

Media Release

Housing Market Heating Up for an Early Spring

Edmonton, March 2, 2024: There were a total of 1,966 residential unit sales in the Greater Edmonton Area (GEA) real estate market for February 2024, showing increases of 36.9% over January 2024, and 52.6% over February 2023. New residential listings amounted to 2,762, a number 27.7% higher than in January 2024, and 9.3% higher than February 2023. Overall inventory in the GEA increased 5.8% from January 2024, but is still 14.3% lower than February 2023.

Detached unit sales totalled 1,159, a number 32.5% higher than the previous month, and 60.5% higher than the previous year. Semi-detached unit sales increased 36.2% month-over-month and showed an increase of 28.0% year-over-year. Row/Townhouse unit sales also increased 44.6% compared to January 2024 and 49.2% compared to the previous year. Apartment Condominium unit sales also increased 46.7% over February 2024, and 48.0% from the previous month.

Total residential average prices came in at \$407,458, a 2.3% increase from January 2024, and a 10.4% increase from February 2023. Detached homes averaged \$508,411, increasing 5.2% from January 2024 and up from the previous year by 10.7%. Semi-detached units sold for an average of \$385,163, a 7.7% increase year-over-year, and a 1.8% increase from the previous month. Row/townhouse prices were up 2.4% from January 2024 and 9.7% when compared to February 2023, selling at an average of \$275,735. Apartment Condominium average prices hit \$181,347, decreasing 5.7% over last month and coming in 3.2% lower than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$382,200, increasing 1.5% from January 2024, and 3.7% from February 2023.

"It's expected that the spring market will be busy this year, but when you see detached single family homes are already selling 60.5% more units than last year, it makes you sit up and take notice," says REALTORS® Association of Edmonton 2023 Board Chair Melanie Boles. "If the month-to-month change in sales continues at this pace, then it will be a hot market indeed."

Detached homes averaged 48 days on the market, decreasing 12 days from January 2024. Semi-detached homes averaged 42 days on the market, a decrease of 11 days from the previous month, and row/townhouses' days on the market decreased eight days to 45. Apartment condominiums averaged 65 days on the market, showing no change from January 2024. Overall, all residential listings averaged 50 days on the market, a month-over-month decrease of nine days and a seven-day decrease when compared to February 2023.

Contact:

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

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

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	February 2024	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 441,700.00	1.6%	5.0%
Apartment benchmark price	\$ 183,700.00	2.0%	5.3%
Townhouse benchmark price	\$ 245,700.00	1.7%	10.4%
Composite ⁷ benchmark price	\$ 382,200.00	1.5%	3.7%

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

MLS® System Activity (for all-residential sales in GEA ¹)	February 2024	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 508,411.00	5.2%	10.7%
Detached median ³ selling price – month	\$ 465,000.00	3.3%	8.5%
Semi-detached average selling price – month	\$ 385,163.00	1.8%	7.7%
Semi-detached median selling price – month	\$ 387,000.00	-1.9%	6.5%
Row/Townhouse average selling price – month	\$ 275,735.00	2.4%	9.7%
Row/Townhouse median selling price – month	\$ 285,000.00	7.1%	14.7%
Apartment Condominium average selling price	\$ 181,347.00	-5.7%	-3.2%
Apartment Condominium median selling price	\$ 168,000.00	1.2%	-2.6%
All-residential ⁴ average selling price	\$ 407,458.00	2.3%	10.4%
All-residential median selling price	\$ 398,000.00	2.1%	12.0%
# residential listings this month	2,762	27.7%	9.3%
# residential sales this month	1,966	36.6%	52.6%
# residential inventory at month end	4,805	5.8%	-14.3%
# Total ⁵ MLS® System sales this month	2,274	33.8%	47.2%
\$ Value Total residential sales this month	\$ 849,542,889.00	38.2%	66.4%
\$ Value of total MLS® System sales – month	\$ 908,618,184.00	28.9%	65.2%
\$ Value of total MLS® System sales - YTD	\$ 1,611,453,679.00	128.6%	67.4%

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

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

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

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

5 Includes residential, rural and commercial sales

6 Single-family Dwelling

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

*Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.*

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

***MLS® HPI Benchmark Price**

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an “apples to apples” comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a “typical” home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](http://www.realtorsofedmonton.com) or the [Canadian Real Estate Association website](http://www.crea.ca).

5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
February 2024

page 1a

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,643 / 2,924	1,481 / 2,764	1,668 / 2,747	1,516 / 2,847	1,551 / 2,910
Sales / YTD	1,159 / 2,034	722 / 1,302	1,477 / 2,335	1,111 / 1,931	691 / 1,215
Sales to New Listings Ratio / YTD	71% / 70%	49% / 47%	89% / 85%	73% / 68%	45% / 42%
Sales Volume	589,248,354	331,722,953	746,543,016	498,410,865	300,443,843
Sales Volume YTD	1,011,926,702	593,642,399	1,142,257,343	867,010,553	523,961,806
Average Sale Price	508,411	459,450	505,446	448,615	434,796
Average Sale Price YTD	497,506	455,947	489,189	448,996	431,244
Median Sale Price	465,000	428,750	470,500	413,500	385,000
Median Sale Price YTD	460,000	425,000	452,500	410,000	385,000
Sale to List Price Ratio / YTD	99% / 98%	97% / 97%	99% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	48 / 53	54 / 59	43 / 47	50 / 55	72 / 74
Median Days on Market / YTD	28 / 35	33 / 45	21 / 26	25 / 32	46 / 53
Average Days on Market (Cum.) / YTD	83 / 91	91 / 97	64 / 70	80 / 85	113 / 116
Median Days on Market (Cum.) / YTD	40 / 58	71 / 80	26 / 34	32 / 50	78 / 89
Semi-detached					
New Listings / YTD	284 / 463	213 / 434	314 / 540	250 / 511	241 / 488
Sales / YTD	192 / 333	150 / 250	287 / 443	184 / 312	108 / 194
Sales to New Listings Ratio / YTD	68% / 72%	70% / 58%	91% / 82%	74% / 61%	45% / 40%
Sales Volume	73,951,322	53,636,689	103,246,009	64,323,105	34,391,686
Sales Volume YTD	127,308,638	89,142,771	161,702,759	108,080,389	63,151,655
Average Sale Price	385,163	357,578	359,742	349,582	318,442
Average Sale Price YTD	382,308	356,571	365,018	346,412	325,524
Median Sale Price	387,000	363,250	359,900	333,068	315,000
Median Sale Price YTD	390,000	351,250	360,000	329,800	315,000
Sale to List Price Ratio / YTD	99% / 98%	98% / 98%	100% / 99%	98% / 97%	97% / 97%
Average Days on Market / YTD	42 / 46	56 / 53	40 / 46	51 / 59	81 / 84
Median Days on Market / YTD	24 / 30	35 / 37	22 / 26	29 / 36	73 / 74
Average Days on Market (Cum.) / YTD	65 / 68	91 / 86	55 / 66	75 / 82	116 / 126
Median Days on Market (Cum.) / YTD	28 / 39	71 / 67	24 / 30	34 / 45	97 / 98
Row/Townhouse					
New Listings / YTD	322 / 585	318 / 575	376 / 672	332 / 631	293 / 554
Sales / YTD	279 / 472	187 / 335	283 / 440	188 / 327	122 / 207
Sales to New Listings Ratio / YTD	87% / 81%	59% / 58%	75% / 65%	57% / 52%	42% / 37%
Sales Volume	76,930,135	46,999,165	74,296,089	46,602,283	27,051,491
Sales Volume YTD	128,920,590	83,667,738	112,748,813	80,255,764	45,821,747
Average Sale Price	275,735	251,332	262,530	247,884	221,734
Average Sale Price YTD	273,137	249,754	256,247	245,430	221,361
Median Sale Price	285,000	248,500	260,000	243,000	210,000
Median Sale Price YTD	275,000	241,000	253,125	244,000	210,000
Sale to List Price Ratio / YTD	99% / 98%	97% / 96%	98% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	45 / 48	60 / 61	57 / 57	61 / 65	65 / 72
Median Days on Market / YTD	25 / 29	41 / 48	37 / 39	38 / 47	49 / 54
Average Days on Market (Cum.) / YTD	59 / 64	93 / 95	88 / 94	89 / 91	108 / 121
Median Days on Market (Cum.) / YTD	28 / 36	78 / 72	61 / 67	63 / 67	85 / 97

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
February 2024

page 1b

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	513 / 953	512 / 995	601 / 1,112	564 / 1,084	472 / 870
Sales / YTD	336 / 563	229 / 381	234 / 389	152 / 279	146 / 250
Sales to New Listings Ratio / YTD	65% / 59%	45% / 38%	39% / 35%	27% / 26%	31% / 29%
Sales Volume	60,932,728	42,907,977	43,897,663	31,295,587	28,575,163
Sales Volume YTD	104,609,179	71,883,227	73,987,255	54,758,429	49,180,444
Average Sale Price	181,347	187,371	187,597	205,892	195,720
Average Sale Price YTD	185,807	188,670	190,199	196,267	196,722
Median Sale Price	168,000	172,500	174,000	183,950	185,000
Median Sale Price YTD	167,700	168,000	170,000	172,000	185,000
Sale to List Price Ratio / YTD	96% / 96%	95% / 95%	95% / 95%	95% / 95%	94% / 94%
Average Days on Market / YTD	65 / 65	65 / 72	68 / 73	61 / 68	81 / 81
Median Days on Market / YTD	38 / 43	44 / 57	52 / 61	45 / 55	74 / 70
Average Days on Market (Cum.) / YTD	93 / 96	123 / 129	126 / 122	117 / 118	134 / 126
Median Days on Market (Cum.) / YTD	56 / 61	104 / 110	97 / 95	84 / 84	105 / 94
Total Residential²					
New Listings / YTD	2,762 / 4,925	2,524 / 4,768	2,959 / 5,071	2,662 / 5,073	2,557 / 4,822
Sales / YTD	1,966 / 3,402	1,288 / 2,268	2,281 / 3,607	1,635 / 2,849	1,067 / 1,866
Sales to New Listings Ratio / YTD	71% / 69%	51% / 48%	77% / 71%	61% / 56%	42% / 39%
Sales Volume	801,062,539	475,266,784	967,982,777	640,631,840	390,462,183
Sales Volume YTD	1,372,765,109	838,336,135	1,490,696,170	1,110,105,135	682,115,652
Average Sale Price	407,458	368,996	424,368	391,824	365,944
Average Sale Price YTD	403,517	369,637	413,279	389,647	365,550
Median Sale Price	398,000	355,500	391,000	370,000	333,700
Median Sale Price YTD	395,000	352,250	384,000	365,000	336,250
Sale to List Price Ratio / YTD	98% / 98%	97% / 97%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	50 / 54	57 / 61	47 / 51	52 / 58	74 / 75
Median Days on Market / YTD	28 / 35	36 / 47	26 / 30	28 / 36	50 / 58
Average Days on Market (Cum.) / YTD	80 / 86	97 / 101	72 / 78	84 / 89	116 / 119
Median Days on Market (Cum.) / YTD	38 / 54	78 / 83	32 / 45	38 / 57	86 / 92
Other³					
New Listings / YTD	133 / 246	126 / 266	123 / 243	135 / 264	121 / 245
Sales / YTD	72 / 132	50 / 92	70 / 143	62 / 120	46 / 87
Sales to New Listings Ratio / YTD	54% / 54%	40% / 35%	57% / 59%	46% / 45%	38% / 36%
Sales Volume	21,747,610	12,053,099	20,815,800	15,993,340	9,912,732
Sales Volume YTD	41,268,560	22,136,841	43,466,301	31,979,082	24,876,646
Average Sale Price	302,050	241,062	297,369	257,957	215,494
Average Sale Price YTD	312,641	240,618	303,960	266,492	285,938
Median Sale Price	199,950	161,250	233,750	228,420	152,500
Median Sale Price YTD	225,000	128,500	219,000	211,450	165,000
Sale to List Price Ratio / YTD	95% / 94%	92% / 91%	96% / 94%	94% / 93%	90% / 90%
Average Days on Market / YTD	70 / 82	89 / 87	102 / 96	116 / 141	167 / 202
Median Days on Market / YTD	51 / 54	76 / 69	70 / 66	63 / 88	71 / 85
Average Days on Market (Cum.) / YTD	180 / 173	137 / 131	136 / 131	201 / 248	214 / 255
Median Days on Market (Cum.) / YTD	66 / 86	99 / 90	98 / 88	98 / 119	148 / 173

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
February 2024

page 2a

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	13 / 36	17 / 33	18 / 33	12 / 25	10 / 16
Sales / YTD	4 / 6	3 / 4	6 / 9	3 / 4	2 / 2
Sales to New Listings Ratio / YTD	31% / 17%	18% / 12%	33% / 27%	25% / 16%	20% / 13%
Sales Volume	9,590,000	5,813,000	21,497,750	1,973,878	2,650,000
Sales Volume YTD	45,090,000	7,538,000	26,332,750	2,133,878	2,650,000
Average Sale Price	2,397,500	1,937,667	3,582,958	657,959	1,325,000
Average Sale Price YTD	7,515,000	1,884,500	2,925,861	533,470	1,325,000
Median Sale Price	675,000	875,000	1,700,000	715,000	1,325,000
Median Sale Price YTD	1,125,000	1,300,000	1,350,000	455,000	1,325,000
Sale to List Price Ratio / YTD	106% / 100%	98% / 97%	101% / 99%	81% / 81%	97% / 97%
Average Days on Market / YTD	117 / 195	154 / 305	209 / 244	503 / 665	840 / 840
Median Days on Market / YTD	95 / 103	114 / 182	207 / 253	685 / 747	840 / 840
Average Days on Market (Cum.) / YTD	117 / 251	154 / 305	396 / 369	503 / 665	840 / 840
Median Days on Market (Cum.) / YTD	95 / 187	114 / 182	207 / 253	685 / 747	840 / 840

Investment

New Listings / YTD	27 / 47	35 / 69	32 / 58	30 / 52	29 / 54
Sales / YTD	6 / 10	7 / 12	13 / 24	7 / 10	6 / 11
Sales to New Listings Ratio / YTD	22% / 21%	20% / 17%	41% / 41%	23% / 19%	21% / 20%
Sales Volume	4,077,900	3,631,420	13,330,000	2,528,000	3,657,205
Sales Volume YTD	6,927,900	6,826,420	21,080,780	5,194,000	11,602,205
Average Sale Price	679,650	518,774	1,025,385	361,143	609,534
Average Sale Price YTD	692,790	568,868	878,366	519,400	1,054,746
Median Sale Price	355,200	525,000	425,000	331,500	373,089
Median Sale Price YTD	355,200	562,500	395,000	399,750	575,000
Sale to List Price Ratio / YTD	93% / 94%	94% / 94%	102% / 93%	88% / 88%	74% / 80%
Average Days on Market / YTD	205 / 348	164 / 131	178 / 151	137 / 155	227 / 189
Median Days on Market / YTD	151 / 155	121 / 108	132 / 102	139 / 163	285 / 161
Average Days on Market (Cum.) / YTD	348 / 434	251 / 190	211 / 168	164 / 174	244 / 198
Median Days on Market (Cum.) / YTD	352 / 253	192 / 140	132 / 102	139 / 163	285 / 243

Multi Family

New Listings / YTD	14 / 21	6 / 15	14 / 23	2 / 17	4 / 8
Sales / YTD	3 / 5	3 / 6	2 / 3	1 / 12	1 / 2
Sales to New Listings Ratio / YTD	21% / 24%	50% / 40%	14% / 13%	50% / 71%	25% / 25%
Sales Volume	2,881,000	5,304,000	3,674,000	495,000	1,770,000
Sales Volume YTD	4,473,500	7,669,000	5,459,000	17,187,500	2,920,000
Average Sale Price	960,333	1,768,000	1,837,000	495,000	1,770,000
Average Sale Price YTD	894,700	1,278,167	1,819,667	1,432,292	1,460,000
Median Sale Price	710,000	830,000	1,837,000	495,000	1,770,000
Median Sale Price YTD	710,000	825,000	1,785,000	1,425,000	1,460,000
Sale to List Price Ratio / YTD	90% / 94%	94% / 92%	90% / 93%	92% / 94%	93% / 91%
Average Days on Market / YTD	197 / 167	99 / 265	130 / 100	299 / 186	928 / 646
Median Days on Market / YTD	265 / 208	95 / 76	130 / 112	299 / 128	928 / 646
Average Days on Market (Cum.) / YTD	244 / 196	99 / 265	130 / 161	687 / 238	1587 / 976
Median Days on Market (Cum.) / YTD	265 / 208	95 / 76	130 / 148	687 / 128	1587 / 976

Hotel/Motel

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

page 2b

Greater Edmonton Area¹

February 2024

Business	2024	2023	2022	2021	2020
New Listings / YTD	30 / 61	29 / 55	23 / 42	12 / 18	21 / 40
Sales / YTD	4 / 7	4 / 6	6 / 10	0 / 2	7 / 10
Sales to New Listings Ratio / YTD	13% / 11%	14% / 11%	26% / 24%	0% / 11%	33% / 25%
Sales Volume	560,000	499,000	1,962,500	0	1,267,000
Sales Volume YTD	850,000	799,000	3,059,500	1,025,000	1,550,800
Average Sale Price	140,000	124,750	327,083	0	181,000
Average Sale Price YTD	121,429	133,167	305,950	512,500	155,080
Median Sale Price	130,000	66,000	237,500	0	160,000
Median Sale Price YTD	110,000	101,000	237,500	512,500	142,500
Sale to List Price Ratio / YTD	85% / 81%	84% / 89%	93% / 87%	0% / 78%	83% / 79%
Average Days on Market / YTD	88 / 80	95 / 101	157 / 191	0 / 271	143 / 122
Median Days on Market / YTD	84 / 71	99 / 101	145 / 145	0 / 271	148 / 117
Average Days on Market (Cum.) / YTD	88 / 80	95 / 163	157 / 191	0 / 271	162 / 136
Median Days on Market (Cum.) / YTD	84 / 71	99 / 125	145 / 145	0 / 271	149 / 142
Lease					
New Listings / YTD	28 / 60	19 / 56	19 / 44	16 / 43	23 / 47
Sales / YTD	8 / 18	10 / 23	8 / 16	8 / 13	11 / 15
Sales to New Listings Ratio / YTD	29% / 30%	53% / 41%	42% / 36%	50% / 30%	48% / 32%
Sales Volume	688,083	1,632,140	1,164,417	702,383	4,724,600
Sales Volume YTD	10,385,092	4,351,662	2,427,941	1,180,581	5,169,165
Average Sale Price	86,010	163,214	145,552	87,798	429,509
Average Sale Price YTD	576,950	189,203	151,746	90,814	344,611
Median Sale Price	25,163	118,770	104,264	85,644	270,084
Median Sale Price YTD	112,677	107,940	104,264	65,088	161,474
Average Days on Market / YTD	143 / 169	99 / 140	104 / 108	204 / 184	274 / 231
Median Days on Market / YTD	49 / 122	76 / 93	97 / 93	154 / 195	273 / 273
Average Days on Market (Cum.) / YTD	143 / 169	119 / 157	235 / 193	222 / 196	274 / 231
Median Days on Market (Cum.) / YTD	49 / 122	87 / 127	151 / 139	154 / 195	273 / 273
Farms					
New Listings / YTD	9 / 15	11 / 18	13 / 22	14 / 27	12 / 26
Sales / YTD	5 / 9	3 / 4	7 / 11	3 / 8	1 / 3
Sales to New Listings Ratio / YTD	56% / 60%	27% / 22%	54% / 50%	21% / 30%	8% / 12%
Sales Volume	4,380,000	1,908,750	7,514,500	1,414,000	450,000
Sales Volume YTD	9,275,000	2,558,750	9,240,500	4,838,392	6,380,000
Average Sale Price	876,000	636,250	1,073,500	471,333	450,000
Average Sale Price YTD	1,030,556	639,688	840,045	604,799	2,126,667
Median Sale Price	750,000	480,000	889,500	311,000	450,000
Median Sale Price YTD	1,000,000	565,000	778,500	393,000	530,000
Sale to List Price Ratio / YTD	89% / 89%	74% / 78%	93% / 95%	90% / 87%	96% / 90%
Average Days on Market / YTD	136 / 183	193 / 146	77 / 94	137 / 203	0 / 104
Median Days on Market / YTD	181 / 181	157 / 127	101 / 94	168 / 185	0 / 137
Average Days on Market (Cum.) / YTD	157 / 195	280 / 289	77 / 205	137 / 203	0 / 226
Median Days on Market (Cum.) / YTD	226 / 226	325 / 320	101 / 121	168 / 185	0 / 174
Total Commercial²					
New Listings / YTD	123 / 243	117 / 246	122 / 225	86 / 183	100 / 194
Sales / YTD	31 / 56	30 / 56	42 / 73	22 / 49	28 / 43
Sales to New Listings Ratio / YTD	25% / 23%	26% / 23%	34% / 32%	26% / 27%	28% / 22%
Sales Volume	22,636,983	18,788,310	49,143,167	7,113,261	14,518,805
Sales Volume YTD	77,461,492	29,869,832	67,600,471	31,559,351	30,272,170
Average Sale Price	730,225	626,277	1,170,075	323,330	518,529
Average Sale Price YTD	1,383,241	533,390	926,034	644,068	704,004
Median Sale Price	340,000	357,500	440,000	269,000	340,514
Median Sale Price YTD	340,700	306,512	367,500	363,500	341,027
Sale to List Price Ratio / YTD	93% / 91%	90% / 92%	98% / 93%	87% / 89%	83% / 83%
Average Days on Market / YTD	144 / 192	129 / 163	146 / 148	218 / 224	285 / 234
Median Days on Market / YTD	89 / 111	101 / 100	126 / 104	167 / 168	273 / 179
Average Days on Market (Cum.) / YTD	183 / 219	164 / 199	208 / 207	251 / 244	317 / 263
Median Days on Market (Cum.) / YTD	115 / 129	118 / 137	132 / 132	167 / 168	273 / 232

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

February 2024

Year	Month	Residential ²	Commercial ³	Total
2020	January	6,492 (799)	738 (15)	7,230 (814)
	February	7,073 (1,067)	748 (28)	7,821 (1,095)
	March	7,512 (1,198)	750 (21)	8,262 (1,219)
	April	7,487 (764)	741 (10)	8,228 (774)
	May	8,055 (1,188)	755 (12)	8,810 (1,200)
	June	8,359 (2,115)	769 (34)	9,128 (2,149)
	July	8,353 (2,288)	798 (21)	9,151 (2,309)
	August	8,112 (1,956)	784 (22)	8,896 (2,008)
	September	7,801 (1,933)	790 (22)	8,591 (2,005)
	October	7,422 (1,750)	737 (34)	8,159 (1,784)
	November	6,554 (1,465)	748 (21)	7,302 (1,486)
	December	5,244 (1,137)	658 (23)	5,902 (1,160)
2021	January	5,533 (1,214)	693 (27)	6,226 (1,241)
	February	5,929 (1,635)	721 (22)	6,650 (1,657)
	March	6,790 (2,503)	731 (40)	7,521 (2,543)
	April	7,547 (2,958)	745 (30)	8,292 (3,018)
	May	8,090 (2,837)	750 (40)	8,840 (2,917)
	June	8,458 (2,801)	737 (37)	9,195 (2,938)
	July	8,394 (2,262)	742 (26)	9,136 (2,318)
	August	8,040 (2,113)	735 (24)	8,775 (2,137)
	September	7,703 (1,917)	719 (38)	8,422 (2,005)
	October	7,085 (1,919)	711 (33)	7,796 (2,032)
	November	5,975 (1,864)	724 (25)	6,699 (1,889)
	December	4,658 (1,336)	635 (40)	5,293 (1,376)
2022	January	4,614 (1,326)	657 (31)	5,271 (1,357)
	February	4,690 (2,281)	700 (42)	5,390 (2,323)
	March	5,197 (3,311)	733 (43)	5,930 (3,354)
	April	6,446 (2,932)	748 (51)	7,194 (3,013)
	May	7,547 (2,916)	762 (36)	8,309 (2,982)
	June	8,085 (2,653)	759 (36)	8,844 (2,719)
	July	8,418 (2,022)	806 (33)	9,224 (2,055)
	August	8,013 (1,848)	821 (27)	8,834 (1,875)
	September	7,801 (1,601)	836 (20)	8,637 (1,621)
	October	7,169 (1,498)	846 (19)	8,015 (1,517)
	November	6,380 (1,274)	821 (38)	7,201 (1,312)
	December	4,959 (982)	738 (19)	5,697 (1,001)
2023	January	5,163 (980)	775 (26)	5,938 (1,006)
	February	5,609 (1,288)	790 (30)	6,399 (1,318)
	March	6,293 (1,818)	822 (27)	7,115 (1,845)
	April	6,873 (2,019)	842 (38)	7,715 (2,057)
	May	7,054 (2,708)	889 (40)	7,943 (2,748)
	June	7,075 (2,588)	901 (45)	7,976 (2,633)
	July	6,914 (2,314)	892 (42)	7,806 (2,356)
	August	6,726 (2,239)	876 (38)	7,602 (2,277)
	September	6,488 (2,051)	861 (36)	7,349 (2,087)
	October	6,196 (1,800)	868 (42)	7,064 (1,842)
	November	5,434 (1,621)	816 (39)	6,250 (1,660)
	December	4,613 (1,219)	707 (41)	5,320 (1,260)
2024	January	4,526 (1,436)	720 (25)	5,246 (1,461)
	February	4,802 (1,966)	750 (31)	5,552 (1,997)

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
February 2024

page 9

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,265	799	94	15	2,483	855
	February	2,557	1,067	100	28	2,778	1,141
	March	2,799	1,198	97	21	3,026	1,249
	April	1,877	764	65	10	2,072	796
	May	3,069	1,188	96	12	3,304	1,240
	June	3,695	2,115	124	34	3,965	2,216
	July	3,270	2,288	105	21	3,539	2,380
	August	2,912	1,956	82	22	3,141	2,056
	September	3,029	1,933	101	22	3,289	2,041
	October	2,741	1,750	55	34	2,905	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,254	1,137	69	23	1,409	1,204
	Total	31,322	17,660	1,079	263	952	303
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,662	1,635	86	22	2,883	1,719
	March	4,127	2,503	118	40	4,449	2,654
	April	4,445	2,958	105	30	4,768	3,110
	May	4,267	2,837	92	40	4,564	2,992
	June	4,251	2,801	85	37	4,555	2,932
	July	3,433	2,262	88	26	3,695	2,396
	August	3,177	2,113	75	24	3,407	2,223
	September	3,094	1,917	82	38	3,299	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,384	1,336	78	40	1,522	1,438
	Total	37,991	25,359	1,091	382	952	303
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,959	2,281	122	42	3,204	2,393
	March	4,299	3,311	118	43	4,603	3,471
	April	4,707	2,932	115	51	5,035	3,121
	May	4,713	2,916	107	36	5,006	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,632	2,022	133	33	3,906	2,116
	August	3,171	1,848	118	27	3,436	1,938
	September	3,115	1,601	121	20	3,371	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,179	982	90	19	1,345	1,032
	Total	38,785	24,644	1,334	395	952	303
2023	January	2,244	980	129	26	2,513	1,048
	February	2,524	1,288	117	30	2,767	1,368
	March	3,299	1,818	144	27	3,605	1,905
	April	3,429	2,019	141	38	3,725	2,131
	May	3,843	2,708	148	40	4,198	2,835
	June	3,615	2,588	142	45	3,974	2,713
	July	3,286	2,314	118	42	3,562	2,435
	August	3,220	2,239	98	38	3,471	2,364
	September	3,008	2,051	117	36	3,265	2,160
	October	2,678	1,800	133	42	2,935	1,914
	November	2,085	1,621	88	39	2,280	1,725
	December	1,472	1,219	79	41	1,623	1,300
	Total	34,703	22,645	1,454	444	952	303
2024	January	2,163	1,436	120	25	2,396	1,521
	February	2,762	1,966	123	31	3,018	2,069
	Total	4,925	3,402	243	56	5,414	3,590

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
February 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2020	January	426,561	334,418	220,827	198,128	365,023
	February	434,796	318,442	221,734	195,720	365,944
	March	415,976	317,472	225,629	202,262	357,725
	April	420,030	328,870	235,285	206,913	367,161
	May	422,933	329,432	221,458	184,447	371,425
	June	433,990	329,681	232,504	202,491	375,340
	July	448,855	332,403	242,138	190,621	386,711
	August	453,563	343,128	253,628	202,013	393,397
	September	452,016	339,177	256,592	206,803	393,276
	October	459,098	339,793	250,001	205,629	401,789
	November	458,282	338,050	241,328	212,271	396,438
	December	444,254	333,736	222,139	194,939	378,440
	YTD Average	442,513	333,189	237,776	200,490	382,501
2021	January	449,512	341,854	242,111	184,747	386,716
	February	448,615	349,582	247,884	205,892	391,824
	March	477,103	341,445	244,744	209,826	411,708
	April	473,149	343,929	246,910	200,968	406,805
	May	482,195	357,957	253,790	212,547	420,355
	June	493,663	350,674	245,185	221,608	417,237
	July	480,892	353,629	252,666	221,031	408,370
	August	477,218	341,476	258,176	203,546	402,813
	September	469,837	341,472	239,011	191,183	395,741
	October	467,132	358,918	243,511	200,752	395,905
	November	473,883	340,663	246,464	197,049	400,340
	December	478,822	352,925	241,702	197,651	400,972
	YTD Average	474,724	348,090	247,376	205,605	405,393
2022	January	461,206	374,723	244,922	194,126	394,203
	February	505,446	359,742	262,530	187,597	424,368
	March	519,009	380,912	267,634	203,279	431,010
	April	524,995	390,492	271,401	204,351	434,712
	May	506,038	384,706	264,711	210,227	427,100
	June	509,660	373,332	256,029	204,984	425,707
	July	507,745	370,505	254,476	201,068	418,309
	August	484,888	357,824	244,490	191,845	395,806
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,551	361,224	241,320	192,154	382,427
	December	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,060	373,627	257,582	197,305	415,115
2023	January	451,585	355,061	247,761	190,627	370,479
	February	459,450	357,578	251,332	187,371	368,996
	March	484,437	366,456	248,051	192,965	389,833
	April	500,905	378,603	261,595	193,876	409,437
	May	511,794	381,966	253,612	193,334	420,168
	June	499,747	382,883	257,450	195,088	411,917
	July	502,598	378,899	264,107	194,823	409,158
	August	495,643	373,843	253,380	193,379	398,492
	September	493,874	353,739	267,127	182,128	394,188
	October	486,858	385,895	258,751	203,669	396,261
	November	478,802	363,226	271,919	171,147	380,593
	December	489,545	364,001	261,538	170,266	389,028
	YTD Average	492,296	372,603	258,195	189,870	398,741
2024	January	483,061	378,421	269,381	192,407	398,122
	February	508,411	385,163	275,735	181,347	407,458

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
February 2024

page 11

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2020	January	6,492 (799)	738 (15)	4,330 (557)	399 (9)
	February	7,073 (1,067)	748 (28)	4,715 (718)	406 (15)
	March	7,512 (1,198)	750 (21)	5,013 (793)	409 (11)
	April	7,487 (764)	741 (10)	4,979 (507)	393 (6)
	May	8,055 (1,188)	755 (12)	5,351 (760)	404 (7)
	June	8,359 (2,115)	769 (34)	5,640 (1,341)	411 (17)
	July	8,353 (2,288)	798 (21)	5,664 (1,486)	420 (11)
	August	8,112 (1,956)	784 (22)	5,600 (1,230)	412 (13)
	September	7,801 (1,933)	790 (22)	5,405 (1,260)	418 (9)
	October	7,422 (1,750)	737 (34)	5,245 (1,139)	393 (15)
	November	6,554 (1,465)	748 (21)	4,697 (992)	396 (12)
	December	5,244 (1,137)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,929 (1,635)	721 (22)	4,250 (1,047)	376 (15)
	March	6,790 (2,503)	731 (40)	4,880 (1,596)	368 (17)
	April	7,547 (2,958)	745 (30)	5,491 (1,883)	363 (14)
	May	8,090 (2,837)	750 (40)	5,945 (1,863)	369 (14)
	June	8,458 (2,801)	737 (37)	6,235 (1,856)	363 (18)
	July	8,394 (2,262)	742 (26)	6,209 (1,493)	365 (17)
	August	8,040 (2,113)	735 (24)	5,979 (1,392)	365 (11)
	September	7,703 (1,917)	719 (38)	5,779 (1,272)	373 (17)
	October	7,085 (1,919)	711 (33)	5,364 (1,273)	369 (17)
	November	5,975 (1,864)	724 (25)	4,591 (1,280)	395 (9)
	December	4,658 (1,336)	635 (40)	3,534 (938)	354 (25)
2022	January	4,614 (1,326)	657 (31)	3,511 (954)	371 (20)
	February	4,690 (2,281)	700 (42)	3,568 (1,633)	399 (25)
	March	5,197 (3,311)	733 (43)	3,937 (2,311)	419 (21)
	April	6,446 (2,932)	748 (51)	4,820 (2,017)	439 (18)
	May	7,547 (2,916)	762 (36)	5,722 (1,927)	448 (19)
	June	8,085 (2,653)	759 (36)	6,087 (1,780)	447 (17)
	July	8,418 (2,022)	806 (33)	6,307 (1,338)	470 (17)
	August	8,013 (1,848)	821 (27)	6,031 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,959 (982)	738 (19)	3,675 (695)	430 (14)
2023	January	5,163 (980)	775 (26)	3,811 (699)	456 (14)
	February	5,609 (1,288)	790 (30)	4,098 (907)	458 (21)
	March	6,293 (1,818)	822 (27)	4,502 (1,251)	486 (12)
	April	6,873 (2,019)	842 (38)	4,965 (1,370)	499 (18)
	May	7,054 (2,708)	889 (40)	5,163 (1,800)	538 (18)
	June	7,075 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,914 (2,314)	892 (42)	5,085 (1,586)	550 (28)
	August	6,726 (2,239)	876 (38)	4,860 (1,595)	547 (23)
	September	6,488 (2,051)	861 (36)	4,678 (1,430)	535 (23)
	October	6,196 (1,800)	868 (42)	4,383 (1,292)	534 (28)
	November	5,434 (1,621)	816 (39)	3,860 (1,176)	500 (22)
	December	4,613 (1,219)	707 (41)	3,195 (879)	425 (22)
2024	January	4,526 (1,436)	720 (25)	3,083 (1,056)	444 (10)
	February	4,802 (1,966)	750 (31)	3,250 (1,405)	459 (18)

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)

page 12a

City of Edmonton

February 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,035 / 1,841	957 / 1,812	1,103 / 1,821	882 / 1,659	921 / 1,749
Sales / YTD	753 / 1,352	456 / 841	999 / 1,575	652 / 1,146	438 / 775
Sales to New Listings Ratio / YTD	73% / 73%	48% / 46%	91% / 86%	74% / 69%	48% / 44%
Sales Volume	372,987,008	205,369,636	501,279,246	291,188,674	195,485,822
Sales Volume YTD	656,909,070	378,092,198	761,370,611	505,981,733	338,711,453
Average Sale Price	495,335	450,372	501,781	446,608	446,315
Average Sale Price YTD	485,879	449,575	483,410	441,520	437,047
Median Sale Price	459,998	420,000	466,000	407,000	383,650
Median Sale Price YTD	450,950	420,000	450,000	400,000	381,000
Sale to List Price Ratio / YTD	99% / 98%	97% / 97%	99% / 99%	98% / 97%	97% / 96%
Average Days on Market / YTD	46 / 52	54 / 58	41 / 45	48 / 52	70 / 71
Median Days on Market / YTD	27 / 35	32 / 43	20 / 26	24 / 33	48 / 55
Average Days on Market (Cum.) / YTD	83 / 92	94 / 100	64 / 69	74 / 81	106 / 110
Median Days on Market (Cum.) / YTD	40 / 57	76 / 84	25 / 37	32 / 51	76 / 90
Semi-detached					
New Listings / YTD	188 / 302	140 / 294	232 / 395	176 / 341	167 / 330
Sales / YTD	128 / 228	103 / 171	207 / 323	114 / 200	60 / 113
Sales to New Listings Ratio / YTD	68% / 75%	74% / 58%	89% / 82%	65% / 59%	36% / 34%
Sales Volume	49,837,845	37,167,291	76,289,422	40,120,406	18,670,637
Sales Volume YTD	88,346,154	61,609,973	120,229,109	70,688,603	36,839,282
Average Sale Price	389,358	360,847	368,548	351,933	311,177
Average Sale Price YTD	387,483	360,292	372,226	353,443	326,011
Median Sale Price	398,625	368,000	369,900	337,000	315,000
Median Sale Price YTD	399,850	363,500	368,000	336,635	318,500
Sale to List Price Ratio / YTD	99% / 98%	98% / 98%	100% / 99%	98% / 97%	96% / 97%
Average Days on Market / YTD	42 / 46	55 / 50	36 / 44	47 / 60	72 / 83
Median Days on Market / YTD	21 / 30	35 / 36	21 / 25	28 / 37	65 / 72
Average Days on Market (Cum.) / YTD	63 / 67	97 / 89	48 / 63	72 / 85	107 / 122
Median Days on Market (Cum.) / YTD	24 / 38	83 / 72	22 / 28	34 / 45	89 / 97
Row/Townhouse					
New Listings / YTD	249 / 458	244 / 435	306 / 553	255 / 488	220 / 429
Sales / YTD	229 / 385	150 / 270	224 / 355	146 / 260	97 / 168
Sales to New Listings Ratio / YTD	92% / 84%	61% / 62%	73% / 64%	57% / 53%	44% / 39%
Sales Volume	62,191,017	37,530,787	58,402,993	35,586,444	20,881,891
Sales Volume YTD	104,311,283	66,395,360	89,744,518	62,923,075	36,594,799
Average Sale Price	271,576	250,205	260,728	243,743	215,277
Average Sale Price YTD	270,938	245,909	252,801	242,012	217,826
Median Sale Price	281,000	246,106	258,950	246,000	207,000
Median Sale Price YTD	275,000	239,999	246,000	245,000	208,500
Sale to List Price Ratio / YTD	99% / 99%	96% / 96%	98% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	43 / 47	60 / 60	56 / 58	62 / 65	67 / 73
Median Days on Market / YTD	23 / 27	42 / 48	37 / 40	35 / 48	49 / 55
Average Days on Market (Cum.) / YTD	56 / 63	93 / 93	87 / 96	91 / 94	106 / 124
Median Days on Market (Cum.) / YTD	25 / 33	78 / 70	68 / 72	57 / 66	83 / 98

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

February 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	473 / 864	444 / 856	525 / 983	517 / 977	415 / 764
Sales / YTD	295 / 496	198 / 324	203 / 334	135 / 245	123 / 219
Sales to New Listings Ratio / YTD	62% / 57%	45% / 38%	39% / 34%	26% / 25%	30% / 29%
Sales Volume	51,053,936	36,532,528	37,581,113	25,800,275	23,981,913
Sales Volume YTD	89,054,037	58,102,878	62,483,317	45,875,334	42,667,194
Average Sale Price	173,064	184,508	185,129	191,113	194,975
Average Sale Price YTD	179,544	179,330	187,076	187,246	194,827
Median Sale Price	161,750	170,000	170,000	180,000	184,000
Median Sale Price YTD	162,250	165,000	166,999	170,000	178,500
Sale to List Price Ratio / YTD	96% / 96%	95% / 94%	95% / 95%	95% / 94%	94% / 94%
Average Days on Market / YTD	61 / 63	64 / 70	67 / 74	62 / 67	82 / 82
Median Days on Market / YTD	36 / 42	44 / 57	51 / 62	47 / 54	75 / 71
Average Days on Market (Cum.) / YTD	87 / 93	122 / 131	129 / 126	117 / 119	139 / 130
Median Days on Market (Cum.) / YTD	50 / 58	104 / 114	97 / 97	83 / 84	106 / 98
Total Residential¹					
New Listings / YTD	1,945 / 3,465	1,785 / 3,397	2,166 / 3,752	1,830 / 3,465	1,723 / 3,272
Sales / YTD	1,405 / 2,461	907 / 1,606	1,633 / 2,587	1,047 / 1,851	718 / 1,275
Sales to New Listings Ratio / YTD	72% / 71%	51% / 47%	75% / 69%	57% / 53%	42% / 39%
Sales Volume	536,069,806	316,600,242	673,552,774	392,695,799	259,020,263
Sales Volume YTD	938,620,544	564,200,409	1,033,827,555	685,468,745	454,812,728
Average Sale Price	381,544	349,063	412,463	375,068	360,752
Average Sale Price YTD	381,398	351,308	399,624	370,323	356,716
Median Sale Price	375,000	338,000	385,000	350,000	320,750
Median Sale Price YTD	375,000	335,500	375,000	349,500	325,000
Sale to List Price Ratio / YTD	98% / 98%	97% / 96%	99% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	49 / 53	57 / 60	46 / 51	51 / 57	72 / 74
Median Days on Market / YTD	28 / 34	36 / 46	26 / 31	28 / 37	55 / 59
Average Days on Market (Cum.) / YTD	78 / 86	100 / 104	73 / 79	81 / 88	111 / 116
Median Days on Market (Cum.) / YTD	36 / 51	83 / 86	33 / 49	42 / 60	85 / 92
Other²					
New Listings / YTD	69 / 133	67 / 129	61 / 125	42 / 99	53 / 106
Sales / YTD	40 / 71	29 / 45	41 / 74	24 / 47	24 / 47
Sales to New Listings Ratio / YTD	58% / 53%	43% / 35%	67% / 59%	57% / 47%	45% / 44%
Sales Volume	15,476,810	7,509,100	13,683,900	7,582,600	5,412,347
Sales Volume YTD	25,372,110	12,861,400	23,948,101	14,356,042	12,904,947
Average Sale Price	386,920	258,934	333,754	315,942	225,514
Average Sale Price YTD	357,354	285,809	323,623	305,448	274,573
Median Sale Price	295,750	132,000	325,000	295,000	140,000
Median Sale Price YTD	273,000	127,000	286,000	250,000	165,000
Sale to List Price Ratio / YTD	97% / 94%	90% / 91%	96% / 95%	97% / 94%	90% / 91%
Average Days on Market / YTD	57 / 67	75 / 71	98 / 82	71 / 90	96 / 103
Median Days on Market / YTD	46 / 51	76 / 59	68 / 61	63 / 77	58 / 63
Average Days on Market (Cum.) / YTD	138 / 151	117 / 109	126 / 112	140 / 168	139 / 132
Median Days on Market (Cum.) / YTD	64 / 87	102 / 92	94 / 76	88 / 97	97 / 106

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

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

5 Year Commercial Activity (Part 1)

page 13a

City of Edmonton

February 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	8 / 24	7 / 18	13 / 22	8 / 16	8 / 13
Sales / YTD	2 / 3	2 / 3	5 / 8	1 / 1	2 / 2
Sales to New Listings Ratio / YTD	25% / 13%	29% / 17%	38% / 36%	13% / 6%	25% / 15%
Sales Volume	640,000	1,113,000	19,447,750	715,000	2,650,000
Sales Volume YTD	34,640,000	2,838,000	24,282,750	715,000	2,650,000
Average Sale Price	320,000	556,500	3,889,550	715,000	1,325,000
Average Sale Price YTD	11,546,667	946,000	3,035,344	715,000	1,325,000
Median Sale Price	320,000	556,500	1,350,000	715,000	1,325,000
Median Sale Price YTD	600,000	875,000	1,082,500	715,000	1,325,000
Sale to List Price Ratio / YTD	120% / 109%	96% / 96%	103% / 100%	87% / 87%	97% / 97%
Average Days on Market / YTD	179 / 320	174 / 369	218 / 255	16 / 16	840 / 840
Median Days on Market / YTD	179 / 271	174 / 249	253 / 286	16 / 16	840 / 840
Average Days on Market (Cum.) / YTD	179 / 320	174 / 369	442 / 395	16 / 16	840 / 840
Median Days on Market (Cum.) / YTD	179 / 271	174 / 249	253 / 286	16 / 16	840 / 840

Investment

New Listings / YTD	14 / 28	23 / 44	24 / 42	20 / 31	16 / 27
Sales / YTD	4 / 7	7 / 12	11 / 19	7 / 8	2 / 5
Sales to New Listings Ratio / YTD	29% / 25%	30% / 27%	46% / 45%	35% / 26%	13% / 19%
Sales Volume	3,285,400	3,631,420	12,425,000	2,528,000	845,000
Sales Volume YTD	5,855,400	6,826,420	17,606,280	3,558,000	7,345,000
Average Sale Price	821,350	518,774	1,129,545	361,143	422,500
Average Sale Price YTD	836,486	568,868	926,646	444,750	1,469,000
Median Sale Price	355,200	525,000	425,000	331,500	422,500
Median Sale Price YTD	369,000	562,500	325,000	347,500	1,600,000
Sale to List Price Ratio / YTD	90% / 93%	94% / 94%	103% / 93%	88% / 88%	91% / 85%
Average Days on Market / YTD	196 / 168	164 / 131	178 / 144	137 / 149	216 / 188
Median Days on Market / YTD	145 / 119	121 / 108	132 / 96	139 / 153	216 / 140
Average Days on Market (Cum.) / YTD	365 / 265	251 / 190	178 / 144	164 / 173	268 / 209
Median Days on Market (Cum.) / YTD	352 / 230	192 / 140	132 / 96	139 / 153	268 / 243

Multi Family

New Listings / YTD	14 / 21	5 / 13	13 / 19	2 / 17	2 / 6
Sales / YTD	3 / 4	2 / 4	2 / 3	1 / 11	1 / 2
Sales to New Listings Ratio / YTD	21% / 19%	40% / 31%	15% / 16%	50% / 65%	50% / 33%
Sales Volume	2,881,000	4,474,000	3,674,000	495,000	1,770,000
Sales Volume YTD	4,211,000	6,244,000	5,459,000	15,387,500	2,920,000
Average Sale Price	960,333	2,237,000	1,837,000	495,000	1,770,000
Average Sale Price YTD	1,052,750	1,561,000	1,819,667	1,398,864	1,460,000
Median Sale Price	710,000	2,237,000	1,837,000	495,000	1,770,000
Median Sale Price YTD	1,020,000	965,000	1,785,000	1,380,000	1,460,000
Sale to List Price Ratio / YTD	90% / 91%	94% / 91%	90% / 93%	92% / 95%	93% / 91%
Average Days on Market / YTD	197 / 200	70 / 57	130 / 100	299 / 191	928 / 646
Median Days on Market / YTD	265 / 237	70 / 51	130 / 112	299 / 125	928 / 646
Average Days on Market (Cum.) / YTD	244 / 235	70 / 57	130 / 161	687 / 248	1587 / 976
Median Days on Market (Cum.) / YTD	265 / 237	70 / 51	130 / 148	687 / 125	1587 / 976

Hotel/Motel

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

page 13b

City of Edmonton

February 2024

Business	2024	2023	2022	2021	2020
New Listings / YTD	23 / 48	24 / 42	11 / 25	11 / 15	17 / 32
Sales / YTD	4 / 5	3 / 4	3 / 6	0 / 2	3 / 6
Sales to New Listings Ratio / YTD	17% / 10%	13% / 10%	27% / 24%	0% / 13%	18% / 19%
Sales Volume	560,000	457,000	1,275,000	0	483,000
Sales Volume YTD	625,000	637,000	2,327,000	1,025,000	766,800
Average Sale Price	140,000	152,333	425,000	0	161,000
Average Sale Price YTD	125,000	159,250	387,833	512,500	127,800
Median Sale Price	130,000	82,000	275,000	0	113,000
Median Sale Price YTD	110,000	131,000	295,000	512,500	106,500
Sale to List Price Ratio / YTD	85% / 85%	84% / 87%	101% / 96%	0% / 78%	81% / 75%
Average Days on Market / YTD	88 / 80	77 / 90	175 / 241	0 / 271	162 / 118
Median Days on Market / YTD	84 / 71	96 / 99	156 / 235	0 / 271	149 / 142
Average Days on Market (Cum.) / YTD	88 / 80	77 / 113	175 / 241	0 / 271	162 / 118
Median Days on Market (Cum.) / YTD	84 / 71	96 / 99	156 / 235	0 / 271	149 / 142
Lease					
New Listings / YTD	15 / 33	7 / 21	6 / 23	8 / 20	15 / 32
Sales / YTD	4 / 8	7 / 12	4 / 9	6 / 7	7 / 9
Sales to New Listings Ratio / YTD	27% / 24%	100% / 57%	67% / 39%	75% / 35%	47% / 28%
Sales Volume	427,758	1,271,273	354,139	506,263	2,879,280
Sales Volume YTD	4,299,744	2,177,402	1,097,035	573,463	3,087,870
Average Sale Price	106,940	181,610	88,535	84,377	411,326
Average Sale Price YTD	537,468	181,450	121,893	81,923	343,097
Median Sale Price	41,379	129,600	85,720	85,644	270,084
Median Sale Price YTD	84,855	113,893	111,889	67,200	196,650
Average Days on Market / YTD	203 / 222	112 / 173	90 / 97	222 / 220	232 / 211
Median Days on Market / YTD	133 / 170	87 / 151	79 / 83	154 / 207	273 / 273
Average Days on Market (Cum.) / YTD	203 / 222	112 / 173	293 / 187	222 / 220	232 / 211
Median Days on Market (Cum.) / YTD	133 / 170	87 / 151	200 / 135	154 / 207	273 / 273
Farms					
New Listings / YTD	0 / 0	1 / 2	0 / 0	0 / 1	1 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 100%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	1,448,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	1,448,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	1,448,000	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 78%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 343	0 / 0
Total Commercial¹					
New Listings / YTD	76 / 157	67 / 140	69 / 133	49 / 101	60 / 114
Sales / YTD	18 / 28	21 / 35	25 / 45	15 / 30	15 / 24
Sales to New Listings Ratio / YTD	24% / 18%	31% / 25%	36% / 34%	31% / 30%	25% / 21%
Sales Volume	8,254,158	10,946,693	37,175,889	4,244,263	8,627,280
Sales Volume YTD	50,091,144	18,722,822	50,772,065	22,706,963	16,769,670
Average Sale Price	458,564	521,271	1,487,036	282,951	575,152
Average Sale Price YTD	1,788,969	534,938	1,128,268	756,899	698,736
Median Sale Price	275,500	325,000	425,000	285,000	340,000
Median Sale Price YTD	308,000	390,000	320,000	522,500	310,000
Sale to List Price Ratio / YTD	93% / 93%	92% / 93%	102% / 95%	88% / 90%	89% / 83%
Average Days on Market / YTD	162 / 183	127 / 153	168 / 164	173 / 191	343 / 272
Median Days on Market / YTD	92 / 124	99 / 101	132 / 104	139 / 164	273 / 185
Average Days on Market (Cum.) / YTD	213 / 216	155 / 176	245 / 211	212 / 218	394 / 304
Median Days on Market (Cum.) / YTD	179 / 170	115 / 121	148 / 135	139 / 164	273 / 216

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

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	41	35	56	72	59	90
	Average	472,056	486,255	466,228	457,824	477,426	444,157
	Median	447,500	440,000	440,000	427,000	420,000	395,500
North Central	Sales	157	94	190	276	170	293
	Average	415,851	378,271	432,424	420,100	383,092	417,343
	Median	410,000	366,250	402,250	410,000	364,800	381,000
Northeast	Sales	47	25	49	82	59	81
	Average	426,420	304,356	342,019	388,964	323,249	343,123
	Median	411,000	296,400	325,000	370,700	297,000	322,000
Central	Sales	37	17	47	70	31	70
	Average	300,644	290,235	301,303	303,926	278,754	289,272
	Median	289,000	266,500	273,000	270,000	251,500	265,000
West	Sales	65	48	96	108	85	146
	Average	566,239	484,742	588,725	533,520	506,459	556,024
	Median	466,000	423,250	481,000	459,250	415,525	447,500
Southwest	Sales	87	59	119	158	93	195
	Average	607,893	552,229	582,779	584,740	547,418	558,783
	Median	525,000	490,000	520,000	521,000	480,000	496,500
Southeast	Sales	127	79	155	239	151	263
	Average	455,041	419,646	445,105	453,930	408,730	438,481
	Median	429,300	386,500	424,900	428,000	377,200	410,000
Anthony Henday	Sales	193	99	287	348	193	437
	Average	571,010	517,669	580,157	565,629	525,431	560,378
	Median	540,000	499,500	527,000	533,999	498,000	520,000
City of Edmonton Total	Sales	753	456	999	1,352	841	1,575
	Average	495,335	450,372	501,781	485,879	449,575	483,410
	Median	459,998	420,000	466,000	450,950	420,000	450,000
Semi-detached							
Northwest	Sales	10	8	13	19	12	21
	Average	421,250	376,300	384,319	412,937	363,219	389,092
	Median	419,000	396,500	370,000	410,000	396,500	382,000
North Central	Sales	22	14	40	33	27	56
	Average	340,504	320,949	317,707	337,760	309,277	321,304
	Median	365,500	310,000	315,000	385,000	310,000	324,000
Northeast	Sales	5	4	8	7	7	10
	Average	260,700	n/a	316,938	266,500	264,786	301,200
	Median	229,500	n/a	320,250	260,000	240,000	292,750
Central	Sales	5	7	5	9	7	7
	Average	322,980	291,643	466,000	340,989	291,643	428,643
	Median	299,900	294,000	405,000	320,000	294,000	395,000
West	Sales	4	7	6	7	9	7
	Average	n/a	328,379	316,875	344,571	312,961	313,750
	Median	n/a	296,000	310,000	272,500	283,000	300,000
Southwest	Sales	9	6	10	14	15	22
	Average	451,944	435,717	393,310	460,000	450,837	473,777
	Median	375,000	420,500	330,050	365,000	403,000	368,500
Southeast	Sales	23	20	38	52	39	61
	Average	379,778	382,760	373,409	377,825	366,313	371,427
	Median	375,000	386,050	360,250	380,500	366,900	358,000
Anthony Henday	Sales	50	37	87	87	55	139
	Average	416,259	377,039	387,306	412,885	384,372	379,685
	Median	411,500	395,000	380,000	410,000	385,000	376,000
City of Edmonton Total	Sales	128	103	207	228	171	323
	Average	389,358	360,847	368,548	387,483	360,292	372,226
	Median	398,625	368,000	369,900	399,850	363,500	368,000

n/a = insufficient data

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Row/Townhouse							
Northwest	Sales	8	3	7	10	7	7
	Average	361,347	n/a	315,143	365,078	312,613	315,143
	Median	370,500	n/a	299,000	373,000	330,888	299,000
North Central	Sales	34	24	43	66	53	66
	Average	243,151	196,783	248,509	250,295	206,611	242,211
	Median	255,000	175,000	249,000	255,000	189,000	247,000
Northeast	Sales	21	12	13	37	17	30
	Average	181,543	152,958	164,077	182,916	156,441	164,133
	Median	167,000	143,750	157,500	167,000	141,000	166,000
Central	Sales	2	2	0	7	3	0
	Average	n/a	n/a	n/a	349,671	n/a	n/a
	Median	n/a	n/a	n/a	305,000	n/a	n/a
West	Sales	23	19	18	34	31	33
	Average	198,161	211,755	225,500	187,278	201,624	224,136
	Median	191,000	179,000	182,250	179,000	178,500	182,000
Southwest	Sales	24	12	28	34	25	44
	Average	245,767	265,571	266,125	253,685	256,454	251,166
	Median	241,000	243,425	250,500	249,500	241,000	245,000
Southeast	Sales	39	23	40	66	48	64
	Average	255,805	236,067	213,693	243,337	209,558	215,705
	Median	235,000	190,000	204,200	227,500	175,100	205,000
Anthony Henday	Sales	78	55	75	131	86	111
	Average	336,263	300,597	310,932	334,904	311,025	309,691
	Median	334,998	290,000	305,000	329,500	316,000	301,000
City of Edmonton Total	Sales	229	150	224	385	270	355
	Average	271,576	250,205	260,728	270,938	245,909	252,801
	Median	281,000	246,106	258,950	275,000	239,999	246,000
Apartment Condominium							
Northwest	Sales	13	9	6	24	14	7
	Average	94,254	123,056	293,583	111,742	111,750	259,357
	Median	65,000	94,000	123,750	79,250	92,750	100,000
North Central	Sales	28	24	24	53	37	36
	Average	152,679	162,513	167,937	151,814	156,251	164,055
	Median	150,500	167,500	142,750	152,000	162,500	165,675
Northeast	Sales	22	7	6	41	20	16
	Average	136,170	108,071	174,333	135,199	108,910	142,513
	Median	131,000	114,000	185,500	133,000	113,900	137,750
Central	Sales	73	47	50	111	74	83
	Average	182,594	222,478	189,287	215,029	230,142	211,552
	Median	160,000	195,000	175,500	155,000	193,750	170,000
West	Sales	22	18	9	39	28	23
	Average	141,023	161,627	204,667	142,056	151,751	164,643
	Median	141,500	159,250	177,000	140,000	145,000	158,000
Southwest	Sales	51	35	42	88	48	67
	Average	203,334	205,929	191,469	205,872	196,663	196,046
	Median	180,000	188,000	159,500	182,500	186,250	167,000
Southeast	Sales	35	22	22	52	40	38
	Average	162,314	167,360	140,916	154,285	158,493	152,894
	Median	150,000	171,250	137,625	147,000	167,250	153,500
Anthony Henday	Sales	51	36	44	88	63	64
	Average	197,549	180,918	188,522	195,852	182,855	190,483
	Median	187,500	176,750	179,000	186,750	175,000	179,000
City of Edmonton Total	Sales	295	198	203	496	324	334
	Average	173,064	184,508	185,129	179,544	179,330	187,076
	Median	161,750	170,000	170,000	162,250	165,000	166,999

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
February 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2020	January	1,549	557	54	9
	February	1,723	718	60	15
	March	1,888	793	67	11
	April	1,268	507	33	6
	May	2,034	760	59	7
	June	2,511	1,341	74	17
	July	2,215	1,486	60	11
	August	2,038	1,230	41	13
	September	2,085	1,260	55	9
	October	1,986	1,139	29	15
	November	1,362	992	55	12
	December	924	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,830	1,047	49	15
	March	2,825	1,596	54	17
	April	3,064	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,462	1,493	48	17
	August	2,295	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,007	938	53	25
	Total	26,837	16,697	597	189
2022	January	1,586	954	64	20
	February	2,166	1,633	69	25
	March	3,075	2,311	67	21
	April	3,333	2,017	67	18
	May	3,397	1,927	65	19
	June	3,059	1,780	63	17
	July	2,584	1,338	71	17
	August	2,312	1,215	75	15
	September	2,272	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	897	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,612	699	73	14
	February	1,785	907	67	21
	March	2,271	1,251	93	12
	April	2,467	1,370	86	18
	May	2,708	1,800	96	18
	June	2,520	1,750	91	24
	July	2,389	1,586	76	28
	August	2,280	1,595	67	23
	September	2,146	1,430	74	23
	October	1,868	1,292	87	28
	November	1,509	1,176	62	22
	December	1,010	879	45	22
	Total	24,565	15,735	917	253
2024	January	1,520	1,056	81	10
	February	1,945	1,405	76	18
	Total	3,465	2,461	157	28

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

page 21

City of Edmonton

February 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2020	January	425,002	342,805	221,309	194,638	351,513
	February	446,315	311,177	215,277	194,975	360,752
	March	413,128	322,100	225,635	203,456	344,500
	April	421,099	334,966	239,948	199,659	359,620
	May	426,253	340,663	221,164	181,496	361,436
	June	429,310	330,947	232,733	199,877	359,901
	July	444,972	334,710	238,985	189,595	367,123
	August	447,070	348,763	249,818	198,727	374,025
	September	448,001	341,645	252,799	205,609	379,914
	October	449,365	341,163	243,024	202,525	382,447
	November	452,034	340,246	241,328	205,624	378,415
	December	431,150	342,028	224,994	196,756	358,181
	YTD Average	438,587	336,967	235,587	198,166	366,888
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	379,189	260,238	184,668	386,741
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,152	383,141
	September	488,713	355,462	263,625	177,679	376,590
	October	476,408	400,125	258,578	201,926	378,295
	November	466,657	362,493	271,603	167,551	360,376
	December	485,622	367,368	260,318	168,767	373,144
	YTD Average	483,366	376,642	254,508	183,837	377,681
2024	January	473,993	385,083	270,002	189,055	381,203
	February	495,335	389,358	271,576	173,064	381,544

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

February 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	2,090	1,919	2,296	1,921	1,836
Sales	1,463	957	1,699	1,086	757
Sales Volume	559,800,774	335,056,035	724,412,563	404,522,662	273,059,890
Edmonton City Year to Date					
New Listings	3,755	3,666	4,010	3,665	3,492
Sales	2,560	1,686	2,706	1,928	1,346
Sales Volume	1,014,083,798	595,784,631	1,108,547,721	722,531,750	484,487,345
Edmonton City Month End Active Inventory					
Residential	3,250	4,098	3,568	4,250	4,715
Commercial	459	458	399	376	406
TOTAL	3,909	4,830	4,172	4,833	5,343
Greater Edmonton Area Monthly					
New Listings	3,018	2,767	3,204	2,883	2,778
Sales	2,069	1,368	2,393	1,719	1,141
Sales Volume	845,447,132	506,108,193	1,037,941,744	663,738,441	414,893,720
Greater Edmonton Area Year to Date					
New Listings	5,414	5,280	5,539	5,520	5,261
Sales	3,590	2,416	3,823	3,018	1,996
Sales Volume	1,491,495,161	890,342,808	1,601,762,942	1,173,643,568	737,264,468
Greater Edmonton Area Month End Active Inventory					
Residential	4,802	5,609	4,690	5,929	7,073
Commercial	750	790	700	721	748
TOTAL	6,014	6,981	5,937	7,265	8,486
Total Board Monthly					
New Listings	3,492	3,192	3,649	3,333	3,256
Sales	2,274	1,545	2,617	2,018	1,287
Sales Volume	908,618,184	550,159,907	1,097,324,620	741,418,992	447,033,747
Total Board Year to Date					
New Listings	6,276	6,059	6,316	6,384	6,145
Sales	3,971	2,717	4,227	3,529	2,256
Sales Volume	1,611,453,679	962,407,397	1,704,497,735	1,305,047,824	791,710,095

**Total Board
February 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,936 / 3,399	1,730 / 3,209	1,956 / 3,225	1,823 / 3,433	1,902 / 3,517
Sales / YTD	1,299 / 2,283	834 / 1,505	1,624 / 2,593	1,320 / 2,299	802 / 1,399
Sales to New Listings Ratio / YTD	67% / 67%	48% / 47%	83% / 80%	72% / 67%	42% / 40%
Sales Volume	634,054,604	365,203,030	791,918,966	558,092,481	327,555,370
Sales Volume YTD	1,095,219,067	650,270,076	1,217,414,721	969,980,974	566,670,033
Semi-detached					
New Listings / YTD	298 / 491	224 / 457	321 / 557	260 / 529	251 / 505
Sales / YTD	201 / 348	152 / 252	293 / 456	188 / 317	111 / 200
Sales to New Listings Ratio / YTD	67% / 71%	68% / 55%	91% / 82%	72% / 60%	44% / 40%
Sales Volume	76,399,922	54,507,189	105,051,709	65,516,605	34,934,186
Sales Volume YTD	130,935,238	90,013,271	165,643,047	109,445,889	64,258,155
Row/Townhouse					
New Listings / YTD	327 / 597	324 / 585	384 / 683	338 / 641	293 / 560
Sales / YTD	279 / 476	190 / 339	285 / 446	191 / 333	122 / 207
Sales to New Listings Ratio / YTD	85% / 80%	59% / 58%	74% / 65%	57% / 52%	42% / 37%
Sales Volume	76,930,135	47,462,165	74,641,089	47,098,283	27,051,491
Sales Volume YTD	129,789,590	84,273,238	113,664,313	81,298,264	45,821,747
Apartment Condominium					
New Listings / YTD	524 / 977	516 / 1,007	605 / 1,121	571 / 1,097	481 / 886
Sales / YTD	344 / 572	231 / 383	240 / 403	157 / 285	149 / 255
Sales to New Listings Ratio / YTD	66% / 59%	45% / 38%	40% / 36%	27% / 26%	31% / 29%
Sales Volume	62,158,228	43,220,977	45,059,413	32,423,587	28,891,663
Sales Volume YTD	106,093,679	72,196,227	75,992,705	56,006,429	49,801,944
Total Residential¹					
New Listings / YTD	3,085 / 5,464	2,794 / 5,258	3,266 / 5,586	2,992 / 5,700	2,927 / 5,468
Sales / YTD	2,123 / 3,679	1,407 / 2,479	2,442 / 3,898	1,856 / 3,234	1,184 / 2,061
Sales to New Listings Ratio / YTD	69% / 67%	50% / 47%	75% / 70%	62% / 57%	40% / 38%
Sales Volume	849,542,889	510,393,361	1,016,671,177	703,130,956	418,432,710
Sales Volume YTD	1,462,037,574	896,752,812	1,572,714,786	1,216,731,556	726,551,879
Other²					
New Listings / YTD	241 / 474	213 / 431	209 / 414	223 / 424	180 / 371
Sales / YTD	107 / 204	94 / 160	117 / 222	120 / 213	67 / 134
Sales to New Listings Ratio / YTD	44% / 43%	44% / 37%	56% / 54%	54% / 50%	37% / 36%
Sales Volume	26,721,312	16,623,487	27,489,000	23,908,475	11,826,732
Sales Volume YTD	52,818,213	29,908,729	55,376,203	43,901,117	30,130,046

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

page 24

Total Board February 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	25 / 55	30 / 50	26 / 59	19 / 38	20 / 41
Sales / YTD	5 / 14	6 / 7	7 / 14	5 / 6	3 / 4
Sales to New Listings Ratio / YTD	20% / 25%	20% / 14%	27% / 24%	26% / 16%	15% / 10%
Sales Volume	9,730,000	6,295,500	21,622,750	2,131,878	2,867,000
Sales Volume YTD	45,665,900	8,020,500	27,110,749	2,291,878	2,887,000
Investment					
New Listings / YTD	38 / 75	51 / 99	46 / 81	36 / 72	39 / 82
Sales / YTD	8 / 14	10 / 18	18 / 31	12 / 19	6 / 12
Sales to New Listings Ratio / YTD	21% / 19%	20% / 18%	39% / 38%	33% / 26%	15% / 15%
Sales Volume	4,603,000	4,471,420	14,191,000	5,313,000	3,657,205
Sales Volume YTD	8,373,000	8,097,420	22,286,780	10,503,000	11,672,205
Multi Family					
New Listings / YTD	17 / 27	9 / 25	18 / 30	4 / 20	6 / 10
Sales / YTD	6 / 8	3 / 8	4 / 7	1 / 12	1 / 2
Sales to New Listings Ratio / YTD	35% / 30%	33% / 32%	22% / 23%	25% / 60%	17% / 20%
Sales Volume	8,486,000	5,304,000	5,016,000	495,000	1,770,000
Sales Volume YTD	10,078,500	8,039,000	7,746,500	17,187,500	2,920,000
Hotel/Motel					
New Listings / YTD	2 / 3	2 / 2	0 / 0	0 / 1	2 / 3
Sales / YTD	0 / 1	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 33%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	840,000	0	460,000	0	0
Business					
New Listings / YTD	37 / 76	40 / 76	27 / 50	13 / 23	31 / 56
Sales / YTD	5 / 11	5 / 7	8 / 13	0 / 2	8 / 15
Sales to New Listings Ratio / YTD	14% / 14%	13% / 9%	30% / 26%	0% / 9%	26% / 27%
Sales Volume	760,000	614,000	2,029,000	0	1,293,500
Sales Volume YTD	5,115,000	914,000	3,206,000	1,025,000	2,444,800
Lease					
New Listings / YTD	30 / 66	24 / 66	25 / 51	22 / 53	27 / 59
Sales / YTD	9 / 19	12 / 26	10 / 18	9 / 14	11 / 15
Sales to New Listings Ratio / YTD	30% / 29%	50% / 39%	40% / 35%	41% / 26%	41% / 25%
Sales Volume	762,483	2,044,389	1,274,193	1,202,383	4,724,600
Sales Volume YTD	10,459,492	4,790,686	2,537,717	1,680,581	5,169,165
Farms					
New Listings / YTD	13 / 31	27 / 49	27 / 40	24 / 51	22 / 52
Sales / YTD	10 / 20	8 / 11	10 / 22	15 / 29	7 / 13
Sales to New Listings Ratio / YTD	77% / 65%	30% / 22%	37% / 55%	63% / 57%	32% / 25%
Sales Volume	7,552,500	4,413,750	8,923,500	5,237,300	2,462,000
Sales Volume YTD	15,606,000	5,757,250	12,951,000	11,727,192	9,935,000
Total Commercial¹					
New Listings / YTD	166 / 338	185 / 370	174 / 316	118 / 260	149 / 306
Sales / YTD	44 / 88	44 / 78	58 / 107	42 / 82	36 / 61
Sales to New Listings Ratio / YTD	27% / 26%	24% / 21%	33% / 34%	36% / 32%	24% / 20%
Sales Volume	32,353,983	23,143,059	53,164,443	14,379,561	16,774,305
Sales Volume YTD	96,597,892	35,745,856	76,406,746	44,415,151	35,028,170

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

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	1	6	3	6	7	6
	Sales Volume	n/a	1,510,500	n/a	1,590,000	1,620,500	1,117,901
	Average Price	n/a	251,750	n/a	265,000	231,500	186,317
	Median Price	n/a	215,000	n/a	251,750	200,000	170,001
Beaumont	Sales	19	19	58	36	31	86
	Sales Volume	10,122,836	9,484,150	28,197,100	18,590,986	14,807,150	42,181,290
	Average Price	532,781	499,166	486,157	516,416	477,650	490,480
	Median Price	533,008	478,000	499,500	514,034	469,900	501,050
Bonnyville	Sales	11	9	11	17	15	20
	Sales Volume	3,631,950	2,533,900	3,291,000	5,706,950	3,863,900	6,567,950
	Average Price	330,177	281,544	299,182	335,703	257,593	328,398
	Median Price	311,750	195,000	275,000	311,750	195,000	287,500
Cold Lake	Sales	25	17	14	36	26	37
	Sales Volume	7,756,500	4,979,100	4,091,250	11,818,650	7,807,100	9,267,300
	Average Price	310,260	292,888	292,232	328,296	300,273	250,468
	Median Price	285,000	308,000	312,500	295,000	301,500	254,500
Devon	Sales	6	3	10	10	7	18
	Sales Volume	2,329,500	n/a	2,873,000	4,234,500	2,627,500	5,524,500
	Average Price	388,250	n/a	287,300	423,450	375,357	306,917
	Median Price	345,000	n/a	312,000	358,000	337,500	312,000
Drayton Valley	Sales	6	1	14	16	7	19
	Sales Volume	1,691,200	n/a	3,957,400	4,471,900	1,417,500	5,102,100
	Average Price	281,867	n/a	282,671	279,494	202,500	268,532
	Median Price	291,850	n/a	293,750	287,000	228,500	285,000
Fort Saskatchewan	Det. Sales	46	22	41	69	39	61
	Det. Average Price	460,722	492,773	480,337	468,224	477,558	463,754
	Det. Median Price	445,972	458,000	455,000	465,000	446,000	427,500
	Apt. Sales	3	3	7	5	6	9
	Apt. Average Price	n/a	n/a	178,500	205,300	196,733	177,167
	Apt. Median Price	n/a	n/a	157,500	185,000	192,450	157,500
	Total Sales Volume	26,113,190	14,567,100	25,997,999	39,468,485	26,475,766	37,497,399
Gibbons	Sales	5	1	2	9	6	5
	Sales Volume	1,694,000	n/a	n/a	3,368,000	1,869,900	1,305,000
	Average Price	338,800	n/a	n/a	374,222	311,650	261,000
	Median Price	300,000	n/a	n/a	300,000	293,500	240,000
Leduc	Det. Sales	41	25	58	81	49	93
	Det. Average Price	454,143	414,639	433,473	452,483	425,666	426,996
	Det. Median Price	422,500	429,000	420,500	428,500	419,900	415,000
	Apt. Sales	1	1	1	4	1	1
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	23,751,028	15,827,285	31,241,324	45,515,684	27,972,935	49,233,841

n/a = insufficient data

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

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville	Sales	16	12	32	27	16	43
	Sales Volume	5,507,287	3,809,655	11,966,588	9,090,287	5,243,655	15,791,988
	Average Price	344,205	317,471	373,956	336,677	327,728	367,256
	Median Price	359,950	314,478	332,500	359,900	318,900	330,000
Sherwood Park	Det. Sales	72	40	58	112	72	93
	Det. Average Price	523,852	484,416	503,566	508,489	471,051	487,955
	Det. Median Price	503,500	431,750	476,500	495,854	433,750	471,000
	Apt. Sales	12	4	9	17	10	19
	Apt. Average Price	314,719	n/a	258,611	294,243	267,900	258,711
	Apt. Median Price	306,616	n/a	250,000	289,900	283,000	250,000
	Total Sales Volume	50,771,915	24,932,309	40,116,600	77,797,707	45,624,861	63,249,007
Spruce Grove	Det. Sales	50	38	55	80	63	93
	Det. Average Price	444,624	452,336	462,451	448,041	449,830	452,845
	Det. Median Price	437,500	432,250	450,000	437,500	428,000	444,900
	Apt. Sales	7	3	3	10	8	8
	Apt. Average Price	155,857	n/a	n/a	178,890	182,625	130,250
	Apt. Median Price	169,000	n/a	n/a	169,950	177,500	118,000
	Total Sales Volume	34,154,048	23,558,496	34,479,135	54,702,189	39,454,494	55,750,984
St. Albert	Det. Sales	69	38	71	103	62	106
	Det. Average Price	582,221	503,458	559,610	564,879	488,869	534,810
	Det. Median Price	547,500	478,500	505,000	529,000	474,950	508,750
	Apt. Sales	9	9	7	18	18	9
	Apt. Average Price	294,322	255,811	181,143	264,106	328,100	221,321
	Apt. Median Price	290,000	225,000	180,000	231,500	216,000	180,000
	Total Sales Volume	46,774,794	26,206,698	46,196,126	71,220,142	44,464,516	66,866,584
St. Paul	Sales	14	5	10	20	11	16
	Sales Volume	2,382,300	1,175,000	2,157,150	3,757,800	3,112,000	3,325,650
	Average Price	170,164	235,000	215,715	187,890	282,909	207,853
	Median Price	156,250	260,000	256,500	156,250	260,000	238,750
Stony Plain	Sales	30	30	35	59	44	65
	Sales Volume	10,862,135	8,961,399	12,323,250	21,123,235	14,520,899	22,631,362
	Average Price	362,071	298,713	352,093	358,021	330,020	348,175
	Median Price	368,000	307,500	320,000	359,900	307,500	320,000
Vegreville	Sales	7	7	3	15	8	6
	Sales Volume	1,350,400	1,282,500	n/a	3,207,600	1,362,500	1,551,000
	Average Price	192,914	183,214	n/a	213,840	170,313	258,500
	Median Price	225,000	180,000	n/a	225,000	166,000	208,000
Westlock	Sales	3	0	6	8	6	16
	Sales Volume	n/a	n/a	1,226,500	1,945,900	1,586,500	3,742,450
	Average Price	n/a	n/a	204,417	243,238	264,417	233,903
	Median Price	n/a	n/a	205,750	198,500	240,250	208,750
Wetaskiwin	Sales	11	7	10	18	12	24
	Sales Volume	2,673,800	1,416,400	2,742,500	4,125,400	2,207,900	6,167,200
	Average Price	243,073	202,343	274,250	229,189	183,992	256,967
	Median Price	265,000	210,900	276,500	226,500	190,000	231,000

n/a = insufficient data

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

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	2	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	3	3	4	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	2	0	1	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	0	0	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	3	2	1	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	1	0	2	3	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	2	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	1	1	0	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

February 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	5	5	4	12	12	6
	Sales Volume	1,145,500	1,327,500	n/a	2,548,000	2,515,000	1,141,500
Bonnyville M.D.	Sales	13	10	17	22	16	31
	Sales Volume	3,759,450	2,761,140	4,278,000	6,722,350	4,091,140	9,402,850
Lac la Biche County	Sales	0	0	1	0	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	5	1	6	6	2
	Sales Volume	n/a	493,000	n/a	862,000	723,000	n/a
Leduc County	Sales	13	10	19	25	14	32
	Sales Volume	18,748,500	4,213,000	10,308,900	25,813,150	6,668,000	18,991,900
Parkland County	Sales	36	28	52	64	51	78
	Sales Volume	20,999,000	14,098,400	31,746,644	36,593,050	23,114,742	42,038,035
Smoky Lake County	Sales	4	4	7	8	5	11
	Sales Volume	n/a	n/a	1,247,500	2,862,900	928,000	1,926,500
St. Paul County	Sales	20	8	13	28	17	20
	Sales Volume	2,837,300	1,810,009	3,241,150	4,810,900	4,450,509	4,589,650
Strathcona County	Sales	20	10	27	37	17	46
	Sales Volume	14,645,900	7,009,650	21,080,900	27,927,400	10,431,450	38,399,288
Sturgeon County	Sales	18	13	12	35	24	29
	Sales Volume	11,624,900	11,897,800	8,052,888	22,497,900	18,477,300	17,171,188
Thorhild County	Sales	5	13	3	9	17	6
	Sales Volume	663,202	1,357,400	n/a	1,842,202	2,525,900	1,312,702
Two Hills County	Sales	5	2	5	8	6	8
	Sales Volume	855,500	n/a	492,000	1,139,000	1,281,000	827,000
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data