

Media Release

December Market Busier Than Usual, Not Enough To Outpace 2022 Activity

Edmonton, January 3, 2024: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for December 2023 came to 1,229, decreasing from November 2023 by 24.4%, but showing an increase of 25.2% over December 2022. New residential listings amounted to 1,497, which is 28.3% lower than November 2023, and 27% higher than December 2022. Overall inventory in the GEA showed decreases of 6.7% from December of last year and 15.2% from November 2023.

For December, detached unit sales totalled 701, a decrease of 24.4% from November 2023, but up 22.6% from the previous year. Semi-detached unit sales were down 16.7% month-over-month but showed an increase of 42.9% from December 2022. Row/Townhouse unit sales were down 19.2% from November 2023 and up 44.0% year-over-year. Apartment Condominium unit sales saw numbers decrease as well, down 33.7% from last month and up only 9.6% compared to December 2022.

Total residential average prices came in at \$388,637, a 2.0% increase from November 2023, and a 3.5% increase from December 2022. Detached homes averaged \$489,392, amounting to a 3.8% year-over-year increase, a 2.2% increase from November 2023. Semi-detached sold for an average of \$364,115, resulting in a 1.6% increase year-over-year, and a 0.5% increase from the previous month. Row/townhouse prices were down 4.0% from November 2023 and increased 9.9% when compared to December 2022, selling at an average of \$260,959. Apartment Condominium average prices hit \$170,408 showing decreases of 0.4% from last month and 5.2% from last year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$435,000, increasing 0.7% from November 2023, and a year-over-year increase of 3.5% from December 2022.

“Though December’s month-over-month numbers are higher than in 2022, the strong second half of this year hasn’t quite achieved the level of activity seen in the previous year,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “As the year closes, the year-to-date average selling price is \$398,735, compared with \$415,115 in 2022, and year-to-date average unit sales are still lagging by 8%.”

Detached homes averaged 53 days on the market, increasing seven days from November 2023. Semi-detached homes averaged 41 days on the market, an increase of two days from the previous month, while row/townhouses’ days on the market increased to 52, a difference of eight days. Apartment condominiums averaged 56 days on the market, showing a two-day increase from November 2023. Overall, all residential listings averaged 52 days on the market, a month-over-month increase of 3 days and a six-day decrease when compared to December 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)	December 2023	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 435,000.00	0.7%	3.5%
Apartment benchmark price	\$ 181,400.00	1.7%	5.2%
Townhouse benchmark price	\$ 239,900.00	-0.5%	6.5%
Composite ⁷ benchmark price	\$ 377,100.00	0.6%	2.3%

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

MLS® System Activity 2023 (for all-residential sales in GEA ¹)	December 2023	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 489,392.00	2.1%	3.7%
Detached median ³ selling price – month	\$ 440,000.00	0.5%	2.7%
Semi-detached average selling price – month	\$ 364,115.00	0.5%	1.6%
Semi-detached median selling price – month	\$ 362,000.00	-2.2%	8.1%
Row/Townhouse average selling price – month	\$ 260,959.00	-4.0%	9.9%
Row/Townhouse median selling price – month	\$ 258,000.00	-7.9%	12.4%
Apartment Condominium average selling price	\$ 170,408.00	-0.4%	-5.2%
Apartment Condominium median selling price	\$ 170,000.00	10.9%	4.1%
All-residential ⁴ average selling price	\$ 388,637.00	2.0%	3.5%
All-residential median selling price	\$ 362,500.00	-0.7%	3.9%
# residential listings this month	\$ 1,497.00	-28.3%	27.0%
# residential sales this month	\$ 1,229.00	-24.4%	25.2%
# residential inventory at month end	\$ 4,626.00	-15.2%	-6.7%
# Total ⁵ MLS® System sales this month	\$ 1,476.00	-24.2%	28.1%
\$ Value Total residential sales this month	\$ 507,370,928.00	-23.9%	29.1%
\$ Value of total MLS® System sales – month	\$ 586,683,971.00	-20.8%	39.9%
\$ Value of total MLS® System sales - YTD	\$ 11,315,420,083.00	5.4%	-4.3%

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
December 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	839 / 20,770	676 / 23,459	735 / 22,338	714 / 19,141	796 / 21,374
Sales / YTD	701 / 13,434	572 / 15,373	857 / 16,816	742 / 11,885	578 / 11,126
Sales to New Listings Ratio / YTD	84% / 65%	85% / 66%	117% / 75%	104% / 62%	73% / 52%
Sales Volume	343,063,625	269,812,624	410,350,288	329,636,677	244,528,826
Sales Volume YTD	6,613,334,323	7,687,422,264	7,982,959,404	5,259,267,124	4,840,413,137
Average Sale Price	489,392	471,700	478,822	444,254	423,060
Average Sale Price YTD	492,283	500,060	474,724	442,513	435,054
Median Sale Price	440,000	428,435	427,000	411,150	375,813
Median Sale Price YTD	450,000	455,000	426,000	400,000	395,000
Sale to List Price Ratio / YTD	97% / 98%	97% / 99%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	53 / 45	53 / 35	48 / 38	56 / 55	66 / 61
Median Days on Market / YTD	41 / 30	43 / 21	34 / 22	41 / 36	52 / 44
Average Days on Market (Cum.) / YTD	85 / 69	84 / 49	71 / 55	89 / 89	107 / 95
Median Days on Market (Cum.) / YTD	59 / 39	67 / 24	45 / 25	52 / 48	81 / 60
Semi-detached					
New Listings / YTD	153 / 3,347	118 / 3,990	152 / 3,970	130 / 3,300	164 / 3,451
Sales / YTD	140 / 2,499	98 / 2,975	153 / 2,976	150 / 2,042	82 / 1,825
Sales to New Listings Ratio / YTD	92% / 75%	83% / 75%	101% / 75%	115% / 62%	50% / 53%
Sales Volume	50,976,138	35,115,600	53,997,576	50,060,327	26,182,357
Sales Volume YTD	930,965,229	1,111,540,108	1,035,915,845	680,371,715	605,604,315
Average Sale Price	364,115	358,322	352,925	333,736	319,297
Average Sale Price YTD	372,535	373,627	348,090	333,189	331,838
Median Sale Price	362,000	335,000	344,000	326,200	312,000
Median Sale Price YTD	367,500	365,000	335,150	324,000	320,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	99% / 98%	98% / 97%	97% / 97%
Average Days on Market / YTD	41 / 40	48 / 35	43 / 42	58 / 59	71 / 67
Median Days on Market / YTD	26 / 27	44 / 22	30 / 27	45 / 43	51 / 50
Average Days on Market (Cum.) / YTD	54 / 56	79 / 45	59 / 56	80 / 94	100 / 104
Median Days on Market (Cum.) / YTD	35 / 31	69 / 25	42 / 32	52 / 56	80 / 68
Row/Townhouse					
New Listings / YTD	234 / 4,179	145 / 4,548	176 / 4,582	152 / 3,406	170 / 3,578
Sales / YTD	193 / 3,137	134 / 3,134	157 / 2,798	104 / 1,794	90 / 1,791
Sales to New Listings Ratio / YTD	82% / 75%	92% / 69%	89% / 61%	68% / 53%	53% / 50%
Sales Volume	50,365,020	31,807,638	37,947,154	23,102,438	21,263,621
Sales Volume YTD	809,847,725	807,261,436	692,156,866	426,570,306	425,660,481
Average Sale Price	260,959	237,370	241,702	222,139	236,262
Average Sale Price YTD	258,160	257,582	247,376	237,776	237,666
Median Sale Price	258,000	229,500	240,000	219,000	223,750
Median Sale Price YTD	255,998	252,250	245,000	236,000	228,500
Sale to List Price Ratio / YTD	97% / 98%	96% / 97%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	50 / 46	56 / 45	62 / 52	65 / 65	74 / 73
Median Days on Market / YTD	34 / 30	49 / 31	47 / 36	45 / 48	62 / 55
Average Days on Market (Cum.) / YTD	66 / 65	83 / 64	89 / 73	89 / 99	98 / 103
Median Days on Market (Cum.) / YTD	41 / 35	68 / 36	64 / 46	60 / 64	72 / 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
December 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	271 / 6,441	240 / 6,788	321 / 7,101	258 / 5,475	193 / 5,180
Sales / YTD	195 / 3,592	178 / 3,162	169 / 2,769	141 / 1,939	104 / 2,186
Sales to New Listings Ratio / YTD	72% / 56%	74% / 47%	53% / 39%	55% / 35%	54% / 42%
Sales Volume	33,229,570	32,000,111	33,403,072	27,486,379	22,615,884
Sales Volume YTD	681,981,931	623,877,839	569,321,499	388,750,288	462,579,891
Average Sale Price	170,408	179,776	197,651	194,939	217,460
Average Sale Price YTD	189,861	197,305	205,605	200,490	211,610
Median Sale Price	170,000	163,250	165,000	165,000	190,000
Median Sale Price YTD	170,000	175,000	182,500	179,032	190,000
Sale to List Price Ratio / YTD	95% / 95%	94% / 96%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	56 / 58	81 / 62	69 / 62	61 / 69	83 / 75
Median Days on Market / YTD	40 / 42	68 / 46	51 / 46	49 / 52	65 / 56
Average Days on Market (Cum.) / YTD	89 / 94	121 / 100	115 / 100	88 / 110	118 / 117
Median Days on Market (Cum.) / YTD	59 / 57	97 / 63	84 / 65	64 / 74	83 / 78
Total Residential²					
New Listings / YTD	1,497 / 34,737	1,179 / 38,785	1,384 / 37,991	1,254 / 31,322	1,323 / 33,583
Sales / YTD	1,229 / 22,662	982 / 24,644	1,336 / 25,359	1,137 / 17,660	854 / 16,928
Sales to New Listings Ratio / YTD	82% / 65%	83% / 64%	97% / 67%	91% / 56%	65% / 50%
Sales Volume	477,634,353	368,735,973	535,698,090	430,285,821	314,590,688
Sales Volume YTD	9,036,129,208	10,230,101,647	10,280,353,614	6,754,959,433	6,334,257,824
Average Sale Price	388,637	375,495	400,972	378,440	368,373
Average Sale Price YTD	398,735	415,115	405,393	382,501	374,188
Median Sale Price	362,500	348,950	363,000	350,000	335,000
Median Sale Price YTD	375,000	389,500	374,500	355,000	349,500
Sale to List Price Ratio / YTD	97% / 97%	96% / 98%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	52 / 47	58 / 40	52 / 43	58 / 58	69 / 65
Median Days on Market / YTD	38 / 31	49 / 25	37 / 26	43 / 40	54 / 48
Average Days on Market (Cum.) / YTD	79 / 71	90 / 57	77 / 62	87 / 93	107 / 100
Median Days on Market (Cum.) / YTD	53 / 40	71 / 29	52 / 31	54 / 54	79 / 64
Other³					
New Listings / YTD	72 / 1,760	76 / 1,749	60 / 1,902	86 / 1,530	95 / 1,625
Sales / YTD	41 / 811	31 / 914	62 / 1,044	44 / 632	31 / 541
Sales to New Listings Ratio / YTD	57% / 46%	41% / 52%	103% / 55%	51% / 41%	33% / 33%
Sales Volume	11,294,300	9,475,800	16,560,258	12,089,750	6,639,700
Sales Volume YTD	215,458,051	252,093,278	297,772,436	139,447,216	111,636,283
Average Sale Price	275,471	305,671	267,101	274,767	214,184
Average Sale Price YTD	265,670	275,813	285,223	220,644	206,352
Median Sale Price	240,000	245,000	154,000	242,250	171,000
Median Sale Price YTD	175,000	173,500	198,000	162,000	142,000
Sale to List Price Ratio / YTD	93% / 93%	93% / 94%	92% / 125%	90% / 92%	92% / 91%
Average Days on Market / YTD	76 / 80	130 / 88	86 / 89	162 / 125	102 / 116
Median Days on Market / YTD	52 / 44	75 / 48	60 / 46	72 / 62	84 / 70
Average Days on Market (Cum.) / YTD	160 / 126	212 / 120	154 / 140	270 / 189	139 / 170
Median Days on Market (Cum.) / YTD	80 / 56	78 / 58	115 / 64	153 / 95	99 / 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
December 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	6 / 186	7 / 147	7 / 146	19 / 158	1 / 162
Sales / YTD	2 / 36	0 / 42	1 / 26	2 / 23	1 / 35
Sales to New Listings Ratio / YTD	33% / 19%	0% / 29%	14% / 18%	11% / 15%	100% / 22%
Sales Volume	2,225,000	0	585,000	151,500	620,000
Sales Volume YTD	40,938,000	64,954,030	23,745,158	18,174,500	24,236,849
Average Sale Price	1,112,500	0	585,000	75,750	620,000
Average Sale Price YTD	1,137,167	1,546,525	913,275	790,196	692,481
Median Sale Price	1,112,500	0	585,000	75,750	620,000
Median Sale Price YTD	687,500	702,500	512,500	430,000	600,000
Sale to List Price Ratio / YTD	90% / 90%	0% / 94%	84% / 80%	85% / 89%	95% / 86%
Average Days on Market / YTD	1488 / 249	0 / 177	111 / 237	93 / 305	255 / 296
Median Days on Market / YTD	1488 / 111	0 / 86	111 / 114	93 / 196	255 / 196
Average Days on Market (Cum.) / YTD	1977 / 364	0 / 306	111 / 424	364 / 331	255 / 302
Median Days on Market (Cum.) / YTD	1977 / 116	0 / 164	111 / 159	364 / 213	255 / 206

Investment

New Listings / YTD	19 / 396	25 / 357	11 / 275	13 / 269	19 / 283
Sales / YTD	7 / 129	8 / 129	12 / 102	4 / 69	4 / 70
Sales to New Listings Ratio / YTD	37% / 33%	32% / 36%	109% / 37%	31% / 26%	21% / 25%
Sales Volume	7,495,000	7,921,150	12,545,809	2,152,500	1,430,000
Sales Volume YTD	100,558,335	111,014,043	91,944,462	46,928,541	59,419,042
Average Sale Price	1,070,714	990,144	1,045,484	538,125	357,500
Average Sale Price YTD	779,522	860,574	901,416	680,124	848,843
Median Sale Price	375,000	692,500	635,750	525,000	352,500
Median Sale Price YTD	460,000	550,000	467,500	410,000	440,500
Sale to List Price Ratio / YTD	94% / 89%	85% / 95%	88% / 88%	96% / 82%	96% / 93%
Average Days on Market / YTD	223 / 159	86 / 171	85 / 168	80 / 153	264 / 217
Median Days on Market / YTD	275 / 115	88 / 126	66 / 119	87 / 110	255 / 141
Average Days on Market (Cum.) / YTD	246 / 210	86 / 227	115 / 218	240 / 200	500 / 251
Median Days on Market (Cum.) / YTD	275 / 150	88 / 135	66 / 130	164 / 121	343 / 164

Multi Family

New Listings / YTD	4 / 140	11 / 137	3 / 109	2 / 85	5 / 97
Sales / YTD	3 / 40	4 / 40	3 / 55	5 / 20	0 / 17
Sales to New Listings Ratio / YTD	75% / 29%	36% / 29%	100% / 50%	250% / 24%	0% / 18%
Sales Volume	4,320,000	2,859,850	4,020,000	4,323,900	0
Sales Volume YTD	47,646,106	54,057,350	74,811,750	31,838,100	16,452,750
Average Sale Price	1,440,000	714,963	1,340,000	864,780	0
Average Sale Price YTD	1,191,153	1,351,434	1,360,214	1,591,905	967,809
Median Sale Price	1,280,000	684,925	1,300,000	588,000	0
Median Sale Price YTD	1,011,625	1,279,000	1,300,000	1,125,000	690,000
Sale to List Price Ratio / YTD	99% / 94%	94% / 93%	91% / 92%	91% / 92%	0% / 94%
Average Days on Market / YTD	90 / 147	157 / 109	93 / 172	166 / 188	0 / 163
Median Days on Market / YTD	88 / 105	162 / 86	100 / 112	128 / 122	0 / 131
Average Days on Market (Cum.) / YTD	90 / 185	157 / 127	93 / 207	166 / 230	0 / 163
Median Days on Market (Cum.) / YTD	88 / 133	162 / 106	100 / 128	128 / 122	0 / 131

Hotel/Motel

New Listings / YTD	0 / 3	0 / 1	1 / 2	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
December 2023**

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	21 / 289	28 / 277	18 / 152	11 / 170	26 / 348
Sales / YTD	7 / 68	2 / 51	4 / 34	1 / 40	5 / 47
Sales to New Listings Ratio / YTD	33% / 24%	7% / 18%	22% / 22%	9% / 24%	19% / 14%
Sales Volume	2,848,500	1,067,000	228,000	475,000	555,000
Sales Volume YTD	23,433,200	13,899,200	5,978,068	7,206,300	11,673,650
Average Sale Price	406,929	533,500	57,000	475,000	111,000
Average Sale Price YTD	344,606	272,533	175,826	180,158	248,376
Median Sale Price	345,000	533,500	32,500	475,000	110,000
Median Sale Price YTD	167,500	180,000	106,500	92,500	130,000
Sale to List Price Ratio / YTD	95% / 85%	97% / 85%	82% / 103%	90% / 82%	87% / 84%
Average Days on Market / YTD	56 / 143	97 / 155	181 / 156	89 / 122	84 / 151
Median Days on Market / YTD	63 / 101	97 / 123	122 / 142	89 / 102	68 / 121
Average Days on Market (Cum.) / YTD	72 / 167	97 / 164	181 / 176	89 / 166	84 / 165
Median Days on Market (Cum.) / YTD	63 / 116	97 / 123	122 / 146	89 / 127	68 / 121
Lease					
New Listings / YTD	28 / 317	17 / 285	30 / 266	15 / 257	15 / 264
Sales / YTD	16 / 112	4 / 79	15 / 85	4 / 56	6 / 90
Sales to New Listings Ratio / YTD	57% / 35%	24% / 28%	50% / 32%	27% / 22%	40% / 34%
Sales Volume	3,076,005	145,044	1,991,252	298,500	810,100
Sales Volume YTD	813,940,600	9,680,487	13,041,215	13,630,549	8,872,001
Average Sale Price	192,250	36,261	132,750	74,625	135,017
Average Sale Price YTD	7,267,327	122,538	153,426	243,403	98,578
Median Sale Price	176,000	33,797	114,000	74,775	113,750
Median Sale Price YTD	116,081	84,150	105,750	112,375	67,500
Average Days on Market / YTD	126 / 188	110 / 195	280 / 230	126 / 169	253 / 159
Median Days on Market / YTD	110 / 121	105 / 104	201 / 145	120 / 146	163 / 102
Average Days on Market (Cum.) / YTD	133 / 208	110 / 218	288 / 236	231 / 180	253 / 161
Median Days on Market (Cum.) / YTD	110 / 131	105 / 130	201 / 164	160 / 149	163 / 105
Farms					
New Listings / YTD	1 / 122	2 / 125	8 / 139	9 / 134	7 / 146
Sales / YTD	6 / 57	0 / 53	5 / 79	6 / 53	2 / 46
Sales to New Listings Ratio / YTD	600% / 47%	0% / 42%	63% / 57%	67% / 40%	29% / 32%
Sales Volume	5,450,000	0	5,512,500	2,625,000	1,141,000
Sales Volume YTD	48,711,095	49,459,580	56,243,592	33,837,900	28,530,825
Average Sale Price	908,333	0	1,102,500	437,500	570,500
Average Sale Price YTD	854,581	933,200	711,944	638,451	620,235
Median Sale Price	817,500	0	1,026,000	392,500	570,500
Median Sale Price YTD	685,000	778,500	611,000	450,000	601,500
Sale to List Price Ratio / YTD	92% / 91%	0% / 94%	99% / 94%	93% / 93%	90% / 91%
Average Days on Market / YTD	145 / 152	0 / 79	170 / 139	117 / 164	26 / 103
Median Days on Market / YTD	94 / 84	0 / 58	210 / 84	137 / 73	26 / 50
Average Days on Market (Cum.) / YTD	191 / 202	0 / 117	261 / 197	144 / 233	318 / 128
Median Days on Market (Cum.) / YTD	143 / 97	0 / 65	218 / 93	158 / 95	318 / 80
Total Commercial²					
New Listings / YTD	79 / 1,455	90 / 1,334	78 / 1,091	69 / 1,079	73 / 1,304
Sales / YTD	41 / 445	19 / 395	40 / 382	23 / 263	18 / 306
Sales to New Listings Ratio / YTD	52% / 31%	21% / 30%	51% / 35%	33% / 24%	25% / 23%
Sales Volume	25,414,505	12,473,044	24,882,561	10,398,400	4,556,100
Sales Volume YTD	1,075,941,336	303,544,690	266,514,245	152,201,790	150,465,117
Average Sale Price	619,866	656,476	622,064	452,104	253,117
Average Sale Price YTD	2,417,846	768,468	697,681	578,714	491,716
Median Sale Price	345,000	445,000	288,000	382,500	172,000
Median Sale Price YTD	380,000	453,000	428,000	351,000	301,250
Sale to List Price Ratio / YTD	94% / 89%	90% / 93%	90% / 91%	92% / 87%	91% / 89%
Average Days on Market / YTD	197 / 169	103 / 155	180 / 180	125 / 170	184 / 178
Median Days on Market / YTD	77 / 109	101 / 100	115 / 117	112 / 110	117 / 113
Average Days on Market (Cum.) / YTD	237 / 212	103 / 200	203 / 226	201 / 211	268 / 193
Median Days on Market (Cum.) / YTD	103 / 131	101 / 121	125 / 133	158 / 124	165 / 122

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

December 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)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	821 (38)	7,796 (1,359)
	December	4,958 (982)	738 (19)	6,225 (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	6,292 (1,818)	822 (27)	7,728 (1,905)
	April	6,871 (2,019)	842 (38)	8,348 (2,131)
	May	7,051 (2,708)	889 (40)	8,571 (2,835)
	June	7,072 (2,588)	901 (45)	8,661 (2,713)
	July	6,911 (2,314)	892 (42)	8,497 (2,435)
	August	6,722 (2,239)	876 (38)	8,277 (2,364)
	September	6,484 (2,052)	860 (36)	7,991 (2,161)
	October	6,199 (1,800)	867 (42)	7,659 (1,915)
	November	5,428 (1,627)	815 (40)	6,789 (1,732)
	December	4,623 (1,229)	701 (41)	5,791 (1,311)

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
December 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
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
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
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	100	19	2,817	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	1,334	395	952
2023	January	2,244	980	129	26	2,513	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,299	1,818	144	27	3,605	1,905
	April	3,428	2,019	141	38	3,724	2,131
	May	3,842	2,708	148	40	4,196	2,835
	June	3,615	2,588	142	45	3,974	2,713
	July	3,287	2,314	118	42	3,563	2,435
	August	3,219	2,239	98	38	3,470	2,364
	September	3,009	2,052	117	36	3,266	2,161
	October	2,685	1,800	133	42	2,942	1,915
	November	2,088	1,627	89	40	2,284	1,732
	December	1,497	1,229	79	41	1,648	1,311
	Total		34,737	22,662	1,455	445	37,952

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
December 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	486,858	385,895	258,751	203,669	396,261
	November	479,035	362,160	271,919	171,147	380,978
	December	489,392	364,115	260,959	170,408	388,637
	YTD Average	492,283	372,535	258,160	189,861	398,735

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
December 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 (21)	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)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,958 (982)	738 (19)	3,674 (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	6,292 (1,818)	822 (27)	4,501 (1,251)	486 (12)
	April	6,871 (2,019)	842 (38)	4,963 (1,370)	499 (18)
	May	7,051 (2,708)	889 (40)	5,160 (1,800)	538 (18)
	June	7,072 (2,588)	901 (45)	5,157 (1,750)	561 (24)
	July	6,911 (2,314)	892 (42)	5,083 (1,586)	550 (28)
	August	6,722 (2,239)	876 (38)	4,857 (1,595)	547 (23)
	September	6,484 (2,052)	860 (36)	4,675 (1,431)	534 (23)
	October	6,199 (1,800)	867 (42)	4,385 (1,292)	533 (28)
	November	5,428 (1,627)	815 (40)	3,859 (1,181)	500 (22)
	December	4,623 (1,229)	701 (41)	3,210 (888)	422 (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)

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City of Edmonton

December 2023

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	558 / 13,481	471 / 15,441	484 / 14,097	474 / 11,713	471 / 13,115
Sales / YTD	469 / 8,530	364 / 9,593	556 / 10,141	462 / 7,120	370 / 6,902
Sales to New Listings Ratio / YTD	84% / 63%	77% / 62%	115% / 72%	97% / 61%	79% / 53%
Sales Volume	227,611,632	167,741,045	262,399,152	199,191,301	154,595,902
Sales Volume YTD	4,123,122,320	4,728,623,590	4,765,796,395	3,122,737,907	2,993,172,291
Average Sale Price	485,313	460,827	471,941	431,150	417,827
Average Sale Price YTD	483,367	492,924	469,953	438,587	433,667
Median Sale Price	440,000	424,251	426,000	400,000	370,000
Median Sale Price YTD	440,000	450,000	421,500	395,000	392,500
Sale to List Price Ratio / YTD	97% / 98%	96% / 99%	97% / 98%	97% / 97%	96% / 97%
Average Days on Market / YTD	52 / 45	56 / 35	49 / 37	54 / 52	64 / 58
Median Days on Market / YTD	41 / 30	47 / 22	36 / 22	40 / 35	54 / 42
Average Days on Market (Cum.) / YTD	87 / 71	89 / 50	72 / 54	82 / 84	102 / 90
Median Days on Market (Cum.) / YTD	58 / 41	76 / 25	48 / 26	51 / 47	77 / 58
Semi-detached					
New Listings / YTD	105 / 2,287	90 / 2,864	102 / 2,723	90 / 2,271	113 / 2,331
Sales / YTD	95 / 1,676	70 / 2,075	105 / 1,965	101 / 1,343	53 / 1,187
Sales to New Listings Ratio / YTD	90% / 73%	78% / 72%	103% / 72%	112% / 59%	47% / 51%
Sales Volume	34,912,553	24,150,900	37,016,576	34,544,859	16,796,811
Sales Volume YTD	631,077,398	787,525,244	692,416,699	452,547,204	396,491,873
Average Sale Price	367,501	345,013	352,539	342,028	316,921
Average Sale Price YTD	376,538	379,530	352,375	336,967	334,029
Median Sale Price	365,000	327,750	357,500	332,400	310,000
Median Sale Price YTD	372,250	374,000	340,000	326,500	323,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 99%	99% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	39 / 40	45 / 35	40 / 42	59 / 58	64 / 65
Median Days on Market / YTD	25 / 28	43 / 23	32 / 27	48 / 42	47 / 48
Average Days on Market (Cum.) / YTD	54 / 56	82 / 46	61 / 58	80 / 91	101 / 102
Median Days on Market (Cum.) / YTD	31 / 32	72 / 26	46 / 32	55 / 56	79 / 64
Row/Townhouse					
New Listings / YTD	122 / 3,152	121 / 3,655	138 / 3,681	126 / 2,709	133 / 2,767
Sales / YTD	150 / 2,480	109 / 2,494	124 / 2,206	93 / 1,400	70 / 1,405
Sales to New Listings Ratio / YTD	123% / 79%	90% / 68%	90% / 60%	74% / 52%	53% / 51%
Sales Volume	38,937,080	25,552,600	30,153,614	20,924,438	16,465,691
Sales Volume YTD	631,075,048	639,063,589	540,098,119	329,821,861	328,937,430
Average Sale Price	259,581	234,428	243,174	224,994	235,224
Average Sale Price YTD	254,466	256,240	244,831	235,587	234,119
Median Sale Price	262,500	228,750	244,000	231,000	223,750
Median Sale Price YTD	255,000	252,750	245,700	236,000	225,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 97%	97% / 97%	97% / 96%	96% / 96%
Average Days on Market / YTD	48 / 45	53 / 45	65 / 52	68 / 64	77 / 71
Median Days on Market / YTD	35 / 30	43 / 32	50 / 35	45 / 49	63 / 55
Average Days on Market (Cum.) / YTD	67 / 64	83 / 65	92 / 73	93 / 97	98 / 99
Median Days on Market (Cum.) / YTD	41 / 35	70 / 37	68 / 47	64 / 64	73 / 68

5 Year Residential Activity (Part 2)

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City of Edmonton

December 2023

	2023	2022	2021	2020	2019
Apartment Condominium					
New Listings / YTD	244 / 5,671	215 / 6,030	283 / 6,336	234 / 4,890	175 / 4,612
Sales / YTD	174 / 3,064	152 / 2,703	153 / 2,385	122 / 1,698	88 / 1,906
Sales to New Listings Ratio / YTD	71% / 54%	71% / 45%	54% / 38%	52% / 35%	50% / 41%
Sales Volume	29,397,670	26,389,686	27,597,985	24,004,279	18,810,884
Sales Volume YTD	563,263,348	521,686,183	478,929,358	336,486,588	401,416,121
Average Sale Price	168,952	173,616	180,379	196,756	213,760
Average Sale Price YTD	183,833	193,003	200,809	198,166	210,607
Median Sale Price	170,000	160,000	160,000	158,250	181,500
Median Sale Price YTD	168,000	172,500	179,000	175,000	187,500
Sale to List Price Ratio / YTD	95% / 95%	94% / 95%	95% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	58 / 59	84 / 61	69 / 61	63 / 69	83 / 73
Median Days on Market / YTD	41 / 43	69 / 47	51 / 46	52 / 52	66 / 55
Average Days on Market (Cum.) / YTD	92 / 97	123 / 101	115 / 101	86 / 110	115 / 112
Median Days on Market (Cum.) / YTD	61 / 58	99 / 63	85 / 66	64 / 74	81 / 76
Total Residential¹					
New Listings / YTD	1,029 / 24,591	897 / 27,990	1,007 / 26,837	924 / 21,583	892 / 22,825
Sales / YTD	888 / 15,750	695 / 16,865	938 / 16,697	778 / 11,561	581 / 11,400
Sales to New Listings Ratio / YTD	86% / 64%	77% / 60%	93% / 62%	84% / 54%	65% / 50%
Sales Volume	330,858,935	243,834,231	357,167,327	278,664,877	206,669,288
Sales Volume YTD	5,948,538,114	6,676,898,606	6,477,240,571	4,241,593,560	4,120,017,715
Average Sale Price	372,589	350,841	380,775	358,181	355,713
Average Sale Price YTD	377,685	395,903	387,928	366,888	361,405
Median Sale Price	349,950	325,000	353,444	335,000	323,000
Median Sale Price YTD	357,000	375,000	360,000	344,000	340,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 98%	97% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	51 / 47	60 / 41	53 / 43	58 / 57	68 / 63
Median Days on Market / YTD	37 / 32	51 / 27	39 / 27	44 / 40	55 / 47
Average Days on Market (Cum.) / YTD	81 / 73	95 / 60	81 / 63	84 / 90	104 / 96
Median Days on Market (Cum.) / YTD	52 / 42	78 / 31	57 / 33	54 / 54	77 / 63
Other²					
New Listings / YTD	37 / 888	48 / 852	31 / 828	51 / 664	40 / 694
Sales / YTD	22 / 384	14 / 420	27 / 418	25 / 270	19 / 248
Sales to New Listings Ratio / YTD	59% / 43%	29% / 49%	87% / 50%	49% / 41%	48% / 36%
Sales Volume	6,571,500	4,536,500	8,479,958	7,935,125	5,349,100
Sales Volume YTD	123,389,182	134,307,908	143,560,168	66,611,985	60,256,197
Average Sale Price	298,705	324,036	314,073	317,405	281,532
Average Sale Price YTD	321,326	319,781	343,445	246,711	242,969
Median Sale Price	245,000	221,500	378,000	250,000	255,900
Median Sale Price YTD	215,750	239,950	288,250	204,613	199,500
Sale to List Price Ratio / YTD	94% / 94%	91% / 94%	94% / 95%	92% / 92%	94% / 91%
Average Days on Market / YTD	52 / 65	74 / 62	94 / 76	119 / 95	92 / 99
Median Days on Market / YTD	43 / 41	48 / 40	80 / 44	65 / 48	84 / 69
Average Days on Market (Cum.) / YTD	135 / 113	83 / 83	141 / 112	233 / 143	124 / 146
Median Days on Market (Cum.) / YTD	60 / 55	54 / 46	118 / 63	140 / 79	92 / 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)

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City of Edmonton

December 2023

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	3 / 102	3 / 87	4 / 76	9 / 98	1 / 77
Sales / YTD	2 / 22	0 / 24	1 / 13	0 / 12	0 / 20
Sales to New Listings Ratio / YTD	67% / 22%	0% / 28%	25% / 17%	0% / 12%	0% / 26%
Sales Volume	2,225,000	0	585,000	0	0
Sales Volume YTD	16,458,000	43,969,130	7,975,000	10,821,000	15,717,349
Average Sale Price	1,112,500	0	585,000	0	0
Average Sale Price YTD	748,091	1,832,047	613,462	901,750	785,867
Median Sale Price	1,112,500	0	585,000	0	0
Median Sale Price YTD	587,500	907,500	585,000	662,500	672,000
Sale to List Price Ratio / YTD	90% / 89%	0% / 95%	84% / 78%	0% / 89%	0% / 85%
Average Days on Market / YTD	1488 / 281	0 / 177	111 / 123	0 / 386	0 / 361
Median Days on Market / YTD	1488 / 103	0 / 111	111 / 91	0 / 283	0 / 222
Average Days on Market (Cum.) / YTD	1977 / 382	0 / 277	111 / 146	0 / 390	0 / 372
Median Days on Market (Cum.) / YTD	1977 / 114	0 / 153	111 / 111	0 / 283	0 / 249
Investment					
New Listings / YTD	12 / 265	13 / 216	10 / 169	7 / 160	11 / 168
Sales / YTD	5 / 87	8 / 78	8 / 63	2 / 46	3 / 48
Sales to New Listings Ratio / YTD	42% / 33%	62% / 36%	80% / 37%	29% / 29%	27% / 29%
Sales Volume	6,830,000	7,921,150	5,765,809	1,102,500	955,000
Sales Volume YTD	72,218,235	80,087,318	53,955,687	32,580,331	42,484,942
Average Sale Price	1,366,000	990,144	720,726	551,250	318,333
Average Sale Price YTD	830,095	1,026,760	856,439	708,268	885,103
Median Sale Price	585,000	692,500	497,500	551,250	315,000
Median Sale Price YTD	469,000	547,500	465,000	400,000	426,250
Sale to List Price Ratio / YTD	96% / 90%	85% / 92%	95% / 88%	96% / 85%	96% / 93%
Average Days on Market / YTD	170 / 145	86 / 152	70 / 164	73 / 133	229 / 185
Median Days on Market / YTD	66 / 106	88 / 116	62 / 116	73 / 107	139 / 119
Average Days on Market (Cum.) / YTD	202 / 196	86 / 176	114 / 187	164 / 170	542 / 229
Median Days on Market (Cum.) / YTD	127 / 132	88 / 126	62 / 134	164 / 111	315 / 147
Multi Family					
New Listings / YTD	2 / 125	9 / 125	3 / 98	2 / 74	5 / 88
Sales / YTD	3 / 35	2 / 33	3 / 48	4 / 17	0 / 17
Sales to New Listings Ratio / YTD	150% / 28%	22% / 26%	100% / 49%	200% / 23%	0% / 19%
Sales Volume	4,320,000	1,266,000	4,020,000	4,098,900	0
Sales Volume YTD	44,141,106	46,698,500	65,959,750	26,973,100	16,452,750
Average Sale Price	1,440,000	633,000	1,340,000	1,024,725	0
Average Sale Price YTD	1,261,174	1,415,106	1,374,161	1,586,653	967,809
Median Sale Price	1,280,000	633,000	1,300,000	786,950	0
Median Sale Price YTD	1,055,000	1,375,000	1,270,000	1,150,000	690,000
Sale to List Price Ratio / YTD	99% / 94%	94% / 93%	91% / 93%	89% / 92%	0% / 94%
Average Days on Market / YTD	90 / 116	169 / 103	93 / 172	189 / 186	0 / 163
Median Days on Market / YTD	88 / 101	169 / 88	100 / 111	205 / 115	0 / 131
Average Days on Market (Cum.) / YTD	90 / 154	169 / 124	93 / 212	189 / 236	0 / 163
Median Days on Market (Cum.) / YTD	88 / 129	169 / 107	100 / 127	205 / 115	0 / 131
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	1 / 2	0 / 2	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

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City of Edmonton

December 2023

	2023	2022	2021	2020	2019
Business					
New Listings / YTD	16 / 216	22 / 199	16 / 100	7 / 122	19 / 252
Sales / YTD	4 / 49	1 / 33	4 / 25	0 / 23	4 / 36
Sales to New Listings Ratio / YTD	25% / 23%	5% / 17%	25% / 25%	0% / 19%	21% / 14%
Sales Volume	948,500	147,000	228,000	0	445,000
Sales Volume YTD	12,322,700	8,173,200	3,890,068	2,731,800	7,712,750
Average Sale Price	237,125	147,000	57,000	0	111,250
Average Sale Price YTD	251,484	247,673	155,603	118,774	214,243
Median Sale Price	165,500	147,000	32,500	0	110,000
Median Sale Price YTD	160,000	180,000	79,000	80,000	129,000
Sale to List Price Ratio / YTD	94% / 84%	98% / 84%	82% / 110%	0% / 83%	86% / 84%
Average Days on Market / YTD	46 / 150	123 / 145	181 / 166	0 / 140	91 / 150
Median Days on Market / YTD	40 / 99	123 / 105	122 / 130	0 / 134	80 / 116
Average Days on Market (Cum.) / YTD	46 / 156	123 / 160	181 / 166	0 / 179	91 / 161
Median Days on Market (Cum.) / YTD	40 / 102	123 / 116	122 / 130	0 / 148	80 / 118
Lease					
New Listings / YTD	12 / 199	10 / 167	19 / 148	7 / 150	4 / 143
Sales / YTD	8 / 59	2 / 31	9 / 37	1 / 30	3 / 40
Sales to New Listings Ratio / YTD	67% / 30%	20% / 19%	47% / 25%	14% / 20%	75% / 28%
Sales Volume	1,387,285	77,451	1,246,499	28,800	532,200
Sales Volume YTD	798,128,450	3,698,449	7,447,717	9,331,141	4,133,900
Average Sale Price	173,411	38,726	138,500	28,800	177,400
Average Sale Price YTD	13,527,601	119,305	201,290	311,038	103,348
Median Sale Price	92,100	38,726	137,166	28,800	120,000
Median Sale Price YTD	129,600	103,005	117,600	180,263	93,258
Average Days on Market / YTD	195 / 177	58 / 152	321 / 238	42 / 170	391 / 171
Median Days on Market / YTD	156 / 135	58 / 75	258 / 119	42 / 155	213 / 119
Average Days on Market (Cum.) / YTD	209 / 189	58 / 179	321 / 246	42 / 170	391 / 171
Median Days on Market (Cum.) / YTD	210 / 139	58 / 94	258 / 145	42 / 155	213 / 119
Farms					
New Listings / YTD	0 / 10	0 / 4	0 / 3	1 / 13	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% / 31%	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	45 / 918	57 / 803	53 / 597	33 / 620	40 / 742
Sales / YTD	22 / 253	14 / 201	25 / 189	7 / 132	10 / 163
Sales to New Listings Ratio / YTD	49% / 28%	25% / 25%	47% / 32%	21% / 21%	25% / 22%
Sales Volume	15,710,785	9,891,601	11,845,308	5,230,200	1,932,200
Sales Volume YTD	944,668,491	185,306,597	142,611,222	86,196,972	88,466,691
Average Sale Price	714,127	706,543	473,812	747,171	193,220
Average Sale Price YTD	3,733,868	921,923	754,557	653,007	542,740
Median Sale Price	317,400	425,000	189,000	588,000	160,000
Median Sale Price YTD	355,000	460,000	490,000	349,500	305,000
Sale to List Price Ratio / YTD	95% / 89%	89% / 91%	90% / 92%	91% / 86%	90% / 89%
Average Days on Market / YTD	266 / 161	91 / 145	183 / 178	135 / 172	222 / 192
Median Days on Market / YTD	86 / 106	88 / 104	93 / 116	112 / 120	134 / 123
Average Days on Market (Cum.) / YTD	322 / 197	91 / 177	197 / 202	161 / 199	316 / 209
Median Days on Market (Cum.) / YTD	118 / 128	88 / 118	100 / 130	128 / 132	134 / 131

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

December 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Detached							
Northwest	Sales	31	20	30	515	510	538
	Average	447,179	405,938	427,270	450,135	461,397	435,908
	Median	380,000	380,000	406,450	412,500	408,250	399,000
North Central	Sales	99	73	103	1,751	2,014	2,071
	Average	417,396	383,829	401,639	410,270	420,308	396,882
	Median	409,500	379,500	361,000	392,000	400,000	380,000
Northeast	Sales	30	15	34	527	555	574
	Average	307,423	329,553	322,854	350,155	364,759	348,630
	Median	309,000	300,000	307,450	325,000	335,000	325,000
Central	Sales	23	17	28	346	386	393
	Average	236,608	251,876	301,054	276,029	295,792	299,124
	Median	203,000	230,000	277,000	250,000	269,625	273,000
West	Sales	39	31	50	776	886	969
	Average	633,524	538,856	528,395	549,389	561,140	556,975
	Median	470,000	394,000	440,250	439,950	450,500	449,900
Southwest	Sales	48	53	71	1,111	1,282	1,421
	Average	559,310	532,325	574,230	599,473	602,486	591,092
	Median	512,500	488,000	503,500	525,000	535,000	510,000
Southeast	Sales	92	63	110	1,502	1,661	1,802
	Average	455,431	440,994	426,042	440,523	447,532	420,476
	Median	416,000	392,000	394,250	407,000	419,000	389,000
Anthony Henday	Sales	107	92	130	2,004	2,299	2,375
	Average	601,012	539,969	575,008	568,456	572,847	528,096
	Median	531,500	510,000	508,250	520,000	530,000	479,750
City of Edmonton Total	Sales	469	364	556	8,530	9,593	10,141
	Average	485,313	460,827	471,941	483,367	492,924	469,953
	Median	440,000	424,251	426,000	440,000	450,000	421,500
Semi-detached							
Northwest	Sales	6	2	7	99	120	115
	Average	381,833	n/a	468,143	391,426	406,296	380,968
	Median	398,000	n/a	416,000	399,900	395,000	369,900
North Central	Sales	16	15	19	274	356	318
	Average	305,875	280,267	324,245	319,906	327,166	312,043
	Median	302,500	283,000	353,000	316,750	335,000	325,200
Northeast	Sales	4	6	8	64	65	81
	Average	n/a	235,167	237,725	280,443	281,284	267,330
	Median	n/a	231,500	241,000	252,750	268,000	265,000
Central	Sales	3	2	1	48	52	48
	Average	n/a	n/a	n/a	352,303	359,184	336,015
	Median	n/a	n/a	n/a	317,500	341,750	300,350
West	Sales	2	1	1	64	57	50
	Average	n/a	n/a	n/a	377,133	350,883	355,430
	Median	n/a	n/a	n/a	337,950	321,700	318,250
Southwest	Sales	10	5	7	160	209	181
	Average	412,740	464,100	423,571	448,474	423,870	424,101
	Median	354,500	455,000	413,000	375,000	370,000	369,300
Southeast	Sales	17	13	23	304	337	329
	Average	359,774	345,077	357,978	365,082	385,751	349,029
	Median	365,000	330,000	353,000	350,750	369,000	332,000
Anthony Henday	Sales	37	26	39	663	879	843
	Average	390,646	378,412	356,506	396,585	394,482	358,516
	Median	395,000	358,000	360,000	389,990	386,000	350,000
City of Edmonton Total	Sales	95	70	105	1,676	2,075	1,965
	Average	367,501	345,013	352,539	376,538	379,530	352,375
	Median	365,000	327,750	357,500	372,250	374,000	340,000

n/a = insufficient data

December 2023

Row/Townhouse		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Northwest	Sales	6	0	4	88	51	59
	Average	297,567	n/a	n/a	312,007	365,675	298,374
	Median	301,500	n/a	n/a	313,000	349,000	317,000
North Central	Sales	28	26	27	464	511	460
	Average	204,934	215,153	235,461	228,203	236,487	223,675
	Median	177,500	223,500	261,000	215,000	239,000	225,700
Northeast	Sales	12	7	9	244	189	143
	Average	195,950	175,600	148,333	175,759	169,222	166,671
	Median	209,250	167,500	130,000	167,250	157,500	158,000
Central	Sales	5	0	2	30	35	31
	Average	346,000	n/a	n/a	353,363	358,851	344,432
	Median	269,000	n/a	n/a	345,000	325,000	315,000
West	Sales	16	14	12	227	248	240
	Average	190,013	219,261	166,208	210,858	212,707	210,185
	Median	192,000	204,450	160,250	193,000	184,850	185,000
Southwest	Sales	13	10	11	295	330	261
	Average	243,877	259,255	225,795	256,993	260,239	251,272
	Median	220,000	231,625	195,000	250,000	249,000	249,500
Southeast	Sales	19	14	19	388	384	348
	Average	256,337	191,643	212,252	226,069	220,233	223,191
	Median	255,000	181,250	183,500	202,500	200,000	196,750
Anthony Henday	Sales	51	38	40	744	746	664
	Average	318,650	273,269	290,443	312,976	310,760	288,246
	Median	310,000	284,000	301,893	310,000	305,694	285,000
City of Edmonton Total	Sales	150	109	124	2,480	2,494	2,206
	Average	259,581	234,428	243,174	254,466	256,240	244,831
	Median	262,500	228,750	244,000	255,000	252,750	245,700
Apartment Condominium							
Northwest	Sales	8	8	1	106	91	71
	Average	136,269	94,950	n/a	133,669	147,495	165,842
	Median	142,150	73,500	n/a	119,000	100,000	150,000
North Central	Sales	27	21	22	379	332	271
	Average	136,076	141,767	150,636	156,967	168,028	161,303
	Median	155,000	150,000	152,250	161,000	162,750	160,300
Northeast	Sales	15	9	4	166	155	110
	Average	114,504	121,656	n/a	121,272	128,611	134,359
	Median	129,000	135,900	n/a	121,000	135,500	144,500
Central	Sales	49	38	43	684	597	636
	Average	184,845	219,735	204,109	205,035	215,641	234,265
	Median	174,000	176,893	175,000	165,000	176,000	203,950
West	Sales	10	9	11	246	183	145
	Average	135,190	115,833	127,909	162,000	158,413	168,423
	Median	142,500	108,500	135,500	148,000	151,000	150,000
Southwest	Sales	26	25	23	556	523	454
	Average	197,842	209,156	204,091	210,517	225,677	228,501
	Median	182,500	180,000	178,500	192,250	195,000	210,000
Southeast	Sales	15	20	19	334	306	254
	Average	152,413	161,563	156,916	170,135	174,544	180,580
	Median	165,000	177,500	133,000	167,250	169,125	172,000
Anthony Henday	Sales	24	22	30	593	516	444
	Average	211,521	168,432	191,346	194,780	200,343	192,887
	Median	196,000	167,500	172,170	185,000	183,500	185,000
City of Edmonton Total	Sales	174	152	153	3,064	2,703	2,385
	Average	168,952	173,616	180,379	183,833	193,003	200,809
	Median	170,000	160,000	160,000	168,000	172,500	179,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
December 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	2,271	1,251	93	12
	April	2,466	1,370	86	18
	May	2,707	1,800	96	18
	June	2,520	1,750	91	24
	July	2,390	1,586	76	28
	August	2,279	1,595	67	23
	September	2,147	1,431	74	23
	October	1,873	1,292	87	28
	November	1,512	1,181	63	22
	December	1,029	888	45	22
	Total	24,591	15,750	918	253

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

December 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	467,296	360,958	271,603	167,551	361,010
	December	485,313	367,501	259,581	168,952	372,589
	YTD Average	483,367	376,538	254,466	183,833	377,685

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

December 2023

	2023	2022	2021	2020	2019
Edmonton City Monthly					
New Listings	1,111	1,002	1,091	1,008	972
Sales	932	723	990	810	610
Sales Volume	353,141,220	258,262,332	377,492,593	291,830,202	213,950,588
Edmonton City Year to Date					
New Listings	26,397	29,645	28,262	22,867	24,261
Sales	16,387	17,486	17,304	11,963	11,811
Sales Volume	7,016,595,787	6,996,513,111	6,763,411,961	4,394,402,517	4,268,740,603
Edmonton City Month End Active Inventory					
Residential	3,210	3,674	3,534	3,809	4,151
Commercial	422	430	354	332	393
TOTAL	3,835	4,351	4,089	4,339	4,763
<hr/>					
Greater Edmonton Area Monthly					
New Listings	1,648	1,345	1,522	1,409	1,491
Sales	1,311	1,032	1,438	1,204	903
Sales Volume	514,343,158	390,684,817	577,140,909	452,773,971	325,786,488
Greater Edmonton Area Year to Date					
New Listings	37,952	41,868	40,984	33,931	36,512
Sales	23,918	25,953	26,785	18,555	17,775
Sales Volume	10,327,528,595	10,785,739,615	10,844,640,295	7,046,608,439	6,596,359,224
Greater Edmonton Area Month End Active Inventory					
Residential	4,623	4,958	4,658	5,244	6,200
Commercial	701	738	635	658	714
TOTAL	5,791	6,225	5,835	6,472	7,552
<hr/>					
Total Board Monthly					
New Listings	1,886	1,533	1,794	1,644	1,756
Sales	1,476	1,152	1,670	1,393	979
Sales Volume	586,683,971	419,408,003	641,621,025	499,820,719	349,329,553
Total Board Year to Date					
New Listings	43,995	48,409	47,634	39,783	42,970
Sales	27,256	29,464	31,030	21,324	20,058
Sales Volume	11,315,420,083	11,820,346,251	12,044,380,056	7,734,423,477	7,194,925,402

**Total Board
December 2023**

	2023	2022	2021	2020	2019
Detached					
New Listings / YTD	946 / 24,531	797 / 27,679	872 / 26,715	870 / 23,040	978 / 25,831
Sales / YTD	803 / 15,814	660 / 17,880	1,005 / 19,840	869 / 13,886	632 / 12,842
Sales to New Listings Ratio / YTD	85% / 64%	83% / 65%	115% / 74%	100% / 60%	65% / 50%
Sales Volume	371,063,200	293,137,101	452,851,806	363,510,677	259,292,626
Sales Volume YTD	7,355,098,296	8,484,230,858	8,928,169,465	5,805,705,599	5,317,011,221
Semi-detached					
New Listings / YTD	157 / 3,467	119 / 4,106	159 / 4,118	134 / 3,422	165 / 3,556
Sales / YTD	142 / 2,575	101 / 3,062	164 / 3,067	158 / 2,096	82 / 1,863
Sales to New Listings Ratio / YTD	90% / 74%	85% / 75%	103% / 74%	118% / 61%	50% / 52%
Sales Volume	51,441,138	35,784,600	56,485,801	52,198,215	26,182,357
Sales Volume YTD	949,969,064	1,133,003,147	1,057,965,820	693,043,312	614,937,917
Row/Townhouse					
New Listings / YTD	236 / 4,235	147 / 4,620	180 / 4,646	154 / 3,455	173 / 3,639
Sales / YTD	195 / 3,172	135 / 3,173	161 / 2,839	106 / 1,812	92 / 1,810
Sales to New Listings Ratio / YTD	83% / 75%	92% / 69%	89% / 61%	69% / 52%	53% / 50%
Sales Volume	50,713,520	32,057,638	39,510,154	23,597,938	22,115,121
Sales Volume YTD	815,637,975	815,164,236	703,121,816	430,260,306	430,088,981
Apartment Condominium					
New Listings / YTD	275 / 6,545	241 / 6,879	338 / 7,192	260 / 5,561	196 / 5,251
Sales / YTD	200 / 3,642	179 / 3,224	174 / 2,827	141 / 1,965	105 / 2,211
Sales to New Listings Ratio / YTD	73% / 56%	74% / 47%	51% / 39%	54% / 35%	54% / 42%
Sales Volume	34,153,070	32,164,111	34,218,072	27,486,379	22,748,384
Sales Volume YTD	689,867,831	635,453,089	579,602,126	392,749,087	467,243,483
Total Residential¹					
New Listings / YTD	1,614 / 38,778	1,304 / 43,284	1,549 / 42,671	1,418 / 35,478	1,512 / 38,277
Sales / YTD	1,340 / 25,203	1,075 / 27,339	1,504 / 28,573	1,274 / 19,759	911 / 18,726
Sales to New Listings Ratio / YTD	83% / 65%	82% / 63%	97% / 67%	90% / 56%	60% / 49%
Sales Volume	507,370,928	393,143,450	583,065,833	466,793,209	330,338,488
Sales Volume YTD	9,810,573,166	11,067,851,330	11,268,859,227	7,321,758,304	6,829,281,602
Other²					
New Listings / YTD	147 / 3,029	106 / 3,110	139 / 3,291	130 / 2,634	142 / 2,713
Sales / YTD	73 / 1,364	50 / 1,518	110 / 1,824	79 / 1,124	39 / 860
Sales to New Listings Ratio / YTD	50% / 45%	47% / 49%	79% / 55%	61% / 43%	27% / 32%
Sales Volume	16,979,000	12,523,300	24,874,958	17,010,300	7,870,700
Sales Volume YTD	296,072,048	338,668,657	398,851,394	195,004,944	146,092,160

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
December 2023**

	2023	2022	2021	2020	2019
Land					
New Listings / YTD	22 / 335	12 / 292	13 / 240	24 / 251	3 / 272
Sales / YTD	4 / 64	1 / 67	2 / 44	4 / 39	2 / 53
Sales to New Listings Ratio / YTD	18% / 19%	8% / 23%	15% / 18%	17% / 16%	67% / 19%
Sales Volume	2,405,000	195,000	934,900	926,500	900,000
Sales Volume YTD	47,131,900	76,563,084	26,967,558	22,489,100	28,907,249
Investment					
New Listings / YTD	28 / 572	34 / 506	17 / 403	19 / 398	27 / 452
Sales / YTD	15 / 192	12 / 176	17 / 153	6 / 107	6 / 99
Sales to New Listings Ratio / YTD	54% / 34%	35% / 35%	100% / 38%	32% / 27%	22% / 22%
Sales Volume	12,316,738	8,508,054	14,505,809	2,552,500	2,185,000
Sales Volume YTD	126,828,341	130,612,447	118,038,304	59,197,541	69,937,542
Multi Family					
New Listings / YTD	5 / 171	15 / 183	4 / 140	4 / 105	6 / 130
Sales / YTD	4 / 49	4 / 50	5 / 64	6 / 25	1 / 24
Sales to New Listings Ratio / YTD	80% / 29%	27% / 27%	125% / 46%	150% / 24%	17% / 18%
Sales Volume	5,075,000	2,859,850	5,810,000	5,293,900	900,000
Sales Volume YTD	55,758,106	63,159,850	81,564,250	35,928,100	21,095,250
Hotel/Motel					
New Listings / YTD	2 / 18	0 / 8	2 / 10	0 / 9	0 / 6
Sales / YTD	0 / 1	0 / 3	1 / 1	0 / 0	1 / 4
Sales to New Listings Ratio / YTD	0% / 6%	0% / 38%	50% / 10%	0% / 0%	0% / 67%
Sales Volume	0	0	2,300,000	0	2,250,000
Sales Volume YTD	215,000	1,041,000	2,300,000	0	4,515,000
Business					
New Listings / YTD	30 / 413	33 / 384	22 / 214	14 / 246	31 / 423
Sales / YTD	8 / 95	2 / 62	5 / 48	2 / 56	6 / 53
Sales to New Listings Ratio / YTD	27% / 23%	6% / 16%	23% / 22%	14% / 23%	19% / 13%
Sales Volume	3,798,500	1,067,000	703,000	1,375,000	1,060,000
Sales Volume YTD	33,545,100	19,697,700	15,533,568	13,480,300	14,803,650
Lease					
New Listings / YTD	32 / 375	23 / 326	33 / 312	17 / 304	17 / 298
Sales / YTD	17 / 130	6 / 90	16 / 100	6 / 62	6 / 98
Sales to New Listings Ratio / YTD	53% / 35%	26% / 28%	48% / 32%	35% / 20%	35% / 33%
Sales Volume	3,096,405	251,349	2,077,025	435,310	810,100
Sales Volume YTD	816,362,727	10,638,245	14,375,922	13,900,688	9,486,769
Farms					
New Listings / YTD	6 / 292	6 / 309	14 / 346	17 / 348	18 / 389
Sales / YTD	15 / 151	1 / 155	10 / 219	14 / 145	7 / 138
Sales to New Listings Ratio / YTD	250% / 52%	17% / 50%	71% / 63%	82% / 42%	39% / 35%
Sales Volume	35,642,400	380,000	7,349,500	4,997,000	3,015,265
Sales Volume YTD	127,094,695	111,070,438	115,379,832	71,598,600	69,226,180
Total Commercial¹					
New Listings / YTD	125 / 2,188	123 / 2,015	106 / 1,672	96 / 1,671	102 / 1,980
Sales / YTD	63 / 689	27 / 607	56 / 633	40 / 441	29 / 472
Sales to New Listings Ratio / YTD	50% / 31%	22% / 30%	53% / 38%	42% / 26%	28% / 24%
Sales Volume	62,334,043	13,741,253	33,680,234	16,017,210	11,120,365
Sales Volume YTD	1,208,774,869	413,826,264	376,669,435	217,660,229	219,551,640

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

December 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Barrhead	Sales	3	2	5	67	66	73
	Sales Volume	n/a	n/a	1,123,000	16,229,776	15,376,701	17,571,900
	Average Price	n/a	n/a	224,600	242,235	232,980	240,711
	Median Price	n/a	n/a	222,000	235,000	224,000	235,000
Beaumont	Sales	29	17	28	419	455	535
	Sales Volume	13,456,650	8,295,402	13,955,000	206,362,381	225,625,248	238,558,573
	Average Price	464,022	487,965	498,393	492,512	495,880	445,904
	Median Price	422,900	450,002	486,250	471,000	491,900	432,500
Bonnyville	Sales	6	9	15	219	238	272
	Sales Volume	1,703,500	2,275,000	4,830,700	70,221,550	84,396,707	95,174,709
	Average Price	283,917	252,778	322,047	320,646	354,608	349,907
	Median Price	220,000	220,000	395,000	300,000	329,000	335,750
Cold Lake	Sales	15	8	14	365	331	369
	Sales Volume	4,002,325	2,395,077	4,295,000	120,208,789	106,992,687	114,523,656
	Average Price	266,822	299,385	306,786	329,339	323,241	310,362
	Median Price	255,325	323,589	289,250	316,500	330,000	309,700
Devon	Sales	5	1	5	102	138	127
	Sales Volume	1,824,000	n/a	1,481,000	37,453,171	45,905,349	41,436,199
	Average Price	364,800	n/a	296,200	367,188	332,647	326,269
	Median Price	320,000	n/a	254,000	347,000	324,000	323,500
Drayton Valley	Sales	4	4	11	122	158	155
	Sales Volume	n/a	n/a	2,473,000	34,416,099	44,177,897	38,514,827
	Average Price	n/a	n/a	224,818	282,099	279,607	248,483
	Median Price	n/a	n/a	212,000	281,450	279,000	241,000
Fort Saskatchewan	Det. Sales	21	22	27	368	446	512
	Det. Average Price	469,262	466,100	414,714	473,966	465,249	435,326
	Det. Median Price	460,000	446,950	425,000	461,500	440,000	425,000
	Apt. Sales	3	4	0	74	59	29
	Apt. Average Price	n/a	n/a	n/a	166,142	174,969	136,866
	Apt. Median Price	n/a	n/a	n/a	146,500	168,000	134,000
	Total Sales Volume	12,684,400	13,020,600	14,438,921	234,615,310	281,846,388	293,469,587
Gibbons	Sales	3	4	3	70	63	75
	Sales Volume	n/a	n/a	n/a	22,188,040	18,623,050	22,264,035
	Average Price	n/a	n/a	n/a	316,972	295,604	296,854
	Median Price	n/a	n/a	n/a	305,250	286,000	282,000
Leduc	Det. Sales	23	27	33	488	596	624
	Det. Average Price	403,596	409,196	421,307	432,097	423,001	398,997
	Det. Median Price	401,900	427,500	395,000	417,500	413,500	380,000
	Apt. Sales	2	2	0	24	19	21
	Apt. Average Price	n/a	n/a	n/a	197,113	236,835	201,198
	Apt. Median Price	n/a	n/a	n/a	169,950	202,000	180,000
	Total Sales Volume	14,823,325	12,863,750	15,772,620	280,332,843	324,158,459	309,795,648

n/a = insufficient data

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

December 2023

	2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Morinville						
Sales	11	3	7	217	272	273
Sales Volume	3,606,300	n/a	2,439,400	74,058,004	97,306,686	94,612,424
Average Price	327,845	n/a	348,486	341,281	357,745	346,566
Median Price	325,000	n/a	362,000	342,000	344,250	358,000
Sherwood Park						
Det. Sales	27	24	44	754	837	1,070
Det. Average Price	445,574	477,138	451,867	505,496	508,375	466,698
Det. Median Price	430,000	473,000	418,500	480,000	478,000	440,000
Apt. Sales	8	10	6	135	129	106
Apt. Average Price	228,300	270,908	262,917	254,086	251,459	254,931
Apt. Median Price	205,000	268,250	261,250	259,900	250,000	263,200
Total Sales Volume	20,472,000	18,339,775	28,927,149	508,440,546	549,906,530	632,524,961
Spruce Grove						
Det. Sales	23	30	35	553	629	677
Det. Average Price	454,413	437,762	439,438	457,885	448,577	419,095
Det. Median Price	438,000	410,337	424,900	445,000	430,000	404,500
Apt. Sales	2	1	2	62	41	37
Apt. Average Price	n/a	n/a	n/a	184,104	183,341	199,263
Apt. Median Price	n/a	n/a	n/a	173,000	165,000	186,000
Total Sales Volume	15,505,400	17,082,915	20,077,512	362,886,549	375,799,641	381,366,129
St. Albert						
Det. Sales	30	30	36	754	917	1,042
Det. Average Price	531,246	548,807	483,967	538,545	539,336	497,161
Det. Median Price	467,450	480,000	453,500	490,000	500,000	453,750
Apt. Sales	4	5	7	158	131	127
Apt. Average Price	n/a	234,400	529,655	272,257	257,441	289,463
Apt. Median Price	n/a	206,500	272,000	208,750	218,000	230,000
Total Sales Volume	20,411,893	22,665,999	25,477,111	547,437,283	615,598,686	642,712,983
St. Paul						
Sales	12	4	13	161	139	196
Sales Volume	2,732,000	n/a	3,517,400	38,038,550	32,746,765	49,721,971
Average Price	227,667	n/a	270,569	236,264	235,588	253,684
Median Price	212,500	n/a	255,000	215,000	215,000	256,250
Stony Plain						
Sales	17	15	26	369	474	425
Sales Volume	6,977,500	3,970,000	8,927,400	132,123,849	173,401,966	148,620,254
Average Price	410,441	264,667	343,362	358,059	365,827	349,695
Median Price	365,000	260,000	340,250	352,500	356,250	345,000
Vegreville						
Sales	4	3	3	98	103	110
Sales Volume	n/a	n/a	n/a	21,559,650	24,232,000	23,212,700
Average Price	n/a	n/a	n/a	219,996	235,262	211,025
Median Price	n/a	n/a	n/a	195,000	220,000	200,500
Westlock						
Sales	5	3	12	90	88	103
Sales Volume	603,400	n/a	2,458,000	21,439,250	20,245,100	23,531,100
Average Price	120,680	n/a	204,833	238,214	230,058	228,457
Median Price	115,000	n/a	224,000	231,750	226,000	234,000
Wetaskiwin						
Sales	8	11	19	184	216	236
Sales Volume	1,553,400	2,064,900	3,363,475	42,281,543	54,010,350	52,836,350
Average Price	194,175	187,718	177,025	229,791	250,048	223,883
Median Price	187,550	185,000	180,000	225,000	235,000	213,500

n/a = insufficient data

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

December 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	0	0	1	2	6	8
	Sales Volume	n/a	n/a	n/a	n/a	3,499,400	2,869,900
Bonnyville M.D.	Sales	3	2	1	33	28	26
	Sales Volume	n/a	n/a	n/a	11,066,379	9,303,557	10,637,630
Lac la Biche County	Sales	1	0	0	4	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	1	0	3	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	0	3	20	30	41
	Sales Volume	n/a	n/a	n/a	24,060,595	30,443,000	37,938,742
Parkland County	Sales	2	2	1	16	11	15
	Sales Volume	n/a	n/a	n/a	14,442,080	9,230,500	9,597,750
Smoky Lake County	Sales	3	1	1	8	8	9
	Sales Volume	n/a	n/a	n/a	2,110,238	1,762,904	3,545,000
St. Paul County	Sales	4	1	2	31	16	20
	Sales Volume	n/a	n/a	n/a	20,488,409	6,254,220	6,449,100
Strathcona County	Sales	1	0	0	14	6	11
	Sales Volume	n/a	n/a	n/a	14,483,000	4,881,000	7,565,600
Sturgeon County	Sales	2	0	1	15	11	14
	Sales Volume	n/a	n/a	n/a	12,640,500	7,980,080	9,107,500
Thorhild County	Sales	1	0	0	8	7	4
	Sales Volume	n/a	n/a	n/a	2,318,500	1,853,500	n/a
Two Hills County	Sales	0	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.

December 2023

		2023	2022	2021	2023 YTD	2022 YTD	2021 YTD
Sales by County							
Athabasca County	Sales	4	2	7	95	79	136
	Sales Volume	n/a	n/a	2,263,800	24,800,650	23,483,275	33,454,145
Bonnyville M.D.	Sales	11	13	17	295	301	344
	Sales Volume	2,828,900	2,859,585	5,667,700	88,096,429	97,458,164	111,707,789
Lac la Biche County	Sales	2	0	0	10	13	7
	Sales Volume	n/a	n/a	n/a	4,259,000	4,976,000	1,240,000
Lac Ste. Anne County	Sales	2	5	0	37	63	33
	Sales Volume	n/a	410,500	n/a	6,692,050	8,807,650	7,528,750
Leduc County	Sales	8	7	12	177	240	330
	Sales Volume	5,980,000	5,191,500	7,184,200	106,678,805	147,741,315	193,276,540
Parkland County	Sales	26	24	37	548	651	782
	Sales Volume	15,908,400	15,338,901	19,483,950	302,459,004	334,621,036	393,021,589
Smoky Lake County	Sales	5	1	4	77	72	83
	Sales Volume	1,425,238	n/a	n/a	15,771,538	14,267,104	18,071,400
St. Paul County	Sales	18	5	19	225	197	261
	Sales Volume	15,714,500	1,077,220	4,961,900	64,060,199	48,506,585	60,264,446
Strathcona County	Sales	12	9	22	294	363	479
	Sales Volume	9,367,500	5,019,500	16,441,400	210,459,721	272,899,323	324,636,175
Sturgeon County	Sales	14	7	19	222	257	316
	Sales Volume	9,161,000	4,568,000	13,225,900	140,896,659	174,931,126	202,607,052
Thorhild County	Sales	1	4	5	65	75	79
	Sales Volume	n/a	n/a	1,613,000	13,648,830	19,135,428	16,462,252
Two Hills County	Sales	1	0	3	56	49	50
	Sales Volume	n/a	n/a	n/a	8,818,000	9,714,800	8,121,800
Vermilion River County	Sales	1	0	0	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data