

Media Release

Numbers Give Clear Indication That Spring Market Has Begun

Edmonton, April 2, 2024: There were a total of 2,467 residential unit sales in the Greater Edmonton Area (GEA) real estate market for March 2024, showing increases of 25.6% over February 2024, and 35.7% over March 2023. New residential listings amounted to 3,597, a number 32.4% higher than in February 2024, and 8.9% higher than March 2023. Overall inventory in the GEA increased 10.7% from February 2024, but is still 15.4% lower than March 2023.

Detached unit sales totalled 1,462, an increase of 26.1% over the previous month, and 36.8% higher than the previous year. Semi-detached unit sales increased 34.9% month-over-month and showed an increase of 43.9% year-over-year. Row/Townhouse unit sales also increased 29% compared to February 2024 and 31.4% compared to the previous year. Apartment Condominium unit sales also increased 30.8% over March 2023, and 14.9% from the previous month.

Total residential average prices came in at \$420,959, a 3.4% increase from February 2024, and an 8% increase from March 2023. Detached homes averaged \$517,131, increasing 1.7% from February 2024 and up from the previous year by 6.7%. Semi-detached units sold for an average of \$408,555, an 11.5% increase year-over-year, and a 6.1% increase from the previous month. Row/townhouse prices were up 2.5% from February 2024 and 13.9% when compared to March 2023, selling at an average of \$282,557. Apartment Condominium average prices hit \$194,101, increasing 7% over last month and coming in 0.6% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$392,600, increasing 2.7% from February 2024, and 4.4% from March 2023.

“It’s great to see an increase of just over 30% for new listings last month, but our overall inventory is still lower than last year by 15%.” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “Unit sales numbers are still strong, but not outpacing the new listings; they’re actually very balanced with each other and that’s positive for both buyers and sellers.”

Detached homes averaged 40 days on the market, decreasing 8 days from February 2024. Semi-detached homes averaged 35 days on the market, a decrease of 7 days from the previous month, and row/townhouses’ days on the market decreased 11 days to 34. Apartment condominiums averaged 47 days on the market, dropping 18 days from February 2024. Overall, all residential listings averaged 39 days on the market, a month-over-month decrease of 11 days and a nine-day decrease when compared to March 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)	March 2024	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 454,100.00	2.8%	5.5%
Apartment benchmark price	\$ 191,200.00	4.1%	7.9%
Townhouse benchmark price	\$ 253,300.00	3.1%	12.2%
Composite ⁷ benchmark price	\$ 392,600.00	2.7%	4.4%

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

MLS® System Activity (for all-residential sales in GEA ¹)	March 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 517,131.00	1.9%	6.7%
Detached median ³ selling price – month	\$ 475,000.00	2.2%	6.7%
Semi-detached average selling price – month	\$ 408,555.00	6.1%	11.5%
Semi-detached median selling price – month	\$ 400,100.00	3.4%	9.6%
Row/Townhouse average selling price – month	\$ 282,557.00	2.5%	13.9%
Row/Townhouse median selling price – month	\$ 289,900.00	1.7%	24.0%
Apartment Condominium average selling price	\$ 194,101.00	7.0%	0.6%
Apartment Condominium median selling price	\$ 185,625.00	10.5%	9.2%
All-residential ⁴ average selling price	\$ 420,959.00	3.4%	8.0%
All-residential median selling price	\$ 405,000.00	1.8%	9.5%
# residential listings this month	3,597	32.4%	8.9%
# residential sales this month	2,467	25.6%	35.7%
# residential inventory at month end	5,320	10.7%	-15.4%
# Total ⁵ MLS® System sales this month	2,907	27.8%	34.3%
\$ Value Total residential sales this month	\$ 1,113,472,439.00	31.1%	45.8%
\$ Value of total MLS® System sales – month	\$ 1,208,459,491.00	33.0%	48.2%
\$ Value of total MLS® System sales - YTD	\$ 2,817,462,420.00	74.8%	58.5%

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
March 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,131 / 5,012	2,033 / 4,799	2,575 / 5,318	2,470 / 5,316	1,705 / 4,614
Sales / YTD	1,462 / 3,493	1,069 / 2,371	2,051 / 4,386	1,721 / 3,652	785 / 2,000
Sales to New Listings Ratio / YTD	69% / 70%	53% / 49%	80% / 82%	70% / 69%	46% / 43%
Sales Volume	756,045,664	517,863,453	1,064,487,932	821,093,742	326,540,777
Sales Volume YTD	1,765,748,866	1,111,505,852	2,206,745,275	1,688,104,295	850,502,583
Average Sale Price	517,131	484,437	519,009	477,103	415,976
Average Sale Price YTD	505,511	468,792	503,134	462,241	425,251
Median Sale Price	475,000	445,000	477,926	427,500	384,700
Median Sale Price YTD	467,000	432,500	465,000	418,000	385,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 97%	101% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	40 / 48	46 / 53	28 / 38	39 / 47	57 / 67
Median Days on Market / YTD	20 / 28	28 / 35	14 / 18	19 / 25	34 / 45
Average Days on Market (Cum.) / YTD	61 / 79	74 / 86	43 / 57	64 / 75	97 / 108
Median Days on Market (Cum.) / YTD	22 / 38	36 / 56	15 / 20	21 / 29	49 / 75
Semi-detached					
New Listings / YTD	356 / 819	297 / 733	471 / 1,011	436 / 947	310 / 798
Sales / YTD	259 / 592	180 / 430	433 / 876	277 / 589	132 / 326
Sales to New Listings Ratio / YTD	73% / 72%	61% / 59%	92% / 87%	64% / 62%	43% / 41%
Sales Volume	105,815,699	65,962,126	164,934,804	94,580,176	41,906,366
Sales Volume YTD	233,124,337	155,104,897	326,637,563	202,660,565	105,058,021
Average Sale Price	408,555	366,456	380,912	341,445	317,472
Average Sale Price YTD	393,791	360,709	372,874	344,076	322,264
Median Sale Price	400,100	365,000	376,000	329,000	313,500
Median Sale Price YTD	394,250	356,000	365,000	329,700	315,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	101% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	35 / 41	39 / 47	28 / 37	41 / 50	67 / 77
Median Days on Market / YTD	20 / 24	26 / 32	15 / 18	21 / 28	43 / 62
Average Days on Market (Cum.) / YTD	52 / 61	60 / 75	39 / 53	66 / 75	125 / 126
Median Days on Market (Cum.) / YTD	23 / 30	27 / 45	15 / 20	24 / 35	77 / 92
Row/Townhouse					
New Listings / YTD	449 / 1,031	377 / 953	507 / 1,179	466 / 1,097	333 / 887
Sales / YTD	360 / 832	274 / 609	459 / 899	254 / 581	140 / 347
Sales to New Listings Ratio / YTD	80% / 81%	73% / 64%	91% / 76%	55% / 53%	42% / 39%
Sales Volume	101,720,401	67,965,958	122,844,134	62,165,101	31,588,015
Sales Volume YTD	230,640,991	151,633,696	235,592,947	142,420,865	77,409,762
Average Sale Price	282,557	248,051	267,634	244,744	225,629
Average Sale Price YTD	277,213	248,988	262,061	245,131	223,083
Median Sale Price	289,900	233,750	265,000	238,500	225,250
Median Sale Price YTD	278,000	240,000	259,000	242,500	213,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	34 / 42	51 / 57	45 / 51	46 / 57	57 / 66
Median Days on Market / YTD	19 / 24	33 / 39	28 / 34	30 / 36	43 / 50
Average Days on Market (Cum.) / YTD	50 / 58	81 / 89	66 / 80	71 / 82	96 / 111
Median Days on Market (Cum.) / YTD	20 / 27	41 / 53	33 / 43	36 / 50	53 / 79

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

March 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	668 / 1,615	590 / 1,585	741 / 1,855	751 / 1,835	449 / 1,318
Sales / YTD	386 / 947	295 / 676	368 / 757	251 / 530	141 / 391
Sales to New Listings Ratio / YTD	58% / 59%	50% / 43%	50% / 41%	33% / 29%	31% / 30%
Sales Volume	74,922,981	56,924,785	74,806,520	52,666,391	28,518,949
Sales Volume YTD	179,316,910	128,808,012	148,793,775	107,424,820	77,699,393
Average Sale Price	194,101	192,965	203,279	209,826	202,262
Average Sale Price YTD	189,353	190,544	196,557	202,688	198,720
Median Sale Price	185,625	170,000	178,500	186,250	186,400
Median Sale Price YTD	176,500	170,000	175,000	180,000	185,000
Sale to List Price Ratio / YTD	97% / 96%	96% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	47 / 57	59 / 67	59 / 66	57 / 63	76 / 79
Median Days on Market / YTD	28 / 36	41 / 47	38 / 48	38 / 45	52 / 62
Average Days on Market (Cum.) / YTD	73 / 87	112 / 121	107 / 115	100 / 109	133 / 129
Median Days on Market (Cum.) / YTD	35 / 47	52 / 94	56 / 79	52 / 69	87 / 91
Total Residential²					
New Listings / YTD	3,604 / 8,477	3,297 / 8,070	4,294 / 9,363	4,123 / 9,195	2,797 / 7,617
Sales / YTD	2,467 / 5,864	1,818 / 4,086	3,311 / 6,918	2,503 / 5,352	1,198 / 3,064
Sales to New Listings Ratio / YTD	68% / 69%	55% / 51%	77% / 74%	61% / 58%	43% / 40%
Sales Volume	1,038,504,745	708,716,322	1,427,073,390	1,030,505,410	428,554,107
Sales Volume YTD	2,408,831,104	1,547,052,457	2,917,769,560	2,140,610,545	1,110,669,759
Average Sale Price	420,959	389,833	431,010	411,708	357,725
Average Sale Price YTD	410,783	378,623	421,765	399,965	362,490
Median Sale Price	405,000	370,000	402,000	375,000	342,000
Median Sale Price YTD	399,900	360,000	393,000	370,000	338,375
Sale to List Price Ratio / YTD	99% / 98%	97% / 97%	100% / 99%	98% / 97%	97% / 96%
Average Days on Market / YTD	39 / 48	48 / 55	34 / 43	42 / 50	60 / 69
Median Days on Market / YTD	21 / 28	30 / 37	17 / 22	22 / 28	39 / 49
Average Days on Market (Cum.) / YTD	60 / 75	80 / 91	53 / 66	68 / 79	104 / 113
Median Days on Market (Cum.) / YTD	24 / 36	38 / 59	18 / 26	25 / 36	56 / 80
Other³					
New Listings / YTD	174 / 416	162 / 428	185 / 428	203 / 467	130 / 375
Sales / YTD	94 / 226	60 / 152	117 / 260	111 / 231	30 / 117
Sales to New Listings Ratio / YTD	54% / 54%	37% / 36%	63% / 61%	55% / 49%	23% / 31%
Sales Volume	34,687,959	13,924,330	32,462,067	27,727,637	6,247,400
Sales Volume YTD	75,956,519	36,061,171	75,928,368	59,706,719	31,124,046
Average Sale Price	369,021	232,072	277,454	249,799	208,247
Average Sale Price YTD	336,091	237,245	292,032	258,471	266,017
Median Sale Price	220,000	125,000	205,000	197,000	167,500
Median Sale Price YTD	220,000	126,000	209,825	200,000	167,000
Sale to List Price Ratio / YTD	95% / 94%	95% / 93%	95% / 94%	94% / 94%	91% / 90%
Average Days on Market / YTD	75 / 79	89 / 88	121 / 107	86 / 115	118 / 181
Median Days on Market / YTD	32 / 45	46 / 53	49 / 59	36 / 64	46 / 81
Average Days on Market (Cum.) / YTD	131 / 156	132 / 132	165 / 146	135 / 194	148 / 228
Median Days on Market (Cum.) / YTD	41 / 74	61 / 84	55 / 75	51 / 92	55 / 148

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
March 2024**

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	15 / 50	24 / 57	11 / 44	18 / 43	7 / 23
Sales / YTD	4 / 10	4 / 8	2 / 11	1 / 5	4 / 6
Sales to New Listings Ratio / YTD	27% / 20%	17% / 14%	18% / 25%	6% / 12%	57% / 26%
Sales Volume	7,661,000	5,565,000	4,550,000	525,000	1,939,000
Sales Volume YTD	52,751,000	13,103,000	30,882,750	2,658,878	4,589,000
Average Sale Price	1,915,250	1,391,250	2,275,000	525,000	484,750
Average Sale Price YTD	5,275,100	1,637,875	2,807,523	531,776	764,833
Median Sale Price	2,255,000	1,332,500	2,275,000	525,000	425,000
Median Sale Price YTD	1,875,000	1,300,000	1,350,000	525,000	625,000
Sale to List Price Ratio / YTD	95% / 98%	79% / 88%	86% / 97%	94% / 84%	91% / 93%
Average Days on Market / YTD	160 / 181	402 / 354	261 / 247	91 / 550	245 / 443
Median Days on Market / YTD	149 / 105	431 / 309	261 / 253	91 / 685	217 / 286
Average Days on Market (Cum.) / YTD	272 / 259	768 / 537	261 / 349	91 / 550	245 / 443
Median Days on Market (Cum.) / YTD	211 / 211	431 / 309	261 / 253	91 / 685	217 / 286

Investment

New Listings / YTD	27 / 74	39 / 108	25 / 83	30 / 82	27 / 81
Sales / YTD	17 / 27	4 / 16	9 / 33	9 / 19	3 / 14
Sales to New Listings Ratio / YTD	63% / 36%	10% / 15%	36% / 40%	30% / 23%	11% / 17%
Sales Volume	16,052,582	2,676,000	6,807,200	5,408,910	3,209,300
Sales Volume YTD	22,980,482	9,502,420	27,887,980	10,602,910	14,811,505
Average Sale Price	944,270	669,000	756,356	600,990	1,069,767
Average Sale Price YTD	851,129	593,901	845,090	558,048	1,057,965
Median Sale Price	500,000	340,000	485,000	280,000	1,014,300
Median Sale Price YTD	450,000	487,500	453,000	360,000	722,500
Sale to List Price Ratio / YTD	91% / 92%	91% / 94%	118% / 100%	73% / 81%	80% / 80%
Average Days on Market / YTD	147 / 222	119 / 128	226 / 171	238 / 194	222 / 196
Median Days on Market / YTD	120 / 120	116 / 108	258 / 132	85 / 140	37 / 151
Average Days on Market (Cum.) / YTD	186 / 278	207 / 194	248 / 190	238 / 204	222 / 203
Median Days on Market (Cum.) / YTD	131 / 191	210 / 168	258 / 137	85 / 140	37 / 202

Multi Family

New Listings / YTD	18 / 39	17 / 32	12 / 35	14 / 31	5 / 13
Sales / YTD	2 / 7	0 / 6	11 / 14	9 / 21	1 / 3
Sales to New Listings Ratio / YTD	11% / 18%	0% / 19%	92% / 40%	64% / 68%	20% / 23%
Sales Volume	3,575,000	0	12,575,000	13,401,500	1,232,000
Sales Volume YTD	8,048,500	7,669,000	18,034,000	30,589,000	4,152,000
Average Sale Price	1,787,500	0	1,143,182	1,489,056	1,232,000
Average Sale Price YTD	1,149,786	1,278,167	1,288,143	1,456,619	1,384,000
Median Sale Price	1,787,500	0	1,020,000	1,596,000	1,232,000
Median Sale Price YTD	1,330,000	825,000	1,161,500	1,470,000	1,232,000
Sale to List Price Ratio / YTD	99% / 95%	0% / 92%	90% / 90%	93% / 94%	88% / 90%
Average Days on Market / YTD	87 / 144	0 / 265	92 / 94	231 / 205	170 / 487
Median Days on Market / YTD	87 / 87	0 / 76	53 / 83	71 / 125	170 / 364
Average Days on Market (Cum.) / YTD	87 / 165	0 / 265	130 / 137	250 / 243	170 / 707
Median Days on Market (Cum.) / YTD	87 / 87	0 / 76	113 / 131	132 / 131	170 / 364

Hotel/Motel

New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
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

March 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	18 / 79	25 / 80	27 / 69	21 / 39	27 / 67
Sales / YTD	7 / 14	7 / 13	4 / 14	2 / 4	6 / 16
Sales to New Listings Ratio / YTD	39% / 18%	28% / 16%	15% / 20%	10% / 10%	22% / 24%
Sales Volume	1,310,500	1,482,500	446,500	297,280	1,413,500
Sales Volume YTD	2,160,500	2,281,500	3,506,000	1,322,280	2,964,300
Average Sale Price	187,214	211,786	111,625	148,640	235,583
Average Sale Price YTD	154,321	175,500	250,429	330,570	185,269
Median Sale Price	90,000	160,000	109,500	148,640	147,500
Median Sale Price YTD	110,000	120,000	176,500	286,140	142,500
Sale to List Price Ratio / YTD	86% / 84%	83% / 85%	77% / 84%	449% / 264%	83% / 81%
Average Days on Market / YTD	134 / 107	131 / 117	56 / 153	177 / 224	111 / 118
Median Days on Market / YTD	120 / 108	118 / 102	52 / 104	177 / 248	102 / 102
Average Days on Market (Cum.) / YTD	181 / 130	178 / 171	56 / 153	177 / 224	111 / 126
Median Days on Market (Cum.) / YTD	127 / 108	146 / 146	52 / 104	177 / 248	102 / 111
Lease					
New Listings / YTD	20 / 80	25 / 81	28 / 72	18 / 61	23 / 70
Sales / YTD	16 / 34	8 / 31	7 / 23	10 / 23	5 / 20
Sales to New Listings Ratio / YTD	80% / 43%	32% / 38%	25% / 32%	56% / 38%	22% / 29%
Sales Volume	8,477,247	667,755	711,656	2,235,902	3,307,912
Sales Volume YTD	18,862,339	5,019,417	3,139,597	3,416,483	8,477,077
Average Sale Price	529,828	83,469	101,665	223,590	661,582
Average Sale Price YTD	554,775	161,917	136,504	148,543	423,854
Median Sale Price	163,025	67,860	60,480	147,586	683,200
Median Sale Price YTD	128,072	98,185	96,875	106,200	233,367
Average Days on Market / YTD	136 / 153	91 / 127	168 / 126	292 / 231	265 / 239
Median Days on Market / YTD	83 / 91	69 / 87	95 / 94	123 / 133	297 / 273
Average Days on Market (Cum.) / YTD	169 / 169	91 / 140	168 / 185	321 / 250	265 / 239
Median Days on Market (Cum.) / YTD	149 / 149	69 / 94	95 / 110	160 / 190	297 / 273
Farms					
New Listings / YTD	8 / 22	14 / 32	14 / 36	17 / 44	7 / 33
Sales / YTD	5 / 14	4 / 8	10 / 21	9 / 17	2 / 5
Sales to New Listings Ratio / YTD	63% / 64%	29% / 25%	71% / 58%	53% / 39%	29% / 15%
Sales Volume	4,916,200	6,530,000	12,475,680	6,784,000	957,500
Sales Volume YTD	14,191,200	9,088,750	21,716,180	11,622,392	7,337,500
Average Sale Price	983,240	1,632,500	1,247,568	753,778	478,750
Average Sale Price YTD	1,013,657	1,136,094	1,034,104	683,670	1,467,500
Median Sale Price	950,000	1,575,000	720,340	611,000	478,750
Median Sale Price YTD	975,000	840,000	743,000	530,000	530,000
Sale to List Price Ratio / YTD	96% / 92%	98% / 88%	93% / 94%	95% / 92%	96% / 92%
Average Days on Market / YTD	54 / 137	157 / 151	88 / 91	183 / 192	73 / 91
Median Days on Market / YTD	18 / 126	35 / 68	45 / 51	66 / 168	73 / 137
Average Days on Market (Cum.) / YTD	91 / 158	523 / 406	133 / 171	183 / 192	73 / 165
Median Days on Market (Cum.) / YTD	22 / 160	35 / 206	85 / 114	66 / 168	73 / 138
Total Commercial²					
New Listings / YTD	107 / 348	144 / 390	117 / 342	118 / 301	97 / 291
Sales / YTD	52 / 108	27 / 83	43 / 116	40 / 89	21 / 64
Sales to New Listings Ratio / YTD	49% / 31%	19% / 21%	37% / 34%	34% / 30%	22% / 22%
Sales Volume	42,510,529	16,921,255	37,566,036	28,652,592	12,059,212
Sales Volume YTD	119,972,021	46,791,087	105,166,507	60,211,943	42,331,382
Average Sale Price	817,510	626,713	873,629	716,315	574,248
Average Sale Price YTD	1,110,852	563,748	906,608	676,539	661,428
Median Sale Price	452,500	246,000	485,000	467,500	406,800
Median Sale Price YTD	393,350	265,000	425,000	450,680	361,076
Sale to List Price Ratio / YTD	92% / 92%	87% / 90%	96% / 94%	111% / 99%	86% / 84%
Average Days on Market / YTD	129 / 162	161 / 162	136 / 143	231 / 227	188 / 219
Median Days on Market / YTD	112 / 112	118 / 101	75 / 102	92 / 153	170 / 177
Average Days on Market (Cum.) / YTD	171 / 196	295 / 231	161 / 190	242 / 243	188 / 238
Median Days on Market (Cum.) / YTD	139 / 130	146 / 146	113 / 129	123 / 161	170 / 193

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

March 2024

Year	Month	Residential ²	Commercial ³	Total
2020	January	6,489 (799)	738 (15)	7,875 (855)
	February	7,071 (1,067)	748 (28)	8,484 (1,141)
	March	7,508 (1,198)	750 (21)	8,945 (1,249)
	April	7,483 (764)	741 (10)	8,953 (796)
	May	8,054 (1,188)	755 (12)	9,582 (1,240)
	June	8,357 (2,115)	769 (34)	9,882 (2,216)
	July	8,350 (2,288)	798 (21)	9,922 (2,380)
	August	8,111 (1,956)	784 (22)	9,680 (2,056)
	September	7,800 (1,933)	789 (22)	9,339 (2,041)
	October	7,421 (1,750)	737 (34)	8,879 (1,842)
	November	6,553 (1,465)	748 (21)	7,951 (1,535)
	December	5,244 (1,137)	658 (23)	6,472 (1,204)
2021	January	5,533 (1,214)	693 (27)	6,817 (1,299)
	February	5,928 (1,635)	721 (22)	7,264 (1,719)
	March	6,785 (2,503)	731 (40)	8,145 (2,654)
	April	7,545 (2,958)	745 (30)	8,972 (3,110)
	May	8,089 (2,837)	750 (40)	9,539 (2,992)
	June	8,456 (2,801)	737 (37)	9,961 (2,932)
	July	8,391 (2,262)	742 (26)	9,902 (2,396)
	August	8,038 (2,113)	735 (24)	9,530 (2,223)
	September	7,702 (1,917)	719 (38)	9,138 (2,030)
	October	7,084 (1,919)	711 (33)	8,506 (2,030)
	November	5,974 (1,864)	724 (25)	7,363 (1,962)
	December	4,656 (1,336)	635 (40)	5,833 (1,438)
2022	January	4,610 (1,326)	657 (31)	5,804 (1,430)
	February	4,686 (2,281)	700 (42)	5,933 (2,393)
	March	5,188 (3,311)	732 (43)	6,486 (3,471)
	April	6,446 (2,932)	748 (51)	7,788 (3,121)
	May	7,544 (2,916)	762 (36)	8,939 (3,044)
	June	8,082 (2,653)	759 (36)	9,513 (2,791)
	July	8,417 (2,022)	806 (33)	9,908 (2,116)
	August	8,011 (1,848)	821 (27)	9,531 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	821 (38)	7,796 (1,359)
	December	4,954 (982)	738 (19)	6,221 (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	6,291 (1,818)	822 (27)	7,727 (1,905)
	April	6,872 (2,019)	842 (38)	8,349 (2,131)
	May	7,049 (2,708)	889 (40)	8,570 (2,835)
	June	7,074 (2,588)	901 (45)	8,664 (2,713)
	July	6,910 (2,314)	892 (42)	8,497 (2,435)
	August	6,722 (2,239)	876 (38)	8,278 (2,364)
	September	6,488 (2,051)	861 (36)	7,997 (2,160)
	October	6,199 (1,799)	868 (42)	7,662 (1,913)
	November	5,436 (1,621)	817 (39)	6,797 (1,725)
	December	4,618 (1,217)	708 (41)	5,791 (1,298)
2024	January	4,532 (1,433)	722 (25)	5,695 (1,518)
	February	4,753 (1,964)	751 (31)	5,961 (2,067)
	March	5,315 (2,467)	709 (52)	6,516 (2,613)

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**

March 2024

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,262	799	94	15	2,480	855
	February	2,558	1,067	100	28	2,779	1,141
	March	2,797	1,198	97	21	3,024	1,249
	April	1,877	764	65	10	2,072	796
	May	3,072	1,188	96	12	3,307	1,240
	June	3,694	2,115	124	34	3,964	2,216
	July	3,269	2,288	105	21	3,538	2,380
	August	2,914	1,956	82	22	3,143	2,056
	September	3,029	1,933	100	22	3,288	2,041
	October	2,741	1,750	56	34	2,906	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,255	1,137	69	23	1,410	1,204
	Total		31,322	17,660	1,079	263	952
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,661	1,635	86	22	2,882	1,719
	March	4,123	2,503	118	40	4,444	2,654
	April	4,448	2,958	105	30	4,772	3,110
	May	4,268	2,837	92	40	4,565	2,992
	June	4,250	2,801	85	37	4,554	2,932
	July	3,432	2,262	88	26	3,694	2,396
	August	3,178	2,113	75	24	3,408	2,223
	September	3,095	1,917	82	38	3,300	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,383	1,336	78	40	1,521	1,438
	Total		37,989	25,359	1,091	382	952
2022	January	2,110	1,326	103	31	2,332	1,430
	February	2,959	2,281	122	42	3,205	2,393
	March	4,294	3,311	117	43	4,596	3,471
	April	4,716	2,932	116	51	5,046	3,121
	May	4,710	2,916	107	36	5,003	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,634	2,022	133	33	3,908	2,116
	August	3,170	1,848	118	27	3,435	1,938
	September	3,117	1,601	121	20	3,373	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,174	982	90	19	1,340	1,032
	Total		38,782	24,644	1,334	395	952
2023	January	2,249	980	129	26	2,518	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,297	1,818	144	27	3,603	1,905
	April	3,430	2,019	141	38	3,726	2,131
	May	3,839	2,708	148	40	4,194	2,835
	June	3,619	2,588	142	45	3,978	2,713
	July	3,283	2,314	118	42	3,559	2,435
	August	3,220	2,239	98	38	3,471	2,364
	September	3,012	2,051	117	36	3,269	2,160
	October	2,680	1,799	133	42	2,937	1,913
	November	2,083	1,621	89	39	2,279	1,725
	December	1,474	1,217	79	41	1,624	1,298
	Total		34,710	22,642	1,455	444	952
2024	January	2,161	1,433	120	25	2,393	1,518
	February	2,712	1,964	121	31	2,963	2,067
	March	3,604	2,467	107	52	3,885	2,613
	Total	8,477	5,864	348	108	9,241	6,198

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
March 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	486,953	385,895	258,751	203,669	396,265
	November	478,802	363,226	271,919	171,147	380,593
	December	488,379	364,001	260,693	170,266	388,252
	YTD Average	492,243	372,603	258,142	189,870	398,701
2024	January	483,163	378,421	269,381	193,161	398,530
	February	507,708	385,163	275,735	181,347	406,941
	March	517,131	408,555	282,557	194,101	420,959

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
March 2024**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2020	January	6,489 (799)	738 (15)	4,327 (557)	399 (9)
	February	7,071 (1,067)	748 (28)	4,714 (718)	406 (15)
	March	7,508 (1,198)	750 (21)	5,009 (793)	409 (11)
	April	7,483 (764)	741 (10)	4,978 (507)	393 (6)
	May	8,054 (1,188)	755 (12)	5,350 (760)	404 (7)
	June	8,357 (2,115)	769 (34)	5,638 (1,341)	411 (17)
	July	8,350 (2,288)	798 (21)	5,662 (1,486)	420 (11)
	August	8,111 (1,956)	784 (22)	5,599 (1,230)	412 (13)
	September	7,800 (1,933)	789 (22)	5,404 (1,260)	417 (9)
	October	7,421 (1,750)	737 (34)	5,244 (1,139)	393 (15)
	November	6,553 (1,465)	748 (21)	4,696 (992)	396 (12)
	December	5,244 (1,137)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,928 (1,635)	721 (22)	4,249 (1,047)	376 (15)
	March	6,785 (2,503)	731 (40)	4,876 (1,596)	368 (17)
	April	7,545 (2,958)	745 (30)	5,490 (1,883)	363 (14)
	May	8,089 (2,837)	750 (40)	5,944 (1,863)	369 (14)
	June	8,456 (2,801)	737 (37)	6,234 (1,856)	363 (18)
	July	8,391 (2,262)	742 (26)	6,206 (1,493)	365 (17)
	August	8,038 (2,113)	735 (24)	5,978 (1,392)	365 (11)
	September	7,702 (1,917)	719 (38)	5,778 (1,272)	373 (17)
	October	7,084 (1,919)	711 (33)	5,363 (1,273)	369 (17)
	November	5,974 (1,864)	724 (25)	4,590 (1,280)	395 (9)
	December	4,656 (1,336)	635 (40)	3,532 (938)	354 (25)
2022	January	4,610 (1,326)	657 (31)	3,507 (954)	371 (20)
	February	4,686 (2,281)	700 (42)	3,566 (1,633)	399 (25)
	March	5,188 (3,311)	732 (43)	3,928 (2,311)	418 (21)
	April	6,446 (2,932)	748 (51)	4,820 (2,017)	439 (18)
	May	7,544 (2,916)	762 (36)	5,719 (1,927)	448 (19)
	June	8,082 (2,653)	759 (36)	6,085 (1,780)	447 (17)
	July	8,417 (2,022)	806 (33)	6,306 (1,338)	470 (17)
	August	8,011 (1,848)	821 (27)	6,029 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,954 (982)	738 (19)	3,673 (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	6,291 (1,818)	822 (27)	4,500 (1,251)	486 (12)
	April	6,872 (2,019)	842 (38)	4,964 (1,370)	499 (18)
	May	7,049 (2,708)	889 (40)	5,161 (1,800)	538 (18)
	June	7,074 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,910 (2,314)	892 (42)	5,081 (1,586)	550 (28)
	August	6,722 (2,239)	876 (38)	4,857 (1,595)	547 (23)
	September	6,488 (2,051)	861 (36)	4,678 (1,430)	535 (23)
	October	6,199 (1,799)	868 (42)	4,385 (1,292)	534 (28)
	November	5,436 (1,621)	817 (39)	3,861 (1,176)	501 (22)
	December	4,618 (1,217)	708 (41)	3,198 (878)	426 (22)
2024	January	4,532 (1,433)	722 (25)	3,088 (1,053)	446 (10)
	February	4,753 (1,964)	751 (31)	3,218 (1,403)	461 (18)
	March	5,315 (2,467)	709 (52)	3,675 (1,737)	440 (33)

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

March 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,377 / 3,192	1,270 / 3,084	1,657 / 3,476	1,485 / 3,143	1,021 / 2,769
Sales / YTD	949 / 2,298	667 / 1,508	1,312 / 2,887	1,003 / 2,149	473 / 1,248
Sales to New Listings Ratio / YTD	69% / 72%	53% / 49%	79% / 83%	68% / 68%	46% / 45%
Sales Volume	476,722,063	316,867,502	667,812,260	472,517,406	195,409,673
Sales Volume YTD	1,131,417,633	694,959,700	1,429,182,871	978,499,139	534,121,126
Average Sale Price	502,341	475,064	509,003	471,104	413,128
Average Sale Price YTD	492,349	460,849	495,041	455,328	427,982
Median Sale Price	469,500	439,000	470,000	418,800	375,500
Median Sale Price YTD	459,998	428,000	457,309	410,000	377,889
Sale to List Price Ratio / YTD	100% / 99%	98% / 97%	101% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	39 / 47	49 / 54	27 / 37	38 / 46	55 / 65
Median Days on Market / YTD	19 / 28	29 / 35	14 / 18	18 / 25	35 / 47
Average Days on Market (Cum.) / YTD	61 / 79	79 / 91	42 / 57	63 / 73	96 / 105
Median Days on Market (Cum.) / YTD	21 / 37	42 / 63	15 / 20	21 / 31	51 / 76
Semi-detached					
New Listings / YTD	242 / 545	192 / 486	346 / 741	287 / 628	205 / 535
Sales / YTD	179 / 407	118 / 289	307 / 630	171 / 371	87 / 200
Sales to New Listings Ratio / YTD	74% / 75%	61% / 59%	89% / 85%	60% / 59%	42% / 37%
Sales Volume	74,091,383	43,439,354	119,792,898	59,152,326	28,022,666
Sales Volume YTD	162,437,537	105,049,327	240,022,007	129,840,929	64,861,948
Average Sale Price	413,918	368,130	390,205	345,920	322,100
Average Sale Price YTD	399,109	363,492	380,987	349,976	324,310
Median Sale Price	406,500	375,000	385,000	332,000	325,000
Median Sale Price YTD	400,000	365,000	375,000	335,000	320,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	101% / 100%	98% / 98%	97% / 97%
Average Days on Market / YTD	32 / 40	41 / 47	27 / 36	43 / 52	73 / 78
Median Days on Market / YTD	18 / 23	27 / 32	14 / 18	22 / 29	56 / 65
Average Days on Market (Cum.) / YTD	53 / 61	59 / 77	40 / 52	65 / 75	117 / 120
Median Days on Market (Cum.) / YTD	22 / 29	30 / 46	14 / 20	25 / 35	76 / 88
Row/Townhouse					
New Listings / YTD	339 / 795	294 / 729	405 / 958	377 / 865	251 / 680
Sales / YTD	268 / 653	217 / 487	380 / 735	209 / 469	106 / 274
Sales to New Listings Ratio / YTD	79% / 82%	74% / 67%	94% / 77%	55% / 54%	42% / 40%
Sales Volume	74,001,101	51,239,337	100,723,766	50,666,358	23,917,316
Sales Volume YTD	178,312,384	117,634,697	190,468,284	113,589,433	60,512,115
Average Sale Price	276,124	236,126	265,063	242,423	225,635
Average Sale Price YTD	273,066	241,550	259,141	242,195	220,847
Median Sale Price	277,750	225,000	260,000	234,000	221,250
Median Sale Price YTD	277,000	230,000	253,250	241,000	210,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	34 / 42	51 / 56	46 / 52	46 / 57	57 / 67
Median Days on Market / YTD	18 / 22	33 / 39	30 / 35	29 / 36	47 / 52
Average Days on Market (Cum.) / YTD	44 / 55	86 / 90	66 / 81	74 / 85	92 / 111
Median Days on Market (Cum.) / YTD	18 / 25	42 / 57	35 / 45	37 / 51	57 / 80

5 Year Residential Activity (Part 2)

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City of Edmonton

March 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	597 / 1,456	513 / 1,369	660 / 1,645	673 / 1,650	408 / 1,172
Sales / YTD	341 / 835	249 / 573	312 / 646	213 / 458	127 / 346
Sales to New Listings Ratio / YTD	57% / 57%	49% / 42%	47% / 39%	32% / 28%	31% / 30%
Sales Volume	64,497,397	46,712,307	61,725,920	44,605,379	25,838,949
Sales Volume YTD	153,336,184	104,815,185	124,209,237	90,480,713	68,506,143
Average Sale Price	189,142	187,600	197,839	209,415	203,456
Average Sale Price YTD	183,636	182,924	192,274	197,556	197,995
Median Sale Price	183,400	170,000	175,000	186,000	183,000
Median Sale Price YTD	174,900	167,000	170,000	177,383	181,000
Sale to List Price Ratio / YTD	97% / 96%	95% / 95%	96% / 96%	95% / 95%	94% / 94%
Average Days on Market / YTD	46 / 56	62 / 67	58 / 66	55 / 61	75 / 79
Median Days on Market / YTD	28 / 36	41 / 47	38 / 47	37 / 44	52 / 62
Average Days on Market (Cum.) / YTD	71 / 84	117 / 125	105 / 116	93 / 107	128 / 129
Median Days on Market (Cum.) / YTD	35 / 45	54 / 99	56 / 79	49 / 65	87 / 94
Total Residential¹					
New Listings / YTD	2,555 / 5,988	2,269 / 5,668	3,068 / 6,820	2,822 / 6,286	1,885 / 5,156
Sales / YTD	1,737 / 4,193	1,251 / 2,857	2,311 / 4,898	1,596 / 3,447	793 / 2,068
Sales to New Listings Ratio / YTD	68% / 70%	55% / 50%	75% / 72%	57% / 55%	42% / 40%
Sales Volume	689,311,944	458,258,500	950,054,844	626,941,469	273,188,604
Sales Volume YTD	1,625,503,738	1,022,458,909	1,983,882,399	1,312,410,214	728,001,332
Average Sale Price	396,840	366,314	411,101	392,820	344,500
Average Sale Price YTD	387,671	357,879	405,039	380,740	352,032
Median Sale Price	386,000	353,000	388,000	362,000	335,000
Median Sale Price YTD	380,000	343,000	380,000	355,088	328,000
Sale to List Price Ratio / YTD	99% / 98%	97% / 97%	100% / 99%	98% / 97%	96% / 96%
Average Days on Market / YTD	39 / 47	51 / 56	35 / 43	42 / 50	60 / 69
Median Days on Market / YTD	20 / 28	33 / 39	18 / 23	22 / 29	41 / 51
Average Days on Market (Cum.) / YTD	59 / 75	86 / 96	54 / 68	69 / 79	103 / 111
Median Days on Market (Cum.) / YTD	23 / 35	42 / 64	18 / 27	27 / 40	58 / 81
Other²					
New Listings / YTD	83 / 212	74 / 203	94 / 219	85 / 184	45 / 151
Sales / YTD	57 / 128	28 / 73	57 / 131	44 / 91	17 / 64
Sales to New Listings Ratio / YTD	69% / 60%	38% / 36%	61% / 60%	52% / 49%	38% / 42%
Sales Volume	19,453,959	7,333,630	19,656,612	13,821,900	3,500,100
Sales Volume YTD	44,826,069	20,195,030	43,604,713	28,177,942	16,405,047
Average Sale Price	341,298	261,915	344,853	314,134	205,888
Average Sale Price YTD	350,204	276,644	332,860	309,648	256,329
Median Sale Price	280,500	116,000	285,000	282,250	167,000
Median Sale Price YTD	280,500	122,000	285,000	270,000	166,000
Sale to List Price Ratio / YTD	96% / 95%	95% / 92%	94% / 95%	95% / 95%	92% / 91%
Average Days on Market / YTD	44 / 57	58 / 66	59 / 72	97 / 94	133 / 111
Median Days on Market / YTD	25 / 30	42 / 51	32 / 45	44 / 59	54 / 63
Average Days on Market (Cum.) / YTD	113 / 134	120 / 113	76 / 96	115 / 142	141 / 134
Median Days on Market (Cum.) / YTD	26 / 54	51 / 81	44 / 65	47 / 84	54 / 92

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

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

5 Year Commercial Activity (Part 1)

City of Edmonton

March 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	8 / 31	15 / 33	7 / 29	3 / 19	5 / 18
Sales / YTD	3 / 6	1 / 4	1 / 9	1 / 2	2 / 4
Sales to New Listings Ratio / YTD	38% / 19%	7% / 12%	14% / 31%	33% / 11%	40% / 22%
Sales Volume	5,411,000	200,000	4,200,000	525,000	689,000
Sales Volume YTD	40,051,000	3,038,000	28,482,750	1,240,000	3,339,000
Average Sale Price	1,803,667	200,000	4,200,000	525,000	344,500
Average Sale Price YTD	6,675,167	759,500	3,164,750	620,000	834,750
Median Sale Price	2,260,000	200,000	4,200,000	525,000	344,500
Median Sale Price YTD	1,430,000	556,500	1,350,000	620,000	800,000
Sale to List Price Ratio / YTD	98% / 103%	61% / 87%	93% / 99%	94% / 90%	89% / 93%
Average Days on Market / YTD	177 / 248	493 / 400	69 / 234	91 / 54	283 / 561
Median Days on Market / YTD	191 / 231	493 / 371	69 / 253	91 / 54	283 / 506
Average Days on Market (Cum.) / YTD	299 / 310	493 / 400	69 / 358	91 / 54	283 / 561
Median Days on Market (Cum.) / YTD	230 / 251	493 / 371	69 / 253	91 / 54	283 / 506

Investment

New Listings / YTD	19 / 47	25 / 69	10 / 52	15 / 46	18 / 45
Sales / YTD	12 / 19	3 / 15	3 / 22	4 / 12	2 / 7
Sales to New Listings Ratio / YTD	63% / 40%	12% / 22%	30% / 42%	27% / 26%	11% / 16%
Sales Volume	13,336,332	2,376,000	3,213,000	3,898,500	2,195,000
Sales Volume YTD	19,191,732	9,202,420	20,819,280	7,456,500	9,540,000
Average Sale Price	1,111,361	792,000	1,071,000	974,625	1,097,500
Average Sale Price YTD	1,010,091	613,495	946,331	621,375	1,362,857
Median Sale Price	577,766	380,000	1,100,000	412,500	1,097,500
Median Sale Price YTD	555,000	525,000	437,500	361,750	1,600,000
Sale to List Price Ratio / YTD	93% / 93%	93% / 94%	91% / 93%	69% / 82%	99% / 89%
Average Days on Market / YTD	116 / 135	148 / 135	155 / 146	221 / 173	23 / 141
Median Days on Market / YTD	116 / 119	184 / 115	126 / 100	146 / 153	23 / 99
Average Days on Market (Cum.) / YTD	149 / 192	207 / 193	155 / 146	221 / 189	23 / 156
Median Days on Market (Cum.) / YTD	129 / 156	213 / 147	126 / 100	146 / 153	23 / 99

Multi Family

New Listings / YTD	18 / 39	17 / 30	12 / 31	11 / 28	4 / 10
Sales / YTD	2 / 6	0 / 4	10 / 13	8 / 19	1 / 3
Sales to New Listings Ratio / YTD	11% / 15%	0% / 13%	83% / 42%	73% / 68%	25% / 30%
Sales Volume	3,575,000	0	11,740,000	12,721,500	1,232,000
Sales Volume YTD	7,786,000	6,244,000	17,199,000	28,109,000	4,152,000
Average Sale Price	1,787,500	0	1,174,000	1,590,188	1,232,000
Average Sale Price YTD	1,297,667	1,561,000	1,323,000	1,479,421	1,384,000
Median Sale Price	1,787,500	0	1,022,500	1,614,000	1,232,000
Median Sale Price YTD	1,477,500	965,000	1,298,000	1,470,000	1,232,000
Sale to List Price Ratio / YTD	99% / 94%	0% / 90%	89% / 90%	93% / 94%	88% / 90%
Average Days on Market / YTD	87 / 162	0 / 57	96 / 97	243 / 213	170 / 487
Median Days on Market / YTD	87 / 148	0 / 51	74 / 112	67 / 94	170 / 364
Average Days on Market (Cum.) / YTD	87 / 186	0 / 57	138 / 143	265 / 255	170 / 707
Median Days on Market (Cum.) / YTD	87 / 148	0 / 51	133 / 148	120 / 125	170 / 364

Hotel/Motel

New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

City of Edmonton

March 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	16 / 64	16 / 58	21 / 46	15 / 30	22 / 54
Sales / YTD	5 / 10	5 / 9	4 / 10	2 / 4	2 / 8
Sales to New Listings Ratio / YTD	31% / 16%	31% / 16%	19% / 22%	13% / 13%	9% / 15%
Sales Volume	988,000	1,090,000	446,500	297,280	390,000
Sales Volume YTD	1,613,000	1,727,000	2,773,500	1,322,280	1,156,800
Average Sale Price	197,600	218,000	111,625	148,640	195,000
Average Sale Price YTD	161,300	191,889	277,350	330,570	144,600
Median Sale Price	90,000	160,000	109,500	148,640	195,000
Median Sale Price YTD	100,000	160,000	193,000	286,140	106,500
Sale to List Price Ratio / YTD	88% / 86%	78% / 82%	77% / 88%	449% / 264%	79% / 76%
Average Days on Market / YTD	140 / 110	152 / 124	56 / 167	177 / 224	191 / 136
Median Days on Market / YTD	120 / 111	146 / 118	52 / 90	177 / 248	191 / 142
Average Days on Market (Cum.) / YTD	206 / 143	173 / 146	56 / 167	177 / 224	191 / 136
Median Days on Market (Cum.) / YTD	232 / 115	146 / 118	52 / 90	177 / 248	191 / 142
Lease					
New Listings / YTD	9 / 42	20 / 41	15 / 38	9 / 29	18 / 50
Sales / YTD	10 / 18	3 / 15	3 / 12	2 / 9	4 / 13
Sales to New Listings Ratio / YTD	111% / 43%	15% / 37%	20% / 32%	22% / 31%	22% / 26%
Sales Volume	4,987,682	237,075	290,675	493,691	3,256,712
Sales Volume YTD	9,287,426	2,414,477	1,387,710	1,067,154	6,344,582
Average Sale Price	498,768	79,025	96,892	246,846	814,178
Average Sale Price YTD	515,968	160,965	115,643	118,573	488,045
Median Sale Price	146,900	67,570	50,000	246,846	729,201
Median Sale Price YTD	101,703	98,185	96,172	67,200	406,800
Average Days on Market / YTD	98 / 153	138 / 166	179 / 118	75 / 187	257 / 225
Median Days on Market / YTD	61 / 75	146 / 146	62 / 79	75 / 94	288 / 273
Average Days on Market (Cum.) / YTD	122 / 166	138 / 166	179 / 185	219 / 219	257 / 225
Median Days on Market (Cum.) / YTD	112 / 151	146 / 146	62 / 115	219 / 207	288 / 273
Farms					
New Listings / YTD	0 / 0	0 / 2	1 / 1	1 / 2	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 50%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	1,448,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	1,448,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	1,448,000	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 78%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Total Commercial¹					
New Listings / YTD	71 / 227	93 / 233	66 / 199	54 / 155	67 / 181
Sales / YTD	33 / 61	12 / 47	21 / 66	17 / 47	11 / 35
Sales to New Listings Ratio / YTD	46% / 27%	13% / 20%	32% / 33%	31% / 30%	16% / 19%
Sales Volume	28,816,014	3,903,075	19,890,175	17,935,971	7,762,712
Sales Volume YTD	78,907,158	22,625,897	70,662,240	40,642,934	24,532,382
Average Sale Price	873,213	325,256	947,151	1,055,057	705,701
Average Sale Price YTD	1,293,560	481,402	1,070,640	864,743	700,925
Median Sale Price	501,000	180,000	882,000	596,000	406,800
Median Sale Price YTD	369,000	274,000	437,500	550,000	350,000
Sale to List Price Ratio / YTD	93% / 93%	81% / 89%	87% / 92%	134% / 108%	89% / 85%
Average Days on Market / YTD	115 / 146	176 / 159	107 / 146	201 / 195	199 / 249
Median Days on Market / YTD	108 / 111	150 / 118	63 / 95	71 / 125	213 / 189
Average Days on Market (Cum.) / YTD	155 / 183	200 / 182	127 / 185	229 / 222	199 / 271
Median Days on Market (Cum.) / YTD	131 / 150	150 / 142	69 / 113	91 / 161	213 / 213

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

March 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	66	32	66	138	91	156
	Average	473,918	399,227	482,666	465,521	449,927	460,449
	Median	445,000	376,250	474,500	431,500	410,000	427,500
North Central	Sales	201	114	278	476	284	571
	Average	416,613	413,596	430,610	418,376	395,336	423,802
	Median	405,000	406,250	410,000	407,500	380,000	400,000
Northeast	Sales	45	41	71	127	100	152
	Average	400,702	330,412	340,448	393,123	326,186	341,874
	Median	373,250	322,100	324,000	371,400	297,750	322,444
Central	Sales	37	26	49	107	57	119
	Average	304,056	302,843	303,665	303,971	289,742	295,199
	Median	274,000	275,000	286,000	274,000	260,000	273,000
West	Sales	79	59	102	186	144	248
	Average	548,380	530,407	563,809	540,584	516,271	559,226
	Median	474,000	420,500	485,000	465,000	420,000	456,000
Southwest	Sales	101	92	177	259	185	372
	Average	635,500	580,674	604,111	604,534	563,956	580,351
	Median	576,000	496,875	537,000	536,277	487,500	520,550
Southeast	Sales	147	120	235	386	271	498
	Average	455,151	426,815	464,450	454,395	416,738	450,735
	Median	435,500	402,750	435,000	430,500	385,000	425,000
Anthony Henday	Sales	273	183	334	620	376	771
	Average	578,784	544,195	609,621	570,269	534,564	581,711
	Median	531,500	508,000	566,500	532,249	499,900	535,000
City of Edmonton Total	Sales	949	667	1,312	2,298	1,508	2,887
	Average	502,341	475,064	509,003	492,349	460,849	495,041
	Median	469,500	439,000	470,000	459,998	428,000	457,309
Semi-detached							
Northwest	Sales	18	5	23	37	17	44
	Average	392,908	405,140	414,490	403,193	375,549	402,368
	Median	399,500	396,000	400,000	409,000	396,000	386,450
North Central	Sales	36	28	59	69	55	115
	Average	363,669	326,307	345,861	351,278	317,947	333,903
	Median	385,643	340,500	355,000	385,500	317,750	348,900
Northeast	Sales	8	7	7	15	14	17
	Average	313,838	309,821	296,343	291,747	287,304	299,200
	Median	303,850	243,000	289,900	275,000	241,500	290,000
Central	Sales	7	2	12	16	9	19
	Average	325,486	n/a	335,408	334,206	288,722	369,758
	Median	335,000	n/a	324,950	326,250	285,000	365,000
West	Sales	2	1	11	9	10	18
	Average	n/a	n/a	444,991	335,111	323,165	393,953
	Median	n/a	n/a	385,000	283,000	289,500	361,250
Southwest	Sales	18	10	26	32	25	48
	Average	477,177	510,771	442,935	469,662	474,810	457,071
	Median	507,750	561,250	418,750	441,500	477,000	376,000
Southeast	Sales	29	15	44	81	54	105
	Average	460,951	307,453	397,695	407,586	349,963	382,434
	Median	425,000	300,000	371,250	394,000	346,000	358,000
Anthony Henday	Sales	61	50	125	148	105	264
	Average	435,690	388,336	398,758	422,284	386,259	388,716
	Median	422,000	387,495	399,900	416,074	385,000	384,500
City of Edmonton Total	Sales	179	118	307	407	289	630
	Average	413,918	368,130	390,205	399,109	363,492	380,987
	Median	406,500	375,000	385,000	400,000	365,000	375,000

n/a = insufficient data

March 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	14	6	9	24	13	16
	Average	365,509	279,833	323,789	365,329	297,484	320,006
	Median	380,000	294,000	342,500	375,500	303,000	302,000
North Central	Sales	52	46	70	118	99	136
	Average	235,446	186,286	259,574	243,751	197,167	251,147
	Median	226,000	155,000	260,500	250,500	178,000	253,500
Northeast	Sales	27	20	29	64	37	59
	Average	185,800	163,575	173,186	184,133	160,297	168,583
	Median	181,500	163,750	160,000	173,500	160,000	162,500
Central	Sales	4	4	6	11	7	6
	Average	n/a	n/a	335,967	327,945	303,357	335,967
	Median	n/a	n/a	329,500	305,000	295,000	329,500
West	Sales	29	18	34	63	49	67
	Average	227,168	185,145	249,590	205,640	195,570	237,053
	Median	225,000	182,500	208,350	190,000	179,000	185,000
Southwest	Sales	25	17	62	59	42	106
	Average	293,084	245,194	247,491	270,380	251,896	249,017
	Median	311,250	228,000	236,500	269,000	229,500	242,250
Southeast	Sales	46	36	52	112	84	116
	Average	269,663	218,369	228,116	254,149	213,335	221,269
	Median	241,000	187,500	203,757	230,000	181,000	203,757
Anthony Henday	Sales	71	70	118	202	156	229
	Average	340,071	305,178	312,786	336,720	308,402	311,286
	Median	342,000	295,750	304,950	331,150	299,750	304,298
City of Edmonton Total	Sales	268	217	380	653	487	735
	Average	276,124	236,126	265,063	273,066	241,550	259,141
	Median	277,750	225,000	260,000	277,000	230,000	253,250
Apartment Condominium							
Northwest	Sales	8	1	14	32	15	21
	Average	203,125	n/a	129,411	134,588	110,967	172,726
	Median	162,250	n/a	87,250	94,250	94,000	95,500
North Central	Sales	50	34	36	103	71	72
	Average	174,603	159,138	168,100	162,877	157,634	166,078
	Median	180,000	168,450	165,450	174,500	165,000	165,450
Northeast	Sales	22	10	20	63	30	36
	Average	114,663	154,150	138,612	128,028	123,990	140,346
	Median	134,450	150,000	136,875	133,900	121,000	137,750
Central	Sales	74	50	53	184	124	136
	Average	190,759	186,039	232,619	206,138	212,358	219,762
	Median	188,500	157,500	198,000	161,500	176,950	180,000
West	Sales	23	25	25	62	53	48
	Average	201,691	142,471	156,992	164,179	147,374	160,658
	Median	195,000	125,000	147,000	154,500	140,000	157,500
Southwest	Sales	71	53	61	158	101	128
	Average	207,146	235,293	243,152	206,733	216,934	218,495
	Median	193,000	182,500	208,000	187,500	185,000	187,794
Southeast	Sales	29	27	38	81	67	76
	Average	184,996	174,194	177,263	165,281	164,820	165,079
	Median	183,000	168,500	175,500	165,000	167,500	165,000
Anthony Henday	Sales	64	49	65	152	112	129
	Average	199,880	196,379	204,130	197,548	188,772	197,360
	Median	186,750	188,500	183,500	186,750	182,250	180,000
City of Edmonton Total	Sales	341	249	312	835	573	646
	Average	189,142	187,600	197,839	183,636	182,924	192,274
	Median	183,400	170,000	175,000	174,900	167,000	170,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
March 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2020	January	1,546	557	54	9
	February	1,725	718	60	15
	March	1,885	793	67	11
	April	1,271	507	33	6
	May	2,034	760	59	7
	June	2,510	1,341	74	17
	July	2,215	1,486	60	11
	August	2,039	1,230	41	13
	September	2,085	1,260	54	9
	October	1,986	1,139	30	15
	November	1,362	992	55	12
	December	925	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,370	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,595	67	23
	September	2,149	1,430	74	23
	October	1,870	1,292	87	28
	November	1,507	1,176	63	22
	December	1,012	878	45	22
	Total	24,569	15,734	918	253
2024	January	1,519	1,053	81	10
	February	1,914	1,403	75	18
	March	2,555	1,737	71	33
	Total	5,988	4,193	227	61

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

March 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	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,318	168,767	372,088
	YTD Average	483,270	376,642	254,508	183,837	377,622
2024	January	474,128	385,083	270,002	189,874	381,711
	February	494,230	389,358	271,576	173,064	380,791
	March	502,341	413,918	276,124	189,142	396,840

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

March 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,709	2,436	3,228	2,961	1,997
Sales	1,827	1,291	2,389	1,657	821
Sales Volume	737,581,917	469,495,205	989,601,631	658,699,340	284,451,416
Edmonton City Year to Date					
New Listings	6,427	6,104	7,238	6,625	5,488
Sales	4,382	2,977	5,095	3,585	2,167
Sales Volume	1,749,236,965	1,065,279,836	2,098,149,352	1,381,231,090	768,938,761
Edmonton City Month End Active Inventory					
Residential	3,675	4,500	3,928	4,876	5,009
Commercial	440	486	418	368	409
TOTAL	4,322	5,264	4,563	5,454	5,645
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,885	3,603	4,596	4,444	3,024
Sales	2,613	1,905	3,471	2,654	1,249
Sales Volume	1,115,703,233	739,561,907	1,497,101,493	1,086,885,639	446,860,719
Greater Edmonton Area Year to Date					
New Listings	9,241	8,888	10,133	9,963	8,283
Sales	6,198	4,321	7,294	5,672	3,245
Sales Volume	2,604,759,644	1,629,904,715	3,098,864,435	2,260,529,207	1,184,125,187
Greater Edmonton Area Month End Active Inventory					
Residential	5,315	6,291	5,188	6,785	7,508
Commercial	709	822	732	731	750
TOTAL	6,516	7,727	6,486	8,145	8,945
<hr/>					
Total Board Monthly					
New Listings	4,517	4,241	5,232	5,249	3,562
Sales	2,907	2,165	3,850	3,048	1,392
Sales Volume	1,208,459,491	815,368,869	1,610,275,220	1,200,980,865	487,019,518
Total Board Year to Date					
New Listings	10,736	10,305	11,551	11,632	9,705
Sales	6,872	4,882	8,077	6,577	3,648
Sales Volume	2,817,462,420	1,777,776,266	3,314,772,955	2,506,028,689	1,278,729,613

Total Board

March 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,505 / 5,862	2,433 / 5,644	2,988 / 6,209	3,032 / 6,464	2,047 / 5,563
Sales / YTD	1,669 / 3,949	1,234 / 2,739	2,325 / 4,918	1,988 / 4,287	900 / 2,299
Sales to New Listings Ratio / YTD	67% / 67%	51% / 49%	78% / 79%	66% / 66%	44% / 41%
Sales Volume	826,778,258	569,384,791	1,156,093,659	910,083,418	359,011,076
Sales Volume YTD	1,919,773,825	1,219,654,867	2,373,508,380	1,880,064,392	925,681,109
Semi-detached					
New Listings / YTD	371 / 862	314 / 773	485 / 1,043	451 / 980	325 / 830
Sales / YTD	272 / 620	189 / 441	441 / 897	284 / 601	133 / 333
Sales to New Listings Ratio / YTD	73% / 72%	60% / 57%	91% / 86%	63% / 61%	41% / 40%
Sales Volume	108,647,699	68,134,531	167,011,054	96,677,576	42,118,366
Sales Volume YTD	239,582,937	158,147,802	332,654,101	206,123,465	106,376,521
Row/Townhouse					
New Listings / YTD	460 / 1,054	383 / 969	513 / 1,196	474 / 1,115	336 / 896
Sales / YTD	362 / 838	278 / 617	465 / 911	257 / 590	140 / 347
Sales to New Listings Ratio / YTD	79% / 80%	73% / 64%	91% / 76%	54% / 53%	42% / 39%
Sales Volume	102,051,501	68,721,458	124,515,634	62,758,101	31,588,015
Sales Volume YTD	231,841,091	152,994,696	238,179,947	144,056,365	77,409,762
Apartment Condominium					
New Listings / YTD	690 / 1,661	602 / 1,609	751 / 1,874	756 / 1,853	460 / 1,345
Sales / YTD	393 / 963	299 / 682	373 / 776	256 / 541	143 / 398
Sales to New Listings Ratio / YTD	57% / 58%	50% / 42%	50% / 41%	34% / 29%	31% / 30%
Sales Volume	75,994,981	57,707,785	75,620,520	53,324,391	28,706,949
Sales Volume YTD	181,873,410	129,904,012	151,613,225	109,330,820	78,508,893
Total Residential¹					
New Listings / YTD	4,026 / 9,439	3,732 / 8,995	4,737 / 10,322	4,713 / 10,412	3,168 / 8,634
Sales / YTD	2,696 / 6,370	2,000 / 4,479	3,604 / 7,502	2,785 / 6,019	1,316 / 3,377
Sales to New Listings Ratio / YTD	67% / 67%	54% / 50%	76% / 73%	59% / 58%	42% / 39%
Sales Volume	1,113,472,439	763,948,565	1,523,240,867	1,122,843,486	461,424,406
Sales Volume YTD	2,573,071,263	1,660,701,377	3,095,955,653	2,339,575,042	1,187,976,285
Other²					
New Listings / YTD	320 / 790	310 / 741	315 / 733	360 / 784	245 / 616
Sales / YTD	133 / 336	117 / 277	184 / 406	197 / 410	43 / 177
Sales to New Listings Ratio / YTD	42% / 43%	38% / 37%	58% / 55%	55% / 52%	18% / 29%
Sales Volume	40,912,259	26,132,449	41,221,417	39,796,787	6,989,400
Sales Volume YTD	93,718,472	56,041,178	96,597,620	83,697,904	37,119,446

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity

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Total Board

March 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	28 / 82	38 / 88	21 / 80	29 / 67	10 / 51
Sales / YTD	5 / 19	7 / 14	4 / 18	3 / 9	5 / 9
Sales to New Listings Ratio / YTD	18% / 23%	18% / 16%	19% / 23%	10% / 13%	50% / 18%
Sales Volume	7,669,000	5,688,000	4,810,000	1,117,500	2,029,000
Sales Volume YTD	53,334,900	13,708,500	31,920,749	3,409,378	4,916,000
Investment					
New Listings / YTD	42 / 117	53 / 152	34 / 115	37 / 109	40 / 122
Sales / YTD	24 / 38	7 / 25	12 / 43	13 / 32	7 / 19
Sales to New Listings Ratio / YTD	57% / 32%	13% / 16%	35% / 37%	35% / 29%	18% / 16%
Sales Volume	17,543,082	3,751,000	8,852,200	7,265,910	4,749,300
Sales Volume YTD	25,916,082	11,848,420	31,138,980	17,768,910	16,421,505
Multi Family					
New Listings / YTD	18 / 45	19 / 44	17 / 47	16 / 36	5 / 15
Sales / YTD	3 / 11	2 / 10	12 / 19	10 / 22	3 / 5
Sales to New Listings Ratio / YTD	17% / 24%	11% / 23%	71% / 40%	63% / 61%	60% / 33%
Sales Volume	3,965,000	1,540,000	13,535,000	14,306,500	3,272,000
Sales Volume YTD	14,043,500	9,579,000	21,281,500	31,494,000	6,192,000
Hotel/Motel					
New Listings / YTD	2 / 5	1 / 3	0 / 0	0 / 1	0 / 3
Sales / YTD	1 / 2	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	50% / 40%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	645,000	0	0	0	0
Sales Volume YTD	1,485,000	0	460,000	0	0
Business					
New Listings / YTD	34 / 110	32 / 108	40 / 90	28 / 51	35 / 91
Sales / YTD	10 / 21	10 / 17	4 / 17	4 / 6	6 / 21
Sales to New Listings Ratio / YTD	29% / 19%	31% / 16%	10% / 19%	14% / 12%	17% / 23%
Sales Volume	2,260,500	2,347,500	446,500	1,230,780	1,413,500
Sales Volume YTD	7,375,500	3,261,500	3,652,500	2,255,780	3,858,300
Lease					
New Listings / YTD	21 / 87	26 / 92	31 / 82	22 / 75	28 / 87
Sales / YTD	19 / 38	10 / 36	8 / 26	12 / 26	5 / 20
Sales to New Listings Ratio / YTD	90% / 44%	38% / 39%	26% / 32%	55% / 35%	18% / 23%
Sales Volume	8,840,487	941,355	729,656	2,289,902	3,307,912
Sales Volume YTD	19,299,979	5,732,041	3,267,373	3,970,483	8,477,077
Farms					
New Listings / YTD	25 / 55	29 / 78	37 / 77	41 / 92	29 / 81
Sales / YTD	15 / 35	12 / 23	22 / 44	23 / 52	7 / 20
Sales to New Listings Ratio / YTD	60% / 64%	41% / 29%	59% / 57%	56% / 57%	24% / 25%
Sales Volume	12,633,724	11,020,000	17,439,580	12,010,000	3,834,000
Sales Volume YTD	28,239,724	16,777,250	30,390,580	23,737,192	13,769,000
Total Commercial¹					
New Listings / YTD	171 / 507	199 / 569	180 / 496	176 / 436	149 / 455
Sales / YTD	78 / 166	48 / 126	62 / 169	66 / 148	33 / 94
Sales to New Listings Ratio / YTD	46% / 33%	24% / 22%	34% / 34%	38% / 34%	22% / 21%
Sales Volume	54,074,793	25,287,855	45,812,936	38,340,592	18,605,712
Sales Volume YTD	150,672,685	61,033,711	122,219,682	82,755,743	53,633,882

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

March 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	9	7	6	15	14	12
	Sales Volume	2,127,000	1,872,500	1,460,900	3,717,000	3,493,000	2,578,801
	Average Price	236,333	267,500	243,483	247,800	249,500	214,900
	Median Price	240,000	275,000	297,000	247,500	271,750	245,001
Beaumont	Sales	34	33	51	70	64	137
	Sales Volume	16,694,059	15,113,300	26,324,800	35,285,045	29,920,450	68,506,090
	Average Price	491,002	457,979	516,173	504,072	467,507	500,044
	Median Price	488,000	435,000	501,000	507,450	452,500	501,000
Bonnyville	Sales	26	15	17	43	30	37
	Sales Volume	8,386,528	4,408,500	6,659,000	14,093,478	8,272,400	13,226,950
	Average Price	322,559	293,900	391,706	327,755	275,747	357,485
	Median Price	308,765	300,000	420,000	311,750	252,500	350,000
Cold Lake	Sales	35	21	38	71	47	75
	Sales Volume	11,963,200	6,112,344	12,467,050	23,781,850	13,919,444	21,734,350
	Average Price	341,806	291,064	328,080	334,956	296,158	289,791
	Median Price	308,000	280,000	347,200	304,000	295,000	305,000
Devon	Sales	14	8	18	24	15	36
	Sales Volume	6,407,500	3,366,500	5,587,799	10,642,000	5,994,000	11,112,299
	Average Price	457,679	420,813	310,433	443,417	399,600	308,675
	Median Price	411,000	369,250	321,450	378,250	363,500	316,500
Drayton Valley	Sales	13	12	21	29	19	40
	Sales Volume	4,028,400	2,846,999	6,643,000	8,500,300	4,264,499	11,745,100
	Average Price	309,877	237,250	316,333	293,114	224,447	293,628
	Median Price	295,000	232,250	340,000	289,000	229,500	309,000
Fort Saskatchewan	Det. Sales	42	30	70	111	69	131
	Det. Average Price	486,459	448,599	495,570	475,124	464,967	480,755
	Det. Median Price	451,625	438,138	470,950	460,000	441,800	455,000
	Apt. Sales	4	7	5	9	13	14
	Apt. Average Price	n/a	165,214	142,600	170,544	179,762	164,821
	Apt. Median Price	n/a	145,000	125,000	180,000	149,500	151,250
	Total Sales Volume	28,095,544	17,831,875	42,945,564	67,564,029	44,307,641	80,442,963
Gibbons	Sales	4	7	7	13	13	12
	Sales Volume	n/a	2,068,000	2,462,900	4,659,000	3,937,900	3,767,900
	Average Price	n/a	295,429	351,843	358,385	302,915	313,992
	Median Price	n/a	270,000	295,500	300,000	270,000	267,450
Leduc	Det. Sales	56	35	73	137	84	166
	Det. Average Price	458,365	455,091	457,366	454,887	437,927	440,352
	Det. Median Price	466,500	431,500	446,000	454,000	421,500	427,500
	Apt. Sales	4	3	1	8	4	2
	Apt. Average Price	n/a	n/a	n/a	213,344	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	207,500	n/a	n/a
	Total Sales Volume	33,000,151	21,473,954	46,210,795	78,515,835	49,446,889	95,444,636

n/a = insufficient data

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

March 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville	Sales	16	21	37	43	37	80
	Sales Volume	5,535,650	7,865,300	13,861,699	14,625,937	13,108,955	29,653,687
	Average Price	345,978	374,538	374,641	340,138	354,296	370,671
	Median Price	367,250	370,000	390,000	359,900	351,500	340,700
Sherwood Park	Det. Sales	76	58	109	188	130	202
	Det. Average Price	553,094	494,919	504,175	526,521	481,699	496,707
	Det. Median Price	527,689	464,500	488,000	507,500	451,854	479,000
	Apt. Sales	13	11	19	30	21	38
	Apt. Average Price	295,483	288,991	233,189	294,781	278,948	245,950
	Apt. Median Price	275,000	286,000	227,000	284,950	285,000	243,250
	Total Sales Volume	58,420,146	40,436,983	70,603,429	136,217,853	86,061,844	133,852,436
Spruce Grove	Det. Sales	74	48	86	154	111	179
	Det. Average Price	467,709	398,903	458,484	457,427	427,807	455,554
	Det. Median Price	451,950	380,000	432,500	448,450	415,000	437,000
	Apt. Sales	10	4	5	20	12	13
	Apt. Average Price	202,800	n/a	219,800	190,845	178,708	164,692
	Apt. Median Price	195,950	n/a	218,000	171,500	165,500	137,000
	Total Sales Volume	45,818,171	27,672,328	54,342,194	100,510,360	67,126,822	110,093,178
St. Albert	Det. Sales	72	54	117	175	116	223
	Det. Average Price	598,207	566,946	556,934	578,591	525,215	546,418
	Det. Median Price	559,250	535,000	539,950	532,000	479,900	520,000
	Apt. Sales	8	15	15	26	33	24
	Apt. Average Price	244,738	234,272	310,667	258,146	285,451	277,162
	Apt. Median Price	217,450	212,500	253,000	223,450	212,500	217,750
	Total Sales Volume	57,521,425	43,156,676	79,694,763	128,741,567	87,621,192	146,561,347
St. Paul	Sales	7	10	12	27	21	28
	Sales Volume	1,408,500	2,939,500	3,493,000	5,166,300	6,051,500	6,818,650
	Average Price	201,214	293,950	291,083	191,344	288,167	243,523
	Median Price	185,000	262,500	219,000	182,500	260,000	226,250
Stony Plain	Sales	47	43	61	106	87	126
	Sales Volume	18,816,598	17,389,149	24,527,433	39,939,833	31,910,048	47,158,795
	Average Price	400,353	404,399	402,089	376,791	366,782	374,276
	Median Price	412,000	389,000	364,933	386,500	358,800	349,250
Vegreville	Sales	15	7	18	30	15	24
	Sales Volume	2,968,000	2,238,500	4,405,450	6,175,600	3,601,000	5,956,450
	Average Price	197,867	319,786	244,747	205,853	240,067	248,185
	Median Price	192,500	265,000	226,000	213,900	200,000	226,000
Westlock	Sales	6	7	11	14	13	27
	Sales Volume	1,268,800	1,424,000	2,271,800	3,214,700	3,010,500	6,014,250
	Average Price	211,467	203,429	206,527	229,621	231,577	222,750
	Median Price	222,500	173,000	207,500	217,500	230,000	207,500
Wetaskiwin	Sales	18	23	26	36	35	50
	Sales Volume	4,671,000	5,311,100	6,985,500	8,796,400	7,519,000	13,152,700
	Average Price	259,500	230,917	268,673	244,344	214,829	263,054
	Median Price	245,250	244,900	246,750	238,250	213,000	238,500

n/a = insufficient data

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

March 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	2	3	4	3	4	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,290,000
Lac la Biche County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	1	0	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	6	2	6	10	5	10
	Sales Volume	7,166,200	n/a	5,735,000	19,086,200	4,188,750	9,595,000
Parkland County	Sales	1	1	2	3	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	2	1	2	3	5	5
	Sales Volume	n/a	n/a	n/a	n/a	986,009	1,197,500
Strathcona County	Sales	1	2	0	4	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	2	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	4	0	2	4	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	1
	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.

March 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	9	5	2	21	17	8
	Sales Volume	1,375,500	1,322,500	n/a	3,923,500	3,837,500	1,556,500
Bonnyville M.D.	Sales	28	24	23	50	40	54
	Sales Volume	9,044,528	6,128,500	9,048,500	15,766,878	10,219,640	18,451,350
Lac la Biche County	Sales	0	2	1	0	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,082,000
Lac Ste. Anne County	Sales	5	3	8	11	9	10
	Sales Volume	951,500	n/a	721,000	1,813,500	1,336,150	1,231,000
Leduc County	Sales	22	13	34	47	27	66
	Sales Volume	17,119,200	9,186,530	22,041,761	42,932,350	15,854,530	41,033,661
Parkland County	Sales	41	44	79	105	95	157
	Sales Volume	29,277,300	22,400,927	44,209,009	65,870,350	45,515,669	86,247,044
Smoky Lake County	Sales	4	3	8	12	8	19
	Sales Volume	n/a	n/a	1,350,500	3,619,900	1,628,000	3,277,000
St. Paul County	Sales	11	12	14	39	29	34
	Sales Volume	2,312,540	4,190,840	3,876,500	7,123,440	8,641,349	8,466,150
Strathcona County	Sales	41	26	44	78	43	90
	Sales Volume	29,629,707	22,348,900	29,570,682	57,557,107	32,780,350	67,969,970
Sturgeon County	Sales	18	15	26	53	39	55
	Sales Volume	13,848,000	10,273,300	24,021,180	36,345,900	28,750,600	41,192,368
Thorhild County	Sales	9	6	16	18	23	22
	Sales Volume	1,604,000	916,904	6,575,800	3,446,202	3,442,804	7,888,502
Two Hills County	Sales	2	5	7	10	11	15
	Sales Volume	n/a	537,200	1,291,500	2,141,000	1,818,200	2,118,500
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