

Media Release

Low inventory sets stage for continued seller's market.

Edmonton, January 3, 2025: There were a total of 1,428 residential unit sales in the Greater Edmonton Area (GEA) real estate market during December 2024, a 25.4% decrease from November 2024 and 17.2% higher than December 2023. New residential listings amounted to 1,367, down 33.3% from November 2024 and 7.3% from December 2023. Overall inventory in the GEA decreased 22.5% month-over-month and 24.6% year-over-year.

The total number of Detached unit sales was 826, a decrease of 27.2% over the previous month but still 18.8% higher than the previous year. Semi-detached sales decreased 15.8% month-over-month while remaining 18.7% higher year-over-year, coming in at 165 units sold. Row/Townhouse unit sales decreased 22.9% compared to November 2024 and recorded 13.1% more sales than December 2023. Apartment Condominium unit sales are still 15.1% higher than the previous year but slowed 27.1% since November 2024.

Total residential average prices came in at \$435,549, reporting no change from the previous month, but reflected an overall increase of 12.2% compared to December 2023. Detached homes averaged \$540,232, with no change from November 2024, and coming in 10.6% higher than the previous year. Semi-detached units sold for an average of \$408,823, increasing 1.6% from the previous month and up 12.3% year-over-year. Row/townhouse prices were up 1.4% from November 2024 and were 12.3% higher than December 2023 with an average selling price of \$292,640. Apartment Condominium average prices rose 1.8% from November 2024 to \$203,920, ending the month of December 19.8% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$403,900, increasing 0.4% from November 2024 and up 7.8% from December 2023.

"It's no surprise that we saw a decrease in the number of total residential new listings and unit sales month-over-month," says REALTORS® Association of Edmonton 2024 Board Chair Melanie Boles. "Despite this typical cooling off period of the market, we're still feeling encouraged about the year ahead as average prices and unit sales were still ahead from this time last year."

Detached homes averaged 44 days on the market, an increase of three days from November 2024. Semi-detached homes increased by one day to 33 days on the market, while row/townhouses increased two days to 38. Apartment condominiums averaged 57 days on market, an increase of nine days. Overall, all residential listings averaged 44 days on the market, with a four-day month-over-month increase and an eight-day decrease in comparison to December 2023.

Melanie Boles, Associate Broker, 2024 Board Chair

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

MLS® System Activity (for all-residential sales in GEA ¹)	December 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$540,232	0.0%	10.6%
Detached median ³ selling price – month	\$497,700	-0.5%	13.1%
Semi-detached average selling price – month	\$408,823	1.6%	12.3%
Semi-detached median selling price – month	\$410,500	2.3%	14.0%
Row/Townhouse average selling price – month	\$292,640	1.4%	12.3%
Row/Townhouse median selling price – month	\$291,750	0.6%	13.1%
Apartment Condominium average selling price	\$203,920	1.8%	19.8%
Apartment Condominium median selling price	\$192,000	5.2%	12.9%
All-residential ⁴ average selling price	\$435,549	0.0%	12.2%
All-residential median selling price	\$421,500	1.5%	16.4%
# residential listings this month	1,367	-33.3%	-7.3%
# residential sales this month	1,428	-25.4%	17.2%
# residential inventory at month end	3,491	-22.5%	-24.6%
# Total ⁵ MLS® System sales this month	1,686	-26.8%	15.5%
\$ Value Total residential sales this month	\$657,708,187	-26.5%	31.0%
\$ Value of total MLS® System sales – month	\$720,813,832	-29.8%	24.3%
\$ Value of total MLS® System sales - YTD	\$14,499,148,412	5.2%	37.8%

1 Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

2 Average: The total value of sales in a category divided by the number of properties sold

3 Median: The middle figure in an ordered list of all sales prices

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

5 Includes residential, rural and commercial sales

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	December 2024	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$475,500	0.6%	9.7%
Apartment benchmark price	\$194,600	0.3%	9.3%
Townhouse benchmark price	\$268,400	-0.4%	12.6%
Composite benchmark price	\$403,900	0.4%	7.8%

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

MLS® Rental Listing Activity (Monthly ⁸)	December 2024	
Total Rented Listings	25	
Active Rentals	56	
	December 2024	YTD Average
Average Days on Market	31	28
Average Price ⁹ for 1-Bedroom Units	\$ 1,239	\$1,317
Average Price for 2-Bedroom Units	\$ 1,589	\$1,812

6 Single-family Dwelling

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

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

December 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	766 / 21,329	824 / 20,753	676 / 23,459	735 / 22,338	714 / 19,141
Sales / YTD	826 / 16,711	695 / 13,418	572 / 15,373	857 / 16,816	742 / 11,885
Sales to New Listings Ratio / YTD	108% / 78%	84% / 65%	85% / 66%	117% / 75%	104% / 62%
Sales Volume	446,231,356	339,423,168	269,812,624	410,350,288	329,636,677
Sales Volume YTD	8,962,052,080	6,605,005,415	7,687,422,264	7,982,959,404	5,259,267,124
Average Sale Price	540,232	488,379	471,700	478,822	444,254
Average Sale Price YTD	536,297	492,250	500,060	474,724	442,513
Median Sale Price	497,700	440,000	428,435	427,000	411,150
Median Sale Price YTD	492,000	450,000	455,000	426,000	400,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 98%	97% / 99%	97% / 98%	97% / 97%
Average Days on Market / YTD	44 / 38	53 / 45	53 / 35	48 / 38	56 / 55
Median Days on Market / YTD	30 / 22	41 / 30	43 / 21	34 / 22	41 / 36
Average Days on Market (Cum.) / YTD	65 / 56	84 / 69	84 / 49	71 / 55	89 / 89
Median Days on Market (Cum.) / YTD	39 / 26	59 / 39	67 / 24	45 / 25	52 / 48
Semi-detached					
New Listings / YTD	136 / 3,561	153 / 3,347	118 / 3,990	152 / 3,970	130 / 3,300
Sales / YTD	165 / 3,104	139 / 2,496	98 / 2,975	153 / 2,976	150 / 2,042
Sales to New Listings Ratio / YTD	121% / 87%	91% / 75%	83% / 75%	101% / 75%	115% / 62%
Sales Volume	67,455,755	50,596,138	35,115,600	53,997,576	50,060,327
Sales Volume YTD	1,266,234,145	929,855,229	1,111,540,108	1,035,915,845	680,371,715
Average Sale Price	408,823	364,001	358,322	352,925	333,736
Average Sale Price YTD	407,936	372,538	373,627	348,090	333,189
Median Sale Price	410,500	360,000	335,000	344,000	326,200
Median Sale Price YTD	405,000	367,500	365,000	335,150	324,000
Sale to List Price Ratio / YTD	99% / 100%	98% / 98%	97% / 99%	99% / 98%	98% / 97%
Average Days on Market / YTD	33 / 32	41 / 40	48 / 35	43 / 42	58 / 59
Median Days on Market / YTD	24 / 19	26 / 27	44 / 22	30 / 27	45 / 43
Average Days on Market (Cum.) / YTD	46 / 41	54 / 56	79 / 45	59 / 56	80 / 94
Median Days on Market (Cum.) / YTD	30 / 21	35 / 31	69 / 25	42 / 32	52 / 56
Row/Townhouse					
New Listings / YTD	187 / 4,640	230 / 4,174	145 / 4,548	176 / 4,582	152 / 3,406
Sales / YTD	216 / 4,115	191 / 3,135	134 / 3,134	157 / 2,798	104 / 1,794
Sales to New Listings Ratio / YTD	116% / 89%	83% / 75%	92% / 69%	89% / 61%	68% / 53%
Sales Volume	63,210,289	49,792,370	31,807,638	37,947,154	23,102,438
Sales Volume YTD	1,196,185,870	809,275,075	807,261,436	692,156,866	426,570,306
Average Sale Price	292,640	260,693	237,370	241,702	222,139
Average Sale Price YTD	290,689	258,142	257,582	247,376	237,776
Median Sale Price	291,750	258,000	229,500	240,000	219,000
Median Sale Price YTD	292,000	255,998	252,250	245,000	236,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 98%	96% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	38 / 34	50 / 46	56 / 45	62 / 52	65 / 65
Median Days on Market / YTD	25 / 20	34 / 30	49 / 31	47 / 36	45 / 48
Average Days on Market (Cum.) / YTD	48 / 43	66 / 65	83 / 64	89 / 73	89 / 99
Median Days on Market (Cum.) / YTD	31 / 22	41 / 35	68 / 36	64 / 46	60 / 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
December 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	277 / 6,925	267 / 6,438	240 / 6,788	321 / 7,101	258 / 5,475
Sales / YTD	221 / 4,649	192 / 3,588	178 / 3,162	169 / 2,769	141 / 1,939
Sales to New Listings Ratio / YTD	80% / 67%	72% / 56%	74% / 47%	53% / 39%	55% / 35%
Sales Volume	45,066,255	32,691,070	32,000,111	33,403,072	27,486,379
Sales Volume YTD	931,043,192	681,391,681	623,877,839	569,321,499	388,750,288
Average Sale Price	203,920	170,266	179,776	197,651	194,939
Average Sale Price YTD	200,267	189,908	197,305	205,605	200,490
Median Sale Price	192,000	170,000	163,250	165,000	165,000
Median Sale Price YTD	186,000	170,000	175,000	182,500	179,032
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	94% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	57 / 47	57 / 58	81 / 62	69 / 62	61 / 69
Median Days on Market / YTD	41 / 31	40 / 42	68 / 46	51 / 46	49 / 52
Average Days on Market (Cum.) / YTD	89 / 70	89 / 94	121 / 100	115 / 100	88 / 110
Median Days on Market (Cum.) / YTD	52 / 38	59 / 57	97 / 63	84 / 65	64 / 74
Total Residential²					
New Listings / YTD	1,366 / 36,455	1,474 / 34,712	1,179 / 38,785	1,384 / 37,991	1,254 / 31,322
Sales / YTD	1,428 / 28,579	1,217 / 22,637	982 / 24,644	1,336 / 25,359	1,137 / 17,660
Sales to New Listings Ratio / YTD	105% / 78%	83% / 65%	83% / 64%	97% / 67%	91% / 56%
Sales Volume	621,963,655	472,502,746	368,735,973	535,698,090	430,285,821
Sales Volume YTD	12,355,515,287	9,025,527,400	10,230,101,647	10,280,353,614	6,754,959,433
Average Sale Price	435,549	388,252	375,495	400,972	378,440
Average Sale Price YTD	432,328	398,707	415,115	405,393	382,501
Median Sale Price	421,500	362,000	348,950	363,000	350,000
Median Sale Price YTD	414,600	375,000	389,500	374,500	355,000
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	96% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	44 / 38	52 / 47	58 / 40	52 / 43	58 / 58
Median Days on Market / YTD	30 / 22	38 / 31	49 / 25	37 / 26	43 / 40
Average Days on Market (Cum.) / YTD	64 / 55	79 / 71	90 / 57	77 / 62	87 / 93
Median Days on Market (Cum.) / YTD	38 / 27	53 / 40	71 / 29	52 / 31	54 / 54
Other³					
New Listings / YTD	45 / 1,636	71 / 1,758	76 / 1,749	60 / 1,902	86 / 1,530
Sales / YTD	53 / 955	39 / 808	31 / 914	62 / 1,044	44 / 632
Sales to New Listings Ratio / YTD	118% / 58%	55% / 46%	41% / 52%	103% / 55%	51% / 41%
Sales Volume	22,588,740	10,559,300	9,475,800	16,560,258	12,089,750
Sales Volume YTD	340,595,265	214,463,051	252,093,278	297,772,436	139,447,216
Average Sale Price	426,203	270,751	305,671	267,101	274,767
Average Sale Price YTD	356,644	265,425	275,813	285,223	220,644
Median Sale Price	260,000	211,000	245,000	154,000	242,250
Median Sale Price YTD	231,500	174,950	173,500	198,000	162,000
Sale to List Price Ratio / YTD	94% / 95%	93% / 93%	93% / 94%	92% / 125%	90% / 92%
Average Days on Market / YTD	83 / 78	74 / 80	130 / 88	86 / 89	162 / 125
Median Days on Market / YTD	56 / 38	46 / 44	75 / 48	60 / 46	72 / 62
Average Days on Market (Cum.) / YTD	137 / 123	155 / 126	212 / 120	154 / 140	270 / 189
Median Days on Market (Cum.) / YTD	57 / 46	79 / 56	78 / 58	115 / 64	153 / 95

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

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

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

5 Year Commercial Activity (Part 1)

Greater Edmonton Area¹

December 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	13 / 190	6 / 186	7 / 147	7 / 146	19 / 158
Sales / YTD	6 / 57	1 / 35	0 / 42	1 / 26	2 / 23
Sales to New Listings Ratio / YTD	46% / 30%	17% / 19%	0% / 29%	14% / 18%	11% / 15%
Sales Volume	3,370,000	1,600,000	0	585,000	151,500
Sales Volume YTD	136,940,191	40,313,000	64,954,030	23,745,158	18,174,500
Average Sale Price	561,667	1,600,000	0	585,000	75,750
Average Sale Price YTD	2,402,459	1,151,800	1,546,525	913,275	790,196
Median Sale Price	547,500	1,600,000	0	585,000	75,750
Median Sale Price YTD	790,000	700,000	702,500	512,500	430,000
Sale to List Price Ratio / YTD	93% / 93%	94% / 90%	0% / 94%	84% / 80%	85% / 89%
Average Days on Market / YTD	123 / 308	75 / 173	0 / 177	111 / 237	93 / 305
Median Days on Market / YTD	85 / 103	75 / 111	0 / 86	111 / 114	93 / 196
Average Days on Market (Cum.) / YTD	176 / 391	75 / 263	0 / 306	111 / 424	364 / 331
Median Days on Market (Cum.) / YTD	116 / 136	75 / 114	0 / 164	111 / 159	364 / 213

Investment

New Listings / YTD	13 / 358	19 / 397	26 / 358	11 / 275	13 / 269
Sales / YTD	12 / 135	7 / 128	8 / 129	12 / 102	4 / 69
Sales to New Listings Ratio / YTD	92% / 38%	37% / 32%	31% / 36%	109% / 37%	31% / 26%
Sales Volume	8,339,800	7,495,000	7,921,150	12,545,809	2,152,500
Sales Volume YTD	117,325,952	100,308,335	111,014,043	91,944,462	46,928,541
Average Sale Price	694,983	1,070,714	990,144	1,045,484	538,125
Average Sale Price YTD	869,081	783,659	860,574	901,416	680,124
Median Sale Price	415,000	375,000	692,500	635,750	525,000
Median Sale Price YTD	500,000	464,500	550,000	467,500	410,000
Sale to List Price Ratio / YTD	94% / 97%	94% / 89%	85% / 95%	88% / 88%	96% / 82%
Average Days on Market / YTD	237 / 183	227 / 159	86 / 171	85 / 168	80 / 153
Median Days on Market / YTD	191 / 119	275 / 115	88 / 126	66 / 119	87 / 110
Average Days on Market (Cum.) / YTD	258 / 248	250 / 207	86 / 227	115 / 218	240 / 200
Median Days on Market (Cum.) / YTD	219 / 160	275 / 149	88 / 135	66 / 130	164 / 121

Multi Family

New Listings / YTD	5 / 120	4 / 139	11 / 137	3 / 109	2 / 85
Sales / YTD	7 / 59	3 / 40	4 / 40	3 / 55	5 / 20
Sales to New Listings Ratio / YTD	140% / 49%	75% / 29%	36% / 29%	100% / 50%	250% / 24%
Sales Volume	8,108,999	4,320,000	2,859,850	4,020,000	4,323,900
Sales Volume YTD	84,536,626	47,646,106	54,057,350	74,811,750	31,838,100
Average Sale Price	1,158,428	1,440,000	714,963	1,340,000	864,780
Average Sale Price YTD	1,432,824	1,191,153	1,351,434	1,360,214	1,591,905
Median Sale Price	760,000	1,280,000	684,925	1,300,000	588,000
Median Sale Price YTD	1,150,000	1,011,625	1,279,000	1,300,000	1,125,000
Sale to List Price Ratio / YTD	95% / 94%	99% / 92%	94% / 93%	91% / 92%	91% / 92%
Average Days on Market / YTD	185 / 131	90 / 147	157 / 109	93 / 172	166 / 188
Median Days on Market / YTD	189 / 90	88 / 105	162 / 86	100 / 112	128 / 122
Average Days on Market (Cum.) / YTD	206 / 179	90 / 185	157 / 127	93 / 207	166 / 230
Median Days on Market (Cum.) / YTD	197 / 137	88 / 133	162 / 106	100 / 128	128 / 122

Hotel/Motel

New Listings / YTD	0 / 2	0 / 3	0 / 1	1 / 2	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)
Greater Edmonton Area¹
December 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	20 / 338	21 / 289	28 / 277	18 / 152	11 / 170
Sales / YTD	4 / 82	7 / 68	2 / 51	4 / 34	1 / 40
Sales to New Listings Ratio / YTD	20% / 24%	33% / 24%	7% / 18%	22% / 22%	9% / 24%
Sales Volume	2,806,888	2,848,500	1,067,000	228,000	475,000
Sales Volume YTD	18,027,591	23,433,200	13,899,200	5,978,068	7,206,300
Average Sale Price	701,722	406,929	533,500	57,000	475,000
Average Sale Price YTD	219,849	344,606	272,533	175,826	180,158
Median Sale Price	195,944	345,000	533,500	32,500	475,000
Median Sale Price YTD	145,000	167,500	180,000	106,500	92,500
Sale to List Price Ratio / YTD	88% / 84%	95% / 85%	97% / 85%	82% / 103%	90% / 82%
Average Days on Market / YTD	165 / 127	56 / 143	97 / 155	181 / 156	89 / 122
Median Days on Market / YTD	176 / 109	63 / 101	97 / 123	122 / 142	89 / 102
Average Days on Market (Cum.) / YTD	280 / 144	72 / 167	97 / 164	181 / 176	89 / 166
Median Days on Market (Cum.) / YTD	211 / 121	63 / 116	97 / 123	122 / 146	89 / 127
Lease					
New Listings / YTD	23 / 305	27 / 316	16 / 284	30 / 266	15 / 257
Sales / YTD	13 / 118	15 / 111	4 / 79	15 / 85	4 / 56
Sales to New Listings Ratio / YTD	57% / 39%	56% / 35%	25% / 28%	50% / 32%	27% / 22%
Sales Volume	2,904,234	2,900,005	145,044	1,991,252	298,500
Sales Volume YTD	43,282,467	33,387,758	9,680,487	13,041,215	13,630,549
Average Sale Price	223,403	193,334	36,261	132,750	74,625
Average Sale Price YTD	366,801	300,791	122,538	153,426	243,403
Median Sale Price	128,898	176,000	33,797	114,000	74,775
Median Sale Price YTD	139,688	113,280	84,150	105,750	112,375
Average Days on Market / YTD	146 / 196	134 / 190	110 / 195	280 / 230	126 / 169
Median Days on Market / YTD	97 / 124	135 / 124	105 / 104	201 / 145	120 / 146
Average Days on Market (Cum.) / YTD	190 / 221	142 / 210	110 / 218	288 / 236	231 / 180
Median Days on Market (Cum.) / YTD	190 / 142	135 / 131	105 / 130	201 / 164	160 / 149
Farms					
New Listings / YTD	3 / 138	1 / 122	2 / 125	8 / 139	9 / 134
Sales / YTD	5 / 75	6 / 57	0 / 52	5 / 79	6 / 53
Sales to New Listings Ratio / YTD	167% / 54%	600% / 47%	0% / 42%	63% / 57%	67% / 40%
Sales Volume	3,691,000	5,450,000	0	5,512,500	2,625,000
Sales Volume YTD	92,228,204	48,711,095	44,359,580	56,243,592	33,837,900
Average Sale Price	738,200	908,333	0	1,102,500	437,500
Average Sale Price YTD	1,229,709	854,581	853,069	711,944	638,451
Median Sale Price	671,000	817,500	0	1,026,000	392,500
Median Sale Price YTD	785,000	685,000	766,750	611,000	450,000
Sale to List Price Ratio / YTD	93% / 95%	92% / 91%	0% / 94%	99% / 94%	93% / 93%
Average Days on Market / YTD	79 / 229	145 / 152	0 / 79	170 / 139	117 / 164
Median Days on Market / YTD	55 / 67	94 / 84	0 / 58	210 / 84	137 / 73
Average Days on Market (Cum.) / YTD	98 / 274	191 / 202	0 / 118	261 / 197	144 / 233
Median Days on Market (Cum.) / YTD	83 / 73	143 / 97	0 / 65	218 / 93	158 / 95
Total Commercial²					
New Listings / YTD	79 / 1,460	78 / 1,454	90 / 1,334	78 / 1,091	69 / 1,079
Sales / YTD	48 / 529	39 / 442	19 / 394	40 / 382	23 / 263
Sales to New Listings Ratio / YTD	61% / 36%	50% / 30%	21% / 30%	51% / 35%	33% / 24%
Sales Volume	31,020,921	24,613,505	12,473,044	24,882,561	10,398,400
Sales Volume YTD	495,119,031	294,513,494	298,444,690	266,514,245	152,201,790
Average Sale Price	646,269	631,116	656,476	622,064	452,104
Average Sale Price YTD	935,953	666,320	757,474	697,681	578,714
Median Sale Price	366,000	345,000	445,000	288,000	382,500
Median Sale Price YTD	450,000	377,500	451,500	428,000	351,000
Sale to List Price Ratio / YTD	93% / 93%	94% / 89%	90% / 93%	90% / 91%	92% / 87%
Average Days on Market / YTD	164 / 190	133 / 164	103 / 156	180 / 180	125 / 170
Median Days on Market / YTD	147 / 105	77 / 109	101 / 101	115 / 117	112 / 110
Average Days on Market (Cum.) / YTD	202 / 236	150 / 203	103 / 200	203 / 226	201 / 211
Median Days on Market (Cum.) / YTD	191 / 126	103 / 131	101 / 122	125 / 133	158 / 124

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

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

December 2024

Year	Month	Residential ²	Commercial ³	Total
2020	January	6,492 (799)	738 (15)	7,878 (855)
	February	7,073 (1,067)	748 (28)	8,486 (1,141)
	March	7,512 (1,198)	750 (21)	8,949 (1,249)
	April	7,487 (764)	741 (10)	8,957 (796)
	May	8,055 (1,188)	755 (12)	9,583 (1,240)
	June	8,359 (2,115)	769 (34)	9,884 (2,216)
	July	8,353 (2,288)	798 (21)	9,925 (2,380)
	August	8,112 (1,956)	784 (22)	9,681 (2,056)
	September	7,801 (1,933)	790 (22)	9,341 (2,041)
	October	7,422 (1,750)	737 (34)	8,880 (1,842)
	November	6,554 (1,465)	748 (21)	7,952 (1,535)
	December	5,244 (1,137)	658 (23)	6,472 (1,204)
2021	January	5,533 (1,214)	693 (27)	6,817 (1,299)
	February	5,929 (1,635)	721 (22)	7,265 (1,719)
	March	6,790 (2,503)	731 (40)	8,151 (2,654)
	April	7,547 (2,958)	745 (30)	8,974 (3,110)
	May	8,090 (2,837)	750 (40)	9,540 (2,992)
	June	8,458 (2,801)	737 (37)	9,963 (2,932)
	July	8,394 (2,262)	742 (26)	9,905 (2,396)
	August	8,040 (2,113)	735 (24)	9,532 (2,223)
	September	7,703 (1,917)	719 (38)	9,139 (2,030)
	October	7,085 (1,919)	711 (33)	8,507 (2,030)
	November	5,975 (1,864)	724 (25)	7,364 (1,962)
	December	4,658 (1,336)	635 (40)	5,835 (1,438)
2022	January	4,614 (1,326)	657 (31)	5,809 (1,430)
	February	4,690 (2,281)	700 (42)	5,937 (2,393)
	March	5,197 (3,311)	734 (42)	6,498 (3,470)
	April	6,446 (2,932)	749 (51)	7,789 (3,121)
	May	7,547 (2,916)	763 (36)	8,943 (3,044)
	June	8,085 (2,653)	760 (36)	9,517 (2,791)
	July	8,418 (2,022)	807 (33)	9,910 (2,116)
	August	8,013 (1,848)	821 (27)	9,533 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	821 (38)	7,796 (1,359)
	December	4,959 (982)	738 (19)	6,226 (1,032)
2023	January	5,163 (980)	775 (26)	6,498 (1,048)
	February	5,609 (1,287)	790 (30)	6,981 (1,367)
	March	6,293 (1,818)	822 (27)	7,729 (1,905)
	April	6,874 (2,018)	842 (38)	8,351 (2,130)
	May	7,055 (2,708)	889 (40)	8,576 (2,835)
	June	7,075 (2,588)	901 (45)	8,665 (2,713)
	July	6,915 (2,314)	892 (42)	8,501 (2,435)
	August	6,728 (2,238)	876 (38)	8,283 (2,363)
	September	6,490 (2,051)	861 (36)	7,998 (2,160)
	October	6,208 (1,797)	868 (42)	7,669 (1,911)
	November	5,446 (1,621)	817 (39)	6,805 (1,725)
	December	4,628 (1,217)	707 (39)	5,798 (1,295)
2024	January	4,545 (1,433)	720 (25)	5,706 (1,518)
	February	4,773 (1,961)	750 (30)	5,977 (2,063)
	March	5,253 (2,458)	707 (51)	6,449 (2,602)
	April	5,402 (3,106)	749 (44)	6,694 (3,235)
	May	5,749 (3,206)	772 (48)	7,094 (3,358)
	June	5,863 (2,835)	754 (58)	7,215 (2,958)
	July	5,796 (2,930)	786 (44)	7,175 (3,068)
	August	5,704 (2,577)	786 (41)	7,050 (2,712)
	September	5,614 (2,251)	800 (45)	6,951 (2,379)
	October	5,076 (2,480)	792 (49)	6,367 (2,608)
	November	4,439 (1,914)	796 (46)	5,694 (2,033)
	December	3,491 (1,428)	695 (48)	4,552 (1,529)

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

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

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

**Summary of Properties Listed and Sold
Greater Edmonton Area¹
December 2024**

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,265	799	94	15	2,483	855
	February	2,557	1,067	100	28	2,778	1,141
	March	2,799	1,198	97	21	3,026	1,249
	April	1,877	764	65	10	2,072	796
	May	3,069	1,188	96	12	3,304	1,240
	June	3,695	2,115	124	34	3,965	2,216
	July	3,270	2,288	105	21	3,539	2,380
	August	2,912	1,956	82	22	3,141	2,056
	September	3,029	1,933	101	22	3,289	2,041
	October	2,741	1,750	55	34	2,905	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,254	1,137	69	23	1,409	1,204
	Total	31,322	17,660	1,079	263	33,931	18,555
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,662	1,635	86	22	2,883	1,719
	March	4,127	2,503	118	40	4,449	2,654
	April	4,445	2,958	105	30	4,768	3,110
	May	4,267	2,837	92	40	4,564	2,992
	June	4,251	2,801	85	37	4,555	2,932
	July	3,433	2,262	88	26	3,695	2,396
	August	3,177	2,113	75	24	3,407	2,223
	September	3,094	1,917	82	38	3,299	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,384	1,336	78	40	1,522	1,438
	Total	37,991	25,359	1,091	382	40,984	26,785
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,959	2,281	122	42	3,204	2,393
	March	4,299	3,311	118	42	4,603	3,470
	April	4,707	2,932	115	51	5,035	3,121
	May	4,713	2,916	107	36	5,006	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,632	2,022	133	33	3,906	2,116
	August	3,171	1,848	118	27	3,436	1,938
	September	3,115	1,601	121	20	3,371	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,179	982	90	19	1,345	1,032
	Total	38,785	24,644	1,334	394	41,868	25,952
2023	January	2,244	980	129	26	2,513	1,048
	February	2,524	1,287	117	30	2,767	1,367
	March	3,299	1,818	144	27	3,605	1,905
	April	3,429	2,018	141	38	3,725	2,130
	May	3,843	2,708	148	40	4,198	2,835
	June	3,615	2,588	142	45	3,974	2,713
	July	3,287	2,314	118	42	3,562	2,435
	August	3,220	2,238	98	38	3,471	2,363
	September	3,008	2,051	117	36	3,265	2,160
	October	2,685	1,797	133	42	2,941	1,911
	November	2,084	1,621	89	39	2,280	1,725
	December	1,474	1,217	78	39	1,623	1,295
	Total	34,712	22,637	1,454	442	37,924	23,887
2024	January	2,162	1,433	120	25	2,395	1,518
	February	2,716	1,961	121	30	2,965	2,063
	March	3,510	2,458	105	51	3,789	2,602
	April	3,818	3,106	160	44	4,164	3,235
	May	4,214	3,206	147	48	4,559	3,358
	June	3,618	2,835	114	58	3,878	2,958
	July	3,646	2,930	139	44	3,938	3,068
	August	3,367	2,577	115	41	3,623	2,712
	September	3,120	2,251	121	45	3,384	2,379
	October	2,876	2,480	120	49	3,110	2,608
	November	2,042	1,914	119	46	2,256	2,033
	December	1,366	1,428	79	48	1,490	1,529
	Total	36,455	28,579	1,460	529	39,551	30,063

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

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

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

Residential Average Sale Price by Type
Greater Edmonton Area¹
December 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	551,755	406,962	292,072	204,378	440,121
	August	545,706	415,047	291,256	204,373	435,318
	September	552,902	412,491	293,347	199,686	440,585
	October	553,288	407,236	307,854	192,478	440,863
	November	540,100	402,446	288,722	200,266	435,431
	December	540,232	408,823	292,640	203,920	435,549
	YTD Average	536,297	407,936	290,689	200,267	432,328

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

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

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
December 2024

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2020	January	6,492 (799)	738 (15)	4,330 (557)	399 (9)
	February	7,073 (1,067)	748 (28)	4,715 (718)	406 (15)
	March	7,512 (1,198)	750 (21)	5,013 (793)	409 (11)
	April	7,487 (764)	741 (10)	4,979 (507)	393 (6)
	May	8,055 (1,188)	755 (12)	5,351 (760)	404 (7)
	June	8,359 (2,115)	769 (34)	5,640 (1,341)	411 (17)
	July	8,353 (2,288)	798 (21)	5,664 (1,486)	420 (11)
	August	8,112 (1,956)	784 (22)	5,600 (1,230)	412 (13)
	September	7,801 (1,933)	790 (22)	5,405 (1,260)	418 (9)
	October	7,422 (1,750)	737 (34)	5,245 (1,139)	393 (15)
	November	6,554 (1,465)	748 (21)	4,697 (992)	396 (12)
	December	5,244 (1,137)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,929 (1,635)	721 (22)	4,250 (1,047)	376 (15)
	March	6,790 (2,503)	731 (40)	4,880 (1,596)	368 (17)
	April	7,547 (2,958)	745 (30)	5,491 (1,883)	363 (14)
	May	8,090 (2,837)	750 (40)	5,945 (1,863)	369 (14)
	June	8,458 (2,801)	737 (37)	6,235 (1,856)	363 (18)
	July	8,394 (2,262)	742 (26)	6,209 (1,493)	365 (17)
	August	8,040 (2,113)	735 (24)	5,979 (1,392)	365 (11)
	September	7,703 (1,917)	719 (38)	5,779 (1,272)	373 (17)
	October	7,085 (1,919)	711 (33)	5,364 (1,273)	369 (17)
	November	5,975 (1,864)	724 (25)	4,591 (1,280)	395 (9)
	December	4,658 (1,336)	635 (40)	3,534 (938)	354 (25)
2022	January	4,614 (1,326)	657 (31)	3,511 (954)	371 (20)
	February	4,690 (2,281)	700 (42)	3,568 (1,633)	399 (25)
	March	5,197 (3,311)	734 (42)	3,937 (2,311)	419 (21)
	April	6,446 (2,932)	749 (51)	4,820 (2,017)	439 (18)
	May	7,547 (2,916)	763 (36)	5,722 (1,927)	448 (19)
	June	8,085 (2,653)	760 (36)	6,087 (1,780)	447 (17)
	July	8,418 (2,022)	807 (33)	6,307 (1,338)	470 (17)
	August	8,013 (1,848)	821 (27)	6,031 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,959 (982)	738 (19)	3,675 (695)	430 (14)
2023	January	5,163 (980)	775 (26)	3,811 (699)	456 (14)
	February	5,609 (1,287)	790 (30)	4,098 (907)	458 (21)
	March	6,293 (1,818)	822 (27)	4,502 (1,251)	486 (12)
	April	6,874 (2,018)	842 (38)	4,966 (1,369)	499 (18)
	May	7,055 (2,708)	889 (40)	5,164 (1,800)	538 (18)
	June	7,075 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,915 (2,314)	892 (42)	5,086 (1,586)	550 (28)
	August	6,728 (2,238)	876 (38)	4,862 (1,594)	547 (23)
	September	6,490 (2,051)	861 (36)	4,680 (1,430)	535 (23)
	October	6,208 (1,797)	868 (42)	4,392 (1,290)	534 (28)
	November	5,446 (1,621)	817 (39)	3,869 (1,176)	501 (22)
	December	4,628 (1,217)	707 (39)	3,206 (878)	425 (21)
2024	January	4,545 (1,433)	720 (25)	3,098 (1,053)	444 (10)
	February	4,773 (1,961)	750 (30)	3,235 (1,401)	460 (17)
	March	5,253 (2,458)	707 (51)	3,635 (1,728)	437 (32)
	April	5,402 (3,106)	749 (44)	3,754 (2,144)	458 (32)
	May	5,749 (3,206)	772 (48)	4,119 (2,141)	455 (26)
	June	5,863 (2,835)	754 (58)	4,233 (1,932)	455 (33)
	July	5,796 (2,930)	786 (44)	4,253 (2,010)	479 (24)
	August	5,704 (2,577)	786 (41)	4,206 (1,771)	481 (18)
	September	5,614 (2,251)	800 (45)	4,125 (1,539)	487 (19)
	October	5,076 (2,480)	792 (49)	3,732 (1,736)	494 (27)
	November	4,439 (1,914)	796 (46)	3,276 (1,368)	501 (26)
	December	3,491 (1,428)	695 (48)	2,548 (1,059)	449 (28)

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

December 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	513 / 13,704	550 / 13,470	471 / 15,441	484 / 14,097	474 / 11,713
Sales / YTD	572 / 10,552	464 / 8,518	364 / 9,593	556 / 10,141	462 / 7,120
Sales to New Listings Ratio / YTD	112% / 77%	84% / 63%	77% / 62%	115% / 72%	97% / 61%
Sales Volume	304,642,256	224,514,332	167,741,045	262,399,152	199,191,301
Sales Volume YTD	5,552,939,178	4,116,383,469	4,728,623,590	4,765,796,395	3,122,737,907
Average Sale Price	532,591	483,867	460,827	471,941	431,150
Average Sale Price YTD	526,245	483,257	492,924	469,953	438,587
Median Sale Price	488,000	440,000	424,251	426,000	400,000
Median Sale Price YTD	483,500	440,000	450,000	421,500	395,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 98%	96% / 99%	97% / 98%	97% / 97%
Average Days on Market / YTD	44 / 37	52 / 45	56 / 35	49 / 37	54 / 52
Median Days on Market / YTD	31 / 22	41 / 30	47 / 22	36 / 22	40 / 35
Average Days on Market (Cum.) / YTD	66 / 56	87 / 71	89 / 50	72 / 54	82 / 84
Median Days on Market (Cum.) / YTD	43 / 27	58 / 41	76 / 25	48 / 26	51 / 47
Semi-detached					
New Listings / YTD	94 / 2,428	104 / 2,285	90 / 2,864	102 / 2,723	90 / 2,271
Sales / YTD	124 / 2,053	94 / 1,673	70 / 2,075	105 / 1,965	101 / 1,343
Sales to New Listings Ratio / YTD	132% / 85%	90% / 73%	78% / 72%	103% / 72%	112% / 59%
Sales Volume	49,988,455	34,532,553	24,150,900	37,016,576	34,544,859
Sales Volume YTD	843,501,563	629,967,398	787,525,244	692,416,699	452,547,204
Average Sale Price	403,133	367,368	345,013	352,539	342,028
Average Sale Price YTD	410,863	376,550	379,530	352,375	336,967
Median Sale Price	410,000	365,000	327,750	357,500	332,400
Median Sale Price YTD	406,500	372,000	374,000	340,000	326,500
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	97% / 99%	99% / 98%	97% / 97%
Average Days on Market / YTD	33 / 31	40 / 40	45 / 35	40 / 42	59 / 58
Median Days on Market / YTD	25 / 20	25 / 28	43 / 23	32 / 27	48 / 42
Average Days on Market (Cum.) / YTD	47 / 42	54 / 56	82 / 46	61 / 58	80 / 91
Median Days on Market (Cum.) / YTD	31 / 22	31 / 32	72 / 26	46 / 32	55 / 56
Row/Townhouse					
New Listings / YTD	141 / 3,606	118 / 3,149	121 / 3,655	138 / 3,681	126 / 2,709
Sales / YTD	166 / 3,177	149 / 2,479	109 / 2,494	124 / 2,206	93 / 1,400
Sales to New Listings Ratio / YTD	118% / 88%	126% / 79%	90% / 68%	90% / 60%	74% / 52%
Sales Volume	47,801,163	38,787,330	25,552,600	30,153,614	20,924,438
Sales Volume YTD	902,236,063	630,925,298	639,063,589	540,098,119	329,821,861
Average Sale Price	287,959	260,318	234,428	243,174	224,994
Average Sale Price YTD	283,990	254,508	256,240	244,831	235,587
Median Sale Price	290,000	265,000	228,750	244,000	231,000
Median Sale Price YTD	285,000	255,000	252,750	245,700	236,000
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	96% / 97%	97% / 97%	97% / 96%
Average Days on Market / YTD	36 / 33	48 / 45	53 / 45	65 / 52	68 / 64
Median Days on Market / YTD	24 / 20	35 / 30	43 / 32	50 / 35	45 / 49
Average Days on Market (Cum.) / YTD	46 / 40	66 / 64	83 / 65	92 / 73	93 / 97
Median Days on Market (Cum.) / YTD	30 / 21	41 / 35	70 / 37	68 / 47	64 / 64

5 Year Residential Activity (Part 2)

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City of Edmonton

December 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	246 / 6,237	240 / 5,668	215 / 6,030	283 / 6,336	234 / 4,890
Sales / YTD	197 / 4,100	171 / 3,060	152 / 2,703	153 / 2,385	122 / 1,698
Sales to New Listings Ratio / YTD	80% / 66%	71% / 54%	71% / 45%	54% / 38%	52% / 35%
Sales Volume	40,144,705	28,859,170	26,389,686	27,597,985	24,004,279
Sales Volume YTD	804,004,012	562,673,098	521,686,183	478,929,358	336,486,588
Average Sale Price	203,780	168,767	173,616	180,379	196,756
Average Sale Price YTD	196,099	183,880	193,003	200,809	198,166
Median Sale Price	190,500	170,000	160,000	160,000	158,250
Median Sale Price YTD	185,000	168,000	172,500	179,000	175,000
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	94% / 95%	95% / 95%	95% / 95%
Average Days on Market / YTD	56 / 47	58 / 59	84 / 61	69 / 61	63 / 69
Median Days on Market / YTD	41 / 32	40 / 42	69 / 47	51 / 46	52 / 52
Average Days on Market (Cum.) / YTD	91 / 71	93 / 97	123 / 101	115 / 101	86 / 110
Median Days on Market (Cum.) / YTD	54 / 39	60 / 58	99 / 63	85 / 66	64 / 74
Total Residential¹					
New Listings / YTD	994 / 25,975	1,012 / 24,572	897 / 27,990	1,007 / 26,837	924 / 21,583
Sales / YTD	1,059 / 19,882	878 / 15,730	695 / 16,865	938 / 16,697	778 / 11,561
Sales to New Listings Ratio / YTD	107% / 77%	87% / 64%	77% / 60%	93% / 62%	84% / 54%
Sales Volume	442,576,579	326,693,385	243,834,231	357,167,327	278,664,877
Sales Volume YTD	8,102,680,816	5,939,949,263	6,676,898,606	6,477,240,571	4,241,593,560
Average Sale Price	417,919	372,088	350,841	380,775	358,181
Average Sale Price YTD	407,539	377,619	395,903	387,928	366,888
Median Sale Price	400,000	349,450	325,000	353,444	335,000
Median Sale Price YTD	390,000	357,000	375,000	360,000	344,000
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	96% / 98%	97% / 97%	97% / 97%
Average Days on Market / YTD	44 / 38	51 / 47	60 / 41	53 / 43	58 / 57
Median Days on Market / YTD	31 / 23	37 / 32	51 / 27	39 / 27	44 / 40
Average Days on Market (Cum.) / YTD	66 / 55	81 / 73	95 / 60	81 / 63	84 / 90
Median Days on Market (Cum.) / YTD	39 / 27	51 / 42	78 / 31	57 / 33	54 / 54
Other²					
New Listings / YTD	29 / 828	36 / 886	48 / 852	31 / 828	51 / 664
Sales / YTD	26 / 470	21 / 383	14 / 420	27 / 418	25 / 270
Sales to New Listings Ratio / YTD	90% / 57%	58% / 43%	29% / 49%	87% / 50%	49% / 41%
Sales Volume	11,577,300	6,271,500	4,536,500	8,479,958	7,935,125
Sales Volume YTD	209,204,319	123,089,182	134,307,908	143,560,168	66,611,985
Average Sale Price	445,281	298,643	324,036	314,073	317,405
Average Sale Price YTD	445,116	321,382	319,781	343,445	246,711
Median Sale Price	326,250	240,000	221,500	378,000	250,000
Median Sale Price YTD	340,000	215,500	239,950	288,250	204,613
Sale to List Price Ratio / YTD	95% / 96%	94% / 94%	91% / 94%	94% / 95%	92% / 92%
Average Days on Market / YTD	77 / 52	52 / 65	74 / 62	94 / 76	119 / 95
Median Days on Market / YTD	56 / 30	40 / 41	48 / 40	80 / 44	65 / 48
Average Days on Market (Cum.) / YTD	173 / 97	126 / 113	83 / 83	141 / 112	233 / 143
Median Days on Market (Cum.) / YTD	56 / 38	56 / 55	54 / 46	118 / 63	140 / 79

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

December 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	10 / 99	3 / 102	3 / 87	4 / 76	9 / 98
Sales / YTD	3 / 30	1 / 21	0 / 24	1 / 13	0 / 12
Sales to New Listings Ratio / YTD	30% / 30%	33% / 21%	0% / 28%	25% / 17%	0% / 12%
Sales Volume	1,680,000	1,600,000	0	585,000	0
Sales Volume YTD	78,888,191	15,833,000	43,969,130	7,975,000	10,821,000
Average Sale Price	560,000	1,600,000	0	585,000	0
Average Sale Price YTD	2,629,606	753,952	1,832,047	613,462	901,750
Median Sale Price	650,000	1,600,000	0	585,000	0
Median Sale Price YTD	820,000	550,000	907,500	585,000	662,500
Sale to List Price Ratio / YTD	97% / 97%	94% / 90%	0% / 95%	84% / 78%	0% / 89%
Average Days on Market / YTD	106 / 208	75 / 157	0 / 177	111 / 123	0 / 386
Median Days on Market / YTD	113 / 142	75 / 99	0 / 111	111 / 91	0 / 283
Average Days on Market (Cum.) / YTD	169 / 320	75 / 215	0 / 277	111 / 146	0 / 390
Median Days on Market (Cum.) / YTD	174 / 183	75 / 111	0 / 153	111 / 111	0 / 283
Investment					
New Listings / YTD	11 / 260	12 / 266	14 / 217	10 / 169	7 / 160
Sales / YTD	8 / 83	5 / 87	8 / 78	8 / 63	2 / 46
Sales to New Listings Ratio / YTD	73% / 32%	42% / 33%	57% / 36%	80% / 37%	29% / 29%
Sales Volume	5,815,800	6,830,000	7,921,150	5,765,809	1,102,500
Sales Volume YTD	69,521,960	72,218,235	80,087,318	53,955,687	32,580,331
Average Sale Price	726,975	1,366,000	990,144	720,726	551,250
Average Sale Price YTD	837,614	830,095	1,026,760	856,439	708,268
Median Sale Price	415,000	585,000	692,500	497,500	551,250
Median Sale Price YTD	520,000	469,000	547,500	465,000	400,000
Sale to List Price Ratio / YTD	91% / 91%	96% / 90%	85% / 92%	95% / 88%	96% / 85%
Average Days on Market / YTD	242 / 142	170 / 145	86 / 152	70 / 164	73 / 133
Median Days on Market / YTD	189 / 106	66 / 106	88 / 116	62 / 116	73 / 107
Average Days on Market (Cum.) / YTD	250 / 187	202 / 196	86 / 176	114 / 187	164 / 170
Median Days on Market (Cum.) / YTD	219 / 126	127 / 132	88 / 126	62 / 134	164 / 111
Multi Family					
New Listings / YTD	5 / 112	2 / 124	9 / 125	3 / 98	2 / 74
Sales / YTD	7 / 54	3 / 35	2 / 33	3 / 48	4 / 17
Sales to New Listings Ratio / YTD	140% / 48%	150% / 28%	22% / 26%	100% / 49%	200% / 23%
Sales Volume	8,108,999	4,320,000	1,266,000	4,020,000	4,098,900
Sales Volume YTD	71,420,126	44,141,106	46,698,500	65,959,750	26,973,100
Average Sale Price	1,158,428	1,440,000	633,000	1,340,000	1,024,725
Average Sale Price YTD	1,322,595	1,261,174	1,415,106	1,374,161	1,586,653
Median Sale Price	760,000	1,280,000	633,000	1,300,000	786,950
Median Sale Price YTD	1,137,500	1,055,000	1,375,000	1,270,000	1,150,000
Sale to List Price Ratio / YTD	95% / 94%	99% / 94%	94% / 93%	91% / 93%	89% / 92%
Average Days on Market / YTD	185 / 131	90 / 116	169 / 103	93 / 172	189 / 186
Median Days on Market / YTD	189 / 96	88 / 101	169 / 88	100 / 111	205 / 115
Average Days on Market (Cum.) / YTD	206 / 183	90 / 154	169 / 124	93 / 212	189 / 236
Median Days on Market (Cum.) / YTD	197 / 139	88 / 129	169 / 107	100 / 127	205 / 115
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 1	1 / 2	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

City of Edmonton

December 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	15 / 266	16 / 216	22 / 199	16 / 100	7 / 122
Sales / YTD	2 / 58	4 / 49	1 / 33	4 / 25	0 / 23
Sales to New Listings Ratio / YTD	13% / 22%	25% / 23%	5% / 17%	25% / 25%	0% / 19%
Sales Volume	321,888	948,500	147,000	228,000	0
Sales Volume YTD	10,169,091	12,322,700	8,173,200	3,890,068	2,731,800
Average Sale Price	160,944	237,125	147,000	57,000	0
Average Sale Price YTD	175,329	251,484	247,673	155,603	118,774
Median Sale Price	160,944	165,500	147,000	32,500	0
Median Sale Price YTD	122,712	160,000	180,000	79,000	80,000
Sale to List Price Ratio / YTD	89% / 84%	94% / 84%	98% / 84%	82% / 110%	0% / 83%
Average Days on Market / YTD	153 / 119	46 / 150	123 / 145	181 / 166	0 / 140
Median Days on Market / YTD	153 / 105	40 / 99	123 / 105	122 / 130	0 / 134
Average Days on Market (Cum.) / YTD	153 / 132	46 / 156	123 / 160	181 / 166	0 / 179
Median Days on Market (Cum.) / YTD	153 / 107	40 / 102	123 / 116	122 / 130	0 / 148
Lease					
New Listings / YTD	21 / 202	12 / 199	9 / 166	19 / 148	7 / 150
Sales / YTD	7 / 63	8 / 59	2 / 31	9 / 37	1 / 30
Sales to New Listings Ratio / YTD	33% / 31%	67% / 30%	22% / 19%	47% / 25%	14% / 20%
Sales Volume	2,182,922	1,387,285	77,451	1,246,499	28,800
Sales Volume YTD	25,911,120	17,751,608	3,698,449	7,447,717	9,331,141
Average Sale Price	311,846	173,411	38,726	138,500	28,800
Average Sale Price YTD	411,288	300,875	119,305	201,290	311,038
Median Sale Price	139,840	92,100	38,726	137,166	28,800
Median Sale Price YTD	138,000	129,600	103,005	117,600	180,263
Average Days on Market / YTD	170 / 194	195 / 177	58 / 152	321 / 238	42 / 170
Median Days on Market / YTD	190 / 135	156 / 135	58 / 75	258 / 119	42 / 155
Average Days on Market (Cum.) / YTD	170 / 201	209 / 189	58 / 179	321 / 246	42 / 170
Median Days on Market (Cum.) / YTD	190 / 148	210 / 139	58 / 94	258 / 145	42 / 155
Farms					
New Listings / YTD	1 / 11	0 / 10	0 / 4	0 / 3	1 / 13
Sales / YTD	0 / 1	0 / 1	0 / 1	0 / 3	0 / 4
Sales to New Listings Ratio / YTD	0% / 9%	0% / 10%	0% / 25%	0% / 100%	0% / 31%
Sales Volume	0	0	0	0	0
Sales Volume YTD	700,000	1,400,000	2,200,000	3,383,000	3,759,600
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	700,000	1,400,000	2,200,000	1,127,667	939,900
Median Sale Price	0	0	0	0	0
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%	0% / 93%	0% / 92%	0% / 86%	0% / 91%
Average Days on Market / YTD	0 / 71	0 / 86	0 / 83	0 / 181	0 / 117
Median Days on Market / YTD	0 / 71	0 / 86	0 / 83	0 / 183	0 / 103
Average Days on Market (Cum.) / YTD	0 / 71	0 / 178	0 / 213	0 / 345	0 / 148
Median Days on Market (Cum.) / YTD	0 / 71	0 / 178	0 / 213	0 / 343	0 / 160
Total Commercial¹					
New Listings / YTD	65 / 958	45 / 918	57 / 803	53 / 597	33 / 620
Sales / YTD	28 / 292	21 / 252	14 / 201	25 / 189	7 / 132
Sales to New Listings Ratio / YTD	43% / 30%	47% / 27%	25% / 25%	47% / 32%	21% / 21%
Sales Volume	19,909,609	15,085,785	9,891,601	11,845,308	5,230,200
Sales Volume YTD	259,388,488	163,666,649	185,306,597	142,611,222	86,196,972
Average Sale Price	711,057	718,371	706,543	473,812	747,171
Average Sale Price YTD	888,317	649,471	921,923	754,557	653,007
Median Sale Price	441,000	292,800	425,000	189,000	588,000
Median Sale Price YTD	447,500	350,000	460,000	490,000	349,500
Sale to List Price Ratio / YTD	93% / 91%	96% / 89%	89% / 91%	90% / 92%	91% / 86%
Average Days on Market / YTD	182 / 152	140 / 150	91 / 145	183 / 178	135 / 172
Median Days on Market / YTD	172 / 106	84 / 106	88 / 104	93 / 116	112 / 120
Average Days on Market (Cum.) / YTD	196 / 190	153 / 182	91 / 177	197 / 202	161 / 199
Median Days on Market (Cum.) / YTD	194 / 130	115 / 128	88 / 118	100 / 130	128 / 132

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

December 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	38	31	20	641	515	511
	Average	476,022	447,179	405,938	498,310	450,135	461,042
	Median	434,950	380,000	380,000	460,000	412,500	408,000
North Central	Sales	109	97	73	2,167	1,746	2,014
	Average	470,690	416,131	383,829	449,525	410,222	420,308
	Median	468,000	405,000	379,500	433,800	392,000	400,000
Northeast	Sales	47	30	15	643	527	555
	Average	431,502	307,423	329,553	406,645	350,155	364,759
	Median	410,000	309,000	300,000	385,000	325,000	335,000
Central	Sales	30	23	17	459	346	386
	Average	316,547	236,608	251,876	311,914	276,029	295,792
	Median	312,000	203,000	230,000	295,000	250,000	269,625
West	Sales	54	39	31	942	776	885
	Average	644,298	633,524	538,856	611,885	549,389	561,457
	Median	504,500	470,000	394,000	487,250	439,950	451,000
Southwest	Sales	51	48	53	1,219	1,110	1,282
	Average	662,919	559,310	532,325	647,244	599,475	602,486
	Median	578,000	512,500	488,000	568,888	525,000	535,000
Southeast	Sales	95	92	63	1,834	1,502	1,661
	Average	496,879	455,431	440,994	486,127	440,523	447,532
	Median	465,500	416,000	392,000	452,300	407,000	419,000
Anthony Henday	Sales	147	104	92	2,649	1,998	2,299
	Average	603,175	597,773	539,969	602,191	568,157	572,847
	Median	567,000	531,750	510,000	555,000	520,000	530,000
City of Edmonton Total	Sales	572	464	364	10,552	8,518	9,593
	Average	532,591	483,867	460,827	526,245	483,257	492,924
	Median	488,000	440,000	424,251	483,500	440,000	450,000
Semi-detached							
Northwest	Sales	5	6	2	132	99	120
	Average	422,100	381,833	n/a	427,978	391,426	406,296
	Median	404,000	398,000	n/a	421,250	399,900	395,000
North Central	Sales	24	15	15	356	272	356
	Average	371,663	300,933	280,267	358,691	319,284	327,166
	Median	373,500	300,000	283,000	373,200	316,250	335,000
Northeast	Sales	6	4	6	83	63	65
	Average	322,000	n/a	235,167	310,356	277,704	281,284
	Median	311,750	n/a	231,500	304,000	252,500	268,000
Central	Sales	5	3	2	85	48	52
	Average	381,580	n/a	n/a	367,267	352,303	359,184
	Median	372,500	n/a	n/a	342,500	317,500	341,750
West	Sales	4	2	1	56	64	57
	Average	n/a	n/a	n/a	408,086	377,133	350,883
	Median	n/a	n/a	n/a	351,250	337,950	321,700
Southwest	Sales	9	10	5	172	160	209
	Average	383,000	412,740	464,100	453,701	448,474	423,870
	Median	352,500	354,500	455,000	401,500	375,000	370,000
Southeast	Sales	24	17	13	393	303	337
	Average	386,912	359,774	345,077	419,704	364,785	385,751
	Median	393,750	365,000	330,000	406,500	350,000	369,000
Anthony Henday	Sales	47	37	26	776	664	879
	Average	443,218	390,646	378,412	433,640	396,902	394,482
	Median	440,000	395,000	358,000	425,000	389,995	386,000
City of Edmonton Total	Sales	124	94	70	2,053	1,673	2,075
	Average	403,133	367,368	345,013	410,863	376,550	379,530
	Median	410,000	365,000	327,750	406,500	372,000	374,000

n/a = insufficient data

December 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	4	6	0	116	88	51
	Average	n/a	297,567	n/a	377,599	312,007	365,675
	Median	n/a	301,500	n/a	372,000	313,000	349,000
North Central	Sales	32	27	26	581	463	511
	Average	238,424	206,978	215,153	253,411	228,373	236,487
	Median	214,000	180,000	223,500	245,000	215,000	239,000
Northeast	Sales	10	12	7	279	244	189
	Average	230,145	195,950	175,600	203,050	175,759	169,222
	Median	215,700	209,250	167,500	194,500	167,250	157,500
Central	Sales	1	5	0	54	30	35
	Average	n/a	346,000	n/a	349,702	353,363	358,851
	Median	n/a	269,000	n/a	308,750	345,000	325,000
West	Sales	21	16	14	295	227	248
	Average	225,831	190,013	219,261	226,967	210,858	212,707
	Median	232,500	192,000	204,450	218,000	193,000	184,850
Southwest	Sales	18	13	10	398	295	330
	Average	284,227	243,877	259,255	285,583	256,993	260,239
	Median	270,944	220,000	231,625	280,000	250,000	249,000
Southeast	Sales	26	19	14	522	388	384
	Average	242,838	256,337	191,643	257,278	226,069	220,233
	Median	222,950	255,000	181,250	239,950	202,500	200,000
Anthony Henday	Sales	54	51	38	932	744	746
	Average	356,291	318,650	273,269	344,154	312,976	310,760
	Median	352,500	310,000	284,000	337,658	310,000	305,694
City of Edmonton Total	Sales	166	149	109	3,177	2,479	2,494
	Average	287,959	260,318	234,428	283,990	254,508	256,240
	Median	290,000	265,000	228,750	285,000	255,000	252,750
Apartment Condominium							
Northwest	Sales	2	8	8	114	105	91
	Average	n/a	136,269	94,950	143,067	134,449	147,495
	Median	n/a	142,150	73,500	134,400	120,000	100,000
North Central	Sales	28	27	21	512	379	332
	Average	185,318	136,001	141,767	179,287	156,962	168,028
	Median	198,625	155,000	150,000	182,000	161,000	162,750
Northeast	Sales	9	15	9	291	166	155
	Average	140,444	114,504	121,656	134,578	121,272	128,611
	Median	175,000	129,000	135,900	135,000	121,000	135,500
Central	Sales	56	47	38	930	682	597
	Average	215,638	185,126	219,735	209,830	205,113	215,641
	Median	144,999	174,000	176,893	175,000	165,000	176,000
West	Sales	13	10	9	291	246	183
	Average	152,177	135,190	115,833	175,389	162,000	158,413
	Median	150,000	142,500	108,500	159,800	148,000	151,000
Southwest	Sales	37	26	25	766	556	523
	Average	214,231	197,842	209,156	220,285	210,517	225,677
	Median	208,000	182,500	180,000	200,000	192,250	195,000
Southeast	Sales	14	15	20	409	334	306
	Average	198,926	152,413	161,563	186,080	170,135	174,544
	Median	191,950	165,000	177,500	181,500	167,250	169,125
Anthony Henday	Sales	38	23	22	787	592	516
	Average	224,757	212,891	168,432	210,561	194,805	200,343
	Median	200,000	197,000	167,500	202,500	185,000	183,500
City of Edmonton Total	Sales	197	171	152	4,100	3,060	2,703
	Average	203,780	168,767	173,616	196,099	183,880	193,003
	Median	190,500	170,000	160,000	185,000	168,000	172,500

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
December 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2020	January	1,549	557	54	9
	February	1,723	718	60	15
	March	1,888	793	67	11
	April	1,268	507	33	6
	May	2,034	760	59	7
	June	2,511	1,341	74	17
	July	2,215	1,486	60	11
	August	2,038	1,230	41	13
	September	2,085	1,260	55	9
	October	1,986	1,139	29	15
	November	1,362	992	55	12
	December	924	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,830	1,047	49	15
	March	2,825	1,596	54	17
	April	3,064	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,462	1,493	48	17
	August	2,295	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,007	938	53	25
	Total	26,837	16,697	597	189
2022	January	1,586	954	64	20
	February	2,166	1,633	69	25
	March	3,075	2,311	67	21
	April	3,333	2,017	67	18
	May	3,397	1,927	65	19
	June	3,059	1,780	63	17
	July	2,584	1,338	71	17
	August	2,312	1,215	75	15
	September	2,272	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	897	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,612	699	73	14
	February	1,785	907	67	21
	March	2,271	1,251	93	12
	April	2,467	1,369	86	18
	May	2,708	1,800	96	18
	June	2,520	1,750	91	24
	July	2,390	1,586	76	28
	August	2,280	1,594	67	23
	September	2,146	1,430	74	23
	October	1,873	1,290	87	28
	November	1,508	1,176	63	22
	December	1,012	878	45	21
	Total	24,572	15,730	918	252
2024	January	1,519	1,053	81	10
	February	1,919	1,401	75	17
	March	2,486	1,728	69	32
	April	2,646	2,144	102	32
	May	2,962	2,141	81	26
	June	2,575	1,932	82	33
	July	2,637	2,010	87	24
	August	2,428	1,771	69	18
	September	2,214	1,539	72	19
	October	2,091	1,736	90	27
	November	1,504	1,368	85	26
	December	994	1,059	65	28
	Total	25,975	19,882	958	292

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

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

City of Edmonton

December 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	547,670	404,764	285,505	200,616	414,674
	August	527,223	415,027	286,956	201,133	404,100
	September	538,454	414,413	283,667	195,240	410,859
	October	549,536	410,571	297,917	189,230	420,174
	November	521,335	404,367	279,785	193,822	407,440
	December	532,591	403,133	287,959	203,780	417,919
	YTD Average	526,245	410,863	283,990	196,099	407,539

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

December 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	1,088	1,093	1,002	1,091	1,008
Sales	1,113	920	723	990	810
Sales Volume	474,063,488	348,050,670	258,262,332	377,492,593	291,830,202
Edmonton City Year to Date					
New Listings	27,761	26,376	29,645	28,262	22,867
Sales	20,644	16,365	17,486	17,304	11,963
Sales Volume	8,571,273,623	6,226,705,094	6,996,513,111	6,763,411,961	4,394,402,517
Edmonton City Month End Active Inventory					
Residential	2,548	3,206	3,675	3,534	3,809
Commercial	449	425	430	354	332
TOTAL	3,156	3,833	4,352	4,089	4,339
<hr/>					
Greater Edmonton Area Monthly					
New Listings	1,490	1,623	1,345	1,522	1,409
Sales	1,529	1,295	1,032	1,438	1,204
Sales Volume	675,573,316	507,675,551	390,684,817	577,140,909	452,773,971
Greater Edmonton Area Year to Date					
New Listings	39,551	37,924	41,868	40,984	33,931
Sales	30,063	23,887	25,952	26,785	18,555
Sales Volume	13,191,229,583	9,534,503,945	10,780,639,615	10,844,640,295	7,046,608,439
Greater Edmonton Area Month End Active Inventory					
Residential	3,491	4,628	4,959	4,658	5,244
Commercial	695	707	738	635	658
TOTAL	4,552	5,798	6,226	5,835	6,472
<hr/>					
Total Board Monthly					
New Listings	1,696	1,861	1,533	1,794	1,644
Sales	1,686	1,460	1,152	1,670	1,393
Sales Volume	720,813,832	580,016,364	419,408,003	641,621,025	499,820,719
Total Board Year to Date					
New Listings	45,812	43,967	48,409	47,634	39,783
Sales	33,687	27,225	29,463	31,030	21,324
Sales Volume	14,499,148,412	10,522,395,433	11,815,246,251	12,044,380,056	7,734,423,477

**Total Board
December 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	876 / 25,090	931 / 24,514	797 / 27,679	872 / 26,715	870 / 23,040
Sales / YTD	936 / 19,261	797 / 15,798	660 / 17,880	1,005 / 19,840	869 / 13,886
Sales to New Listings Ratio / YTD	107% / 77%	86% / 64%	83% / 65%	115% / 74%	100% / 60%
Sales Volume	481,274,888	367,422,743	293,137,101	452,851,806	363,510,677
Sales Volume YTD	9,814,029,110	7,346,769,388	8,484,230,858	8,928,169,465	5,805,705,599
Semi-detached					
New Listings / YTD	138 / 3,686	157 / 3,467	119 / 4,106	159 / 4,118	134 / 3,422
Sales / YTD	165 / 3,204	141 / 2,572	101 / 3,062	164 / 3,067	158 / 2,096
Sales to New Listings Ratio / YTD	120% / 87%	90% / 74%	85% / 75%	103% / 74%	118% / 61%
Sales Volume	67,455,755	51,061,138	35,784,600	56,485,801	52,198,215
Sales Volume YTD	1,291,998,845	948,859,064	1,133,003,147	1,057,965,820	693,043,312
Row/Townhouse					
New Listings / YTD	190 / 4,726	232 / 4,230	147 / 4,620	180 / 4,646	154 / 3,455
Sales / YTD	217 / 4,161	193 / 3,170	135 / 3,173	161 / 2,839	106 / 1,812
Sales to New Listings Ratio / YTD	114% / 88%	83% / 75%	92% / 69%	89% / 61%	69% / 52%
Sales Volume	63,297,289	50,140,870	32,057,638	39,510,154	23,597,938
Sales Volume YTD	1,206,276,820	815,065,325	815,164,236	703,121,816	430,260,306
Apartment Condominium					
New Listings / YTD	280 / 7,036	271 / 6,542	241 / 6,879	338 / 7,192	260 / 5,561
Sales / YTD	225 / 4,721	197 / 3,638	179 / 3,224	174 / 2,827	141 / 1,965
Sales to New Listings Ratio / YTD	80% / 67%	73% / 56%	74% / 47%	51% / 39%	54% / 35%
Sales Volume	45,680,255	33,614,570	32,164,111	34,218,072	27,486,379
Sales Volume YTD	943,128,392	689,277,581	635,453,089	579,602,126	392,749,087
Total Residential¹					
New Listings / YTD	1,484 / 40,538	1,591 / 38,753	1,304 / 43,284	1,549 / 42,671	1,418 / 35,478
Sales / YTD	1,543 / 31,347	1,328 / 25,178	1,075 / 27,339	1,504 / 28,573	1,274 / 19,759
Sales to New Listings Ratio / YTD	104% / 77%	83% / 65%	82% / 63%	97% / 67%	90% / 56%
Sales Volume	657,708,187	502,239,321	393,143,450	583,065,833	466,793,209
Sales Volume YTD	13,255,433,167	9,799,971,358	11,067,851,330	11,268,859,227	7,321,758,304
Other²					
New Listings / YTD	102 / 3,080	145 / 3,026	106 / 3,110	139 / 3,291	130 / 2,634
Sales / YTD	83 / 1,557	71 / 1,361	50 / 1,518	110 / 1,824	79 / 1,124
Sales to New Listings Ratio / YTD	81% / 51%	49% / 45%	47% / 49%	79% / 55%	61% / 43%
Sales Volume	28,094,140	16,244,000	12,523,300	24,874,958	17,010,300
Sales Volume YTD	437,265,074	295,077,048	338,668,657	398,851,394	195,004,944

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

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

**5 Year Commercial Activity
Total Board
December 2024**

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	21 / 348	22 / 336	12 / 293	13 / 240	24 / 251
Sales / YTD	7 / 89	3 / 63	1 / 67	2 / 44	4 / 39
Sales to New Listings Ratio / YTD	33% / 26%	14% / 19%	8% / 23%	15% / 18%	17% / 16%
Sales Volume	3,810,000	1,780,000	195,000	934,900	926,500
Sales Volume YTD	141,331,158	46,506,900	76,563,084	26,967,558	22,489,100
Investment					
New Listings / YTD	23 / 538	28 / 573	35 / 507	17 / 403	19 / 398
Sales / YTD	14 / 194	15 / 191	12 / 176	17 / 153	6 / 107
Sales to New Listings Ratio / YTD	61% / 36%	54% / 33%	34% / 35%	100% / 38%	32% / 27%
Sales Volume	8,969,800	12,316,738	8,508,054	14,505,809	2,552,500
Sales Volume YTD	322,913,972	126,578,341	130,612,447	118,038,304	59,197,541
Multi Family					
New Listings / YTD	6 / 144	5 / 170	15 / 183	4 / 140	4 / 105
Sales / YTD	7 / 71	4 / 49	4 / 50	5 / 64	6 / 25
Sales to New Listings Ratio / YTD	117% / 49%	80% / 29%	27% / 27%	125% / 46%	150% / 24%
Sales Volume	8,108,999	5,075,000	2,859,850	5,810,000	5,293,900
Sales Volume YTD	101,896,626	55,758,106	63,159,850	81,564,250	35,928,100
Hotel/Motel					
New Listings / YTD	0 / 14	2 / 18	0 / 8	2 / 10	0 / 9
Sales / YTD	0 / 3	0 / 1	0 / 3	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 21%	0% / 6%	0% / 38%	50% / 10%	0% / 0%
Sales Volume	0	0	0	2,300,000	0
Sales Volume YTD	2,270,000	215,000	1,041,000	2,300,000	0
Business					
New Listings / YTD	27 / 471	30 / 412	33 / 383	22 / 214	14 / 246
Sales / YTD	4 / 109	8 / 95	2 / 62	5 / 48	2 / 56
Sales to New Listings Ratio / YTD	15% / 23%	27% / 23%	6% / 16%	23% / 22%	14% / 23%
Sales Volume	2,806,888	3,798,500	1,067,000	703,000	1,375,000
Sales Volume YTD	30,754,091	33,545,100	19,697,700	15,533,568	13,480,300
Lease					
New Listings / YTD	28 / 360	31 / 374	22 / 325	33 / 312	17 / 304
Sales / YTD	15 / 131	16 / 129	6 / 90	16 / 100	6 / 62
Sales to New Listings Ratio / YTD	54% / 36%	52% / 34%	27% / 28%	48% / 32%	35% / 20%
Sales Volume	2,959,918	2,920,405	251,349	2,077,025	435,310
Sales Volume YTD	46,954,322	35,809,885	10,638,245	14,375,922	13,900,688
Farms					
New Listings / YTD	3 / 305	7 / 293	6 / 309	14 / 346	17 / 348
Sales / YTD	12 / 180	15 / 151	1 / 154	10 / 219	14 / 145
Sales to New Listings Ratio / YTD	400% / 59%	214% / 52%	17% / 50%	71% / 63%	82% / 42%
Sales Volume	6,555,900	35,642,400	380,000	7,349,500	4,997,000
Sales Volume YTD	156,941,002	127,094,695	105,970,438	115,379,832	71,598,600
Total Commercial¹					
New Listings / YTD	110 / 2,194	125 / 2,188	123 / 2,015	106 / 1,672	96 / 1,671
Sales / YTD	60 / 783	61 / 686	27 / 606	56 / 633	40 / 441
Sales to New Listings Ratio / YTD	55% / 36%	49% / 31%	22% / 30%	53% / 38%	42% / 26%
Sales Volume	35,011,505	61,533,043	13,741,253	33,680,234	16,017,210
Sales Volume YTD	806,450,171	427,347,027	408,726,264	376,669,435	217,660,229

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

December 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	4	3	2	68	67	66
	Sales Volume	n/a	n/a	n/a	16,336,952	16,229,776	15,376,701
	Average Price	n/a	n/a	n/a	240,249	242,235	232,980
	Median Price	n/a	n/a	n/a	218,500	235,000	224,000
Beaumont	Sales	26	28	17	522	418	455
	Sales Volume	15,024,100	13,033,750	8,295,402	273,147,390	205,939,481	225,625,248
	Average Price	577,850	465,491	487,965	523,271	492,678	495,880
	Median Price	569,950	422,500	450,002	511,250	471,950	491,900
Bonnyville	Sales	9	6	9	246	219	238
	Sales Volume	2,790,500	1,703,500	2,275,000	87,639,859	70,221,550	84,396,707
	Average Price	310,056	283,917	252,778	356,260	320,646	354,608
	Median Price	288,000	220,000	220,000	325,250	300,000	329,000
Cold Lake	Sales	13	15	8	338	365	331
	Sales Volume	4,484,100	4,002,325	2,395,077	113,927,225	120,208,789	106,992,687
	Average Price	344,931	266,822	299,385	337,063	329,339	323,241
	Median Price	360,000	255,325	323,589	325,000	316,500	330,000
Devon	Sales	8	5	1	122	102	138
	Sales Volume	2,937,900	1,824,000	n/a	48,721,114	37,453,171	45,905,349
	Average Price	367,238	364,800	n/a	399,353	367,188	332,647
	Median Price	322,500	320,000	n/a	385,000	347,000	324,000
Drayton Valley	Sales	8	4	4	145	122	158
	Sales Volume	2,079,500	n/a	n/a	41,007,720	34,416,099	44,177,897
	Average Price	259,938	n/a	n/a	282,812	282,099	279,607
	Median Price	256,500	n/a	n/a	275,000	281,450	279,000
Fort Saskatchewan	Det. Sales	23	21	22	498	368	446
	Det. Average Price	565,984	469,262	466,100	510,038	473,966	465,249
	Det. Median Price	590,000	460,000	446,950	491,562	461,500	440,000
	Apt. Sales	2	3	4	46	74	59
	Apt. Average Price	n/a	n/a	n/a	170,310	166,142	174,969
	Apt. Median Price	n/a	n/a	n/a	170,250	146,500	168,000
	Total Sales Volume	17,175,587	12,684,400	13,020,600	341,480,926	234,615,310	281,846,388
Gibbons	Sales	3	3	4	62	70	63
	Sales Volume	n/a	n/a	n/a	22,582,347	22,188,040	18,623,050
	Average Price	n/a	n/a	n/a	364,231	316,972	295,604
	Median Price	n/a	n/a	n/a	341,250	305,250	286,000
Leduc	Det. Sales	19	23	27	579	487	596
	Det. Average Price	506,395	403,596	409,196	477,061	432,188	423,001
	Det. Median Price	485,500	401,900	427,500	460,000	417,500	413,500
	Apt. Sales	1	2	2	27	24	19
	Apt. Average Price	n/a	n/a	n/a	199,428	197,113	236,835
	Apt. Median Price	n/a	n/a	n/a	207,500	169,950	202,000
	Total Sales Volume	14,084,200	14,823,325	12,863,750	365,088,075	279,944,843	324,158,459

n/a = insufficient data

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

December 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	12	11	3	256	217	272
Sales Volume	4,374,400	3,606,300	n/a	95,221,786	74,058,004	97,306,686
Average Price	364,533	327,845	n/a	371,960	341,281	357,745
Median Price	382,450	325,000	n/a	385,000	342,000	344,250
Sherwood Park						
Det. Sales	29	27	24	949	753	837
Det. Average Price	559,184	445,574	477,138	547,993	505,769	508,375
Det. Median Price	505,000	430,000	473,000	520,000	480,000	478,000
Apt. Sales	8	8	10	159	135	129
Apt. Average Price	238,913	228,300	270,908	277,903	254,086	251,459
Apt. Median Price	256,750	205,000	268,250	275,000	259,900	250,000
Total Sales Volume	24,730,698	20,472,000	18,339,775	715,082,790	508,140,646	549,906,530
Spruce Grove						
Det. Sales	34	23	30	749	553	629
Det. Average Price	510,540	454,413	437,762	492,178	457,885	448,577
Det. Median Price	472,500	438,000	410,337	472,291	445,000	430,000
Apt. Sales	1	2	1	83	62	41
Apt. Average Price	n/a	n/a	n/a	196,241	184,104	183,341
Apt. Median Price	n/a	n/a	n/a	182,500	173,000	165,000
Total Sales Volume	24,939,837	15,505,400	17,082,915	530,436,685	362,886,549	375,799,641
St. Albert						
Det. Sales	41	30	30	983	754	917
Det. Average Price	554,299	531,758	548,807	575,922	538,566	539,336
Det. Median Price	538,000	467,450	480,000	530,000	490,000	500,000
Apt. Sales	4	4	5	131	158	131
Apt. Average Price	n/a	n/a	234,400	267,407	272,257	257,441
Apt. Median Price	n/a	n/a	206,500	229,900	208,750	218,000
Total Sales Volume	29,585,006	20,427,236	22,665,999	736,931,954	547,452,626	615,598,686
St. Paul						
Sales	4	12	4	158	161	139
Sales Volume	n/a	2,732,000	n/a	35,856,950	38,038,550	32,746,765
Average Price	n/a	227,667	n/a	226,943	236,264	235,588
Median Price	n/a	212,500	n/a	210,000	215,000	215,000
Stony Plain						
Sales	33	17	15	491	368	474
Sales Volume	12,034,948	6,977,500	3,970,000	187,767,637	131,764,849	173,401,966
Average Price	364,695	410,441	264,667	382,419	358,057	365,827
Median Price	363,000	365,000	260,000	389,900	351,250	356,250
Vegreville						
Sales	5	4	3	108	98	103
Sales Volume	963,000	n/a	n/a	24,426,050	21,559,650	24,232,000
Average Price	192,600	n/a	n/a	226,167	219,996	235,262
Median Price	223,500	n/a	n/a	226,000	195,000	220,000
Westlock						
Sales	4	5	3	84	90	88
Sales Volume	n/a	603,400	n/a	21,070,000	21,439,250	20,245,100
Average Price	n/a	120,680	n/a	250,833	238,214	230,058
Median Price	n/a	115,000	n/a	239,500	231,750	226,000
Wetaskiwin						
Sales	10	8	11	219	184	216
Sales Volume	2,900,500	1,553,400	2,064,900	57,206,533	42,281,543	54,010,350
Average Price	290,050	194,175	187,718	261,217	229,791	250,048
Median Price	296,750	187,550	185,000	251,000	225,000	235,000

n/a = insufficient data

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

December 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	0	0	0	10	2	6
	Sales Volume	n/a	n/a	n/a	3,765,000	n/a	3,499,400
Bonnyville M.D.	Sales	0	3	2	21	33	28
	Sales Volume	n/a	n/a	n/a	11,702,947	11,066,379	9,303,557
Lac la Biche County	Sales	0	1	0	2	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	1	6	3	3
	Sales Volume	n/a	n/a	n/a	1,116,500	n/a	n/a
Leduc County	Sales	3	2	0	41	20	30
	Sales Volume	n/a	n/a	n/a	49,292,933	24,060,595	30,443,000
Parkland County	Sales	1	2	2	14	16	11
	Sales Volume	n/a	n/a	n/a	9,886,300	14,442,080	9,230,500
Smoky Lake County	Sales	1	3	1	19	8	8
	Sales Volume	n/a	n/a	n/a	7,439,000	2,110,238	1,762,904
St. Paul County	Sales	0	4	1	19	31	16
	Sales Volume	n/a	n/a	n/a	7,543,240	20,488,409	6,254,220
Strathcona County	Sales	2	1	0	19	14	6
	Sales Volume	n/a	n/a	n/a	17,106,204	14,483,000	4,881,000
Sturgeon County	Sales	0	2	0	10	15	11
	Sales Volume	n/a	n/a	n/a	9,395,000	12,640,500	7,980,080
Thorhild County	Sales	0	1	0	4	8	7
	Sales Volume	n/a	n/a	n/a	n/a	2,318,500	1,853,500
Two Hills County	Sales	1	0	0	5	7	1
	Sales Volume	n/a	n/a	n/a	1,741,000	1,812,900	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.

December 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	8	4	2	97	95	79
	Sales Volume	1,637,000	n/a	n/a	23,243,500	24,800,650	23,483,275
Bonnyville M.D.	Sales	10	11	13	312	295	301
	Sales Volume	2,885,500	2,828,900	2,859,585	106,482,806	88,096,429	97,458,164
Lac la Biche County	Sales	0	2	0	8	10	13
	Sales Volume	n/a	n/a	n/a	2,168,200	4,259,000	4,976,000
Lac Ste. Anne County	Sales	1	2	5	52	37	63
	Sales Volume	n/a	n/a	410,500	10,719,057	6,692,050	8,807,650
Leduc County	Sales	14	8	7	250	177	240
	Sales Volume	10,232,900	5,980,000	5,191,500	186,090,219	106,678,805	147,741,315
Parkland County	Sales	30	25	24	635	546	651
	Sales Volume	17,248,500	15,473,400	15,338,901	377,688,965	301,764,004	334,621,036
Smoky Lake County	Sales	4	5	1	92	77	72
	Sales Volume	n/a	1,425,238	n/a	25,550,550	15,771,538	14,267,104
St. Paul County	Sales	6	18	5	231	225	197
	Sales Volume	1,180,000	15,714,500	1,077,220	50,321,340	64,060,199	48,506,585
Strathcona County	Sales	15	11	9	383	293	363
	Sales Volume	13,321,500	8,809,000	5,019,500	290,209,901	209,901,221	272,899,323
Sturgeon County	Sales	4	14	7	268	222	257
	Sales Volume	n/a	9,161,000	4,568,000	192,373,976	140,896,659	174,931,126
Thorhild County	Sales	3	1	4	71	65	75
	Sales Volume	n/a	n/a	n/a	15,750,300	13,648,830	19,135,428
Two Hills County	Sales	3	1	0	61	56	49
	Sales Volume	n/a	n/a	n/a	12,859,850	8,818,000	9,714,800
Vermilion River County	Sales	0	1	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data