

Media Release

Fall Market Brings Cooling Effect

Edmonton, October 3, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for September 2023 hit 2,058, dropping from August 2023 by 8.4% and increasing 25.8% compared to September 2022. New residential listings decreased slightly, at 0.1% year-over-year from September 2022, and decreasing 3.3% from August 2023. Overall inventory in the GEA was down 15.7% from September of last year, and down 2.8% from the previous month.

For September, detached unit sales totalled 1,311, a decrease of 8.0% from August 2023, but up 26% from the previous year. Semi-detached unit sales were down 11.0% month-over-month but increased by 6.9% from September 2022. Row/Townhouse unit sales were down 20.6% from August 2023 and up 28.0% year-over-year. Apartment Condominium unit sales had an increase of 59.3% from September 2022, and are the only property type to see an increase from the previous month, sitting at 3.2% higher than August 2023.

Total residential average prices came in at \$394,000, a 0.1% decrease from September 2022, and a 1.0% decrease from August 2023. Detached homes averaged \$493,0328, noting a 2.4% year-over-year increase, but a 0.4% decrease from August 2023. Semi-detached sold for an average of \$353,929, resulting in a 4.2% decrease year-over-year, and a 5.2% decrease from the previous month. Row/townhouse prices were up 8.0% from September 2022 and up 5.4% month-over-month, selling at \$267,100. Apartment Condominium average prices hit \$182,103 showing a decrease of 5.7% from last month and a decrease of 1.6% from September 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$380,280, resulting in a decrease of 0.1% from August 2023, and a drop of 1.2% from September 2022.

“We’re continuing to see the trend of a higher number of sales happening in 2023 compared to last year, but the market is still slowing down for autumn. Sales in almost every category fell from the previous month,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “Sellers hoping to close before the holidays have lower available inventory on their side, but they will have to contend with higher buyer uncertainty from the Bank of Canada’s looming October announcement about interest rates.”

Detached homes averaged 42 days on the market, increasing three days from August 2023. Semi-detached homes averaged 37 days on the market, decreasing 5 days from the previous month, with row/townhouses averaging 42 days on the market, a decrease of two days month-over-month. Apartment condominiums averaged 54 days on the market, showing a two-day decrease from August 2023. Overall, all residential listings averaged 44 days on the market, decreasing by four days year-over-year and two days from August 2023.

Contact:

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

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

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	August 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	436,600	-0.2%	-0.3%
Apartment benchmark price	182,500	0.4%	0.8%
Townhouse benchmark price	241,500	2.2%	2.6%
Composite ⁷ benchmark price	380,200	-0.1%	-1.2%

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	493,328	-0.4%	2.4%
Detached median ³ selling price – month	453,000	0.7%	3.7%
Semi-detached average selling price – month	353,929	-5.2%	-4.2%
Semi-detached median selling price – month	351,450	-5.0%	-3.7%
Row/Townhouse average selling price – month	267,100	5.4%	8.0%
Row/Townhouse median selling price – month	268,950	8.9%	13.5%
Apartment Condominium average selling price	182,103	-5.7%	-1.6%
Apartment Condominium median selling price	168,500	-6.4%	-2.3%
All-residential ⁴ average selling price	394,000	-1.0%	-0.1%
All-residential median selling price	370,000	0.0%	-1.3%
# residential listings this month	3,116	-3.3%	0.1%
# residential sales this month	2,058	-8.4%	28.5%
# residential inventory at month end	6,579	-2.8%	-15.7%
# Total ⁵ MLS® System sales this month	2,511	-8.0%	29.0%
\$ Value Total residential sales this month	886,066,704	-25.5%	28.4%
\$ Value of total MLS® System sales – month	953,693,457	-7.5%	29.2%
\$ Value of total MLS® System sales - YTD	8,567,628,272	12.5%	-15.4%

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

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

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

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

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

***MLS® HPI Benchmark Price**

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

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

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

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

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,906 / 17,217	1,939 / 20,016	1,844 / 18,848	1,879 / 15,709	1,786 / 17,929
Sales / YTD	1,206 / 10,770	957 / 13,101	1,249 / 13,520	1,311 / 8,909	914 / 8,963
Sales to New Listings Ratio / YTD	63% / 63%	49% / 65%	68% / 72%	70% / 57%	51% / 50%
Sales Volume	594,953,752	461,243,263	586,826,270	592,592,667	398,365,468
Sales Volume YTD	5,320,972,971	6,613,032,711	6,425,145,576	3,904,824,885	3,912,149,761
Average Sale Price	493,328	481,968	469,837	452,016	435,848
Average Sale Price YTD	494,055	504,773	475,233	438,301	436,478
Median Sale Price	453,000	437,000	425,000	408,000	387,500
Median Sale Price YTD	450,000	460,000	427,500	398,500	397,500
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	42 / 44	44 / 33	39 / 37	50 / 57	60 / 60
Median Days on Market / YTD	28 / 29	33 / 19	26 / 21	31 / 36	43 / 42
Average Days on Market (Cum.) / YTD	65 / 69	58 / 45	51 / 52	79 / 90	92 / 93
Median Days on Market (Cum.) / YTD	36 / 36	42 / 21	34 / 23	41 / 49	62 / 57
Semi-detached					
New Listings / YTD	292 / 2,749	304 / 3,457	328 / 3,345	317 / 2,735	299 / 2,830
Sales / YTD	218 / 1,995	204 / 2,575	225 / 2,347	223 / 1,568	148 / 1,476
Sales to New Listings Ratio / YTD	75% / 73%	67% / 74%	69% / 70%	70% / 57%	49% / 52%
Sales Volume	77,156,447	75,332,116	76,831,304	75,636,417	49,443,392
Sales Volume YTD	743,333,653	965,819,223	815,491,033	520,472,948	492,791,250
Average Sale Price	353,929	369,275	341,472	339,177	334,077
Average Sale Price YTD	372,598	375,075	347,461	331,934	333,869
Median Sale Price	351,450	364,900	330,000	330,000	321,250
Median Sale Price YTD	367,000	367,500	335,000	323,000	321,125
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	37 / 39	45 / 33	43 / 40	52 / 62	63 / 67
Median Days on Market / YTD	25 / 27	35 / 21	30 / 25	37 / 45	44 / 51
Average Days on Market (Cum.) / YTD	52 / 57	58 / 42	53 / 54	90 / 99	94 / 104
Median Days on Market (Cum.) / YTD	27 / 30	47 / 22	38 / 29	49 / 61	52 / 67
Row/Townhouse					
New Listings / YTD	375 / 3,312	349 / 3,838	360 / 3,814	287 / 2,715	308 / 2,942
Sales / YTD	274 / 2,441	214 / 2,606	215 / 2,222	190 / 1,365	178 / 1,406
Sales to New Listings Ratio / YTD	73% / 74%	61% / 68%	60% / 58%	66% / 50%	58% / 48%
Sales Volume	73,185,311	52,911,449	51,387,394	48,752,512	41,383,402
Sales Volume YTD	626,153,382	676,344,525	551,529,020	323,544,481	333,156,735
Average Sale Price	267,100	247,250	239,011	256,592	232,491
Average Sale Price YTD	256,515	259,534	248,213	237,029	236,954
Median Sale Price	268,950	237,000	235,000	257,500	223,250
Median Sale Price YTD	252,000	255,000	246,000	235,000	227,000
Sale to List Price Ratio / YTD	98% / 97%	96% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	42 / 46	51 / 44	54 / 51	64 / 65	67 / 74
Median Days on Market / YTD	29 / 30	39 / 30	40 / 34	48 / 48	48 / 55
Average Days on Market (Cum.) / YTD	53 / 66	65 / 62	75 / 72	94 / 102	91 / 103
Median Days on Market (Cum.) / YTD	31 / 36	48 / 34	55 / 43	62 / 66	70 / 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)

page 1b

Greater Edmonton Area¹

September 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	543 / 5,298	525 / 5,731	563 / 5,859	546 / 4,313	414 / 4,283
Sales / YTD	360 / 2,814	226 / 2,608	228 / 2,151	209 / 1,466	181 / 1,760
Sales to New Listings Ratio / YTD	66% / 53%	43% / 46%	40% / 37%	38% / 34%	44% / 41%
Sales Volume	65,556,995	41,836,749	43,589,777	43,221,785	36,367,722
Sales Volume YTD	539,441,596	520,565,608	446,514,016	291,919,123	372,439,812
Average Sale Price	182,103	185,118	191,183	206,803	200,927
Average Sale Price YTD	191,699	199,603	207,584	199,126	211,614
Median Sale Price	168,500	172,500	174,750	185,000	179,000
Median Sale Price YTD	173,950	178,000	188,000	179,700	193,950
Sale to List Price Ratio / YTD	96% / 95%	95% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	54 / 58	61 / 60	58 / 60	66 / 72	71 / 73
Median Days on Market / YTD	39 / 42	55 / 44	40 / 43	53 / 54	56 / 55
Average Days on Market (Cum.) / YTD	78 / 97	94 / 98	77 / 98	94 / 114	102 / 115
Median Days on Market (Cum.) / YTD	50 / 57	69 / 58	55 / 62	64 / 77	83 / 76
Total Residential²					
New Listings / YTD	3,116 / 28,576	3,117 / 33,042	3,095 / 31,866	3,029 / 25,472	2,807 / 27,984
Sales / YTD	2,058 / 18,020	1,601 / 20,890	1,917 / 20,240	1,933 / 13,308	1,421 / 13,605
Sales to New Listings Ratio / YTD	66% / 63%	51% / 63%	62% / 64%	64% / 52%	51% / 49%
Sales Volume	810,852,505	631,323,577	758,634,745	760,203,381	525,559,984
Sales Volume YTD	7,229,901,602	8,775,762,067	8,238,679,645	5,040,761,437	5,110,537,558
Average Sale Price	394,000	394,331	395,741	393,276	369,852
Average Sale Price YTD	401,215	420,094	407,049	378,777	375,637
Median Sale Price	370,000	375,000	367,400	360,000	338,000
Median Sale Price YTD	377,000	393,000	375,000	354,125	350,000
Sale to List Price Ratio / YTD	98% / 97%	97% / 99%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	44 / 46	48 / 38	44 / 41	54 / 60	63 / 64
Median Days on Market / YTD	29 / 30	37 / 23	29 / 25	35 / 41	45 / 47
Average Days on Market (Cum.) / YTD	64 / 71	64 / 53	57 / 60	83 / 95	94 / 98
Median Days on Market (Cum.) / YTD	35 / 38	48 / 26	38 / 28	48 / 56	63 / 62
Other³					
New Listings / YTD	144 / 1,461	135 / 1,448	123 / 1,562	159 / 1,260	125 / 1,352
Sales / YTD	75 / 637	63 / 779	75 / 831	86 / 481	54 / 412
Sales to New Listings Ratio / YTD	52% / 44%	47% / 54%	61% / 53%	54% / 38%	43% / 30%
Sales Volume	21,249,650	17,262,838	20,559,288	19,264,095	11,506,173
Sales Volume YTD	160,105,300	218,070,905	234,535,901	105,408,966	83,500,933
Average Sale Price	283,329	274,013	274,124	224,001	213,077
Average Sale Price YTD	251,343	279,937	282,233	219,145	202,672
Median Sale Price	211,050	157,500	185,000	178,500	163,750
Median Sale Price YTD	155,000	180,000	197,000	155,000	136,500
Sale to List Price Ratio / YTD	94% / 93%	94% / 94%	94% / 133%	92% / 92%	93% / 92%
Average Days on Market / YTD	68 / 81	62 / 87	86 / 87	108 / 126	133 / 120
Median Days on Market / YTD	48 / 44	52 / 44	49 / 44	45 / 62	66 / 70
Average Days on Market (Cum.) / YTD	132 / 124	76 / 118	119 / 141	162 / 186	193 / 171
Median Days on Market (Cum.) / YTD	76 / 55	56 / 53	63 / 59	55 / 98	100 / 104

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
September 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	12 / 142	7 / 127	11 / 112	12 / 111	13 / 143
Sales / YTD	5 / 27	3 / 39	2 / 20	2 / 17	1 / 27
Sales to New Listings Ratio / YTD	42% / 19%	43% / 31%	18% / 18%	17% / 15%	8% / 19%
Sales Volume	9,418,000	2,071,000	419,000	1,667,000	1,040,550
Sales Volume YTD	31,506,000	63,926,030	20,361,158	10,268,000	18,623,849
Average Sale Price	1,883,600	690,333	209,500	833,500	1,040,550
Average Sale Price YTD	1,166,889	1,639,129	1,018,058	604,000	689,772
Median Sale Price	790,000	750,000	209,500	833,500	1,040,550
Median Sale Price YTD	700,000	735,000	452,500	430,000	599,283
Sale to List Price Ratio / YTD	91% / 90%	94% / 94%	97% / 81%	91% / 91%	83% / 84%
Average Days on Market / YTD	63 / 174	62 / 188	249 / 242	66 / 269	119 / 302
Median Days on Market / YTD	56 / 107	31 / 104	249 / 92	66 / 196	119 / 178
Average Days on Market (Cum.) / YTD	131 / 288	172 / 322	1060 / 468	94 / 272	119 / 310
Median Days on Market (Cum.) / YTD	62 / 114	139 / 166	1060 / 104	94 / 196	119 / 188

Investment

New Listings / YTD	34 / 318	34 / 277	20 / 214	27 / 222	16 / 220
Sales / YTD	13 / 97	7 / 102	13 / 76	8 / 46	5 / 55
Sales to New Listings Ratio / YTD	38% / 31%	21% / 37%	65% / 36%	30% / 21%	31% / 25%
Sales Volume	6,277,000	13,425,000	11,781,000	3,259,205	2,933,200
Sales Volume YTD	73,243,785	92,114,048	60,860,353	30,862,041	52,453,650
Average Sale Price	482,846	1,917,857	906,231	407,401	586,640
Average Sale Price YTD	755,091	903,079	800,794	660,044	953,703
Median Sale Price	477,000	460,000	545,000	352,500	316,200
Median Sale Price YTD	450,000	552,500	448,000	387,014	540,000
Sale to List Price Ratio / YTD	88% / 89%	93% / 97%	90% / 86%	76% / 77%	96% / 93%
Average Days on Market / YTD	160 / 159	173 / 180	239 / 184	136 / 150	101 / 190
Median Days on Market / YTD	99 / 114	162 / 132	120 / 130	116 / 119	83 / 115
Average Days on Market (Cum.) / YTD	329 / 216	296 / 240	239 / 242	205 / 202	101 / 217
Median Days on Market (Cum.) / YTD	150 / 150	285 / 158	120 / 140	145 / 138	83 / 143

Multi Family

New Listings / YTD	14 / 118	10 / 108	9 / 93	19 / 68	7 / 71
Sales / YTD	3 / 26	0 / 27	2 / 47	1 / 11	2 / 14
Sales to New Listings Ratio / YTD	21% / 22%	0% / 25%	22% / 51%	5% / 16%	29% / 20%
Sales Volume	7,436,871	0	2,145,000	1,605,000	1,638,250
Sales Volume YTD	33,492,106	37,117,500	63,508,250	19,584,200	14,063,250
Average Sale Price	2,478,957	0	1,072,500	1,605,000	819,125
Average Sale Price YTD	1,288,158	1,374,722	1,351,239	1,780,382	1,004,518
Median Sale Price	1,425,000	0	1,072,500	1,605,000	819,125
Median Sale Price YTD	1,082,000	1,390,000	1,225,000	1,232,000	736,500
Sale to List Price Ratio / YTD	98% / 92%	0% / 93%	100% / 92%	93% / 92%	90% / 94%
Average Days on Market / YTD	151 / 166	0 / 91	66 / 179	92 / 206	94 / 166
Median Days on Market / YTD	149 / 102	0 / 64	66 / 125	92 / 105	94 / 133
Average Days on Market (Cum.) / YTD	151 / 204	0 / 113	66 / 213	92 / 283	94 / 166
Median Days on Market (Cum.) / YTD	149 / 142	0 / 78	66 / 131	92 / 105	94 / 133

Hotel/Motel

New Listings / YTD	0 / 3	0 / 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
September 2023**

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	27 / 219	23 / 204	14 / 107	14 / 139	22 / 258
Sales / YTD	5 / 48	2 / 43	7 / 24	2 / 33	4 / 35
Sales to New Listings Ratio / YTD	19% / 22%	9% / 21%	50% / 22%	14% / 24%	18% / 14%
Sales Volume	697,000	274,000	1,060,000	432,000	702,500
Sales Volume YTD	15,236,200	11,035,800	5,039,568	6,232,800	8,508,650
Average Sale Price	139,400	137,000	151,429	216,000	175,625
Average Sale Price YTD	317,421	256,647	209,982	188,873	243,104
Median Sale Price	113,000	137,000	90,000	216,000	142,500
Median Sale Price YTD	162,500	171,000	109,000	95,000	138,000
Sale to List Price Ratio / YTD	74% / 84%	85% / 84%	89% / 111%	87% / 81%	77% / 86%
Average Days on Market / YTD	144 / 130	91 / 153	120 / 160	72 / 126	100 / 165
Median Days on Market / YTD	166 / 107	91 / 133	99 / 146	72 / 102	116 / 127
Average Days on Market (Cum.) / YTD	144 / 160	91 / 162	120 / 184	439 / 174	197 / 184
Median Days on Market (Cum.) / YTD	166 / 116	91 / 133	99 / 146	439 / 134	135 / 136
Lease					
New Listings / YTD	19 / 242	36 / 216	20 / 188	19 / 205	24 / 211
Sales / YTD	5 / 81	6 / 64	8 / 58	6 / 44	8 / 70
Sales to New Listings Ratio / YTD	26% / 33%	17% / 30%	40% / 31%	32% / 21%	33% / 33%
Sales Volume	470,422	799,882	1,246,578	1,441,042	658,964
Sales Volume YTD	214,776,278	8,761,475	9,965,091	12,484,721	6,301,756
Average Sale Price	94,084	133,314	155,822	240,174	82,371
Average Sale Price YTD	2,651,559	136,898	171,812	283,744	90,025
Median Sale Price	54,534	99,255	131,008	117,956	49,510
Median Sale Price YTD	100,333	96,190	105,975	129,186	60,551
Average Days on Market / YTD	207 / 188	263 / 200	167 / 216	170 / 186	110 / 147
Median Days on Market / YTD	139 / 109	72 / 100	111 / 134	151 / 156	97 / 101
Average Days on Market (Cum.) / YTD	207 / 214	263 / 221	167 / 224	201 / 190	133 / 149
Median Days on Market (Cum.) / YTD	139 / 131	72 / 130	111 / 140	192 / 163	100 / 102
Farms					
New Listings / YTD	12 / 111	11 / 110	8 / 111	9 / 112	12 / 123
Sales / YTD	5 / 42	2 / 44	6 / 58	3 / 34	4 / 38
Sales to New Listings Ratio / YTD	42% / 38%	18% / 40%	75% / 52%	33% / 30%	33% / 31%
Sales Volume	3,019,900	1,980,000	3,325,000	2,052,000	2,273,000
Sales Volume YTD	35,955,495	42,089,580	37,826,592	23,115,900	24,079,825
Average Sale Price	603,980	990,000	554,167	684,000	568,250
Average Sale Price YTD	856,083	956,581	652,183	679,879	633,680
Median Sale Price	630,000	990,000	525,000	683,000	602,500
Median Sale Price YTD	670,000	760,750	585,500	440,000	612,500
Sale to List Price Ratio / YTD	92% / 91%	93% / 94%	95% / 93%	99% / 94%	93% / 90%
Average Days on Market / YTD	219 / 167	87 / 72	113 / 132	66 / 202	214 / 117
Median Days on Market / YTD	133 / 69	87 / 54	107 / 87	50 / 78	166 / 68
Average Days on Market (Cum.) / YTD	269 / 226	87 / 118	113 / 187	66 / 285	226 / 127
Median Days on Market (Cum.) / YTD	133 / 97	87 / 65	107 / 102	50 / 81	190 / 80
Total Commercial²					
New Listings / YTD	118 / 1,155	121 / 1,046	82 / 828	100 / 863	95 / 1,030
Sales / YTD	36 / 322	20 / 319	38 / 284	22 / 185	24 / 240
Sales to New Listings Ratio / YTD	31% / 28%	17% / 30%	46% / 34%	22% / 21%	25% / 23%
Sales Volume	27,319,193	18,549,882	19,976,578	10,456,247	9,246,464
Sales Volume YTD	404,336,864	255,044,433	198,311,012	102,047,662	125,310,980
Average Sale Price	758,866	927,494	525,699	475,284	385,269
Average Sale Price YTD	1,255,705	799,512	698,278	551,609	522,129
Median Sale Price	353,000	395,000	312,500	353,045	300,600
Median Sale Price YTD	364,500	453,000	462,500	340,000	332,500
Sale to List Price Ratio / YTD	88% / 89%	92% / 93%	92% / 91%	85% / 85%	89% / 89%
Average Days on Market / YTD	158 / 165	166 / 159	173 / 181	121 / 178	123 / 173
Median Days on Market / YTD	118 / 107	79 / 95	101 / 119	109 / 113	100 / 112
Average Days on Market (Cum.) / YTD	235 / 214	226 / 208	216 / 232	191 / 221	149 / 185
Median Days on Market (Cum.) / YTD	147 / 133	143 / 126	101 / 133	117 / 130	116 / 120

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

September 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)	821 (38)	7,796 (1,359)
	December	4,953 (982)	738 (19)	6,220 (1,032)
2023	January	5,161 (980)	775 (26)	6,497 (1,048)
	February	5,606 (1,288)	790 (30)	6,979 (1,368)
	March	6,287 (1,818)	822 (27)	7,724 (1,905)
	April	6,866 (2,019)	843 (38)	8,344 (2,132)
	May	7,043 (2,708)	891 (40)	8,566 (2,835)
	June	7,069 (2,588)	902 (45)	8,659 (2,713)
	July	6,903 (2,315)	894 (42)	8,492 (2,436)
	August	6,710 (2,246)	878 (38)	8,265 (2,373)
	September	6,575 (2,058)	865 (36)	8,087 (2,169)

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
September 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	98	38	2,172	1,359
	December	1,174	982	90	19	1,340	1,032
	Total	38,782	24,644	1,334	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	3,428	2,019	141	38	3,724	2,132
	May	3,839	2,708	148	40	4,194	2,835
	June	3,620	2,588	142	45	3,978	2,713
	July	3,284	2,315	118	42	3,560	2,436
	August	3,222	2,246	98	38	3,472	2,373
	September	3,116	2,058	118	36	3,378	2,169
	Total	28,576	18,020	1,155	322	31,192	18,979

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
September 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	502,553	378,902	264,107	194,823	409,172
	August	495,349	373,175	253,345	193,112	398,154
	September	493,328	353,929	267,100	182,103	394,000

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
September 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)	821 (38)	4,736 (885)	489 (18)
	December	4,953 (982)	738 (19)	3,672 (695)	430 (14)
2023	January	5,161 (980)	775 (26)	3,810 (699)	456 (14)
	February	5,606 (1,288)	790 (30)	4,097 (907)	458 (21)
	March	6,287 (1,818)	822 (27)	4,498 (1,251)	486 (12)
	April	6,866 (2,019)	843 (38)	4,960 (1,370)	499 (18)
	May	7,043 (2,708)	891 (40)	5,157 (1,800)	539 (18)
	June	7,069 (2,588)	902 (45)	5,157 (1,750)	561 (24)
	July	6,903 (2,315)	894 (42)	5,077 (1,587)	551 (28)
	August	6,710 (2,246)	878 (38)	4,847 (1,602)	548 (23)
	September	6,575 (2,058)	865 (36)	4,737 (1,436)	538 (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)

page 12a

City of Edmonton

September 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,244 / 11,141	1,318 / 13,120	1,211 / 11,798	1,159 / 9,446	1,127 / 10,964
Sales / YTD	779 / 6,759	584 / 8,150	766 / 8,075	798 / 5,293	556 / 5,523
Sales to New Listings Ratio / YTD	63% / 61%	44% / 62%	63% / 68%	69% / 56%	49% / 50%
Sales Volume	380,248,834	277,656,661	357,377,678	357,504,539	239,692,521
Sales Volume YTD	3,280,284,727	4,058,880,549	3,798,605,346	2,308,508,219	2,405,503,247
Average Sale Price	488,124	475,439	466,550	448,001	431,102
Average Sale Price YTD	485,321	498,022	470,416	436,144	435,543
Median Sale Price	448,000	430,000	421,750	397,950	386,000
Median Sale Price YTD	443,000	455,000	422,000	394,000	395,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	42 / 45	46 / 33	38 / 35	46 / 53	55 / 56
Median Days on Market / YTD	29 / 29	34 / 20	25 / 21	28 / 35	39 / 40
Average Days on Market (Cum.) / YTD	65 / 71	60 / 45	50 / 51	69 / 85	82 / 87
Median Days on Market (Cum.) / YTD	40 / 40	49 / 22	34 / 23	35 / 47	57 / 55
Semi-detached					
New Listings / YTD	205 / 1,869	214 / 2,480	241 / 2,273	214 / 1,878	199 / 1,900
Sales / YTD	145 / 1,335	138 / 1,803	148 / 1,528	144 / 1,025	98 / 960
Sales to New Listings Ratio / YTD	71% / 71%	64% / 73%	61% / 67%	67% / 55%	49% / 51%
Sales Volume	51,581,470	52,659,686	51,233,492	49,196,828	33,119,048
Sales Volume YTD	502,109,769	689,333,234	537,922,719	344,066,313	323,131,884
Average Sale Price	355,734	381,592	346,172	341,645	337,949
Average Sale Price YTD	376,112	382,326	352,044	335,674	336,596
Median Sale Price	355,000	380,500	335,500	330,000	323,675
Median Sale Price YTD	371,000	375,000	340,000	326,000	323,550
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	36 / 39	47 / 33	43 / 41	46 / 60	64 / 65
Median Days on Market / YTD	25 / 28	37 / 21	30 / 25	34 / 42	46 / 49
Average Days on Market (Cum.) / YTD	44 / 57	59 / 43	54 / 56	78 / 95	102 / 101
Median Days on Market (Cum.) / YTD	27 / 32	47 / 23	39 / 28	45 / 60	54 / 63
Row/Townhouse					
New Listings / YTD	305 / 2,591	285 / 3,088	303 / 3,060	224 / 2,137	246 / 2,279
Sales / YTD	207 / 1,919	167 / 2,071	166 / 1,755	140 / 1,045	135 / 1,102
Sales to New Listings Ratio / YTD	68% / 74%	59% / 67%	55% / 57%	63% / 49%	55% / 48%
Sales Volume	54,562,953	41,927,601	38,919,046	35,391,862	31,150,842
Sales Volume YTD	483,266,445	535,695,057	430,455,482	245,438,809	257,662,342
Average Sale Price	263,589	251,063	234,452	252,799	230,747
Average Sale Price YTD	251,832	258,665	245,274	234,870	233,813
Median Sale Price	266,500	252,000	233,750	255,000	225,000
Median Sale Price YTD	250,000	255,000	247,000	234,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	96% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	41 / 45	52 / 44	57 / 51	58 / 64	61 / 71
Median Days on Market / YTD	29 / 30	41 / 30	45 / 33	46 / 49	46 / 53
Average Days on Market (Cum.) / YTD	53 / 65	69 / 63	79 / 72	87 / 100	87 / 99
Median Days on Market (Cum.) / YTD	31 / 36	51 / 34	59 / 43	57 / 65	64 / 68

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

September 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	465 / 4,649	457 / 5,098	511 / 5,237	488 / 3,849	358 / 3,808
Sales / YTD	305 / 2,389	194 / 2,234	192 / 1,848	178 / 1,289	159 / 1,539
Sales to New Listings Ratio / YTD	66% / 51%	42% / 44%	38% / 35%	36% / 33%	44% / 40%
Sales Volume	54,187,188	35,228,123	35,757,628	36,598,385	31,736,222
Sales Volume YTD	441,130,312	437,130,577	377,177,162	253,920,723	323,995,242
Average Sale Price	177,663	181,588	186,238	205,609	199,599
Average Sale Price YTD	184,651	195,672	204,100	196,990	210,523
Median Sale Price	165,000	169,950	174,250	185,000	175,000
Median Sale Price YTD	170,000	175,000	185,000	175,000	190,000
Sale to List Price Ratio / YTD	96% / 95%	94% / 96%	95% / 95%	95% / 94%	95% / 95%
Average Days on Market / YTD	54 / 59	62 / 60	56 / 59	65 / 71	73 / 70
Median Days on Market / YTD	39 / 43	55 / 45	39 / 43	50 / 53	55 / 54
Average Days on Market (Cum.) / YTD	79 / 99	97 / 99	77 / 99	95 / 115	106 / 110
Median Days on Market (Cum.) / YTD	53 / 58	69 / 59	56 / 63	65 / 77	84 / 73
Total Residential¹					
New Listings / YTD	2,219 / 20,250	2,274 / 23,786	2,266 / 22,368	2,085 / 17,310	1,930 / 18,951
Sales / YTD	1,436 / 12,402	1,083 / 14,258	1,272 / 13,206	1,260 / 8,652	948 / 9,124
Sales to New Listings Ratio / YTD	65% / 61%	48% / 60%	56% / 59%	60% / 50%	49% / 48%
Sales Volume	540,580,445	407,472,071	483,287,844	478,691,614	335,698,633
Sales Volume YTD	4,706,791,253	5,721,039,417	5,144,160,709	3,151,934,064	3,310,292,715
Average Sale Price	376,449	376,244	379,943	379,914	354,112
Average Sale Price YTD	379,519	401,251	389,532	364,301	362,812
Median Sale Price	355,000	363,000	355,000	350,000	322,000
Median Sale Price YTD	360,000	380,000	362,500	342,500	342,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 98%	97% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	44 / 47	50 / 39	43 / 41	50 / 58	60 / 61
Median Days on Market / YTD	31 / 32	39 / 24	30 / 25	34 / 41	43 / 45
Average Days on Market (Cum.) / YTD	64 / 74	68 / 56	58 / 61	76 / 93	89 / 94
Median Days on Market (Cum.) / YTD	39 / 41	53 / 28	40 / 30	44 / 56	61 / 60
Other²					
New Listings / YTD	77 / 716	75 / 675	57 / 668	63 / 530	59 / 568
Sales / YTD	31 / 294	24 / 365	38 / 332	36 / 202	23 / 176
Sales to New Listings Ratio / YTD	40% / 41%	32% / 54%	67% / 50%	57% / 38%	39% / 31%
Sales Volume	10,454,300	7,004,238	13,886,388	9,425,610	6,023,548
Sales Volume YTD	91,178,131	116,581,135	114,101,910	47,795,460	41,607,747
Average Sale Price	337,235	291,843	365,431	261,823	261,893
Average Sale Price YTD	310,130	319,400	343,680	236,611	236,408
Median Sale Price	267,500	222,250	246,000	201,750	209,988
Median Sale Price YTD	209,025	240,000	281,250	178,500	197,000
Sale to List Price Ratio / YTD	93% / 94%	94% / 95%	93% / 95%	92% / 92%	92% / 92%
Average Days on Market / YTD	74 / 62	51 / 61	91 / 71	90 / 95	103 / 101
Median Days on Market / YTD	70 / 42	39 / 38	48 / 40	45 / 51	57 / 59
Average Days on Market (Cum.) / YTD	102 / 104	68 / 83	133 / 109	156 / 142	136 / 140
Median Days on Market (Cum.) / YTD	83 / 52	39 / 44	53 / 51	68 / 87	88 / 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)

page 13a

City of Edmonton

September 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	7 / 81	4 / 76	8 / 57	6 / 69	9 / 67
Sales / YTD	4 / 16	2 / 24	1 / 9	1 / 9	1 / 13
Sales to New Listings Ratio / YTD	57% / 20%	50% / 32%	13% / 16%	17% / 13%	11% / 19%
Sales Volume	2,418,000	1,521,000	405,000	1,597,000	1,040,550
Sales Volume YTD	10,446,000	43,969,130	5,035,000	6,866,000	10,724,349
Average Sale Price	604,500	760,500	405,000	1,597,000	1,040,550
Average Sale Price YTD	652,875	1,832,047	559,444	762,889	824,950
Median Sale Price	570,000	760,500	405,000	1,597,000	1,040,550
Median Sale Price YTD	452,500	907,500	500,000	525,000	685,000
Sale to List Price Ratio / YTD	93% / 90%	101% / 95%	102% / 82%	89% / 89%	83% / 82%
Average Days on Market / YTD	65 / 164	85 / 177	7 / 67	32 / 331	119 / 407
Median Days on Market / YTD	47 / 103	85 / 111	7 / 44	32 / 213	119 / 188
Average Days on Market (Cum.) / YTD	150 / 237	250 / 277	7 / 101	87 / 337	119 / 424
Median Days on Market (Cum.) / YTD	112 / 112	250 / 153	7 / 44	87 / 213	119 / 273
Investment					
New Listings / YTD	21 / 214	21 / 164	11 / 122	12 / 136	11 / 130
Sales / YTD	9 / 68	6 / 60	6 / 45	5 / 30	5 / 39
Sales to New Listings Ratio / YTD	43% / 32%	29% / 37%	55% / 37%	42% / 22%	45% / 30%
Sales Volume	4,577,000	13,050,000	4,455,000	1,830,000	2,933,200
Sales Volume YTD	56,360,485	64,973,168	33,782,078	21,411,831	37,441,650
Average Sale Price	508,556	2,175,000	742,500	366,000	586,640
Average Sale Price YTD	828,831	1,082,886	750,713	713,728	960,042
Median Sale Price	600,000	525,000	485,000	305,000	316,200
Median Sale Price YTD	464,500	532,500	455,000	372,000	441,000
Sale to List Price Ratio / YTD	85% / 90%	93% / 93%	87% / 85%	93% / 81%	96% / 93%
Average Days on Market / YTD	199 / 153	195 / 169	249 / 178	115 / 134	101 / 169
Median Days on Market / YTD	108 / 110	177 / 126	183 / 139	121 / 109	83 / 113
Average Days on Market (Cum.) / YTD	421 / 215	338 / 197	249 / 201	115 / 184	101 / 199
Median Days on Market (Cum.) / YTD	150 / 145	301 / 133	183 / 150	121 / 123	83 / 142
Multi Family					
New Listings / YTD	13 / 106	7 / 98	9 / 83	16 / 58	6 / 65
Sales / YTD	3 / 23	0 / 23	2 / 41	1 / 11	2 / 14
Sales to New Listings Ratio / YTD	23% / 22%	0% / 23%	22% / 49%	6% / 19%	33% / 22%
Sales Volume	7,436,871	0	2,145,000	1,605,000	1,638,250
Sales Volume YTD	30,817,106	31,592,500	56,118,250	19,584,200	14,063,250
Average Sale Price	2,478,957	0	1,072,500	1,605,000	819,125
Average Sale Price YTD	1,339,874	1,373,587	1,368,738	1,780,382	1,004,518
Median Sale Price	1,425,000	0	1,072,500	1,605,000	819,125
Median Sale Price YTD	1,084,000	1,395,000	1,225,000	1,232,000	736,500
Sale to List Price Ratio / YTD	98% / 92%	0% / 94%	100% / 93%	93% / 92%	90% / 94%
Average Days on Market / YTD	151 / 124	0 / 78	66 / 185	92 / 206	94 / 166
Median Days on Market / YTD	149 / 101	0 / 52	66 / 125	92 / 105	94 / 133
Average Days on Market (Cum.) / YTD	151 / 168	0 / 104	66 / 223	92 / 283	94 / 166
Median Days on Market (Cum.) / YTD	149 / 135	0 / 78	66 / 134	92 / 105	94 / 133
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 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)

page 13b

City of Edmonton

September 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	22 / 166	19 / 142	11 / 71	9 / 103	16 / 187
Sales / YTD	4 / 33	2 / 28	6 / 17	0 / 19	4 / 27
Sales to New Listings Ratio / YTD	18% / 20%	11% / 20%	55% / 24%	0% / 18%	25% / 14%
Sales Volume	672,000	274,000	967,000	0	702,500
Sales Volume YTD	9,140,700	7,284,800	3,144,068	2,488,300	6,482,750
Average Sale Price	168,000	137,000	161,167	0	175,625
Average Sale Price YTD	276,991	260,171	184,945	130,963	240,102
Median Sale Price	176,000	137,000	84,500	0	142,500
Median Sale Price YTD	160,000	179,500	79,000	83,500	136,000
Sale to List Price Ratio / YTD	85% / 83%	85% / 84%	88% / 122%	0% / 81%	77% / 86%
Average Days on Market / YTD	138 / 130	91 / 154	138 / 181	0 / 140	100 / 161
Median Days on Market / YTD	143 / 98	91 / 105	101 / 161	0 / 134	116 / 120
Average Days on Market (Cum.) / YTD	138 / 136	91 / 168	138 / 181	0 / 178	197 / 176
Median Days on Market (Cum.) / YTD	143 / 98	91 / 105	101 / 161	0 / 148	135 / 123
Lease					
New Listings / YTD	14 / 151	15 / 120	16 / 98	9 / 122	16 / 114
Sales / YTD	3 / 41	2 / 28	2 / 24	2 / 26	3 / 35
Sales to New Listings Ratio / YTD	21% / 27%	13% / 23%	13% / 24%	22% / 21%	19% / 31%
Sales Volume	423,974	146,781	560,800	318,090	435,672
Sales Volume YTD	2,104,399,686	3,496,384	5,918,678	8,767,247	3,413,300
Average Sale Price	141,325	73,391	280,400	159,045	145,224
Average Sale Price YTD	5,132,675	124,871	246,612	337,202	97,523
Median Sale Price	164,700	73,391	280,400	159,045	84,672
Median Sale Price YTD	129,600	107,447	144,400	180,263	84,672
Average Days on Market / YTD	268 / 185	63 / 163	333 / 218	185 / 176	90 / 142
Median Days on Market / YTD	139 / 139	63 / 89	333 / 125	185 / 163	95 / 98
Average Days on Market (Cum.) / YTD	268 / 199	63 / 192	333 / 230	185 / 176	90 / 142
Median Days on Market (Cum.) / YTD	139 / 139	63 / 130	333 / 148	185 / 163	95 / 98
Farms					
New Listings / YTD	0 / 7	0 / 4	1 / 3	2 / 11	3 / 11
Sales / YTD	0 / 0	0 / 1	0 / 2	0 / 3	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 25%	0% / 67%	0% / 27%	0% / 9%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	2,200,000	2,548,000	3,209,600	685,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	2,200,000	1,274,000	1,069,867	685,000
Median Sale Price	0	0	0	0	0
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%	0% / 92%	0% / 80%
Average Days on Market / YTD	0 / 0	0 / 83	0 / 263	0 / 136	0 / 158
Median Days on Market / YTD	0 / 0	0 / 83	0 / 263	0 / 144	0 / 158
Average Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	0 / 177	0 / 158
Median Days on Market (Cum.) / YTD	0 / 0	0 / 213	0 / 510	0 / 259	0 / 158
Total Commercial¹					
New Listings / YTD	77 / 726	66 / 607	56 / 436	54 / 502	62 / 577
Sales / YTD	23 / 181	12 / 164	17 / 138	9 / 98	15 / 130
Sales to New Listings Ratio / YTD	30% / 25%	18% / 27%	30% / 32%	17% / 20%	24% / 23%
Sales Volume	15,527,845	14,991,781	8,532,800	5,350,090	6,750,172
Sales Volume YTD	317,203,977	153,515,982	106,546,074	62,327,178	74,090,299
Average Sale Price	675,124	1,249,315	501,929	594,454	450,011
Average Sale Price YTD	1,752,508	936,073	772,073	635,992	569,925
Median Sale Price	350,000	437,500	405,000	306,090	316,200
Median Sale Price YTD	380,000	451,500	521,144	338,375	319,500
Sale to List Price Ratio / YTD	88% / 89%	93% / 92%	90% / 93%	92% / 84%	88% / 89%
Average Days on Market / YTD	168 / 153	137 / 154	184 / 181	119 / 172	99 / 183
Median Days on Market / YTD	127 / 106	110 / 104	128 / 127	92 / 129	98 / 120
Average Days on Market (Cum.) / YTD	269 / 193	236 / 190	184 / 208	125 / 206	125 / 197
Median Days on Market (Cum.) / YTD	149 / 132	154 / 126	128 / 140	92 / 150	115 / 127

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

September 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	43	29	32	391	432	413
	Average	453,047	443,350	447,270	454,779	470,055	434,736
	Median	432,000	410,500	446,250	419,900	419,450	398,000
North Central	Sales	164	145	165	1,387	1,726	1,682
	Average	417,650	414,059	390,874	410,855	425,427	397,667
	Median	400,000	400,000	381,100	390,000	405,000	383,750
Northeast	Sales	41	25	42	406	477	456
	Average	360,280	398,536	340,705	349,646	366,525	346,513
	Median	335,000	368,000	330,000	325,000	335,000	325,000
Central	Sales	39	29	26	262	337	297
	Average	269,916	319,016	315,040	284,518	300,636	298,880
	Median	243,000	269,500	280,000	260,000	270,000	275,000
West	Sales	65	57	63	617	747	778
	Average	499,406	493,558	527,683	548,793	570,437	557,031
	Median	442,500	400,000	445,000	439,800	457,900	454,500
Southwest	Sales	110	78	110	905	1,090	1,132
	Average	665,544	594,046	547,807	604,556	609,768	594,505
	Median	530,000	492,500	479,500	525,000	539,000	515,250
Southeast	Sales	135	102	157	1,180	1,391	1,414
	Average	439,661	418,474	425,558	439,976	451,632	421,713
	Median	413,500	390,500	390,000	408,000	422,000	390,000
Anthony Henday	Sales	182	119	171	1,613	1,951	1,905
	Average	560,162	574,734	559,969	565,107	577,782	525,473
	Median	504,000	511,632	485,000	520,000	534,900	475,000
City of Edmonton Total	Sales	779	584	766	6,759	8,150	8,075
	Average	488,124	475,439	466,550	485,321	498,022	470,416
	Median	448,000	430,000	421,750	443,000	455,000	422,000
Semi-detached							
Northwest	Sales	10	13	6	80	107	83
	Average	353,785	428,063	358,333	391,474	404,112	367,662
	Median	385,000	440,000	370,000	401,000	395,000	363,000
North Central	Sales	21	18	20	212	309	257
	Average	319,190	322,017	300,700	321,899	331,442	313,636
	Median	318,500	325,000	320,000	318,125	345,000	325,400
Northeast	Sales	5	3	9	50	53	59
	Average	258,900	n/a	272,444	272,843	291,952	270,480
	Median	234,000	n/a	277,500	247,250	283,500	265,000
Central	Sales	8	3	3	38	46	43
	Average	318,688	n/a	n/a	351,649	359,664	343,159
	Median	299,250	n/a	n/a	317,500	336,250	320,000
West	Sales	9	5	5	50	49	42
	Average	464,508	244,700	543,720	374,610	352,779	364,643
	Median	415,000	230,000	585,000	326,135	324,500	323,500
Southwest	Sales	13	15	15	120	179	147
	Average	357,646	425,120	351,826	457,385	427,983	423,176
	Median	340,000	410,000	322,500	411,175	372,000	362,521
Southeast	Sales	26	16	24	251	302	238
	Average	331,342	354,389	339,075	363,631	390,090	350,545
	Median	319,000	354,000	309,500	345,000	372,950	331,495
Anthony Henday	Sales	53	65	66	534	758	659
	Average	378,335	400,724	356,389	394,487	395,722	356,808
	Median	377,000	390,000	345,250	385,272	387,500	348,500
City of Edmonton Total	Sales	145	138	148	1,335	1,803	1,528
	Average	355,734	381,592	346,172	376,112	382,326	352,044
	Median	355,000	380,500	335,500	371,000	375,000	340,000

n/a = insufficient data

September 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	10	6	2	67	45	44
	Average	338,078	345,417	n/a	310,937	368,515	296,564
	Median	338,740	346,250	n/a	313,000	349,000	318,000
North Central	Sales	35	38	29	362	415	365
	Average	245,239	224,418	225,376	226,572	237,641	223,004
	Median	263,000	223,250	240,000	212,750	240,000	231,800
Northeast	Sales	23	13	13	187	161	114
	Average	198,848	150,838	145,315	171,506	171,305	167,179
	Median	181,500	145,000	141,000	165,000	160,500	158,900
Central	Sales	2	4	6	23	29	25
	Average	n/a	n/a	350,167	363,104	357,131	328,515
	Median	n/a	n/a	345,500	350,000	325,000	310,000
West	Sales	15	21	20	177	201	188
	Average	213,727	201,752	198,935	208,755	217,810	211,435
	Median	210,000	177,000	181,500	186,500	187,000	185,000
Southwest	Sales	39	20	21	240	278	203
	Average	263,632	256,083	237,423	258,089	264,576	252,294
	Median	276,600	260,000	235,000	251,500	252,875	250,000
Southeast	Sales	30	24	29	314	327	280
	Average	229,895	226,690	206,021	224,017	222,704	225,981
	Median	194,750	236,000	182,000	199,900	205,000	203,000
Anthony Henday	Sales	53	41	46	549	615	536
	Average	319,338	318,568	282,627	311,037	312,842	288,244
	Median	312,000	321,000	282,495	305,000	305,000	281,000
City of Edmonton Total	Sales	207	167	166	1,919	2,071	1,755
	Average	263,589	251,063	234,452	251,832	258,665	245,274
	Median	266,500	252,000	233,750	250,000	255,000	247,000
Apartment Condominium							
Northwest	Sales	10	8	9	78	72	61
	Average	131,750	152,863	144,844	137,570	155,830	166,571
	Median	147,500	111,000	149,000	122,000	106,000	155,000
North Central	Sales	30	20	25	280	278	199
	Average	151,197	172,123	162,096	159,398	170,131	164,136
	Median	156,500	162,000	175,000	162,000	165,000	165,000
Northeast	Sales	24	10	9	119	125	88
	Average	113,344	118,350	129,389	120,636	133,435	134,147
	Median	118,000	133,000	140,000	117,000	140,000	141,550
Central	Sales	63	45	46	534	481	502
	Average	181,412	183,771	205,289	197,358	217,090	238,899
	Median	152,000	155,000	196,908	168,060	180,000	213,000
West	Sales	26	12	15	199	158	113
	Average	151,183	169,808	164,093	163,047	160,922	167,833
	Median	145,950	167,700	152,000	148,000	155,000	152,000
Southwest	Sales	53	36	34	463	438	352
	Average	205,739	208,413	226,294	215,754	228,284	230,015
	Median	188,500	197,250	218,000	195,900	198,000	215,000
Southeast	Sales	27	21	19	256	253	198
	Average	175,879	171,762	165,709	174,340	178,975	186,538
	Median	167,500	175,000	156,000	170,500	172,000	184,000
Anthony Henday	Sales	72	42	35	460	429	335
	Average	202,791	189,571	185,427	193,591	202,378	196,287
	Median	190,000	176,750	174,500	182,250	184,000	189,900
City of Edmonton Total	Sales	305	194	192	2,389	2,234	1,848
	Average	177,663	181,588	186,238	184,651	195,672	204,100
	Median	165,000	169,950	174,250	170,000	175,000	185,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
September 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	2,466	1,370	86	18	
	May	2,707	1,800	96	18	
	June	2,523	1,750	91	24	
	July	2,386	1,587	76	28	
	August	2,282	1,602	67	23	
	September	2,219	1,436	77	23	
		Total	20,250	12,402	726	181

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

September 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	492,749	376,974	250,360	189,842	382,734
	September	488,124	355,734	263,589	177,663	376,449

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

September 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,373	2,415	2,379	2,202	2,051
Sales	1,490	1,119	1,327	1,305	986
Sales Volume	566,562,590	429,468,090	505,707,032	493,467,314	348,472,353
Edmonton City Year to Date					
New Listings	21,692	25,068	23,472	18,342	20,096
Sales	12,877	14,787	13,676	8,952	9,430
Sales Volume	5,115,173,361	5,991,136,534	5,364,808,693	3,262,056,702	3,425,990,761
Edmonton City Month End Active Inventory					
Residential	4,737	5,849	5,778	5,404	5,951
Commercial	538	477	373	417	420
TOTAL	5,534	6,590	6,419	6,083	6,681
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,378	3,373	3,300	3,288	3,027
Sales	2,169	1,684	2,030	2,041	1,499
Sales Volume	859,421,348	667,136,297	799,170,611	789,923,723	546,312,621
Greater Edmonton Area Year to Date					
New Listings	31,192	35,536	34,256	27,595	30,366
Sales	18,979	21,988	21,355	13,974	14,257
Sales Volume	7,794,343,766	9,248,877,405	8,671,526,558	5,248,218,065	5,319,349,471
Greater Edmonton Area Month End Active Inventory					
Residential	6,575	7,801	7,702	7,800	8,859
Commercial	865	836	719	789	818
TOTAL	8,087	9,315	9,138	9,339	10,567
<hr/>					
Total Board Monthly					
New Listings	3,920	3,877	3,797	3,781	3,524
Sales	2,511	1,947	2,377	2,377	1,715
Sales Volume	953,693,457	738,424,695	891,381,771	877,660,971	602,403,042
Total Board Year to Date					
New Listings	36,306	41,131	39,862	32,453	35,775
Sales	21,668	24,946	24,789	16,063	16,146
Sales Volume	8,567,628,272	10,127,747,016	9,638,486,267	5,759,223,133	5,812,153,788

**Total Board
September 2023**

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	2,235 / 20,476	2,262 / 23,691	2,175 / 22,615	2,198 / 18,984	2,129 / 21,696
Sales / YTD	1,440 / 12,704	1,147 / 15,221	1,487 / 15,984	1,548 / 10,435	1,071 / 10,395
Sales to New Listings Ratio / YTD	64% / 62%	51% / 64%	68% / 71%	70% / 55%	50% / 48%
Sales Volume	667,625,051	517,974,811	654,985,880	660,096,416	441,520,054
Sales Volume YTD	5,933,221,855	7,295,880,571	7,198,268,337	4,316,669,226	4,312,171,587
Semi-detached					
New Listings / YTD	303 / 2,851	309 / 3,560	340 / 3,460	320 / 2,835	306 / 2,921
Sales / YTD	224 / 2,056	212 / 2,650	233 / 2,418	229 / 1,607	151 / 1,509
Sales to New Listings Ratio / YTD	74% / 72%	69% / 74%	69% / 70%	72% / 57%	49% / 52%
Sales Volume	78,726,347	76,848,616	78,575,704	76,636,417	49,973,392
Sales Volume YTD	758,573,488	984,518,262	833,179,383	529,103,269	500,936,852
Row/Townhouse					
New Listings / YTD	379 / 3,358	356 / 3,902	364 / 3,868	294 / 2,753	314 / 2,986
Sales / YTD	276 / 2,467	215 / 2,641	219 / 2,253	193 / 1,379	181 / 1,421
Sales to New Listings Ratio / YTD	73% / 73%	60% / 68%	60% / 58%	66% / 50%	58% / 48%
Sales Volume	73,424,311	53,142,249	52,626,894	49,357,512	41,890,902
Sales Volume YTD	630,601,882	683,571,825	559,532,920	326,178,981	336,307,735
Apartment Condominium					
New Listings / YTD	551 / 5,377	532 / 5,811	574 / 5,925	553 / 4,388	416 / 4,339
Sales / YTD	364 / 2,851	228 / 2,663	233 / 2,195	211 / 1,484	181 / 1,779
Sales to New Listings Ratio / YTD	66% / 53%	43% / 46%	41% / 37%	38% / 34%	44% / 41%
Sales Volume	66,290,995	42,331,749	44,884,677	43,606,785	36,367,722
Sales Volume YTD	545,095,496	531,052,858	454,566,743	294,463,023	376,254,154
Total Residential¹					
New Listings / YTD	3,468 / 32,062	3,459 / 36,964	3,453 / 35,868	3,365 / 28,960	3,165 / 31,942
Sales / YTD	2,304 / 20,078	1,802 / 23,175	2,172 / 22,850	2,181 / 14,905	1,584 / 15,104
Sales to New Listings Ratio / YTD	66% / 63%	52% / 63%	63% / 64%	65% / 51%	50% / 47%
Sales Volume	886,066,704	690,297,425	831,073,155	829,697,130	569,752,070
Sales Volume YTD	7,867,492,721	9,495,023,516	9,045,547,383	5,466,414,499	5,525,670,328
Other²					
New Listings / YTD	254 / 2,503	249 / 2,595	224 / 2,711	257 / 2,168	212 / 2,261
Sales / YTD	144 / 1,095	110 / 1,284	146 / 1,466	150 / 848	86 / 676
Sales to New Listings Ratio / YTD	57% / 44%	44% / 49%	65% / 54%	58% / 39%	41% / 30%
Sales Volume	30,179,150	21,657,638	30,181,198	25,612,494	14,134,048
Sales Volume YTD	225,355,109	289,363,584	313,547,909	144,259,144	110,230,222

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
September 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	34 / 249	16 / 241	14 / 179	21 / 182	25 / 236
Sales / YTD	7 / 47	6 / 59	2 / 35	3 / 30	1 / 43
Sales to New Listings Ratio / YTD	21% / 19%	38% / 24%	14% / 20%	14% / 16%	4% / 18%
Sales Volume	11,501,000	3,714,000	419,000	1,722,100	1,040,550
Sales Volume YTD	35,839,900	73,910,584	22,673,658	13,677,600	22,884,249
Investment					
New Listings / YTD	43 / 457	42 / 389	30 / 311	38 / 318	27 / 355
Sales / YTD	21 / 138	15 / 138	20 / 117	13 / 71	7 / 75
Sales to New Listings Ratio / YTD	49% / 30%	36% / 35%	67% / 38%	34% / 22%	26% / 21%
Sales Volume	8,550,010	16,413,750	16,912,390	4,313,205	3,773,200
Sales Volume YTD	87,963,535	108,486,048	83,257,195	37,694,541	60,227,750
Multi Family					
New Listings / YTD	17 / 146	14 / 144	13 / 119	23 / 81	10 / 96
Sales / YTD	3 / 32	0 / 35	2 / 53	1 / 13	4 / 20
Sales to New Listings Ratio / YTD	18% / 22%	0% / 24%	15% / 45%	4% / 16%	40% / 21%
Sales Volume	7,436,871	0	2,145,000	1,605,000	3,153,250
Sales Volume YTD	37,609,606	42,115,000	67,595,750	21,624,200	17,805,750
Hotel/Motel					
New Listings / YTD	2 / 13	0 / 6	0 / 6	0 / 6	0 / 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	48 / 323	29 / 277	19 / 153	21 / 201	32 / 316
Sales / YTD	10 / 67	3 / 50	7 / 35	5 / 46	5 / 40
Sales to New Listings Ratio / YTD	21% / 21%	10% / 18%	37% / 23%	24% / 23%	16% / 13%
Sales Volume	3,072,000	2,624,000	1,060,000	3,262,000	2,077,500
Sales Volume YTD	21,913,100	14,292,300	12,515,068	11,356,800	11,133,650
Lease					
New Listings / YTD	26 / 283	38 / 244	22 / 223	22 / 243	28 / 238
Sales / YTD	6 / 94	6 / 71	9 / 69	6 / 47	10 / 76
Sales to New Listings Ratio / YTD	23% / 33%	16% / 29%	41% / 31%	27% / 19%	36% / 32%
Sales Volume	492,922	799,882	1,328,628	1,441,042	808,424
Sales Volume YTD	216,751,506	9,454,346	11,083,521	12,560,249	6,751,524
Farms					
New Listings / YTD	28 / 259	30 / 266	22 / 286	34 / 286	24 / 321
Sales / YTD	13 / 112	5 / 129	19 / 160	18 / 99	17 / 108
Sales to New Listings Ratio / YTD	46% / 43%	17% / 48%	86% / 56%	53% / 35%	71% / 34%
Sales Volume	5,479,800	2,918,000	8,262,400	10,008,000	7,624,000
Sales Volume YTD	73,450,795	93,905,138	79,755,782	51,221,100	55,590,315
Total Commercial¹					
New Listings / YTD	198 / 1,741	169 / 1,572	120 / 1,283	159 / 1,325	147 / 1,572
Sales / YTD	63 / 495	35 / 487	59 / 473	46 / 310	45 / 366
Sales to New Listings Ratio / YTD	32% / 28%	21% / 31%	49% / 37%	29% / 23%	31% / 23%
Sales Volume	37,447,603	26,469,632	30,127,418	22,351,347	18,516,924
Sales Volume YTD	474,780,442	343,359,916	279,390,975	148,549,490	176,253,238

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

September 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	9	3	8	57	56	59
	Sales Volume	2,065,000	n/a	1,749,500	13,494,776	13,360,801	14,515,900
	Average Price	229,444	n/a	218,688	236,750	238,586	246,032
	Median Price	240,000	n/a	226,000	234,000	226,500	235,000
Beaumont	Sales	42	30	40	330	394	432
	Sales Volume	20,271,869	14,764,526	16,345,100	163,506,481	196,184,009	192,850,473
	Average Price	482,664	492,151	408,628	495,474	497,929	446,413
	Median Price	460,000	468,500	394,000	471,950	498,450	438,625
Bonnyville	Sales	19	11	21	186	195	216
	Sales Volume	6,918,500	3,705,400	7,207,500	60,386,050	69,914,107	76,504,359
	Average Price	364,132	336,855	343,214	324,656	358,534	354,187
	Median Price	332,000	282,500	350,000	300,000	330,000	339,450
Cold Lake	Sales	28	14	17	308	291	313
	Sales Volume	9,272,100	3,902,000	5,650,500	101,813,373	94,159,950	97,027,405
	Average Price	331,146	278,714	332,382	330,563	323,574	309,992
	Median Price	301,000	236,000	308,000	320,000	330,000	310,000
Devon	Sales	9	19	7	84	129	104
	Sales Volume	3,001,000	6,318,650	2,362,000	30,811,150	42,885,349	34,589,799
	Average Price	333,444	332,561	337,429	366,799	332,445	332,594
	Median Price	345,000	337,000	323,500	350,500	329,500	327,000
Drayton Valley	Sales	9	13	10	100	132	122
	Sales Volume	2,827,000	3,686,900	2,204,400	27,905,099	37,308,320	31,226,427
	Average Price	314,111	283,608	220,440	279,051	282,639	255,954
	Median Price	328,000	265,000	232,750	278,450	284,625	247,950
Fort Saskatchewan	Det. Sales	30	33	30	301	370	407
	Det. Average Price	454,363	413,077	452,318	476,668	468,369	432,382
	Det. Median Price	451,000	416,750	438,000	465,000	444,000	421,500
	Apt. Sales	9	4	4	64	44	21
	Apt. Average Price	130,433	n/a	n/a	171,977	175,407	147,738
	Apt. Median Price	123,000	n/a	n/a	152,250	165,200	150,000
	Total Sales Volume	17,092,927	19,431,350	18,921,550	194,072,512	235,532,803	233,143,647
Gibbons	Sales	4	2	5	59	50	57
	Sales Volume	n/a	n/a	1,876,650	18,763,040	15,228,250	16,756,135
	Average Price	n/a	n/a	375,330	318,018	304,565	293,967
	Median Price	n/a	n/a	298,750	305,500	292,500	282,000
Leduc	Det. Sales	49	38	46	391	519	496
	Det. Average Price	433,433	436,199	400,888	435,564	424,222	401,265
	Det. Median Price	427,000	429,750	368,650	420,000	412,000	382,000
	Apt. Sales	3	2	2	18	16	19
	Apt. Average Price	n/a	n/a	n/a	190,939	220,151	205,113
	Apt. Median Price	n/a	n/a	n/a	169,750	194,450	182,000
	Total Sales Volume	27,859,980	20,759,054	22,591,500	224,887,120	283,794,835	250,845,845

n/a = insufficient data

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

September 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville						
Sales	17	18	14	181	245	247
Sales Volume	5,617,500	6,161,000	4,706,500	62,501,054	89,051,436	85,787,873
Average Price	330,441	342,278	336,179	345,310	363,475	347,319
Median Price	317,000	322,950	367,000	352,500	350,000	357,000
Sherwood Park						
Det. Sales	68	50	82	613	707	881
Det. Average Price	499,621	496,395	444,156	510,490	510,643	468,439
Det. Median Price	480,500	486,500	419,354	480,000	480,000	440,000
Apt. Sales	14	8	5	108	104	80
Apt. Average Price	232,361	211,175	244,780	253,914	245,828	255,843
Apt. Median Price	254,500	195,000	240,000	266,250	241,000	261,250
Total Sales Volume	45,955,177	32,265,450	44,580,389	414,987,254	461,205,713	518,328,077
Spruce Grove						
Det. Sales	44	38	43	462	529	550
Det. Average Price	477,072	437,595	424,033	460,249	452,568	419,857
Det. Median Price	461,750	429,000	395,100	446,250	435,000	408,000
Apt. Sales	5	3	6	51	35	28
Apt. Average Price	185,300	n/a	227,567	183,636	185,614	189,383
Apt. Median Price	180,000	n/a	241,500	180,000	165,000	170,100
Total Sales Volume	30,321,224	22,244,321	28,967,009	300,365,620	318,016,381	307,122,348
St. Albert						
Det. Sales	59	55	76	618	799	851
Det. Average Price	578,982	497,435	506,126	538,847	541,832	501,023
Det. Median Price	495,000	448,000	454,750	499,950	507,000	457,500
Apt. Sales	17	11	11	125	110	103
Apt. Average Price	245,079	213,321	280,900	295,346	258,139	264,692
Apt. Median Price	207,950	171,000	235,000	213,900	219,500	220,000
Total Sales Volume	47,481,433	36,848,106	47,524,438	450,875,173	532,416,353	523,399,446
St. Paul						
Sales	25	6	16	126	121	160
Sales Volume	4,815,000	1,091,000	4,116,900	30,165,600	29,378,065	39,940,411
Average Price	192,600	181,833	257,306	239,410	242,794	249,628
Median Price	150,000	150,000	264,000	215,450	220,000	255,500
Stony Plain						
Sales	42	30	42	302	406	350
Sales Volume	14,750,550	10,603,549	13,862,949	109,724,899	152,322,916	122,900,516
Average Price	351,204	353,452	330,070	363,327	375,180	351,144
Median Price	345,000	350,500	317,500	358,400	361,000	345,000
Vegreville						
Sales	12	11	14	81	91	94
Sales Volume	2,675,500	2,466,600	2,699,300	18,437,400	22,207,000	19,945,800
Average Price	222,958	224,236	192,807	227,622	244,033	212,189
Median Price	201,250	250,000	171,150	207,000	230,500	201,500
Westlock						
Sales	12	4	9	67	81	75
Sales Volume	2,900,000	n/a	2,021,400	16,477,250	18,932,600	17,305,100
Average Price	241,667	n/a	224,600	245,929	233,736	230,735
Median Price	219,500	n/a	225,000	235,000	227,000	234,000
Wetaskiwin						
Sales	14	14	23	149	182	184
Sales Volume	3,311,800	3,058,000	5,300,150	34,530,733	46,730,450	41,910,875
Average Price	236,557	218,429	230,441	231,750	256,761	227,776
Median Price	222,500	187,500	232,500	227,500	239,900	218,250

n/a = insufficient data

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

September 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	2	0	0	2	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,385,000
Bonnyville M.D.	Sales	3	1	4	24	21	24
	Sales Volume	n/a	n/a	n/a	8,692,480	7,857,390	9,865,630
Lac la Biche County	Sales	1	1	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	2	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	1	4	16	25	32
	Sales Volume	n/a	n/a	n/a	20,445,595	27,123,000	27,723,242
Parkland County	Sales	1	1	2	11	8	11
	Sales Volume	n/a	n/a	n/a	8,861,480	5,915,500	7,460,250
Smoky Lake County	Sales	1	2	0	5	6	7
	Sales Volume	n/a	n/a	n/a	1,170,000	1,301,000	2,715,000
St. Paul County	Sales	4	0	1	21	13	16
	Sales Volume	n/a	n/a	n/a	6,197,909	5,819,500	4,382,100
Strathcona County	Sales	1	0	1	12	6	8
	Sales Volume	n/a	n/a	n/a	12,718,000	4,881,000	5,026,600
Sturgeon County	Sales	1	0	0	10	7	9
	Sales Volume	n/a	n/a	n/a	9,340,500	4,675,080	5,987,500
Thorhild County	Sales	0	0	2	7	6	4
	Sales Volume	n/a	n/a	n/a	1,618,500	1,485,000	n/a
Two Hills County	Sales	0	0	1	6	1	3
	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.

September 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	10	8	13	77	64	114
	Sales Volume	1,996,400	2,043,900	3,467,000	20,238,750	19,998,975	25,421,695
Bonnyville M.D.	Sales	25	14	28	247	244	274
	Sales Volume	8,342,400	4,311,150	9,179,230	75,395,030	80,764,397	90,001,189
Lac la Biche County	Sales	1	1	0	7	13	4
	Sales Volume	n/a	n/a	n/a	2,909,000	4,976,000	n/a
Lac Ste. Anne County	Sales	2	4	2	28	45	28
	Sales Volume	n/a	n/a	n/a	5,146,550	6,681,850	6,681,250
Leduc County	Sales	19	12	22	139	214	275
	Sales Volume	15,752,000	7,363,400	13,953,142	83,905,605	131,152,915	157,618,140
Parkland County	Sales	49	41	56	436	546	634
	Sales Volume	20,793,300	18,781,600	28,689,672	236,213,489	281,737,485	316,978,964
Smoky Lake County	Sales	9	10	7	56	62	62
	Sales Volume	1,353,400	1,859,000	1,287,400	10,898,800	12,070,300	14,099,500
St. Paul County	Sales	38	11	22	175	169	214
	Sales Volume	6,323,400	1,148,900	4,993,400	41,111,149	43,903,165	47,857,386
Strathcona County	Sales	33	26	29	248	316	381
	Sales Volume	21,105,250	19,570,900	19,892,102	177,340,741	243,431,141	257,411,204
Sturgeon County	Sales	22	22	18	176	206	248
	Sales Volume	14,774,500	14,694,400	13,458,900	110,948,232	143,736,526	158,705,948
Thorhild County	Sales	3	5	10	55	60	67
	Sales Volume	n/a	1,115,300	2,011,900	11,372,330	15,539,928	13,579,402
Two Hills County	Sales	5	3	7	43	40	43
	Sales Volume	617,500	n/a	930,000	7,062,400	7,339,800	7,144,800
Vermilion River County	Sales	0	0	1	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data