

Media Release

Interest Rate Impacts Adding Pressure to Edmonton Market

Edmonton, November 4, 2024: There were a total of 2,489 residential unit sales in the Greater Edmonton Area (GEA) real estate market during October 2024, a 10.5% increase from September 2024 and 38.5% higher than October 2023. New residential listings amounted to 2,934, down 8.7% from September 2024 and up 9.2% higher from October 2023. Overall inventory in the GEA decreased 10.1% month-over-month and sits 17.4% lower year-over-year.

The total number of Detached unit sales was 1,431, an increase of 10.2% over the previous month and 37.2% over the previous year. Semi-detached unit sales increased 11.4% month-over-month and 38.6% year-over-year. Row/Townhouse unit sales increased 6.7% compared to September 2024 and had 38.0% more sales than October 2023. Apartment Condominium unit sales were 43.6% higher than the previous year and 13.9% higher than September 2024.

Total residential average prices came in at \$440,089, a 0.1% decrease from September 2024, but reflecting an overall increase of 11.1% compared to October 2023. Detached homes averaged \$552,954, showing no change from September 2024 but still 13.6% higher than the previous year. Semi-detached units sold for an average of \$407,006, decreasing 1.5% from the previous month and up 5.6% year-over-year. Row/townhouse prices rose 4.9% from September 2024 and sit 19.0% higher than October 2023 with an average selling price of \$307,854. Apartment Condominium average prices dropped 4.1% from September 2024 to \$191,413, ending the month of October 6.0% lower than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$403,500, decreasing 0.7% from September 2024 and up 7.7% from October 2023.

“The impact of lowering interest rates is keeping us busy, with buyers taking advantage of their increased buying power,” says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. “The number of units sold has spiked shortly after recent interest rate announcements, and while month-to-month prices are less volatile, overall, they’re still showing a marked increase from last year.”

Detached homes averaged 38 days on the market, an increase of two days from September 2024. Semi-detached homes decreased by one day to 29 days on the market, while row/townhouses recorded no change at 35 days. Apartment condominiums averaged 45 days on market, a decrease of three days. Overall, all residential listings averaged 37 days on the market, with no change month-over-month and a nine-day decrease in comparison to October 2023.

Melanie Boles, Associate Broker, 2024 Board Chair

Contact:

Marlena Lesmister, Senior Communications Specialist

780-453-9368

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

MLS® System Activity (for all-residential sales in GEA ¹)	October 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 552,954.00	0.0%	13.6%
Detached median ³ selling price – month	\$ 505,000.00	-0.3%	11.7%
Semi-detached average selling price – month	\$ 407,006.00	-1.5%	5.6%
Semi-detached median selling price – month	\$ 406,500.00	-0.1%	8.9%
Row/Townhouse average selling price – month	\$ 307,854.00	4.9%	19.0%
Row/Townhouse median selling price – month	\$ 311,000.00	7.6%	23.3%
Apartment Condominium average selling price	\$ 191,413.00	-4.1%	-6.0%
Apartment Condominium median selling price	\$ 181,125.00	-4.7%	7.3%
All-residential ⁴ average selling price	\$ 440,089.00	-0.1%	11.1%
All-residential median selling price	\$ 420,000.00	0.0%	13.5%
# residential listings this month	2,934	-6.0%	9.2%
# residential sales this month	2,489	10.5%	38.5%
# residential inventory at month end	5,125	-10.1%	-17.4%
# Total ⁵ MLS® System sales this month	2,949	9.4%	34.4%
\$ Value Total residential sales this month	\$ 1,169,678,362.00	9.4%	50.8%
\$ Value of total MLS® System sales – month	\$ 1,450,501,105.00	25.7%	71.5%
\$ Value of total MLS® System sales - YTD	\$ 12,760,762,159.00	12.8%	38.6%

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)	October 2024	M/M % Change	Y/Y % Change
SFD6 benchmark price	\$ 473,700.00	0.0%	9.4%
Apartment benchmark price	\$ 195,900.00	-1.0%	10.5%
Townhouse benchmark price	\$ 268,300.00	0.2%	13.7%
Composite ⁷ benchmark price	\$ 403,500.00	-0.7%	7.7%

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)	October 2024	
Total Rented Listings	30	
Active Rentals	58	
	September 2024	YTD Average
Average Days on Market	28	22
Average Price ⁹ for 1-Bedroom Units	\$ 1,334.00	\$1,349.00
Average Price for 2-Bedroom Units	\$ 2,013.00	\$1,841.00

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)
Greater Edmonton Area¹
October 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,741 / 19,429	1,571 / 18,706	1,595 / 21,611	1,579 / 20,427	1,655 / 17,364
Sales / YTD	1,431 / 14,756	1,043 / 11,802	937 / 14,038	1,235 / 14,755	1,230 / 10,139
Sales to New Listings Ratio / YTD	82% / 76%	66% / 63%	59% / 65%	78% / 72%	74% / 58%
Sales Volume	791,276,477	507,781,818	447,835,888	576,908,280	564,690,019
Sales Volume YTD	7,905,486,431	5,824,605,224	7,060,868,599	7,002,053,856	4,469,514,904
Average Sale Price	552,954	486,847	477,947	467,132	459,098
Average Sale Price YTD	535,747	493,527	502,983	474,555	440,824
Median Sale Price	505,000	452,000	430,000	422,000	410,500
Median Sale Price YTD	490,500	450,000	459,900	427,000	400,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	38 / 37	43 / 44	45 / 34	42 / 37	49 / 56
Median Days on Market / YTD	22 / 21	31 / 29	33 / 20	28 / 21	32 / 35
Average Days on Market (Cum.) / YTD	54 / 55	68 / 69	64 / 46	58 / 53	80 / 89
Median Days on Market (Cum.) / YTD	28 / 24	40 / 37	45 / 22	36 / 24	42 / 48
Semi-detached					
New Listings / YTD	301 / 3,225	243 / 2,990	229 / 3,686	252 / 3,597	255 / 2,990
Sales / YTD	273 / 2,746	197 / 2,190	164 / 2,739	234 / 2,581	178 / 1,746
Sales to New Listings Ratio / YTD	91% / 85%	81% / 73%	72% / 74%	93% / 72%	70% / 58%
Sales Volume	111,112,710	75,954,182	60,756,325	83,986,837	60,483,202
Sales Volume YTD	1,121,243,629	818,600,430	1,026,575,548	899,477,870	580,956,150
Average Sale Price	407,006	385,554	370,465	358,918	339,793
Average Sale Price YTD	408,319	373,790	374,799	348,500	332,735
Median Sale Price	406,500	373,400	365,000	336,450	322,750
Median Sale Price YTD	405,000	368,000	367,500	335,000	323,000
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	98% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	29 / 32	47 / 40	45 / 34	43 / 41	47 / 60
Median Days on Market / YTD	21 / 19	30 / 27	33 / 21	29 / 26	31 / 43
Average Days on Market (Cum.) / YTD	34 / 40	55 / 57	55 / 43	60 / 55	71 / 96
Median Days on Market (Cum.) / YTD	21 / 21	36 / 31	40 / 23	38 / 29	39 / 58
Row/Townhouse					
New Listings / YTD	352 / 4,182	387 / 3,691	304 / 4,142	329 / 4,143	312 / 3,027
Sales / YTD	367 / 3,619	266 / 2,705	212 / 2,818	199 / 2,421	172 / 1,537
Sales to New Listings Ratio / YTD	104% / 87%	69% / 73%	70% / 68%	60% / 58%	55% / 51%
Sales Volume	112,982,379	68,827,768	55,188,978	48,458,694	43,000,252
Sales Volume YTD	1,052,133,321	694,493,950	731,533,503	599,987,714	366,544,733
Average Sale Price	307,854	258,751	260,325	243,511	250,001
Average Sale Price YTD	290,725	256,745	259,593	247,826	238,481
Median Sale Price	311,000	252,250	249,500	243,000	246,500
Median Sale Price YTD	292,000	252,000	255,000	246,000	236,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 98%	97% / 97%	97% / 96%
Average Days on Market / YTD	35 / 34	41 / 46	52 / 44	52 / 51	61 / 65
Median Days on Market / YTD	23 / 20	29 / 30	36 / 30	38 / 34	47 / 48
Average Days on Market (Cum.) / YTD	43 / 42	53 / 65	67 / 62	70 / 72	85 / 100
Median Days on Market (Cum.) / YTD	25 / 21	32 / 35	46 / 34	51 / 43	53 / 64

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

October 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	541 / 6,273	485 / 5,772	471 / 6,202	494 / 6,353	519 / 4,832
Sales / YTD	418 / 4,131	291 / 3,102	185 / 2,793	251 / 2,402	170 / 1,636
Sales to New Listings Ratio / YTD	77% / 66%	60% / 54%	39% / 45%	51% / 38%	33% / 34%
Sales Volume	80,010,445	59,267,568	34,610,648	50,388,744	34,956,861
Sales Volume YTD	825,932,851	598,383,519	555,176,256	496,902,760	326,875,984
Average Sale Price	191,413	203,669	187,085	200,752	205,629
Average Sale Price YTD	199,935	192,902	198,774	206,870	199,802
Median Sale Price	181,125	168,750	172,500	165,000	185,000
Median Sale Price YTD	185,000	173,000	177,500	185,000	179,900
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	95% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	45 / 46	61 / 59	61 / 60	70 / 61	57 / 70
Median Days on Market / YTD	34 / 31	43 / 42	50 / 45	53 / 45	43 / 53
Average Days on Market (Cum.) / YTD	65 / 69	89 / 96	94 / 98	109 / 99	98 / 113
Median Days on Market (Cum.) / YTD	44 / 37	58 / 57	74 / 59	73 / 63	62 / 76
Total Residential²					
New Listings / YTD	2,935 / 33,109	2,686 / 31,159	2,599 / 35,641	2,654 / 34,520	2,741 / 28,213
Sales / YTD	2,489 / 25,252	1,797 / 19,799	1,498 / 22,388	1,919 / 22,159	1,750 / 15,058
Sales to New Listings Ratio / YTD	85% / 76%	67% / 64%	58% / 63%	72% / 64%	64% / 53%
Sales Volume	1,095,382,011	711,831,336	598,391,839	759,742,555	703,130,334
Sales Volume YTD	10,904,796,232	7,936,083,123	9,374,153,906	8,998,422,200	5,743,891,771
Average Sale Price	440,089	396,122	399,461	395,905	401,789
Average Sale Price YTD	431,839	400,833	418,713	406,084	381,451
Median Sale Price	420,000	370,000	375,000	367,500	369,234
Median Sale Price YTD	413,000	376,000	390,000	375,000	355,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 97%	97% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	37 / 38	46 / 46	48 / 38	47 / 42	51 / 59
Median Days on Market / YTD	24 / 22	32 / 31	35 / 24	32 / 25	34 / 40
Average Days on Market (Cum.) / YTD	52 / 54	67 / 71	67 / 54	66 / 60	81 / 94
Median Days on Market (Cum.) / YTD	28 / 25	40 / 38	48 / 27	41 / 29	44 / 54
Other³					
New Listings / YTD	116 / 1,496	123 / 1,581	118 / 1,566	145 / 1,707	109 / 1,369
Sales / YTD	79 / 830	72 / 704	57 / 836	78 / 909	58 / 539
Sales to New Listings Ratio / YTD	68% / 55%	59% / 45%	48% / 53%	54% / 53%	53% / 39%
Sales Volume	23,296,350	20,710,500	12,586,773	20,904,752	8,760,300
Sales Volume YTD	293,125,674	178,089,800	230,657,678	255,440,653	114,169,266
Average Sale Price	294,891	287,646	220,821	268,010	151,040
Average Sale Price YTD	353,163	252,968	275,906	281,013	211,817
Median Sale Price	200,000	214,250	145,000	205,000	116,500
Median Sale Price YTD	235,000	160,500	175,000	200,000	152,000
Sale to List Price Ratio / YTD	95% / 96%	93% / 93%	93% / 94%	94% / 130%	90% / 92%
Average Days on Market / YTD	83 / 76	65 / 80	86 / 87	106 / 89	104 / 124
Median Days on Market / YTD	49 / 35	40 / 42	48 / 45	44 / 44	57 / 62
Average Days on Market (Cum.) / YTD	140 / 120	126 / 123	112 / 117	126 / 140	149 / 182
Median Days on Market (Cum.) / YTD	65 / 44	47 / 54	55 / 54	81 / 62	75 / 91

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
October 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	8 / 161	20 / 162	4 / 131	13 / 125	4 / 115
Sales / YTD	7 / 47	2 / 29	1 / 40	3 / 23	3 / 20
Sales to New Listings Ratio / YTD	88% / 29%	10% / 18%	25% / 31%	23% / 18%	75% / 17%
Sales Volume	22,967,190	2,520,000	530,000	1,184,000	6,680,000
Sales Volume YTD	103,385,191	34,051,000	64,456,030	21,545,158	16,948,000
Average Sale Price	3,281,027	1,260,000	530,000	394,667	2,226,667
Average Sale Price YTD	2,199,685	1,174,172	1,611,401	936,746	847,400
Median Sale Price	380,000	1,260,000	530,000	430,000	2,725,000
Median Sale Price YTD	750,000	700,000	730,000	430,000	465,000
Sale to List Price Ratio / YTD	101% / 94%	87% / 90%	97% / 94%	86% / 82%	80% / 89%
Average Days on Market / YTD	302 / 177	373 / 188	49 / 184	249 / 243	693 / 332
Median Days on Market / YTD	89 / 103	373 / 111	49 / 96	320 / 92	617 / 217
Average Days on Market (Cum.) / YTD	378 / 277	373 / 294	49 / 316	363 / 454	693 / 335
Median Days on Market (Cum.) / YTD	89 / 137	373 / 117	49 / 164	353 / 137	617 / 217

Investment

New Listings / YTD	30 / 311	33 / 352	29 / 306	26 / 240	14 / 236
Sales / YTD	8 / 105	13 / 110	6 / 108	8 / 84	12 / 58
Sales to New Listings Ratio / YTD	27% / 34%	39% / 31%	21% / 35%	31% / 35%	86% / 25%
Sales Volume	4,997,612	14,746,800	2,713,345	9,711,000	7,971,000
Sales Volume YTD	92,696,110	87,990,585	94,827,393	70,571,353	38,333,041
Average Sale Price	624,702	1,134,369	452,224	1,213,875	664,250
Average Sale Price YTD	882,820	799,914	878,031	840,135	660,915
Median Sale Price	595,000	670,000	499,950	603,000	467,500
Median Sale Price YTD	499,900	483,500	547,500	460,000	405,000
Sale to List Price Ratio / YTD	86% / 99%	93% / 90%	82% / 96%	104% / 88%	92% / 80%
Average Days on Market / YTD	72 / 177	121 / 155	213 / 182	89 / 175	198 / 160
Median Days on Market / YTD	57 / 111	88 / 114	95 / 129	77 / 124	97 / 110
Average Days on Market (Cum.) / YTD	127 / 251	149 / 208	356 / 246	124 / 231	214 / 204
Median Days on Market (Cum.) / YTD	70 / 149	91 / 149	95 / 155	77 / 137	97 / 119

Multi Family

New Listings / YTD	12 / 109	11 / 128	5 / 113	10 / 103	8 / 76
Sales / YTD	5 / 50	7 / 33	2 / 29	4 / 51	2 / 13
Sales to New Listings Ratio / YTD	42% / 46%	64% / 26%	40% / 26%	40% / 50%	25% / 17%
Sales Volume	6,893,627	7,294,000	1,615,000	5,792,500	1,720,000
Sales Volume YTD	73,527,627	40,786,106	38,732,500	69,300,750	21,304,200
Average Sale Price	1,378,725	1,042,000	807,500	1,448,125	860,000
Average Sale Price YTD	1,470,553	1,235,943	1,335,603	1,358,838	1,638,785
Median Sale Price	1,548,627	980,000	807,500	1,389,750	860,000
Median Sale Price YTD	1,199,500	1,055,000	1,375,000	1,240,000	1,150,000
Sale to List Price Ratio / YTD	96% / 94%	93% / 93%	83% / 92%	91% / 92%	93% / 92%
Average Days on Market / YTD	188 / 127	136 / 159	76 / 90	177 / 179	178 / 202
Median Days on Market / YTD	194 / 90	147 / 129	76 / 64	123 / 125	178 / 115
Average Days on Market (Cum.) / YTD	206 / 181	211 / 206	76 / 110	262 / 216	178 / 267
Median Days on Market (Cum.) / YTD	194 / 115	158 / 149	76 / 78	263 / 132	178 / 115

Hotel/Motel

New Listings / YTD	0 / 2	0 / 3	0 / 1	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

October 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	34 / 287	33 / 250	23 / 227	15 / 122	7 / 146
Sales / YTD	9 / 72	6 / 54	3 / 46	4 / 28	5 / 38
Sales to New Listings Ratio / YTD	26% / 25%	18% / 22%	13% / 20%	27% / 23%	71% / 26%
Sales Volume	994,703	707,500	772,500	535,500	392,500
Sales Volume YTD	14,046,703	15,943,700	11,808,300	5,575,068	6,625,300
Average Sale Price	110,523	117,917	257,500	133,875	78,500
Average Sale Price YTD	195,093	295,254	256,702	199,110	174,350
Median Sale Price	120,000	118,000	192,500	142,750	55,000
Median Sale Price YTD	126,628	153,750	179,500	125,000	86,750
Sale to List Price Ratio / YTD	82% / 84%	84% / 84%	74% / 83%	88% / 108%	92% / 82%
Average Days on Market / YTD	120 / 121	243 / 143	128 / 152	141 / 158	83 / 120
Median Days on Market / YTD	94 / 106	224 / 113	138 / 136	127 / 146	78 / 102
Average Days on Market (Cum.) / YTD	146 / 135	243 / 169	128 / 160	141 / 178	115 / 166
Median Days on Market (Cum.) / YTD	103 / 112	224 / 116	138 / 136	127 / 146	78 / 127
Lease					
New Listings / YTD	27 / 263	31 / 272	30 / 246	17 / 205	17 / 222
Sales / YTD	10 / 99	8 / 89	4 / 68	5 / 63	4 / 48
Sales to New Listings Ratio / YTD	37% / 38%	26% / 33%	13% / 28%	29% / 31%	24% / 22%
Sales Volume	4,533,072	2,219,178	194,190	550,751	215,738
Sales Volume YTD	38,927,123	21,061,586	8,955,665	10,515,842	12,700,459
Average Sale Price	453,307	277,397	48,548	110,150	53,935
Average Sale Price YTD	393,203	236,647	131,701	166,918	264,593
Median Sale Price	242,466	190,782	25,800	105,600	55,862
Median Sale Price YTD	139,536	102,154	92,752	105,750	113,000
Average Days on Market / YTD	196 / 199	149 / 184	264 / 204	185 / 214	22 / 172
Median Days on Market / YTD	155 / 115	105 / 109	220 / 107	164 / 135	17 / 149
Average Days on Market (Cum.) / YTD	196 / 222	155 / 209	376 / 230	185 / 221	22 / 176
Median Days on Market (Cum.) / YTD	155 / 134	123 / 130	329 / 133	164 / 145	17 / 149
Farms					
New Listings / YTD	9 / 123	5 / 118	9 / 119	12 / 123	6 / 118
Sales / YTD	10 / 62	6 / 48	3 / 46	9 / 67	8 / 42
Sales to New Listings Ratio / YTD	111% / 50%	120% / 41%	33% / 39%	75% / 54%	133% / 36%
Sales Volume	14,400,360	4,585,600	2,830,000	8,058,000	5,265,000
Sales Volume YTD	57,033,204	40,541,095	39,819,580	45,884,592	28,380,900
Average Sale Price	1,440,036	764,267	943,333	895,333	658,125
Average Sale Price YTD	919,890	844,606	865,643	684,845	675,736
Median Sale Price	957,500	717,500	800,000	849,000	507,500
Median Sale Price YTD	780,000	682,500	766,750	630,000	455,000
Sale to List Price Ratio / YTD	95% / 94%	92% / 91%	93% / 94%	95% / 93%	91% / 93%
Average Days on Market / YTD	154 / 126	73 / 155	123 / 76	81 / 126	64 / 176
Median Days on Market / YTD	70 / 57	72 / 69	106 / 58	45 / 86	58 / 68
Average Days on Market (Cum.) / YTD	242 / 179	88 / 209	123 / 120	83 / 173	150 / 260
Median Days on Market (Cum.) / YTD	115 / 70	72 / 90	106 / 66	45 / 93	87 / 81
Total Commercial²					
New Listings / YTD	121 / 1,262	133 / 1,287	100 / 1,146	93 / 921	56 / 919
Sales / YTD	49 / 437	42 / 364	19 / 337	33 / 317	34 / 219
Sales to New Listings Ratio / YTD	40% / 35%	32% / 28%	19% / 29%	35% / 34%	61% / 24%
Sales Volume	54,786,564	32,073,078	8,655,035	25,831,751	22,244,238
Sales Volume YTD	380,593,958	240,501,072	258,599,468	224,142,763	124,291,900
Average Sale Price	1,118,093	763,645	455,528	782,780	654,242
Average Sale Price YTD	870,924	660,717	767,357	707,075	567,543
Median Sale Price	565,000	592,514	420,000	430,000	397,500
Median Sale Price YTD	450,000	382,500	450,000	460,000	344,000
Sale to List Price Ratio / YTD	91% / 94%	91% / 89%	84% / 93%	95% / 92%	91% / 86%
Average Days on Market / YTD	168 / 159	151 / 164	173 / 160	133 / 176	171 / 177
Median Days on Market / YTD	94 / 98	119 / 108	104 / 96	92 / 116	94 / 107
Average Days on Market (Cum.) / YTD	212 / 209	176 / 209	241 / 211	163 / 225	202 / 218
Median Days on Market (Cum.) / YTD	135 / 115	138 / 133	104 / 126	125 / 133	97 / 116

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

October 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)	901 (45)	8,664 (2,713)
	July	6,910 (2,314)	892 (42)	8,497 (2,435)
	August	6,723 (2,238)	876 (38)	8,279 (2,363)
	September	6,489 (2,051)	861 (36)	7,998 (2,160)
	October	6,208 (1,797)	868 (42)	7,670 (1,911)
	November	5,444 (1,621)	817 (39)	6,804 (1,725)
	December	4,626 (1,217)	707 (40)	5,797 (1,296)
2024	January	4,542 (1,433)	720 (25)	5,703 (1,518)
	February	4,766 (1,961)	750 (30)	5,971 (2,063)
	March	5,250 (2,458)	707 (51)	6,447 (2,602)
	April	5,393 (3,106)	749 (44)	6,685 (3,235)
	May	5,745 (3,206)	772 (48)	7,090 (3,358)
	June	5,863 (2,835)	755 (58)	7,216 (2,958)
	July	5,792 (2,932)	786 (44)	7,171 (3,070)
	August	5,702 (2,579)	785 (41)	7,047 (2,714)
	September	5,612 (2,253)	798 (47)	6,945 (2,384)
	October	5,119 (2,489)	789 (49)	6,405 (2,617)

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
October 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	142	45	3,978	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	1,455	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	3,106	160	44	4,157	3,235
	May	4,219	3,206	147	48	4,564	3,358
	June	3,622	2,835	114	58	3,882	2,958
	July	3,644	2,932	139	44	3,936	3,070
	August	3,369	2,579	114	41	3,624	2,714
	September	3,121	2,253	121	47	3,384	2,384
	October	2,935	2,489	121	49	3,172	2,617
	Total	33,109	25,252	1,262	437	35,867	26,519

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
October 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	530,727	406,752	294,926	201,282	431,706
	May	546,539	414,043	294,742	206,813	441,261
	June	539,194	422,520	290,146	211,780	438,823
	July	551,781	406,943	292,072	204,378	440,160
	August	545,746	415,047	291,256	204,171	435,260
	September	552,707	413,252	293,347	199,686	440,593
	October	552,954	407,006	307,854	191,413	440,089

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
October 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)	901 (45)	5,160 (1,750)	561 (24)
	July	6,910 (2,314)	892 (42)	5,081 (1,586)	550 (28)
	August	6,723 (2,238)	876 (38)	4,858 (1,594)	547 (23)
	September	6,489 (2,051)	861 (36)	4,679 (1,430)	535 (23)
	October	6,208 (1,797)	868 (42)	4,392 (1,290)	534 (28)
	November	5,444 (1,621)	817 (39)	3,867 (1,176)	501 (22)
	December	4,626 (1,217)	707 (40)	3,205 (878)	425 (21)
2024	January	4,542 (1,433)	720 (25)	3,097 (1,053)	444 (10)
	February	4,766 (1,961)	750 (30)	3,229 (1,401)	460 (17)
	March	5,250 (2,458)	707 (51)	3,633 (1,728)	437 (32)
	April	5,393 (3,106)	749 (44)	3,747 (2,144)	458 (32)
	May	5,745 (3,206)	772 (48)	4,116 (2,141)	455 (26)
	June	5,863 (2,835)	755 (58)	4,233 (1,932)	456 (33)
	July	5,792 (2,932)	786 (44)	4,250 (2,011)	480 (24)
	August	5,702 (2,579)	785 (41)	4,203 (1,773)	482 (18)
	September	5,612 (2,253)	798 (47)	4,122 (1,541)	488 (19)
	October	5,119 (2,489)	789 (49)	3,761 (1,745)	494 (27)

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

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

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

5 Year Residential Activity (Part 1)

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City of Edmonton

October 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,163 / 12,446	1,025 / 12,114	1,059 / 14,179	1,025 / 12,823	1,089 / 10,535
Sales / YTD	925 / 9,238	690 / 7,440	588 / 8,738	741 / 8,816	745 / 6,038
Sales to New Listings Ratio / YTD	80% / 74%	67% / 61%	56% / 62%	72% / 69%	68% / 57%
Sales Volume	507,852,897	328,601,272	276,028,807	344,093,695	334,777,013
Sales Volume YTD	4,861,017,090	3,605,341,940	4,334,909,356	4,142,699,041	2,643,285,232
Average Sale Price	549,030	476,234	469,437	464,364	449,365
Average Sale Price YTD	526,198	484,589	496,099	469,907	437,775
Median Sale Price	497,498	438,950	422,900	420,000	394,900
Median Sale Price YTD	481,700	442,000	455,000	422,000	394,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	38 / 36	41 / 45	45 / 34	42 / 36	48 / 53
Median Days on Market / YTD	23 / 21	31 / 29	35 / 21	29 / 21	32 / 35
Average Days on Market (Cum.) / YTD	56 / 55	66 / 70	67 / 47	58 / 51	79 / 84
Median Days on Market (Cum.) / YTD	31 / 25	40 / 40	49 / 23	37 / 24	43 / 47
Semi-detached					
New Listings / YTD	223 / 2,186	166 / 2,035	152 / 2,632	180 / 2,453	181 / 2,059
Sales / YTD	172 / 1,796	130 / 1,463	105 / 1,908	163 / 1,691	112 / 1,137
Sales to New Listings Ratio / YTD	77% / 82%	78% / 72%	69% / 72%	91% / 69%	62% / 55%
Sales Volume	70,552,210	51,963,334	38,828,400	60,182,705	38,210,244
Sales Volume YTD	739,867,014	553,385,698	728,161,634	598,105,424	382,276,557
Average Sale Price	410,187	399,718	369,794	369,219	341,163
Average Sale Price YTD	411,953	378,254	381,636	353,699	336,215
Median Sale Price	406,750	383,000	372,500	340,000	325,000
Median Sale Price YTD	406,500	372,900	375,000	340,000	325,400
Sale to List Price Ratio / YTD	100% / 100%	98% / 98%	97% / 99%	98% / 98%	98% / 97%
Average Days on Market / YTD	31 / 31	44 / 40	53 / 34	42 / 41	46 / 58
Median Days on Market / YTD	22 / 20	28 / 28	42 / 22	27 / 25	29 / 42
Average Days on Market (Cum.) / YTD	37 / 41	52 / 56	61 / 44	62 / 56	68 / 92
Median Days on Market (Cum.) / YTD	23 / 21	30 / 32	51 / 24	40 / 29	38 / 58
Row/Townhouse					
New Listings / YTD	267 / 3,242	248 / 2,830	239 / 3,327	258 / 3,318	255 / 2,392
Sales / YTD	284 / 2,792	216 / 2,133	179 / 2,250	157 / 1,912	136 / 1,181
Sales to New Listings Ratio / YTD	106% / 86%	87% / 75%	75% / 68%	61% / 58%	53% / 49%
Sales Volume	84,608,524	55,852,950	45,838,587	37,344,044	33,051,279
Sales Volume YTD	793,162,013	538,632,195	581,533,644	467,799,526	278,490,088
Average Sale Price	297,917	258,578	256,081	237,860	243,024
Average Sale Price YTD	284,084	252,523	258,459	244,665	235,809
Median Sale Price	298,250	258,000	248,500	242,000	241,250
Median Sale Price YTD	285,000	250,000	255,000	246,000	234,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 97%	96% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	35 / 32	41 / 45	52 / 45	50 / 51	65 / 64
Median Days on Market / YTD	23 / 20	29 / 30	40 / 31	36 / 34	50 / 49
Average Days on Market (Cum.) / YTD	44 / 40	51 / 64	67 / 64	67 / 72	84 / 98
Median Days on Market (Cum.) / YTD	25 / 20	31 / 35	48 / 35	50 / 43	57 / 64

5 Year Residential Activity (Part 2)

City of Edmonton

October 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	480 / 5,646	435 / 5,075	416 / 5,514	437 / 5,674	461 / 4,310
Sales / YTD	364 / 3,643	254 / 2,640	155 / 2,389	212 / 2,060	146 / 1,435
Sales to New Listings Ratio / YTD	76% / 65%	58% / 52%	37% / 43%	49% / 36%	32% / 33%
Sales Volume	68,450,520	51,289,169	27,262,598	41,823,844	29,568,661
Sales Volume YTD	712,939,071	492,093,836	464,393,175	419,001,006	283,489,384
Average Sale Price	188,051	201,926	175,888	197,282	202,525
Average Sale Price YTD	195,701	186,399	194,388	203,399	197,554
Median Sale Price	181,125	165,500	161,000	161,000	175,000
Median Sale Price YTD	184,500	170,000	175,000	182,700	175,000
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	95% / 96%	95% / 95%	95% / 94%
Average Days on Market / YTD	45 / 47	63 / 59	58 / 60	71 / 61	59 / 70
Median Days on Market / YTD	34 / 31	46 / 43	49 / 45	53 / 45	43 / 53
Average Days on Market (Cum.) / YTD	67 / 70	91 / 98	93 / 99	109 / 100	100 / 113
Median Days on Market (Cum.) / YTD	45 / 38	59 / 58	74 / 60	74 / 64	64 / 77
Total Residential¹					
New Listings / YTD	2,133 / 23,520	1,874 / 22,054	1,866 / 25,652	1,900 / 24,268	1,986 / 19,296
Sales / YTD	1,745 / 17,469	1,290 / 13,676	1,027 / 15,285	1,273 / 14,479	1,139 / 9,791
Sales to New Listings Ratio / YTD	82% / 74%	69% / 62%	55% / 60%	67% / 60%	57% / 51%
Sales Volume	731,464,151	487,706,725	387,958,392	483,444,288	435,607,197
Sales Volume YTD	7,106,985,188	5,189,453,669	6,108,997,809	5,627,604,997	3,587,541,261
Average Sale Price	419,177	378,067	377,759	379,768	382,447
Average Sale Price YTD	406,834	379,457	399,673	388,674	366,412
Median Sale Price	400,000	350,000	358,000	352,500	355,000
Median Sale Price YTD	390,000	359,000	378,000	362,000	344,500
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	97% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	38 / 37	46 / 47	49 / 39	48 / 42	51 / 57
Median Days on Market / YTD	25 / 22	32 / 32	39 / 25	33 / 26	35 / 40
Average Days on Market (Cum.) / YTD	55 / 54	67 / 73	71 / 57	68 / 61	81 / 91
Median Days on Market (Cum.) / YTD	31 / 26	40 / 41	52 / 29	45 / 31	47 / 55
Other²					
New Listings / YTD	63 / 755	78 / 791	60 / 735	64 / 732	43 / 573
Sales / YTD	35 / 414	40 / 330	22 / 387	29 / 361	21 / 223
Sales to New Listings Ratio / YTD	56% / 55%	51% / 42%	37% / 53%	45% / 49%	49% / 39%
Sales Volume	14,224,950	13,554,600	6,387,923	9,690,050	3,494,000
Sales Volume YTD	179,702,519	102,092,731	122,969,058	123,791,960	51,289,460
Average Sale Price	406,427	338,865	290,360	334,140	166,381
Average Sale Price YTD	434,064	309,372	317,750	342,914	229,998
Median Sale Price	235,000	242,750	155,000	357,500	155,000
Median Sale Price YTD	339,900	213,000	240,000	284,500	167,000
Sale to List Price Ratio / YTD	96% / 97%	93% / 94%	92% / 95%	96% / 95%	90% / 92%
Average Days on Market / YTD	53 / 51	68 / 63	56 / 61	110 / 74	93 / 95
Median Days on Market / YTD	46 / 29	40 / 41	35 / 38	41 / 41	33 / 47
Average Days on Market (Cum.) / YTD	81 / 91	141 / 107	85 / 83	128 / 110	100 / 138
Median Days on Market (Cum.) / YTD	65 / 34	55 / 52	56 / 44	105 / 56	37 / 78

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

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

City of Edmonton

October 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	3 / 80	7 / 88	2 / 78	7 / 64	3 / 72
Sales / YTD	5 / 26	1 / 17	0 / 24	1 / 10	2 / 11
Sales to New Listings Ratio / YTD	167% / 33%	14% / 19%	0% / 31%	14% / 16%	67% / 15%
Sales Volume	22,287,190	345,000	0	740,000	2,880,000
Sales Volume YTD	76,358,191	10,791,000	43,969,130	5,775,000	9,746,000
Average Sale Price	4,457,438	345,000	0	740,000	1,440,000
Average Sale Price YTD	2,936,854	634,765	1,832,047	577,500	886,000
Median Sale Price	3,500,000	345,000	0	740,000	1,440,000
Median Sale Price YTD	1,097,501	355,000	907,500	512,500	525,000
Sale to List Price Ratio / YTD	101% / 97%	87% / 90%	0% / 95%	79% / 82%	88% / 89%
Average Days on Market / YTD	241 / 223	270 / 170	0 / 177	417 / 102	732 / 404
Median Days on Market / YTD	89 / 151	270 / 106	0 / 111	417 / 63	732 / 352
Average Days on Market (Cum.) / YTD	347 / 344	270 / 239	0 / 277	417 / 132	732 / 409
Median Days on Market (Cum.) / YTD	89 / 211	270 / 117	0 / 153	417 / 68	732 / 352
Investment					
New Listings / YTD	27 / 222	23 / 237	20 / 184	17 / 139	7 / 143
Sales / YTD	5 / 63	7 / 75	2 / 62	7 / 52	7 / 37
Sales to New Listings Ratio / YTD	19% / 28%	30% / 32%	10% / 34%	41% / 37%	100% / 26%
Sales Volume	3,177,712	7,360,000	995,000	6,861,000	3,623,000
Sales Volume YTD	51,267,110	63,720,485	65,968,168	40,634,078	25,034,831
Average Sale Price	635,542	1,051,429	497,500	980,143	517,571
Average Sale Price YTD	813,764	849,606	1,064,003	781,598	676,617
Median Sale Price	565,000	630,000	497,500	525,000	400,000
Median Sale Price YTD	500,000	498,000	532,500	460,000	400,000
Sale to List Price Ratio / YTD	79% / 93%	94% / 90%	93% / 93%	106% / 88%	93% / 83%
Average Days on Market / YTD	82 / 124	97 / 148	60 / 166	81 / 165	138 / 134
Median Days on Market / YTD	62 / 79	84 / 107	60 / 125	74 / 123	94 / 99
Average Days on Market (Cum.) / YTD	111 / 181	117 / 205	60 / 192	81 / 185	138 / 176
Median Days on Market (Cum.) / YTD	62 / 119	84 / 138	60 / 132	74 / 137	94 / 106
Multi Family					
New Listings / YTD	11 / 102	11 / 116	5 / 103	9 / 92	7 / 65
Sales / YTD	5 / 45	6 / 29	1 / 24	3 / 44	1 / 12
Sales to New Listings Ratio / YTD	45% / 44%	55% / 25%	20% / 23%	33% / 48%	14% / 18%
Sales Volume	6,893,627	7,164,000	1,375,000	4,330,500	620,000
Sales Volume YTD	60,411,127	37,981,106	32,967,500	60,448,750	20,204,200
Average Sale Price	1,378,725	1,194,000	1,375,000	1,443,500	620,000
Average Sale Price YTD	1,342,469	1,309,693	1,373,646	1,373,835	1,683,683
Median Sale Price	1,548,627	989,500	1,375,000	1,317,500	620,000
Median Sale Price YTD	1,225,000	1,080,000	1,385,000	1,232,500	1,191,000
Sale to List Price Ratio / YTD	96% / 93%	95% / 93%	69% / 93%	95% / 93%	94% / 92%
Average Days on Market / YTD	188 / 126	137 / 127	104 / 79	112 / 180	115 / 199
Median Days on Market / YTD	194 / 94	148 / 106	104 / 58	92 / 119	115 / 110
Average Days on Market (Cum.) / YTD	206 / 186	194 / 173	104 / 104	225 / 223	115 / 269
Median Days on Market (Cum.) / YTD	194 / 137	153 / 147	104 / 81	153 / 137	115 / 110
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 1	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

October 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	27 / 225	23 / 187	16 / 158	7 / 78	4 / 107
Sales / YTD	7 / 52	6 / 39	2 / 30	3 / 20	3 / 22
Sales to New Listings Ratio / YTD	26% / 23%	26% / 21%	13% / 19%	43% / 26%	75% / 21%
Sales Volume	854,703	707,500	372,500	398,000	137,500
Sales Volume YTD	9,114,203	9,848,200	7,657,300	3,542,068	2,625,800
Average Sale Price	122,100	117,917	186,250	132,667	45,833
Average Sale Price YTD	175,273	252,518	255,243	177,103	119,355
Median Sale Price	120,448	118,000	186,250	148,000	55,000
Median Sale Price YTD	120,224	140,000	180,000	84,500	77,000
Sale to List Price Ratio / YTD	81% / 84%	84% / 83%	69% / 83%	87% / 117%	99% / 83%
Average Days on Market / YTD	128 / 115	243 / 147	106 / 151	105 / 170	111 / 136
Median Days on Market / YTD	94 / 104	224 / 102	106 / 105	91 / 146	109 / 127
Average Days on Market (Cum.) / YTD	162 / 130	243 / 152	106 / 164	105 / 170	164 / 176
Median Days on Market (Cum.) / YTD	157 / 106	224 / 102	106 / 105	91 / 146	145 / 147
Lease					
New Listings / YTD	22 / 166	21 / 172	22 / 142	7 / 105	9 / 131
Sales / YTD	5 / 49	7 / 48	0 / 28	2 / 26	1 / 27
Sales to New Listings Ratio / YTD	23% / 30%	33% / 28%	0% / 20%	29% / 25%	11% / 21%
Sales Volume	3,615,102	1,297,010	0	167,526	14
Sales Volume YTD	22,145,088	15,802,826	3,496,384	6,086,204	8,767,261
Average Sale Price	723,020	185,287	0	83,763	14
Average Sale Price YTD	451,941	329,226	124,871	234,085	324,713
Median Sale Price	498,104	189,563	0	83,763	14
Median Sale Price YTD	123,970	132,255	107,447	122,400	163,875
Average Days on Market / YTD	196 / 195	115 / 175	0 / 163	270 / 222	51 / 172
Median Days on Market / YTD	135 / 107	86 / 132	0 / 89	270 / 125	51 / 159
Average Days on Market (Cum.) / YTD	196 / 200	122 / 188	0 / 192	270 / 233	51 / 172
Median Days on Market (Cum.) / YTD	135 / 135	122 / 135	0 / 130	270 / 148	51 / 159
Farms					
New Listings / YTD	0 / 8	2 / 9	0 / 4	0 / 3	0 / 11
Sales / YTD	0 / 1	1 / 1	0 / 1	1 / 3	1 / 4
Sales to New Listings Ratio / YTD	0% / 13%	50% / 11%	0% / 25%	0% / 100%	0% / 36%
Sales Volume	0	1,400,000	0	835,000	550,000
Sales Volume YTD	700,000	1,400,000	2,200,000	3,383,000	3,759,600
Average Sale Price	0	1,400,000	0	835,000	550,000
Average Sale Price YTD	700,000	1,400,000	2,200,000	1,127,667	939,900
Median Sale Price	0	1,400,000	0	835,000	550,000
Median Sale Price YTD	700,000	1,400,000	2,200,000	1,100,000	826,300
Sale to List Price Ratio / YTD	0% / 93%	93% / 93%	0% / 92%	98% / 86%	87% / 91%
Average Days on Market / YTD	0 / 71	86 / 86	0 / 83	17 / 181	61 / 117
Median Days on Market / YTD	0 / 71	86 / 86	0 / 83	17 / 183	61 / 103
Average Days on Market (Cum.) / YTD	0 / 71	178 / 178	0 / 213	17 / 345	61 / 148
Median Days on Market (Cum.) / YTD	0 / 71	178 / 178	0 / 213	17 / 343	61 / 160
Total Commercial¹					
New Listings / YTD	91 / 809	87 / 810	65 / 672	47 / 483	30 / 532
Sales / YTD	27 / 238	28 / 209	5 / 169	17 / 155	15 / 113
Sales to New Listings Ratio / YTD	30% / 29%	32% / 26%	8% / 25%	36% / 32%	50% / 21%
Sales Volume	36,828,334	18,273,510	2,742,500	13,332,026	7,810,514
Sales Volume YTD	220,973,719	139,543,617	156,258,482	119,878,100	70,137,692
Average Sale Price	1,364,012	652,625	548,500	784,237	520,701
Average Sale Price YTD	928,461	667,673	924,606	773,407	620,688
Median Sale Price	520,000	452,500	420,000	525,000	395,000
Median Sale Price YTD	442,500	380,000	450,000	525,000	339,000
Sale to List Price Ratio / YTD	89% / 91%	91% / 89%	79% / 91%	97% / 94%	93% / 86%
Average Days on Market / YTD	164 / 147	147 / 153	87 / 152	129 / 175	199 / 176
Median Days on Market / YTD	103 / 97	119 / 107	96 / 104	90 / 123	96 / 119
Average Days on Market (Cum.) / YTD	201 / 191	169 / 189	87 / 187	149 / 202	210 / 206
Median Days on Market (Cum.) / YTD	138 / 119	127 / 131	96 / 121	90 / 137	96 / 135

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

October 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	59	46	30	558	437	462
	Average	514,661	435,315	428,616	500,615	452,730	467,365
	Median	475,000	409,950	375,500	456,674	418,000	416,500
North Central	Sales	183	138	118	1,904	1,522	1,844
	Average	451,062	403,220	401,558	447,127	410,197	423,900
	Median	437,000	376,250	375,100	430,000	390,000	404,750
Northeast	Sales	39	45	37	532	451	514
	Average	392,379	377,958	343,873	404,411	352,471	364,894
	Median	355,000	345,000	324,500	382,000	327,000	335,000
Central	Sales	29	33	22	399	295	359
	Average	301,231	250,135	257,382	310,586	280,672	297,985
	Median	310,000	230,000	253,750	293,000	257,500	270,000
West	Sales	89	73	63	826	690	810
	Average	636,190	502,904	520,806	611,516	543,938	566,576
	Median	515,000	435,000	410,000	485,250	439,651	455,000
Southwest	Sales	123	83	72	1,093	988	1,162
	Average	688,094	601,925	595,735	646,327	604,335	608,898
	Median	588,500	540,000	525,750	565,000	527,750	536,750
Southeast	Sales	160	123	122	1,602	1,298	1,513
	Average	495,674	434,042	417,491	485,605	439,617	448,879
	Median	469,000	394,000	385,000	452,000	407,000	420,000
Anthony Henday	Sales	244	149	122	2,328	1,761	2,073
	Average	619,257	587,993	566,134	601,843	567,121	577,097
	Median	576,021	532,500	512,500	555,000	520,000	533,000
City of Edmonton Total	Sales	925	690	588	9,238	7,440	8,738
	Average	549,030	476,234	469,437	526,198	484,589	496,099
	Median	497,498	438,950	422,900	481,700	442,000	455,000
Semi-detached							
Northwest	Sales	6	5	6	121	85	113
	Average	411,492	408,860	487,500	428,191	392,497	408,540
	Median	389,600	449,900	500,000	422,500	402,000	395,000
North Central	Sales	29	21	18	303	233	327
	Average	359,407	302,816	305,389	358,076	320,180	330,008
	Median	369,900	292,000	309,000	374,200	317,000	340,000
Northeast	Sales	9	3	2	74	53	55
	Average	335,611	n/a	n/a	312,305	271,295	290,063
	Median	330,000	n/a	n/a	306,500	249,500	281,000
Central	Sales	7	4	1	77	42	47
	Average	454,029	n/a	n/a	367,834	357,885	360,076
	Median	450,000	n/a	n/a	338,000	317,500	343,500
West	Sales	2	6	5	49	56	54
	Average	n/a	479,917	356,500	413,551	385,893	353,123
	Median	n/a	472,500	265,000	360,000	337,950	324,250
Southwest	Sales	17	17	12	152	137	191
	Average	428,768	476,458	359,750	457,879	459,752	423,696
	Median	364,000	343,000	329,750	401,500	390,000	370,000
Southeast	Sales	36	22	15	345	270	317
	Average	404,936	376,745	350,672	425,967	364,614	388,225
	Median	411,000	383,500	315,000	409,000	350,750	371,000
Anthony Henday	Sales	66	52	46	675	587	804
	Average	437,803	420,908	395,388	431,563	396,882	395,703
	Median	433,750	422,500	391,150	424,900	388,000	388,125
City of Edmonton Total	Sales	172	130	105	1,796	1,463	1,908
	Average	410,187	399,718	369,794	411,953	378,254	381,636
	Median	406,750	383,000	372,500	406,500	372,900	375,000

n/a = insufficient data

October 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	13	7	4	104	74	49
	Average	379,049	335,100	n/a	371,127	313,223	366,289
	Median	390,000	356,000	n/a	372,000	322,250	349,000
North Central	Sales	50	36	38	511	397	453
	Average	272,954	229,044	231,070	254,465	226,725	237,089
	Median	273,500	222,950	200,500	249,000	213,500	239,900
Northeast	Sales	22	22	8	246	209	169
	Average	205,666	197,762	178,238	203,225	174,270	171,633
	Median	192,450	185,950	165,000	194,900	165,000	160,500
Central	Sales	6	1	3	49	24	32
	Average	330,667	n/a	n/a	351,839	357,225	362,650
	Median	290,000	n/a	n/a	312,500	347,500	344,000
West	Sales	25	24	19	259	201	220
	Average	258,418	233,287	175,889	226,884	211,722	214,189
	Median	235,000	197,000	157,500	215,000	190,000	185,000
Southwest	Sales	34	26	20	351	266	298
	Average	290,968	250,167	225,537	288,127	257,314	261,956
	Median	255,000	225,099	223,750	285,000	250,250	250,000
Southeast	Sales	63	28	22	465	341	349
	Average	278,277	213,225	196,724	259,825	223,085	221,066
	Median	268,000	201,200	188,000	241,500	199,900	201,500
Anthony Henday	Sales	71	72	65	807	621	680
	Average	361,124	314,102	320,592	342,733	311,392	313,583
	Median	357,000	317,633	320,786	335,900	305,230	307,694
City of Edmonton Total	Sales	284	216	179	2,792	2,133	2,250
	Average	297,917	258,578	256,081	284,084	252,523	258,459
	Median	298,250	258,000	248,500	285,000	250,000	255,000
Apartment Condominium							
Northwest	Sales	4	8	4	100	85	76
	Average	n/a	129,519	n/a	143,512	137,822	155,458
	Median	n/a	106,250	n/a	134,400	120,000	107,000
North Central	Sales	48	27	15	443	307	293
	Average	194,530	167,389	177,867	180,032	160,101	170,527
	Median	185,000	157,500	177,000	180,000	162,000	165,000
Northeast	Sales	36	18	11	266	137	136
	Average	139,801	133,883	107,682	135,069	122,377	131,352
	Median	137,250	136,250	95,000	136,000	121,000	138,000
Central	Sales	84	49	38	812	582	519
	Average	188,360	313,974	143,339	207,810	207,343	211,690
	Median	152,400	139,000	120,000	175,750	166,250	176,500
West	Sales	27	18	8	266	217	166
	Average	175,291	164,033	153,875	177,703	163,129	160,582
	Median	174,900	154,250	149,500	160,750	149,000	154,000
Southwest	Sales	45	37	33	690	500	471
	Average	191,036	202,467	238,348	220,921	214,771	228,989
	Median	189,750	187,000	185,000	200,000	195,450	196,200
Southeast	Sales	39	42	9	369	298	262
	Average	195,997	159,570	142,389	184,911	172,259	177,718
	Median	210,000	162,500	115,000	180,000	169,250	170,500
Anthony Henday	Sales	81	55	37	697	514	466
	Average	205,650	196,237	188,924	209,796	193,912	201,309
	Median	193,800	189,950	185,000	202,000	182,675	184,000
City of Edmonton Total	Sales	364	254	155	3,643	2,640	2,389
	Average	188,051	201,926	175,888	195,701	186,399	194,388
	Median	181,125	165,500	161,000	184,500	170,000	175,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
October 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	91	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	918	252	
2024	January	1,519	1,053	81	10	
	February	1,914	1,401	75	17	
	March	2,490	1,728	69	32	
	April	2,641	2,144	102	32	
	May	2,966	2,141	81	26	
	June	2,578	1,932	82	33	
	July	2,635	2,011	87	24	
	August	2,429	1,773	69	18	
	September	2,215	1,541	72	19	
	October	2,133	1,745	91	27	
		Total	23,520	17,469	809	238

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

October 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	544,256	426,229	281,817	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,715	404,764	285,505	200,616	414,764
	August	527,308	415,027	286,956	200,914	404,052
	September	538,157	415,574	283,667	195,240	410,909
	October	549,030	410,187	297,917	188,051	419,177

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

October 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,287	2,039	1,991	2,011	2,059
Sales	1,807	1,358	1,054	1,319	1,175
Sales Volume	782,517,435	519,534,835	397,088,815	506,466,364	446,911,711
Edmonton City Year to Date					
New Listings	25,084	23,655	27,059	25,483	20,401
Sales	18,121	14,215	15,841	14,995	10,127
Sales Volume	7,507,661,426	5,431,090,017	6,388,225,349	5,871,275,057	3,708,968,413
Edmonton City Month End Active Inventory					
Residential	3,761	4,392	5,331	5,363	5,244
Commercial	494	534	488	369	393
TOTAL	4,469	5,184	6,076	6,003	5,890
<hr/>					
Greater Edmonton Area Monthly					
New Listings	3,172	2,942	2,817	2,892	2,906
Sales	2,617	1,911	1,574	2,030	1,842
Sales Volume	1,173,464,925	764,614,914	619,633,647	806,479,058	734,134,872
Greater Edmonton Area Year to Date					
New Listings	35,867	34,027	38,353	37,148	30,501
Sales	26,519	20,867	23,561	23,385	15,816
Sales Volume	11,578,515,864	8,354,673,995	9,863,411,052	9,478,005,616	5,982,352,937
Greater Edmonton Area Month End Active Inventory					
Residential	5,119	6,208	7,169	7,084	7,421
Commercial	789	868	846	711	737
TOTAL	6,405	7,670	8,651	8,506	8,879
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Total Board Monthly					
New Listings	3,680	3,315	3,243	3,340	3,339
Sales	2,949	2,194	1,821	2,335	2,120
Sales Volume	1,450,501,105	845,724,283	691,109,986	891,477,749	807,557,744
Total Board Year to Date					
New Listings	41,643	39,513	44,374	43,202	35,792
Sales	29,724	23,834	26,766	27,124	18,183
Sales Volume	12,760,762,159	9,208,445,370	10,813,757,002	10,529,964,016	6,566,780,877

**Total Board
October 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	2,023 / 22,926	1,790 / 22,183	1,845 / 25,537	1,856 / 24,471	1,917 / 20,901
Sales / YTD	1,644 / 17,022	1,248 / 13,940	1,107 / 16,328	1,446 / 17,430	1,436 / 11,871
Sales to New Listings Ratio / YTD	81% / 74%	70% / 63%	60% / 64%	78% / 71%	75% / 57%
Sales Volume	861,323,928	568,644,631	501,704,345	641,246,601	623,702,753
Sales Volume YTD	8,669,472,211	6,497,568,921	7,797,584,916	7,839,514,938	4,940,371,979
Semi-detached					
New Listings / YTD	314 / 3,346	251 / 3,101	239 / 3,799	266 / 3,726	265 / 3,100
Sales / YTD	284 / 2,839	204 / 2,258	168 / 2,818	239 / 2,657	183 / 1,790
Sales to New Listings Ratio / YTD	90% / 85%	81% / 73%	70% / 74%	90% / 71%	69% / 58%
Sales Volume	113,935,110	77,682,182	61,609,325	84,836,737	62,099,190
Sales Volume YTD	1,145,360,329	835,568,265	1,046,127,587	918,016,120	591,202,459
Row/Townhouse					
New Listings / YTD	360 / 4,260	394 / 3,744	308 / 4,209	331 / 4,199	317 / 3,070
Sales / YTD	372 / 3,660	272 / 2,737	213 / 2,854	202 / 2,455	173 / 1,552
Sales to New Listings Ratio / YTD	103% / 86%	69% / 73%	69% / 68%	61% / 58%	55% / 51%
Sales Volume	114,038,879	69,686,018	55,294,478	48,819,744	43,290,252
Sales Volume YTD	1,061,249,271	699,800,700	738,866,303	608,352,664	369,469,233
Apartment Condominium					
New Listings / YTD	546 / 6,376	495 / 5,861	475 / 6,286	499 / 6,424	526 / 4,914
Sales / YTD	420 / 4,195	294 / 3,141	189 / 2,852	257 / 2,452	172 / 1,656
Sales to New Listings Ratio / YTD	77% / 66%	59% / 54%	40% / 45%	52% / 38%	33% / 34%
Sales Volume	80,380,445	59,668,568	35,344,648	51,343,144	35,226,861
Sales Volume YTD	836,459,051	604,258,419	566,397,506	505,909,887	329,689,884
Total Residential¹					
New Listings / YTD	3,243 / 36,908	2,930 / 34,889	2,867 / 39,831	2,952 / 38,820	3,025 / 31,985
Sales / YTD	2,720 / 27,716	2,018 / 22,076	1,677 / 24,852	2,144 / 24,994	1,964 / 16,869
Sales to New Listings Ratio / YTD	84% / 75%	69% / 63%	58% / 62%	73% / 64%	65% / 53%
Sales Volume	1,169,678,362	775,681,399	653,952,796	826,246,226	764,319,056
Sales Volume YTD	11,712,540,862	8,637,196,305	10,148,976,312	9,871,793,609	6,230,733,555
Other²					
New Listings / YTD	231 / 2,802	204 / 2,703	206 / 2,801	242 / 2,953	204 / 2,372
Sales / YTD	150 / 1,359	107 / 1,194	108 / 1,392	131 / 1,597	109 / 957
Sales to New Listings Ratio / YTD	65% / 49%	52% / 44%	52% / 50%	54% / 54%	53% / 40%
Sales Volume	35,240,700	26,117,888	19,359,273	28,334,902	14,401,450
Sales Volume YTD	376,412,783	248,452,497	308,722,857	341,882,811	158,660,594

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
October 2024**

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	27 / 307	32 / 282	19 / 261	22 / 201	10 / 192
Sales / YTD	9 / 75	4 / 51	3 / 62	5 / 40	3 / 33
Sales to New Listings Ratio / YTD	33% / 24%	13% / 18%	16% / 24%	23% / 20%	30% / 17%
Sales Volume	23,352,190	3,110,000	710,000	1,744,000	6,680,000
Sales Volume YTD	106,803,158	38,974,900	74,620,584	24,417,658	20,357,600
Investment					
New Listings / YTD	48 / 472	50 / 508	39 / 428	38 / 349	31 / 349
Sales / YTD	17 / 152	23 / 161	7 / 145	11 / 128	16 / 87
Sales to New Listings Ratio / YTD	35% / 32%	46% / 32%	18% / 34%	29% / 37%	52% / 25%
Sales Volume	186,710,612	17,814,818	2,750,845	10,913,000	11,155,500
Sales Volume YTD	294,818,130	105,778,353	111,236,893	94,170,195	48,850,041
Multi Family					
New Listings / YTD	14 / 131	12 / 157	9 / 153	13 / 132	11 / 92
Sales / YTD	5 / 61	8 / 40	4 / 39	4 / 57	2 / 15
Sales to New Listings Ratio / YTD	36% / 47%	67% / 25%	44% / 25%	31% / 43%	18% / 16%
Sales Volume	6,893,627	7,433,500	5,720,000	5,792,500	1,720,000
Sales Volume YTD	88,437,627	45,043,106	47,835,000	73,388,250	23,344,200
Hotel/Motel					
New Listings / YTD	1 / 11	1 / 14	2 / 8	2 / 8	2 / 8
Sales / YTD	0 / 3	1 / 1	1 / 3	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 27%	100% / 7%	50% / 38%	0% / 0%	0% / 0%
Sales Volume	0	215,000	408,000	0	0
Sales Volume YTD	2,270,000	215,000	1,041,000	0	0
Business					
New Listings / YTD	49 / 410	36 / 356	41 / 317	22 / 175	13 / 214
Sales / YTD	12 / 93	10 / 77	4 / 54	4 / 39	5 / 51
Sales to New Listings Ratio / YTD	24% / 23%	28% / 22%	10% / 17%	18% / 22%	38% / 24%
Sales Volume	1,574,703	2,652,500	1,322,500	535,500	392,500
Sales Volume YTD	24,189,203	24,565,600	15,614,800	13,050,568	11,749,300
Lease					
New Listings / YTD	39 / 306	35 / 317	34 / 278	22 / 245	22 / 265
Sales / YTD	11 / 108	9 / 103	5 / 76	6 / 75	4 / 51
Sales to New Listings Ratio / YTD	28% / 35%	26% / 32%	15% / 27%	27% / 31%	18% / 19%
Sales Volume	6,055,551	2,302,678	226,772	647,771	215,738
Sales Volume YTD	42,249,294	23,120,314	9,681,118	11,731,292	12,775,987
Farms					
New Listings / YTD	26 / 285	14 / 275	26 / 292	27 / 313	21 / 307
Sales / YTD	25 / 152	14 / 126	12 / 140	30 / 190	17 / 116
Sales to New Listings Ratio / YTD	96% / 53%	100% / 46%	46% / 48%	111% / 61%	81% / 38%
Sales Volume	20,995,360	10,396,500	6,659,800	17,263,850	8,673,500
Sales Volume YTD	111,452,102	83,847,295	95,464,938	97,019,632	59,894,600
Total Commercial¹					
New Listings / YTD	206 / 1,933	181 / 1,921	170 / 1,742	146 / 1,429	110 / 1,435
Sales / YTD	79 / 649	69 / 564	36 / 522	60 / 533	47 / 357
Sales to New Listings Ratio / YTD	38% / 34%	38% / 29%	21% / 30%	41% / 37%	43% / 25%
Sales Volume	245,582,043	43,924,996	17,797,917	36,896,621	28,837,238
Sales Volume YTD	671,808,514	322,796,568	356,057,833	316,287,596	177,386,728

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

October 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead						
Sales	14	3	5	62	60	61
Sales Volume	3,328,500	n/a	1,142,900	14,654,952	14,242,776	14,503,701
Average Price	237,750	n/a	228,580	236,370	237,380	237,766
Median Price	196,000	n/a	189,900	218,500	232,000	226,000
Beaumont						
Sales	48	30	20	467	360	414
Sales Volume	24,614,414	14,529,750	10,315,650	244,090,302	178,036,231	206,499,659
Average Price	512,800	484,325	515,783	522,677	494,545	498,791
Median Price	475,500	467,000	536,250	510,000	471,950	498,950
Bonnyville						
Sales	21	16	16	215	202	211
Sales Volume	6,323,077	4,564,000	6,309,300	77,682,659	64,950,050	76,223,407
Average Price	301,099	285,250	394,331	361,315	321,535	361,248
Median Price	286,500	309,500	336,000	333,000	300,000	330,000
Cold Lake						
Sales	15	27	17	300	335	308
Sales Volume	4,681,125	9,647,091	5,675,860	102,479,625	111,460,464	99,835,810
Average Price	312,075	357,300	333,874	341,599	332,718	324,142
Median Price	295,000	350,000	340,000	329,000	321,000	330,000
Devon						
Sales	6	10	6	110	94	135
Sales Volume	2,338,000	3,765,021	2,155,000	44,458,990	34,576,171	45,040,349
Average Price	389,667	376,502	359,167	404,173	367,832	333,632
Median Price	409,500	345,000	321,250	392,500	349,500	325,000
Drayton Valley						
Sales	8	10	14	122	110	146
Sales Volume	2,116,400	3,320,000	3,732,277	34,664,800	31,225,099	41,040,597
Average Price	264,550	332,000	266,591	284,138	283,865	281,100
Median Price	281,450	331,500	249,000	272,500	283,500	281,250
Fort Saskatchewan						
Det. Sales	37	22	27	454	323	397
Det. Average Price	530,252	464,814	410,385	507,714	475,861	464,425
Det. Median Price	535,000	454,000	410,000	489,500	465,000	440,000
Apt. Sales	4	1	2	39	65	46
Apt. Average Price	n/a	n/a	n/a	169,436	170,069	173,791
Apt. Median Price	n/a	n/a	n/a	168,000	149,500	165,200
Total Sales Volume	28,880,862	13,425,898	14,869,188	309,001,834	207,498,410	250,401,991
Gibbons						
Sales	5	2	7	55	61	57
Sales Volume	1,803,400	n/a	1,771,900	20,017,597	19,326,040	17,000,150
Average Price	360,680	n/a	253,129	363,956	316,820	298,248
Median Price	375,000	n/a	267,500	340,000	305,500	286,000
Leduc						
Det. Sales	44	32	33	519	422	552
Det. Average Price	469,586	439,834	410,967	473,197	436,209	423,429
Det. Median Price	440,000	432,000	414,000	457,000	422,500	412,500
Apt. Sales	1	1	0	22	19	16
Apt. Average Price	n/a	n/a	n/a	191,916	195,363	220,151
Apt. Median Price	n/a	n/a	n/a	202,500	170,000	194,450
Total Sales Volume	27,941,200	20,097,110	16,135,424	322,207,275	244,684,230	299,930,259

n/a = insufficient data

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

October 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville	Sales	21	16	9	229	197	254
	Sales Volume	6,825,700	4,936,900	2,806,000	85,465,931	67,437,954	91,857,436
	Average Price	325,033	308,556	311,778	373,214	342,325	361,643
	Median Price	342,500	315,000	340,000	385,000	345,000	349,000
Sherwood Park	Det. Sales	93	65	60	844	677	767
	Det. Average Price	564,086	491,544	506,255	545,988	508,982	510,300
	Det. Median Price	540,150	493,000	459,000	517,000	480,000	478,000
	Apt. Sales	12	12	10	143	120	114
	Apt. Average Price	250,244	265,925	273,300	279,541	255,115	248,238
	Apt. Median Price	257,500	302,000	277,500	275,000	268,750	242,000
	Total Sales Volume	70,588,116	42,167,485	40,876,991	635,119,706	456,854,839	502,082,704
Spruce Grove	Det. Sales	52	34	37	674	496	566
	Det. Average Price	512,139	432,866	442,027	489,900	458,402	451,879
	Det. Median Price	515,000	436,500	405,000	470,000	445,000	432,000
	Apt. Sales	7	5	2	77	56	37
	Apt. Average Price	186,214	215,400	n/a	190,623	186,472	184,527
	Apt. Median Price	170,000	171,000	n/a	174,000	176,000	165,000
	Total Sales Volume	41,755,274	23,713,806	22,093,150	475,498,563	324,094,426	340,109,531
St. Albert	Det. Sales	77	53	54	879	671	853
	Det. Average Price	551,036	500,238	528,168	574,959	535,811	540,967
	Det. Median Price	515,000	474,000	462,700	530,000	490,000	505,000
	Apt. Sales	13	12	12	117	137	122
	Apt. Average Price	264,546	205,963	283,375	264,941	287,517	260,621
	Apt. Median Price	193,500	178,750	217,000	229,900	213,900	219,500
	Total Sales Volume	56,355,732	35,102,346	38,576,994	657,999,575	485,986,913	570,993,347
St. Paul	Sales	16	12	10	142	138	131
	Sales Volume	2,691,500	2,311,700	1,373,400	32,634,850	32,477,300	30,751,465
	Average Price	168,219	192,642	137,340	229,823	235,343	234,744
	Median Price	172,250	209,000	127,250	215,000	214,500	215,000
Stony Plain	Sales	51	27	25	434	329	431
	Sales Volume	17,705,900	8,136,050	8,570,450	166,430,468	117,860,949	160,893,366
	Average Price	347,175	301,335	342,818	383,480	358,240	373,302
	Median Price	355,000	290,000	320,000	389,999	355,000	360,000
Vegreville	Sales	7	10	5	97	91	96
	Sales Volume	2,082,150	1,672,000	996,000	21,843,050	20,109,400	23,203,000
	Average Price	297,450	167,200	199,200	225,186	220,982	241,698
	Median Price	305,000	160,000	200,000	225,000	200,000	225,000
Westlock	Sales	5	6	2	73	73	83
	Sales Volume	1,196,500	1,583,100	n/a	18,080,100	18,060,350	19,366,600
	Average Price	239,300	263,850	n/a	247,673	247,402	233,333
	Median Price	220,000	298,000	n/a	239,000	239,000	227,000
Wetaskiwin	Sales	17	18	10	195	165	192
	Sales Volume	4,918,900	4,234,010	2,485,000	51,151,233	38,436,743	49,215,450
	Average Price	289,347	235,223	248,500	262,314	232,950	256,330
	Median Price	305,000	186,000	252,500	252,000	227,500	239,900

n/a = insufficient data

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

October 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	3	0	2	9	2	6
	Sales Volume	n/a	n/a	n/a	3,530,000	n/a	3,499,400
Bonnyville M.D.	Sales	3	3	3	19	27	24
	Sales Volume	n/a	n/a	n/a	10,698,947	9,727,480	8,484,972
Lac la Biche County	Sales	0	0	0	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	2	0	4	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	2	1	36	18	26
	Sales Volume	n/a	n/a	n/a	46,254,933	21,880,595	27,878,000
Parkland County	Sales	1	3	1	13	14	9
	Sales Volume	n/a	n/a	n/a	7,586,300	12,212,080	7,190,500
Smoky Lake County	Sales	6	0	0	15	5	6
	Sales Volume	1,745,000	n/a	n/a	5,419,000	1,170,000	1,301,000
St. Paul County	Sales	3	3	0	17	24	13
	Sales Volume	n/a	n/a	n/a	5,084,240	6,542,909	5,819,500
Strathcona County	Sales	3	0	0	14	12	6
	Sales Volume	n/a	n/a	n/a	13,584,204	12,718,000	4,881,000
Sturgeon County	Sales	2	1	2	8	11	9
	Sales Volume	n/a	n/a	n/a	7,560,000	9,915,500	6,005,080
Thorhild County	Sales	0	0	0	4	7	6
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,485,000
Two Hills County	Sales	0	0	0	3	6	1
	Sales Volume	n/a	n/a	n/a	n/a	1,012,900	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.

October 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	10	4	8	81	81	72
	Sales Volume	2,268,000	n/a	2,305,800	19,896,500	21,574,150	22,304,775
Bonnyville M.D.	Sales	31	21	22	277	268	266
	Sales Volume	8,838,577	5,809,000	7,331,882	95,396,606	81,204,030	88,096,279
Lac la Biche County	Sales	0	1	0	8	8	13
	Sales Volume	n/a	n/a	n/a	2,168,200	3,259,000	4,976,000
Lac Ste. Anne County	Sales	4	5	5	44	33	50
	Sales Volume	n/a	909,500	848,900	9,555,200	6,056,050	7,530,750
Leduc County	Sales	13	23	9	225	162	223
	Sales Volume	7,036,900	12,688,200	4,797,000	169,730,819	96,563,805	135,949,915
Parkland County	Sales	60	50	40	556	486	586
	Sales Volume	36,523,449	31,544,015	20,100,250	329,202,951	267,757,504	301,837,735
Smoky Lake County	Sales	21	12	5	78	68	67
	Sales Volume	5,985,400	2,597,500	795,000	21,462,050	13,496,300	12,865,300
St. Paul County	Sales	22	16	15	209	191	184
	Sales Volume	3,340,000	2,741,700	1,773,400	44,279,240	43,852,849	45,676,565
Strathcona County	Sales	45	22	25	340	270	341
	Sales Volume	33,728,063	14,354,980	15,080,000	256,500,699	191,695,721	258,511,141
Sturgeon County	Sales	24	13	25	243	189	231
	Sales Volume	16,234,150	7,890,650	15,753,700	177,388,976	118,838,882	159,490,226
Thorhild County	Sales	5	4	1	63	59	61
	Sales Volume	1,207,000	n/a	n/a	13,915,800	11,987,330	15,614,928
Two Hills County	Sales	3	6	7	51	49	47
	Sales Volume	n/a	272,500	1,960,000	9,921,350	7,334,900	9,299,800
Vermilion River County	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data