,500	91,500	92,500	128,000
Sale to List Price Ratio / YTD	81% / 82%	83% / 84%	79% / 145%	91% / 81%	81% / 87%
Average Days on Market / YTD	206 / 133	160 / 160	62 / 208	177 / 139	87 / 176
Median Days on Market / YTD	152 / 102	154 / 105	62 / 189	177 / 135	73 / 120
Average Days on Market (Cum.) / YTD	206 / 140	176 / 176	62 / 208	335 / 185	87 / 176
Median Days on Market (Cum.) / YTD	152 / 102	154 / 105	62 / 189	335 / 149	73 / 120
Lease					
New Listings / YTD	20 / 116	18 / 89	11 / 73	14 / 107	15 / 93
Sales / YTD	5 / 31	1 / 20	1 / 20	3 / 22	3 / 30
Sales to New Listings Ratio / YTD	25% / 27%	6% / 22%	9% / 27%	21% / 21%	20% / 32%
Sales Volume	196,950,333	10,500	161,600	532,050	405,402
Sales Volume YTD	208,856,232	2,365,206	5,002,432	8,221,421	2,828,748
Average Sale Price	39,390,067	10,500	161,600	177,350	135,134
Average Sale Price YTD	6,737,298	118,260	250,122	373,701	94,292
Median Sale Price	123,250	10,500	161,600	36,000	101,844
Median Sale Price YTD	123,250	96,172	144,400	208,975	84,672
Average Days on Market / YTD	479 / 204	71 / 131	101 / 210	60 / 171	249 / 154
Median Days on Market / YTD	308 / 146	71 / 89	101 / 103	49 / 155	219 / 119
Average Days on Market (Cum.) / YTD	479 / 221	71 / 171	101 / 224	60 / 171	249 / 154
Median Days on Market (Cum.) / YTD	308 / 147	71 / 145	101 / 125	49 / 155	219 / 119
Farms					
New Listings / YTD	1 / 7	2 / 4	0 / 2	1 / 6	1 / 6
Sales / YTD	0 / 0	0 / 1	0 / 2	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 25%	0% / 100%	0% / 33%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	2,200,000	2,548,000	2,507,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	2,200,000	1,274,000	1,253,500	0
Median Sale Price	0	0	0	0	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%	0% / 80%	0% / 84%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 83	0 / 263	0 / 202	0 / 0
Median Days on Market / YTD	0 / 0	0 / 83	0 / 263	0 / 202	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	0 / 263	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	0 / 263	0 / 0
Total Commercial¹					
New Listings / YTD	77 / 582	71 / 466	48 / 339	60 / 407	71 / 465
Sales / YTD	29 / 136	17 / 137	17 / 110	11 / 76	15 / 103
Sales to New Listings Ratio / YTD	38% / 23%	24% / 29%	35% / 32%	18% / 19%	21% / 22%
Sales Volume	219,491,625	15,597,800	11,658,592	13,587,271	4,917,402
Sales Volume YTD	288,208,758	129,152,304	82,685,328	52,915,142	51,055,747
Average Sale Price	7,568,677	917,518	685,800	1,235,206	327,827
Average Sale Price YTD	2,119,182	942,718	751,685	696,252	495,687
Median Sale Price	440,000	450,000	495,000	463,050	318,000
Median Sale Price YTD	387,500	475,000	532,500	338,375	260,000
Sale to List Price Ratio / YTD	90% / 89%	87% / 92%	84% / 94%	75% / 85%	89% / 89%
Average Days on Market / YTD	199 / 155	179 / 152	164 / 182	104 / 177	290 / 204
Median Days on Market / YTD	112 / 107	121 / 104	123 / 124	89 / 129	159 / 123
Average Days on Market (Cum.) / YTD	217 / 187	185 / 183	164 / 214	133 / 220	315 / 214
Median Days on Market (Cum.) / YTD	117 / 131	121 / 121	123 / 139	98 / 150	219 / 135

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

July 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	55	38	53	294	367	342
	Average	448,884	524,171	423,789	459,269	474,934	436,336
	Median	405,000	472,450	368,000	417,500	425,000	396,000
North Central	Sales	190	162	183	1,027	1,453	1,345
	Average	412,369	428,650	412,529	409,761	427,412	396,894
	Median	399,450	402,500	400,000	389,900	405,000	382,500
Northeast	Sales	50	48	51	311	407	366
	Average	352,902	385,083	344,914	340,110	363,934	349,466
	Median	338,700	360,500	298,000	322,500	330,900	325,000
Central	Sales	25	32	35	193	283	237
	Average	278,640	294,970	309,119	288,070	303,430	299,146
	Median	275,000	255,475	286,500	266,000	275,888	278,250
West	Sales	78	70	87	487	624	630
	Average	587,205	530,734	650,418	546,511	579,664	563,090
	Median	472,500	430,000	485,000	430,000	465,000	455,000
Southwest	Sales	111	98	127	711	935	930
	Average	610,912	714,253	574,393	600,758	610,727	594,057
	Median	543,500	590,000	510,000	530,000	544,000	520,000
Southeast	Sales	154	126	141	888	1,168	1,112
	Average	438,650	475,602	417,746	435,334	454,892	421,854
	Median	409,500	439,500	385,000	405,000	425,000	390,000
Anthony Henday	Sales	195	178	202	1,225	1,677	1,521
	Average	573,958	572,045	510,750	560,409	581,888	522,302
	Median	511,000	525,000	466,000	520,000	539,108	473,000
City of Edmonton Total	Sales	858	751	879	5,134	6,913	6,482
	Average	490,370	510,294	475,508	483,693	501,714	470,928
	Median	448,250	460,000	429,300	440,400	460,000	423,000
Semi-detached							
Northwest	Sales	9	4	16	59	86	66
	Average	375,903	n/a	403,056	396,037	403,299	373,038
	Median	420,000	n/a	374,000	408,000	389,950	369,950
North Central	Sales	29	24	39	164	267	216
	Average	329,710	321,406	301,941	326,077	331,785	315,338
	Median	345,000	336,000	320,000	335,900	347,000	325,950
Northeast	Sales	6	5	7	41	43	47
	Average	310,917	303,900	285,000	275,187	291,629	267,996
	Median	301,500	288,000	250,000	249,500	288,000	265,000
Central	Sales	5	8	7	22	40	40
	Average	404,500	365,988	413,500	362,450	366,329	344,845
	Median	375,000	312,500	426,500	329,500	346,700	313,350
West	Sales	8	2	8	36	40	32
	Average	320,863	n/a	320,425	348,471	374,046	343,097
	Median	317,500	n/a	308,450	310,000	352,000	317,500
Southwest	Sales	15	17	18	98	145	117
	Average	476,593	371,071	451,633	466,916	428,276	434,647
	Median	431,500	349,900	407,500	433,900	372,000	372,000
Southeast	Sales	34	22	25	190	261	174
	Average	361,882	378,318	369,640	368,455	395,402	356,228
	Median	352,000	373,000	360,000	350,750	376,000	338,000
Anthony Henday	Sales	78	79	69	399	635	525
	Average	402,519	383,828	354,783	395,708	397,035	355,131
	Median	387,000	377,100	351,000	388,000	389,000	347,000
City of Edmonton Total	Sales	184	161	189	1,009	1,517	1,217
	Average	381,788	369,433	357,291	378,886	384,207	352,821
	Median	371,750	370,000	344,000	373,000	377,000	340,000

n/a = insufficient data

July 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	7	3	2	42	35	37
	Average	301,543	n/a	n/a	302,876	369,991	299,616
	Median	294,000	n/a	n/a	303,250	349,000	317,000
North Central	Sales	44	36	40	281	347	296
	Average	226,741	209,610	221,076	223,530	241,305	222,152
	Median	209,000	190,000	228,200	209,000	245,000	227,950
Northeast	Sales	16	9	11	133	140	91
	Average	165,169	176,850	165,573	166,804	172,680	170,943
	Median	163,850	169,900	168,000	162,000	163,250	160,000
Central	Sales	3	3	6	19	21	15
	Average	n/a	n/a	272,600	350,863	354,324	307,592
	Median	n/a	n/a	260,000	345,000	386,000	272,500
West	Sales	15	23	18	140	158	144
	Average	220,018	185,213	256,606	211,660	224,065	211,750
	Median	212,500	180,000	234,050	184,385	190,000	185,000
Southwest	Sales	32	27	13	167	240	155
	Average	276,650	278,459	245,692	257,306	266,176	257,468
	Median	261,000	275,000	265,000	249,000	251,000	255,500
Southeast	Sales	32	31	33	228	261	228
	Average	224,270	221,798	238,852	223,501	223,676	224,720
	Median	197,500	200,000	224,000	196,750	205,000	200,500
Anthony Henday	Sales	67	51	58	421	526	433
	Average	299,819	323,749	294,257	309,803	313,397	288,560
	Median	289,000	315,000	284,888	305,000	305,000	283,900
City of Edmonton Total	Sales	216	183	181	1,431	1,728	1,399
	Average	255,938	252,898	252,336	250,435	260,885	245,600
	Median	249,500	255,000	260,000	249,000	258,000	247,500
Apartment Condominium							
Northwest	Sales	10	8	8	56	60	47
	Average	160,700	124,050	230,750	130,948	160,940	168,901
	Median	130,000	65,450	271,000	116,500	112,250	161,000
North Central	Sales	39	27	20	220	226	155
	Average	159,934	143,074	165,600	160,032	170,198	163,246
	Median	156,000	140,000	163,000	162,250	164,625	163,000
Northeast	Sales	16	13	11	83	99	70
	Average	90,125	133,146	135,309	119,740	133,802	133,960
	Median	93,000	135,000	149,900	117,000	140,000	141,550
Central	Sales	72	57	57	402	380	396
	Average	195,815	242,406	284,914	198,886	224,167	246,736
	Median	171,500	200,000	205,000	170,000	186,100	213,000
West	Sales	28	18	11	155	126	89
	Average	212,065	164,983	191,409	163,180	163,043	166,949
	Median	145,000	153,500	160,000	146,000	155,000	150,000
Southwest	Sales	73	48	57	352	353	282
	Average	226,621	232,498	238,549	216,798	230,489	230,814
	Median	217,700	202,750	221,500	197,450	201,500	216,000
Southeast	Sales	43	37	30	201	210	152
	Average	189,666	187,950	186,570	174,835	178,245	187,846
	Median	179,750	169,250	178,999	173,000	169,625	185,000
Anthony Henday	Sales	51	35	50	330	348	253
	Average	196,953	193,005	191,456	192,543	203,262	197,721
	Median	177,000	182,000	193,000	180,000	185,000	190,000
City of Edmonton Total	Sales	332	243	244	1,799	1,802	1,444
	Average	192,971	198,528	220,325	184,946	197,904	206,960
	Median	172,600	172,500	194,950	169,500	175,000	185,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
July 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	1,613	699	73	14
	February	1,784	907	67	21
	March	2,267	1,251	93	12
	April	2,467	1,370	86	18
	May	2,709	1,804	95	18
	June	2,522	1,752	91	24
	July	2,440	1,590	77	29
		Total	15,802	9,373	582

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

July 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	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	379,189	260,238	184,668	386,741
	May	498,515	390,995	250,703	181,642	395,028
	June	489,981	386,286	253,921	183,745	388,930
	July	490,370	381,788	255,938	192,971	383,859

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

July 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,591	2,714	2,588	2,353	2,250
Sales	1,659	1,382	1,551	1,522	1,342
Sales Volume	847,260,629	560,791,446	609,949,579	566,236,851	487,792,546
Edmonton City Year to Date					
New Listings	16,948	20,203	18,679	14,005	15,811
Sales	9,730	12,411	10,908	6,374	7,329
Sales Volume	3,916,240,890	5,092,044,522	4,294,694,952	2,296,647,744	2,653,630,507
Edmonton City Month End Active Inventory					
Residential	5,125	6,306	6,206	5,662	6,322
Commercial	550	470	365	420	445
TOTAL	5,971	7,031	6,854	6,362	7,070
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,633	3,908	3,694	3,538	3,371
Sales	2,445	2,116	2,396	2,380	2,045
Sales Volume	1,201,531,041	893,325,002	969,919,393	919,582,630	768,815,483
Greater Edmonton Area Year to Date					
New Listings	24,415	28,728	27,548	21,164	24,041
Sales	14,454	18,366	17,102	9,877	11,058
Sales Volume	6,010,721,219	7,821,785,176	6,969,528,166	3,664,127,765	4,115,214,151
Greater Edmonton Area Month End Active Inventory					
Residential	6,960	8,417	8,391	8,350	9,546
Commercial	893	806	742	798	862
TOTAL	8,552	9,908	9,902	9,922	11,312
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Total Board Monthly					
New Listings	4,240	4,625	4,303	4,132	3,934
Sales	2,811	2,445	2,757	2,709	2,317
Sales Volume	1,307,228,408	988,231,218	1,076,373,147	1,004,032,334	839,086,460
Total Board Year to Date					
New Listings	28,454	33,253	32,132	24,990	28,365
Sales	16,450	20,717	19,833	11,312	12,520
Sales Volume	6,594,328,945	8,523,569,722	7,746,828,417	4,005,913,960	4,495,379,855

Total Board

July 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,421 / 15,971	2,722 / 19,155	2,445 / 18,264	2,463 / 14,603	2,385 / 17,199
Sales / YTD	1,664 / 9,716	1,495 / 12,698	1,731 / 12,878	1,769 / 7,329	1,540 / 8,102
Sales to New Listings Ratio / YTD	69% / 61%	55% / 66%	71% / 71%	72% / 50%	65% / 47%
Sales Volume	786,802,049	713,120,329	786,107,367	754,474,784	642,753,417
Sales Volume YTD	4,553,057,821	6,152,165,955	5,813,389,736	2,991,817,009	3,351,586,759
Semi-detached					
New Listings / YTD	298 / 2,223	388 / 2,944	353 / 2,777	361 / 2,197	293 / 2,293
Sales / YTD	286 / 1,576	259 / 2,211	292 / 1,921	315 / 1,141	189 / 1,202
Sales to New Listings Ratio / YTD	96% / 71%	67% / 75%	83% / 69%	87% / 52%	65% / 52%
Sales Volume	107,488,158	94,889,633	101,951,185	104,285,002	62,075,447
Sales Volume YTD	586,076,264	827,647,906	665,245,969	372,158,327	396,357,610
Row/Townhouse					
New Listings / YTD	391 / 2,599	412 / 3,144	414 / 3,127	342 / 2,138	364 / 2,369
Sales / YTD	289 / 1,847	235 / 2,192	250 / 1,788	213 / 995	181 / 1,060
Sales to New Listings Ratio / YTD	74% / 71%	57% / 70%	60% / 57%	62% / 47%	50% / 45%
Sales Volume	75,561,296	59,767,481	62,948,575	51,495,712	43,593,715
Sales Volume YTD	470,043,665	573,173,941	443,080,334	228,771,995	248,815,427
Apartment Condominium					
New Listings / YTD	638 / 4,281	634 / 4,715	625 / 4,688	558 / 3,340	492 / 3,445
Sales / YTD	383 / 2,132	290 / 2,153	287 / 1,705	243 / 1,051	260 / 1,363
Sales to New Listings Ratio / YTD	60% / 50%	46% / 46%	46% / 36%	44% / 31%	53% / 40%
Sales Volume	74,288,983	58,035,855	63,476,009	46,310,383	53,841,008
Sales Volume YTD	410,778,273	434,724,385	357,563,265	206,300,930	288,909,380
Total Residential¹					
New Listings / YTD	3,748 / 25,074	4,156 / 29,958	3,837 / 28,856	3,724 / 22,278	3,534 / 25,306
Sales / YTD	2,622 / 15,271	2,279 / 19,254	2,560 / 18,292	2,540 / 10,516	2,170 / 11,727
Sales to New Listings Ratio / YTD	70% / 61%	55% / 64%	67% / 63%	68% / 47%	61% / 46%
Sales Volume	1,044,140,486	925,813,298	1,014,483,136	956,565,881	802,263,587
Sales Volume YTD	6,019,956,023	7,987,712,187	7,279,279,304	3,799,048,261	4,285,669,176
Other²					
New Listings / YTD	287 / 1,984	254 / 2,066	312 / 2,231	251 / 1,674	240 / 1,786
Sales / YTD	125 / 807	115 / 1,061	156 / 1,167	128 / 567	107 / 514
Sales to New Listings Ratio / YTD	44% / 41%	45% / 51%	50% / 52%	51% / 34%	45% / 29%
Sales Volume	29,980,322	23,613,025	37,165,029	21,590,315	17,271,651
Sales Volume YTD	169,508,431	248,758,346	252,339,566	94,222,700	86,139,444

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

July 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	37 / 193	33 / 194	16 / 148	21 / 138	18 / 193
Sales / YTD	7 / 37	7 / 44	5 / 30	1 / 20	3 / 34
Sales to New Listings Ratio / YTD	19% / 19%	21% / 23%	31% / 20%	5% / 14%	17% / 18%
Sales Volume	3,835,000	10,549,555	854,000	800,000	1,615,000
Sales Volume YTD	22,868,900	66,230,084	14,514,658	7,943,500	17,583,699
Investment					
New Listings / YTD	53 / 375	64 / 306	42 / 259	42 / 258	39 / 284
Sales / YTD	17 / 100	15 / 111	13 / 88	5 / 49	13 / 60
Sales to New Listings Ratio / YTD	32% / 27%	23% / 36%	31% / 34%	12% / 19%	33% / 21%
Sales Volume	15,877,357	13,682,380	9,336,492	1,197,721	10,508,000
Sales Volume YTD	71,929,291	82,989,498	57,892,305	29,192,726	39,593,050
Multi Family					
New Listings / YTD	12 / 117	13 / 120	16 / 95	11 / 51	12 / 75
Sales / YTD	6 / 24	1 / 32	5 / 47	3 / 12	0 / 15
Sales to New Listings Ratio / YTD	50% / 21%	8% / 27%	31% / 49%	27% / 24%	0% / 20%
Sales Volume	6,783,235	1,800,000	6,187,000	11,097,500	0
Sales Volume YTD	24,555,235	39,607,500	56,505,750	20,019,200	12,918,500
Hotel/Motel					
New Listings / YTD	2 / 10	2 / 4	1 / 6	0 / 6	0 / 1
Sales / YTD	0 / 0	0 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 50%	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	33 / 255	30 / 211	24 / 119	17 / 163	34 / 260
Sales / YTD	10 / 49	10 / 44	3 / 26	7 / 37	4 / 32
Sales to New Listings Ratio / YTD	30% / 19%	33% / 21%	13% / 22%	41% / 23%	12% / 12%
Sales Volume	2,248,200	2,482,300	287,000	3,185,000	424,000
Sales Volume YTD	13,049,200	11,363,300	11,275,068	7,611,800	7,876,150
Lease					
New Listings / YTD	31 / 231	35 / 181	21 / 182	28 / 199	24 / 191
Sales / YTD	13 / 76	4 / 59	2 / 53	6 / 38	7 / 59
Sales to New Listings Ratio / YTD	42% / 33%	11% / 33%	10% / 29%	21% / 19%	29% / 31%
Sales Volume	198,255,808	450,900	192,800	656,317	509,622
Sales Volume YTD	214,652,770	7,670,067	9,128,283	10,751,773	4,842,846
Farms					
New Listings / YTD	33 / 206	38 / 208	34 / 230	38 / 215	33 / 263
Sales / YTD	11 / 84	14 / 107	12 / 126	17 / 69	13 / 77
Sales to New Listings Ratio / YTD	33% / 41%	37% / 51%	35% / 55%	45% / 32%	39% / 29%
Sales Volume	6,108,000	9,839,760	6,227,690	8,619,600	6,494,600
Sales Volume YTD	57,472,095	78,042,240	63,383,482	36,709,000	39,196,990
Total Commercial¹					
New Listings / YTD	205 / 1,396	215 / 1,229	154 / 1,045	157 / 1,038	160 / 1,273
Sales / YTD	64 / 372	51 / 402	41 / 374	41 / 229	40 / 279
Sales to New Listings Ratio / YTD	31% / 27%	24% / 33%	27% / 36%	26% / 22%	25% / 22%
Sales Volume	233,107,600	38,804,895	24,724,982	25,876,138	19,551,222
Sales Volume YTD	404,864,491	287,099,189	215,209,547	112,642,999	123,571,235

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

July 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	6	9	9	40	43	43
	Sales Volume	1,693,776	1,978,500	1,908,000	9,934,776	10,346,301	10,491,400
	Average Price	282,296	219,833	212,000	248,369	240,612	243,986
	Median Price	276,000	217,000	220,000	236,500	227,000	232,500
Beaumont	Sales	46	26	49	244	331	345
	Sales Volume	25,635,240	12,318,700	22,875,700	122,586,412	166,188,695	154,679,998
	Average Price	557,288	473,796	466,851	502,403	502,081	448,348
	Median Price	560,000	467,000	442,000	489,950	500,100	440,000
Bonnyville	Sales	38	21	22	146	163	175
	Sales Volume	11,420,400	8,028,900	6,875,900	46,830,950	59,265,557	63,354,159
	Average Price	300,537	382,329	312,541	320,760	363,592	362,024
	Median Price	283,500	360,000	300,000	300,000	335,000	350,000
Cold Lake	Sales	52	31	35	238	248	257
	Sales Volume	17,197,450	10,534,900	10,955,150	80,188,738	80,774,450	79,530,805
	Average Price	330,720	339,835	313,004	336,927	325,703	309,458
	Median Price	326,250	322,000	280,000	325,000	331,000	306,000
Devon	Sales	17	12	10	62	95	85
	Sales Volume	6,402,900	3,812,400	3,419,400	23,890,550	31,424,399	27,928,499
	Average Price	376,641	317,700	341,940	385,331	330,783	328,571
	Median Price	387,000	319,250	343,250	361,750	320,000	320,000
Drayton Valley	Sales	15	11	12	77	109	100
	Sales Volume	4,075,400	2,849,500	3,067,900	20,753,699	31,260,020	25,868,727
	Average Price	271,693	259,045	255,658	269,529	286,789	258,687
	Median Price	270,000	239,000	244,450	266,500	287,500	252,000
Fort Saskatchewan	Det. Sales	41	31	31	237	296	345
	Det. Average Price	485,573	439,845	411,445	483,097	479,080	429,632
	Det. Median Price	450,000	421,500	393,000	470,000	454,750	418,000
	Apt. Sales	6	5	1	43	31	13
	Apt. Average Price	152,583	162,800	n/a	179,549	179,048	160,731
	Apt. Median Price	140,250	151,000	n/a	157,000	175,000	155,000
	Total Sales Volume	27,334,597	22,543,750	17,984,300	156,368,785	191,924,353	193,453,097
Gibbons	Sales	8	5	7	45	40	47
	Sales Volume	2,673,990	1,073,850	1,720,000	14,796,890	12,299,750	13,370,800
	Average Price	334,249	214,770	245,714	328,820	307,494	284,485
	Median Price	328,995	185,500	215,000	313,000	292,500	282,000
Leduc	Det. Sales	46	62	57	299	431	409
	Det. Average Price	419,818	388,782	430,062	439,165	424,439	400,710
	Det. Median Price	419,000	384,500	410,000	420,000	410,000	382,500
	Apt. Sales	1	4	1	12	12	14
	Apt. Average Price	n/a	n/a	n/a	201,825	217,294	202,839
	Apt. Median Price	n/a	n/a	n/a	173,750	192,250	186,000
	Total Sales Volume	26,965,288	31,671,022	30,988,100	174,428,790	236,771,781	206,665,739

n/a = insufficient data

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

July 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville	Sales	20	17	21	139	214	214
	Sales Volume	6,545,000	5,938,400	7,320,100	49,100,654	77,903,436	74,558,000
	Average Price	327,250	349,318	348,576	353,242	364,035	348,402
	Median Price	330,000	350,000	325,000	365,000	350,000	356,000
Sherwood Park	Det. Sales	73	80	81	486	607	691
	Det. Average Price	539,664	504,728	497,111	510,075	515,126	469,677
	Det. Median Price	522,500	484,950	460,000	479,354	485,000	440,000
	Apt. Sales	10	7	11	73	87	65
	Apt. Average Price	248,400	242,605	232,945	258,024	248,805	258,979
	Apt. Median Price	246,000	240,000	259,000	270,000	242,000	261,500
	Total Sales Volume	51,945,258	49,758,890	53,920,321	326,930,932	394,482,682	409,167,182
Spruce Grove	Det. Sales	60	48	72	358	443	461
	Det. Average Price	470,071	438,426	416,932	457,593	453,883	419,452
	Det. Median Price	467,500	416,250	398,500	445,000	433,000	410,000
	Apt. Sales	10	3	1	40	30	16
	Apt. Average Price	164,390	n/a	n/a	185,449	190,883	182,740
	Apt. Median Price	158,250	n/a	n/a	185,000	158,500	170,100
	Total Sales Volume	40,546,601	29,768,101	37,629,599	233,314,951	267,769,486	249,065,164
St. Albert	Det. Sales	84	87	89	498	663	691
	Det. Average Price	520,241	523,639	515,749	533,480	547,186	502,272
	Det. Median Price	477,500	503,500	472,500	490,000	513,200	459,900
	Apt. Sales	12	13	14	98	87	82
	Apt. Average Price	252,174	264,192	236,850	311,855	272,279	260,900
	Apt. Median Price	213,875	226,500	191,500	214,500	233,500	216,950
	Total Sales Volume	58,542,801	56,201,423	57,469,374	358,128,393	442,915,783	425,109,102
St. Paul	Sales	13	12	18	85	103	128
	Sales Volume	3,306,800	2,792,000	4,215,600	22,701,600	25,936,265	31,854,111
	Average Price	254,369	232,667	234,200	267,078	251,808	248,860
	Median Price	210,000	211,000	214,000	260,000	220,000	257,750
Stony Plain	Sales	36	46	44	227	333	267
	Sales Volume	14,060,904	16,438,650	15,803,100	82,433,151	124,454,218	95,285,867
	Average Price	390,581	357,362	359,161	363,142	373,736	356,876
	Median Price	378,750	362,500	342,500	360,000	362,000	350,000
Vegreville	Sales	11	9	11	56	66	71
	Sales Volume	2,903,500	2,331,000	2,491,000	12,362,400	16,555,500	15,080,000
	Average Price	263,955	259,000	226,455	220,757	250,841	212,394
	Median Price	189,000	210,000	205,000	189,500	227,750	205,000
Westlock	Sales	7	12	8	48	70	54
	Sales Volume	1,749,400	3,500,800	1,659,000	12,022,750	16,273,300	12,291,200
	Average Price	249,914	291,733	207,375	250,474	232,476	227,615
	Median Price	260,000	293,700	237,500	245,250	226,000	234,450
Wetaskiwin	Sales	13	18	16	118	145	147
	Sales Volume	2,853,000	4,394,500	3,554,000	27,897,933	37,458,200	32,952,575
	Average Price	219,462	244,139	222,125	236,423	258,332	224,167
	Median Price	217,200	236,750	223,250	232,500	239,900	210,000

n/a = insufficient data

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

July 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,805,000
Bonnyville M.D.	Sales	3	3	2	17	19	17
	Sales Volume	n/a	n/a	n/a	5,215,740	7,746,640	7,402,000
Lac la Biche County	Sales	0	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	0	1	2	12	22	24
	Sales Volume	n/a	n/a	n/a	10,755,595	24,733,000	14,996,242
Parkland County	Sales	0	2	0	9	7	8
	Sales Volume	n/a	n/a	n/a	8,061,500	5,090,500	4,601,250
Smoky Lake County	Sales	1	0	0	4	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,310,000
St. Paul County	Sales	5	1	0	16	10	12
	Sales Volume	1,845,000	n/a	n/a	4,723,009	4,265,500	3,192,100
Strathcona County	Sales	1	1	0	9	6	5
	Sales Volume	n/a	n/a	n/a	10,758,000	4,881,000	3,041,600
Sturgeon County	Sales	3	1	1	8	7	9
	Sales Volume	n/a	n/a	n/a	8,430,500	4,675,080	5,987,500
Thorhild County	Sales	0	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	1	0	0	3	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.

July 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	7	5	6	57	45	88
	Sales Volume	2,557,000	1,523,000	1,469,000	15,321,900	14,393,775	17,719,895
Bonnyville M.D.	Sales	48	25	29	193	200	222
	Sales Volume	13,402,600	8,772,400	8,758,100	57,575,790	68,665,347	74,074,359
Lac la Biche County	Sales	0	3	0	6	12	4
	Sales Volume	n/a	n/a	n/a	2,454,000	2,626,000	n/a
Lac Ste. Anne County	Sales	4	5	2	20	34	24
	Sales Volume	n/a	669,750	n/a	4,172,750	5,185,350	6,032,250
Leduc County	Sales	18	22	25	98	178	217
	Sales Volume	10,898,400	11,948,500	17,081,195	56,047,605	110,484,361	119,639,848
Parkland County	Sales	57	50	79	329	454	519
	Sales Volume	38,839,639	23,215,288	32,823,400	188,394,008	238,062,285	256,668,442
Smoky Lake County	Sales	11	5	9	41	47	48
	Sales Volume	2,236,500	948,000	1,926,900	8,523,500	9,784,400	11,430,100
St. Paul County	Sales	18	23	19	115	139	171
	Sales Volume	5,151,800	3,902,000	4,286,100	30,170,249	38,653,465	37,948,586
Strathcona County	Sales	30	36	48	184	267	315
	Sales Volume	19,244,897	29,908,202	32,088,100	136,157,749	204,928,741	211,032,447
Sturgeon County	Sales	21	22	28	138	163	210
	Sales Volume	13,581,060	19,660,200	16,778,900	89,160,932	117,884,826	132,280,971
Thorhild County	Sales	4	5	6	48	46	44
	Sales Volume	n/a	545,300	780,702	10,319,280	11,907,060	9,140,352
Two Hills County	Sales	4	4	4	27	34	30
	Sales Volume	n/a	n/a	n/a	4,461,500	5,693,300	5,770,800
Vermilion River County	Sales	0	1	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data