

Media Release

YEG Real Estate Market Sees Month-over-Month Dip in Sales, Prices, and Inventory Amidst Seasonal Trends

Edmonton, December 4, 2023: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for November 2023 came to 1,637, decreasing from October 2023 by 9.1%, but showing an increase of 28.5% over November 2022. New residential listings amounted to 2,126, which is 20.8% lower than October 2023, and 7.9% higher than November 2022. Overall inventory in the GEA showed decreases of 14.5% from November of last year and 12.9% from October 2023.

For November, detached unit sales totalled 932, a decrease of 11.7% from October 2023, but up 22.1% from the previous year. Semi-detached unit sales were down 15.2% month-over-month but showed an increase of 21.7% from November 2022. Row/Townhouse unit sales were down 10.1% from October 2023 and up 32.4% year-over-year. Apartment Condominium unit sales saw numbers increase 55% from last year and 1.7% since October 2023.

Total residential average prices came in at \$380,827, a 0.4% decrease from November 2022, and a 3.9% decrease from October 2023. Detached homes averaged \$478,874, amounting to a 2.4% year-over-year increase, but a 1.6% decrease from October 2023. Semi-detached sold for an average of \$362,209, resulting in a 0.3% increase year-over-year, and a 6.1% decrease from the previous month. Row/townhouse prices were up 4.8% from October 2023 and increased 12.3% when compared to November 2022, selling at an average of \$271,092. Apartment Condominium average prices hit \$172,024 showing decreases of 15.5% from last month and 10.5% from last year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$375,000, resulting in a decrease of 0.5% from October 2023, and a year-over-year increase of 1.5% from November 2022.

“In real estate, the rhythm of the market often shifts with the seasons. As we transition into the colder months, it's not uncommon to witness a predictable decrease in available listings. Yet, what's remarkable about Edmonton's current housing landscape is the continual demand despite this seasonal ebb,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “Buyers continue their search for their dream home, eager to secure properties even amidst a tighter inventory.”

Detached homes averaged 46 days on the market, increasing three days from October 2023. Semi-detached homes averaged 39 days on the market, a decrease of eight days from the previous month, and row/townhouses showed no change, averaging 42 days on the market. Apartment condominiums averaged 54 days on the market, showing a seven-day decrease from October 2023. Overall, all residential listings averaged 46 days on the market, showing no change month-over-month and dropping by seven days in comparison to November 2022.

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*	November 2023	M/M % Change	Y/Y % Change
(for all-residential sales in GEA ¹)			
SFD ⁶ benchmark price	\$432,100	-0.5%	2.6%
Apartment benchmark price	\$178,300	-1.2%	4.2%
Townhouse benchmark price	\$241,000	1.6%	7.4%
Composite ⁷ benchmark price	\$375,000	-0.5%	1.5%

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

MLS® System Activity 2023	November 2023	M/M % Change	Y/Y % Change
(for all-residential sales in GEA ¹)			
Detached average ² selling price – month	\$478,874	-1.6%	2.4%
Detached median ³ selling price – month	\$438,000	-3.0%	0.7%
Semi-detached average selling price – month	\$362,209	-6.1%	0.3%
Semi-detached median selling price – month	\$370,000	-0.9%	6.2%
Row/Townhouse average selling price – month	\$271,092	4.8%	12.3%
Row/Townhouse median selling price – month	\$278,000	10.2%	18.1%
Apartment Condominium average selling price	\$172,024	-15.5%	-10.5%
Apartment Condominium median selling price	\$153,750	-8.9%	-3.9%
All-residential ⁴ average selling price	\$380,827	-3.9%	-0.4%
All-residential median selling price	\$365,000	-1.4%	0.0%
# residential listings this month	2,126	-20.8%	7.9%
# residential sales this month	1,637	-9.1%	28.5%
# residential inventory at month end	5,453	-12.9%	-14.5%
# Total ⁵ MLS® System sales this month	1,948	-11.9%	26.1%
\$ Value Total residential sales this month	\$667,008,083	-14.7%	26.9%
\$ Value of total MLS® System sales – month	\$740,656,050	-48.5%	27.2%
\$ Value of total MLS® System sales - YTD	\$10,732,688,312	7.3%	-5.9%

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

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

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

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

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***MLS® HPI Benchmark Price**

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

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

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

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

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,253 / 19,957	1,172 / 22,783	1,175 / 21,603	1,062 / 18,427	1,132 / 20,578
Sales / YTD	932 / 12,739	763 / 14,801	1,204 / 15,959	1,004 / 11,143	706 / 10,548
Sales to New Listings Ratio / YTD	74% / 64%	65% / 65%	102% / 74%	95% / 60%	62% / 51%
Sales Volume	446,310,374	356,741,041	570,555,260	460,115,543	302,640,466
Sales Volume YTD	6,272,905,898	7,417,609,640	7,572,609,116	4,929,630,447	4,595,884,311
Average Sale Price	478,874	467,551	473,883	458,282	428,669
Average Sale Price YTD	492,417	501,156	474,504	442,397	435,711
Median Sale Price	438,000	435,000	420,000	412,000	392,250
Median Sale Price YTD	450,000	457,309	426,000	400,000	396,000
Sale to List Price Ratio / YTD	97% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	46 / 44	51 / 35	44 / 38	53 / 55	67 / 61
Median Days on Market / YTD	34 / 29	39 / 21	32 / 22	37 / 35	53 / 43
Average Days on Market (Cum.) / YTD	70 / 69	76 / 47	66 / 54	86 / 89	112 / 95
Median Days on Market (Cum.) / YTD	47 / 37	61 / 23	41 / 25	49 / 48	75 / 59
Semi-detached					
New Listings / YTD	211 / 3,200	186 / 3,872	221 / 3,818	180 / 3,170	186 / 3,287
Sales / YTD	168 / 2,360	138 / 2,877	242 / 2,823	146 / 1,892	119 / 1,743
Sales to New Listings Ratio / YTD	80% / 74%	74% / 74%	110% / 74%	81% / 60%	64% / 53%
Sales Volume	60,851,161	49,848,960	82,440,399	49,355,238	37,548,098
Sales Volume YTD	880,359,591	1,076,424,508	981,918,269	630,311,388	579,421,958
Average Sale Price	362,209	361,224	340,663	338,050	315,530
Average Sale Price YTD	373,034	374,148	347,828	333,146	332,428
Median Sale Price	370,000	348,375	340,000	324,500	320,000
Median Sale Price YTD	368,000	365,200	335,000	323,650	321,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	39 / 40	49 / 34	53 / 42	53 / 60	65 / 67
Median Days on Market / YTD	30 / 27	42 / 22	40 / 27	41 / 43	45 / 49
Average Days on Market (Cum.) / YTD	50 / 57	67 / 44	70 / 56	86 / 95	101 / 104
Median Days on Market (Cum.) / YTD	33 / 31	59 / 24	52 / 31	44 / 57	66 / 67
Row/Townhouse					
New Listings / YTD	260 / 3,951	261 / 4,403	263 / 4,406	227 / 3,254	198 / 3,408
Sales / YTD	241 / 2,946	182 / 3,000	220 / 2,641	153 / 1,690	134 / 1,701
Sales to New Listings Ratio / YTD	93% / 75%	70% / 68%	84% / 60%	67% / 52%	68% / 50%
Sales Volume	65,333,255	43,920,295	54,221,998	36,923,135	32,145,905
Sales Volume YTD	759,827,205	775,453,798	654,209,712	403,467,868	404,396,860
Average Sale Price	271,092	241,320	246,464	241,328	239,895
Average Sale Price YTD	257,918	258,485	247,713	238,738	237,741
Median Sale Price	278,000	235,450	240,000	242,000	233,750
Median Sale Price YTD	255,000	254,000	245,000	238,000	228,500
Sale to List Price Ratio / YTD	98% / 98%	96% / 98%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	42 / 45	51 / 45	55 / 51	64 / 65	70 / 73
Median Days on Market / YTD	29 / 30	37 / 31	47 / 35	48 / 48	57 / 55
Average Days on Market (Cum.) / YTD	64 / 65	71 / 63	76 / 72	98 / 100	97 / 103
Median Days on Market (Cum.) / YTD	34 / 35	52 / 35	57 / 45	72 / 65	65 / 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)
Greater Edmonton Area¹
November 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	402 / 6,168	348 / 6,548	427 / 6,780	385 / 5,217	340 / 4,987
Sales / YTD	296 / 3,399	191 / 2,984	198 / 2,600	162 / 1,798	153 / 2,082
Sales to New Listings Ratio / YTD	74% / 55%	55% / 46%	46% / 38%	42% / 34%	45% / 42%
Sales Volume	50,919,092	36,701,472	39,015,667	34,387,925	33,414,150
Sales Volume YTD	649,354,361	591,877,728	535,918,427	361,263,909	439,964,007
Average Sale Price	172,024	192,154	197,049	212,271	218,393
Average Sale Price YTD	191,043	198,350	206,122	200,925	211,318
Median Sale Price	153,750	160,000	173,500	187,750	188,000
Median Sale Price YTD	170,000	176,000	185,000	180,000	190,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	54 / 58	65 / 60	66 / 61	63 / 70	85 / 74
Median Days on Market / YTD	40 / 42	55 / 45	53 / 45	45 / 52	66 / 56
Average Days on Market (Cum.) / YTD	82 / 95	112 / 99	101 / 99	100 / 112	136 / 116
Median Days on Market (Cum.) / YTD	58 / 57	86 / 61	74 / 64	68 / 75	94 / 77
Total Residential²					
New Listings / YTD	2,126 / 33,276	1,967 / 37,606	2,086 / 36,607	1,854 / 30,068	1,856 / 32,260
Sales / YTD	1,637 / 21,444	1,274 / 23,662	1,864 / 24,023	1,465 / 16,523	1,112 / 16,074
Sales to New Listings Ratio / YTD	77% / 64%	65% / 63%	89% / 66%	79% / 55%	60% / 50%
Sales Volume	623,413,882	487,211,768	746,233,324	580,781,841	405,748,619
Sales Volume YTD	8,562,447,055	9,861,365,674	9,744,655,524	6,324,673,612	6,019,667,136
Average Sale Price	380,827	382,427	400,340	396,438	364,882
Average Sale Price YTD	399,293	416,760	405,639	382,780	374,497
Median Sale Price	365,000	365,000	368,000	362,500	338,075
Median Sale Price YTD	375,000	390,000	375,000	355,500	350,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 98%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	46 / 46	53 / 39	49 / 42	55 / 58	70 / 64
Median Days on Market / YTD	34 / 31	41 / 24	35 / 26	39 / 40	54 / 47
Average Days on Market (Cum.) / YTD	69 / 71	80 / 55	71 / 61	89 / 93	112 / 99
Median Days on Market (Cum.) / YTD	43 / 39	62 / 28	47 / 30	51 / 54	77 / 63
Other³					
New Listings / YTD	108 / 1,689	107 / 1,673	135 / 1,842	75 / 1,444	77 / 1,530
Sales / YTD	65 / 770	47 / 883	73 / 982	49 / 588	44 / 510
Sales to New Listings Ratio / YTD	60% / 46%	44% / 53%	54% / 53%	65% / 41%	57% / 33%
Sales Volume	25,813,951	11,959,800	25,771,525	13,188,200	12,111,500
Sales Volume YTD	204,163,751	242,617,478	281,212,178	127,357,466	104,996,583
Average Sale Price	397,138	254,464	353,035	269,147	275,261
Average Sale Price YTD	265,148	274,765	286,367	216,594	205,876
Median Sale Price	255,000	120,000	257,500	201,300	192,500
Median Sale Price YTD	173,000	170,000	200,000	157,750	141,000
Sale to List Price Ratio / YTD	94% / 93%	93% / 94%	94% / 127%	91% / 127%	90% / 91%
Average Days on Market / YTD	89 / 80	86 / 87	98 / 89	110 / 122	115 / 117
Median Days on Market / YTD	51 / 44	71 / 48	74 / 45	46 / 61	97 / 70
Average Days on Market (Cum.) / YTD	139 / 125	107 / 117	129 / 139	191 / 182	204 / 172
Median Days on Market (Cum.) / YTD	74 / 56	73 / 57	80 / 63	88 / 91	114 / 103

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

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

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

**5 Year Commercial Activity (Part 1)
Greater Edmonton Area¹
November 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	18 / 180	9 / 140	14 / 139	24 / 139	11 / 161
Sales / YTD	5 / 34	2 / 42	2 / 25	1 / 21	2 / 34
Sales to New Listings Ratio / YTD	28% / 19%	22% / 30%	14% / 18%	4% / 15%	18% / 21%
Sales Volume	4,662,000	498,000	1,615,000	1,075,000	1,838,000
Sales Volume YTD	38,713,000	64,954,030	23,160,158	18,023,000	23,616,849
Average Sale Price	932,400	249,000	807,500	1,075,000	919,000
Average Sale Price YTD	1,138,618	1,546,525	926,406	858,238	694,613
Median Sale Price	630,000	249,000	807,500	1,075,000	919,000
Median Sale Price YTD	687,500	702,500	500,000	500,000	599,642
Sale to List Price Ratio / YTD	89% / 90%	90% / 94%	59% / 80%	90% / 89%	92% / 85%
Average Days on Market / YTD	110 / 176	36 / 177	232 / 242	186 / 325	282 / 297
Median Days on Market / YTD	112 / 111	36 / 86	232 / 116	186 / 213	282 / 192
Average Days on Market (Cum.) / YTD	123 / 269	124 / 306	232 / 437	186 / 328	282 / 303
Median Days on Market (Cum.) / YTD	112 / 116	124 / 164	232 / 180	186 / 213	282 / 201

Investment

New Listings / YTD	28 / 379	26 / 331	24 / 264	20 / 256	25 / 264
Sales / YTD	12 / 122	13 / 121	6 / 90	7 / 65	3 / 66
Sales to New Listings Ratio / YTD	43% / 32%	50% / 37%	25% / 34%	35% / 25%	12% / 25%
Sales Volume	5,072,750	8,265,500	8,827,300	6,443,000	777,500
Sales Volume YTD	93,063,335	103,092,893	79,398,653	44,776,041	57,989,042
Average Sale Price	422,729	635,808	1,471,217	920,429	259,167
Average Sale Price YTD	762,814	852,007	882,207	688,862	878,622
Median Sale Price	272,500	560,000	394,000	529,000	265,000
Median Sale Price YTD	464,500	550,000	457,500	410,000	483,000
Sale to List Price Ratio / YTD	85% / 89%	92% / 96%	84% / 88%	87% / 81%	94% / 93%
Average Days on Market / YTD	156 / 155	138 / 177	233 / 179	141 / 158	305 / 214
Median Days on Market / YTD	156 / 115	126 / 126	209 / 126	123 / 110	302 / 137
Average Days on Market (Cum.) / YTD	207 / 208	152 / 236	250 / 232	141 / 197	305 / 236
Median Days on Market (Cum.) / YTD	156 / 149	126 / 145	246 / 139	123 / 121	302 / 156

Multi Family

New Listings / YTD	7 / 136	13 / 126	3 / 106	7 / 83	11 / 92
Sales / YTD	4 / 37	7 / 36	1 / 52	2 / 15	2 / 17
Sales to New Listings Ratio / YTD	57% / 27%	54% / 29%	33% / 49%	29% / 18%	18% / 18%
Sales Volume	2,540,000	12,465,000	1,491,000	6,210,000	1,155,500
Sales Volume YTD	43,326,106	51,197,500	70,791,750	27,514,200	16,452,750
Average Sale Price	635,000	1,780,714	1,491,000	3,105,000	577,750
Average Sale Price YTD	1,170,976	1,422,153	1,361,380	1,834,280	967,809
Median Sale Price	625,000	1,520,000	1,491,000	3,105,000	577,750
Median Sale Price YTD	999,000	1,382,500	1,278,750	1,232,000	690,000
Sale to List Price Ratio / YTD	99% / 93%	93% / 92%	90% / 92%	94% / 93%	90% / 94%
Average Days on Market / YTD	84 / 151	164 / 104	55 / 176	151 / 195	188 / 163
Median Days on Market / YTD	51 / 106	146 / 81	55 / 119	151 / 115	188 / 131
Average Days on Market (Cum.) / YTD	84 / 192	177 / 123	55 / 213	151 / 251	188 / 163
Median Days on Market (Cum.) / YTD	51 / 147	206 / 96	55 / 132	151 / 115	188 / 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)
Greater Edmonton Area¹
November 2023**

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	21 / 271	22 / 249	12 / 134	13 / 159	31 / 322
Sales / YTD	7 / 61	3 / 49	2 / 30	1 / 39	2 / 42
Sales to New Listings Ratio / YTD	33% / 23%	14% / 20%	17% / 22%	8% / 25%	6% / 13%
Sales Volume	4,641,000	1,023,900	175,000	106,000	230,000
Sales Volume YTD	20,584,700	12,832,200	5,750,068	6,731,300	11,118,650
Average Sale Price	663,000	341,300	87,500	106,000	115,000
Average Sale Price YTD	337,454	261,882	191,669	172,597	264,730
Median Sale Price	213,000	279,000	87,500	106,000	115,000
Median Sale Price YTD	160,000	180,000	122,500	90,000	137,000
Sale to List Price Ratio / YTD	86% / 84%	95% / 84%	71% / 106%	72% / 82%	77% / 84%
Average Days on Market / YTD	233 / 153	241 / 157	91 / 153	229 / 123	241 / 158
Median Days on Market / YTD	240 / 114	116 / 133	91 / 142	229 / 102	241 / 122
Average Days on Market (Cum.) / YTD	245 / 178	274 / 167	139 / 175	229 / 168	241 / 174
Median Days on Market (Cum.) / YTD	240 / 138	121 / 133	139 / 146	229 / 134	241 / 125
Lease					
New Listings / YTD	16 / 288	22 / 268	31 / 236	20 / 242	22 / 249
Sales / YTD	7 / 96	7 / 75	7 / 70	4 / 52	4 / 84
Sales to New Listings Ratio / YTD	44% / 33%	32% / 28%	23% / 30%	20% / 21%	18% / 34%
Sales Volume	9,426,167	579,778	534,121	631,590	930,759
Sales Volume YTD	810,864,595	9,535,443	11,049,963	13,332,049	8,061,901
Average Sale Price	1,346,595	82,825	76,303	157,898	232,690
Average Sale Price YTD	8,446,506	127,139	157,857	256,386	95,975
Median Sale Price	138,240	84,150	31,716	173,415	97,441
Median Sale Price YTD	109,010	90,000	105,675	113,000	66,330
Average Days on Market / YTD	380 / 198	157 / 199	265 / 219	174 / 172	227 / 153
Median Days on Market / YTD	160 / 121	35 / 104	185 / 140	142 / 149	227 / 102
Average Days on Market (Cum.) / YTD	380 / 221	160 / 224	265 / 225	174 / 176	227 / 155
Median Days on Market (Cum.) / YTD	160 / 131	48 / 130	185 / 148	142 / 149	227 / 102
Farms					
New Listings / YTD	4 / 122	4 / 123	8 / 131	7 / 125	11 / 139
Sales / YTD	3 / 51	6 / 53	7 / 74	5 / 47	2 / 44
Sales to New Listings Ratio / YTD	75% / 42%	150% / 43%	88% / 56%	71% / 38%	18% / 32%
Sales Volume	2,720,000	4,540,000	4,846,500	2,832,000	975,000
Sales Volume YTD	43,261,095	49,459,580	50,731,092	31,212,900	27,389,825
Average Sale Price	906,667	756,667	692,357	566,400	487,500
Average Sale Price YTD	848,257	933,200	685,555	664,104	622,496
Median Sale Price	930,000	700,000	500,000	467,000	487,500
Median Sale Price YTD	685,000	778,500	580,000	460,000	612,500
Sale to List Price Ratio / YTD	90% / 91%	91% / 94%	96% / 94%	92% / 93%	95% / 91%
Average Days on Market / YTD	114 / 153	104 / 79	249 / 137	120 / 170	24 / 107
Median Days on Market / YTD	129 / 70	48 / 58	76 / 84	131 / 69	24 / 56
Average Days on Market (Cum.) / YTD	114 / 203	104 / 117	380 / 192	120 / 245	24 / 119
Median Days on Market (Cum.) / YTD	129 / 96	48 / 65	76 / 89	131 / 90	24 / 74
Total Commercial²					
New Listings / YTD	94 / 1,381	98 / 1,243	92 / 1,013	91 / 1,010	111 / 1,231
Sales / YTD	40 / 404	38 / 376	25 / 342	21 / 240	15 / 288
Sales to New Listings Ratio / YTD	43% / 29%	39% / 30%	27% / 34%	23% / 24%	14% / 23%
Sales Volume	29,648,917	27,372,178	17,488,921	17,511,490	5,906,759
Sales Volume YTD	1,050,526,831	291,071,646	241,631,684	141,803,390	145,909,017
Average Sale Price	741,223	720,320	699,557	833,880	393,784
Average Sale Price YTD	2,600,314	774,127	706,525	590,847	506,629
Median Sale Price	355,455	495,000	328,000	390,000	265,000
Median Sale Price YTD	380,000	453,578	445,840	349,500	307,500
Sale to List Price Ratio / YTD	88% / 89%	92% / 93%	85% / 91%	89% / 86%	90% / 89%
Average Days on Market / YTD	191 / 166	144 / 158	228 / 180	153 / 175	219 / 178
Median Days on Market / YTD	128 / 112	112 / 100	154 / 117	131 / 110	225 / 113
Average Days on Market (Cum.) / YTD	210 / 209	159 / 205	272 / 229	153 / 212	219 / 189
Median Days on Market (Cum.) / YTD	134 / 133	123 / 125	156 / 133	131 / 122	225 / 121

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

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

November 2023

Year	Month	Residential ²	Commercial ³	Total
2019	January	7,164 (810)	731 (24)	8,649 (858)
	February	7,532 (990)	759 (22)	9,074 (1,037)
	March	8,473 (1,231)	817 (15)	10,094 (1,281)
	April	9,262 (1,717)	826 (34)	10,962 (1,789)
	May	9,890 (2,004)	891 (31)	11,669 (2,105)
	June	9,851 (1,852)	854 (32)	11,605 (1,943)
	July	9,548 (1,956)	862 (29)	11,315 (2,045)
	August	9,209 (1,624)	834 (29)	10,969 (1,700)
	September	8,859 (1,421)	819 (24)	10,568 (1,499)
	October	8,178 (1,357)	779 (33)	9,768 (1,444)
	November	7,471 (1,112)	811 (15)	9,033 (1,171)
	December	6,200 (854)	714 (18)	7,552 (903)
2020	January	6,492 (799)	738 (15)	7,878 (855)
	February	7,073 (1,067)	748 (28)	8,486 (1,141)
	March	7,512 (1,198)	750 (21)	8,949 (1,249)
	April	7,487 (764)	741 (10)	8,957 (796)
	May	8,055 (1,188)	755 (12)	9,583 (1,240)
	June	8,359 (2,115)	769 (34)	9,884 (2,216)
	July	8,353 (2,288)	798 (21)	9,925 (2,380)
	August	8,112 (1,956)	784 (22)	9,681 (2,056)
	September	7,801 (1,933)	790 (22)	9,341 (2,041)
	October	7,422 (1,750)	737 (34)	8,880 (1,842)
	November	6,554 (1,465)	748 (21)	7,952 (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	5,929 (1,635)	721 (22)	7,265 (1,719)
	March	6,790 (2,503)	731 (40)	8,151 (2,654)
	April	7,547 (2,958)	745 (30)	8,974 (3,110)
	May	8,090 (2,837)	750 (40)	9,540 (2,992)
	June	8,458 (2,801)	737 (37)	9,963 (2,932)
	July	8,394 (2,262)	742 (26)	9,905 (2,396)
	August	8,040 (2,113)	735 (24)	9,532 (2,223)
	September	7,703 (1,917)	719 (38)	9,139 (2,030)
	October	7,085 (1,919)	711 (33)	8,507 (2,030)
	November	5,975 (1,864)	724 (25)	7,364 (1,962)
	December	4,658 (1,336)	635 (40)	5,835 (1,438)
2022	January	4,614 (1,326)	657 (31)	5,809 (1,430)
	February	4,690 (2,281)	700 (42)	5,937 (2,393)
	March	5,197 (3,311)	733 (43)	6,497 (3,471)
	April	6,446 (2,932)	748 (51)	7,788 (3,121)
	May	7,547 (2,916)	762 (36)	8,942 (3,044)
	June	8,085 (2,653)	759 (36)	9,516 (2,791)
	July	8,418 (2,022)	806 (33)	9,909 (2,116)
	August	8,013 (1,848)	821 (27)	9,533 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	845 (19)	8,650 (1,574)
	November	6,380 (1,274)	820 (38)	7,795 (1,359)
	December	4,958 (982)	737 (19)	6,224 (1,032)
2023	January	5,162 (980)	774 (26)	6,496 (1,048)
	February	5,608 (1,288)	789 (30)	6,979 (1,368)
	March	6,291 (1,818)	821 (27)	7,726 (1,905)
	April	6,871 (2,019)	842 (38)	8,348 (2,131)
	May	7,052 (2,708)	889 (40)	8,573 (2,835)
	June	7,071 (2,588)	901 (45)	8,661 (2,713)
	July	6,909 (2,314)	892 (42)	8,496 (2,435)
	August	6,718 (2,239)	876 (38)	8,274 (2,364)
	September	6,481 (2,052)	860 (36)	7,989 (2,161)
	October	6,195 (1,801)	867 (42)	7,655 (1,916)
	November	5,447 (1,637)	821 (40)	6,815 (1,742)

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
November 2023**

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2019	January	2,563	810	122	24	2,815	858
	February	2,461	990	111	22	2,685	1,037
	March	3,263	1,231	124	15	3,525	1,281
	April	3,627	1,717	125	34	3,944	1,789
	May	3,902	2,004	161	31	4,246	2,105
	June	3,213	1,852	80	32	3,455	1,943
	July	3,113	1,956	113	29	3,374	2,045
	August	3,035	1,624	99	29	3,295	1,700
	September	2,807	1,421	96	24	3,028	1,499
	October	2,420	1,357	89	33	2,610	1,444
	November	1,856	1,112	111	15	2,044	1,171
	December	1,323	854	73	18	1,491	903
	Total	33,583	16,928	1,304	306	952	303
2020	January	2,265	799	94	15	2,483	855
	February	2,557	1,067	100	28	2,778	1,141
	March	2,799	1,198	97	21	3,026	1,249
	April	1,877	764	65	10	2,072	796
	May	3,069	1,188	96	12	3,304	1,240
	June	3,695	2,115	124	34	3,965	2,216
	July	3,270	2,288	105	21	3,539	2,380
	August	2,912	1,956	82	22	3,141	2,056
	September	3,029	1,933	101	22	3,289	2,041
	October	2,741	1,750	55	34	2,905	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,254	1,137	69	23	1,409	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	2,662	1,635	86	22	2,883	1,719
	March	4,127	2,503	118	40	4,449	2,654
	April	4,445	2,958	105	30	4,768	3,110
	May	4,267	2,837	92	40	4,564	2,992
	June	4,251	2,801	85	37	4,555	2,932
	July	3,433	2,262	88	26	3,695	2,396
	August	3,177	2,113	75	24	3,407	2,223
	September	3,094	1,917	82	38	3,299	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	1,384	1,336	78	40	1,522	1,438
	Total	37,991	25,359	1,091	382	952	303
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,959	2,281	122	42	3,204	2,393
	March	4,299	3,311	118	43	4,603	3,471
	April	4,707	2,932	115	51	5,035	3,121
	May	4,713	2,916	107	36	5,006	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,632	2,022	133	33	3,906	2,116
	August	3,171	1,848	118	27	3,436	1,938
	September	3,115	1,601	121	20	3,371	1,684
	October	2,599	1,498	99	19	2,816	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,179	982	90	19	1,345	1,032
	Total	38,785	24,644	1,333	395	952	303
2023	January	2,244	980	129	26	2,513	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,298	1,818	144	27	3,604	1,905
	April	3,429	2,019	141	38	3,725	2,131
	May	3,843	2,708	148	40	4,198	2,835
	June	3,613	2,588	142	45	3,972	2,713
	July	3,287	2,314	118	42	3,563	2,435
	August	3,217	2,239	98	38	3,468	2,364
	September	3,010	2,052	117	36	3,267	2,161
	October	2,685	1,801	133	42	2,941	1,916
	November	2,126	1,637	94	40	2,328	1,742
	Total	33,276	21,444	1,381	404	36,346	22,618

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
November 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	502,598	378,899	264,107	194,823	409,158
	August	495,643	373,843	253,380	193,379	398,492
	September	493,725	353,739	267,127	182,128	394,150
	October	486,766	385,895	258,751	203,669	396,257
	November	478,874	362,209	271,092	172,024	380,827

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
November 2023**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2019	January	7,164 (810)	731 (24)	4,759 (564)	383 (16)
	February	7,532 (990)	759 (22)	4,992 (698)	395 (10)
	March	8,473 (1,231)	817 (15)	5,532 (832)	428 (11)
	April	9,262 (1,717)	826 (34)	6,058 (1,130)	440 (19)
	May	9,890 (2,004)	891 (31)	6,536 (1,329)	468 (17)
	June	9,851 (1,852)	854 (32)	6,502 (1,239)	435 (15)
	July	9,548 (1,956)	862 (29)	6,324 (1,297)	445 (15)
	August	9,209 (1,624)	834 (29)	6,133 (1,087)	423 (12)
	September	8,859 (1,421)	819 (24)	5,951 (948)	421 (15)
	October	8,178 (1,357)	779 (33)	5,549 (912)	411 (15)
	November	7,471 (1,112)	811 (15)	5,091 (783)	445 (8)
	December	6,200 (854)	714 (18)	4,151 (581)	393 (10)
2020	January	6,492 (799)	738 (15)	4,330 (557)	399 (9)
	February	7,073 (1,067)	748 (28)	4,715 (718)	406 (15)
	March	7,512 (1,198)	750 (21)	5,013 (793)	409 (11)
	April	7,487 (764)	741 (10)	4,979 (507)	393 (6)
	May	8,055 (1,188)	755 (12)	5,351 (760)	404 (7)
	June	8,359 (2,115)	769 (34)	5,640 (1,341)	411 (17)
	July	8,353 (2,288)	798 (22)	5,664 (1,486)	420 (11)
	August	8,112 (1,956)	784 (22)	5,600 (1,230)	412 (13)
	September	7,801 (1,933)	790 (22)	5,405 (1,260)	418 (9)
	October	7,422 (1,750)	737 (34)	5,245 (1,139)	393 (15)
	November	6,554 (1,465)	748 (21)	4,697 (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	5,929 (1,635)	721 (22)	4,250 (1,047)	376 (15)
	March	6,790 (2,503)	731 (40)	4,880 (1,596)	368 (17)
	April	7,547 (2,958)	745 (30)	5,491 (1,883)	363 (14)
	May	8,090 (2,837)	750 (40)	5,945 (1,863)	369 (14)
	June	8,458 (2,801)	737 (37)	6,235 (1,856)	363 (18)
	July	8,394 (2,262)	742 (26)	6,209 (1,493)	365 (17)
	August	8,040 (2,113)	735 (24)	5,979 (1,392)	365 (11)
	September	7,703 (1,917)	719 (38)	5,779 (1,272)	373 (17)
	October	7,085 (1,919)	711 (33)	5,364 (1,273)	369 (17)
	November	5,975 (1,864)	724 (25)	4,591 (1,280)	395 (9)
	December	4,658 (1,336)	635 (40)	3,534 (938)	354 (25)
2022	January	4,614 (1,326)	657 (31)	3,511 (954)	371 (20)
	February	4,690 (2,281)	700 (42)	3,568 (1,633)	399 (25)
	March	5,197 (3,311)	733 (43)	3,937 (2,311)	419 (21)
	April	6,446 (2,932)	748 (51)	4,820 (2,017)	439 (18)
	May	7,547 (2,916)	762 (36)	5,722 (1,927)	448 (19)
	June	8,085 (2,653)	759 (36)	6,087 (1,780)	447 (17)
	July	8,418 (2,022)	806 (33)	6,307 (1,338)	470 (17)
	August	8,013 (1,848)	821 (27)	6,031 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	845 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	820 (38)	4,736 (885)	489 (18)
	December	4,958 (982)	737 (19)	3,674 (695)	430 (14)
2023	January	5,162 (980)	774 (26)	3,810 (699)	456 (14)
	February	5,608 (1,288)	789 (30)	4,097 (907)	458 (21)
	March	6,291 (1,818)	821 (27)	4,500 (1,251)	486 (12)
	April	6,871 (2,019)	842 (38)	4,963 (1,370)	499 (18)
	May	7,052 (2,708)	889 (40)	5,161 (1,800)	538 (18)
	June	7,071 (2,588)	901 (45)	5,156 (1,750)	561 (24)
	July	6,909 (2,314)	892 (42)	5,081 (1,586)	550 (28)
	August	6,718 (2,239)	876 (38)	4,853 (1,595)	547 (23)
	September	6,481 (2,052)	860 (36)	4,672 (1,431)	534 (23)
	October	6,195 (1,801)	867 (42)	4,384 (1,292)	533 (28)
	November	5,447 (1,637)	821 (40)	3,877 (1,191)	503 (22)

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

November 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	831 / 12,944	791 / 14,970	789 / 13,613	703 / 11,239	705 / 12,644
Sales / YTD	624 / 8,066	491 / 9,229	769 / 9,585	620 / 6,658	463 / 6,532
Sales to New Listings Ratio / YTD	75% / 62%	62% / 62%	97% / 70%	88% / 59%	66% / 52%
Sales Volume	291,500,548	225,973,189	360,698,202	280,261,374	196,949,995
Sales Volume YTD	3,897,754,988	4,560,882,545	4,503,397,243	2,923,546,606	2,838,576,389
Average Sale Price	467,148	460,231	469,048	452,034	425,378
Average Sale Price YTD	483,233	494,190	469,838	439,103	434,565
Median Sale Price	427,500	430,000	418,000	401,500	390,000
Median Sale Price YTD	440,000	452,000	421,500	394,950	394,000
Sale to List Price Ratio / YTD	97% / 98%	97% / 99%	98% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	45 / 45	51 / 35	44 / 36	47 / 52	66 / 57
Median Days on Market / YTD	33 / 30	39 / 21	33 / 22	34 / 34	50 / 42
Average Days on Market (Cum.) / YTD	68 / 70	77 / 48	67 / 53	80 / 84	107 / 89
Median Days on Market (Cum.) / YTD	46 / 40	65 / 25	43 / 25	47 / 47	72 / 56
Semi-detached					
New Listings / YTD	149 / 2,185	142 / 2,774	168 / 2,621	122 / 2,181	135 / 2,218
Sales / YTD	117 / 1,582	97 / 2,005	169 / 1,860	105 / 1,242	80 / 1,134
Sales to New Listings Ratio / YTD	79% / 72%	68% / 72%	101% / 71%	86% / 57%	59% / 51%
Sales Volume	42,241,647	35,212,710	57,294,699	35,725,788	24,459,518
Sales Volume YTD	596,535,345	763,374,344	655,400,123	418,002,345	379,695,062
Average Sale Price	361,040	363,018	339,022	340,246	305,744
Average Sale Price YTD	377,077	380,735	352,366	336,556	334,828
Median Sale Price	371,000	350,000	347,000	325,000	315,000
Median Sale Price YTD	372,700	375,000	340,000	325,200	323,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	97% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	39 / 40	48 / 35	53 / 42	54 / 58	60 / 65
Median Days on Market / YTD	30 / 28	40 / 22	41 / 26	40 / 42	47 / 48
Average Days on Market (Cum.) / YTD	49 / 56	66 / 45	72 / 58	92 / 92	102 / 102
Median Days on Market (Cum.) / YTD	32 / 32	57 / 25	51 / 31	44 / 56	66 / 64
Row/Townhouse					
New Listings / YTD	205 / 3,036	207 / 3,534	225 / 3,543	191 / 2,583	153 / 2,634
Sales / YTD	199 / 2,332	135 / 2,385	170 / 2,082	126 / 1,307	107 / 1,335
Sales to New Listings Ratio / YTD	97% / 77%	65% / 67%	76% / 59%	66% / 51%	70% / 51%
Sales Volume	53,850,273	31,977,345	42,144,979	30,407,335	24,436,453
Sales Volume YTD	592,482,468	613,510,989	509,944,505	308,897,423	312,471,739
Average Sale Price	270,604	236,869	247,912	241,328	228,378
Average Sale Price YTD	254,066	257,237	244,930	236,341	234,061
Median Sale Price	282,000	233,500	240,000	242,500	225,000
Median Sale Price YTD	255,000	255,000	245,950	237,000	225,000
Sale to List Price Ratio / YTD	98% / 97%	96% / 97%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	42 / 45	49 / 45	54 / 51	60 / 64	70 / 71
Median Days on Market / YTD	29 / 30	37 / 31	46 / 34	46 / 49	60 / 54
Average Days on Market (Cum.) / YTD	64 / 64	71 / 64	72 / 72	93 / 98	102 / 99
Median Days on Market (Cum.) / YTD	32 / 35	52 / 36	57 / 45	71 / 64	67 / 68

5 Year Residential Activity (Part 2)

City of Edmonton

November 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	356 / 5,426	303 / 5,815	379 / 6,053	346 / 4,656	294 / 4,437
Sales / YTD	251 / 2,892	162 / 2,551	172 / 2,232	141 / 1,576	133 / 1,818
Sales to New Listings Ratio / YTD	71% / 53%	53% / 44%	45% / 37%	41% / 34%	45% / 41%
Sales Volume	42,322,092	30,903,322	32,330,367	28,992,925	29,782,450
Sales Volume YTD	534,467,678	495,296,497	451,331,373	312,482,309	382,605,237
Average Sale Price	168,614	190,761	187,967	205,624	223,928
Average Sale Price YTD	184,809	194,158	202,209	198,276	210,454
Median Sale Price	155,000	157,475	164,500	178,500	185,000
Median Sale Price YTD	168,000	173,000	180,000	175,000	187,500
Sale to List Price Ratio / YTD	95% / 95%	94% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	54 / 59	66 / 60	66 / 61	61 / 69	89 / 72
Median Days on Market / YTD	38 / 43	55 / 45	55 / 45	43 / 52	67 / 55
Average Days on Market (Cum.) / YTD	86 / 97	114 / 100	100 / 100	95 / 111	141 / 112
Median Days on Market (Cum.) / YTD	56 / 58	90 / 62	74 / 65	67 / 75	99 / 75
Total Residential¹					
New Listings / YTD	1,541 / 23,591	1,443 / 27,093	1,561 / 25,830	1,362 / 20,659	1,287 / 21,933
Sales / YTD	1,191 / 14,872	885 / 16,170	1,280 / 15,759	992 / 10,783	783 / 10,819
Sales to New Listings Ratio / YTD	77% / 63%	61% / 60%	82% / 61%	73% / 52%	61% / 49%
Sales Volume	429,914,560	324,066,566	492,468,247	375,387,422	275,628,416
Sales Volume YTD	5,621,240,479	6,433,064,375	6,120,073,244	3,962,928,683	3,913,348,427
Average Sale Price	360,969	366,177	384,741	378,415	352,016
Average Sale Price YTD	377,975	397,839	388,354	367,516	361,711
Median Sale Price	345,000	351,500	357,500	347,000	326,000
Median Sale Price YTD	358,000	376,071	361,500	345,000	340,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 98%	97% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	45 / 47	53 / 40	49 / 42	52 / 57	69 / 62
Median Days on Market / YTD	32 / 32	41 / 26	37 / 27	38 / 40	54 / 46
Average Days on Market (Cum.) / YTD	69 / 73	82 / 58	73 / 62	85 / 91	112 / 96
Median Days on Market (Cum.) / YTD	42 / 41	65 / 30	51 / 32	50 / 54	77 / 62
Other²					
New Listings / YTD	60 / 851	69 / 804	65 / 797	40 / 613	35 / 654
Sales / YTD	32 / 362	19 / 406	30 / 391	22 / 245	24 / 229
Sales to New Listings Ratio / YTD	53% / 43%	28% / 50%	46% / 49%	55% / 40%	69% / 35%
Sales Volume	14,724,951	6,802,350	11,288,250	7,387,400	7,214,000
Sales Volume YTD	116,817,682	129,771,408	135,080,210	58,676,860	54,907,097
Average Sale Price	460,155	358,018	376,275	335,791	300,583
Average Sale Price YTD	322,701	319,634	345,474	239,497	239,769
Median Sale Price	285,000	96,500	294,250	262,500	181,000
Median Sale Price YTD	215,500	239,950	285,900	179,500	162,000
Sale to List Price Ratio / YTD	94% / 94%	93% / 94%	94% / 95%	93% / 92%	89% / 91%
Average Days on Market / YTD	91 / 65	61 / 61	84 / 75	75 / 93	116 / 100
Median Days on Market / YTD	44 / 41	48 / 39	64 / 41	37 / 45	98 / 65
Average Days on Market (Cum.) / YTD	163 / 112	74 / 83	103 / 110	91 / 134	201 / 148
Median Days on Market (Cum.) / YTD	58 / 53	59 / 44	81 / 57	39 / 77	159 / 96

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

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

5 Year Commercial Activity (Part 1)

City of Edmonton

November 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	11 / 99	6 / 84	8 / 72	17 / 89	7 / 76
Sales / YTD	3 / 20	0 / 24	2 / 12	1 / 12	2 / 20
Sales to New Listings Ratio / YTD	27% / 20%	0% / 29%	25% / 17%	6% / 13%	29% / 26%
Sales Volume	3,442,000	0	1,615,000	1,075,000	1,838,000
Sales Volume YTD	14,233,000	43,969,130	7,390,000	10,821,000	15,717,349
Average Sale Price	1,147,333	0	807,500	1,075,000	919,000
Average Sale Price YTD	711,650	1,832,047	615,833	901,750	785,867
Median Sale Price	675,000	0	807,500	1,075,000	919,000
Median Sale Price YTD	452,500	907,500	612,500	662,500	672,000
Sale to List Price Ratio / YTD	86% / 89%	0% / 95%	59% / 78%	90% / 89%	92% / 85%
Average Days on Market / YTD	108 / 161	0 / 177	232 / 124	186 / 386	282 / 361
Median Days on Market / YTD	49 / 103	0 / 111	232 / 87	186 / 283	282 / 222
Average Days on Market (Cum.) / YTD	128 / 222	0 / 277	232 / 149	186 / 390	282 / 372
Median Days on Market (Cum.) / YTD	111 / 114	0 / 153	232 / 114	186 / 283	282 / 249
Investment					
New Listings / YTD	18 / 254	19 / 203	20 / 159	10 / 153	14 / 157
Sales / YTD	7 / 82	8 / 70	3 / 55	7 / 44	1 / 45
Sales to New Listings Ratio / YTD	39% / 32%	42% / 34%	15% / 35%	70% / 29%	7% / 29%
Sales Volume	1,667,750	6,198,000	7,546,800	6,443,000	390,000
Sales Volume YTD	65,388,235	72,166,168	48,189,878	31,477,831	41,529,942
Average Sale Price	238,250	774,750	2,515,600	920,429	390,000
Average Sale Price YTD	797,418	1,030,945	876,180	715,405	922,888
Median Sale Price	165,000	728,000	213,000	529,000	390,000
Median Sale Price YTD	464,500	547,500	455,000	400,000	440,000
Sale to List Price Ratio / YTD	82% / 89%	93% / 93%	75% / 87%	87% / 84%	95% / 93%
Average Days on Market / YTD	93 / 143	116 / 160	396 / 177	141 / 135	438 / 182
Median Days on Market / YTD	73 / 107	97 / 122	307 / 134	123 / 107	438 / 117
Average Days on Market (Cum.) / YTD	93 / 196	139 / 186	430 / 198	141 / 170	438 / 209
Median Days on Market (Cum.) / YTD	73 / 135	97 / 129	334 / 139	123 / 109	438 / 143
Multi Family					
New Listings / YTD	6 / 123	13 / 116	3 / 95	7 / 72	10 / 83
Sales / YTD	3 / 32	7 / 31	1 / 45	1 / 13	2 / 17
Sales to New Listings Ratio / YTD	50% / 26%	54% / 27%	33% / 47%	14% / 18%	20% / 20%
Sales Volume	1,840,000	12,465,000	1,491,000	2,670,000	1,155,500
Sales Volume YTD	39,821,106	45,432,500	61,939,750	22,874,200	16,452,750
Average Sale Price	613,333	1,780,714	1,491,000	2,670,000	577,750
Average Sale Price YTD	1,244,410	1,465,565	1,376,439	1,759,554	967,809
Median Sale Price	550,000	1,520,000	1,491,000	2,670,000	577,750
Median Sale Price YTD	1,039,625	1,395,000	1,240,000	1,232,000	690,000
Sale to List Price Ratio / YTD	98% / 93%	93% / 93%	90% / 93%	96% / 93%	90% / 94%
Average Days on Market / YTD	35 / 118	164 / 99	55 / 177	21 / 185	188 / 163
Median Days on Market / YTD	38 / 102	146 / 83	55 / 112	21 / 105	188 / 131
Average Days on Market (Cum.) / YTD	35 / 160	177 / 121	55 / 220	21 / 250	188 / 163
Median Days on Market (Cum.) / YTD	38 / 133	206 / 104	55 / 134	21 / 105	188 / 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

November 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	15 / 202	19 / 177	6 / 84	8 / 115	21 / 233
Sales / YTD	6 / 45	2 / 32	1 / 21	1 / 23	2 / 32
Sales to New Listings Ratio / YTD	40% / 22%	11% / 18%	17% / 25%	13% / 20%	10% / 14%
Sales Volume	1,526,000	368,900	120,000	106,000	230,000
Sales Volume YTD	11,374,200	8,026,200	3,662,068	2,731,800	7,267,750
Average Sale Price	254,333	184,450	120,000	106,000	115,000
Average Sale Price YTD	252,760	250,819	174,384	118,774	227,117
Median Sale Price	201,500	184,450	120,000	106,000	115,000
Median Sale Price YTD	160,000	180,000	90,000	80,000	133,000
Sale to List Price Ratio / YTD	86% / 84%	101% / 84%	76% / 115%	72% / 83%	77% / 84%
Average Days on Market / YTD	237 / 159	69 / 146	28 / 163	229 / 140	241 / 157
Median Days on Market / YTD	255 / 112	69 / 105	28 / 130	229 / 134	241 / 118
Average Days on Market (Cum.) / YTD	251 / 165	119 / 161	28 / 163	229 / 179	241 / 169
Median Days on Market (Cum.) / YTD	255 / 114	119 / 111	28 / 130	229 / 148	241 / 121
Lease					
New Listings / YTD	14 / 186	15 / 157	24 / 129	12 / 143	15 / 139
Sales / YTD	3 / 51	1 / 29	2 / 28	2 / 29	1 / 37
Sales to New Listings Ratio / YTD	21% / 27%	7% / 18%	8% / 22%	17% / 20%	7% / 27%
Sales Volume	561,497	124,614	115,014	535,080	154,800
Sales Volume YTD	796,741,165	3,620,998	6,201,218	9,302,341	3,601,700
Average Sale Price	187,166	124,614	57,507	267,540	154,800
Average Sale Price YTD	15,622,376	124,862	221,472	320,770	97,343
Median Sale Price	138,240	124,614	57,507	267,540	154,800
Median Sale Price YTD	134,909	111,889	116,300	196,650	84,672
Average Days on Market / YTD	159 / 174	35 / 159	78 / 211	206 / 174	367 / 153
Median Days on Market / YTD	124 / 131	35 / 83	78 / 105	206 / 159	367 / 102
Average Days on Market (Cum.) / YTD	159 / 186	35 / 187	78 / 222	206 / 174	367 / 153
Median Days on Market (Cum.) / YTD	124 / 131	35 / 125	78 / 125	206 / 159	367 / 102
Farms					
New Listings / YTD	1 / 10	0 / 4	0 / 3	1 / 12	0 / 11
Sales / YTD	0 / 1	0 / 1	0 / 3	0 / 4	0 / 1
Sales to New Listings Ratio / YTD	0% / 10%	0% / 25%	0% / 100%	0% / 33%	0% / 9%
Sales Volume	0	0	0	0	0
Sales Volume YTD	1,400,000	2,200,000	3,383,000	3,759,600	685,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	1,400,000	2,200,000	1,127,667	939,900	685,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	1,400,000	2,200,000	1,100,000	826,300	685,000
Sale to List Price Ratio / YTD	0% / 93%	0% / 92%	0% / 86%	0% / 91%	0% / 80%
Average Days on Market / YTD	0 / 86	0 / 83	0 / 181	0 / 117	0 / 158
Median Days on Market / YTD	0 / 86	0 / 83	0 / 183	0 / 103	0 / 158
Average Days on Market (Cum.) / YTD	0 / 178	0 / 213	0 / 345	0 / 148	0 / 158
Median Days on Market (Cum.) / YTD	0 / 178	0 / 213	0 / 343	0 / 160	0 / 158
Total Commercial¹					
New Listings / YTD	65 / 875	74 / 746	61 / 544	55 / 587	67 / 702
Sales / YTD	22 / 231	18 / 187	9 / 164	12 / 125	8 / 153
Sales to New Listings Ratio / YTD	34% / 26%	24% / 25%	15% / 30%	22% / 21%	12% / 22%
Sales Volume	9,037,247	19,156,514	10,887,814	10,829,080	3,768,300
Sales Volume YTD	928,957,706	175,414,996	130,765,914	80,966,772	86,534,491
Average Sale Price	410,784	1,064,251	1,209,757	902,423	471,038
Average Sale Price YTD	4,021,462	938,048	797,353	647,734	565,585
Median Sale Price	254,000	900,000	213,000	459,500	272,400
Median Sale Price YTD	357,000	462,500	521,144	340,000	318,000
Sale to List Price Ratio / YTD	86% / 89%	94% / 91%	73% / 93%	87% / 86%	87% / 89%
Average Days on Market / YTD	135 / 151	125 / 149	210 / 177	153 / 174	278 / 190
Median Days on Market / YTD	68 / 106	121 / 104	180 / 124	125 / 121	324 / 121
Average Days on Market (Cum.) / YTD	142 / 185	146 / 183	221 / 203	153 / 201	278 / 202
Median Days on Market (Cum.) / YTD	118 / 131	123 / 121	180 / 138	125 / 134	324 / 131

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

November 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	47	29	44	484	490	508
	Average	427,950	398,328	436,676	450,324	463,661	436,418
	Median	405,000	360,500	405,750	415,813	410,200	399,000
North Central	Sales	132	97	137	1,655	1,941	1,968
	Average	407,304	379,471	384,453	409,909	421,680	396,633
	Median	393,000	375,000	368,000	390,000	400,000	381,000
Northeast	Sales	46	26	51	497	540	540
	Average	355,312	382,404	362,500	352,734	365,737	350,253
	Median	318,450	339,500	333,000	325,000	335,000	325,300
Central	Sales	28	10	37	323	369	365
	Average	259,500	291,700	305,698	278,836	297,815	298,976
	Median	245,000	274,500	262,000	254,500	270,000	273,000
West	Sales	47	44	74	737	855	919
	Average	559,599	483,141	577,955	544,937	561,948	558,530
	Median	410,000	425,000	428,500	439,000	453,000	450,000
Southwest	Sales	74	67	103	1,063	1,229	1,350
	Average	560,643	546,781	612,287	601,287	605,512	591,979
	Median	521,250	496,000	472,500	525,000	535,100	510,500
Southeast	Sales	113	85	150	1,411	1,598	1,692
	Average	438,150	428,400	413,345	439,500	447,790	420,114
	Median	400,000	400,000	385,000	407,000	420,000	388,000
Anthony Henday	Sales	137	134	172	1,898	2,207	2,245
	Average	559,946	529,679	525,803	566,603	574,218	525,379
	Median	530,000	499,750	480,000	520,000	530,000	477,700
City of Edmonton Total	Sales	624	491	769	8,066	9,229	9,585
	Average	467,148	460,231	469,048	483,233	494,190	469,838
	Median	427,500	430,000	418,000	440,000	452,000	421,500
Semi-detached							
Northwest	Sales	8	5	11	93	118	108
	Average	387,238	385,300	339,491	392,045	407,555	375,318
	Median	397,450	418,500	371,500	400,000	397,050	363,500
North Central	Sales	25	14	21	258	341	299
	Average	326,335	311,050	280,724	320,776	329,229	311,268
	Median	333,500	307,500	295,000	317,375	339,000	324,500
Northeast	Sales	6	4	9	60	59	73
	Average	272,667	n/a	255,522	274,461	285,974	270,574
	Median	296,000	n/a	245,000	251,000	271,500	265,000
Central	Sales	3	3	3	45	50	47
	Average	n/a	n/a	n/a	354,637	355,451	338,783
	Median	n/a	n/a	n/a	320,000	334,500	306,700
West	Sales	6	2	2	62	56	49
	Average	321,500	n/a	n/a	379,662	351,404	355,153
	Median	293,500	n/a	n/a	337,950	322,500	318,000
Southwest	Sales	13	13	13	150	204	174
	Average	357,108	410,954	404,288	450,856	422,884	424,122
	Median	330,000	370,000	340,000	375,500	370,000	365,911
Southeast	Sales	16	7	38	287	324	306
	Average	373,000	349,257	332,117	365,397	387,383	348,357
	Median	324,500	305,000	343,000	350,000	370,500	332,000
Anthony Henday	Sales	40	49	72	627	853	804
	Average	397,062	382,986	361,947	396,894	394,972	358,613
	Median	395,950	361,800	359,250	389,000	387,000	349,950
City of Edmonton Total	Sales	117	97	169	1,582	2,005	1,860
	Average	361,040	363,018	339,022	377,077	380,735	352,366
	Median	371,000	350,000	347,000	372,700	375,000	340,000

n/a = insufficient data

November 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	8	2	3	82	51	55
	Average	311,588	n/a	n/a	313,064	365,675	294,412
	Median	316,750	n/a	n/a	322,250	349,000	308,000
North Central	Sales	40	32	34	437	485	433
	Average	258,321	245,294	229,578	229,617	237,631	222,941
	Median	267,500	260,000	213,950	217,000	240,000	225,000
Northeast	Sales	23	13	8	232	182	134
	Average	178,752	134,442	170,375	174,714	168,977	167,902
	Median	167,500	130,000	182,500	166,000	157,250	159,900
Central	Sales	1	3	1	25	35	29
	Average	n/a	n/a	n/a	354,836	358,851	336,427
	Median	n/a	n/a	n/a	345,000	325,000	310,000
West	Sales	10	14	25	211	234	228
	Average	226,850	182,864	202,410	212,439	212,315	212,500
	Median	202,500	164,750	185,500	193,500	184,600	185,000
Southwest	Sales	16	22	29	282	320	250
	Average	262,306	237,430	261,002	257,598	260,269	252,393
	Median	240,750	228,000	259,500	250,250	249,250	250,250
Southeast	Sales	29	21	23	370	370	329
	Average	238,701	225,451	246,621	224,309	221,315	223,822
	Median	230,000	208,000	196,000	200,000	201,750	197,500
Anthony Henday	Sales	72	28	47	693	708	624
	Average	322,614	293,068	286,910	312,558	312,772	288,105
	Median	324,990	294,000	285,000	310,000	307,694	282,190
City of Edmonton Total	Sales	199	135	170	2,332	2,385	2,082
	Average	270,604	236,869	247,912	254,066	257,237	244,930
	Median	282,000	233,500	240,000	255,000	255,000	245,950
Apartment Condominium							
Northwest	Sales	12	7	3	98	83	70
	Average	109,350	121,093	n/a	133,457	152,559	166,076
	Median	84,950	61,750	n/a	116,500	107,000	152,500
North Central	Sales	45	18	14	352	311	249
	Average	148,121	157,986	167,976	158,569	169,801	162,245
	Median	155,000	145,150	173,500	162,000	164,250	160,300
Northeast	Sales	14	10	10	151	146	106
	Average	117,713	97,600	127,750	121,945	129,040	134,382
	Median	119,000	94,500	135,250	121,000	135,500	143,550
Central	Sales	54	40	40	636	559	593
	Average	199,156	263,018	207,410	206,648	215,363	236,452
	Median	137,250	167,500	139,000	162,250	176,000	205,000
West	Sales	19	8	8	236	174	134
	Average	163,224	161,294	168,988	163,136	160,615	171,748
	Median	134,000	143,125	149,700	148,000	152,500	152,500
Southwest	Sales	30	27	38	530	498	431
	Average	150,605	183,193	222,592	211,139	226,506	229,803
	Median	150,500	175,000	206,000	192,500	195,500	214,200
Southeast	Sales	21	24	18	319	286	235
	Average	152,652	150,716	166,166	170,968	175,452	182,493
	Median	155,000	135,500	168,500	167,500	167,500	177,000
Anthony Henday	Sales	56	28	41	570	494	414
	Average	198,517	209,339	176,522	194,365	201,765	192,998
	Median	193,750	174,000	170,000	182,925	184,000	185,250
City of Edmonton Total	Sales	251	162	172	2,892	2,551	2,232
	Average	168,614	190,761	187,967	184,809	194,158	202,209
	Median	155,000	157,475	164,500	168,000	173,000	180,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
November 2023

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2019	January	1,724	564	71	16
	February	1,702	698	64	10
	March	2,142	832	70	11
	April	2,421	1,130	71	19
	May	2,655	1,329	84	17
	June	2,143	1,239	34	15
	July	2,126	1,297	71	15
	August	2,108	1,087	50	12
	September	1,930	948	63	15
	October	1,695	912	57	15
	November	1,287	783	67	8
	December	892	581	40	10
	Total	22,825	11,400	742	163
2020	January	1,549	557	54	9
	February	1,723	718	60	15
	March	1,888	793	67	11
	April	1,268	507	33	6
	May	2,034	760	59	7
	June	2,511	1,341	74	17
	July	2,215	1,486	60	11
	August	2,038	1,230	41	13
	September	2,085	1,260	55	9
	October	1,986	1,139	29	15
	November	1,362	992	55	12
	December	924	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,830	1,047	49	15
	March	2,825	1,596	54	17
	April	3,064	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,462	1,493	48	17
	August	2,295	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	1,007	938	53	25
	Total	26,837	16,697	597	189
2022	January	1,586	954	64	20
	February	2,166	1,633	69	25
	March	3,075	2,311	67	21
	April	3,333	2,017	67	18
	May	3,397	1,927	65	19
	June	3,059	1,780	63	17
	July	2,584	1,338	71	17
	August	2,312	1,215	75	15
	September	2,272	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	897	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,612	699	73	14
	February	1,785	907	67	21
	March	2,270	1,251	93	12
	April	2,467	1,370	86	18
	May	2,708	1,800	96	18
	June	2,518	1,750	91	24
	July	2,390	1,586	76	28
	August	2,277	1,595	67	23
	September	2,148	1,431	74	23
	October	1,875	1,292	87	28
	November	1,541	1,191	65	22
	Total	23,591	14,872	875	231

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

November 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	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,152	383,141
	September	488,489	355,462	263,625	177,679	376,547
	October	476,408	400,125	258,578	201,926	378,295
	November	467,148	361,040	270,604	168,614	360,969

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

November 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	1,666	1,586	1,687	1,457	1,389
Sales	1,245	922	1,319	1,026	815
Sales Volume	453,676,758	350,025,430	514,644,311	393,603,902	286,610,716
Edmonton City Year to Date					
New Listings	25,317	28,643	27,171	21,859	23,289
Sales	15,465	16,763	16,314	11,153	11,201
Sales Volume	6,667,015,867	6,738,250,779	6,385,919,368	4,102,572,315	4,054,790,015
Edmonton City Month End Active Inventory					
Residential	3,877	4,736	4,591	4,697	5,091
Commercial	503	489	395	396	445
TOTAL	4,621	5,489	5,232	5,318	5,807
Greater Edmonton Area Monthly					
New Listings	2,328	2,172	2,313	2,020	2,044
Sales	1,742	1,359	1,962	1,535	1,171
Sales Volume	678,876,750	526,543,746	789,493,770	611,481,531	423,766,878
Greater Edmonton Area Year to Date					
New Listings	36,346	40,522	39,462	32,522	35,021
Sales	22,618	24,921	25,347	17,351	16,872
Sales Volume	9,817,137,637	10,395,054,798	10,267,499,386	6,593,834,468	6,270,572,736
Greater Edmonton Area Month End Active Inventory					
Residential	5,447	6,380	5,975	6,554	7,471
Commercial	821	820	724	748	811
TOTAL	6,815	7,795	7,364	7,952	9,033
Total Board Monthly					
New Listings	2,649	2,509	2,637	2,346	2,385
Sales	1,948	1,545	2,236	1,748	1,316
Sales Volume	740,656,050	582,081,246	872,795,015	667,821,881	461,351,927
Total Board Year to Date					
New Listings	42,153	46,875	45,840	38,139	41,214
Sales	25,791	28,312	29,360	19,931	19,079
Sales Volume	10,732,688,312	11,400,938,248	11,402,759,031	7,234,602,758	6,845,595,849

**Total Board
November 2023**

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	1,431 / 23,612	1,345 / 26,882	1,371 / 25,843	1,268 / 22,170	1,365 / 24,853
Sales / YTD	1,072 / 15,017	892 / 17,220	1,405 / 18,835	1,146 / 13,017	803 / 12,210
Sales to New Listings Ratio / YTD	75% / 64%	66% / 64%	102% / 73%	90% / 59%	59% / 49%
Sales Volume	487,111,075	393,508,841	635,802,721	501,822,943	327,201,365
Sales Volume YTD	6,986,670,296	8,191,093,757	8,475,317,659	5,442,194,922	5,057,718,595
Semi-detached					
New Listings / YTD	216 / 3,316	189 / 3,987	233 / 3,959	188 / 3,288	189 / 3,391
Sales / YTD	174 / 2,434	143 / 2,961	246 / 2,903	148 / 1,938	121 / 1,781
Sales to New Listings Ratio / YTD	81% / 73%	76% / 74%	106% / 73%	79% / 59%	64% / 53%
Sales Volume	62,422,161	51,090,960	83,463,899	49,642,638	38,091,098
Sales Volume YTD	898,898,426	1,097,218,547	1,001,480,019	640,845,097	588,755,560
Row/Townhouse					
New Listings / YTD	261 / 4,005	264 / 4,473	267 / 4,466	231 / 3,301	203 / 3,466
Sales / YTD	242 / 2,979	184 / 3,038	223 / 2,678	154 / 1,706	135 / 1,718
Sales to New Listings Ratio / YTD	93% / 74%	70% / 68%	84% / 60%	67% / 52%	67% / 50%
Sales Volume	65,468,255	44,240,295	55,258,998	37,193,135	32,380,905
Sales Volume YTD	765,268,955	783,106,598	663,611,662	406,662,368	407,973,860
Apartment Condominium					
New Listings / YTD	413 / 6,268	354 / 6,638	430 / 6,854	387 / 5,301	344 / 5,055
Sales / YTD	302 / 3,444	193 / 3,045	201 / 2,653	168 / 1,824	157 / 2,106
Sales to New Listings Ratio / YTD	73% / 55%	55% / 46%	47% / 39%	43% / 34%	46% / 42%
Sales Volume	52,006,592	36,891,472	39,474,167	35,572,824	33,798,400
Sales Volume YTD	656,316,761	603,288,978	545,384,054	365,262,708	444,495,099
Total Residential¹					
New Listings / YTD	2,321 / 37,201	2,152 / 41,980	2,301 / 41,122	2,074 / 34,060	2,101 / 36,765
Sales / YTD	1,790 / 23,874	1,412 / 26,264	2,075 / 27,069	1,616 / 18,485	1,216 / 17,815
Sales to New Listings Ratio / YTD	77% / 64%	66% / 63%	90% / 66%	78% / 54%	58% / 48%
Sales Volume	667,008,083	525,731,568	813,999,785	624,231,540	431,471,768
Sales Volume YTD	9,307,154,438	10,674,707,880	10,685,793,394	6,854,965,095	6,498,943,114
Other²					
New Listings / YTD	180 / 2,883	207 / 3,004	199 / 3,152	132 / 2,504	131 / 2,571
Sales / YTD	96 / 1,291	76 / 1,468	117 / 1,714	88 / 1,045	67 / 821
Sales to New Listings Ratio / YTD	53% / 45%	37% / 49%	59% / 54%	67% / 42%	51% / 32%
Sales Volume	30,380,551	17,422,500	32,093,625	19,334,050	14,736,800
Sales Volume YTD	279,093,048	326,145,357	373,976,436	177,994,644	138,221,460

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
November 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	32 / 313	20 / 280	26 / 227	35 / 227	19 / 269
Sales / YTD	9 / 60	4 / 66	2 / 42	2 / 35	2 / 51
Sales to New Listings Ratio / YTD	28% / 19%	20% / 24%	8% / 19%	6% / 15%	11% / 19%
Sales Volume	5,752,000	1,747,500	1,615,000	1,205,000	1,838,000
Sales Volume YTD	44,726,900	76,368,084	26,032,658	21,562,600	28,007,249
Investment					
New Listings / YTD	39 / 546	44 / 471	37 / 386	30 / 379	34 / 425
Sales / YTD	16 / 177	19 / 164	8 / 136	14 / 101	7 / 93
Sales to New Listings Ratio / YTD	41% / 32%	43% / 35%	22% / 35%	47% / 27%	21% / 22%
Sales Volume	8,733,250	10,867,500	9,362,300	7,795,000	2,503,500
Sales Volume YTD	114,511,603	122,104,393	103,532,495	56,645,041	67,752,542
Multi Family					
New Listings / YTD	8 / 166	15 / 168	4 / 136	9 / 101	14 / 124
Sales / YTD	5 / 45	7 / 46	2 / 59	4 / 19	2 / 23
Sales to New Listings Ratio / YTD	63% / 27%	47% / 27%	50% / 43%	44% / 19%	14% / 19%
Sales Volume	5,640,000	12,465,000	2,366,000	7,290,000	1,155,500
Sales Volume YTD	50,683,106	60,300,000	75,754,250	30,634,200	20,195,250
Hotel/Motel					
New Listings / YTD	2 / 16	0 / 8	0 / 8	1 / 9	0 / 6
Sales / YTD	0 / 1	0 / 3	0 / 0	0 / 0	1 / 3
Sales to New Listings Ratio / YTD	0% / 6%	0% / 38%	0% / 0%	0% / 0%	0% / 50%
Sales Volume	0	0	0	0	1,600,000
Sales Volume YTD	215,000	1,041,000	0	0	2,265,000
Business					
New Listings / YTD	30 / 387	33 / 351	17 / 192	18 / 232	35 / 392
Sales / YTD	10 / 87	6 / 60	4 / 43	3 / 54	2 / 47
Sales to New Listings Ratio / YTD	33% / 22%	18% / 17%	24% / 22%	17% / 23%	6% / 12%
Sales Volume	5,181,000	3,015,900	1,780,000	356,000	230,000
Sales Volume YTD	29,746,600	18,630,700	14,830,568	12,105,300	13,743,650
Lease					
New Listings / YTD	25 / 342	25 / 303	34 / 279	22 / 287	25 / 281
Sales / YTD	10 / 113	8 / 84	9 / 84	5 / 56	5 / 92
Sales to New Listings Ratio / YTD	40% / 33%	32% / 28%	26% / 30%	23% / 20%	20% / 33%
Sales Volume	9,769,166	705,778	567,605	689,391	1,065,759
Sales Volume YTD	813,266,322	10,386,896	12,298,897	13,465,378	8,676,669
Farms					
New Listings / YTD	12 / 287	11 / 303	19 / 332	24 / 331	25 / 371
Sales / YTD	10 / 136	13 / 154	19 / 209	15 / 131	14 / 131
Sales to New Listings Ratio / YTD	83% / 47%	118% / 51%	100% / 63%	63% / 40%	56% / 35%
Sales Volume	7,605,000	10,125,500	11,010,700	6,707,000	6,750,600
Sales Volume YTD	91,452,295	110,690,438	108,030,332	66,601,600	66,210,915
Total Commercial¹					
New Listings / YTD	148 / 2,069	150 / 1,891	137 / 1,566	140 / 1,575	153 / 1,878
Sales / YTD	62 / 626	57 / 580	44 / 577	44 / 401	33 / 443
Sales to New Listings Ratio / YTD	42% / 30%	38% / 31%	32% / 37%	31% / 25%	22% / 24%
Sales Volume	43,267,416	38,927,178	26,701,605	24,256,291	15,143,359
Sales Volume YTD	1,146,440,826	400,085,011	342,989,201	201,643,019	208,431,275

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

November 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	4	3	3	64	64	68
	Sales Volume	n/a	n/a	n/a	15,455,276	15,086,701	16,448,900
	Average Price	n/a	n/a	n/a	241,489	235,730	241,896
	Median Price	n/a	n/a	n/a	234,500	225,000	235,000
Beaumont	Sales	30	24	43	390	438	507
	Sales Volume	14,869,500	10,830,187	18,268,200	192,905,731	217,329,846	224,603,573
	Average Price	495,650	451,258	424,842	494,630	496,187	443,005
	Median Price	499,500	424,500	396,000	473,000	495,119	432,000
Bonnyville	Sales	11	18	18	213	229	257
	Sales Volume	3,568,000	5,898,300	5,945,250	68,518,050	82,121,707	90,344,009
	Average Price	324,364	327,683	330,292	321,681	358,610	351,533
	Median Price	355,000	317,450	315,000	305,000	330,000	335,000
Cold Lake	Sales	15	15	20	350	323	355
	Sales Volume	4,746,000	4,761,800	5,882,251	116,206,464	104,597,610	110,228,656
	Average Price	316,400	317,453	294,113	332,018	323,832	310,503
	Median Price	306,500	345,000	282,500	320,500	330,000	310,000
Devon	Sales	3	2	6	97	137	122
	Sales Volume	n/a	n/a	2,041,400	35,629,171	45,669,349	39,955,199
	Average Price	n/a	n/a	340,233	367,311	333,353	327,502
	Median Price	n/a	n/a	349,200	349,000	325,000	324,250
Drayton Valley	Sales	8	8	7	118	154	144
	Sales Volume	1,965,000	1,772,300	1,783,000	33,190,099	42,812,897	36,041,827
	Average Price	245,625	221,538	254,714	281,272	278,006	250,290
	Median Price	226,250	226,150	230,000	281,450	274,000	242,750
Fort Saskatchewan	Det. Sales	24	27	38	347	424	485
	Det. Average Price	452,583	476,663	458,554	474,251	465,204	436,474
	Det. Median Price	433,500	455,000	460,000	463,000	440,000	425,000
	Apt. Sales	6	9	2	71	55	29
	Apt. Average Price	150,167	200,711	n/a	168,387	178,196	136,866
	Apt. Median Price	131,250	170,000	n/a	148,000	170,000	134,000
	Total Sales Volume	14,432,500	18,423,797	23,160,669	221,930,910	268,825,788	279,030,666
Gibbons	Sales	6	2	4	67	59	72
	Sales Volume	1,768,500	n/a	n/a	21,094,540	17,613,150	21,526,535
	Average Price	294,750	n/a	n/a	314,844	298,528	298,980
	Median Price	269,000	n/a	n/a	304,000	288,000	283,000
Leduc	Det. Sales	42	17	46	466	569	591
	Det. Average Price	407,445	431,029	365,590	433,414	423,656	397,751
	Det. Median Price	395,000	415,000	342,000	419,950	413,000	379,900
	Apt. Sales	3	1	0	22	17	21
	Apt. Average Price	n/a	n/a	n/a	192,895	231,907	201,198
	Apt. Median Price	n/a	n/a	n/a	169,950	195,900	180,000
	Total Sales Volume	20,437,288	11,364,450	20,468,950	265,899,418	311,294,709	294,023,028

n/a = insufficient data

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

November 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville						
Sales	9	15	7	206	269	266
Sales Volume	3,013,750	4,285,750	2,051,250	70,451,704	96,143,186	92,173,024
Average Price	334,861	285,717	293,036	341,999	357,410	346,515
Median Price	388,000	310,000	323,750	345,500	343,500	357,500
Sherwood Park						
Det. Sales	49	46	75	727	813	1,026
Det. Average Price	494,555	492,588	472,611	507,722	509,297	467,335
Det. Median Price	470,000	464,950	440,000	480,000	478,000	440,000
Apt. Sales	7	5	10	127	119	100
Apt. Average Price	265,929	286,000	281,820	255,711	249,825	254,451
Apt. Median Price	200,000	295,500	267,500	265,000	245,000	263,200
Total Sales Volume	30,813,807	29,484,051	44,575,121	487,968,546	531,566,755	603,597,812
Spruce Grove						
Det. Sales	34	33	45	530	599	642
Det. Average Price	452,689	401,765	410,549	458,036	449,118	417,986
Det. Median Price	462,450	387,000	390,000	445,000	430,000	403,750
Apt. Sales	4	3	1	60	40	35
Apt. Average Price	n/a	n/a	n/a	184,574	185,237	199,078
Apt. Median Price	n/a	n/a	n/a	173,000	165,500	170,200
Total Sales Volume	23,286,723	18,607,195	26,285,200	347,381,149	358,716,726	361,288,617
St. Albert						
Det. Sales	53	34	69	724	887	1,006
Det. Average Price	577,313	490,072	468,577	538,849	539,016	497,633
Det. Median Price	500,000	441,750	428,300	493,250	501,000	453,750
Apt. Sales	17	4	7	154	126	120
Apt. Average Price	178,306	n/a	337,357	275,461	258,355	275,452
Apt. Median Price	111,000	n/a	309,500	209,500	218,500	225,000
Total Sales Volume	41,039,477	21,939,340	41,633,651	527,026,390	592,932,687	617,235,872
St. Paul						
Sales	11	4	10	149	135	183
Sales Volume	2,829,250	n/a	2,986,500	35,306,550	31,733,265	46,204,571
Average Price	257,205	n/a	298,650	236,957	235,061	252,484
Median Price	240,000	n/a	349,500	215,000	215,000	257,500
Stony Plain						
Sales	23	28	27	352	459	399
Sales Volume	7,285,400	8,538,600	8,869,688	125,146,349	169,431,966	139,692,854
Average Price	316,757	304,950	328,507	355,529	369,133	350,107
Median Price	305,000	300,800	340,200	351,250	358,000	345,000
Vegreville						
Sales	3	4	5	94	100	107
Sales Volume	n/a	n/a	1,487,500	20,761,400	23,610,000	22,918,200
Average Price	n/a	n/a	297,500	220,866	236,100	214,189
Median Price	n/a	n/a	350,000	195,000	221,350	202,000
Westlock						
Sales	12	2	10	85	85	91
Sales Volume	2,775,500	n/a	2,576,000	20,835,850	19,641,100	21,073,100
Average Price	231,292	n/a	257,600	245,128	231,072	231,573
Median Price	210,750	n/a	266,400	239,000	225,000	234,000
Wetaskiwin						
Sales	11	13	17	176	205	217
Sales Volume	2,291,400	2,730,000	3,793,200	40,728,143	51,945,450	49,472,875
Average Price	208,309	210,000	223,129	231,410	253,392	227,986
Median Price	225,000	212,500	236,000	227,250	237,000	216,500

n/a = insufficient data

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

November 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	1	2	6	7
	Sales Volume	n/a	n/a	n/a	n/a	3,499,400	2,520,000
Bonnyville M.D.	Sales	3	2	1	30	26	25
	Sales Volume	n/a	n/a	n/a	10,095,979	8,880,972	10,115,630
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	0	0	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	4	2	18	30	38
	Sales Volume	n/a	n/a	n/a	21,880,595	30,443,000	34,352,242
Parkland County	Sales	0	0	3	14	9	14
	Sales Volume	n/a	n/a	n/a	12,212,080	7,190,500	8,571,750
Smoky Lake County	Sales	0	1	0	5	7	8
	Sales Volume	n/a	n/a	n/a	1,170,000	1,701,000	3,070,000
St. Paul County	Sales	3	2	1	27	15	18
	Sales Volume	n/a	n/a	n/a	8,094,909	6,190,500	5,449,100
Strathcona County	Sales	1	0	1	13	6	11
	Sales Volume	n/a	n/a	n/a	13,918,000	4,881,000	7,565,600
Sturgeon County	Sales	2	2	1	13	11	13
	Sales Volume	n/a	n/a	n/a	11,435,500	7,980,080	8,207,500
Thorhild County	Sales	0	1	0	7	7	4
	Sales Volume	n/a	n/a	n/a	1,618,500	1,853,500	n/a
Two Hills County	Sales	1	0	0	7	1	3
	Sales Volume	n/a	n/a	n/a	1,812,900	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.

November 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	10	5	8	91	77	129
	Sales Volume	2,189,500	817,000	3,723,750	23,763,650	23,121,775	31,190,345
Bonnyville M.D.	Sales	16	22	26	284	288	327
	Sales Volume	4,063,499	6,502,300	7,430,000	85,267,529	94,598,579	106,040,089
Lac la Biche County	Sales	0	0	1	8	13	7
	Sales Volume	n/a	n/a	n/a	3,259,000	4,976,000	1,240,000
Lac Ste. Anne County	Sales	2	8	3	35	58	33
	Sales Volume	n/a	866,400	n/a	6,526,050	8,397,150	7,528,750
Leduc County	Sales	7	10	21	169	233	318
	Sales Volume	4,135,000	6,599,900	13,846,700	100,698,805	142,549,815	186,092,340
Parkland County	Sales	35	41	52	522	627	745
	Sales Volume	18,533,100	17,444,400	29,203,475	286,550,604	319,282,135	373,537,639
Smoky Lake County	Sales	4	4	7	72	71	79
	Sales Volume	n/a	n/a	755,000	14,346,300	14,205,200	16,926,500
St. Paul County	Sales	16	8	13	207	192	242
	Sales Volume	4,492,850	1,752,800	3,334,500	48,345,699	47,429,365	55,302,546
Strathcona County	Sales	12	13	29	282	354	457
	Sales Volume	9,396,500	9,368,682	19,581,919	201,092,221	267,879,823	308,194,775
Sturgeon County	Sales	19	19	24	208	250	297
	Sales Volume	12,896,777	10,872,900	15,281,329	131,735,659	170,363,126	189,381,152
Thorhild County	Sales	5	10	2	64	71	74
	Sales Volume	961,500	2,658,500	n/a	12,948,830	18,273,428	14,849,252
Two Hills County	Sales	6	2	2	55	49	47
	Sales Volume	1,458,100	n/a	n/a	8,793,000	9,714,800	7,294,800
Vermilion River County	Sales	0	0	0	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data