

Media Release

Edmonton's Housing Supply Tightens as Number of Sales Sees Late Summer Rebound

Edmonton, August 2, 2024: There were a total of 2,941 residential unit sales in the Greater Edmonton Area (GEA) real estate market during July 2024, a 3.5% increase from June 2024, and 27.1% higher than July 2023. New residential listings amounted to 3,729, up 2.9% from June 2024, and 13.2% higher than July 2023. Overall inventory in the GEA decreased 1.4% from June 2024 and is tracking 15.1% lower than July 2023.

The total number of Detached unit sales was 1,708, an increase of 2.8% over the previous month, and 23.5% higher than the previous year. Semi-detached unit sales decreased 6.6% month-over-month and showed an increase of 13.0% year-over-year. Row/Townhouse unit sales increased 4.7% compared to June 2024 and sold 52.0% more than July 2023. Apartment Condominium unit sales were still 32.3% higher than the previous year and 11.7% higher than June 2024.

Total residential average prices came in at \$440,466, a 0.4% increase from June 2024, and a 7.7% increase from July 2023. Detached homes averaged \$552,031, increasing 2.3% from June 2024 and up from the previous year by 9.8%. Semi-detached units sold for an average of \$406,906, decreasing 3.6% from the previous month, and up 7.4% year-over-year. Row/townhouse prices rose 0.7% from June 2024 and 10.6% from July 2023, selling at an average of \$292,072. Apartment Condominium average prices hit \$204,315, decreasing 3.4% over last month and coming in 4.9% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$406,600, decreasing 0.4% from June 2024, and up 7.1% from July 2023.

“July’s heatwave didn’t stop home buyers from making the most of the market this month.” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “The number of sales saw an unexpected bump considering things normally start to taper off after May and June have passed, while the added competition doesn’t seem to have impacted home prices just yet. The lower inventory available is something to keep an eye on, as we’ve seen the effects too little supply has had on prices in other markets.”

Detached homes averaged 32 days on the market, an increase of three days from June 2024. Semi-detached homes recorded a one-day decrease with 27 days on the market, and row/townhouses’ days on the market increased six days to 31. Apartment condominiums average days on market increased one day to 43. Overall, all residential listings averaged 33 days on the market, a month-over-month increase of 3 days and a 12-day decrease in comparison to July 2023.

Contact:

Melanie Boles, Associate Broker, 2024 Board Chair
Marlena Lesmister, Director of Communications (Acting)
Darla Lindbjerg, President and CEO

780-298-2564
780-453-9368
780-453-9321

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

MLS® System Activity (for all-residential sales in GEA ¹)	July 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 552,031.00	2.3%	9.8%
Detached median ³ selling price – month	\$ 500,000.00	1.0%	9.5%
Semi-detached average selling price – month	\$ 406,906.00	-3.6%	7.4%
Semi-detached median selling price – month	\$ 405,000.00	-1.2%	9.3%
Row/Townhouse average selling price – month	\$ 292,072.00	0.6%	10.6%
Row/Townhouse median selling price – month	\$ 285,000.00	-1.7%	9.6%
Apartment Condominium average selling price	\$ 204,315.00	-3.4%	4.9%
Apartment Condominium median selling price	\$ 191,500.00	-1.8%	10.1%
All-residential ⁴ average selling price	\$ 440,466.00	0.3%	7.7%
All-residential median selling price	\$ 412,500.00	-1.3%	7.1%
# residential listings this month	3,729	2.9%	13.2%
# residential sales this month	2,941	3.5%	27.1%
# residential inventory at month end	5,866	-1.4%	-15.1%
# Total ⁵ MLS® System sales this month	3,467	3.8%	23.8%
\$ Value Total residential sales this month	\$1,394,967,325.00	3.3%	34.3%
\$ Value of total MLS® System sales – month	\$1,489,085,728.00	3.9%	34.7%
\$ Value of total MLS® System sales - YTD	\$8,876,490,336.00	20.0%	39.0%

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	July 2024	M/M % Change	Y/Y % Change
SFD6 benchmark price	\$ 475,900.00	0.0%	9.0%
Apartment benchmark price	\$ 196,900.00	-0.7%	10.9%
Townhouse benchmark price	\$ 265,800.00	-0.9%	11.4%
Composite ⁷ benchmark price	\$ 406,600.00	-0.4%	7.1%

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

5 Includes residential, rural and commercial sales

6 Single-family Dwelling

7 Includes SFD, condos, duplex/row houses and mobile homes

MLS® Rental Listing Activity (Monthly ⁸)	July 2024	
Total Rented Listings	34	
Active Rentals	32	
	July 2024	YTD Average
Average Days on Market	23	19
Average Price ⁹ for 1-Bedroom Units	\$ 1,379.00	\$1,373.00
Average Price for 2-Bedroom Units	\$ 2,260.00	\$1,677.00

8 MLS® Rental Activity:

9 Average Price: The total value of Rental prices in a category divided by the number of properties rented.

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 or the Canadian Real Estate Association website.

5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

July 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,177 / 13,938	1,997 / 13,340	2,235 / 16,158	2,065 / 15,189	2,038 / 12,029
Sales / YTD	1,708 / 10,580	1,383 / 8,253	1,254 / 11,022	1,457 / 10,909	1,526 / 6,278
Sales to New Listings Ratio / YTD	78% / 76%	69% / 62%	56% / 68%	71% / 72%	75% / 52%
Sales Volume	942,868,757	695,092,587	636,712,579	700,659,807	684,952,203
Sales Volume YTD	5,607,942,466	4,076,867,280	5,607,745,462	5,188,347,888	2,713,529,017
Average Sale Price	552,031	502,598	507,745	480,892	448,855
Average Sale Price YTD	530,051	493,986	508,777	475,603	432,228
Median Sale Price	500,000	456,500	458,000	433,000	408,250
Median Sale Price YTD	487,000	450,000	465,000	427,500	394,200
Sale to List Price Ratio / YTD	100% / 99%	98% / 98%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	32 / 38	44 / 45	33 / 31	34 / 37	52 / 59
Median Days on Market / YTD	19 / 20	30 / 29	25 / 18	21 / 20	31 / 38
Average Days on Market (Cum.) / YTD	44 / 57	65 / 70	42 / 43	44 / 53	86 / 95
Median Days on Market (Cum.) / YTD	21 / 23	37 / 37	29 / 19	22 / 21	40 / 53
Semi-detached					
New Listings / YTD	342 / 2,289	293 / 2,137	376 / 2,858	339 / 2,681	346 / 2,113
Sales / YTD	313 / 1,940	277 / 1,531	249 / 2,154	282 / 1,868	308 / 1,114
Sales to New Listings Ratio / YTD	92% / 85%	95% / 72%	66% / 75%	83% / 70%	89% / 53%
Sales Volume	127,361,582	104,954,958	92,255,782	99,723,435	102,379,981
Sales Volume YTD	789,255,858	574,293,229	812,839,367	651,924,919	365,574,006
Average Sale Price	406,906	378,899	370,505	353,629	332,403
Average Sale Price YTD	406,833	375,110	377,363	348,996	328,163
Median Sale Price	405,000	370,550	365,000	340,250	315,590
Median Sale Price YTD	402,100	370,000	370,000	335,750	320,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	27 / 32	35 / 39	33 / 31	40 / 40	55 / 65
Median Days on Market / YTD	17 / 19	23 / 26	25 / 19	31 / 24	40 / 49
Average Days on Market (Cum.) / YTD	31 / 42	48 / 58	38 / 41	52 / 55	90 / 103
Median Days on Market (Cum.) / YTD	18 / 21	28 / 30	27 / 20	35 / 27	51 / 68
Row/Townhouse					
New Listings / YTD	517 / 3,002	373 / 2,554	401 / 3,088	410 / 3,083	337 / 2,110
Sales / YTD	424 / 2,501	279 / 1,822	234 / 2,162	245 / 1,764	212 / 987
Sales to New Listings Ratio / YTD	82% / 83%	75% / 71%	58% / 70%	60% / 57%	63% / 47%
Sales Volume	123,838,398	73,685,796	59,547,481	61,903,075	51,333,212
Sales Volume YTD	719,698,647	465,564,165	567,200,441	437,404,934	227,109,995
Average Sale Price	292,072	264,107	254,476	252,666	242,138
Average Sale Price YTD	287,764	255,524	262,350	247,962	230,101
Median Sale Price	285,000	260,000	250,150	256,000	241,250
Median Sale Price YTD	290,000	250,000	258,950	246,000	224,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 97%	97% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	31 / 34	41 / 47	41 / 43	48 / 50	59 / 66
Median Days on Market / YTD	20 / 19	29 / 30	32 / 29	37 / 33	39 / 48
Average Days on Market (Cum.) / YTD	36 / 43	53 / 69	52 / 62	69 / 71	81 / 104
Median Days on Market (Cum.) / YTD	21 / 20	32 / 37	37 / 32	47 / 40	49 / 71

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

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
July 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	695 / 4,546	620 / 4,210	622 / 4,651	618 / 4,640	548 / 3,277
Sales / YTD	496 / 2,930	375 / 2,107	285 / 2,103	278 / 1,669	242 / 1,040
Sales to New Listings Ratio / YTD	71% / 64%	60% / 50%	46% / 45%	45% / 36%	44% / 32%
Sales Volume	101,340,440	73,058,483	57,304,355	61,446,509	46,130,383
Sales Volume YTD	587,594,978	406,874,573	425,204,135	351,223,438	204,860,530
Average Sale Price	204,315	194,823	201,068	221,031	190,621
Average Sale Price YTD	200,544	193,106	202,189	210,439	196,981
Median Sale Price	191,500	174,000	175,000	195,000	172,000
Median Sale Price YTD	185,000	173,000	180,000	188,500	178,500
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	95% / 96%	96% / 95%	95% / 94%
Average Days on Market / YTD	43 / 47	58 / 60	63 / 60	57 / 60	68 / 75
Median Days on Market / YTD	29 / 30	41 / 43	43 / 42	41 / 43	53 / 56
Average Days on Market (Cum.) / YTD	60 / 71	99 / 102	94 / 99	92 / 101	110 / 120
Median Days on Market (Cum.) / YTD	36 / 35	56 / 58	58 / 56	68 / 62	72 / 84
Total Residential²					
New Listings / YTD	3,731 / 23,775	3,283 / 22,241	3,634 / 26,755	3,432 / 25,593	3,269 / 19,529
Sales / YTD	2,941 / 17,951	2,314 / 13,713	2,022 / 17,441	2,262 / 16,210	2,288 / 9,419
Sales to New Listings Ratio / YTD	79% / 76%	70% / 62%	56% / 65%	66% / 63%	70% / 48%
Sales Volume	1,295,409,177	946,791,824	845,820,197	923,732,826	884,795,779
Sales Volume YTD	7,704,491,949	5,523,599,247	7,412,989,405	6,628,901,179	3,511,073,548
Average Sale Price	440,466	409,158	418,309	408,370	386,711
Average Sale Price YTD	429,196	402,800	425,032	408,939	372,765
Median Sale Price	412,500	385,000	389,950	373,000	360,000
Median Sale Price YTD	410,500	380,000	396,000	376,500	350,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 97%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	33 / 38	45 / 47	38 / 36	39 / 41	54 / 62
Median Days on Market / YTD	21 / 21	31 / 30	28 / 21	25 / 23	35 / 42
Average Days on Market (Cum.) / YTD	44 / 55	67 / 73	50 / 52	54 / 60	89 / 100
Median Days on Market (Cum.) / YTD	23 / 24	37 / 39	32 / 23	29 / 26	46 / 61
Other³					
New Listings / YTD	153 / 1,096	158 / 1,165	141 / 1,166	174 / 1,284	164 / 954
Sales / YTD	95 / 575	79 / 472	61 / 653	108 / 670	71 / 317
Sales to New Listings Ratio / YTD	62% / 52%	50% / 41%	43% / 56%	62% / 52%	43% / 33%
Sales Volume	38,007,087	24,693,622	17,789,225	30,553,975	15,735,013
Sales Volume YTD	210,310,624	119,792,010	188,084,417	191,102,663	69,166,046
Average Sale Price	400,075	312,577	291,627	282,907	221,620
Average Sale Price YTD	365,758	253,797	288,031	285,228	218,189
Median Sale Price	230,000	207,000	135,000	210,000	157,500
Median Sale Price YTD	252,000	148,625	190,000	200,000	132,000
Sale to List Price Ratio / YTD	96% / 96%	93% / 93%	92% / 94%	94% / 142%	92% / 91%
Average Days on Market / YTD	70 / 75	61 / 85	67 / 91	66 / 90	98 / 142
Median Days on Market / YTD	32 / 32	34 / 44	50 / 44	42 / 44	63 / 76
Average Days on Market (Cum.) / YTD	83 / 124	96 / 120	84 / 125	95 / 148	158 / 200
Median Days on Market (Cum.) / YTD	34 / 42	39 / 53	50 / 53	50 / 59	92 / 114

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

July 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	20 / 122	16 / 114	14 / 98	8 / 89	12 / 82
Sales / YTD	4 / 29	5 / 20	4 / 29	4 / 17	1 / 12
Sales to New Listings Ratio / YTD	20% / 24%	31% / 18%	29% / 30%	50% / 19%	8% / 15%
Sales Volume	2,791,501	3,420,000	9,325,000	549,000	800,000
Sales Volume YTD	70,745,001	20,713,000	58,258,030	12,392,158	6,474,000
Average Sale Price	697,875	684,000	2,331,250	137,250	800,000
Average Sale Price YTD	2,439,483	1,035,650	2,008,898	728,950	539,500
Median Sale Price	862,500	485,000	1,337,500	84,500	800,000
Median Sale Price YTD	900,000	675,000	1,000,000	500,000	425,000
Sale to List Price Ratio / YTD	91% / 93%	87% / 90%	91% / 94%	70% / 79%	73% / 90%
Average Days on Market / YTD	94 / 176	99 / 208	150 / 234	140 / 242	77 / 340
Median Days on Market / YTD	70 / 103	106 / 111	131 / 161	51 / 92	77 / 217
Average Days on Market (Cum.) / YTD	94 / 242	99 / 345	590 / 366	788 / 412	77 / 340
Median Days on Market (Cum.) / YTD	70 / 175	106 / 163	192 / 166	51 / 92	77 / 217
Investment					
New Listings / YTD	41 / 216	31 / 258	44 / 214	32 / 177	33 / 180
Sales / YTD	8 / 70	12 / 70	10 / 86	11 / 58	2 / 31
Sales to New Listings Ratio / YTD	20% / 32%	39% / 27%	23% / 40%	34% / 33%	6% / 17%
Sales Volume	17,370,280	14,329,457	11,234,380	7,763,492	362,721
Sales Volume YTD	64,745,717	60,239,891	70,024,748	42,056,853	24,422,226
Average Sale Price	2,171,285	1,194,121	1,123,438	705,772	181,361
Average Sale Price YTD	924,939	860,570	814,241	725,118	787,814
Median Sale Price	548,750	464,500	785,000	495,000	181,361
Median Sale Price YTD	480,000	479,500	552,500	438,500	374,027
Sale to List Price Ratio / YTD	193% / 103%	102% / 93%	90% / 95%	89% / 85%	48% / 81%
Average Days on Market / YTD	362 / 202	141 / 160	242 / 179	154 / 172	61 / 138
Median Days on Market / YTD	338 / 120	107 / 115	141 / 129	139 / 134	61 / 99
Average Days on Market (Cum.) / YTD	452 / 271	181 / 206	242 / 222	226 / 247	61 / 197
Median Days on Market (Cum.) / YTD	407 / 165	107 / 149	141 / 136	139 / 140	61 / 124
Multi Family					
New Listings / YTD	10 / 80	8 / 93	8 / 89	9 / 74	9 / 42
Sales / YTD	9 / 38	5 / 19	1 / 25	4 / 41	3 / 10
Sales to New Listings Ratio / YTD	90% / 48%	63% / 20%	13% / 28%	44% / 55%	33% / 24%
Sales Volume	12,148,000	5,433,235	1,800,000	4,272,000	11,097,500
Sales Volume YTD	58,374,000	21,295,235	35,380,000	52,418,250	17,979,200
Average Sale Price	1,349,778	1,086,647	1,800,000	1,068,000	3,699,167
Average Sale Price YTD	1,536,158	1,120,802	1,415,200	1,278,494	1,797,920
Median Sale Price	1,150,000	1,055,000	1,800,000	903,500	2,000,000
Median Sale Price YTD	1,277,500	1,024,250	1,395,000	1,100,000	1,191,000
Sale to List Price Ratio / YTD	92% / 94%	94% / 92%	95% / 93%	86% / 91%	82% / 92%
Average Days on Market / YTD	172 / 120	148 / 172	88 / 94	313 / 187	138 / 218
Median Days on Market / YTD	140 / 89	103 / 70	88 / 64	227 / 112	105 / 138
Average Days on Market (Cum.) / YTD	288 / 182	207 / 200	88 / 118	313 / 224	138 / 302
Median Days on Market (Cum.) / YTD	154 / 111	135 / 95	88 / 78	227 / 132	105 / 138
Hotel/Motel					
New Listings / YTD	0 / 1	1 / 2	0 / 0	0 / 1	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

July 2024

Business	2024	2023	2022	2021	2020
New Listings / YTD	27 / 202	21 / 180	23 / 157	15 / 83	11 / 114
Sales / YTD	8 / 49	8 / 39	10 / 39	3 / 15	3 / 27
Sales to New Listings Ratio / YTD	30% / 24%	38% / 22%	43% / 25%	20% / 18%	27% / 24%
Sales Volume	1,498,500	1,933,200	2,482,300	287,000	1,895,000
Sales Volume YTD	10,179,000	10,139,200	10,516,800	3,799,568	5,317,800
Average Sale Price	187,313	241,650	248,230	95,667	631,667
Average Sale Price YTD	207,735	259,979	269,662	253,305	196,956
Median Sale Price	156,500	252,500	175,000	125,000	575,000
Median Sale Price YTD	163,000	160,000	171,000	145,000	100,000
Sale to List Price Ratio / YTD	88% / 86%	85% / 84%	82% / 84%	77% / 125%	91% / 80%
Average Days on Market / YTD	136 / 121	195 / 131	160 / 157	68 / 177	148 / 129
Median Days on Market / YTD	91 / 105	146 / 112	159 / 133	81 / 161	90 / 102
Average Days on Market (Cum.) / YTD	136 / 133	195 / 168	169 / 167	68 / 177	253 / 161
Median Days on Market (Cum.) / YTD	91 / 107	146 / 118	159 / 133	81 / 161	267 / 135
Lease					
New Listings / YTD	29 / 194	27 / 198	30 / 158	20 / 155	23 / 168
Sales / YTD	10 / 77	9 / 66	3 / 52	1 / 44	5 / 35
Sales to New Listings Ratio / YTD	34% / 40%	33% / 33%	10% / 33%	5% / 28%	22% / 21%
Sales Volume	2,995,569	1,284,328	330,900	161,600	641,917
Sales Volume YTD	31,549,340	16,932,666	6,977,196	8,151,903	10,676,245
Average Sale Price	299,557	142,703	110,300	161,600	128,383
Average Sale Price YTD	409,732	256,556	134,177	185,271	305,036
Median Sale Price	118,520	93,075	115,200	161,600	36,551
Median Sale Price YTD	138,000	95,630	89,239	114,300	127,836
Average Days on Market / YTD	295 / 202	357 / 203	123 / 180	101 / 226	58 / 177
Median Days on Market / YTD	147 / 115	186 / 131	71 / 100	101 / 139	55 / 150
Average Days on Market (Cum.) / YTD	295 / 231	395 / 235	123 / 206	101 / 236	58 / 177
Median Days on Market (Cum.) / YTD	147 / 147	308 / 144	71 / 139	101 / 148	55 / 150
Farms					
New Listings / YTD	14 / 89	12 / 91	14 / 88	4 / 90	17 / 89
Sales / YTD	5 / 36	3 / 33	5 / 40	3 / 46	7 / 26
Sales to New Listings Ratio / YTD	36% / 40%	25% / 36%	36% / 45%	75% / 51%	41% / 29%
Sales Volume	4,073,900	1,926,000	4,543,000	2,599,500	4,254,700
Sales Volume YTD	32,271,100	29,705,595	34,454,580	29,955,592	19,018,700
Average Sale Price	814,780	642,000	908,600	866,500	607,814
Average Sale Price YTD	896,419	900,170	861,365	651,209	731,488
Median Sale Price	950,000	795,000	798,000	884,500	555,000
Median Sale Price YTD	865,000	704,500	739,000	552,500	455,000
Sale to List Price Ratio / YTD	93% / 93%	77% / 91%	95% / 94%	96% / 93%	97% / 91%
Average Days on Market / YTD	231 / 144	293 / 172	61 / 74	66 / 138	46 / 239
Median Days on Market / YTD	74 / 54	211 / 70	65 / 57	58 / 86	45 / 90
Average Days on Market (Cum.) / YTD	525 / 210	293 / 239	80 / 124	66 / 203	46 / 348
Median Days on Market (Cum.) / YTD	74 / 65	211 / 97	65 / 65	58 / 102	45 / 93
Total Commercial²					
New Listings / YTD	142 / 909	118 / 938	133 / 807	88 / 671	105 / 681
Sales / YTD	44 / 301	42 / 248	33 / 271	26 / 222	21 / 141
Sales to New Listings Ratio / YTD	31% / 33%	36% / 26%	25% / 34%	30% / 33%	20% / 21%
Sales Volume	40,877,750	28,326,220	29,715,580	15,632,592	19,051,838
Sales Volume YTD	268,842,158	159,152,587	215,611,354	149,524,324	83,888,171
Average Sale Price	929,040	674,434	900,472	601,254	907,230
Average Sale Price YTD	893,163	641,744	795,614	673,533	594,952
Median Sale Price	431,250	355,000	505,000	420,000	463,050
Median Sale Price YTD	440,000	369,500	475,000	477,500	340,000
Sale to List Price Ratio / YTD	115% / 95%	92% / 90%	89% / 93%	85% / 92%	85% / 85%
Average Days on Market / YTD	228 / 168	204 / 174	163 / 159	154 / 183	79 / 188
Median Days on Market / YTD	138 / 103	133 / 112	121 / 100	111 / 117	77 / 113
Average Days on Market (Cum.) / YTD	301 / 216	231 / 223	222 / 203	284 / 238	94 / 233
Median Days on Market (Cum.) / YTD	147 / 120	137 / 139	133 / 126	111 / 134	77 / 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

July 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)	733 (42)	6,487 (3,470)
	April	6,446 (2,932)	749 (51)	7,789 (3,121)
	May	7,544 (2,916)	763 (36)	8,940 (3,044)
	June	8,082 (2,653)	760 (36)	9,514 (2,791)
	July	8,417 (2,022)	807 (33)	9,909 (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 (1,287)	790 (30)	6,981 (1,367)
	March	6,291 (1,818)	822 (27)	7,727 (1,905)
	April	6,873 (2,018)	842 (38)	8,350 (2,130)
	May	7,050 (2,708)	889 (40)	8,571 (2,835)
	June	7,074 (2,588)	900 (45)	8,663 (2,713)
	July	6,910 (2,314)	891 (42)	8,496 (2,435)
	August	6,723 (2,238)	875 (38)	8,278 (2,363)
	September	6,489 (2,051)	860 (36)	7,997 (2,160)
	October	6,208 (1,797)	867 (42)	7,669 (1,911)
	November	5,444 (1,621)	816 (39)	6,803 (1,725)
	December	4,626 (1,217)	706 (40)	5,796 (1,296)
2024	January	4,542 (1,433)	719 (25)	5,702 (1,518)
	February	4,766 (1,961)	749 (30)	5,970 (2,063)
	March	5,250 (2,458)	706 (51)	6,446 (2,602)
	April	5,392 (3,107)	748 (44)	6,683 (3,236)
	May	5,743 (3,210)	772 (48)	7,088 (3,362)
	June	5,856 (2,841)	753 (59)	7,207 (2,966)
	July	5,862 (2,941)	789 (44)	7,242 (3,080)

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**

July 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	303
2021	January	2,411	1,214	97	27	2,637	1,299	
	February	2,661	1,635	86	22	2,882	1,719	
	March	4,123	2,503	118	40	4,444	2,654	
	April	4,448	2,958	105	30	4,772	3,110	
	May	4,268	2,837	92	40	4,565	2,992	
	June	4,250	2,801	85	37	4,554	2,932	
	July	3,432	2,262	88	26	3,694	2,396	
	August	3,178	2,113	75	24	3,408	2,223	
	September	3,095	1,917	82	38	3,300	2,030	
	October	2,654	1,919	93	33	2,892	2,030	
	November	2,086	1,864	92	25	2,313	1,962	
	December	1,383	1,336	78	40	1,521	1,438	
	Total		37,989	25,359	1,091	382	952	303
2022	January	2,110	1,326	103	31	2,332	1,430	
	February	2,959	2,281	122	42	3,205	2,393	
	March	4,294	3,311	117	42	4,596	3,470	
	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	394	952	303
2023	January	2,249	980	129	26	2,518	1,048	
	February	2,524	1,287	117	30	2,767	1,367	
	March	3,297	1,818	144	27	3,603	1,905	
	April	3,430	2,018	141	38	3,726	2,130	
	May	3,839	2,708	148	40	4,194	2,835	
	June	3,619	2,588	141	45	3,977	2,713	
	July	3,283	2,314	118	42	3,559	2,435	
	August	3,220	2,238	98	38	3,471	2,363	
	September	3,012	2,051	117	36	3,269	2,160	
	October	2,686	1,797	133	42	2,942	1,911	
	November	2,082	1,621	89	39	2,278	1,725	
	December	1,474	1,217	79	40	1,624	1,296	
	Total		34,715	22,637	1,454	443	952	303
2024	January	2,161	1,433	120	25	2,393	1,518	
	February	2,712	1,961	121	30	2,962	2,063	
	March	3,514	2,458	105	51	3,793	2,602	
	April	3,812	3,107	160	44	4,157	3,236	
	May	4,222	3,210	147	48	4,566	3,362	
	June	3,623	2,841	114	59	3,883	2,966	
	July	3,731	2,941	142	44	4,026	3,080	
	Total		23,775	17,951	909	301	25,780	18,827

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
July 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	459,671	357,578	251,332	187,371	369,050
	March	484,437	366,456	248,051	192,965	389,833
	April	500,905	378,245	261,595	193,876	409,415
	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	193,789	398,647
	September	493,874	353,739	267,127	182,128	394,188
	October	486,847	385,554	258,751	203,669	396,122
	November	478,802	363,226	271,919	171,147	380,593
	December	488,379	364,001	260,693	170,266	388,252
	YTD Average	492,250	372,538	258,142	189,908	398,707
2024	January	483,163	378,421	269,381	193,161	398,530
	February	507,771	384,850	275,735	181,347	406,856
	March	517,192	408,649	282,598	194,368	421,118
	April	530,659	406,752	294,926	201,282	431,697
	May	546,667	414,043	294,742	206,813	441,467
	June	539,367	422,273	290,146	211,583	438,805
	July	552,031	406,906	292,072	204,315	440,466

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
July 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)	733 (42)	3,928 (2,311)	418 (21)
	April	6,446 (2,932)	749 (51)	4,820 (2,017)	439 (18)
	May	7,544 (2,916)	763 (36)	5,719 (1,927)	448 (19)
	June	8,082 (2,653)	760 (36)	6,085 (1,780)	447 (17)
	July	8,417 (2,022)	807 (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 (1,287)	790 (30)	4,098 (907)	458 (21)
	March	6,291 (1,818)	822 (27)	4,500 (1,251)	486 (12)
	April	6,873 (2,018)	842 (38)	4,965 (1,369)	499 (18)
	May	7,050 (2,708)	889 (40)	5,162 (1,800)	538 (18)
	June	7,074 (2,588)	900 (45)	5,160 (1,750)	560 (24)
	July	6,910 (2,314)	891 (42)	5,081 (1,586)	549 (28)
	August	6,723 (2,238)	875 (38)	4,858 (1,594)	546 (23)
	September	6,489 (2,051)	860 (36)	4,679 (1,430)	534 (23)
	October	6,208 (1,797)	867 (42)	4,392 (1,290)	533 (28)
	November	5,444 (1,621)	816 (39)	3,867 (1,176)	500 (22)
	December	4,626 (1,217)	706 (40)	3,205 (878)	424 (21)
2024	January	4,542 (1,433)	719 (25)	3,097 (1,053)	443 (10)
	February	4,766 (1,961)	749 (30)	3,229 (1,401)	459 (17)
	March	5,250 (2,458)	706 (51)	3,634 (1,728)	436 (32)
	April	5,392 (3,107)	748 (44)	3,748 (2,144)	457 (32)
	May	5,743 (3,210)	772 (48)	4,117 (2,143)	455 (26)
	June	5,856 (2,841)	753 (59)	4,229 (1,938)	455 (33)
	July	5,862 (2,941)	789 (44)	4,308 (2,018)	485 (24)

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

July 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,436 / 8,839	1,342 / 8,617	1,435 / 10,529	1,348 / 9,401	1,214 / 7,161
Sales / YTD	1,051 / 6,627	855 / 5,127	751 / 6,913	879 / 6,482	877 / 3,747
Sales to New Listings Ratio / YTD	73% / 75%	64% / 59%	52% / 66%	65% / 69%	72% / 52%
Sales Volume	575,586,669	419,445,041	383,230,846	417,971,216	390,240,842
Sales Volume YTD	3,455,511,097	2,479,764,134	3,468,346,483	3,052,556,471	1,616,595,514
Average Sale Price	547,656	490,579	510,294	475,508	444,972
Average Sale Price YTD	521,429	483,668	501,714	470,928	431,437
Median Sale Price	488,500	448,000	460,000	429,300	400,000
Median Sale Price YTD	478,000	440,000	460,000	423,000	390,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	31 / 37	45 / 46	35 / 31	33 / 35	48 / 57
Median Days on Market / YTD	19 / 20	31 / 29	27 / 18	20 / 19	30 / 38
Average Days on Market (Cum.) / YTD	41 / 56	68 / 73	46 / 43	41 / 51	78 / 91
Median Days on Market (Cum.) / YTD	21 / 23	40 / 40	32 / 20	22 / 21	39 / 53
Semi-detached					
New Listings / YTD	233 / 1,543	205 / 1,450	260 / 2,055	234 / 1,796	242 / 1,462
Sales / YTD	199 / 1,275	184 / 1,008	161 / 1,517	189 / 1,217	216 / 729
Sales to New Listings Ratio / YTD	85% / 83%	90% / 70%	62% / 74%	81% / 68%	89% / 50%
Sales Volume	80,538,584	70,247,962	59,478,713	67,527,935	72,297,431
Sales Volume YTD	524,288,544	381,840,070	582,842,165	429,383,404	241,857,435
Average Sale Price	404,717	381,782	369,433	357,291	334,710
Average Sale Price YTD	411,207	378,810	384,207	352,821	331,766
Median Sale Price	404,500	371,750	370,000	344,000	319,500
Median Sale Price YTD	405,000	372,750	377,000	340,000	325,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	26 / 31	32 / 38	36 / 31	39 / 41	53 / 64
Median Days on Market / YTD	20 / 19	23 / 27	26 / 19	27 / 24	36 / 45
Average Days on Market (Cum.) / YTD	32 / 42	42 / 59	40 / 41	53 / 57	89 / 100
Median Days on Market (Cum.) / YTD	21 / 21	29 / 31	27 / 21	32 / 26	50 / 66
Row/Townhouse					
New Listings / YTD	400 / 2,326	298 / 1,988	329 / 2,481	336 / 2,462	272 / 1,646
Sales / YTD	320 / 1,939	215 / 1,430	183 / 1,728	181 / 1,399	172 / 767
Sales to New Listings Ratio / YTD	80% / 83%	72% / 72%	56% / 70%	54% / 57%	63% / 47%
Sales Volume	91,361,720	55,012,599	46,280,363	45,672,827	41,105,411
Sales Volume YTD	546,117,558	358,101,891	450,809,543	343,594,694	175,572,023
Average Sale Price	285,505	255,873	252,898	252,336	238,985
Average Sale Price YTD	281,649	250,421	260,885	245,600	228,907
Median Sale Price	279,500	249,000	255,000	260,000	239,000
Median Sale Price YTD	284,900	248,650	258,000	247,500	224,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 97%	97% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	31 / 32	40 / 46	40 / 43	46 / 49	59 / 66
Median Days on Market / YTD	19 / 18	29 / 30	32 / 29	36 / 32	39 / 51
Average Days on Market (Cum.) / YTD	35 / 40	49 / 68	52 / 63	66 / 70	82 / 103
Median Days on Market (Cum.) / YTD	20 / 19	32 / 37	34 / 32	49 / 39	48 / 70

5 Year Residential Activity (Part 2)

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City of Edmonton

July 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	636 / 4,109	540 / 3,695	561 / 4,136	542 / 4,146	487 / 2,917
Sales / YTD	448 / 2,584	332 / 1,797	243 / 1,802	244 / 1,444	221 / 919
Sales to New Listings Ratio / YTD	70% / 63%	61% / 49%	43% / 44%	45% / 35%	45% / 32%
Sales Volume	89,848,716	64,066,502	48,242,399	53,759,209	41,900,483
Sales Volume YTD	506,603,880	332,458,596	356,623,780	298,850,033	179,166,830
Average Sale Price	200,555	192,971	198,528	220,325	189,595
Average Sale Price YTD	196,054	185,008	197,904	206,960	194,958
Median Sale Price	190,000	172,600	172,500	194,950	171,000
Median Sale Price YTD	183,950	169,500	175,000	185,000	174,000
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	95% / 96%	96% / 95%	95% / 94%
Average Days on Market / YTD	44 / 47	60 / 60	58 / 59	58 / 59	66 / 74
Median Days on Market / YTD	29 / 30	43 / 44	42 / 42	42 / 43	53 / 55
Average Days on Market (Cum.) / YTD	60 / 71	102 / 104	92 / 100	96 / 102	108 / 119
Median Days on Market (Cum.) / YTD	36 / 36	57 / 59	58 / 56	69 / 63	73 / 85
Total Residential¹					
New Listings / YTD	2,705 / 16,817	2,385 / 15,750	2,585 / 19,201	2,460 / 17,805	2,215 / 13,186
Sales / YTD	2,018 / 12,425	1,586 / 9,362	1,338 / 11,960	1,493 / 10,542	1,486 / 6,162
Sales to New Listings Ratio / YTD	75% / 74%	66% / 59%	52% / 62%	61% / 59%	67% / 47%
Sales Volume	837,335,689	608,772,104	537,232,321	584,931,187	545,544,167
Sales Volume YTD	5,032,521,079	3,552,164,691	4,858,621,971	4,124,384,602	2,213,191,802
Average Sale Price	414,933	383,841	401,519	391,782	367,123
Average Sale Price YTD	405,032	379,424	406,239	391,234	359,168
Median Sale Price	388,750	365,000	375,750	360,000	345,000
Median Sale Price YTD	390,000	360,000	383,950	363,925	339,775
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	97% / 99%	98% / 98%	97% / 96%
Average Days on Market / YTD	33 / 38	46 / 48	40 / 37	39 / 41	53 / 61
Median Days on Market / YTD	21 / 21	32 / 32	29 / 22	25 / 24	35 / 43
Average Days on Market (Cum.) / YTD	44 / 55	70 / 77	54 / 54	54 / 61	85 / 98
Median Days on Market (Cum.) / YTD	24 / 24	40 / 42	34 / 25	30 / 28	46 / 62
Other²					
New Listings / YTD	80 / 544	73 / 564	58 / 536	80 / 535	78 / 412
Sales / YTD	45 / 304	40 / 220	27 / 314	41 / 256	25 / 136
Sales to New Listings Ratio / YTD	56% / 56%	55% / 39%	47% / 59%	51% / 48%	32% / 33%
Sales Volume	23,873,102	17,439,400	7,961,325	13,359,800	7,105,413
Sales Volume YTD	133,976,169	70,336,841	104,270,247	87,625,022	30,540,800
Average Sale Price	530,513	435,985	294,864	325,849	284,217
Average Sale Price YTD	440,711	319,713	332,071	342,285	224,565
Median Sale Price	400,000	338,500	113,325	310,000	218,000
Median Sale Price YTD	350,000	203,500	262,450	290,000	137,500
Sale to List Price Ratio / YTD	96% / 97%	95% / 94%	93% / 95%	95% / 95%	95% / 92%
Average Days on Market / YTD	52 / 52	46 / 63	63 / 63	45 / 73	101 / 103
Median Days on Market / YTD	31 / 29	33 / 40	48 / 39	37 / 42	44 / 63
Average Days on Market (Cum.) / YTD	72 / 101	82 / 100	75 / 85	116 / 115	193 / 147
Median Days on Market (Cum.) / YTD	41 / 33	36 / 50	48 / 44	64 / 63	78 / 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

July 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	12 / 66	9 / 65	9 / 60	4 / 43	9 / 54
Sales / YTD	1 / 18	4 / 12	2 / 20	2 / 8	1 / 7
Sales to New Listings Ratio / YTD	8% / 27%	44% / 18%	22% / 33%	50% / 19%	11% / 13%
Sales Volume	1,025,001	2,935,000	2,675,000	530,000	800,000
Sales Volume YTD	51,736,001	8,028,000	40,998,130	4,630,000	4,839,000
Average Sale Price	1,025,001	733,750	1,337,500	265,000	800,000
Average Sale Price YTD	2,874,222	669,000	2,049,907	578,750	691,286
Median Sale Price	1,025,001	467,500	1,337,500	265,000	800,000
Median Sale Price YTD	1,097,501	452,500	1,087,500	512,500	525,000
Sale to List Price Ratio / YTD	92% / 96%	85% / 89%	94% / 95%	77% / 80%	73% / 90%
Average Days on Market / YTD	175 / 231	97 / 197	82 / 198	37 / 75	77 / 411
Median Days on Market / YTD	175 / 164	106 / 106	82 / 135	37 / 63	77 / 352
Average Days on Market (Cum.) / YTD	175 / 315	97 / 266	82 / 301	37 / 113	77 / 411
Median Days on Market (Cum.) / YTD	175 / 233	106 / 112	82 / 166	37 / 68	77 / 352

Investment

New Listings / YTD	30 / 149	24 / 174	20 / 124	16 / 100	21 / 114
Sales / YTD	4 / 44	9 / 50	7 / 51	8 / 35	2 / 19
Sales to New Listings Ratio / YTD	13% / 30%	38% / 29%	35% / 41%	50% / 35%	10% / 17%
Sales Volume	2,613,000	13,119,457	9,847,000	6,552,992	362,721
Sales Volume YTD	36,667,132	47,200,191	46,968,168	23,354,578	17,033,221
Average Sale Price	653,250	1,457,717	1,406,714	819,124	181,361
Average Sale Price YTD	833,344	944,004	920,944	667,274	896,485
Median Sale Price	437,500	469,000	1,595,000	562,500	181,361
Median Sale Price YTD	500,000	483,500	520,000	455,000	344,000
Sale to List Price Ratio / YTD	94% / 92%	104% / 94%	89% / 93%	86% / 85%	48% / 82%
Average Days on Market / YTD	305 / 129	122 / 142	252 / 171	155 / 164	61 / 106
Median Days on Market / YTD	275 / 83	106 / 107	160 / 126	137 / 134	61 / 78
Average Days on Market (Cum.) / YTD	485 / 186	149 / 185	252 / 174	155 / 192	61 / 187
Median Days on Market (Cum.) / YTD	502 / 120	106 / 141	160 / 126	137 / 139	61 / 98

Multi Family

New Listings / YTD	9 / 74	7 / 83	8 / 83	8 / 65	9 / 36
Sales / YTD	7 / 33	5 / 17	1 / 21	4 / 35	3 / 10
Sales to New Listings Ratio / YTD	78% / 45%	71% / 20%	13% / 25%	50% / 54%	33% / 28%
Sales Volume	9,168,000	5,433,235	1,800,000	4,272,000	11,097,500
Sales Volume YTD	45,257,500	19,870,235	29,855,000	45,028,250	17,979,200
Average Sale Price	1,309,714	1,086,647	1,800,000	1,068,000	3,699,167
Average Sale Price YTD	1,371,439	1,168,837	1,421,667	1,286,521	1,797,920
Median Sale Price	1,150,000	1,055,000	1,800,000	903,500	2,000,000
Median Sale Price YTD	1,330,000	1,055,000	1,600,000	1,100,000	1,191,000
Sale to List Price Ratio / YTD	92% / 93%	94% / 92%	95% / 94%	86% / 93%	82% / 92%
Average Days on Market / YTD	139 / 118	148 / 112	88 / 81	313 / 196	138 / 218
Median Days on Market / YTD	140 / 90	103 / 66	88 / 52	227 / 112	105 / 138
Average Days on Market (Cum.) / YTD	287 / 189	207 / 144	88 / 109	313 / 238	138 / 302
Median Days on Market (Cum.) / YTD	154 / 116	135 / 70	88 / 78	227 / 140	105 / 138

Hotel/Motel

New Listings / YTD	0 / 1	0 / 1	0 / 0	0 / 1	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)

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City of Edmonton

July 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	20 / 159	15 / 133	14 / 104	9 / 54	6 / 87
Sales / YTD	7 / 37	5 / 25	6 / 24	2 / 10	2 / 16
Sales to New Listings Ratio / YTD	35% / 23%	33% / 19%	43% / 23%	22% / 19%	33% / 18%
Sales Volume	1,163,500	868,200	1,265,300	142,000	795,000
Sales Volume YTD	7,355,500	4,068,700	6,765,800	2,122,068	2,335,300
Average Sale Price	166,214	173,640	210,883	71,000	397,500
Average Sale Price YTD	198,797	162,748	281,908	212,207	145,956
Median Sale Price	115,000	174,200	184,500	71,000	397,500
Median Sale Price YTD	150,000	140,000	182,500	91,500	92,500
Sale to List Price Ratio / YTD	88% / 86%	81% / 82%	83% / 84%	79% / 145%	91% / 81%
Average Days on Market / YTD	95 / 112	206 / 133	160 / 160	62 / 208	177 / 139
Median Days on Market / YTD	86 / 102	152 / 102	154 / 105	62 / 189	177 / 135
Average Days on Market (Cum.) / YTD	95 / 126	206 / 140	176 / 176	62 / 208	335 / 185
Median Days on Market (Cum.) / YTD	86 / 105	152 / 102	154 / 105	62 / 189	335 / 149
Lease					
New Listings / YTD	18 / 121	20 / 118	18 / 89	11 / 73	14 / 107
Sales / YTD	5 / 40	5 / 31	1 / 20	1 / 20	3 / 22
Sales to New Listings Ratio / YTD	28% / 33%	25% / 26%	6% / 22%	9% / 27%	21% / 21%
Sales Volume	1,994,292	1,016,463	10,500	161,600	532,050
Sales Volume YTD	17,552,718	12,922,362	2,365,206	5,002,432	8,221,421
Average Sale Price	398,858	203,293	10,500	161,600	177,350
Average Sale Price YTD	438,818	416,850	118,260	250,122	373,701
Median Sale Price	110,700	123,250	10,500	161,600	36,000
Median Sale Price YTD	118,235	123,250	96,172	144,400	208,975
Average Days on Market / YTD	221 / 196	479 / 204	71 / 131	101 / 210	60 / 171
Median Days on Market / YTD	81 / 100	308 / 146	71 / 89	101 / 103	49 / 155
Average Days on Market (Cum.) / YTD	221 / 202	479 / 221	71 / 171	101 / 224	60 / 171
Median Days on Market (Cum.) / YTD	81 / 122	308 / 147	71 / 145	101 / 125	49 / 155
Farms					
New Listings / YTD	2 / 7	1 / 7	2 / 4	0 / 2	1 / 6
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 2	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 25%	0% / 100%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	2,200,000	2,548,000	2,507,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	2,200,000	1,274,000	1,253,500
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	2,200,000	1,274,000	1,253,500
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 92%	0% / 80%	0% / 84%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 83	0 / 263	0 / 202
Median Days on Market / YTD	0 / 0	0 / 0	0 / 83	0 / 263	0 / 202
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	0 / 510	0 / 263
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 213	0 / 510	0 / 263
Total Commercial¹					
New Listings / YTD	91 / 581	76 / 581	71 / 466	48 / 339	60 / 407
Sales / YTD	24 / 174	28 / 135	17 / 137	17 / 110	11 / 76
Sales to New Listings Ratio / YTD	26% / 30%	37% / 23%	24% / 29%	35% / 32%	18% / 19%
Sales Volume	15,963,793	23,372,355	15,597,800	11,658,592	13,587,271
Sales Volume YTD	159,546,851	92,089,488	129,152,304	82,685,328	52,915,142
Average Sale Price	665,158	834,727	917,518	685,800	1,235,206
Average Sale Price YTD	916,936	682,144	942,718	751,685	696,252
Median Sale Price	325,000	412,500	450,000	495,000	463,050
Median Sale Price YTD	425,000	385,000	475,000	532,500	338,375
Sale to List Price Ratio / YTD	91% / 92%	93% / 90%	87% / 92%	84% / 94%	75% / 85%
Average Days on Market / YTD	172 / 148	202 / 156	179 / 152	164 / 182	104 / 177
Median Days on Market / YTD	106 / 96	115 / 107	121 / 104	123 / 124	89 / 129
Average Days on Market (Cum.) / YTD	245 / 190	221 / 187	185 / 183	164 / 214	133 / 220
Median Days on Market (Cum.) / YTD	126 / 119	124 / 131	121 / 121	123 / 139	98 / 150

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

July 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	59	55	38	393	294	367
	Average	512,570	448,884	524,171	491,445	459,269	474,934
	Median	504,000	405,000	472,450	450,000	417,500	425,000
North Central	Sales	225	189	162	1,370	1,025	1,453
	Average	454,178	412,170	428,650	442,788	409,876	427,412
	Median	429,000	399,000	402,500	427,200	389,900	405,000
Northeast	Sales	56	50	48	369	311	407
	Average	412,172	352,902	385,083	398,909	340,110	363,934
	Median	393,250	338,700	360,500	382,500	322,500	330,900
Central	Sales	52	25	32	291	193	283
	Average	301,407	278,640	294,970	307,009	288,070	303,430
	Median	276,000	275,000	255,475	285,000	266,000	275,888
West	Sales	107	78	70	585	486	624
	Average	689,329	587,205	530,734	596,837	545,977	579,664
	Median	520,000	472,500	430,000	479,900	430,000	465,000
Southwest	Sales	126	111	98	772	710	935
	Average	676,340	610,912	714,253	639,737	600,735	610,727
	Median	612,000	543,500	590,000	561,650	529,500	544,000
Southeast	Sales	175	154	126	1,160	887	1,168
	Average	493,371	438,644	475,602	481,390	435,204	454,892
	Median	461,500	409,500	439,500	450,000	405,000	425,000
Anthony Henday	Sales	250	193	178	1,689	1,223	1,677
	Average	626,333	575,549	572,045	601,501	560,638	581,888
	Median	572,571	513,000	525,000	550,000	520,000	539,108
City of Edmonton Total	Sales	1,051	855	751	6,627	5,127	6,913
	Average	547,656	490,579	510,294	521,429	483,668	501,714
	Median	488,500	448,000	460,000	478,000	440,000	460,000
Semi-detached							
Northwest	Sales	10	9	4	95	59	86
	Average	441,500	375,903	n/a	432,670	396,037	403,299
	Median	436,750	420,000	n/a	425,000	408,000	389,950
North Central	Sales	39	29	24	218	164	267
	Average	369,699	329,710	321,406	358,775	326,077	331,785
	Median	357,500	345,000	336,000	380,000	335,900	347,000
Northeast	Sales	9	6	5	45	41	43
	Average	334,809	310,917	303,900	313,397	275,187	291,629
	Median	335,000	301,500	288,000	315,000	249,500	288,000
Central	Sales	11	5	8	63	22	40
	Average	403,182	404,500	365,988	357,089	362,450	366,329
	Median	361,500	375,000	312,500	328,000	329,500	346,700
West	Sales	5	8	2	40	36	40
	Average	443,000	320,863	n/a	423,815	348,471	374,046
	Median	385,000	317,500	n/a	360,000	310,000	352,000
Southwest	Sales	21	15	17	110	98	145
	Average	404,471	476,593	371,071	453,954	466,916	428,276
	Median	352,100	431,500	349,900	401,500	433,900	372,000
Southeast	Sales	31	34	22	240	189	261
	Average	397,554	361,882	378,318	424,276	367,997	395,402
	Median	355,000	352,000	373,000	400,500	350,000	376,000
Anthony Henday	Sales	73	78	79	464	399	635
	Average	427,726	402,506	383,828	430,299	395,705	397,035
	Median	424,900	387,000	377,100	422,250	388,000	389,000
City of Edmonton Total	Sales	199	184	161	1,275	1,008	1,517
	Average	404,717	381,782	369,433	411,207	378,810	384,207
	Median	404,500	371,750	370,000	405,000	372,750	377,000

n/a = insufficient data

July 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	7	7	3	65	42	35
	Average	339,129	301,543	n/a	367,633	302,876	369,991
	Median	366,000	294,000	n/a	367,000	303,250	349,000
North Central	Sales	56	44	36	358	281	347
	Average	265,270	226,741	209,610	250,226	223,530	241,305
	Median	250,000	209,000	190,000	244,500	209,000	245,000
Northeast	Sales	33	16	9	174	133	140
	Average	210,521	165,169	176,850	201,584	166,804	172,680
	Median	197,000	163,850	169,900	194,450	162,000	163,250
Central	Sales	6	3	3	32	19	21
	Average	381,394	n/a	n/a	364,754	350,863	354,324
	Median	370,000	n/a	n/a	331,350	345,000	386,000
West	Sales	38	15	23	184	140	158
	Average	225,171	220,018	185,213	223,322	211,660	224,065
	Median	216,750	212,500	180,000	212,000	184,385	190,000
Southwest	Sales	35	32	27	235	167	240
	Average	309,423	276,650	278,459	289,762	257,306	266,176
	Median	292,500	261,000	275,000	286,000	249,000	251,000
Southeast	Sales	63	32	31	311	228	261
	Average	267,878	224,270	221,798	256,588	223,501	223,676
	Median	248,000	197,500	200,000	235,000	196,750	205,000
Anthony Henday	Sales	82	66	51	580	420	526
	Average	349,202	300,271	323,749	339,498	309,898	313,397
	Median	345,000	289,500	315,000	332,250	305,000	305,000
City of Edmonton Total	Sales	320	215	183	1,939	1,430	1,728
	Average	285,505	255,873	252,898	281,649	250,421	260,885
	Median	279,500	249,000	255,000	284,900	248,650	258,000
Apartment Condominium							
Northwest	Sales	5	10	8	82	56	60
	Average	178,480	160,700	124,050	140,511	130,948	160,940
	Median	184,900	130,000	65,450	131,500	116,500	112,250
North Central	Sales	57	39	27	303	219	226
	Average	192,148	159,934	143,074	175,768	160,123	170,198
	Median	180,000	156,000	140,000	176,750	162,500	164,625
Northeast	Sales	34	16	13	183	83	99
	Average	141,850	90,125	133,146	136,234	119,740	133,802
	Median	137,500	93,000	135,000	138,000	117,000	140,000
Central	Sales	87	72	57	558	401	380
	Average	187,175	195,815	242,406	209,487	199,085	224,167
	Median	180,000	171,500	200,000	179,450	170,000	186,100
West	Sales	38	28	18	186	155	126
	Average	196,350	212,065	164,983	176,934	163,180	163,043
	Median	172,500	145,000	153,500	160,000	146,000	155,000
Southwest	Sales	90	73	48	517	352	353
	Average	238,609	226,621	232,498	224,899	216,798	230,489
	Median	222,500	217,700	202,750	200,000	197,450	201,500
Southeast	Sales	46	43	37	256	201	210
	Average	189,271	189,666	187,950	181,737	174,835	178,245
	Median	185,250	179,750	169,250	179,450	173,000	169,625
Anthony Henday	Sales	91	51	35	499	330	348
	Average	211,585	196,953	193,005	209,003	192,543	203,262
	Median	205,000	177,000	182,000	200,000	180,000	185,000
City of Edmonton Total	Sales	448	332	243	2,584	1,797	1,802
	Average	200,555	192,971	198,528	196,054	185,008	197,904
	Median	190,000	172,600	172,500	183,950	169,500	175,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
July 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	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	90	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,506	1,176	63	22
	December	1,013	878	45	21
	Total	24,573	15,730	917	252
2024	January	1,519	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,641	2,144	102	32
	May	2,968	2,143	81	26
	June	2,579	1,938	82	33
	July	2,705	2,018	91	24
	Total	16,817	12,425	581	174

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

July 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	378,610	260,238	184,668	386,691
	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	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,318	168,767	372,088
	YTD Average	483,257	376,550	254,508	183,880	377,619
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	543,971	426,229	281,817	201,246	416,634
	June	528,926	424,947	284,767	206,849	412,623
	July	547,656	404,717	285,505	200,555	414,933

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

July 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,876	2,534	2,714	2,588	2,353
Sales	2,087	1,654	1,382	1,551	1,522
Sales Volume	877,172,584	649,583,859	560,791,446	609,949,579	566,236,851
Edmonton City Year to Date					
New Listings	17,942	16,895	20,203	18,679	14,005
Sales	12,903	9,717	12,411	10,908	6,374
Sales Volume	5,326,044,099	3,714,591,020	5,092,044,522	4,294,694,952	2,296,647,744
Edmonton City Month End Active Inventory					
Residential	4,308	5,081	6,306	6,206	5,662
Commercial	485	549	470	365	420
TOTAL	5,027	5,926	7,031	6,854	6,362
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Greater Edmonton Area Monthly					
New Listings	4,026	3,559	3,908	3,694	3,538
Sales	3,080	2,435	2,116	2,396	2,380
Sales Volume	1,374,294,014	999,811,666	893,325,002	969,919,393	919,582,630
Greater Edmonton Area Year to Date					
New Listings	25,780	24,344	28,728	27,548	21,164
Sales	18,827	14,433	18,365	17,102	9,877
Sales Volume	8,183,644,731	5,802,543,844	7,816,685,176	6,969,528,166	3,664,127,765
Greater Edmonton Area Month End Active Inventory					
Residential	5,862	6,910	8,417	8,391	8,350
Commercial	789	891	807	742	798
TOTAL	7,242	8,496	9,909	9,902	9,922
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Total Board Monthly					
New Listings	4,675	4,160	4,625	4,303	4,132
Sales	3,467	2,801	2,445	2,757	2,709
Sales Volume	1,489,085,728	1,105,509,533	988,231,218	1,076,373,147	1,004,032,334
Total Board Year to Date					
New Listings	30,058	28,377	33,253	32,132	24,990
Sales	21,031	16,429	20,716	19,833	11,312
Sales Volume	8,876,490,336	6,386,152,070	8,518,469,722	7,746,828,417	4,005,913,960

Total Board

July 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,585 / 16,543	2,365 / 15,914	2,722 / 19,155	2,445 / 18,264	2,463 / 14,603
Sales / YTD	1,995 / 12,158	1,656 / 9,701	1,495 / 12,698	1,731 / 12,878	1,769 / 7,329
Sales to New Listings Ratio / YTD	77% / 73%	70% / 61%	55% / 66%	71% / 71%	72% / 50%
Sales Volume	1,035,873,755	781,467,444	713,120,329	786,107,367	754,474,784
Sales Volume YTD	6,140,506,351	4,542,989,016	6,152,165,955	5,813,389,736	2,991,817,009
Semi-detached					
New Listings / YTD	350 / 2,378	298 / 2,223	388 / 2,944	353 / 2,777	361 / 2,197
Sales / YTD	328 / 2,011	286 / 1,575	259 / 2,211	292 / 1,921	315 / 1,141
Sales to New Listings Ratio / YTD	94% / 85%	96% / 71%	67% / 75%	83% / 69%	87% / 52%
Sales Volume	131,538,082	107,487,158	94,889,633	101,951,185	104,285,002
Sales Volume YTD	807,657,658	585,620,264	827,647,906	665,245,969	372,158,327
Row/Townhouse					
New Listings / YTD	523 / 3,055	381 / 2,593	412 / 3,143	414 / 3,127	342 / 2,138
Sales / YTD	430 / 2,528	288 / 1,846	235 / 2,192	250 / 1,788	213 / 995
Sales to New Listings Ratio / YTD	82% / 83%	76% / 71%	57% / 70%	60% / 57%	62% / 47%
Sales Volume	125,955,048	75,291,296	59,767,481	62,948,575	51,495,712
Sales Volume YTD	725,921,097	469,773,665	573,173,941	443,080,334	228,771,995
Apartment Condominium					
New Listings / YTD	700 / 4,625	631 / 4,274	634 / 4,715	625 / 4,688	558 / 3,340
Sales / YTD	498 / 2,976	383 / 2,130	290 / 2,153	287 / 1,705	243 / 1,051
Sales to New Listings Ratio / YTD	71% / 64%	61% / 50%	46% / 46%	46% / 36%	44% / 31%
Sales Volume	101,600,440	74,288,983	58,035,855	63,476,009	46,310,383
Sales Volume YTD	595,114,978	410,519,473	434,724,385	357,563,265	206,300,930
Total Residential¹					
New Listings / YTD	4,158 / 26,601	3,675 / 25,004	4,156 / 29,957	3,837 / 28,856	3,724 / 22,278
Sales / YTD	3,251 / 19,673	2,613 / 15,252	2,279 / 19,254	2,560 / 18,292	2,540 / 10,516
Sales to New Listings Ratio / YTD	78% / 74%	71% / 61%	55% / 64%	67% / 63%	68% / 47%
Sales Volume	1,394,967,325	1,038,534,881	925,813,298	1,014,483,136	956,565,881
Sales Volume YTD	8,269,200,084	6,008,902,418	7,987,712,187	7,279,279,304	3,799,048,261
Other²					
New Listings / YTD	298 / 2,089	280 / 1,976	254 / 2,067	312 / 2,231	251 / 1,674
Sales / YTD	152 / 921	125 / 806	115 / 1,061	156 / 1,167	128 / 567
Sales to New Listings Ratio / YTD	51% / 44%	45% / 41%	45% / 51%	50% / 52%	51% / 34%
Sales Volume	47,033,653	29,985,822	23,613,025	37,165,029	21,590,315
Sales Volume YTD	265,464,656	168,478,931	248,758,346	252,339,566	94,222,700

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.

Total Board

July 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	40 / 220	37 / 193	33 / 195	16 / 148	21 / 138
Sales / YTD	9 / 51	7 / 37	7 / 44	5 / 30	1 / 20
Sales to New Listings Ratio / YTD	23% / 23%	19% / 19%	21% / 23%	31% / 20%	5% / 14%
Sales Volume	3,502,501	3,835,000	10,549,555	854,000	800,000
Sales Volume YTD	73,098,801	22,893,900	66,230,084	14,514,658	7,943,500
Investment					
New Listings / YTD	59 / 328	52 / 375	64 / 306	42 / 259	42 / 258
Sales / YTD	11 / 94	16 / 99	15 / 111	13 / 88	5 / 49
Sales to New Listings Ratio / YTD	19% / 29%	31% / 26%	23% / 36%	31% / 34%	12% / 19%
Sales Volume	19,150,280	15,691,957	13,682,380	9,336,492	1,197,721
Sales Volume YTD	75,814,817	71,743,891	82,989,498	57,892,305	29,192,726
Multi Family					
New Listings / YTD	11 / 98	11 / 115	13 / 120	16 / 95	11 / 51
Sales / YTD	9 / 45	6 / 24	1 / 32	5 / 47	3 / 12
Sales to New Listings Ratio / YTD	82% / 46%	55% / 21%	8% / 27%	31% / 49%	27% / 24%
Sales Volume	12,148,000	6,783,235	1,800,000	6,187,000	11,097,500
Sales Volume YTD	69,519,000	24,555,235	39,607,500	56,505,750	20,019,200
Hotel/Motel					
New Listings / YTD	2 / 9	2 / 10	2 / 4	1 / 6	0 / 6
Sales / YTD	0 / 3	0 / 0	0 / 2	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 33%	0% / 0%	0% / 50%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	2,270,000	0	633,000	0	0
Business					
New Listings / YTD	40 / 293	33 / 255	30 / 210	24 / 119	17 / 163
Sales / YTD	10 / 64	10 / 49	10 / 44	3 / 26	7 / 37
Sales to New Listings Ratio / YTD	25% / 22%	30% / 19%	33% / 21%	13% / 22%	41% / 23%
Sales Volume	1,748,500	2,248,200	2,482,300	287,000	3,185,000
Sales Volume YTD	17,672,000	13,049,200	11,363,300	11,275,068	7,611,800
Lease					
New Listings / YTD	34 / 214	31 / 231	35 / 181	21 / 182	28 / 199
Sales / YTD	10 / 81	13 / 76	4 / 59	2 / 53	6 / 38
Sales to New Listings Ratio / YTD	29% / 38%	42% / 33%	11% / 33%	10% / 29%	21% / 19%
Sales Volume	2,995,569	2,321,938	450,900	192,800	656,317
Sales Volume YTD	31,986,980	18,718,900	7,670,067	9,128,283	10,751,773
Farms					
New Listings / YTD	31 / 197	35 / 209	38 / 208	34 / 230	38 / 215
Sales / YTD	12 / 94	11 / 84	14 / 106	12 / 126	17 / 69
Sales to New Listings Ratio / YTD	39% / 48%	31% / 40%	37% / 51%	35% / 55%	45% / 32%
Sales Volume	6,928,900	6,108,500	9,839,760	6,227,690	8,619,600
Sales Volume YTD	69,874,998	57,472,595	72,942,240	63,383,482	36,709,000
Total Commercial¹					
New Listings / YTD	219 / 1,368	205 / 1,397	215 / 1,229	154 / 1,045	157 / 1,038
Sales / YTD	64 / 437	63 / 371	51 / 401	41 / 374	41 / 229
Sales to New Listings Ratio / YTD	29% / 32%	31% / 27%	24% / 33%	27% / 36%	26% / 22%
Sales Volume	47,084,750	36,988,830	38,804,895	24,724,982	25,876,138
Sales Volume YTD	341,825,596	208,770,721	281,999,189	215,209,547	112,642,999

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

July 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	6	6	9	38	40	43
	Sales Volume	1,590,000	1,693,776	1,978,500	9,156,952	9,934,776	10,346,301
	Average Price	265,000	282,296	219,833	240,972	248,369	240,612
	Median Price	275,000	276,000	217,000	240,000	236,500	227,000
Beaumont	Sales	66	46	26	300	244	331
	Sales Volume	34,184,988	25,635,240	12,318,700	154,950,237	122,586,412	166,188,695
	Average Price	517,954	557,288	473,796	516,501	502,403	502,081
	Median Price	519,950	560,000	467,000	507,450	489,950	500,100
Bonnyville	Sales	29	38	21	156	146	163
	Sales Volume	9,849,300	11,420,400	8,028,900	56,913,382	46,830,950	59,265,557
	Average Price	339,631	300,537	382,329	364,829	320,760	363,592
	Median Price	340,000	283,500	360,000	336,250	300,000	335,000
Cold Lake	Sales	45	52	31	234	238	248
	Sales Volume	16,188,900	17,197,450	10,534,900	79,877,650	80,188,738	80,774,450
	Average Price	359,753	330,720	339,835	341,357	336,927	325,703
	Median Price	380,500	326,250	322,000	333,000	325,000	331,000
Devon	Sales	15	17	12	87	61	95
	Sales Volume	5,745,190	6,402,900	3,812,400	35,449,640	23,305,550	31,424,399
	Average Price	383,013	376,641	317,700	407,467	382,058	330,783
	Median Price	395,000	387,000	319,250	385,000	360,000	320,000
Drayton Valley	Sales	12	15	11	82	77	109
	Sales Volume	3,586,000	4,075,400	2,849,500	23,157,600	20,753,699	31,260,020
	Average Price	298,833	271,693	259,045	282,410	269,529	286,789
	Median Price	267,500	270,000	239,000	285,000	266,500	287,500
Fort Saskatchewan	Det. Sales	46	41	31	324	237	296
	Det. Average Price	525,376	485,573	439,845	497,968	483,097	479,080
	Det. Median Price	522,500	450,000	421,500	480,000	470,000	454,750
	Apt. Sales	4	6	5	28	43	31
	Apt. Average Price	n/a	152,583	162,800	168,232	179,549	179,048
	Apt. Median Price	n/a	140,250	151,000	168,500	157,000	175,000
	Total Sales Volume	31,692,880	27,334,597	22,543,750	215,371,421	156,368,785	191,924,353
Gibbons	Sales	13	8	5	43	45	40
	Sales Volume	5,015,797	2,673,990	1,073,850	15,132,797	14,796,890	12,299,750
	Average Price	385,831	334,249	214,770	351,926	328,820	307,494
	Median Price	347,500	328,995	185,500	329,500	313,000	292,500
Leduc	Det. Sales	56	46	62	390	299	431
	Det. Average Price	454,453	419,818	388,782	468,086	439,165	424,439
	Det. Median Price	435,000	419,000	384,500	454,625	420,000	410,000
	Apt. Sales	2	1	4	18	12	12
	Apt. Average Price	n/a	n/a	n/a	197,953	201,825	217,294
	Apt. Median Price	n/a	n/a	n/a	202,500	173,750	192,250
	Total Sales Volume	35,432,588	26,965,288	31,671,022	235,581,804	174,428,790	236,771,781

n/a = insufficient data

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

July 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	19	20	17	165	139	214
Sales Volume	7,146,300	6,545,000	5,938,400	62,341,702	49,100,654	77,903,436
Average Price	376,121	327,250	349,318	377,828	353,242	364,035
Median Price	370,000	330,000	350,000	389,500	365,000	350,000
Sherwood Park						
Det. Sales	104	72	80	606	484	607
Det. Average Price	551,954	542,298	504,728	538,357	510,840	515,126
Det. Median Price	518,889	527,250	484,950	510,000	480,000	485,000
Apt. Sales	14	10	7	102	73	87
Apt. Average Price	304,679	248,400	242,605	285,539	258,024	248,805
Apt. Median Price	294,500	246,000	240,000	274,800	270,000	242,000
Total Sales Volume	76,874,330	51,595,258	49,758,890	443,413,966	326,281,032	394,482,682
Spruce Grove						
Det. Sales	70	60	48	489	358	443
Det. Average Price	515,066	470,071	438,426	484,542	457,593	453,883
Det. Median Price	504,594	467,500	416,250	465,000	445,000	433,000
Apt. Sales	10	10	3	60	40	30
Apt. Average Price	189,250	164,390	n/a	189,583	185,449	190,883
Apt. Median Price	186,250	158,250	n/a	176,500	185,000	158,500
Total Sales Volume	54,268,290	40,546,601	29,768,101	340,946,745	233,314,951	267,769,486
St. Albert						
Det. Sales	100	83	87	630	497	663
Det. Average Price	590,507	509,152	523,639	578,461	531,655	547,186
Det. Median Price	548,533	475,000	503,500	533,950	490,000	513,200
Apt. Sales	6	12	13	76	98	87
Apt. Average Price	296,883	252,174	264,192	272,896	311,855	272,279
Apt. Median Price	252,650	213,875	226,500	228,950	214,500	233,500
Total Sales Volume	79,655,582	57,102,195	56,201,423	470,628,526	356,687,787	442,915,783
St. Paul						
Sales	18	13	12	90	85	103
Sales Volume	5,503,150	3,306,800	2,792,000	21,677,950	22,701,600	25,936,265
Average Price	305,731	254,369	232,667	240,866	267,078	251,808
Median Price	245,000	210,000	211,000	227,500	260,000	220,000
Stony Plain						
Sales	52	36	46	314	227	333
Sales Volume	20,686,328	14,060,904	16,438,650	123,398,103	82,433,151	124,454,218
Average Price	397,814	390,581	357,362	392,988	363,142	373,736
Median Price	408,064	378,750	362,500	391,000	360,000	362,000
Vegreville						
Sales	13	11	9	75	56	66
Sales Volume	3,239,800	2,903,500	2,331,000	16,511,900	12,362,400	16,555,500
Average Price	249,215	263,955	259,000	220,159	220,757	250,841
Median Price	246,000	189,000	210,000	227,000	189,500	227,750
Westlock						
Sales	9	7	12	48	48	70
Sales Volume	2,094,400	1,749,400	3,500,800	12,002,000	12,022,750	16,273,300
Average Price	232,711	249,914	291,733	250,042	250,474	232,476
Median Price	239,000	260,000	293,700	238,500	245,250	226,000
Wetaskiwin						
Sales	25	13	18	139	118	145
Sales Volume	7,315,750	2,853,000	4,394,500	36,084,383	27,897,933	37,458,200
Average Price	292,630	219,462	244,139	259,600	236,423	258,332
Median Price	286,000	217,200	236,750	251,000	232,500	239,900

n/a = insufficient data

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

July 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	2	0	0	5	0	3
	Sales Volume	n/a	n/a	n/a	1,905,000	n/a	n/a
Bonnyville M.D.	Sales	1	3	3	13	17	19
	Sales Volume	n/a	n/a	n/a	6,300,800	5,215,740	7,746,640
Lac la Biche County	Sales	0	0	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	4	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	0	1	23	12	22
	Sales Volume	n/a	n/a	n/a	37,625,100	10,755,595	24,733,000
Parkland County	Sales	1	0	2	9	9	7
	Sales Volume	n/a	n/a	n/a	5,460,500	8,061,500	5,090,500
Smoky Lake County	Sales	2	1	0	8	4	3
	Sales Volume	n/a	n/a	n/a	3,064,000	n/a	n/a
St. Paul County	Sales	0	5	1	9	16	10
	Sales Volume	n/a	1,845,500	n/a	3,125,064	4,723,509	4,265,500
Strathcona County	Sales	2	1	1	9	9	6
	Sales Volume	n/a	n/a	n/a	9,039,293	10,758,000	4,881,000
Sturgeon County	Sales	1	3	1	5	8	7
	Sales Volume	n/a	n/a	n/a	4,585,000	8,430,500	4,675,080
Thorhild County	Sales	0	0	0	4	7	5
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,247,500
Two Hills County	Sales	1	1	0	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	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.

July 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	11	7	5	52	57	45
	Sales Volume	2,486,500	2,557,000	1,523,000	12,747,200	15,321,900	14,393,775
Bonnyville M.D.	Sales	37	48	25	192	193	200
	Sales Volume	10,987,300	13,402,600	8,772,400	68,172,182	57,575,790	68,665,347
Lac la Biche County	Sales	1	0	3	7	6	12
	Sales Volume	n/a	n/a	n/a	1,998,200	2,454,000	2,626,000
Lac Ste. Anne County	Sales	1	4	5	31	20	34
	Sales Volume	n/a	n/a	669,750	6,904,700	4,172,750	5,185,350
Leduc County	Sales	27	18	22	147	98	178
	Sales Volume	20,029,800	10,898,400	11,948,500	119,732,072	56,047,605	110,484,361
Parkland County	Sales	73	55	50	389	327	454
	Sales Volume	42,226,698	36,787,640	23,215,288	232,227,024	186,342,009	238,062,285
Smoky Lake County	Sales	8	11	5	41	41	47
	Sales Volume	1,623,000	2,236,500	948,000	11,428,750	8,523,500	9,784,400
St. Paul County	Sales	22	18	23	131	115	139
	Sales Volume	5,925,150	5,152,300	3,902,000	28,996,264	30,170,749	38,653,465
Strathcona County	Sales	39	30	36	227	184	267
	Sales Volume	31,982,000	19,244,897	29,908,202	170,691,800	136,157,749	204,928,741
Sturgeon County	Sales	27	21	22	171	137	163
	Sales Volume	19,111,997	13,581,060	19,660,200	122,713,826	87,535,932	117,884,826
Thorhild County	Sales	7	4	5	52	48	46
	Sales Volume	1,291,499	n/a	545,300	10,704,400	10,319,280	11,907,060
Two Hills County	Sales	9	4	4	34	27	34
	Sales Volume	720,450	n/a	n/a	6,783,850	4,461,500	5,693,300
Vermilion River County	Sales	0	0	1	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data