

Media Release

Slow And Steady Numbers a Good Sign for 2024

Edmonton, February 2, 2024: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for January 2024 came to 1,439, an increase of 17.5% from December 2023, and 46.8% higher than January 2023. New residential listings amounted to 2,195, a number 49.3% higher than in December 2023, and 2.3% lower than January 2023. Overall inventory in the GEA decreased 1.9% from December 2023 and 12.1% from January 2023.

For December, detached unit sales totalled 876, higher than the previous month by 25.0%, and up 51.0% from the previous year. Semi-detached unit sales held steady at just 0.7% higher month-over-month but showed an increase of 41.0% year-over-year. Row/Townhouse unit sales had a similar nominal increase of 0.5% compared to December 2023 and an increase of 31.1% from the previous year. Apartment Condominium unit sales also saw a significant year-over-year increase coming in at 50.0% over January 2023, and increased 16.9% from the previous month.

Total residential average prices came in at \$398,724, a 2.5% increase from December 2023, and a 7.6% increase from January 2023. Detached homes averaged \$484,365, decreasing 1.0% from December 2023 and up from the previous year by 7.3%. Semi-detached units sold for an average of \$378,421, resulting in a 6.6% increase year-over-year, and a 4.0% increase from the previous month. Row/townhouse prices were up 2.8% from December 2023 and 8.6% when compared to January 2023, selling at an average of \$268,948. Apartment Condominium average prices hit \$192,660, increasing 12.8% over last month and 1.1% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$376,700, decreasing 0.1% from December 2023, and a year-over-year increase of 2.9% from January 2023.

“Edmonton real estate market is off to a good start for the year, with strong sales and prices compared to last year,” says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. “But we’ll be watching our inventory very closely leading up to the spring market. We want enough new listings available to meet the demand that is clearly there.”

Detached homes averaged 60 days on the market, increasing seven days from December 2023. Semi-detached homes averaged 53 days on the market, an increase of 12 days from the previous month, and row/townhouses’ days on the market increased three days to 53. Apartment condominiums averaged 65 days on the market, showing a nine-day increase from December 2023. Overall, all residential listings averaged 59 days on the market, a month-over-month increase of 7 days and a 7-day decrease when compared to January 2023.

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	January 2024	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 434,800.00	0.0%	4.1%
Apartment benchmark price	\$ 180,100.00	-0.7%	6.1%
Townhouse benchmark price	\$ 241,500.00	0.7%	7.4%
Composite ⁷ benchmark price	\$ 376,700.00	-0.1%	2.9%

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

MLS® System Activity (for all-residential sales in GEA ¹)	January 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 484,365.00	-1.0%	7.3%
Detached median ³ selling price – month	\$ 450,000.00	2.3%	6.6%
Semi-detached average selling price – month	\$ 378,421.00	4.0%	6.6%
Semi-detached median selling price – month	\$ 394,500.00	9.6%	13.2%
Row/Townhouse average selling price – month	\$ 268,948.00	2.8%	8.6%
Row/Townhouse median selling price – month	\$ 265,500.00	2.5%	10.6%
Apartment Condominium average selling price	\$ 192,660.00	12.8%	1.1%
Apartment Condominium median selling price	\$ 166,850.00	-1.9%	1.9%
All-residential ⁴ average selling price	\$ 398,724.00	2.5%	7.6%
All-residential median selling price	\$ 390,000.00	7.6%	11.4%
# residential listings this month	2,195	49.3%	-2.3%
# residential sales this month	1,439	17.5%	46.8%
# residential inventory at month end	4,540	-1.9%	-12.1%
# Total ⁵ MLS® System sales this month	1,700	15.2%	45.1%
\$ Value Total residential sales this month	\$ 614,555,784.00	21.1%	59.1%
\$ Value of total MLS® System sales – month	\$ 704,896,594.00	20.1%	71.0%
\$ Value of total MLS® System sales - YTD	\$ 704,896,594.00	-93.8%	71.0%

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

January 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,296 / 1,296	1,283 / 1,283	1,079 / 1,079	1,331 / 1,331	1,359 / 1,359
Sales / YTD	876 / 876	580 / 580	858 / 858	820 / 820	524 / 524
Sales to New Listings Ratio / YTD	68% / 68%	45% / 45%	80% / 80%	62% / 62%	39% / 39%
Sales Volume	424,303,947	261,919,446	395,714,327	368,599,688	223,517,963
Sales Volume YTD	424,303,947	261,919,446	395,714,327	368,599,688	223,517,963
Average Sale Price	484,365	451,585	461,206	449,512	426,561
Average Sale Price YTD	484,365	451,585	461,206	449,512	426,561
Median Sale Price	450,000	422,250	425,000	405,000	387,500
Median Sale Price YTD	450,000	422,250	425,000	405,000	387,500
Sale to List Price Ratio / YTD	98% / 98%	97% / 97%	98% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	60 / 60	65 / 65	54 / 54	62 / 62	75 / 75
Median Days on Market / YTD	47 / 47	56 / 56	41 / 41	48 / 48	61 / 61
Average Days on Market (Cum.) / YTD	103 / 103	104 / 104	79 / 79	93 / 93	119 / 119
Median Days on Market (Cum.) / YTD	70 / 70	87 / 87	57 / 57	70 / 70	95 / 95
Semi-detached					
New Listings / YTD	181 / 181	221 / 221	226 / 226	261 / 261	247 / 247
Sales / YTD	141 / 141	100 / 100	156 / 156	128 / 128	86 / 86
Sales to New Listings Ratio / YTD	78% / 78%	45% / 45%	69% / 69%	49% / 49%	35% / 35%
Sales Volume	53,357,316	35,506,082	58,456,750	43,757,284	28,759,969
Sales Volume YTD	53,357,316	35,506,082	58,456,750	43,757,284	28,759,969
Average Sale Price	378,421	355,061	374,723	341,854	334,418
Average Sale Price YTD	378,421	355,061	374,723	341,854	334,418
Median Sale Price	394,500	348,650	364,250	322,500	315,000
Median Sale Price YTD	394,500	348,650	364,250	322,500	315,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	53 / 53	50 / 50	57 / 57	70 / 70	87 / 87
Median Days on Market / YTD	42 / 42	42 / 42	42 / 42	54 / 54	74 / 74
Average Days on Market (Cum.) / YTD	72 / 72	78 / 78	85 / 85	92 / 92	137 / 137
Median Days on Market (Cum.) / YTD	54 / 54	65 / 65	57 / 57	70 / 70	104 / 104
Row/Townhouse					
New Listings / YTD	270 / 270	257 / 257	296 / 296	299 / 299	261 / 261
Sales / YTD	194 / 194	148 / 148	157 / 157	139 / 139	85 / 85
Sales to New Listings Ratio / YTD	72% / 72%	58% / 58%	53% / 53%	46% / 46%	33% / 33%
Sales Volume	52,175,955	36,668,573	38,452,724	33,653,481	18,770,256
Sales Volume YTD	52,175,955	36,668,573	38,452,724	33,653,481	18,770,256
Average Sale Price	268,948	247,761	244,922	242,111	220,827
Average Sale Price YTD	268,948	247,761	244,922	242,111	220,827
Median Sale Price	265,500	239,999	231,500	246,000	207,500
Median Sale Price YTD	265,500	239,999	231,500	246,000	207,500
Sale to List Price Ratio / YTD	97% / 97%	96% / 96%	97% / 97%	96% / 96%	96% / 96%
Average Days on Market / YTD	53 / 53	63 / 63	58 / 58	69 / 69	81 / 81
Median Days on Market / YTD	38 / 38	51 / 51	43 / 43	54 / 54	65 / 65
Average Days on Market (Cum.) / YTD	72 / 72	98 / 98	105 / 105	93 / 93	139 / 139
Median Days on Market (Cum.) / YTD	53 / 53	68 / 68	71 / 71	73 / 73	106 / 106

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

January 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	448 / 448	483 / 483	511 / 511	520 / 520	398 / 398
Sales / YTD	228 / 228	152 / 152	155 / 155	127 / 127	104 / 104
Sales to New Listings Ratio / YTD	51% / 51%	31% / 31%	30% / 30%	24% / 24%	26% / 26%
Sales Volume	43,926,451	28,975,250	30,089,592	23,462,842	20,605,281
Sales Volume YTD	43,926,451	28,975,250	30,089,592	23,462,842	20,605,281
Average Sale Price	192,660	190,627	194,126	184,747	198,128
Average Sale Price YTD	192,660	190,627	194,126	184,747	198,128
Median Sale Price	166,850	163,750	166,987	160,500	181,500
Median Sale Price YTD	166,850	163,750	166,987	160,500	181,500
Sale to List Price Ratio / YTD	96% / 96%	94% / 94%	95% / 95%	94% / 94%	95% / 95%
Average Days on Market / YTD	65 / 65	82 / 82	81 / 81	77 / 77	80 / 80
Median Days on Market / YTD	49 / 49	76 / 76	73 / 73	62 / 62	69 / 69
Average Days on Market (Cum.) / YTD	99 / 99	137 / 137	116 / 116	119 / 119	116 / 116
Median Days on Market (Cum.) / YTD	67 / 67	118 / 118	93 / 93	84 / 84	80 / 80
Total Residential²					
New Listings / YTD	2,195 / 2,195	2,244 / 2,244	2,112 / 2,112	2,411 / 2,411	2,265 / 2,265
Sales / YTD	1,439 / 1,439	980 / 980	1,326 / 1,326	1,214 / 1,214	799 / 799
Sales to New Listings Ratio / YTD	66% / 66%	44% / 44%	63% / 63%	50% / 50%	35% / 35%
Sales Volume	573,763,669	363,069,351	522,713,393	469,473,295	291,653,469
Sales Volume YTD	573,763,669	363,069,351	522,713,393	469,473,295	291,653,469
Average Sale Price	398,724	370,479	394,203	386,716	365,023
Average Sale Price YTD	398,724	370,479	394,203	386,716	365,023
Median Sale Price	390,000	350,000	370,000	359,500	340,000
Median Sale Price YTD	390,000	350,000	370,000	359,500	340,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 96%	98% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	59 / 59	66 / 66	58 / 58	65 / 65	78 / 78
Median Days on Market / YTD	45 / 45	57 / 57	45 / 45	51 / 51	63 / 63
Average Days on Market (Cum.) / YTD	95 / 95	106 / 106	87 / 87	95 / 95	123 / 123
Median Days on Market (Cum.) / YTD	66 / 66	86 / 86	62 / 62	71 / 71	95 / 95
Other³					
New Listings / YTD	114 / 114	140 / 140	120 / 120	129 / 129	124 / 124
Sales / YTD	60 / 60	42 / 42	73 / 73	58 / 58	41 / 41
Sales to New Listings Ratio / YTD	53% / 53%	30% / 30%	61% / 61%	45% / 45%	33% / 33%
Sales Volume	19,520,950	10,083,742	22,650,501	15,985,742	14,963,914
Sales Volume YTD	19,520,950	10,083,742	22,650,501	15,985,742	14,963,914
Average Sale Price	325,349	240,089	310,281	275,616	364,974
Average Sale Price YTD	325,349	240,089	310,281	275,616	364,974
Median Sale Price	234,500	88,750	198,000	203,500	169,900
Median Sale Price YTD	234,500	88,750	198,000	203,500	169,900
Sale to List Price Ratio / YTD	92% / 92%	91% / 91%	93% / 93%	92% / 92%	91% / 91%
Average Days on Market / YTD	97 / 97	85 / 85	90 / 90	168 / 168	242 / 242
Median Days on Market / YTD	71 / 71	60 / 60	65 / 65	114 / 114	122 / 122
Average Days on Market (Cum.) / YTD	165 / 165	125 / 125	126 / 126	297 / 297	302 / 302
Median Days on Market (Cum.) / YTD	108 / 108	80 / 80	74 / 74	155 / 155	181 / 181

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

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

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

5 Year Commercial Activity (Part 1)

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Greater Edmonton Area¹

January 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	23 / 23	16 / 16	15 / 15	13 / 13	6 / 6
Sales / YTD	2 / 2	1 / 1	3 / 3	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	9% / 9%	6% / 6%	20% / 20%	8% / 8%	0% / 0%
Sales Volume	35,500,000	1,725,000	4,835,000	160,000	0
Sales Volume YTD	35,500,000	1,725,000	4,835,000	160,000	0
Average Sale Price	17,750,000	1,725,000	1,611,667	160,000	0
Average Sale Price YTD	17,750,000	1,725,000	1,611,667	160,000	0
Median Sale Price	17,750,000	1,725,000	570,000	160,000	0
Median Sale Price YTD	17,750,000	1,725,000	570,000	160,000	0
Sale to List Price Ratio / YTD	88% / 88%	95% / 95%	95% / 95%	80% / 80%	0% / 0%
Average Days on Market / YTD	352 / 352	759 / 759	315 / 315	1150 / 1150	0 / 0
Median Days on Market / YTD	352 / 352	759 / 759	318 / 318	1150 / 1150	0 / 0
Average Days on Market (Cum.) / YTD	519 / 519	759 / 759	315 / 315	1150 / 1150	0 / 0
Median Days on Market (Cum.) / YTD	519 / 519	759 / 759	318 / 318	1150 / 1150	0 / 0
Investment					
New Listings / YTD	20 / 20	34 / 34	26 / 26	22 / 22	25 / 25
Sales / YTD	4 / 4	5 / 5	11 / 11	3 / 3	5 / 5
Sales to New Listings Ratio / YTD	20% / 20%	15% / 15%	42% / 42%	14% / 14%	20% / 20%
Sales Volume	2,850,000	3,195,000	7,750,780	2,666,000	7,945,000
Sales Volume YTD	2,850,000	3,195,000	7,750,780	2,666,000	7,945,000
Average Sale Price	712,500	639,000	704,616	888,667	1,589,000
Average Sale Price YTD	712,500	639,000	704,616	888,667	1,589,000
Median Sale Price	497,500	600,000	345,000	1,030,000	1,600,000
Median Sale Price YTD	497,500	600,000	345,000	1,030,000	1,600,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 95%	81% / 81%	88% / 88%	88% / 88%
Average Days on Market / YTD	563 / 563	85 / 85	117 / 117	197 / 197	144 / 144
Median Days on Market / YTD	155 / 155	72 / 72	99 / 99	193 / 193	99 / 99
Average Days on Market (Cum.) / YTD	563 / 563	104 / 104	117 / 117	197 / 197	144 / 144
Median Days on Market (Cum.) / YTD	155 / 155	101 / 101	99 / 99	193 / 193	99 / 99
Multi Family					
New Listings / YTD	7 / 7	9 / 9	9 / 9	15 / 15	4 / 4
Sales / YTD	2 / 2	3 / 3	1 / 1	11 / 11	1 / 1
Sales to New Listings Ratio / YTD	29% / 29%	33% / 33%	11% / 11%	73% / 73%	25% / 25%
Sales Volume	1,592,500	2,365,000	1,785,000	16,692,500	1,150,000
Sales Volume YTD	1,592,500	2,365,000	1,785,000	16,692,500	1,150,000
Average Sale Price	796,250	788,333	1,785,000	1,517,500	1,150,000
Average Sale Price YTD	796,250	788,333	1,785,000	1,517,500	1,150,000
Median Sale Price	796,250	660,000	1,785,000	1,470,000	1,150,000
Median Sale Price YTD	796,250	660,000	1,785,000	1,470,000	1,150,000
Sale to List Price Ratio / YTD	100% / 100%	91% / 91%	98% / 98%	94% / 94%	89% / 89%
Average Days on Market / YTD	123 / 123	431 / 431	39 / 39	175 / 175	364 / 364
Median Days on Market / YTD	123 / 123	56 / 56	39 / 39	125 / 125	364 / 364
Average Days on Market (Cum.) / YTD	123 / 123	431 / 431	224 / 224	198 / 198	364 / 364
Median Days on Market (Cum.) / YTD	123 / 123	56 / 56	224 / 224	125 / 125	364 / 364
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)

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Greater Edmonton Area¹

January 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	32 / 32	26 / 26	19 / 19	6 / 6	19 / 19
Sales / YTD	3 / 3	2 / 2	4 / 4	2 / 2	3 / 3
Sales to New Listings Ratio / YTD	9% / 9%	8% / 8%	21% / 21%	33% / 33%	16% / 16%
Sales Volume	290,000	300,000	1,097,000	1,025,000	283,800
Sales Volume YTD	290,000	300,000	1,097,000	1,025,000	283,800
Average Sale Price	96,667	150,000	274,250	512,500	94,600
Average Sale Price YTD	96,667	150,000	274,250	512,500	94,600
Median Sale Price	110,000	150,000	241,000	512,500	100,000
Median Sale Price YTD	110,000	150,000	241,000	512,500	100,000
Sale to List Price Ratio / YTD	75% / 75%	99% / 99%	79% / 79%	78% / 78%	69% / 69%
Average Days on Market / YTD	68 / 68	114 / 114	243 / 243	271 / 271	75 / 75
Median Days on Market / YTD	61 / 61	114 / 114	209 / 209	271 / 271	50 / 50
Average Days on Market (Cum.) / YTD	68 / 68	298 / 298	243 / 243	271 / 271	75 / 75
Median Days on Market (Cum.) / YTD	61 / 61	298 / 298	209 / 209	271 / 271	50 / 50
Lease					
New Listings / YTD	33 / 33	37 / 37	25 / 25	27 / 27	24 / 24
Sales / YTD	10 / 10	13 / 13	8 / 8	5 / 5	4 / 4
Sales to New Listings Ratio / YTD	30% / 30%	35% / 35%	32% / 32%	19% / 19%	17% / 17%
Sales Volume	9,697,009	2,719,522	1,263,524	478,198	444,565
Sales Volume YTD	9,697,009	2,719,522	1,263,524	478,198	444,565
Average Sale Price	969,701	209,194	157,941	95,640	111,141
Average Sale Price YTD	969,701	209,194	157,941	95,640	111,141
Median Sale Price	183,152	100,333	112,137	43,200	117,988
Median Sale Price YTD	183,152	100,333	112,137	43,200	117,988
Average Days on Market / YTD	189 / 189	172 / 172	112 / 112	154 / 154	112 / 112
Median Days on Market / YTD	154 / 154	127 / 127	93 / 93	195 / 195	117 / 117
Average Days on Market (Cum.) / YTD	189 / 189	187 / 187	151 / 151	154 / 154	112 / 112
Median Days on Market (Cum.) / YTD	154 / 154	159 / 159	115 / 115	195 / 195	117 / 117
Farms					
New Listings / YTD	6 / 6	7 / 7	9 / 9	13 / 13	14 / 14
Sales / YTD	4 / 4	1 / 1	4 / 4	5 / 5	2 / 2
Sales to New Listings Ratio / YTD	67% / 67%	14% / 14%	44% / 44%	38% / 38%	14% / 14%
Sales Volume	4,895,000	650,000	1,726,000	3,424,392	5,930,000
Sales Volume YTD	4,895,000	650,000	1,726,000	3,424,392	5,930,000
Average Sale Price	1,223,750	650,000	431,500	684,878	2,965,000
Average Sale Price YTD	1,223,750	650,000	431,500	684,878	2,965,000
Median Sale Price	1,300,000	650,000	388,750	475,000	2,965,000
Median Sale Price YTD	1,300,000	650,000	388,750	475,000	2,965,000
Sale to List Price Ratio / YTD	90% / 90%	88% / 88%	97% / 97%	86% / 86%	87% / 87%
Average Days on Market / YTD	242 / 242	4 / 4	125 / 125	242 / 242	156 / 156
Median Days on Market / YTD	203 / 203	4 / 4	73 / 73	201 / 201	156 / 156
Average Days on Market (Cum.) / YTD	242 / 242	315 / 315	429 / 429	242 / 242	339 / 339
Median Days on Market (Cum.) / YTD	203 / 203	315 / 315	402 / 402	201 / 201	339 / 339
Total Commercial²					
New Listings / YTD	122 / 122	129 / 129	103 / 103	97 / 97	94 / 94
Sales / YTD	25 / 25	26 / 26	31 / 31	27 / 27	15 / 15
Sales to New Listings Ratio / YTD	20% / 20%	20% / 20%	30% / 30%	28% / 28%	16% / 16%
Sales Volume	54,824,509	11,081,522	18,457,304	24,446,090	15,753,365
Sales Volume YTD	54,824,509	11,081,522	18,457,304	24,446,090	15,753,365
Average Sale Price	2,192,980	426,212	595,397	905,411	1,050,224
Average Sale Price YTD	2,192,980	426,212	595,397	905,411	1,050,224
Median Sale Price	620,000	257,913	320,000	730,000	530,000
Median Sale Price YTD	620,000	257,913	320,000	730,000	530,000
Sale to List Price Ratio / YTD	89% / 89%	95% / 95%	86% / 86%	89% / 89%	83% / 83%
Average Days on Market / YTD	251 / 251	203 / 203	150 / 150	229 / 229	138 / 138
Median Days on Market / YTD	129 / 129	100 / 100	94 / 94	193 / 193	133 / 133
Average Days on Market (Cum.) / YTD	264 / 264	240 / 240	205 / 205	238 / 238	162 / 162
Median Days on Market (Cum.) / YTD	151 / 151	153 / 153	135 / 135	193 / 193	133 / 133

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

January 2024

Year	Month	Residential ²	Commercial ³	Total
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	4,959 (982)	738 (19)	6,226 (1,032)
2023	January	5,163 (980)	775 (26)	6,498 (1,048)
	February	5,609 (1,288)	790 (30)	6,981 (1,368)
	March	6,293 (1,818)	822 (27)	7,729 (1,905)
	April	6,873 (2,019)	842 (38)	8,350 (2,131)
	May	7,054 (2,708)	889 (40)	8,575 (2,835)
	June	7,075 (2,588)	901 (45)	8,665 (2,713)
	July	6,915 (2,314)	892 (42)	8,502 (2,435)
	August	6,726 (2,239)	876 (38)	8,282 (2,364)
	September	6,486 (2,051)	860 (36)	7,994 (2,160)
	October	6,201 (1,800)	867 (42)	7,663 (1,914)
	November	5,437 (1,626)	815 (40)	6,798 (1,731)
	December	4,608 (1,224)	706 (41)	5,781 (1,306)
2024	January	4,547 (1,439)	723 (25)	5,716 (1,524)

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
January 2024**

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
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	3,429	2,019	141	38	3,725	2,131
	May	3,843	2,708	148	40	4,198	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	3,006	2,051	117	36	3,263	2,160
	October	2,685	1,800	133	42	2,942	1,914
	November	2,087	1,626	89	40	2,283	1,731
	December	1,470	1,224	79	41	1,621	1,306
	Total		34,708	22,655	1,455	445	952
2024	January	2,195	1,439	122	25	2,431	1,524
	Total	2,195	1,439	122	25	2,431	1,524

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
January 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
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	493,874	353,739	267,127	182,128	394,188
	October	486,858	385,895	258,751	203,669	396,261
	November	479,026	363,617	271,919	171,147	380,992
	December	489,400	364,001	261,538	170,804	388,920
	YTD Average	492,299	372,626	258,195	189,888	398,758
2024	January	484,365	378,421	268,948	192,660	398,724

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
January 2024**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
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	4,959 (982)	738 (19)	3,675 (695)	430 (14)
2023	January	5,163 (980)	775 (26)	3,811 (699)	456 (14)
	February	5,609 (1,288)	790 (30)	4,098 (907)	458 (21)
	March	6,293 (1,818)	822 (27)	4,502 (1,251)	486 (12)
	April	6,873 (2,019)	842 (38)	4,965 (1,370)	499 (18)
	May	7,054 (2,708)	889 (40)	5,163 (1,800)	538 (18)
	June	7,075 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,915 (2,314)	892 (42)	5,086 (1,586)	550 (28)
	August	6,726 (2,239)	876 (38)	4,860 (1,595)	547 (23)
	September	6,486 (2,051)	860 (36)	4,676 (1,430)	534 (23)
	October	6,201 (1,800)	867 (42)	4,387 (1,292)	533 (28)
	November	5,437 (1,626)	815 (40)	3,862 (1,181)	500 (22)
	December	4,608 (1,224)	706 (41)	3,191 (884)	425 (22)
2024	January	4,547 (1,439)	723 (25)	3,095 (1,058)	448 (10)

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

January 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	816 / 816	855 / 855	718 / 718	777 / 777	828 / 828
Sales / YTD	599 / 599	385 / 385	576 / 576	494 / 494	337 / 337
Sales to New Listings Ratio / YTD	73% / 73%	45% / 45%	80% / 80%	64% / 64%	41% / 41%
Sales Volume	283,847,661	172,722,562	260,091,365	214,793,059	143,225,631
Sales Volume YTD	283,847,661	172,722,562	260,091,365	214,793,059	143,225,631
Average Sale Price	473,869	448,630	451,548	434,804	425,002
Average Sale Price YTD	473,869	448,630	451,548	434,804	425,002
Median Sale Price	441,000	420,000	419,000	395,000	377,700
Median Sale Price YTD	441,000	420,000	419,000	395,000	377,700
Sale to List Price Ratio / YTD	98% / 98%	97% / 97%	98% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	59 / 59	64 / 64	52 / 52	58 / 58	73 / 73
Median Days on Market / YTD	44 / 44	56 / 56	42 / 42	48 / 48	62 / 62
Average Days on Market (Cum.) / YTD	104 / 104	107 / 107	78 / 78	91 / 91	116 / 116
Median Days on Market (Cum.) / YTD	68 / 68	87 / 87	59 / 59	69 / 69	98 / 98
Semi-detached					
New Listings / YTD	116 / 116	154 / 154	163 / 163	165 / 165	163 / 163
Sales / YTD	100 / 100	68 / 68	116 / 116	86 / 86	53 / 53
Sales to New Listings Ratio / YTD	86% / 86%	44% / 44%	71% / 71%	52% / 52%	33% / 33%
Sales Volume	38,508,309	24,442,682	43,939,687	30,568,197	18,168,645
Sales Volume YTD	38,508,309	24,442,682	43,939,687	30,568,197	18,168,645
Average Sale Price	385,083	359,451	378,790	355,444	342,805
Average Sale Price YTD	385,083	359,451	378,790	355,444	342,805
Median Sale Price	399,950	349,500	365,000	334,750	322,000
Median Sale Price YTD	399,950	349,500	365,000	334,750	322,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	98% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	51 / 51	44 / 44	59 / 59	77 / 77	94 / 94
Median Days on Market / YTD	41 / 41	36 / 36	47 / 47	54 / 54	75 / 75
Average Days on Market (Cum.) / YTD	71 / 71	78 / 78	89 / 89	101 / 101	139 / 139
Median Days on Market (Cum.) / YTD	57 / 57	61 / 61	59 / 59	72 / 72	109 / 109
Row/Townhouse					
New Listings / YTD	215 / 215	191 / 191	247 / 247	233 / 233	209 / 209
Sales / YTD	157 / 157	120 / 120	131 / 131	114 / 114	71 / 71
Sales to New Listings Ratio / YTD	73% / 73%	63% / 63%	53% / 53%	49% / 49%	34% / 34%
Sales Volume	42,305,766	28,864,573	31,341,525	27,336,631	15,712,908
Sales Volume YTD	42,305,766	28,864,573	31,341,525	27,336,631	15,712,908
Average Sale Price	269,463	240,538	239,248	239,795	221,309
Average Sale Price YTD	269,463	240,538	239,248	239,795	221,309
Median Sale Price	266,800	237,500	225,000	244,250	210,000
Median Sale Price YTD	266,800	237,500	225,000	244,250	210,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 96%	97% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	54 / 54	61 / 61	62 / 62	70 / 70	81 / 81
Median Days on Market / YTD	37 / 37	52 / 52	49 / 49	56 / 56	59 / 59
Average Days on Market (Cum.) / YTD	73 / 73	93 / 93	113 / 113	98 / 98	148 / 148
Median Days on Market (Cum.) / YTD	53 / 53	65 / 65	88 / 88	75 / 75	127 / 127

5 Year Residential Activity (Part 2)

City of Edmonton

January 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	398 / 398	412 / 412	458 / 458	460 / 460	349 / 349
Sales / YTD	202 / 202	126 / 126	131 / 131	110 / 110	96 / 96
Sales to New Listings Ratio / YTD	51% / 51%	31% / 31%	29% / 29%	24% / 24%	28% / 28%
Sales Volume	38,250,101	21,570,350	24,902,204	20,075,059	18,685,281
Sales Volume YTD	38,250,101	21,570,350	24,902,204	20,075,059	18,685,281
Average Sale Price	189,357	171,193	190,093	182,501	194,638
Average Sale Price YTD	189,357	171,193	190,093	182,501	194,638
Median Sale Price	162,750	152,500	166,000	159,500	173,250
Median Sale Price YTD	162,750	152,500	166,000	159,500	173,250
Sale to List Price Ratio / YTD	96% / 96%	94% / 94%	95% / 95%	94% / 94%	95% / 95%
Average Days on Market / YTD	67 / 67	81 / 81	84 / 84	73 / 73	81 / 81
Median Days on Market / YTD	49 / 49	77 / 77	76 / 76	60 / 60	69 / 69
Average Days on Market (Cum.) / YTD	103 / 103	144 / 144	120 / 120	121 / 121	119 / 119
Median Days on Market (Cum.) / YTD	68 / 68	124 / 124	95 / 95	85 / 85	80 / 80
Total Residential¹					
New Listings / YTD	1,545 / 1,545	1,612 / 1,612	1,586 / 1,586	1,635 / 1,635	1,549 / 1,549
Sales / YTD	1,058 / 1,058	699 / 699	954 / 954	804 / 804	557 / 557
Sales to New Listings Ratio / YTD	68% / 68%	43% / 43%	60% / 60%	49% / 49%	36% / 36%
Sales Volume	402,911,837	247,600,167	360,274,781	292,772,946	195,792,465
Sales Volume YTD	402,911,837	247,600,167	360,274,781	292,772,946	195,792,465
Average Sale Price	380,824	354,221	377,647	364,145	351,513
Average Sale Price YTD	380,824	354,221	377,647	364,145	351,513
Median Sale Price	376,250	333,000	362,250	340,250	329,700
Median Sale Price YTD	376,250	333,000	362,250	340,250	329,700
Sale to List Price Ratio / YTD	97% / 97%	96% / 96%	97% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	59 / 59	64 / 64	59 / 59	64 / 64	77 / 77
Median Days on Market / YTD	43 / 43	56 / 56	47 / 47	51 / 51	65 / 65
Average Days on Market (Cum.) / YTD	96 / 96	108 / 108	90 / 90	97 / 97	123 / 123
Median Days on Market (Cum.) / YTD	65 / 65	87 / 87	68 / 68	71 / 71	99 / 99
Other²					
New Listings / YTD	64 / 64	62 / 62	64 / 64	57 / 57	53 / 53
Sales / YTD	31 / 31	16 / 16	33 / 33	23 / 23	23 / 23
Sales to New Listings Ratio / YTD	48% / 48%	26% / 26%	52% / 52%	40% / 40%	43% / 43%
Sales Volume	9,895,300	5,352,300	10,264,201	6,773,442	7,492,600
Sales Volume YTD	9,895,300	5,352,300	10,264,201	6,773,442	7,492,600
Average Sale Price	319,203	334,519	311,036	294,497	325,765
Average Sale Price YTD	319,203	334,519	311,036	294,497	325,765
Median Sale Price	234,000	93,500	250,000	195,000	215,000
Median Sale Price YTD	234,000	93,500	250,000	195,000	215,000
Sale to List Price Ratio / YTD	91% / 91%	91% / 91%	94% / 94%	91% / 91%	92% / 92%
Average Days on Market / YTD	79 / 79	64 / 64	63 / 63	111 / 111	110 / 110
Median Days on Market / YTD	69 / 69	59 / 59	47 / 47	89 / 89	91 / 91
Average Days on Market (Cum.) / YTD	167 / 167	93 / 93	95 / 95	197 / 197	125 / 125
Median Days on Market (Cum.) / YTD	123 / 123	80 / 80	65 / 65	112 / 112	120 / 120

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

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

City of Edmonton

January 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	16 / 16	11 / 11	9 / 9	8 / 8	5 / 5
Sales / YTD	1 / 1	1 / 1	3 / 3	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	6% / 6%	9% / 9%	33% / 33%	0% / 0%	0% / 0%
Sales Volume	34,000,000	1,725,000	4,835,000	0	0
Sales Volume YTD	34,000,000	1,725,000	4,835,000	0	0
Average Sale Price	34,000,000	1,725,000	1,611,667	0	0
Average Sale Price YTD	34,000,000	1,725,000	1,611,667	0	0
Median Sale Price	34,000,000	1,725,000	570,000	0	0
Median Sale Price YTD	34,000,000	1,725,000	570,000	0	0
Sale to List Price Ratio / YTD	87% / 87%	95% / 95%	95% / 95%	0% / 0%	0% / 0%
Average Days on Market / YTD	601 / 601	759 / 759	315 / 315	0 / 0	0 / 0
Median Days on Market / YTD	601 / 601	759 / 759	318 / 318	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	601 / 601	759 / 759	315 / 315	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	601 / 601	759 / 759	318 / 318	0 / 0	0 / 0
Investment					
New Listings / YTD	14 / 14	21 / 21	18 / 18	11 / 11	11 / 11
Sales / YTD	3 / 3	5 / 5	8 / 8	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	21% / 21%	24% / 24%	44% / 44%	9% / 9%	27% / 27%
Sales Volume	2,570,000	3,195,000	5,181,280	1,030,000	6,500,000
Sales Volume YTD	2,570,000	3,195,000	5,181,280	1,030,000	6,500,000
Average Sale Price	856,667	639,000	647,660	1,030,000	2,166,667
Average Sale Price YTD	856,667	639,000	647,660	1,030,000	2,166,667
Median Sale Price	680,000	600,000	284,000	1,030,000	2,200,000
Median Sale Price YTD	680,000	600,000	284,000	1,030,000	2,200,000
Sale to List Price Ratio / YTD	96% / 96%	95% / 95%	78% / 78%	94% / 94%	81% / 81%
Average Days on Market / YTD	132 / 132	85 / 85	99 / 99	239 / 239	170 / 170
Median Days on Market / YTD	119 / 119	72 / 72	67 / 67	239 / 239	99 / 99
Average Days on Market (Cum.) / YTD	132 / 132	104 / 104	99 / 99	239 / 239	170 / 170
Median Days on Market (Cum.) / YTD	119 / 119	101 / 101	67 / 67	239 / 239	99 / 99
Multi Family					
New Listings / YTD	7 / 7	8 / 8	6 / 6	15 / 15	4 / 4
Sales / YTD	1 / 1	2 / 2	1 / 1	10 / 10	1 / 1
Sales to New Listings Ratio / YTD	14% / 14%	25% / 25%	17% / 17%	67% / 67%	25% / 25%
Sales Volume	1,330,000	1,770,000	1,785,000	14,892,500	1,150,000
Sales Volume YTD	1,330,000	1,770,000	1,785,000	14,892,500	1,150,000
Average Sale Price	1,330,000	885,000	1,785,000	1,489,250	1,150,000
Average Sale Price YTD	1,330,000	885,000	1,785,000	1,489,250	1,150,000
Median Sale Price	1,330,000	885,000	1,785,000	1,425,000	1,150,000
Median Sale Price YTD	1,330,000	885,000	1,785,000	1,425,000	1,150,000
Sale to List Price Ratio / YTD	95% / 95%	89% / 89%	98% / 98%	95% / 95%	89% / 89%
Average Days on Market / YTD	208 / 208	44 / 44	39 / 39	180 / 180	364 / 364
Median Days on Market / YTD	208 / 208	44 / 44	39 / 39	110 / 110	364 / 364
Average Days on Market (Cum.) / YTD	208 / 208	44 / 44	224 / 224	204 / 204	364 / 364
Median Days on Market (Cum.) / YTD	208 / 208	44 / 44	224 / 224	110 / 110	364 / 364
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 1
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

January 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	26 / 26	18 / 18	14 / 14	4 / 4	15 / 15
Sales / YTD	1 / 1	1 / 1	3 / 3	2 / 2	3 / 3
Sales to New Listings Ratio / YTD	4% / 4%	6% / 6%	21% / 21%	50% / 50%	20% / 20%
Sales Volume	65,000	180,000	1,052,000	1,025,000	283,800
Sales Volume YTD	65,000	180,000	1,052,000	1,025,000	283,800
Average Sale Price	65,000	180,000	350,667	512,500	94,600
Average Sale Price YTD	65,000	180,000	350,667	512,500	94,600
Median Sale Price	65,000	180,000	315,000	512,500	100,000
Median Sale Price YTD	65,000	180,000	315,000	512,500	100,000
Sale to List Price Ratio / YTD	82% / 82%	97% / 97%	90% / 90%	78% / 78%	69% / 69%
Average Days on Market / YTD	49 / 49	128 / 128	307 / 307	271 / 271	75 / 75
Median Days on Market / YTD	49 / 49	128 / 128	313 / 313	271 / 271	50 / 50
Average Days on Market (Cum.) / YTD	49 / 49	221 / 221	307 / 307	271 / 271	75 / 75
Median Days on Market (Cum.) / YTD	49 / 49	221 / 221	313 / 313	271 / 271	50 / 50
Lease					
New Listings / YTD	19 / 19	14 / 14	17 / 17	12 / 12	17 / 17
Sales / YTD	4 / 4	5 / 5	5 / 5	1 / 1	2 / 2
Sales to New Listings Ratio / YTD	21% / 21%	36% / 36%	29% / 29%	8% / 8%	12% / 12%
Sales Volume	3,871,986	906,129	742,896	67,200	208,590
Sales Volume YTD	3,871,986	906,129	742,896	67,200	208,590
Average Sale Price	967,997	181,226	148,579	67,200	104,295
Average Sale Price YTD	967,997	181,226	148,579	67,200	104,295
Median Sale Price	97,233	82,800	143,820	67,200	104,295
Median Sale Price YTD	97,233	82,800	143,820	67,200	104,295
Average Days on Market / YTD	240 / 240	258 / 258	103 / 103	207 / 207	140 / 140
Median Days on Market / YTD	170 / 170	170 / 170	94 / 94	207 / 207	140 / 140
Average Days on Market (Cum.) / YTD	240 / 240	258 / 258	103 / 103	207 / 207	140 / 140
Median Days on Market (Cum.) / YTD	170 / 170	170 / 170	94 / 94	207 / 207	140 / 140
Farms					
New Listings / YTD	0 / 0	1 / 1	0 / 0	1 / 1	1 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	100% / 100%	0% / 0%
Sales Volume	0	0	0	1,448,000	0
Sales Volume YTD	0	0	0	1,448,000	0
Average Sale Price	0	0	0	1,448,000	0
Average Sale Price YTD	0	0	0	1,448,000	0
Median Sale Price	0	0	0	1,448,000	0
Median Sale Price YTD	0	0	0	1,448,000	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	78% / 78%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	343 / 343	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	343 / 343	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	343 / 343	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	343 / 343	0 / 0
Total Commercial¹					
New Listings / YTD	83 / 83	73 / 73	64 / 64	52 / 52	54 / 54
Sales / YTD	10 / 10	14 / 14	20 / 20	15 / 15	9 / 9
Sales to New Listings Ratio / YTD	12% / 12%	19% / 19%	31% / 31%	29% / 29%	17% / 17%
Sales Volume	41,836,986	7,776,129	13,596,176	18,462,700	8,142,390
Sales Volume YTD	41,836,986	7,776,129	13,596,176	18,462,700	8,142,390
Average Sale Price	4,183,699	555,438	679,809	1,230,847	904,710
Average Sale Price YTD	4,183,699	555,438	679,809	1,230,847	904,710
Median Sale Price	497,500	481,399	281,500	1,215,000	196,650
Median Sale Price YTD	497,500	481,399	281,500	1,215,000	196,650
Sale to List Price Ratio / YTD	92% / 92%	94% / 94%	85% / 85%	91% / 91%	77% / 77%
Average Days on Market / YTD	222 / 222	192 / 192	160 / 160	209 / 209	153 / 153
Median Days on Market / YTD	170 / 170	115 / 115	99 / 99	207 / 207	100 / 100
Average Days on Market (Cum.) / YTD	222 / 222	206 / 206	170 / 170	225 / 225	153 / 153
Median Days on Market (Cum.) / YTD	170 / 170	140 / 140	104 / 104	207 / 207	100 / 100

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

January 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	31	24	34	31	24	34
	Average	439,000	464,550	407,803	439,000	464,550	407,803
	Median	410,000	419,950	352,500	410,000	419,950	352,500
North Central	Sales	119	76	103	119	76	103
	Average	425,706	389,055	389,523	425,706	389,055	389,523
	Median	410,000	353,250	355,000	410,000	353,250	355,000
Northeast	Sales	35	34	32	35	34	32
	Average	338,666	337,140	344,815	338,666	337,140	344,815
	Median	324,900	297,250	307,000	324,900	297,250	307,000
Central	Sales	33	14	23	33	14	23
	Average	307,606	264,813	264,688	307,606	264,813	264,688
	Median	255,000	247,500	265,000	255,000	247,500	265,000
West	Sales	43	37	50	43	37	50
	Average	484,061	534,633	493,238	484,061	534,633	493,238
	Median	425,000	413,000	394,250	425,000	413,000	394,250
Southwest	Sales	71	34	76	71	34	76
	Average	556,369	539,069	521,212	556,369	539,069	521,212
	Median	478,000	471,825	466,250	478,000	471,825	466,250
Southeast	Sales	112	72	108	112	72	108
	Average	452,670	396,754	428,974	452,670	396,754	428,974
	Median	428,000	365,000	397,500	428,000	365,000	397,500
Anthony Henday	Sales	155	94	150	155	94	150
	Average	558,448	533,606	522,535	558,448	533,606	522,535
	Median	516,000	497,750	505,500	516,000	497,750	505,500
City of Edmonton Total	Sales	599	385	576	599	385	576
	Average	473,869	448,630	451,548	473,869	448,630	451,548
	Median	441,000	420,000	419,000	441,000	420,000	419,000
Semi-detached							
Northwest	Sales	9	4	8	9	4	8
	Average	403,700	n/a	396,849	403,700	n/a	396,849
	Median	400,000	n/a	391,500	400,000	n/a	391,500
North Central	Sales	11	13	16	11	13	16
	Average	332,273	296,708	330,297	332,273	296,708	330,297
	Median	400,000	310,000	345,750	400,000	310,000	345,750
Northeast	Sales	2	3	2	2	3	2
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
Central	Sales	4	0	2	4	0	2
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
West	Sales	3	2	1	3	2	1
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
Southwest	Sales	5	9	12	5	9	12
	Average	474,500	460,917	540,833	474,500	460,917	540,833
	Median	342,000	403,000	524,500	342,000	403,000	524,500
Southeast	Sales	29	19	23	29	19	23
	Average	376,276	349,000	368,152	376,276	349,000	368,152
	Median	394,500	362,000	345,000	394,500	362,000	345,000
Anthony Henday	Sales	37	18	52	37	18	52
	Average	408,325	399,444	366,936	408,325	399,444	366,936
	Median	405,000	380,000	369,000	405,000	380,000	369,000
City of Edmonton Total	Sales	100	68	116	100	68	116
	Average	385,083	359,451	378,790	385,083	359,451	378,790
	Median	399,950	349,500	365,000	399,950	349,500	365,000

n/a = insufficient data

January 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	2	4	0	2	4	0
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
North Central	Sales	33	29	23	33	29	23
	Average	255,691	214,745	230,435	255,691	214,745	230,435
	Median	252,500	198,000	245,000	252,500	198,000	245,000
Northeast	Sales	16	5	17	16	5	17
	Average	184,719	164,800	164,176	184,719	164,800	164,176
	Median	163,950	141,000	167,000	163,950	141,000	167,000
Central	Sales	5	1	0	5	1	0
	Average	377,600	n/a	n/a	377,600	n/a	n/a
	Median	305,000	n/a	n/a	305,000	n/a	n/a
West	Sales	11	12	15	11	12	15
	Average	164,523	185,583	222,500	164,523	185,583	222,500
	Median	159,000	142,000	182,000	159,000	142,000	182,000
Southwest	Sales	10	13	16	10	13	16
	Average	272,690	248,038	224,988	272,690	248,038	224,988
	Median	263,500	241,000	232,500	263,500	241,000	232,500
Southeast	Sales	27	25	24	27	25	24
	Average	225,328	185,170	219,059	225,328	185,170	219,059
	Median	190,000	155,000	206,750	190,000	155,000	206,750
Anthony Henday	Sales	53	31	36	53	31	36
	Average	332,905	329,527	307,106	332,905	329,527	307,106
	Median	318,000	332,000	292,500	318,000	332,000	292,500
City of Edmonton Total	Sales	157	120	131	157	120	131
	Average	269,463	240,538	239,248	269,463	240,538	239,248
	Median	266,800	237,500	225,000	266,800	237,500	225,000
Apartment Condominium							
Northwest	Sales	11	5	1	11	5	1
	Average	132,409	91,400	n/a	132,409	91,400	n/a
	Median	95,500	82,000	n/a	95,500	82,000	n/a
North Central	Sales	25	13	12	25	13	12
	Average	150,846	144,692	156,292	150,846	144,692	156,292
	Median	155,000	146,000	178,500	155,000	146,000	178,500
Northeast	Sales	19	13	10	19	13	10
	Average	134,074	109,362	123,420	134,074	109,362	123,420
	Median	139,500	113,800	132,500	139,500	113,800	132,500
Central	Sales	38	27	33	38	27	33
	Average	277,339	243,481	245,288	277,339	243,481	245,288
	Median	140,000	191,000	166,000	140,000	191,000	166,000
West	Sales	17	10	14	17	10	14
	Average	143,394	133,975	138,913	143,394	133,975	138,913
	Median	130,000	142,000	145,000	130,000	142,000	145,000
Southwest	Sales	37	13	25	37	13	25
	Average	209,369	171,715	203,736	209,369	171,715	203,736
	Median	198,000	126,000	183,900	198,000	126,000	183,900
Southeast	Sales	17	18	16	17	18	16
	Average	137,754	147,656	169,365	137,754	147,656	169,365
	Median	126,000	156,000	166,499	126,000	156,000	166,499
Anthony Henday	Sales	38	27	20	38	27	20
	Average	194,999	185,437	194,799	194,999	185,437	194,799
	Median	187,500	175,000	180,500	187,500	175,000	180,500
City of Edmonton Total	Sales	202	126	131	202	126	131
	Average	189,357	171,193	190,093	189,357	171,193	190,093
	Median	162,750	152,500	166,000	162,750	152,500	166,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
January 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
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	2,467	1,370	86	18
	May	2,708	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	2,144	1,430	74	23
	October	1,874	1,292	87	28
	November	1,511	1,181	63	22
	December	1,009	884	45	22
	Total	24,570	15,745	918	253
2024	January	1,545	1,058	83	10
	Total	1,545	1,058	83	10

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

January 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
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	488,713	355,462	263,625	177,679	376,590
	October	476,408	400,125	258,578	201,926	378,295
	November	467,070	363,061	271,603	167,551	361,010
	December	485,431	367,368	260,318	169,388	373,083
	YTD Average	483,379	376,673	254,508	183,862	377,718
2024	January	473,869	385,083	269,463	189,357	380,824

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

January 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	1,692	1,747	1,714	1,744	1,656
Sales	1,099	729	1,007	842	589
Sales Volume	454,644,123	260,728,596	384,135,158	318,009,088	211,427,455
Edmonton City Year to Date					
New Listings	1,692	1,747	1,714	1,744	1,656
Sales	1,099	729	1,007	842	589
Sales Volume	454,644,123	260,728,596	384,135,158	318,009,088	211,427,455
Edmonton City Month End Active Inventory					
Residential	3,095	3,811	3,511	3,944	4,330
Commercial	448	456	371	355	399
TOTAL	3,739	4,528	4,086	4,513	4,950
<hr/>					
Greater Edmonton Area Monthly					
New Listings	2,431	2,513	2,335	2,637	2,483
Sales	1,524	1,048	1,430	1,299	855
Sales Volume	648,109,128	384,234,615	563,821,198	509,905,127	322,370,748
Greater Edmonton Area Year to Date					
New Listings	2,431	2,513	2,335	2,637	2,483
Sales	1,524	1,048	1,430	1,299	855
Sales Volume	648,109,128	384,234,615	563,821,198	509,905,127	322,370,748
Greater Edmonton Area Month End Active Inventory					
Residential	4,547	5,163	4,614	5,533	6,492
Commercial	723	775	657	693	738
TOTAL	5,716	6,498	5,809	6,817	7,878
<hr/>					
Total Board Monthly					
New Listings	2,827	2,867	2,667	3,051	2,889
Sales	1,700	1,172	1,610	1,511	969
Sales Volume	704,896,594	412,247,490	607,173,115	563,628,832	344,676,348
Total Board Year to Date					
New Listings	2,827	2,867	2,667	3,051	2,889
Sales	1,700	1,172	1,610	1,511	969
Sales Volume	704,896,594	412,247,490	607,173,115	563,628,832	344,676,348

**Total Board
January 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,485 / 1,485	1,479 / 1,479	1,269 / 1,269	1,610 / 1,610	1,615 / 1,615
Sales / YTD	985 / 985	671 / 671	969 / 969	979 / 979	597 / 597
Sales to New Listings Ratio / YTD	66% / 66%	45% / 45%	76% / 76%	61% / 61%	37% / 37%
Sales Volume	462,790,062	285,067,046	425,495,755	411,888,493	239,114,663
Sales Volume YTD	462,790,062	285,067,046	425,495,755	411,888,493	239,114,663
Semi-detached					
New Listings / YTD	195 / 195	233 / 233	236 / 236	269 / 269	254 / 254
Sales / YTD	147 / 147	100 / 100	163 / 163	129 / 129	89 / 89
Sales to New Listings Ratio / YTD	75% / 75%	43% / 43%	69% / 69%	48% / 48%	35% / 35%
Sales Volume	54,535,316	35,506,082	60,591,338	43,929,284	29,323,969
Sales Volume YTD	54,535,316	35,506,082	60,591,338	43,929,284	29,323,969
Row/Townhouse					
New Listings / YTD	278 / 278	261 / 261	299 / 299	303 / 303	267 / 267
Sales / YTD	198 / 198	149 / 149	161 / 161	142 / 142	85 / 85
Sales to New Listings Ratio / YTD	71% / 71%	57% / 57%	54% / 54%	47% / 47%	32% / 32%
Sales Volume	53,044,955	36,811,073	39,023,224	34,199,981	18,770,256
Sales Volume YTD	53,044,955	36,811,073	39,023,224	34,199,981	18,770,256
Apartment Condominium					
New Listings / YTD	461 / 461	491 / 491	516 / 516	526 / 526	405 / 405
Sales / YTD	229 / 229	152 / 152	163 / 163	128 / 128	106 / 106
Sales to New Listings Ratio / YTD	50% / 50%	31% / 31%	32% / 32%	24% / 24%	26% / 26%
Sales Volume	44,185,451	28,975,250	30,933,292	23,582,842	20,910,281
Sales Volume YTD	44,185,451	28,975,250	30,933,292	23,582,842	20,910,281
Total Residential¹					
New Listings / YTD	2,419 / 2,419	2,464 / 2,464	2,320 / 2,320	2,708 / 2,708	2,541 / 2,541
Sales / YTD	1,559 / 1,559	1,072 / 1,072	1,456 / 1,456	1,378 / 1,378	877 / 877
Sales to New Listings Ratio / YTD	64% / 64%	44% / 44%	63% / 63%	51% / 51%	35% / 35%
Sales Volume	614,555,784	386,359,451	556,043,609	513,600,600	308,119,169
Sales Volume YTD	614,555,784	386,359,451	556,043,609	513,600,600	308,119,169
Other²					
New Listings / YTD	234 / 234	218 / 218	205 / 205	201 / 201	191 / 191
Sales / YTD	97 / 97	66 / 66	105 / 105	93 / 93	67 / 67
Sales to New Listings Ratio / YTD	41% / 41%	30% / 30%	51% / 51%	46% / 46%	35% / 35%
Sales Volume	26,096,901	13,285,242	27,887,203	19,992,642	18,303,314
Sales Volume YTD	26,096,901	13,285,242	27,887,203	19,992,642	18,303,314

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 January 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	30 / 30	20 / 20	33 / 33	19 / 19	21 / 21
Sales / YTD	9 / 9	1 / 1	7 / 7	1 / 1	1 / 1
Sales to New Listings Ratio / YTD	30% / 30%	5% / 5%	21% / 21%	5% / 5%	5% / 5%
Sales Volume	35,935,900	1,725,000	5,487,999	160,000	20,000
Sales Volume YTD	35,935,900	1,725,000	5,487,999	160,000	20,000
Investment					
New Listings / YTD	37 / 37	48 / 48	35 / 35	36 / 36	43 / 43
Sales / YTD	6 / 6	8 / 8	13 / 13	7 / 7	6 / 6
Sales to New Listings Ratio / YTD	16% / 16%	17% / 17%	37% / 37%	19% / 19%	14% / 14%
Sales Volume	3,770,000	3,626,000	8,095,780	5,190,000	8,015,000
Sales Volume YTD	3,770,000	3,626,000	8,095,780	5,190,000	8,015,000
Multi Family					
New Listings / YTD	10 / 10	16 / 16	12 / 12	16 / 16	4 / 4
Sales / YTD	2 / 2	5 / 5	3 / 3	11 / 11	1 / 1
Sales to New Listings Ratio / YTD	20% / 20%	31% / 31%	25% / 25%	69% / 69%	25% / 25%
Sales Volume	1,592,500	2,735,000	2,730,500	16,692,500	1,150,000
Sales Volume YTD	1,592,500	2,735,000	2,730,500	16,692,500	1,150,000
Hotel/Motel					
New Listings / YTD	1 / 1	0 / 0	0 / 0	1 / 1	1 / 1
Sales / YTD	1 / 1	0 / 0	1 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	100% / 100%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	840,000	0	460,000	0	0
Sales Volume YTD	840,000	0	460,000	0	0
Business					
New Listings / YTD	40 / 40	36 / 36	23 / 23	10 / 10	25 / 25
Sales / YTD	6 / 6	2 / 2	5 / 5	2 / 2	7 / 7
Sales to New Listings Ratio / YTD	15% / 15%	6% / 6%	22% / 22%	20% / 20%	28% / 28%
Sales Volume	4,355,000	300,000	1,177,000	1,025,000	1,151,300
Sales Volume YTD	4,355,000	300,000	1,177,000	1,025,000	1,151,300
Lease					
New Listings / YTD	37 / 37	42 / 42	26 / 26	31 / 31	32 / 32
Sales / YTD	10 / 10	14 / 14	8 / 8	5 / 5	4 / 4
Sales to New Listings Ratio / YTD	27% / 27%	33% / 33%	31% / 31%	16% / 16%	13% / 13%
Sales Volume	9,697,009	2,746,297	1,263,524	478,198	444,565
Sales Volume YTD	9,697,009	2,746,297	1,263,524	478,198	444,565
Farms					
New Listings / YTD	18 / 18	22 / 22	13 / 13	27 / 27	30 / 30
Sales / YTD	10 / 10	3 / 3	12 / 12	14 / 14	6 / 6
Sales to New Listings Ratio / YTD	56% / 56%	14% / 14%	92% / 92%	52% / 52%	20% / 20%
Sales Volume	8,053,500	1,343,500	4,027,500	6,489,892	7,473,000
Sales Volume YTD	8,053,500	1,343,500	4,027,500	6,489,892	7,473,000
Total Commercial¹					
New Listings / YTD	174 / 174	185 / 185	142 / 142	142 / 142	157 / 157
Sales / YTD	44 / 44	34 / 34	49 / 49	40 / 40	25 / 25
Sales to New Listings Ratio / YTD	25% / 25%	18% / 18%	35% / 35%	28% / 28%	16% / 16%
Sales Volume	64,243,909	12,602,797	23,242,303	30,035,590	18,253,865
Sales Volume YTD	64,243,909	12,602,797	23,242,303	30,035,590	18,253,865

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

January 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	5	1	3	5	1	3
	Sales Volume	1,255,000	n/a	n/a	1,255,000	n/a	n/a
	Average Price	251,000	n/a	n/a	251,000	n/a	n/a
	Median Price	247,500	n/a	n/a	247,500	n/a	n/a
Beaumont	Sales	17	12	28	17	12	28
	Sales Volume	8,468,150	5,323,000	13,984,190	8,468,150	5,323,000	13,984,190
	Average Price	498,126	443,583	499,435	498,126	443,583	499,435
	Median Price	450,000	406,000	505,000	450,000	406,000	505,000
Bonnyville	Sales	6	6	9	6	6	9
	Sales Volume	2,075,000	1,330,000	3,276,950	2,075,000	1,330,000	3,276,950
	Average Price	345,833	221,667	364,106	345,833	221,667	364,106
	Median Price	310,000	196,250	350,000	310,000	196,250	350,000
Cold Lake	Sales	11	9	23	11	9	23
	Sales Volume	4,062,150	2,828,000	5,176,050	4,062,150	2,828,000	5,176,050
	Average Price	369,286	314,222	225,046	369,286	314,222	225,046
	Median Price	375,000	295,000	202,000	375,000	295,000	202,000
Devon	Sales	4	4	8	4	4	8
	Sales Volume	n/a	n/a	2,651,500	n/a	n/a	2,651,500
	Average Price	n/a	n/a	331,438	n/a	n/a	331,438
	Median Price	n/a	n/a	311,750	n/a	n/a	311,750
Drayton Valley	Sales	10	6	5	10	6	5
	Sales Volume	2,780,700	1,185,000	1,144,700	2,780,700	1,185,000	1,144,700
	Average Price	278,070	197,500	228,940	278,070	197,500	228,940
	Median Price	274,000	194,250	212,000	274,000	194,250	212,000
Fort Saskatchewan	Det. Sales	23	17	20	23	17	20
	Det. Average Price	483,230	457,869	429,760	483,230	457,869	429,760
	Det. Median Price	490,000	441,800	421,000	490,000	441,800	421,000
	Apt. Sales	2	3	2	2	3	2
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	13,355,295	11,908,666	11,499,400	13,355,295	11,908,666	11,499,400
Gibbons	Sales	4	5	3	4	5	3
	Sales Volume	n/a	1,614,000	n/a	n/a	1,614,000	n/a
	Average Price	n/a	322,800	n/a	n/a	322,800	n/a
	Median Price	n/a	321,000	n/a	n/a	321,000	n/a
Leduc	Det. Sales	40	24	35	40	24	35
	Det. Average Price	450,781	437,152	416,264	450,781	437,152	416,264
	Det. Median Price	459,500	403,300	397,000	459,500	403,300	397,000
	Apt. Sales	3	0	0	3	0	0
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	21,764,656	12,145,650	17,992,517	21,764,656	12,145,650	17,992,517

n/a = insufficient data

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

January 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	11	4	11	11	4	11
Sales Volume	3,583,000	n/a	3,825,400	3,583,000	n/a	3,825,400
Average Price	325,727	n/a	347,764	325,727	n/a	347,764
Median Price	311,000	n/a	310,000	311,000	n/a	310,000
Sherwood Park						
Det. Sales	40	32	35	40	32	35
Det. Average Price	480,837	454,344	462,086	480,837	454,344	462,086
Det. Median Price	466,250	435,000	459,707	466,250	435,000	459,707
Apt. Sales	5	6	10	5	6	10
Apt. Average Price	245,100	288,000	258,800	245,100	288,000	258,800
Apt. Median Price	209,500	299,000	249,250	209,500	299,000	249,250
Total Sales Volume	27,025,792	20,692,552	23,132,407	27,025,792	20,692,552	23,132,407
Spruce Grove						
Det. Sales	30	25	38	30	25	38
Det. Average Price	453,735	446,020	438,942	453,735	446,020	438,942
Det. Median Price	447,500	428,000	414,750	447,500	428,000	414,750
Apt. Sales	3	5	5	3	5	5
Apt. Average Price	n/a	155,600	116,000	n/a	155,600	116,000
Apt. Median Price	n/a	165,000	106,000	n/a	165,000	106,000
Total Sales Volume	20,548,141	15,895,998	21,271,849	20,548,141	15,895,998	21,271,849
St. Albert						
Det. Sales	34	24	35	34	24	35
Det. Average Price	529,685	465,770	484,502	529,685	465,770	484,502
Det. Median Price	449,999	434,500	512,500	449,999	434,500	512,500
Apt. Sales	9	9	2	9	9	2
Apt. Average Price	233,889	400,389	n/a	233,889	400,389	n/a
Apt. Median Price	155,000	207,000	n/a	155,000	207,000	n/a
Total Sales Volume	24,445,348	18,257,818	20,670,458	24,445,348	18,257,818	20,670,458
St. Paul						
Sales	6	6	6	6	6	6
Sales Volume	1,375,500	1,937,000	1,168,500	1,375,500	1,937,000	1,168,500
Average Price	229,250	322,833	194,750	229,250	322,833	194,750
Median Price	197,500	260,000	211,250	197,500	260,000	211,250
Stony Plain						
Sales	29	14	30	29	14	30
Sales Volume	10,261,100	5,559,500	10,308,112	10,261,100	5,559,500	10,308,112
Average Price	353,831	397,107	343,604	353,831	397,107	343,604
Median Price	344,900	299,500	319,856	344,900	299,500	319,856
Vegreville						
Sales	8	1	3	8	1	3
Sales Volume	1,857,200	n/a	n/a	1,857,200	n/a	n/a
Average Price	232,150	n/a	n/a	232,150	n/a	n/a
Median Price	232,900	n/a	n/a	232,900	n/a	n/a
Westlock						
Sales	5	6	10	5	6	10
Sales Volume	1,129,900	1,586,500	2,515,950	1,129,900	1,586,500	2,515,950
Average Price	225,980	264,417	251,595	225,980	264,417	251,595
Median Price	215,000	240,250	215,500	215,000	240,250	215,500
Wetaskiwin						
Sales	7	5	14	7	5	14
Sales Volume	1,451,600	791,500	3,424,700	1,451,600	791,500	3,424,700
Average Price	207,371	158,300	244,621	207,371	158,300	244,621
Median Price	215,000	145,000	194,950	215,000	145,000	194,950

n/a = insufficient data

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

January 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	2	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	2	0	2	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	1	1	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	2	0	1	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	2	1	1	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	3	1	0	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	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.

January 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	7	7	2	7	7	2
	Sales Volume	1,402,500	1,187,500	n/a	1,402,500	1,187,500	n/a
Bonnyville M.D.	Sales	9	6	14	9	6	14
	Sales Volume	2,962,900	1,330,000	5,124,850	2,962,900	1,330,000	5,124,850
Lac la Biche County	Sales	0	0	3	0	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	4	1	1	4	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	12	4	13	12	4	13
	Sales Volume	7,064,650	n/a	8,683,000	7,064,650	n/a	8,683,000
Parkland County	Sales	28	23	26	28	23	26
	Sales Volume	15,594,050	9,016,342	10,291,391	15,594,050	9,016,342	10,291,391
Smoky Lake County	Sales	4	1	4	4	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	8	9	7	8	9	7
	Sales Volume	1,973,600	2,640,500	1,348,500	1,973,600	2,640,500	1,348,500
Strathcona County	Sales	17	7	19	17	7	19
	Sales Volume	13,281,500	3,421,800	17,318,388	13,281,500	3,421,800	17,318,388
Sturgeon County	Sales	18	11	17	18	11	17
	Sales Volume	12,573,000	6,579,500	9,118,300	12,573,000	6,579,500	9,118,300
Thorhild County	Sales	4	4	3	4	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	3	4	3	3	4	3
	Sales Volume	n/a	n/a	n/a	n/a	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