

Media Release

Despite Interest Rate Worries, Low Inventory Causes Increase in Average Sale Prices

Edmonton, November 2, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for October 2023 came to 1,812, decreasing from September 2023 by 12.0%, but showing an increase of 21.0% over October 2022. New residential listings amounted to 2,753, which is 8.8% lower than September 2023, and 5.8% higher than October 2022. Overall inventory in the GEA showed decreases of 12.7% from October of last year and 4.9% from September 2023.

For October, detached unit sales totalled 1,055, a decrease of 12.7% from September 2023, but up 12.6% from the previous year. Semi-detached unit sales were down 9.2% month-over-month but showed an increase of 20.7% from October 2022. Row/Townhouse unit sales were down 2.2% from September 2023 and up 26.4% year-over-year. Apartment Condominium unit sales saw numbers increase 57.3% from last year and dip 19.2% lower than September 2023.

Total residential average prices came in at \$396,550, a 0.6% increase from September 2023, and a 0.7% decrease from October 2022. Detached homes averaged \$486,751, amounting to a 1.8% year-over-year increase, but a 1.4% decrease from September 2023. Semi-detached sold for an average of \$385,895, resulting in a 4.2% increase year-over-year, and a 9.0% increase from the previous month. Row/townhouse prices were down 3.1% from September 2023 and down 0.6% when compared to October 2022, selling at an average of \$258,779. Apartment Condominium average prices hit \$203,663 showing increases of 11.8% from last month and 8.9% from last year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$377,000, resulting in a decrease of 0.8% from September 2023, and a year-over-year increase of 0.6% from October 2022.

“We’ve seen in other markets what a low supply of inventory can do to home prices,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “And that applies on a smaller scale to any market during the colder season. There are buyers who can’t wait until spring when more properties become available, and they’re willing to spend more on the right place. But until we see interest rates come down, for many people those detached homes are still out of reach.”

Detached homes averaged 43 days on the market, increasing one day from September 2023. Semi-detached homes averaged 47 days on the market, an increase of 10 days from the previous month, and row/townhouses showed now change, averaging 42 days on the market. Apartment condominiums averaged 61 days on the market, showing a seven-day decrease from September 2023. Overall, all residential listings averaged 46 days on the market, increasing by two days month-over-month and dropping by four days in comparison to October 2022.

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	October 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	434300	-0.5%	1.8%
Apartment benchmark price	180500	-1.1%	2.2%
Townhouse benchmark price	237200	-1.8%	4.2%
Composite ⁷ benchmark price	377000	-0.8%	0.6%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	October 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	486,751	-1.4%	1.8%
Detached median ³ selling price – month	451,000	-0.5%	4.9%
Semi-detached average selling price – month	385,895	9.0%	4.2%
Semi-detached median selling price – month	373,450	6.3%	2.3%
Row/Townhouse average selling price – month	258,779	-3.1%	-0.6%
Row/Townhouse median selling price – month	252,250	-6.2%	1.1%
Apartment Condominium average selling price	203,663	11.8%	8.9%
Apartment Condominium median selling price	168,750	0.1%	-2.2%
All-residential ⁴ average selling price	396,550	0.6%	-0.7%
All-residential median selling price	370,000	0.0%	-1.3%
# residential listings this month	2,753	-8.8%	5.8%
# residential sales this month	1,812	-12.0%	21.0%
# residential inventory at month end	6,259	-4.9%	-12.7%
# Total ⁵ MLS® System sales this month	2,210	-12.0%	21.4%
\$ Value Total residential sales this month	782,398,901	-11.7%	19.6%
\$ Value of total MLS® System sales – month	1,437,144,757	50.7%	107.9%
\$ Value of total MLS® System sales - YTD	10,001,171,435	16.7%	-7.6%

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

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

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

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

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

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***MLS® HPI Benchmark Price**

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

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

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

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

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,620 / 18,763	1,595 / 21,611	1,579 / 20,427	1,655 / 17,364	1,516 / 19,445
Sales / YTD	1,055 / 11,821	937 / 14,038	1,235 / 14,755	1,230 / 10,139	879 / 9,842
Sales to New Listings Ratio / YTD	65% / 63%	59% / 65%	78% / 72%	74% / 58%	58% / 51%
Sales Volume	513,522,696	447,835,888	576,908,280	564,690,019	381,094,084
Sales Volume YTD	5,833,020,168	7,060,868,599	7,002,053,856	4,469,514,904	4,293,243,845
Average Sale Price	486,751	477,947	467,132	459,098	433,554
Average Sale Price YTD	493,446	502,983	474,555	440,824	436,217
Median Sale Price	451,000	430,000	422,000	410,500	389,900
Median Sale Price YTD	450,000	459,900	427,000	400,000	396,250
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	43 / 44	45 / 34	42 / 37	49 / 56	64 / 60
Median Days on Market / YTD	31 / 29	33 / 20	28 / 21	32 / 35	47 / 43
Average Days on Market (Cum.) / YTD	67 / 68	64 / 46	58 / 53	80 / 89	94 / 93
Median Days on Market (Cum.) / YTD	40 / 37	45 / 22	36 / 24	42 / 48	64 / 58
Semi-detached					
New Listings / YTD	251 / 2,996	229 / 3,686	252 / 3,597	255 / 2,990	271 / 3,101
Sales / YTD	198 / 2,193	164 / 2,739	234 / 2,581	178 / 1,746	148 / 1,624
Sales to New Listings Ratio / YTD	79% / 73%	72% / 74%	93% / 72%	70% / 58%	55% / 52%
Sales Volume	76,407,182	60,756,325	83,986,837	60,483,202	49,082,610
Sales Volume YTD	819,740,835	1,026,575,548	899,477,870	580,956,150	541,873,860
Average Sale Price	385,895	370,465	358,918	339,793	331,639
Average Sale Price YTD	373,799	374,799	348,500	332,735	333,666
Median Sale Price	373,450	365,000	336,450	322,750	320,000
Median Sale Price YTD	368,000	367,500	335,000	323,000	321,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	47 / 40	45 / 34	43 / 41	47 / 60	63 / 67
Median Days on Market / YTD	30 / 27	33 / 21	29 / 26	31 / 43	44 / 50
Average Days on Market (Cum.) / YTD	56 / 57	55 / 43	60 / 55	71 / 96	103 / 104
Median Days on Market (Cum.) / YTD	36 / 31	40 / 23	38 / 29	39 / 58	77 / 67
Row/Townhouse					
New Listings / YTD	390 / 3,695	304 / 4,142	329 / 4,143	312 / 3,027	268 / 3,210
Sales / YTD	268 / 2,707	212 / 2,818	199 / 2,421	172 / 1,537	161 / 1,567
Sales to New Listings Ratio / YTD	69% / 73%	70% / 68%	60% / 58%	55% / 51%	60% / 49%
Sales Volume	69,352,892	55,188,978	48,458,694	43,000,252	39,094,220
Sales Volume YTD	695,019,074	731,533,503	599,987,714	366,544,733	372,250,955
Average Sale Price	258,779	260,325	243,511	250,001	242,821
Average Sale Price YTD	256,749	259,593	247,826	238,481	237,556
Median Sale Price	252,250	249,500	243,000	246,500	243,000
Median Sale Price YTD	252,000	255,000	246,000	236,000	228,500
Sale to List Price Ratio / YTD	98% / 98%	97% / 98%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	42 / 46	52 / 44	52 / 51	61 / 65	71 / 73
Median Days on Market / YTD	30 / 30	36 / 30	38 / 34	47 / 48	54 / 55
Average Days on Market (Cum.) / YTD	54 / 65	67 / 62	70 / 72	85 / 100	105 / 104
Median Days on Market (Cum.) / YTD	32 / 35	46 / 34	51 / 43	53 / 64	71 / 72

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

October 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	492 / 5,776	471 / 6,202	494 / 6,353	519 / 4,832	362 / 4,645
Sales / YTD	291 / 3,104	185 / 2,793	251 / 2,402	170 / 1,636	169 / 1,929
Sales to New Listings Ratio / YTD	59% / 54%	39% / 45%	51% / 38%	33% / 34%	47% / 42%
Sales Volume	59,266,068	34,610,648	50,388,744	34,956,861	34,110,045
Sales Volume YTD	598,607,769	555,176,256	496,902,760	326,875,984	406,549,857
Average Sale Price	203,663	187,085	200,752	205,629	201,835
Average Sale Price YTD	192,850	198,774	206,870	199,802	210,757
Median Sale Price	168,750	172,500	165,000	185,000	175,850
Median Sale Price YTD	173,000	177,500	185,000	179,900	191,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	61 / 59	61 / 60	70 / 61	57 / 70	81 / 73
Median Days on Market / YTD	43 / 42	50 / 45	53 / 45	43 / 53	59 / 55
Average Days on Market (Cum.) / YTD	89 / 96	94 / 99	109 / 99	98 / 113	112 / 115
Median Days on Market (Cum.) / YTD	58 / 57	74 / 59	73 / 63	62 / 76	79 / 76
Total Residential²					
New Listings / YTD	2,753 / 31,230	2,599 / 35,641	2,654 / 34,520	2,741 / 28,213	2,417 / 30,401
Sales / YTD	1,812 / 19,825	1,498 / 22,388	1,919 / 22,159	1,750 / 15,058	1,357 / 14,962
Sales to New Listings Ratio / YTD	66% / 63%	58% / 63%	72% / 64%	64% / 53%	56% / 49%
Sales Volume	718,548,838	598,391,839	759,742,555	703,130,334	503,380,959
Sales Volume YTD	7,946,387,846	9,374,153,906	8,998,422,200	5,743,891,771	5,613,918,517
Average Sale Price	396,550	399,461	395,905	401,789	370,951
Average Sale Price YTD	400,827	418,713	406,084	381,451	375,212
Median Sale Price	370,000	375,000	367,500	369,234	340,000
Median Sale Price YTD	376,000	390,000	375,000	355,000	350,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 98%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	46 / 46	48 / 38	47 / 42	51 / 59	67 / 64
Median Days on Market / YTD	32 / 31	35 / 24	32 / 25	34 / 40	49 / 47
Average Days on Market (Cum.) / YTD	68 / 71	67 / 54	66 / 60	81 / 94	99 / 98
Median Days on Market (Cum.) / YTD	40 / 38	48 / 27	41 / 29	44 / 54	68 / 62
Other³					
New Listings / YTD	124 / 1,579	118 / 1,566	145 / 1,707	109 / 1,369	101 / 1,453
Sales / YTD	73 / 707	57 / 836	78 / 909	58 / 539	54 / 466
Sales to New Listings Ratio / YTD	59% / 45%	48% / 53%	54% / 53%	53% / 39%	53% / 32%
Sales Volume	20,970,500	12,586,773	20,904,752	8,760,300	9,384,150
Sales Volume YTD	179,839,800	230,657,678	255,440,653	114,169,266	92,885,083
Average Sale Price	287,267	220,821	268,010	151,040	173,781
Average Sale Price YTD	254,370	275,906	281,013	211,817	199,324
Median Sale Price	215,500	145,000	205,000	116,500	134,500
Median Sale Price YTD	162,000	175,000	200,000	152,000	135,000
Sale to List Price Ratio / YTD	93% / 93%	93% / 94%	94% / 130%	90% / 92%	91% / 91%
Average Days on Market / YTD	64 / 80	86 / 87	106 / 89	104 / 124	92 / 117
Median Days on Market / YTD	40 / 42	48 / 45	44 / 44	57 / 62	55 / 69
Average Days on Market (Cum.) / YTD	125 / 124	112 / 117	126 / 140	149 / 182	151 / 169
Median Days on Market (Cum.) / YTD	47 / 54	55 / 54	81 / 62	75 / 91	81 / 102

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
October 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	20 / 162	4 / 131	13 / 125	4 / 115	7 / 150
Sales / YTD	2 / 29	1 / 40	3 / 23	3 / 20	5 / 32
Sales to New Listings Ratio / YTD	10% / 18%	25% / 31%	23% / 18%	75% / 17%	71% / 21%
Sales Volume	2,520,000	530,000	1,184,000	6,680,000	3,155,000
Sales Volume YTD	34,051,000	64,456,030	21,545,158	16,948,000	21,778,849
Average Sale Price	1,260,000	530,000	394,667	2,226,667	631,000
Average Sale Price YTD	1,174,172	1,611,401	936,746	847,400	680,589
Median Sale Price	1,260,000	530,000	430,000	2,725,000	600,000
Median Sale Price YTD	700,000	730,000	430,000	465,000	599,642
Sale to List Price Ratio / YTD	87% / 90%	97% / 94%	86% / 82%	80% / 89%	91% / 85%
Average Days on Market / YTD	373 / 188	49 / 184	249 / 243	693 / 332	274 / 298
Median Days on Market / YTD	373 / 111	49 / 96	320 / 92	617 / 217	219 / 183
Average Days on Market (Cum.) / YTD	373 / 294	49 / 316	363 / 454	693 / 335	274 / 305
Median Days on Market (Cum.) / YTD	373 / 117	49 / 164	353 / 137	617 / 217	219 / 192

Investment

New Listings / YTD	33 / 350	29 / 306	26 / 240	14 / 236	19 / 239
Sales / YTD	13 / 110	6 / 108	8 / 84	12 / 58	8 / 63
Sales to New Listings Ratio / YTD	39% / 31%	21% / 35%	31% / 35%	86% / 25%	42% / 26%
Sales Volume	14,746,800	2,713,345	9,711,000	7,971,000	4,757,892
Sales Volume YTD	87,990,585	94,827,393	70,571,353	38,333,041	57,211,542
Average Sale Price	1,134,369	452,224	1,213,875	664,250	594,737
Average Sale Price YTD	799,914	878,031	840,135	660,915	908,120
Median Sale Price	670,000	499,950	603,000	467,500	282,764
Median Sale Price YTD	483,500	547,500	460,000	405,000	530,000
Sale to List Price Ratio / YTD	93% / 90%	82% / 96%	104% / 88%	92% / 80%	92% / 93%
Average Days on Market / YTD	121 / 155	213 / 182	89 / 175	198 / 160	341 / 209
Median Days on Market / YTD	88 / 114	95 / 129	77 / 124	97 / 110	253 / 120
Average Days on Market (Cum.) / YTD	149 / 208	356 / 246	124 / 231	214 / 204	341 / 233
Median Days on Market (Cum.) / YTD	91 / 149	95 / 155	77 / 137	97 / 119	253 / 150

Multi Family

New Listings / YTD	11 / 129	5 / 113	10 / 103	8 / 76	10 / 81
Sales / YTD	7 / 33	2 / 29	4 / 51	2 / 13	1 / 15
Sales to New Listings Ratio / YTD	64% / 26%	40% / 26%	40% / 50%	25% / 17%	10% / 19%
Sales Volume	7,294,000	1,615,000	5,792,500	1,720,000	1,234,000
Sales Volume YTD	40,786,106	38,732,500	69,300,750	21,304,200	15,297,250
Average Sale Price	1,042,000	807,500	1,448,125	860,000	1,234,000
Average Sale Price YTD	1,235,943	1,335,603	1,358,838	1,638,785	1,019,817
Median Sale Price	980,000	807,500	1,389,750	860,000	1,234,000
Median Sale Price YTD	1,055,000	1,375,000	1,240,000	1,150,000	783,000
Sale to List Price Ratio / YTD	93% / 93%	83% / 92%	91% / 92%	93% / 92%	97% / 94%
Average Days on Market / YTD	136 / 159	76 / 90	177 / 179	178 / 202	63 / 159
Median Days on Market / YTD	147 / 129	76 / 64	123 / 125	178 / 115	63 / 131
Average Days on Market (Cum.) / YTD	211 / 206	76 / 110	262 / 216	178 / 267	63 / 159
Median Days on Market (Cum.) / YTD	158 / 149	76 / 78	263 / 132	178 / 115	63 / 131

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)

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Greater Edmonton Area¹

October 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	33 / 250	23 / 227	15 / 122	7 / 146	33 / 291
Sales / YTD	6 / 54	3 / 46	4 / 28	5 / 38	5 / 40
Sales to New Listings Ratio / YTD	18% / 22%	13% / 20%	27% / 23%	71% / 26%	15% / 14%
Sales Volume	707,500	772,500	535,500	392,500	2,380,000
Sales Volume YTD	15,943,700	11,808,300	5,575,068	6,625,300	10,888,650
Average Sale Price	117,917	257,500	133,875	78,500	476,000
Average Sale Price YTD	295,254	256,702	199,110	174,350	272,216
Median Sale Price	118,000	192,500	142,750	55,000	200,000
Median Sale Price YTD	153,750	179,500	125,000	86,750	154,000
Sale to List Price Ratio / YTD	84% / 84%	74% / 83%	88% / 108%	92% / 82%	73% / 84%
Average Days on Market / YTD	243 / 143	128 / 152	141 / 158	83 / 120	82 / 154
Median Days on Market / YTD	224 / 113	138 / 136	127 / 146	78 / 102	71 / 122
Average Days on Market (Cum.) / YTD	243 / 169	128 / 160	141 / 178	115 / 166	82 / 171
Median Days on Market (Cum.) / YTD	224 / 116	138 / 136	127 / 146	78 / 127	71 / 125
Lease					
New Listings / YTD	31 / 273	30 / 246	17 / 205	17 / 222	16 / 227
Sales / YTD	8 / 89	4 / 68	5 / 63	4 / 48	10 / 80
Sales to New Listings Ratio / YTD	26% / 33%	13% / 28%	29% / 31%	24% / 22%	63% / 35%
Sales Volume	586,662,150	194,190	550,751	215,738	829,386
Sales Volume YTD	801,438,428	8,955,665	10,515,842	12,700,459	7,131,142
Average Sale Price	73,332,769	48,548	110,150	53,935	82,939
Average Sale Price YTD	9,004,926	131,701	166,918	264,593	89,139
Median Sale Price	190,782	25,800	105,600	55,862	82,276
Median Sale Price YTD	102,154	92,752	105,750	113,000	66,330
Average Days on Market / YTD	149 / 184	264 / 204	185 / 214	22 / 172	165 / 149
Median Days on Market / YTD	105 / 109	220 / 107	164 / 135	17 / 149	131 / 102
Average Days on Market (Cum.) / YTD	155 / 209	376 / 230	185 / 221	22 / 176	165 / 151
Median Days on Market (Cum.) / YTD	123 / 130	329 / 133	164 / 145	17 / 149	131 / 102
Farms					
New Listings / YTD	5 / 118	9 / 119	12 / 123	6 / 118	5 / 128
Sales / YTD	6 / 48	3 / 47	9 / 67	8 / 42	4 / 42
Sales to New Listings Ratio / YTD	120% / 41%	33% / 39%	75% / 54%	133% / 36%	80% / 33%
Sales Volume	4,585,600	2,830,000	8,058,000	5,265,000	2,335,000
Sales Volume YTD	40,541,095	44,919,580	45,884,592	28,380,900	26,414,825
Average Sale Price	764,267	943,333	895,333	658,125	583,750
Average Sale Price YTD	844,606	955,736	684,845	675,736	628,924
Median Sale Price	717,500	800,000	849,000	507,500	680,000
Median Sale Price YTD	682,500	778,500	630,000	455,000	626,250
Sale to List Price Ratio / YTD	92% / 91%	93% / 94%	95% / 93%	91% / 93%	97% / 91%
Average Days on Market / YTD	73 / 155	123 / 76	81 / 126	64 / 176	56 / 111
Median Days on Market / YTD	72 / 69	106 / 58	45 / 86	58 / 68	43 / 62
Average Days on Market (Cum.) / YTD	88 / 209	123 / 118	83 / 173	150 / 260	95 / 124
Median Days on Market (Cum.) / YTD	72 / 90	106 / 65	45 / 93	87 / 81	69 / 80
Total Commercial²					
New Listings / YTD	133 / 1,287	100 / 1,146	93 / 921	56 / 919	90 / 1,120
Sales / YTD	42 / 364	19 / 338	33 / 317	34 / 219	33 / 273
Sales to New Listings Ratio / YTD	32% / 28%	19% / 29%	35% / 34%	61% / 24%	37% / 24%
Sales Volume	616,516,050	8,655,035	25,831,751	22,244,238	14,691,278
Sales Volume YTD	1,020,877,914	263,699,468	224,142,763	124,291,900	140,002,258
Average Sale Price	14,678,954	455,528	782,780	654,242	445,190
Average Sale Price YTD	2,804,610	780,176	707,075	567,543	512,829
Median Sale Price	615,000	420,000	430,000	397,500	235,000
Median Sale Price YTD	385,000	451,500	460,000	344,000	310,000
Sale to List Price Ratio / YTD	91% / 89%	84% / 93%	95% / 92%	91% / 86%	89% / 89%
Average Days on Market / YTD	151 / 164	173 / 160	133 / 176	171 / 177	195 / 176
Median Days on Market / YTD	119 / 108	104 / 96	92 / 116	94 / 107	102 / 111
Average Days on Market (Cum.) / YTD	176 / 209	241 / 210	163 / 225	202 / 218	200 / 187
Median Days on Market (Cum.) / YTD	138 / 133	104 / 126	125 / 133	97 / 116	117 / 119

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

October 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	5,162 (980)	775 (26)	6,497 (1,048)
	February	5,608 (1,288)	790 (30)	6,980 (1,368)
	March	6,289 (1,818)	822 (27)	7,725 (1,905)
	April	6,870 (2,019)	843 (38)	8,348 (2,131)
	May	7,047 (2,708)	891 (40)	8,569 (2,835)
	June	7,070 (2,588)	903 (45)	8,661 (2,713)
	July	6,905 (2,314)	894 (42)	8,493 (2,435)
	August	6,715 (2,241)	878 (38)	8,269 (2,368)
	September	6,480 (2,057)	863 (36)	7,986 (2,166)
	October	6,254 (1,812)	870 (42)	7,713 (1,927)

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
October 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	2,249	980	129	26	2,518	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,296	1,818	144	27	3,602	1,905
	April	3,430	2,019	141	38	3,726	2,131
	May	3,839	2,708	148	40	4,193	2,835
	June	3,617	2,588	142	45	3,976	2,713
	July	3,284	2,314	118	42	3,560	2,435
	August	3,220	2,241	98	38	3,470	2,368
	September	3,018	2,057	117	36	3,274	2,166
	October	2,753	1,812	133	42	3,010	1,927
	Total	31,230	19,825	1,287	364	34,096	20,896

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
October 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	502,591	378,902	264,107	194,823	409,154
	August	495,510	373,175	253,380	193,379	398,428
	September	493,534	353,929	267,127	182,106	394,077
	October	486,751	385,895	258,779	203,663	396,550

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
October 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	5,162 (980)	775 (26)	3,810 (699)	456 (14)
	February	5,608 (1,288)	790 (30)	4,097 (907)	458 (21)
	March	6,289 (1,818)	822 (27)	4,498 (1,251)	486 (12)
	April	6,870 (2,019)	843 (38)	4,962 (1,370)	499 (18)
	May	7,047 (2,708)	891 (40)	5,159 (1,800)	539 (18)
	June	7,070 (2,588)	903 (45)	5,156 (1,750)	562 (24)
	July	6,905 (2,314)	894 (42)	5,077 (1,586)	551 (28)
	August	6,715 (2,241)	878 (38)	4,850 (1,597)	548 (23)
	September	6,480 (2,057)	863 (36)	4,671 (1,435)	535 (23)
	October	6,254 (1,812)	870 (42)	4,424 (1,300)	533 (28)

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

October 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,056 / 12,151	1,059 / 14,179	1,025 / 12,823	1,089 / 10,535	974 / 11,938
Sales / YTD	697 / 7,452	588 / 8,738	741 / 8,816	745 / 6,038	546 / 6,069
Sales to New Listings Ratio / YTD	66% / 61%	56% / 62%	72% / 69%	68% / 57%	56% / 51%
Sales Volume	331,757,362	276,028,807	344,093,695	334,777,013	236,123,147
Sales Volume YTD	3,610,581,590	4,334,909,356	4,142,699,041	2,643,285,232	2,641,626,394
Average Sale Price	475,979	469,437	464,364	449,365	432,460
Average Sale Price YTD	484,512	496,099	469,907	437,775	435,266
Median Sale Price	439,000	422,900	420,000	394,900	387,750
Median Sale Price YTD	442,000	455,000	422,000	394,000	394,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	41 / 45	45 / 34	42 / 36	48 / 53	59 / 57
Median Days on Market / YTD	31 / 29	35 / 21	29 / 21	32 / 35	46 / 41
Average Days on Market (Cum.) / YTD	66 / 70	67 / 47	58 / 51	79 / 84	94 / 88
Median Days on Market (Cum.) / YTD	40 / 40	49 / 23	37 / 24	43 / 47	65 / 56
Semi-detached					
New Listings / YTD	175 / 2,042	152 / 2,632	180 / 2,453	181 / 2,059	183 / 2,083
Sales / YTD	131 / 1,466	105 / 1,908	163 / 1,691	112 / 1,137	94 / 1,054
Sales to New Listings Ratio / YTD	75% / 72%	69% / 72%	91% / 69%	62% / 55%	51% / 51%
Sales Volume	52,416,334	38,828,400	60,182,705	38,210,244	32,103,660
Sales Volume YTD	554,526,103	728,161,634	598,105,424	382,276,557	355,235,544
Average Sale Price	400,125	369,794	369,219	341,163	341,528
Average Sale Price YTD	378,258	381,636	353,699	336,215	337,036
Median Sale Price	383,000	372,500	340,000	325,000	325,000
Median Sale Price YTD	372,950	375,000	340,000	325,400	323,675
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	44 / 40	53 / 34	42 / 41	46 / 58	69 / 65
Median Days on Market / YTD	28 / 28	42 / 22	27 / 25	29 / 42	48 / 49
Average Days on Market (Cum.) / YTD	53 / 57	61 / 44	62 / 56	68 / 92	110 / 102
Median Days on Market (Cum.) / YTD	30 / 32	51 / 24	40 / 29	38 / 58	79 / 63
Row/Townhouse					
New Listings / YTD	250 / 2,833	239 / 3,327	258 / 3,318	255 / 2,392	202 / 2,481
Sales / YTD	218 / 2,135	179 / 2,250	157 / 1,912	136 / 1,181	126 / 1,228
Sales to New Listings Ratio / YTD	87% / 75%	75% / 68%	61% / 58%	53% / 49%	62% / 49%
Sales Volume	56,379,334	45,838,587	37,344,044	33,051,279	30,372,944
Sales Volume YTD	539,158,579	581,533,644	467,799,526	278,490,088	288,035,286
Average Sale Price	258,621	256,081	237,860	243,024	241,055
Average Sale Price YTD	252,533	258,459	244,665	235,809	234,556
Median Sale Price	258,000	248,500	242,000	241,250	251,000
Median Sale Price YTD	250,000	255,000	246,000	234,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	96% / 98%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	42 / 45	52 / 45	50 / 51	65 / 64	68 / 71
Median Days on Market / YTD	29 / 30	40 / 31	36 / 34	50 / 49	54 / 54
Average Days on Market (Cum.) / YTD	52 / 64	67 / 64	67 / 72	84 / 98	99 / 99
Median Days on Market (Cum.) / YTD	32 / 35	48 / 35	50 / 43	57 / 64	66 / 68

5 Year Residential Activity (Part 2)

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City of Edmonton

October 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	442 / 5,079	416 / 5,514	437 / 5,674	461 / 4,310	333 / 4,141
Sales / YTD	254 / 2,642	155 / 2,389	212 / 2,060	146 / 1,435	146 / 1,685
Sales to New Listings Ratio / YTD	57% / 52%	37% / 43%	49% / 36%	32% / 33%	44% / 41%
Sales Volume	51,287,669	27,262,598	41,823,844	29,568,661	28,827,545
Sales Volume YTD	492,318,086	464,393,175	419,001,006	283,489,384	352,822,787
Average Sale Price	201,920	175,888	197,282	202,525	197,449
Average Sale Price YTD	186,343	194,388	203,399	197,554	209,390
Median Sale Price	166,500	161,000	161,000	175,000	171,250
Median Sale Price YTD	170,000	175,000	182,700	175,000	187,500
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	95% / 95%	95% / 94%	95% / 95%
Average Days on Market / YTD	63 / 59	58 / 60	71 / 61	59 / 70	82 / 71
Median Days on Market / YTD	46 / 43	49 / 45	53 / 45	43 / 53	59 / 54
Average Days on Market (Cum.) / YTD	91 / 98	93 / 99	109 / 100	100 / 113	115 / 110
Median Days on Market (Cum.) / YTD	59 / 58	74 / 60	74 / 64	64 / 77	78 / 74
Total Residential¹					
New Listings / YTD	1,923 / 22,105	1,866 / 25,652	1,900 / 24,268	1,986 / 19,296	1,692 / 20,643
Sales / YTD	1,300 / 13,695	1,027 / 15,285	1,273 / 14,479	1,139 / 9,791	912 / 10,036
Sales to New Listings Ratio / YTD	68% / 62%	55% / 60%	67% / 60%	57% / 51%	54% / 49%
Sales Volume	491,840,699	387,958,392	483,444,288	435,607,197	327,427,296
Sales Volume YTD	5,196,584,358	6,108,997,809	5,627,604,997	3,587,541,261	3,637,720,011
Average Sale Price	378,339	377,759	379,768	382,447	359,021
Average Sale Price YTD	379,451	399,673	388,674	366,412	362,467
Median Sale Price	352,600	358,000	352,500	355,000	330,000
Median Sale Price YTD	359,000	378,000	362,000	344,500	340,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 98%	97% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	46 / 47	49 / 39	48 / 42	51 / 57	65 / 62
Median Days on Market / YTD	32 / 32	39 / 25	33 / 26	35 / 40	49 / 46
Average Days on Market (Cum.) / YTD	67 / 73	71 / 57	68 / 61	81 / 91	100 / 95
Median Days on Market (Cum.) / YTD	40 / 41	52 / 29	45 / 31	47 / 55	68 / 61
Other²					
New Listings / YTD	79 / 790	60 / 735	64 / 732	43 / 573	51 / 619
Sales / YTD	40 / 332	22 / 387	29 / 361	21 / 223	29 / 205
Sales to New Listings Ratio / YTD	51% / 42%	37% / 53%	45% / 49%	49% / 39%	57% / 33%
Sales Volume	13,554,600	6,387,923	9,690,050	3,494,000	6,085,350
Sales Volume YTD	103,582,731	122,969,058	123,791,960	51,289,460	47,693,097
Average Sale Price	338,865	290,360	334,140	166,381	209,840
Average Sale Price YTD	311,996	317,750	342,914	229,998	232,649
Median Sale Price	242,750	155,000	357,500	155,000	156,000
Median Sale Price YTD	214,000	240,000	284,500	167,000	160,100
Sale to List Price Ratio / YTD	93% / 94%	92% / 95%	96% / 95%	90% / 92%	90% / 92%
Average Days on Market / YTD	68 / 63	56 / 61	110 / 74	93 / 95	80 / 98
Median Days on Market / YTD	40 / 41	35 / 38	41 / 41	33 / 47	48 / 56
Average Days on Market (Cum.) / YTD	141 / 108	85 / 83	128 / 110	100 / 138	150 / 142
Median Days on Market (Cum.) / YTD	55 / 52	56 / 44	105 / 56	37 / 78	76 / 93

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

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

5 Year Commercial Activity (Part 1)

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City of Edmonton

October 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	7 / 88	2 / 78	7 / 64	3 / 72	2 / 69
Sales / YTD	1 / 17	0 / 24	1 / 10	2 / 11	5 / 18
Sales to New Listings Ratio / YTD	14% / 19%	0% / 31%	14% / 16%	67% / 15%	250% / 26%
Sales Volume	345,000	0	740,000	2,880,000	3,155,000
Sales Volume YTD	10,791,000	43,969,130	5,775,000	9,746,000	13,879,349
Average Sale Price	345,000	0	740,000	1,440,000	631,000
Average Sale Price YTD	634,765	1,832,047	577,500	886,000	771,075
Median Sale Price	345,000	0	740,000	1,440,000	600,000
Median Sale Price YTD	355,000	907,500	512,500	525,000	672,000
Sale to List Price Ratio / YTD	87% / 90%	0% / 95%	79% / 82%	88% / 89%	91% / 84%
Average Days on Market / YTD	270 / 170	0 / 177	417 / 102	732 / 404	274 / 370
Median Days on Market / YTD	270 / 106	0 / 111	417 / 63	732 / 352	219 / 204
Average Days on Market (Cum.) / YTD	270 / 239	0 / 277	417 / 132	732 / 409	274 / 382
Median Days on Market (Cum.) / YTD	270 / 117	0 / 153	417 / 68	732 / 352	219 / 246

Investment

New Listings / YTD	23 / 236	20 / 184	17 / 139	7 / 143	13 / 143
Sales / YTD	7 / 75	2 / 62	7 / 52	7 / 37	5 / 44
Sales to New Listings Ratio / YTD	30% / 32%	10% / 34%	41% / 37%	100% / 26%	38% / 31%
Sales Volume	7,360,000	995,000	6,861,000	3,623,000	3,698,292
Sales Volume YTD	63,720,485	65,968,168	40,643,078	25,034,831	41,139,942
Average Sale Price	1,051,429	497,500	980,143	517,571	739,658
Average Sale Price YTD	849,606	1,064,003	781,598	676,617	934,999
Median Sale Price	630,000	497,500	525,000	400,000	282,764
Median Sale Price YTD	498,000	532,500	460,000	400,000	440,500
Sale to List Price Ratio / YTD	94% / 90%	93% / 93%	106% / 88%	93% / 83%	95% / 93%
Average Days on Market / YTD	97 / 148	60 / 166	81 / 165	138 / 134	234 / 177
Median Days on Market / YTD	84 / 107	60 / 125	74 / 123	94 / 99	329 / 116
Average Days on Market (Cum.) / YTD	117 / 205	60 / 192	81 / 185	138 / 176	234 / 203
Median Days on Market (Cum.) / YTD	84 / 138	60 / 132	74 / 137	94 / 106	329 / 143

Multi Family

New Listings / YTD	11 / 117	5 / 103	9 / 92	7 / 65	8 / 73
Sales / YTD	6 / 29	1 / 24	3 / 44	1 / 12	1 / 15
Sales to New Listings Ratio / YTD	55% / 25%	20% / 23%	33% / 48%	14% / 18%	13% / 21%
Sales Volume	7,164,000	1,375,000	4,330,500	620,000	1,234,000
Sales Volume YTD	37,981,106	32,967,500	60,448,750	20,204,200	15,297,250
Average Sale Price	1,194,000	1,375,000	1,443,500	620,000	1,234,000
Average Sale Price YTD	1,309,693	1,373,646	1,373,835	1,683,683	1,019,817
Median Sale Price	989,500	1,375,000	1,317,500	620,000	1,234,000
Median Sale Price YTD	1,080,000	1,385,000	1,232,500	1,191,000	783,000
Sale to List Price Ratio / YTD	95% / 93%	69% / 93%	95% / 93%	94% / 92%	97% / 94%
Average Days on Market / YTD	137 / 127	104 / 79	112 / 180	115 / 199	63 / 159
Median Days on Market / YTD	148 / 106	104 / 58	92 / 119	115 / 110	63 / 131
Average Days on Market (Cum.) / YTD	194 / 173	104 / 104	225 / 223	115 / 269	63 / 159
Median Days on Market (Cum.) / YTD	153 / 147	104 / 81	153 / 137	115 / 110	63 / 131

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)

City of Edmonton

October 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	23 / 187	16 / 158	7 / 78	4 / 107	25 / 212
Sales / YTD	6 / 39	2 / 30	3 / 20	3 / 22	3 / 30
Sales to New Listings Ratio / YTD	26% / 21%	13% / 19%	43% / 26%	75% / 21%	12% / 14%
Sales Volume	707,500	372,500	398,000	137,500	555,000
Sales Volume YTD	9,848,200	7,657,300	3,542,068	2,625,800	7,037,750
Average Sale Price	117,917	186,250	132,667	45,833	185,000
Average Sale Price YTD	252,518	255,243	177,103	119,355	234,592
Median Sale Price	118,000	186,250	148,000	55,000	200,000
Median Sale Price YTD	140,000	180,000	84,500	77,000	137,000
Sale to List Price Ratio / YTD	84% / 83%	69% / 83%	87% / 117%	99% / 83%	66% / 84%
Average Days on Market / YTD	243 / 147	106 / 151	105 / 170	111 / 136	64 / 151
Median Days on Market / YTD	224 / 102	106 / 105	91 / 146	109 / 127	71 / 116
Average Days on Market (Cum.) / YTD	243 / 152	106 / 164	105 / 170	164 / 176	64 / 164
Median Days on Market (Cum.) / YTD	224 / 102	106 / 105	91 / 146	145 / 147	71 / 118
Lease					
New Listings / YTD	21 / 172	22 / 142	7 / 105	9 / 131	10 / 124
Sales / YTD	7 / 48	0 / 28	2 / 26	1 / 27	1 / 36
Sales to New Listings Ratio / YTD	33% / 28%	0% / 20%	29% / 25%	11% / 21%	10% / 29%
Sales Volume	585,739,982	0	167,526	14	33,600
Sales Volume YTD	796,179,668	3,496,384	6,086,204	8,767,261	3,446,900
Average Sale Price	83,677,140	0	83,763	14	33,600
Average Sale Price YTD	16,587,076	124,871	234,085	324,713	95,747
Median Sale Price	189,563	0	83,763	14	33,600
Median Sale Price YTD	132,255	107,447	122,400	163,875	76,086
Average Days on Market / YTD	115 / 175	0 / 163	270 / 222	51 / 172	346 / 148
Median Days on Market / YTD	86 / 132	0 / 89	270 / 125	51 / 159	346 / 100
Average Days on Market (Cum.) / YTD	122 / 188	0 / 192	270 / 233	51 / 172	346 / 148
Median Days on Market (Cum.) / YTD	122 / 135	0 / 130	270 / 148	51 / 159	346 / 100
Farms					
New Listings / YTD	2 / 9	0 / 4	0 / 3	0 / 11	0 / 11
Sales / YTD	1 / 1	0 / 1	1 / 3	1 / 4	0 / 1
Sales to New Listings Ratio / YTD	50% / 11%	0% / 25%	0% / 100%	0% / 36%	0% / 9%
Sales Volume	1,400,000	0	835,000	550,000	0
Sales Volume YTD	1,400,000	2,200,000	3,383,000	3,759,600	685,000
Average Sale Price	1,400,000	0	835,000	550,000	0
Average Sale Price YTD	1,400,000	2,200,000	1,127,667	939,900	685,000
Median Sale Price	1,400,000	0	835,000	550,000	0
Median Sale Price YTD	1,400,000	2,200,000	1,100,000	826,300	685,000
Sale to List Price Ratio / YTD	93% / 93%	0% / 92%	98% / 86%	87% / 91%	0% / 80%
Average Days on Market / YTD	86 / 86	0 / 83	17 / 181	61 / 117	0 / 158
Median Days on Market / YTD	86 / 86	0 / 83	17 / 183	61 / 103	0 / 158
Average Days on Market (Cum.) / YTD	178 / 178	0 / 213	17 / 345	61 / 148	0 / 158
Median Days on Market (Cum.) / YTD	178 / 178	0 / 213	17 / 343	61 / 160	0 / 158
Total Commercial¹					
New Listings / YTD	87 / 810	65 / 672	47 / 483	30 / 532	58 / 635
Sales / YTD	28 / 209	5 / 169	17 / 155	15 / 113	15 / 145
Sales to New Listings Ratio / YTD	32% / 26%	8% / 25%	36% / 32%	50% / 21%	26% / 23%
Sales Volume	602,716,482	2,742,500	13,332,026	7,810,514	8,675,892
Sales Volume YTD	919,920,459	156,258,482	119,878,100	70,137,692	82,766,191
Average Sale Price	21,525,589	548,500	784,237	520,701	578,393
Average Sale Price YTD	4,401,533	924,606	773,407	620,688	570,801
Median Sale Price	452,500	420,000	525,000	395,000	282,764
Median Sale Price YTD	380,000	450,000	525,000	339,000	318,000
Sale to List Price Ratio / YTD	91% / 89%	79% / 91%	97% / 94%	93% / 86%	87% / 89%
Average Days on Market / YTD	147 / 153	87 / 152	129 / 175	199 / 176	209 / 186
Median Days on Market / YTD	119 / 107	96 / 104	90 / 123	96 / 119	117 / 119
Average Days on Market (Cum.) / YTD	169 / 189	87 / 187	149 / 202	210 / 206	209 / 198
Median Days on Market (Cum.) / YTD	127 / 131	96 / 121	90 / 137	96 / 135	117 / 127

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

October 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	46	29	51	437	461	464
	Average	435,315	433,741	449,815	452,730	467,771	436,393
	Median	409,950	385,000	415,000	418,000	417,000	399,000
North Central	Sales	140	118	149	1,525	1,844	1,831
	Average	403,996	401,558	396,159	410,197	423,900	397,544
	Median	378,750	375,100	364,000	390,000	404,750	383,000
Northeast	Sales	45	37	33	451	514	489
	Average	377,958	343,873	383,000	352,471	364,894	348,976
	Median	345,000	324,500	340,000	327,000	335,000	325,000
Central	Sales	33	22	31	295	359	328
	Average	250,135	257,382	291,871	280,672	297,985	298,217
	Median	230,000	253,750	261,500	257,500	270,000	274,950
West	Sales	75	64	67	692	811	845
	Average	499,681	517,044	554,477	543,470	566,223	556,829
	Median	431,000	407,500	424,000	439,251	455,000	450,000
Southwest	Sales	85	72	115	990	1,162	1,247
	Average	601,256	595,735	548,924	604,273	608,898	590,302
	Median	540,000	525,750	473,000	528,000	536,750	513,250
Southeast	Sales	123	122	128	1,301	1,513	1,542
	Average	434,082	417,491	410,378	439,638	448,879	420,772
	Median	394,000	385,000	381,250	407,000	420,000	389,500
Anthony Henday	Sales	150	122	168	1,763	2,073	2,073
	Average	586,240	566,134	523,880	566,905	577,097	525,344
	Median	530,250	512,500	492,500	520,000	533,000	477,300
City of Edmonton Total	Sales	697	588	741	7,452	8,738	8,816
	Average	475,979	469,437	464,364	484,512	496,099	469,907
	Median	439,000	422,900	420,000	442,000	455,000	422,000
Semi-detached							
Northwest	Sales	5	6	14	85	113	97
	Average	408,860	487,500	448,857	392,497	408,540	379,381
	Median	449,900	500,000	354,500	402,000	395,000	363,000
North Central	Sales	21	18	21	233	327	278
	Average	302,816	305,389	312,833	320,180	330,008	313,575
	Median	292,000	309,000	305,700	317,000	340,000	325,200
Northeast	Sales	4	2	5	54	55	64
	Average	n/a	n/a	298,780	274,660	290,063	272,691
	Median	n/a	n/a	321,400	249,750	281,000	265,500
Central	Sales	4	1	1	42	47	44
	Average	n/a	n/a	n/a	357,885	360,076	344,064
	Median	n/a	n/a	n/a	317,500	343,500	321,500
West	Sales	6	5	5	56	54	47
	Average	479,917	356,500	288,500	385,893	353,123	356,543
	Median	472,500	265,000	300,000	337,950	324,250	318,000
Southwest	Sales	17	12	14	137	191	161
	Average	476,458	359,750	452,471	459,752	423,696	425,723
	Median	343,000	329,750	432,150	390,000	370,000	369,300
Southeast	Sales	22	15	30	273	317	268
	Average	376,745	350,672	351,567	364,688	388,225	350,660
	Median	383,500	315,000	331,000	351,500	371,000	331,495
Anthony Henday	Sales	52	46	73	586	804	732
	Average	420,908	395,388	371,619	396,832	395,703	358,285
	Median	422,500	391,150	350,000	387,500	388,125	348,850
City of Edmonton Total	Sales	131	105	163	1,466	1,908	1,691
	Average	400,125	369,794	369,219	378,258	381,636	353,699
	Median	383,000	372,500	340,000	372,950	375,000	340,000

n/a = insufficient data

October 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	7	4	8	74	49	52
	Average	335,100	n/a	274,863	313,223	366,289	293,225
	Median	356,000	n/a	287,450	322,250	349,000	306,500
North Central	Sales	36	38	34	397	453	399
	Average	229,044	231,070	215,626	226,725	237,089	222,375
	Median	222,950	200,500	198,500	213,500	239,900	227,500
Northeast	Sales	22	8	12	209	169	126
	Average	197,762	178,238	173,125	174,270	171,633	167,745
	Median	185,950	165,000	160,000	165,000	160,500	158,900
Central	Sales	1	3	3	24	32	28
	Average	n/a	n/a	n/a	357,225	362,650	339,692
	Median	n/a	n/a	n/a	347,500	344,000	312,500
West	Sales	25	19	15	202	220	203
	Average	230,356	175,889	242,667	211,466	214,189	213,742
	Median	194,000	157,500	228,000	190,000	185,000	185,000
Southwest	Sales	26	20	18	266	298	221
	Average	250,167	225,537	239,639	257,314	261,956	251,263
	Median	225,099	223,750	248,750	250,250	250,000	249,500
Southeast	Sales	28	22	26	341	349	306
	Average	213,225	196,724	180,409	223,085	221,066	222,109
	Median	201,200	188,000	164,000	199,900	201,500	198,000
Anthony Henday	Sales	73	65	41	622	680	577
	Average	314,818	320,592	287,652	311,480	313,583	288,202
	Median	319,000	320,786	292,293	305,365	307,694	282,000
City of Edmonton Total	Sales	218	179	157	2,135	2,250	1,912
	Average	258,621	256,081	237,860	252,533	258,459	244,665
	Median	258,000	248,500	242,000	250,000	255,000	246,000
Apartment Condominium							
Northwest	Sales	8	4	6	86	76	67
	Average	129,519	n/a	183,083	136,821	155,458	168,050
	Median	106,250	n/a	128,000	120,000	107,000	155,000
North Central	Sales	27	15	36	307	293	235
	Average	167,389	177,867	149,567	160,101	170,527	161,904
	Median	157,500	177,000	134,500	162,000	165,000	160,000
Northeast	Sales	18	11	8	137	136	96
	Average	133,883	107,682	145,250	122,377	131,352	135,072
	Median	136,250	95,000	148,750	121,000	138,000	143,550
Central	Sales	49	38	51	582	519	553
	Average	313,974	143,339	235,136	207,343	211,690	238,552
	Median	139,000	120,000	160,000	166,250	176,500	210,000
West	Sales	18	8	13	217	166	126
	Average	164,033	153,875	207,485	163,129	160,582	171,924
	Median	154,250	149,500	158,000	149,000	154,000	152,500
Southwest	Sales	37	33	41	500	471	393
	Average	202,426	238,348	234,670	214,768	228,989	230,501
	Median	187,000	185,000	202,500	195,450	196,200	215,000
Southeast	Sales	42	9	19	298	262	217
	Average	159,570	142,389	155,811	172,259	177,718	183,847
	Median	162,500	115,000	133,500	169,250	170,500	177,350
Anthony Henday	Sales	55	37	38	515	466	373
	Average	196,237	188,924	181,785	193,874	201,309	194,809
	Median	189,950	185,000	169,950	182,500	184,000	187,000
City of Edmonton Total	Sales	254	155	212	2,642	2,389	2,060
	Average	201,920	175,888	197,282	186,343	194,388	203,399
	Median	166,500	161,000	161,000	170,000	175,000	182,700

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
October 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	2,520	1,750	91	24	
	July	2,386	1,586	76	28	
	August	2,280	1,597	67	23	
	September	2,154	1,435	74	23	
	October	1,923	1,300	87	28	
		Total	22,105	13,695	810	209

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

October 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	490,579	381,788	255,873	192,971	383,842
	August	492,990	376,974	250,382	190,152	383,071
	September	488,455	355,734	263,625	177,667	376,556
	October	475,979	400,125	258,621	201,920	378,339

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

October 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	2,089	1,991	2,011	2,059	1,801
Sales	1,368	1,054	1,319	1,175	956
Sales Volume	1,108,111,781	397,088,815	506,466,364	446,911,711	342,188,538
Edmonton City Year to Date					
New Listings	23,705	27,059	25,483	20,401	21,897
Sales	14,236	15,841	14,995	10,127	10,386
Sales Volume	6,220,087,548	6,388,225,349	5,871,275,057	3,708,968,413	3,768,179,299
Edmonton City Month End Active Inventory					
Residential	4,424	5,331	5,363	5,244	5,546
Commercial	533	488	369	393	411
TOTAL	5,212	6,076	6,003	5,890	6,246
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,010	2,817	2,892	2,906	2,608
Sales	1,927	1,574	2,030	1,842	1,444
Sales Volume	1,356,035,388	619,633,647	806,479,058	734,134,872	527,456,387
Greater Edmonton Area Year to Date					
New Listings	34,096	38,353	37,148	30,501	32,974
Sales	20,896	23,562	23,385	15,816	15,701
Sales Volume	9,147,105,560	9,868,511,052	9,478,005,616	5,982,352,937	5,846,805,858
Greater Edmonton Area Month End Active Inventory					
Residential	6,254	7,169	7,084	7,421	8,175
Commercial	870	846	711	737	779
TOTAL	7,713	8,651	8,506	8,879	9,765
<hr/>					
Total Board Monthly					
New Listings	3,387	3,243	3,340	3,339	3,051
Sales	2,210	1,821	2,335	2,120	1,617
Sales Volume	1,437,144,757	691,109,986	891,477,749	807,557,744	572,090,134
Total Board Year to Date					
New Listings	39,585	44,374	43,202	35,792	38,826
Sales	23,866	26,767	27,124	18,183	17,763
Sales Volume	10,001,171,435	10,818,857,002	10,529,964,016	6,566,780,877	6,384,243,922

**Total Board
October 2023**

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,842 / 22,242	1,845 / 25,537	1,856 / 24,471	1,917 / 20,901	1,791 / 23,487
Sales / YTD	1,260 / 13,959	1,107 / 16,328	1,446 / 17,430	1,436 / 11,871	1,012 / 11,407
Sales to New Listings Ratio / YTD	68% / 63%	60% / 64%	78% / 71%	75% / 57%	57% / 49%
Sales Volume	574,385,509	501,704,345	641,246,601	623,702,753	418,345,643
Sales Volume YTD	6,505,983,865	7,797,584,916	7,839,514,938	4,940,371,979	4,730,517,230
Semi-detached					
New Listings / YTD	260 / 3,107	239 / 3,799	266 / 3,726	265 / 3,100	281 / 3,202
Sales / YTD	205 / 2,261	168 / 2,818	239 / 2,657	183 / 1,790	151 / 1,660
Sales to New Listings Ratio / YTD	79% / 73%	70% / 74%	90% / 71%	69% / 58%	54% / 52%
Sales Volume	78,135,182	61,609,325	84,836,737	62,099,190	49,727,610
Sales Volume YTD	836,708,670	1,046,127,587	918,016,120	591,202,459	550,664,462
Row/Townhouse					
New Listings / YTD	397 / 3,748	308 / 4,209	331 / 4,199	317 / 3,070	277 / 3,263
Sales / YTD	274 / 2,739	213 / 2,854	202 / 2,455	173 / 1,552	162 / 1,583
Sales to New Listings Ratio / YTD	69% / 73%	69% / 68%	61% / 58%	55% / 51%	58% / 49%
Sales Volume	70,211,142	55,294,478	48,819,744	43,290,252	39,285,220
Sales Volume YTD	700,325,824	738,866,303	608,352,664	369,469,233	375,592,955
Apartment Condominium					
New Listings / YTD	502 / 5,865	475 / 6,286	499 / 6,424	526 / 4,914	370 / 4,709
Sales / YTD	294 / 3,143	189 / 2,852	257 / 2,452	172 / 1,656	170 / 1,949
Sales to New Listings Ratio / YTD	59% / 54%	40% / 45%	52% / 38%	33% / 34%	46% / 41%
Sales Volume	59,667,068	35,344,648	51,343,144	35,226,861	34,442,545
Sales Volume YTD	604,482,669	566,397,506	505,909,887	329,689,884	410,696,699
Total Residential¹					
New Listings / YTD	3,001 / 34,962	2,867 / 39,831	2,952 / 38,820	3,025 / 31,985	2,719 / 34,661
Sales / YTD	2,033 / 22,102	1,677 / 24,852	2,144 / 24,994	1,964 / 16,869	1,495 / 16,599
Sales to New Listings Ratio / YTD	68% / 63%	58% / 62%	73% / 64%	65% / 53%	55% / 48%
Sales Volume	782,398,901	653,952,796	826,246,226	764,319,056	541,801,018
Sales Volume YTD	8,647,501,028	10,148,976,312	9,871,793,609	6,230,733,555	6,067,471,346
Other²					
New Listings / YTD	204 / 2,701	206 / 2,801	242 / 2,953	204 / 2,372	179 / 2,440
Sales / YTD	108 / 1,200	108 / 1,392	131 / 1,597	109 / 957	78 / 754
Sales to New Listings Ratio / YTD	53% / 44%	52% / 50%	54% / 54%	53% / 40%	44% / 31%
Sales Volume	26,377,888	19,359,273	28,334,902	14,401,450	13,254,438
Sales Volume YTD	250,496,997	308,722,857	341,882,811	158,660,594	123,484,660

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 October 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	32 / 281	19 / 260	22 / 201	10 / 192	14 / 250
Sales / YTD	4 / 51	3 / 62	5 / 40	3 / 33	6 / 49
Sales to New Listings Ratio / YTD	13% / 18%	16% / 24%	23% / 20%	30% / 17%	43% / 20%
Sales Volume	3,110,000	710,000	1,744,000	6,680,000	3,285,000
Sales Volume YTD	38,974,900	74,620,584	24,417,658	20,357,600	26,169,249
Investment					
New Listings / YTD	50 / 506	39 / 428	38 / 349	31 / 349	36 / 391
Sales / YTD	23 / 161	7 / 145	11 / 128	16 / 87	11 / 86
Sales to New Listings Ratio / YTD	46% / 32%	18% / 34%	29% / 37%	52% / 25%	31% / 22%
Sales Volume	17,814,818	2,750,845	10,913,000	11,155,500	5,021,292
Sales Volume YTD	105,778,353	111,236,893	94,170,195	48,850,041	65,249,042
Multi Family					
New Listings / YTD	12 / 158	9 / 153	13 / 132	11 / 92	14 / 110
Sales / YTD	8 / 40	4 / 39	4 / 57	2 / 15	1 / 21
Sales to New Listings Ratio / YTD	67% / 25%	44% / 25%	31% / 43%	18% / 16%	7% / 19%
Sales Volume	7,433,500	5,720,000	5,792,500	1,720,000	1,234,000
Sales Volume YTD	45,043,106	47,835,000	73,388,250	23,344,200	19,039,750
Hotel/Motel					
New Listings / YTD	1 / 14	2 / 8	2 / 8	2 / 8	4 / 6
Sales / YTD	1 / 1	1 / 3	0 / 0	0 / 0	1 / 2
Sales to New Listings Ratio / YTD	100% / 7%	50% / 38%	0% / 0%	0% / 0%	25% / 33%
Sales Volume	215,000	408,000	0	0	385,000
Sales Volume YTD	215,000	1,041,000	0	0	665,000
Business					
New Listings / YTD	36 / 357	41 / 318	22 / 175	13 / 214	41 / 357
Sales / YTD	10 / 77	4 / 54	4 / 39	5 / 51	5 / 45
Sales to New Listings Ratio / YTD	28% / 22%	10% / 17%	18% / 22%	38% / 24%	12% / 13%
Sales Volume	2,652,500	1,322,500	535,500	392,500	2,380,000
Sales Volume YTD	24,565,600	15,614,800	13,050,568	11,749,300	13,513,650
Lease					
New Listings / YTD	35 / 318	34 / 278	22 / 245	22 / 265	18 / 256
Sales / YTD	9 / 103	5 / 76	6 / 75	4 / 51	11 / 87
Sales to New Listings Ratio / YTD	26% / 32%	15% / 27%	27% / 31%	18% / 19%	61% / 34%
Sales Volume	586,745,650	226,772	647,771	215,738	859,386
Sales Volume YTD	803,497,156	9,681,118	11,731,292	12,775,987	7,610,910
Farms					
New Listings / YTD	15 / 276	26 / 292	27 / 313	21 / 307	25 / 346
Sales / YTD	14 / 126	12 / 141	30 / 190	17 / 116	9 / 117
Sales to New Listings Ratio / YTD	93% / 46%	46% / 48%	111% / 61%	81% / 38%	36% / 34%
Sales Volume	10,396,500	6,659,800	17,263,850	8,673,500	3,870,000
Sales Volume YTD	83,847,295	100,564,938	97,019,632	59,894,600	59,460,315
Total Commercial¹					
New Listings / YTD	182 / 1,922	170 / 1,742	146 / 1,429	110 / 1,435	153 / 1,725
Sales / YTD	69 / 564	36 / 523	60 / 533	47 / 357	44 / 410
Sales to New Listings Ratio / YTD	38% / 29%	21% / 30%	41% / 37%	43% / 25%	29% / 24%
Sales Volume	628,367,968	17,797,917	36,896,621	28,837,238	17,034,678
Sales Volume YTD	1,103,173,410	361,157,833	316,287,596	177,386,728	193,287,916

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

October 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	3	5	6	60	61	65
	Sales Volume	n/a	1,142,900	1,337,000	14,242,776	14,503,701	15,852,900
	Average Price	n/a	228,580	222,833	237,380	237,766	243,891
	Median Price	n/a	189,900	205,000	232,000	226,000	235,000
Beaumont	Sales	30	20	32	360	414	464
	Sales Volume	14,529,750	10,315,650	13,484,900	178,036,231	206,499,659	206,335,373
	Average Price	484,325	515,783	421,403	494,545	498,791	444,688
	Median Price	467,000	536,250	374,500	471,950	498,950	436,250
Bonnyville	Sales	16	16	23	202	211	239
	Sales Volume	4,564,000	6,309,300	7,894,400	64,950,050	76,223,407	84,398,759
	Average Price	285,250	394,331	343,235	321,535	361,248	353,133
	Median Price	309,500	336,000	322,000	300,000	330,000	336,500
Cold Lake	Sales	27	17	22	335	308	335
	Sales Volume	9,647,091	5,675,860	7,319,000	111,460,464	99,835,810	104,346,405
	Average Price	357,300	333,874	332,682	332,718	324,142	311,482
	Median Price	350,000	340,000	333,500	321,000	330,000	312,000
Devon	Sales	10	6	12	94	135	116
	Sales Volume	3,765,021	2,155,000	3,324,000	34,576,171	45,040,349	37,913,799
	Average Price	376,502	359,167	277,000	367,832	333,632	326,843
	Median Price	345,000	321,250	265,000	349,500	325,000	324,250
Drayton Valley	Sales	10	14	15	110	146	137
	Sales Volume	3,320,000	3,732,277	3,032,400	31,225,099	41,040,597	34,258,827
	Average Price	332,000	266,591	202,160	283,865	281,100	250,064
	Median Price	331,500	249,000	200,000	283,500	281,250	244,000
Fort Saskatchewan	Det. Sales	22	27	40	323	397	447
	Det. Average Price	464,814	410,385	457,128	475,861	464,425	434,597
	Det. Median Price	454,000	410,000	429,950	465,000	440,000	424,000
	Apt. Sales	1	2	6	65	46	27
	Apt. Average Price	n/a	n/a	104,333	170,069	173,791	138,093
	Apt. Median Price	n/a	n/a	116,500	149,500	165,200	135,000
	Total Sales Volume	13,425,898	14,869,188	22,726,350	207,498,410	250,401,991	255,869,997
Gibbons	Sales	2	7	11	61	57	68
	Sales Volume	n/a	1,771,900	3,391,000	19,326,040	17,000,150	20,147,135
	Average Price	n/a	253,129	308,273	316,820	298,248	296,281
	Median Price	n/a	267,500	350,000	305,500	286,000	283,000
Leduc	Det. Sales	34	33	49	425	552	545
	Det. Average Price	436,841	410,967	392,374	435,666	423,429	400,466
	Det. Median Price	432,000	414,000	370,000	422,000	412,500	380,000
	Apt. Sales	1	0	2	19	16	21
	Apt. Average Price	n/a	n/a	n/a	195,363	220,151	201,198
	Apt. Median Price	n/a	n/a	n/a	170,000	194,450	180,000
	Total Sales Volume	20,873,750	16,135,424	22,708,233	245,760,870	299,930,259	273,554,078

n/a = insufficient data

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

October 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville	Sales	16	9	12	197	254	259
	Sales Volume	4,936,900	2,806,000	4,333,901	67,437,954	91,857,436	90,121,774
	Average Price	308,556	311,778	361,158	342,325	361,643	347,961
	Median Price	315,000	340,000	371,250	345,000	349,000	358,688
Sherwood Park	Det. Sales	65	60	70	678	767	951
	Det. Average Price	491,544	506,255	447,778	508,673	510,300	466,918
	Det. Median Price	493,000	459,000	432,500	480,000	478,000	440,000
	Apt. Sales	12	10	10	120	114	90
	Apt. Average Price	265,925	273,300	215,950	255,115	248,238	251,411
	Apt. Median Price	302,000	277,500	218,500	268,750	242,000	260,000
	Total Sales Volume	42,167,485	40,876,991	40,694,614	457,154,739	502,082,704	559,022,691
Spruce Grove	Det. Sales	34	37	47	496	566	597
	Det. Average Price	432,866	442,027	403,205	458,402	451,879	418,546
	Det. Median Price	436,500	405,000	385,000	445,000	432,000	405,000
	Apt. Sales	5	2	6	56	37	34
	Apt. Average Price	215,400	n/a	223,333	186,472	184,527	195,375
	Apt. Median Price	171,000	n/a	230,500	176,000	165,000	170,100
Total Sales Volume	23,713,806	22,093,150	27,881,069	324,094,426	340,109,531	335,003,417	
St. Albert	Det. Sales	55	54	86	673	853	937
	Det. Average Price	501,718	528,168	487,399	535,812	540,967	499,773
	Det. Median Price	474,000	462,700	418,000	490,000	505,000	454,900
	Apt. Sales	12	12	10	137	122	113
	Apt. Average Price	205,963	283,375	342,940	287,517	260,621	271,617
	Apt. Median Price	178,750	217,000	225,500	213,900	219,500	221,000
Total Sales Volume	36,184,234	38,576,994	52,202,775	487,059,407	570,993,347	575,602,221	
St. Paul	Sales	12	10	13	138	131	173
	Sales Volume	2,311,700	1,373,400	3,277,660	32,477,300	30,751,465	43,218,071
	Average Price	192,642	137,340	252,128	235,343	234,744	249,815
	Median Price	209,000	127,250	272,500	214,500	215,000	256,000
Stony Plain	Sales	27	25	22	329	431	372
	Sales Volume	8,136,050	8,570,450	7,922,650	117,860,949	160,893,366	130,823,166
	Average Price	301,335	342,818	360,120	358,240	373,302	351,675
	Median Price	290,000	320,000	390,000	355,000	360,000	345,000
Vegreville	Sales	10	5	8	91	96	102
	Sales Volume	1,672,000	996,000	1,484,900	20,109,400	23,203,000	21,430,700
	Average Price	167,200	199,200	185,613	220,982	241,698	210,105
	Median Price	160,000	200,000	175,500	200,000	225,000	201,500
Westlock	Sales	6	2	6	73	83	81
	Sales Volume	1,583,100	n/a	1,192,000	18,060,350	19,366,600	18,497,100
	Average Price	263,850	n/a	198,667	247,402	233,333	228,359
	Median Price	298,000	n/a	193,000	239,000	227,000	230,000
Wetaskiwin	Sales	18	10	16	165	192	200
	Sales Volume	4,234,010	2,485,000	3,768,800	38,436,743	49,215,450	45,679,675
	Average Price	235,223	248,500	235,550	232,950	256,330	228,398
	Median Price	186,000	252,500	212,500	227,500	239,900	215,750

n/a = insufficient data

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

October 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	2	0	2	6	6
	Sales Volume	n/a	n/a	n/a	n/a	3,499,400	2,385,000
Bonnyville M.D.	Sales	3	3	0	27	24	24
	Sales Volume	n/a	n/a	n/a	9,727,480	8,484,972	9,865,630
Lac la Biche County	Sales	0	0	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	0	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	1	4	18	26	36
	Sales Volume	n/a	n/a	n/a	21,880,595	27,878,000	31,717,242
Parkland County	Sales	3	1	0	14	9	11
	Sales Volume	n/a	n/a	n/a	12,212,080	7,190,500	7,460,250
Smoky Lake County	Sales	0	0	1	5	6	8
	Sales Volume	n/a	n/a	n/a	1,170,000	1,301,000	3,070,000
St. Paul County	Sales	3	0	1	24	13	17
	Sales Volume	n/a	n/a	n/a	6,542,909	5,819,500	5,184,100
Strathcona County	Sales	0	0	2	12	6	10
	Sales Volume	n/a	n/a	n/a	12,718,000	4,881,000	7,065,600
Sturgeon County	Sales	1	2	3	11	9	12
	Sales Volume	n/a	n/a	n/a	9,915,500	6,005,080	7,607,500
Thorhild County	Sales	0	0	0	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	0	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.

October 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	4	8	7	81	72	121
	Sales Volume	n/a	2,305,800	2,044,900	21,574,150	22,304,775	27,466,595
Bonnyville M.D.	Sales	21	22	27	268	266	301
	Sales Volume	5,809,000	7,331,882	8,608,900	81,204,030	88,096,279	98,610,089
Lac la Biche County	Sales	1	0	2	8	13	6
	Sales Volume	n/a	n/a	n/a	3,259,000	4,976,000	1,125,000
Lac Ste. Anne County	Sales	5	5	2	33	50	30
	Sales Volume	909,500	848,900	n/a	6,056,050	7,530,750	6,838,750
Leduc County	Sales	23	9	22	162	223	297
	Sales Volume	12,688,200	4,797,000	14,627,500	96,563,805	135,949,915	172,245,640
Parkland County	Sales	51	40	59	487	586	693
	Sales Volume	31,804,015	20,100,250	27,355,200	268,017,504	301,837,735	344,334,164
Smoky Lake County	Sales	12	5	10	68	67	72
	Sales Volume	2,597,500	795,000	2,072,000	13,496,300	12,865,300	16,171,500
St. Paul County	Sales	16	15	15	191	184	229
	Sales Volume	2,741,700	1,773,400	4,110,660	43,852,849	45,676,565	51,968,046
Strathcona County	Sales	22	25	47	270	341	428
	Sales Volume	14,354,980	15,080,000	31,201,652	191,695,721	258,511,141	288,612,856
Sturgeon County	Sales	14	25	25	190	231	273
	Sales Volume	8,615,650	15,753,700	15,393,875	119,563,882	159,490,226	174,099,823
Thorhild County	Sales	4	1	5	59	61	72
	Sales Volume	n/a	n/a	965,850	11,987,330	15,614,928	14,545,252
Two Hills County	Sales	6	7	2	49	47	45
	Sales Volume	272,500	1,960,000	n/a	7,334,900	9,299,800	7,232,800
Vermilion River County	Sales	0	0	1	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data