

Media Release

High Demand for More Affordable Properties

Edmonton, September 1, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for August 2023 hit 2,250, increasing 21.8% compared to August 2022, dropping marginally from July 2023 by 3.1%. New residential listings were up 3.7% year-over-year from August 2022, and increasing 0.3% from July 2023. Overall inventory in the GEA was down 15.5% from August of last year, and down 2.7% from the previous month.

For August, detached unit sales were up 16.8% from August 2022 and decreased 5.8% from July 2023 at 1,311. Semi-detached unit sales were down 11.6% month-over-month but increased by 12.9% from this time last year. Row/Townhouse unit sales were up 50.0% from August 2022 and up 23.2% from July 2023. Apartment Condominium unit sales had an increase of 25.1% from August 2022, while noting a decrease of 6.9% from the previous month.

Total residential average prices came in at \$397,811, a 0.5% increase from August 2022, and a drop of 2.7% from July 2023. Detached homes averaged \$495,005, noting a 2.1% year-over-year increase, but a 1.4% decrease from July 2023. Semi-detached sold for an average of \$373,175, resulting in a 4.3% increase year-over-year, and a decrease of 1.5% from the previous month. Row/townhouse prices were up 3.6% from August 2022 and down 4.1% month-over-month, selling at \$253,345. Apartment Condominium average prices hit \$192,815 showing a decrease of 1.0% from last month and an increase of 0.5% from August 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$380,600, resulting in a decrease of 0.3% from July 2023, and a drop of 3.9% from August 2022.

“It’s not unusual to see a lot of activity in the market before we head into the cooler months, but it seems that buyers are sending a clear message that smaller, more affordable properties are what they want right now,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “Unit sales for all categories are up from last year, but Row/Townhouses were the clear winner selling 50% more units than the same time last year and jumping 23.2% from the previous month. Condominium Apartment units continued to perform well, with units selling 25.1% better than August of 2022.”

Detached homes averaged 45 days on the market, increasing one day from July 2023. Semi-detached homes averaged 42 days on the market, increasing seven days from the previous month, with row/townhouses averaging 44 days on the market, an increase of three days month-over-month. Apartment condominiums averaged 56 days on the market, showing a two-day decrease from July 2023. Overall, all residential listings averaged 46 days on the market, increasing by four days year-over-year and one day from July 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)	August 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	437,300	-0.1%	-2.8%
Apartment benchmark price	181,800	0.7%	-0.5%
Townhouse benchmark price	236,200	-1.5%	-4.5%
Composite ⁷ benchmark price	380,600	-0.3%	-3.9%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	August 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	495,005	-1.4%	2.1%
Detached median ³ selling price – month	450,000	-1.2%	1.9%
Semi-detached average selling price – month	373,175	-1.5%	4.3%
Semi-detached median selling price – month	370,000	-0.1%	7.1%
Row/Townhouse average selling price – month	253,345	-4.1%	3.6%
Row/Townhouse median selling price – month	247,000	-5.0%	2.9%
Apartment Condominium average selling price	192,815	-1.0%	0.5%
Apartment Condominium median selling price	180,000	3.4%	5.0%
All-residential ⁴ average selling price	397,811	-2.7%	0.5%
All-residential median selling price	370,000	-3.9%	0.0%
# residential listings this month	3,293	0.3%	3.7%
# residential sales this month	2,250	-2.9%	21.8%
# residential inventory at month end	6,770	-2.7%	-15.5%
# Total ⁵ MLS® System sales this month	2,729	-2.9%	19.6%
\$ Value Total residential sales this month	1,189,097,843	13.9%	45.5%
\$ Value of total MLS® System sales – month	1,030,630,119	-21.2%	19.0%
\$ Value of total MLS® System sales - YTD	7,615,467,065	15.5%	-18.9%

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

- 2 Average: The total value of sales in a category divided by the number of properties sold
- 3 Median: The middle figure in an ordered list of all sales prices
- 4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium
- 5 Includes residential, rural and commercial sales
- 6 Single-family Dwelling
- 7 Includes SFD, condos, duplex/row houses and mobile homes

*Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.*

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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***MLS® HPI Benchmark Price**

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an “apples to apples” comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a “typical” home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](http://www.realtorsofedmonton.com) or the [Canadian Real Estate Association website](http://www.crea.ca).

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

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,022 / 15,362	1,919 / 18,077	1,815 / 17,004	1,801 / 13,830	1,954 / 16,143
Sales / YTD	1,311 / 9,568	1,122 / 12,144	1,362 / 12,271	1,320 / 7,598	1,065 / 8,049
Sales to New Listings Ratio / YTD	65% / 62%	58% / 67%	75% / 72%	73% / 55%	55% / 50%
Sales Volume	648,951,183	544,043,986	649,971,418	598,703,201	473,746,140
Sales Volume YTD	4,727,108,969	6,151,789,448	5,838,319,306	3,312,232,218	3,513,784,293
Average Sale Price	495,005	484,888	477,218	453,563	444,832
Average Sale Price YTD	494,054	506,570	475,782	435,935	436,549
Median Sale Price	450,000	441,500	430,000	415,000	398,000
Median Sale Price YTD	450,000	464,000	428,000	397,000	399,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	45 / 45	38 / 32	37 / 37	49 / 58	60 / 60
Median Days on Market / YTD	29 / 29	28 / 19	25 / 20	31 / 37	45 / 42
Average Days on Market (Cum.) / YTD	63 / 69	48 / 44	45 / 52	78 / 92	92 / 93
Median Days on Market (Cum.) / YTD	35 / 36	33 / 20	28 / 22	39 / 50	61 / 57
Semi-detached					
New Listings / YTD	329 / 2,466	295 / 3,153	336 / 3,017	305 / 2,418	310 / 2,531
Sales / YTD	245 / 1,777	217 / 2,371	254 / 2,122	231 / 1,345	150 / 1,328
Sales to New Listings Ratio / YTD	74% / 72%	74% / 75%	76% / 70%	76% / 56%	48% / 52%
Sales Volume	91,427,977	77,647,740	86,734,810	79,262,525	53,371,850
Sales Volume YTD	666,177,206	890,487,107	738,659,729	444,836,531	443,347,858
Average Sale Price	373,175	357,824	341,476	343,128	355,812
Average Sale Price YTD	374,889	375,574	348,096	330,733	333,846
Median Sale Price	370,000	345,500	331,000	327,000	330,000
Median Sale Price YTD	370,000	368,000	335,000	322,000	321,125
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	42 / 40	38 / 32	40 / 40	55 / 63	61 / 68
Median Days on Market / YTD	29 / 27	31 / 20	32 / 25	42 / 47	54 / 51
Average Days on Market (Cum.) / YTD	56 / 58	47 / 41	49 / 55	86 / 100	88 / 105
Median Days on Market (Cum.) / YTD	35 / 31	35 / 21	35 / 28	52 / 64	68 / 70
Row/Townhouse					
New Listings / YTD	386 / 2,938	401 / 3,489	371 / 3,454	318 / 2,428	297 / 2,634
Sales / YTD	345 / 2,167	230 / 2,392	243 / 2,007	188 / 1,175	177 / 1,228
Sales to New Listings Ratio / YTD	89% / 74%	57% / 69%	65% / 58%	59% / 48%	60% / 47%
Sales Volume	87,403,906	56,232,635	62,736,692	47,681,974	44,924,906
Sales Volume YTD	552,968,071	623,433,076	500,141,626	274,791,969	291,773,333
Average Sale Price	253,345	244,490	258,176	253,628	253,813
Average Sale Price YTD	255,177	260,633	249,199	233,866	237,600
Median Sale Price	247,000	240,000	253,000	252,750	249,900
Median Sale Price YTD	250,000	257,000	248,000	230,000	227,750
Sale to List Price Ratio / YTD	97% / 97%	97% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	44 / 47	45 / 43	58 / 51	63 / 66	78 / 74
Median Days on Market / YTD	30 / 30	32 / 29	39 / 34	46 / 48	63 / 55
Average Days on Market (Cum.) / YTD	61 / 68	58 / 62	77 / 72	101 / 104	111 / 105
Median Days on Market (Cum.) / YTD	36 / 37	40 / 32	52 / 42	54 / 69	76 / 73

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

August 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	556 / 4,765	555 / 5,206	656 / 5,296	490 / 3,767	476 / 3,869
Sales / YTD	349 / 2,456	279 / 2,382	254 / 1,923	217 / 1,257	232 / 1,579
Sales to New Listings Ratio / YTD	63% / 52%	50% / 46%	39% / 36%	44% / 33%	49% / 41%
Sales Volume	67,292,528	53,524,724	51,700,801	43,836,808	50,694,052
Sales Volume YTD	474,167,101	478,728,859	402,924,239	248,697,338	336,072,090
Average Sale Price	192,815	191,845	203,546	202,013	218,509
Average Sale Price YTD	193,065	200,978	209,529	197,850	212,839
Median Sale Price	180,000	171,500	193,500	177,000	188,000
Median Sale Price YTD	175,000	178,000	189,000	178,000	194,000
Sale to List Price Ratio / YTD	96% / 95%	95% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	56 / 59	62 / 60	62 / 60	63 / 73	70 / 73
Median Days on Market / YTD	42 / 43	53 / 43	49 / 44	47 / 54	53 / 55
Average Days on Market (Cum.) / YTD	86 / 99	96 / 98	96 / 100	110 / 118	107 / 117
Median Days on Market (Cum.) / YTD	55 / 58	64 / 57	67 / 62	67 / 80	74 / 76
Total Residential²					
New Listings / YTD	3,293 / 25,531	3,170 / 29,925	3,178 / 28,771	2,914 / 22,443	3,037 / 25,177
Sales / YTD	2,250 / 15,968	1,848 / 19,289	2,113 / 18,323	1,956 / 11,375	1,624 / 12,184
Sales to New Listings Ratio / YTD	68% / 63%	58% / 64%	66% / 64%	67% / 51%	53% / 48%
Sales Volume	895,075,594	731,449,085	851,143,721	769,484,508	622,736,948
Sales Volume YTD	6,420,421,347	8,144,438,490	7,480,044,900	4,280,558,056	4,584,977,574
Average Sale Price	397,811	395,806	402,813	393,397	383,459
Average Sale Price YTD	402,080	422,232	408,233	376,313	376,311
Median Sale Price	370,000	370,000	372,800	364,000	352,250
Median Sale Price YTD	378,450	395,000	376,000	352,500	352,500
Sale to List Price Ratio / YTD	97% / 97%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	46 / 47	42 / 37	43 / 41	53 / 61	63 / 64
Median Days on Market / YTD	32 / 31	32 / 22	30 / 24	35 / 41	50 / 47
Average Days on Market (Cum.) / YTD	66 / 72	56 / 52	55 / 60	85 / 97	96 / 99
Median Days on Market (Cum.) / YTD	38 / 39	37 / 24	35 / 27	46 / 57	65 / 62
Other³					
New Listings / YTD	157 / 1,323	147 / 1,313	155 / 1,439	147 / 1,101	162 / 1,227
Sales / YTD	89 / 562	63 / 716	86 / 756	78 / 395	47 / 358
Sales to New Listings Ratio / YTD	57% / 42%	43% / 55%	55% / 53%	53% / 36%	29% / 29%
Sales Volume	18,028,640	12,723,650	22,873,950	16,978,825	7,311,580
Sales Volume YTD	138,850,150	200,808,067	213,976,613	86,144,871	71,994,760
Average Sale Price	202,569	201,963	265,976	217,677	155,566
Average Sale Price YTD	247,064	280,458	283,038	218,088	201,103
Median Sale Price	139,000	125,000	177,000	183,975	98,500
Median Sale Price YTD	148,625	182,575	200,000	145,000	133,750
Sale to List Price Ratio / YTD	92% / 93%	93% / 94%	95% / 137%	93% / 92%	91% / 91%
Average Days on Market / YTD	74 / 83	66 / 89	65 / 87	82 / 130	102 / 118
Median Days on Market / YTD	45 / 44	41 / 44	43 / 44	49 / 67	81 / 72
Average Days on Market (Cum.) / YTD	136 / 123	80 / 121	102 / 143	152 / 191	143 / 168
Median Days on Market (Cum.) / YTD	51 / 53	52 / 53	47 / 56	89 / 109	109 / 105

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

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

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

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

August 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	16 / 130	22 / 120	12 / 101	17 / 99	12 / 130
Sales / YTD	2 / 22	7 / 36	1 / 18	3 / 15	4 / 26
Sales to New Listings Ratio / YTD	13% / 17%	32% / 30%	8% / 18%	18% / 15%	33% / 20%
Sales Volume	1,400,000	3,597,000	7,550,000	2,127,000	1,975,000
Sales Volume YTD	22,088,000	61,855,030	19,942,158	8,601,000	17,583,299
Average Sale Price	700,000	513,857	7,550,000	709,000	493,750
Average Sale Price YTD	1,004,000	1,718,195	1,107,898	573,400	676,281
Median Sale Price	700,000	454,156	7,550,000	430,000	545,000
Median Sale Price YTD	700,000	730,000	512,500	430,000	549,642
Sale to List Price Ratio / YTD	88% / 90%	93% / 94%	85% / 79%	92% / 90%	72% / 84%
Average Days on Market / YTD	111 / 199	49 / 198	236 / 241	119 / 296	332 / 309
Median Days on Market / YTD	111 / 111	28 / 111	236 / 92	71 / 213	247 / 183
Average Days on Market (Cum.) / YTD	111 / 324	205 / 335	236 / 402	119 / 296	332 / 318
Median Days on Market (Cum.) / YTD	111 / 116	118 / 166	236 / 104	71 / 213	247 / 192
Investment					
New Listings / YTD	26 / 284	29 / 243	17 / 194	15 / 195	33 / 204
Sales / YTD	14 / 84	9 / 95	5 / 63	7 / 38	8 / 50
Sales to New Listings Ratio / YTD	54% / 30%	31% / 39%	29% / 32%	47% / 19%	24% / 25%
Sales Volume	6,726,894	8,664,300	7,022,500	2,680,610	16,861,500
Sales Volume YTD	66,966,785	78,689,048	49,079,353	27,102,836	49,520,450
Average Sale Price	480,492	962,700	1,404,500	382,944	2,107,688
Average Sale Price YTD	797,224	828,306	779,037	713,233	990,409
Median Sale Price	350,000	565,000	1,050,000	410,000	641,500
Median Sale Price YTD	450,000	555,000	441,000	392,014	562,750
Sale to List Price Ratio / YTD	72% / 89%	116% / 97%	87% / 86%	61% / 77%	93% / 92%
Average Days on Market / YTD	156 / 159	196 / 180	176 / 172	218 / 153	191 / 199
Median Days on Market / YTD	144 / 118	165 / 131	123 / 133	164 / 120	143 / 118
Average Days on Market (Cum.) / YTD	158 / 198	366 / 236	188 / 242	218 / 201	233 / 229
Median Days on Market (Cum.) / YTD	144 / 149	277 / 154	173 / 140	164 / 138	199 / 156
Multi Family					
New Listings / YTD	10 / 104	9 / 98	10 / 84	7 / 49	8 / 64
Sales / YTD	4 / 23	2 / 27	4 / 45	0 / 10	1 / 12
Sales to New Listings Ratio / YTD	40% / 22%	22% / 28%	40% / 54%	0% / 20%	13% / 19%
Sales Volume	4,760,000	1,737,500	8,945,000	0	1,734,000
Sales Volume YTD	26,055,235	37,117,500	61,363,250	17,979,200	12,425,000
Average Sale Price	1,190,000	868,750	2,236,250	0	1,734,000
Average Sale Price YTD	1,132,836	1,374,722	1,363,628	1,797,920	1,035,417
Median Sale Price	1,165,000	868,750	2,200,000	0	1,734,000
Median Sale Price YTD	1,055,000	1,390,000	1,225,000	1,191,000	736,500
Sale to List Price Ratio / YTD	89% / 92%	94% / 93%	93% / 92%	0% / 92%	91% / 94%
Average Days on Market / YTD	146 / 168	55 / 91	146 / 184	0 / 218	175 / 178
Median Days on Market / YTD	104 / 95	55 / 64	165 / 125	0 / 138	175 / 155
Average Days on Market (Cum.) / YTD	262 / 211	55 / 113	171 / 219	0 / 302	175 / 178
Median Days on Market (Cum.) / YTD	309 / 131	55 / 78	186 / 132	0 / 138	175 / 155
Hotel/Motel					
New Listings / YTD	1 / 3	1 / 1	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
August 2023**

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	14 / 194	24 / 181	10 / 93	11 / 125	20 / 236
Sales / YTD	4 / 43	2 / 41	2 / 17	4 / 31	3 / 31
Sales to New Listings Ratio / YTD	29% / 22%	8% / 23%	20% / 18%	36% / 25%	15% / 13%
Sales Volume	4,400,000	245,000	180,000	483,000	1,180,000
Sales Volume YTD	14,539,200	10,761,800	3,979,568	5,800,800	7,806,150
Average Sale Price	1,100,000	122,500	90,000	120,750	393,333
Average Sale Price YTD	338,121	262,483	234,092	187,123	251,811
Median Sale Price	592,500	122,500	90,000	59,000	390,000
Median Sale Price YTD	165,000	171,000	125,000	95,000	138,000
Sale to List Price Ratio / YTD	91% / 85%	79% / 84%	90% / 121%	80% / 80%	93% / 87%
Average Days on Market / YTD	103 / 129	145 / 156	176 / 177	130 / 129	128 / 173
Median Days on Market / YTD	83 / 102	145 / 133	176 / 168	103 / 102	127 / 136
Average Days on Market (Cum.) / YTD	103 / 162	145 / 166	461 / 210	130 / 157	128 / 182
Median Days on Market (Cum.) / YTD	83 / 114	145 / 133	461 / 168	103 / 134	127 / 136
Lease					
New Listings / YTD	25 / 223	22 / 180	13 / 168	18 / 186	15 / 187
Sales / YTD	10 / 76	6 / 58	6 / 50	3 / 38	6 / 62
Sales to New Listings Ratio / YTD	40% / 34%	27% / 32%	46% / 30%	17% / 20%	40% / 33%
Sales Volume	1,439,320	984,397	566,610	367,434	969,346
Sales Volume YTD	214,305,856	7,961,593	8,718,513	11,043,679	5,642,792
Average Sale Price	143,932	164,066	94,435	122,478	161,558
Average Sale Price YTD	2,819,814	137,269	174,370	290,623	91,013
Median Sale Price	141,534	147,000	61,500	130,536	74,440
Median Sale Price YTD	101,244	93,438	105,975	129,186	60,551
Average Days on Market / YTD	76 / 186	306 / 193	212 / 224	318 / 188	62 / 152
Median Days on Market / YTD	86 / 108	130 / 107	209 / 139	288 / 163	44 / 102
Average Days on Market (Cum.) / YTD	76 / 214	306 / 217	212 / 233	318 / 188	62 / 152
Median Days on Market (Cum.) / YTD	86 / 131	130 / 135	209 / 148	288 / 163	44 / 102
Farms					
New Listings / YTD	9 / 99	11 / 99	13 / 103	14 / 103	11 / 111
Sales / YTD	4 / 37	1 / 42	6 / 52	5 / 31	7 / 34
Sales to New Listings Ratio / YTD	44% / 37%	9% / 42%	46% / 50%	36% / 30%	64% / 31%
Sales Volume	3,230,000	555,000	4,546,000	2,045,200	5,054,325
Sales Volume YTD	32,935,595	40,109,580	34,501,592	21,063,900	21,806,825
Average Sale Price	807,500	555,000	757,667	409,040	722,046
Average Sale Price YTD	890,151	954,990	663,492	679,481	641,377
Median Sale Price	545,000	555,000	677,500	351,000	640,000
Median Sale Price YTD	680,000	739,000	585,500	430,000	612,500
Sale to List Price Ratio / YTD	93% / 91%	98% / 94%	90% / 93%	103% / 93%	84% / 90%
Average Days on Market / YTD	63 / 160	4 / 72	112 / 135	91 / 215	92 / 105
Median Days on Market / YTD	58 / 68	4 / 54	88 / 87	40 / 84	85 / 68
Average Days on Market (Cum.) / YTD	63 / 220	4 / 120	137 / 195	91 / 306	105 / 115
Median Days on Market (Cum.) / YTD	58 / 96	4 / 65	107 / 102	40 / 90	107 / 74
Total Commercial²					
New Listings / YTD	101 / 1,039	118 / 925	75 / 746	82 / 763	99 / 935
Sales / YTD	38 / 286	27 / 299	24 / 246	22 / 163	29 / 216
Sales to New Listings Ratio / YTD	38% / 28%	23% / 32%	32% / 33%	27% / 21%	29% / 23%
Sales Volume	21,956,214	15,783,197	28,810,110	7,703,244	27,774,171
Sales Volume YTD	377,017,671	236,494,551	178,334,434	91,591,415	116,064,516
Average Sale Price	577,795	584,563	1,200,421	350,147	957,730
Average Sale Price YTD	1,318,244	790,952	724,937	561,911	537,336
Median Sale Price	362,500	278,355	635,000	335,000	540,000
Median Sale Price YTD	377,500	454,156	482,500	340,000	340,625
Sale to List Price Ratio / YTD	82% / 89%	102% / 94%	89% / 91%	81% / 85%	86% / 89%
Average Days on Market / YTD	116 / 166	161 / 158	166 / 182	173 / 186	153 / 179
Median Days on Market / YTD	101 / 107	63 / 96	127 / 122	137 / 116	127 / 112
Average Days on Market (Cum.) / YTD	129 / 211	258 / 207	203 / 235	173 / 225	167 / 189
Median Days on Market (Cum.) / YTD	102 / 131	135 / 126	171 / 136	137 / 133	142 / 121

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

August 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	5,161 (980)	776 (26)	6,497 (1,048)
	February	5,606 (1,288)	791 (30)	6,979 (1,368)
	March	6,287 (1,818)	823 (27)	7,724 (1,905)
	April	6,868 (2,019)	844 (38)	8,346 (2,132)
	May	7,045 (2,708)	892 (40)	8,568 (2,835)
	June	7,069 (2,588)	903 (45)	8,659 (2,713)
	July	6,899 (2,317)	894 (42)	8,488 (2,438)
	August	6,768 (2,250)	881 (38)	8,328 (2,377)

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
August 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	69	23	1,410	1,204	
	Total		31,322	17,660	1,079	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	980	129	26	2,518	1,048	
	February	2,523	1,288	117	30	2,766	1,368	
	March	3,296	1,818	144	27	3,602	1,905	
	April	3,430	2,019	141	38	3,726	2,132	
	May	3,839	2,708	148	40	4,194	2,835	
	June	3,619	2,588	142	45	3,977	2,713	
	July	3,283	2,317	117	42	3,559	2,438	
	August	3,293	2,250	101	38	3,551	2,377	
	Total		25,531	15,968	1,039	286	27,893	16,816

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
August 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	511,794	381,966	253,612	193,334	420,168
	June	499,747	382,883	257,450	195,088	411,917
	July	502,225	378,902	264,107	194,823	409,056
	August	495,005	373,175	253,345	192,815	397,811

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
August 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	5,161 (980)	776 (26)	3,810 (699)	456 (14)
	February	5,606 (1,288)	791 (30)	4,097 (907)	458 (21)
	March	6,287 (1,818)	823 (27)	4,498 (1,251)	486 (12)
	April	6,868 (2,019)	844 (38)	4,962 (1,370)	499 (18)
	May	7,045 (2,708)	892 (40)	5,159 (1,800)	539 (18)
	June	7,069 (2,588)	903 (45)	5,157 (1,750)	561 (24)
	July	6,899 (2,317)	894 (42)	5,076 (1,587)	551 (28)
	August	6,768 (2,250)	881 (38)	4,884 (1,606)	549 (23)

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

August 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,306 / 9,925	1,273 / 11,802	1,186 / 10,587	1,126 / 8,287	1,226 / 9,837
Sales / YTD	854 / 5,982	653 / 7,566	827 / 7,309	748 / 4,495	639 / 4,967
Sales to New Listings Ratio / YTD	65% / 60%	51% / 64%	70% / 69%	66% / 54%	52% / 50%
Sales Volume	420,300,259	312,877,405	388,671,197	334,408,166	287,658,246
Sales Volume YTD	2,900,514,393	3,781,223,888	3,441,227,668	1,951,003,680	2,165,810,726
Average Sale Price	492,155	479,138	469,977	447,070	450,169
Average Sale Price YTD	484,874	499,765	470,821	434,039	436,040
Median Sale Price	443,500	439,500	420,000	410,000	400,000
Median Sale Price YTD	441,400	458,000	422,000	392,000	396,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	44 / 45	39 / 32	36 / 35	44 / 55	55 / 56
Median Days on Market / YTD	29 / 29	30 / 19	25 / 20	28 / 36	41 / 41
Average Days on Market (Cum.) / YTD	64 / 72	51 / 44	45 / 51	75 / 88	87 / 88
Median Days on Market (Cum.) / YTD	37 / 39	35 / 21	28 / 22	36 / 49	56 / 55
Semi-detached					
New Listings / YTD	219 / 1,669	211 / 2,266	236 / 2,032	202 / 1,664	218 / 1,701
Sales / YTD	181 / 1,190	148 / 1,665	163 / 1,380	152 / 881	103 / 862
Sales to New Listings Ratio / YTD	83% / 71%	70% / 73%	69% / 68%	75% / 53%	47% / 51%
Sales Volume	68,232,229	53,831,383	57,305,823	53,012,050	36,520,850
Sales Volume YTD	450,528,299	636,673,548	486,689,227	294,869,485	290,012,836
Average Sale Price	376,974	363,726	351,569	348,763	354,571
Average Sale Price YTD	378,595	382,387	352,673	334,699	336,442
Median Sale Price	375,000	352,750	342,000	329,250	329,000
Median Sale Price YTD	373,000	375,000	340,000	325,000	323,550
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	46 / 40	39 / 32	37 / 40	55 / 62	61 / 65
Median Days on Market / YTD	33 / 28	33 / 20	31 / 24	44 / 44	51 / 49
Average Days on Market (Cum.) / YTD	57 / 58	49 / 42	48 / 56	86 / 98	80 / 101
Median Days on Market (Cum.) / YTD	40 / 33	38 / 22	34 / 28	54 / 64	58 / 64
Row/Townhouse					
New Listings / YTD	302 / 2,288	322 / 2,803	295 / 2,757	267 / 1,913	241 / 2,033
Sales / YTD	282 / 1,712	176 / 1,904	190 / 1,589	138 / 905	145 / 967
Sales to New Listings Ratio / YTD	93% / 75%	55% / 68%	64% / 58%	52% / 47%	60% / 48%
Sales Volume	70,601,601	42,957,913	47,941,742	34,474,924	37,236,764
Sales Volume YTD	428,703,492	493,767,456	391,536,436	210,046,947	226,511,500
Average Sale Price	250,360	244,079	252,325	249,818	256,805
Average Sale Price YTD	250,411	259,332	246,404	232,096	234,241
Median Sale Price	246,750	245,000	251,300	250,000	255,000
Median Sale Price YTD	247,000	256,500	248,000	229,000	225,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	43 / 46	44 / 43	59 / 50	59 / 65	71 / 73
Median Days on Market / YTD	29 / 30	32 / 29	40 / 33	45 / 49	61 / 55
Average Days on Market (Cum.) / YTD	60 / 67	58 / 63	80 / 71	98 / 102	100 / 101
Median Days on Market (Cum.) / YTD	34 / 37	40 / 33	55 / 41	54 / 67	72 / 69

5 Year Residential Activity (Part 2)

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City of Edmonton

August 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	499 / 4,193	505 / 4,641	580 / 4,726	444 / 3,361	425 / 3,450
Sales / YTD	289 / 2,086	238 / 2,040	212 / 1,656	192 / 1,111	200 / 1,380
Sales to New Listings Ratio / YTD	58% / 50%	47% / 44%	37% / 35%	43% / 33%	47% / 40%
Sales Volume	54,767,028	45,278,674	42,569,501	38,155,508	43,264,008
Sales Volume YTD	387,225,624	401,902,454	341,419,534	217,322,338	292,259,020
Average Sale Price	189,505	190,247	200,800	198,727	216,320
Average Sale Price YTD	185,631	197,011	206,171	195,610	211,782
Median Sale Price	176,500	167,750	191,125	175,000	181,500
Median Sale Price YTD	170,000	175,000	185,750	174,305	190,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	95% / 95%	95% / 94%	95% / 95%
Average Days on Market / YTD	58 / 59	63 / 60	63 / 60	62 / 72	65 / 70
Median Days on Market / YTD	44 / 44	53 / 44	50 / 44	45 / 53	51 / 53
Average Days on Market (Cum.) / YTD	90 / 102	99 / 99	99 / 101	110 / 118	100 / 110
Median Days on Market (Cum.) / YTD	58 / 59	66 / 57	70 / 63	68 / 80	72 / 72
Total Residential¹					
New Listings / YTD	2,326 / 18,075	2,311 / 21,512	2,297 / 20,102	2,039 / 15,225	2,110 / 17,021
Sales / YTD	1,606 / 10,970	1,215 / 13,175	1,392 / 11,934	1,230 / 7,392	1,087 / 8,176
Sales to New Listings Ratio / YTD	69% / 61%	53% / 61%	61% / 59%	60% / 49%	52% / 48%
Sales Volume	613,901,117	454,945,375	536,488,263	460,050,648	404,679,868
Sales Volume YTD	4,166,971,808	5,313,567,346	4,660,872,865	2,673,242,450	2,974,594,082
Average Sale Price	382,255	374,441	385,408	374,025	372,291
Average Sale Price YTD	379,852	403,307	390,554	361,640	363,820
Median Sale Price	357,000	352,000	360,000	350,000	340,000
Median Sale Price YTD	360,000	380,000	363,500	340,000	344,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 98%	97% / 98%	97% / 96%	96% / 96%
Average Days on Market / YTD	47 / 47	44 / 38	43 / 41	50 / 59	60 / 61
Median Days on Market / YTD	32 / 32	34 / 23	31 / 25	34 / 42	48 / 45
Average Days on Market (Cum.) / YTD	67 / 75	61 / 55	58 / 61	85 / 95	90 / 95
Median Days on Market (Cum.) / YTD	40 / 41	40 / 26	37 / 29	46 / 58	62 / 59
Other²					
New Listings / YTD	82 / 645	64 / 600	76 / 611	55 / 467	74 / 509
Sales / YTD	42 / 263	27 / 341	38 / 294	30 / 166	16 / 153
Sales to New Listings Ratio / YTD	51% / 41%	42% / 57%	50% / 48%	55% / 36%	22% / 30%
Sales Volume	9,351,990	5,306,650	12,590,500	7,829,050	2,923,653
Sales Volume YTD	80,718,331	109,576,897	100,215,522	38,369,850	35,584,199
Average Sale Price	222,666	196,543	331,329	260,968	182,728
Average Sale Price YTD	306,914	321,340	340,869	231,144	232,576
Median Sale Price	131,250	73,500	176,050	248,250	95,250
Median Sale Price YTD	190,000	240,000	289,000	166,000	160,000
Sale to List Price Ratio / YTD	94% / 94%	90% / 95%	96% / 95%	93% / 92%	90% / 92%
Average Days on Market / YTD	50 / 61	51 / 62	37 / 68	63 / 96	102 / 101
Median Days on Market / YTD	44 / 41	36 / 38	26 / 38	38 / 53	48 / 59
Average Days on Market (Cum.) / YTD	120 / 104	69 / 84	42 / 105	105 / 139	134 / 141
Median Days on Market (Cum.) / YTD	46 / 49	46 / 44	28 / 51	63 / 92	101 / 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.

City of Edmonton

August 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	9 / 74	12 / 72	6 / 49	9 / 63	5 / 58
Sales / YTD	0 / 12	2 / 22	0 / 8	1 / 8	1 / 12
Sales to New Listings Ratio / YTD	0% / 16%	17% / 31%	0% / 16%	11% / 13%	20% / 21%
Sales Volume	0	1,450,000	0	430,000	685,000
Sales Volume YTD	8,028,000	42,448,130	4,630,000	5,269,000	9,683,799
Average Sale Price	0	725,000	0	430,000	685,000
Average Sale Price YTD	669,000	1,929,460	578,750	658,625	806,983
Median Sale Price	0	725,000	0	430,000	685,000
Median Sale Price YTD	452,500	1,087,500	512,500	477,500	672,000
Sale to List Price Ratio / YTD	0% / 89%	87% / 95%	0% / 80%	86% / 89%	80% / 82%
Average Days on Market / YTD	0 / 197	68 / 186	0 / 75	71 / 368	158 / 431
Median Days on Market / YTD	0 / 106	68 / 111	0 / 63	71 / 283	158 / 231
Average Days on Market (Cum.) / YTD	0 / 266	68 / 280	0 / 113	71 / 368	158 / 449
Median Days on Market (Cum.) / YTD	0 / 112	68 / 142	0 / 68	71 / 283	158 / 336
Investment					
New Listings / YTD	18 / 193	19 / 143	11 / 111	10 / 124	14 / 119
Sales / YTD	9 / 59	3 / 54	4 / 39	6 / 25	5 / 34
Sales to New Listings Ratio / YTD	50% / 31%	16% / 38%	36% / 35%	60% / 20%	36% / 29%
Sales Volume	4,583,294	4,955,000	5,972,500	2,548,610	12,301,500
Sales Volume YTD	51,783,485	51,923,168	29,327,078	19,581,831	34,508,450
Average Sale Price	509,255	1,651,667	1,493,125	424,768	2,460,300
Average Sale Price YTD	877,686	961,540	751,976	783,273	1,014,954
Median Sale Price	375,000	805,000	1,262,500	410,250	573,000
Median Sale Price YTD	450,000	532,500	455,000	410,000	527,500
Sale to List Price Ratio / YTD	70% / 90%	92% / 93%	85% / 85%	69% / 79%	95% / 92%
Average Days on Market / YTD	170 / 146	92 / 166	189 / 167	235 / 137	93 / 179
Median Days on Market / YTD	168 / 111	60 / 125	175 / 134	181 / 108	97 / 114
Average Days on Market (Cum.) / YTD	173 / 183	297 / 181	205 / 194	235 / 198	160 / 214
Median Days on Market (Cum.) / YTD	168 / 143	202 / 129	206 / 139	181 / 124	142 / 148
Multi Family					
New Listings / YTD	9 / 93	8 / 91	9 / 74	6 / 42	7 / 59
Sales / YTD	3 / 20	2 / 23	4 / 39	0 / 10	1 / 12
Sales to New Listings Ratio / YTD	33% / 22%	25% / 25%	44% / 53%	0% / 24%	14% / 20%
Sales Volume	3,510,000	1,737,500	8,945,000	0	1,734,000
Sales Volume YTD	23,380,235	31,592,500	53,973,250	17,979,200	12,425,000
Average Sale Price	1,170,000	868,750	2,236,250	0	1,734,000
Average Sale Price YTD	1,169,012	1,373,587	1,383,929	1,797,920	1,035,417
Median Sale Price	1,080,000	868,750	2,200,000	0	1,734,000
Median Sale Price YTD	1,067,500	1,395,000	1,225,000	1,191,000	736,500
Sale to List Price Ratio / YTD	87% / 91%	94% / 94%	93% / 93%	0% / 92%	91% / 94%
Average Days on Market / YTD	165 / 120	55 / 78	146 / 191	0 / 218	175 / 178
Median Days on Market / YTD	106 / 83	55 / 52	165 / 125	0 / 138	175 / 155
Average Days on Market (Cum.) / YTD	320 / 170	55 / 104	171 / 231	0 / 302	175 / 178
Median Days on Market (Cum.) / YTD	331 / 113	55 / 78	186 / 140	0 / 138	175 / 155
Hotel/Motel					
New Listings / YTD	0 / 1	1 / 1	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

August 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	12 / 145	19 / 123	6 / 60	7 / 94	17 / 171
Sales / YTD	4 / 29	2 / 26	1 / 11	3 / 19	2 / 23
Sales to New Listings Ratio / YTD	33% / 20%	11% / 21%	17% / 18%	43% / 20%	12% / 13%
Sales Volume	4,400,000	245,000	55,000	153,000	730,000
Sales Volume YTD	8,468,700	7,010,800	2,177,068	2,488,300	5,780,250
Average Sale Price	1,100,000	122,500	55,000	51,000	365,000
Average Sale Price YTD	292,024	269,646	197,915	130,963	251,315
Median Sale Price	592,500	122,500	55,000	38,000	365,000
Median Sale Price YTD	160,000	182,000	58,000	83,500	136,000
Sale to List Price Ratio / YTD	91% / 83%	79% / 83%	93% / 141%	79% / 81%	94% / 88%
Average Days on Market / YTD	103 / 128	145 / 159	168 / 204	142 / 140	132 / 172
Median Days on Market / YTD	83 / 98	145 / 105	168 / 168	111 / 134	132 / 123
Average Days on Market (Cum.) / YTD	103 / 135	145 / 174	168 / 204	142 / 178	132 / 172
Median Days on Market (Cum.) / YTD	83 / 98	145 / 105	168 / 168	111 / 148	132 / 123
Lease					
New Listings / YTD	20 / 137	16 / 105	9 / 82	6 / 113	5 / 98
Sales / YTD	7 / 38	6 / 26	2 / 22	2 / 24	2 / 32
Sales to New Listings Ratio / YTD	35% / 28%	38% / 25%	22% / 27%	33% / 21%	40% / 33%
Sales Volume	1,159,480	984,397	355,446	227,736	148,880
Sales Volume YTD	2,101,571	3,349,603	5,357,878	8,449,157	2,977,628
Average Sale Price	165,640	164,066	177,723	113,868	74,440
Average Sale Price YTD	5,526,729	128,831	243,540	352,048	93,051
Median Sale Price	164,187	147,000	177,723	113,868	74,440
Median Sale Price YTD	126,425	117,230	144,400	180,263	84,672
Average Days on Market / YTD	69 / 179	306 / 171	180 / 207	227 / 176	38 / 147
Median Days on Market / YTD	29 / 136	130 / 110	180 / 103	227 / 163	38 / 108
Average Days on Market (Cum.) / YTD	69 / 193	306 / 202	180 / 220	227 / 176	38 / 147
Median Days on Market (Cum.) / YTD	29 / 141	130 / 135	180 / 125	227 / 163	38 / 108
Farms					
New Listings / YTD	0 / 7	0 / 4	0 / 2	3 / 9	2 / 8
Sales / YTD	0 / 0	0 / 1	0 / 2	1 / 3	1 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 25%	0% / 100%	33% / 33%	50% / 13%
Sales Volume	0	0	0	702,600	685,000
Sales Volume YTD	0	2,200,000	2,548,000	3,209,600	685,000
Average Sale Price	0	0	0	702,600	685,000
Average Sale Price YTD	0	2,200,000	1,274,000	1,069,867	685,000
Median Sale Price	0	0	0	702,600	685,000
Median Sale Price YTD	0	2,200,000	1,274,000	950,000	685,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 92%	0% / 80%	108% / 92%	80% / 80%
Average Days on Market / YTD	0 / 0	0 / 83	0 / 263	4 / 136	158 / 158
Median Days on Market / YTD	0 / 0	0 / 83	0 / 263	4 / 144	158 / 158
Average Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	4 / 177	158 / 158
Median Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	4 / 259	158 / 158
Total Commercial¹					
New Listings / YTD	68 / 650	75 / 541	41 / 380	41 / 448	50 / 515
Sales / YTD	23 / 158	15 / 152	11 / 121	13 / 89	12 / 115
Sales to New Listings Ratio / YTD	34% / 24%	20% / 28%	27% / 32%	32% / 20%	24% / 22%
Sales Volume	13,652,774	9,371,897	15,327,946	4,061,946	16,284,380
Sales Volume YTD	301,676,132	138,524,201	98,013,274	56,977,088	67,340,127
Average Sale Price	593,599	624,793	1,393,450	312,457	1,357,032
Average Sale Price YTD	1,909,343	911,343	810,027	640,192	585,566
Median Sale Price	240,000	185,000	1,240,000	340,000	549,000
Median Sale Price YTD	380,000	451,500	540,000	339,000	325,000
Sale to List Price Ratio / YTD	78% / 89%	88% / 91%	89% / 94%	77% / 83%	91% / 90%
Average Days on Market / YTD	127 / 151	177 / 155	170 / 181	182 / 178	108 / 194
Median Days on Market / YTD	100 / 106	83 / 104	168 / 126	164 / 134	132 / 124
Average Days on Market (Cum.) / YTD	148 / 181	218 / 186	185 / 211	182 / 214	136 / 206
Median Days on Market (Cum.) / YTD	100 / 130	118 / 120	173 / 140	164 / 158	139 / 136

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

August 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	55	36	39	349	403	381
	Average	427,021	441,839	410,420	454,187	471,977	433,683
	Median	402,500	373,500	379,000	417,000	420,000	391,000
North Central	Sales	198	128	172	1,224	1,581	1,517
	Average	409,564	415,782	410,224	409,859	426,470	398,406
	Median	389,450	407,000	391,250	389,900	405,000	384,000
Northeast	Sales	54	45	48	365	452	414
	Average	396,492	372,179	329,081	348,452	364,754	347,103
	Median	337,750	345,000	312,250	325,000	334,000	324,500
Central	Sales	30	25	34	223	308	271
	Average	280,650	247,689	284,663	287,072	298,905	297,329
	Median	248,750	205,000	247,500	264,000	272,750	275,000
West	Sales	66	66	85	552	690	715
	Average	618,166	549,594	533,874	554,608	576,787	559,617
	Median	480,000	468,450	450,000	439,400	465,000	455,000
Southwest	Sales	85	77	92	795	1,012	1,022
	Average	557,549	614,049	654,875	596,118	610,979	599,532
	Median	495,000	517,500	534,750	525,000	540,000	520,000
Southeast	Sales	158	121	145	1,045	1,289	1,257
	Average	467,041	448,119	416,475	440,017	454,256	421,233
	Median	415,500	415,000	377,000	407,000	425,000	389,000
Anthony Henday	Sales	208	155	213	1,431	1,832	1,734
	Average	595,708	535,700	520,423	565,736	577,980	522,071
	Median	524,950	493,500	485,000	520,000	535,000	475,000
City of Edmonton Total	Sales	854	653	827	5,982	7,566	7,309
	Average	492,155	479,138	469,977	484,874	499,765	470,821
	Median	443,500	439,500	420,000	441,400	458,000	422,000
Semi-detached							
Northwest	Sales	11	8	11	70	94	77
	Average	401,264	373,938	340,494	396,859	400,800	368,389
	Median	398,000	384,750	350,000	405,000	389,950	363,000
North Central	Sales	27	24	21	191	291	237
	Average	298,630	334,692	308,440	322,197	332,025	314,727
	Median	292,500	331,500	323,000	317,750	345,500	325,400
Northeast	Sales	4	7	3	45	50	50
	Average	n/a	251,486	n/a	274,392	286,009	270,126
	Median	n/a	250,000	n/a	249,500	282,250	265,000
Central	Sales	8	3	0	30	43	40
	Average	354,906	n/a	n/a	360,438	365,966	344,845
	Median	297,000	n/a	n/a	327,000	349,900	313,350
West	Sales	5	4	5	41	44	37
	Average	401,000	n/a	323,460	354,877	365,060	340,443
	Median	315,000	n/a	332,000	315,000	344,500	318,000
Southwest	Sales	9	19	15	107	164	132
	Average	497,667	428,013	405,053	469,503	428,245	431,284
	Median	499,000	370,000	360,000	436,300	370,500	371,000
Southeast	Sales	35	25	40	225	286	214
	Average	361,429	357,490	332,709	367,362	392,088	351,832
	Median	345,000	322,000	323,000	350,000	374,950	333,250
Anthony Henday	Sales	82	58	68	481	693	593
	Average	398,989	375,745	370,164	396,267	395,253	356,855
	Median	380,875	375,000	360,050	387,000	387,000	348,900
City of Edmonton Total	Sales	181	148	163	1,190	1,665	1,380
	Average	376,974	363,726	351,569	378,595	382,387	352,673
	Median	375,000	352,750	342,000	373,000	375,000	340,000

n/a = insufficient data

August 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	15	4	5	57	39	42
	Average	315,417	n/a	302,000	306,176	372,069	299,900
	Median	366,279	n/a	323,000	307,500	349,000	320,500
North Central	Sales	46	30	40	327	377	336
	Average	230,952	212,001	227,583	224,574	238,973	222,799
	Median	249,625	184,000	242,500	212,000	243,900	230,000
Northeast	Sales	31	8	10	164	148	101
	Average	171,395	180,500	161,350	167,672	173,103	169,993
	Median	165,000	168,250	159,000	163,600	163,250	160,000
Central	Sales	2	4	4	21	25	19
	Average	n/a	n/a	n/a	363,590	354,032	321,678
	Median	n/a	n/a	n/a	350,000	325,000	285,500
West	Sales	22	22	24	162	180	168
	Average	186,885	188,214	219,960	208,295	219,683	212,923
	Median	191,750	181,250	167,500	185,075	188,750	185,000
Southwest	Sales	34	18	27	201	258	182
	Average	255,576	252,672	234,158	257,013	265,234	254,010
	Median	260,000	257,500	212,000	250,000	251,750	252,500
Southeast	Sales	56	42	23	284	303	251
	Average	222,968	214,389	263,649	223,396	222,388	228,287
	Median	209,000	196,000	268,000	199,949	202,000	205,000
Anthony Henday	Sales	76	48	57	496	574	490
	Average	311,540	301,870	290,380	310,150	312,433	288,772
	Median	304,250	297,000	275,500	305,000	305,000	281,000
City of Edmonton Total	Sales	282	176	190	1,712	1,904	1,589
	Average	250,360	244,079	252,325	250,411	259,332	246,404
	Median	246,750	245,000	251,300	247,000	256,500	248,000
Apartment Condominium							
Northwest	Sales	12	4	5	68	64	52
	Average	173,321	n/a	183,780	138,426	156,201	170,332
	Median	137,450	n/a	205,000	119,000	99,750	166,500
North Central	Sales	32	32	19	251	258	174
	Average	161,144	168,415	174,079	160,253	169,977	164,429
	Median	160,450	168,750	167,000	162,500	165,000	164,325
Northeast	Sales	12	16	9	95	115	79
	Average	141,424	140,588	140,364	122,479	134,746	134,689
	Median	126,625	154,500	147,500	117,000	141,500	143,100
Central	Sales	70	56	60	471	436	456
	Average	201,811	195,842	212,944	199,491	220,529	242,290
	Median	162,500	153,125	215,000	170,000	181,000	214,750
West	Sales	18	20	9	173	146	98
	Average	179,033	142,225	182,800	164,830	160,192	168,405
	Median	162,250	131,000	170,000	148,000	152,000	152,000
Southwest	Sales	59	49	36	411	402	318
	Average	217,486	226,998	227,274	216,897	230,064	230,413
	Median	200,000	188,500	202,500	199,500	198,000	215,000
Southeast	Sales	28	22	27	229	232	179
	Average	169,304	192,827	193,827	174,159	179,628	188,749
	Median	165,000	187,500	197,000	171,900	171,500	185,000
Anthony Henday	Sales	58	39	47	388	387	300
	Average	188,137	208,276	196,655	191,884	203,767	197,554
	Median	182,750	179,000	187,500	180,000	185,000	190,000
City of Edmonton Total	Sales	289	238	212	2,086	2,040	1,656
	Average	189,505	190,247	200,800	185,631	197,011	206,171
	Median	176,500	167,750	191,125	170,000	175,000	185,750

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
August 2023

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2019	January	1,722	564	71	16
	February	1,702	698	64	10
	March	2,143	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,144	1,239	34	15
	July	2,124	1,297	71	15
	August	2,110	1,087	50	12
	September	1,930	948	62	15
	October	1,692	912	58	15
	November	1,290	783	67	8
	December	892	581	40	10
	Total	22,825	11,400	742	163
2020	January	1,546	557	54	9
	February	1,725	718	60	15
	March	1,885	793	67	11
	April	1,271	507	33	6
	May	2,034	760	59	7
	June	2,510	1,341	74	17
	July	2,215	1,486	60	11
	August	2,039	1,230	41	13
	September	2,085	1,260	54	9
	October	1,986	1,139	30	15
	November	1,362	992	55	12
	December	925	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,268	1,251	93	12
	April	2,468	1,370	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,587	76	28
	August	2,326	1,606	68	23
		Total	18,075	10,970	650

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

August 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	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,532	381,788	255,873	192,971	383,883
	August	492,155	376,974	250,360	189,505	382,255

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

August 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,476	2,450	2,414	2,135	2,234
Sales	1,671	1,257	1,441	1,273	1,115
Sales Volume	636,905,881	469,623,922	564,406,709	471,941,644	423,887,901
Edmonton City Year to Date					
New Listings	19,370	22,653	21,093	16,140	18,045
Sales	11,391	13,668	12,349	7,647	8,444
Sales Volume	4,549,366,271	5,561,668,444	4,859,101,661	2,768,589,388	3,077,518,408
Edmonton City Month End Active Inventory					
Residential	4,884	6,029	5,978	5,599	6,133
Commercial	549	477	365	412	423
TOTAL	5,717	6,757	6,623	6,287	6,867
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Greater Edmonton Area Monthly					
New Listings	3,551	3,435	3,408	3,143	3,298
Sales	2,377	1,938	2,223	2,056	1,700
Sales Volume	935,060,448	759,955,932	902,827,781	794,166,577	657,822,699
Greater Edmonton Area Year to Date					
New Listings	27,893	32,163	30,956	24,307	27,339
Sales	16,816	20,304	19,325	11,933	12,758
Sales Volume	6,936,289,168	8,581,741,108	7,872,355,947	4,458,294,342	4,773,036,850
Greater Edmonton Area Month End Active Inventory					
Residential	6,768	8,011	8,038	8,111	9,209
Commercial	881	821	735	784	834
TOTAL	8,328	9,531	9,530	9,680	10,969
<hr/>					
Total Board Monthly					
New Listings	4,095	4,001	3,933	3,682	3,886
Sales	2,729	2,282	2,579	2,374	1,911
Sales Volume	1,030,630,119	865,752,599	1,000,276,079	875,648,202	714,370,891
Total Board Year to Date					
New Listings	32,469	37,254	36,065	28,672	32,251
Sales	19,164	22,999	22,412	13,686	14,431
Sales Volume	7,615,467,065	9,389,322,321	8,747,104,496	4,881,562,162	5,209,750,746

**Total Board
August 2023**

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,382 / 18,294	2,275 / 21,429	2,176 / 20,440	2,183 / 16,786	2,368 / 19,567
Sales / YTD	1,564 / 11,269	1,376 / 14,074	1,619 / 14,497	1,558 / 8,887	1,222 / 9,324
Sales to New Listings Ratio / YTD	66% / 62%	60% / 66%	74% / 71%	71% / 53%	52% / 48%
Sales Volume	722,572,532	625,739,805	729,892,721	664,755,801	519,064,774
Sales Volume YTD	5,266,852,054	6,777,905,760	6,543,282,457	3,656,572,810	3,870,651,533
Semi-detached					
New Listings / YTD	334 / 2,557	307 / 3,251	343 / 3,120	318 / 2,515	322 / 2,615
Sales / YTD	256 / 1,832	227 / 2,438	264 / 2,185	237 / 1,378	156 / 1,358
Sales to New Listings Ratio / YTD	77% / 72%	74% / 75%	77% / 70%	75% / 55%	48% / 52%
Sales Volume	93,770,877	80,021,740	89,357,710	80,308,525	54,605,850
Sales Volume YTD	679,847,141	907,669,646	754,603,679	452,466,852	450,963,460
Row/Townhouse					
New Listings / YTD	389 / 2,981	402 / 3,546	377 / 3,504	321 / 2,459	303 / 2,672
Sales / YTD	345 / 2,191	234 / 2,426	246 / 2,034	191 / 1,186	180 / 1,240
Sales to New Listings Ratio / YTD	89% / 73%	58% / 68%	65% / 58%	60% / 48%	59% / 46%
Sales Volume	87,403,906	57,255,635	63,825,692	48,049,474	45,601,406
Sales Volume YTD	557,177,571	630,429,576	506,906,026	276,821,469	294,416,833
Apartment Condominium					
New Listings / YTD	563 / 4,836	564 / 5,279	663 / 5,351	495 / 3,835	478 / 3,923
Sales / YTD	359 / 2,489	282 / 2,435	257 / 1,962	222 / 1,273	235 / 1,598
Sales to New Listings Ratio / YTD	64% / 51%	50% / 46%	39% / 37%	45% / 33%	49% / 41%
Sales Volume	68,567,528	53,996,724	52,118,801	44,555,308	50,977,052
Sales Volume YTD	479,087,001	488,721,109	409,682,066	250,856,238	339,886,432
Total Residential¹					
New Listings / YTD	3,668 / 28,668	3,548 / 33,505	3,559 / 32,415	3,317 / 25,595	3,471 / 28,777
Sales / YTD	2,524 / 17,781	2,119 / 21,373	2,386 / 20,678	2,208 / 12,724	1,793 / 13,520
Sales to New Listings Ratio / YTD	69% / 62%	60% / 64%	67% / 64%	67% / 50%	52% / 47%
Sales Volume	972,314,843	817,013,904	935,194,924	837,669,108	670,249,082
Sales Volume YTD	6,982,963,767	8,804,726,091	8,214,474,228	4,636,717,369	4,955,918,258
Other²					
New Listings / YTD	278 / 2,255	279 / 2,346	256 / 2,487	237 / 1,911	263 / 2,049
Sales / YTD	144 / 951	113 / 1,174	153 / 1,320	131 / 698	76 / 590
Sales to New Listings Ratio / YTD	52% / 42%	41% / 50%	60% / 53%	55% / 37%	29% / 29%
Sales Volume	25,662,028	18,947,600	31,027,145	24,423,950	9,956,730
Sales Volume YTD	195,170,459	267,705,946	283,366,711	118,646,650	96,096,174

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

August 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	22 / 215	31 / 225	17 / 165	23 / 161	18 / 211
Sales / YTD	3 / 40	9 / 53	3 / 33	7 / 27	8 / 42
Sales to New Listings Ratio / YTD	14% / 19%	29% / 24%	18% / 20%	30% / 17%	44% / 20%
Sales Volume	1,470,000	3,966,500	7,740,000	4,012,000	4,260,000
Sales Volume YTD	24,338,900	70,196,584	22,254,658	11,955,500	21,843,699
Investment					
New Listings / YTD	39 / 414	41 / 347	22 / 281	22 / 280	44 / 328
Sales / YTD	18 / 117	12 / 123	9 / 97	9 / 58	8 / 68
Sales to New Listings Ratio / YTD	46% / 28%	29% / 35%	41% / 35%	41% / 21%	18% / 21%
Sales Volume	7,669,634	9,082,800	8,452,500	4,188,610	16,861,500
Sales Volume YTD	79,413,525	92,072,298	66,344,805	33,381,336	56,454,550
Multi Family					
New Listings / YTD	13 / 129	10 / 130	11 / 106	7 / 58	11 / 86
Sales / YTD	5 / 29	3 / 35	4 / 51	0 / 12	1 / 16
Sales to New Listings Ratio / YTD	38% / 22%	30% / 27%	36% / 48%	0% / 21%	9% / 19%
Sales Volume	5,617,500	2,507,500	8,945,000	0	1,734,000
Sales Volume YTD	30,172,735	42,115,000	65,450,750	20,019,200	14,652,500
Hotel/Motel					
New Listings / YTD	1 / 11	2 / 6	0 / 6	0 / 6	1 / 2
Sales / YTD	0 / 0	0 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 33%	0% / 0%	0% / 0%	0% / 50%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	633,000	0	0	280,000
Business					
New Listings / YTD	22 / 277	37 / 248	15 / 134	17 / 180	24 / 284
Sales / YTD	8 / 57	3 / 47	2 / 28	4 / 41	3 / 35
Sales to New Listings Ratio / YTD	36% / 21%	8% / 19%	13% / 21%	24% / 23%	13% / 12%
Sales Volume	5,791,900	305,000	180,000	483,000	1,180,000
Sales Volume YTD	18,841,100	11,668,300	11,455,068	8,094,800	9,056,150
Lease					
New Listings / YTD	26 / 257	25 / 206	19 / 201	22 / 221	19 / 210
Sales / YTD	12 / 88	6 / 65	7 / 60	3 / 41	7 / 66
Sales to New Listings Ratio / YTD	46% / 34%	24% / 32%	37% / 30%	14% / 19%	37% / 31%
Sales Volume	1,605,814	984,397	626,610	367,434	1,100,254
Sales Volume YTD	216,258,584	8,654,464	9,754,893	11,119,207	5,943,100
Farms					
New Listings / YTD	24 / 232	28 / 236	34 / 264	37 / 252	34 / 297
Sales / YTD	15 / 99	17 / 124	15 / 141	12 / 81	14 / 91
Sales to New Listings Ratio / YTD	63% / 43%	61% / 53%	44% / 53%	32% / 32%	41% / 31%
Sales Volume	10,498,400	12,944,898	8,109,900	4,504,100	8,769,325
Sales Volume YTD	67,970,995	90,987,138	71,493,382	41,213,100	47,966,315
Total Commercial¹					
New Listings / YTD	149 / 1,546	174 / 1,403	118 / 1,163	128 / 1,166	152 / 1,425
Sales / YTD	61 / 432	50 / 452	40 / 414	35 / 264	42 / 321
Sales to New Listings Ratio / YTD	41% / 28%	29% / 32%	34% / 36%	27% / 23%	28% / 23%
Sales Volume	32,653,248	29,791,095	34,054,010	13,555,144	34,165,079
Sales Volume YTD	437,332,839	316,890,284	249,263,557	126,198,143	157,736,314

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

August 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	8	10	8	48	53	51
	Sales Volume	1,495,000	2,486,000	2,275,000	11,429,776	12,832,301	12,766,400
	Average Price	186,875	248,600	284,375	238,120	242,119	250,322
	Median Price	188,000	250,000	296,250	232,000	230,000	235,000
Beaumont	Sales	44	33	47	288	364	392
	Sales Volume	20,648,200	15,230,788	21,825,375	143,234,612	181,419,483	176,505,373
	Average Price	469,277	461,539	464,370	497,342	498,405	450,269
	Median Price	430,000	459,250	447,500	472,950	499,950	440,625
Bonnyville	Sales	21	21	20	167	184	195
	Sales Volume	6,636,600	6,943,150	5,942,700	53,467,550	66,208,707	69,296,859
	Average Price	316,029	330,626	297,135	320,165	359,830	355,369
	Median Price	262,400	315,000	255,100	300,000	330,000	335,000
Cold Lake	Sales	42	29	39	280	277	296
	Sales Volume	12,352,535	9,483,500	11,846,100	92,541,273	90,257,950	91,376,905
	Average Price	294,108	327,017	303,746	330,505	325,841	308,706
	Median Price	297,500	328,000	325,000	321,750	331,000	312,250
Devon	Sales	14	15	12	75	110	97
	Sales Volume	4,504,600	5,142,300	4,299,300	27,810,150	36,566,699	32,227,799
	Average Price	321,757	342,820	358,275	370,802	332,425	332,245
	Median Price	339,050	345,000	357,250	355,000	326,250	327,500
Drayton Valley	Sales	14	10	12	91	119	112
	Sales Volume	4,324,400	2,361,400	3,153,300	25,078,099	33,621,420	29,022,027
	Average Price	308,886	236,140	262,775	275,584	282,533	259,125
	Median Price	309,000	246,500	242,000	275,000	285,000	247,950
Fort Saskatchewan	Det. Sales	34	41	32	271	337	377
	Det. Average Price	451,541	435,541	443,344	479,138	473,783	430,796
	Det. Median Price	452,250	415,000	425,500	465,500	450,000	419,900
	Apt. Sales	12	9	4	55	40	17
	Apt. Average Price	176,000	163,767	n/a	178,775	175,610	154,706
	Apt. Median Price	171,500	147,500	n/a	162,900	165,200	150,000
	Total Sales Volume	20,610,800	24,177,100	20,769,000	176,979,585	216,101,453	214,222,097
Gibbons	Sales	10	8	5	55	48	52
	Sales Volume	2,860,900	2,313,500	1,508,685	17,657,790	14,613,250	14,879,485
	Average Price	286,090	289,188	301,737	321,051	304,443	286,144
	Median Price	269,500	293,750	294,000	305,500	292,500	282,000
Leduc	Det. Sales	43	50	41	342	481	450
	Det. Average Price	412,950	413,242	407,229	435,869	423,275	401,304
	Det. Median Price	410,000	402,250	390,000	420,000	410,000	382,750
	Apt. Sales	3	2	3	15	14	17
	Apt. Average Price	n/a	n/a	n/a	192,460	213,744	205,774
	Apt. Median Price	n/a	n/a	n/a	169,500	192,450	182,000
	Total Sales Volume	22,598,350	26,264,000	21,588,606	197,027,140	263,035,781	228,254,345

n/a = insufficient data

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

August 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville						
Sales	25	13	19	164	227	233
Sales Volume	7,782,900	4,987,000	6,523,373	56,883,554	82,890,436	81,081,373
Average Price	311,316	383,615	343,335	346,851	365,156	347,989
Median Price	315,000	420,000	360,000	358,000	350,000	357,000
Sherwood Park						
Det. Sales	60	50	108	546	657	799
Det. Average Price	523,489	470,462	478,960	511,549	511,727	470,931
Det. Median Price	488,000	437,500	457,500	480,000	480,000	441,500
Apt. Sales	21	9	10	94	96	75
Apt. Average Price	253,993	247,861	240,990	257,124	248,716	256,581
Apt. Median Price	265,000	272,250	260,450	270,000	243,250	261,500
Total Sales Volume	42,451,145	34,457,581	64,580,506	369,382,077	428,940,263	473,747,688
Spruce Grove						
Det. Sales	60	48	46	418	491	507
Det. Average Price	463,760	452,291	420,019	458,478	453,727	419,503
Det. Median Price	445,650	456,389	395,000	445,000	435,000	410,000
Apt. Sales	6	2	6	46	32	22
Apt. Average Price	170,167	n/a	168,917	183,455	188,547	178,970
Apt. Median Price	160,000	n/a	162,500	178,500	158,500	169,000
Total Sales Volume	36,729,445	28,002,574	29,090,175	270,044,396	295,772,060	278,155,339
St. Albert						
Det. Sales	62	81	84	559	744	775
Det. Average Price	558,454	528,154	486,131	534,610	545,114	500,523
Det. Median Price	533,500	505,000	440,875	500,000	511,250	457,500
Apt. Sales	10	12	10	108	99	92
Apt. Average Price	219,015	196,708	277,960	303,259	263,119	262,754
Apt. Median Price	222,500	205,750	251,250	215,125	226,500	219,400
Total Sales Volume	46,715,347	52,652,464	50,765,906	403,393,740	495,568,247	475,875,008
St. Paul						
Sales	16	12	16	101	115	144
Sales Volume	2,649,000	2,350,800	3,969,400	25,350,600	28,287,065	35,823,511
Average Price	165,563	195,900	248,088	250,996	245,974	248,774
Median Price	138,750	191,500	217,250	222,000	220,000	252,500
Stony Plain						
Sales	33	43	41	260	376	308
Sales Volume	12,541,198	17,265,149	13,751,700	94,974,349	141,719,367	109,037,567
Average Price	380,036	401,515	335,407	365,286	376,913	354,018
Median Price	365,000	375,000	333,000	361,000	364,250	345,650
Vegreville						
Sales	14	14	9	70	80	80
Sales Volume	3,565,000	3,184,900	2,166,500	15,927,400	19,740,400	17,246,500
Average Price	254,643	227,493	240,722	227,534	246,755	215,581
Median Price	269,000	236,500	280,000	203,500	227,750	207,750
Westlock						
Sales	7	7	12	55	77	66
Sales Volume	1,554,500	1,927,300	2,992,500	13,577,250	18,200,600	15,283,700
Average Price	222,071	275,329	249,375	246,859	236,371	231,571
Median Price	230,000	260,000	252,500	244,000	228,900	234,450
Wetaskiwin						
Sales	17	23	14	135	168	161
Sales Volume	3,321,000	6,214,250	3,658,150	31,218,933	43,672,450	36,610,725
Average Price	195,353	270,185	261,296	231,251	259,955	227,396
Median Price	227,000	265,500	303,250	230,000	241,500	215,000

n/a = insufficient data

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

August 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	1	1	0	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,385,000
Bonnyville M.D.	Sales	4	1	3	21	20	20
	Sales Volume	n/a	n/a	n/a	7,729,980	7,778,640	8,081,900
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	1	2	4	13	24	28
	Sales Volume	n/a	n/a	n/a	12,505,595	25,968,000	25,328,242
Parkland County	Sales	1	0	1	10	7	9
	Sales Volume	n/a	n/a	n/a	8,171,580	5,090,500	5,010,250
Smoky Lake County	Sales	0	1	1	4	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,715,000
St. Paul County	Sales	1	3	3	17	13	15
	Sales Volume	n/a	n/a	n/a	5,581,009	5,819,500	4,082,100
Strathcona County	Sales	2	0	2	11	6	7
	Sales Volume	n/a	n/a	n/a	11,698,000	4,881,000	4,396,600
Sturgeon County	Sales	1	0	0	9	7	9
	Sales Volume	n/a	n/a	n/a	8,970,500	4,675,080	5,987,500
Thorhild County	Sales	0	1	1	7	6	2
	Sales Volume	n/a	n/a	n/a	1,618,500	1,485,000	n/a
Two Hills County	Sales	3	0	0	6	1	2
	Sales Volume	n/a	n/a	n/a	1,012,900	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.

August 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	10	11	13	67	56	101
	Sales Volume	2,920,450	3,561,300	4,234,800	18,242,350	17,955,075	21,954,695
Bonnyville M.D.	Sales	29	30	24	222	230	246
	Sales Volume	9,476,840	7,787,900	6,747,600	67,052,630	76,453,247	80,821,959
Lac la Biche County	Sales	0	0	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	6	7	2	26	41	26
	Sales Volume	767,000	1,345,000	n/a	4,939,750	6,530,350	6,311,250
Leduc County	Sales	22	24	36	120	202	253
	Sales Volume	12,106,000	13,305,154	24,025,150	68,153,605	123,789,515	143,664,998
Parkland County	Sales	60	51	59	387	505	578
	Sales Volume	29,138,180	24,893,600	31,620,850	215,480,189	262,955,885	288,289,292
Smoky Lake County	Sales	6	5	7	47	52	55
	Sales Volume	1,021,900	426,900	1,382,000	9,545,400	10,211,300	12,812,100
St. Paul County	Sales	22	19	21	137	158	192
	Sales Volume	4,617,000	4,100,800	4,915,400	34,787,749	42,754,265	42,863,986
Strathcona County	Sales	31	23	37	215	290	352
	Sales Volume	20,077,742	18,931,500	26,486,655	156,235,491	223,860,241	237,519,102
Sturgeon County	Sales	17	21	20	154	184	230
	Sales Volume	8,637,800	11,157,300	12,966,077	96,173,732	129,042,126	145,247,048
Thorhild County	Sales	4	9	13	52	55	57
	Sales Volume	n/a	2,517,568	2,427,150	10,774,330	14,424,628	11,567,502
Two Hills County	Sales	11	3	6	38	37	36
	Sales Volume	1,983,400	n/a	444,000	6,444,900	7,193,300	6,214,800
Vermilion River County	Sales	1	0	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data