

# Media Release

## Change in recent inventory trend signals a busy market ahead

**Edmonton, May 2, 2025:** There were 2,710 residential unit sales in the Greater Edmonton Area (GEA) real estate market during April 2025, representing a 9.0% increase from March 2025 and a 13% decrease from April 2024. New residential listings totalled 4,012, representing a 9.8% increase from March 2025 and a 4.8% increase over the previous year. The overall inventory in the GEA increased 12.1% month-over-month and 0.3% year-over-year.

The total number of Detached units sold was 1,576, representing a 10.2% increase over the previous month and a 14.7% decrease compared to sales in April 2024. With 307 units sold in April 2025, semi-detached sales were up 15.4% month-over-month and down 11.3% year-over-year. Row/Townhouse unit sales increased 5.1% compared to March 2025 and recorded 4.2% fewer sales than in April 2024. Apartment Condominium unit sales were down 14.9% from the previous year and up 4.3% from the month before.

The total residential average price came in at \$470,447, increasing 2.1% from the previous month and reflecting an overall growth of 9.0% compared to April 2024. Detached home prices averaged \$585,707, representing a 1.8% increase from March 2025 and a 10.4% increase over the previous year. Semi-detached units sold for an average of \$434,858, representing a 1.1% increase from the last month and a 6.9% year-over-year increase. Row/townhouse prices increased by 0.1% from March 2025 and 6.7% compared to April 2024, with an average selling price of \$314,703. Apartment Condominium average prices rose 0.1% from the previous month to \$218,330, ending the month 8.5% higher than April of last year.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA was \$438,100, unchanged from March 2025 and reflecting a 10.8% increase from April 2024.

“Our spring market has unmistakably declared its arrival with the influx of new listings and rising inventory. April marked the first time in a while that our current inventory has been on par with or higher than last year’s levels,” says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. “Though, what’s interesting is we’ve seen inventory levels decline in the negative double digits for the better part of the last 12 months, and the dwindling supply has put pressure on home prices. That pressure won’t alleviate unless this upward trend for inventory continues well past the busy season. We can still expect prices to continue to increase in the short term through the warmer months.”

Detached homes averaged 29 days on the market, a one-day decrease from March 2025. Semi-detached homes increased by five days, with properties averaging 27 days on the market. Row/townhouses increased two days to 26, while Apartment Condominiums averaged 38 days on market, reflecting a four-day decrease. Overall, residential listings averaged 30 days on the market, unchanged from the previous month and reflecting a six-day decrease compared to April 2024.

Darlene Reid, 2025 Chair for the RAE Board of Directors

**Contact:**

Madeleine Burlin, Director of Communications

780-453-9302

Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com).

<b>MLS® System Activity</b> (for all-residential sales in GEA <sup>1</sup> )	<b>March 2025</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
Detached average <sup>2</sup> selling price – month	\$ 585,707.00	1.8%	10.4%
Detached median <sup>3</sup> selling price – month	\$ 535,000.00	0.0%	8.1%
Semi-detached average selling price – month	\$ 434,858.00	1.1%	6.9%
Semi-detached median selling price – month	\$ 425,000.00	0.0%	6.3%
Row/Townhouse average selling price – month	\$ 314,703.00	0.1%	6.7%
Row/Townhouse median selling price – month	\$ 322,000.00	-0.2%	7.7%
Apartment Condominium average selling price	\$ 218,330.00	0.1%	8.5%
Apartment Condominium median selling price	\$ 202,000.00	2.5%	9.2%
All-residential <sup>4</sup> average selling price	\$ 470,447.00	2.1%	9.0%
All-residential median selling price	\$ 445,650.00	0.1%	6.5%
# residential listings this month	4,012	9.8%	4.8%
# residential sales this month	2,710	9.0%	-13.0%
# residential inventory at month end	5,436	12.1%	0.3%
# Total <sup>5</sup> MLS® System sales this month	3,224	10.4%	-10.2%
\$ Value Total residential sales this month	\$1,374,832,577.00	12.2%	-3.6%
\$ Value of total MLS® System sales – month	\$1,477,094,541.00	12.4%	-3.0%
\$ Value of total MLS® System sales - YTD	\$4,523,486,525.00	48.1%	4.4%

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

MLS® HPI Benchmark Price* (for all-residential sales in GEA)	March 2025	M/M % Change	Y/Y % Change
SFD <sup>6</sup> benchmark price	\$ 516,800.00	0.1%	12.3%
Apartment benchmark price	\$ 218,300.00	1.3%	14.7%
Townhouse benchmark price	\$ 303,000.00	-0.3%	17.9%
Composite <sup>7</sup> benchmark price	\$ 438,100.00	0.0%	10.8%

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

MLS® Rental Listing Activity (Monthly)	April 2025	M/M% Change	Y/Y% Change
Total Rented Listings	40	-9.0%	18%
Active Rentals	71	6.0%	82%
	April 2025	Y/Y% Change	Long-term Monthly Average <sup>9</sup>
Average Days on Market	30	100%	27
Average Price <sup>8</sup> for 1-Bedroom Units	\$1,237.00	1.0%	\$1,284.00
Average Price for 2-Bedroom Units	\$1,634.00	-2.0%	\$1,782.00

<sup>6</sup> Single-family Dwelling

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

<sup>8</sup> Average Price: The total value of Rental prices in a category divided by the number of properties rented.

<sup>9</sup> Long-term Monthly Average is calculated using Rental listing data from the previous 12 months.

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](http://www.realtorsofedmonton.com), and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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#### \*MLS® HPI Benchmark Price

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

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

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

**5 Year Residential Activity (Part 1)**  
**Greater Edmonton Area<sup>1</sup>**  
**April 2025**

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	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	2,324 / 7,233	2,224 / 7,195	2,047 / 6,860	2,971 / 8,310	2,677 / 8,015
Sales / YTD	1,576 / 4,870	1,847 / 5,342	1,232 / 3,608	1,837 / 6,234	2,014 / 5,679
Sales to New Listings Ratio / YTD	68% / 67%	83% / 74%	60% / 53%	62% / 75%	75% / 71%
Sales Volume	923,073,471	980,126,113	617,231,899	963,771,906	951,923,510
Sales Volume YTD	2,794,859,025	2,746,279,129	1,732,832,851	3,174,070,581	2,645,352,805
Average Sale Price	585,707	530,658	501,000	524,644	472,653
Average Sale Price YTD	573,893	514,092	480,275	509,155	465,813
Median Sale Price	535,000	495,000	457,500	480,000	430,000
Median Sale Price YTD	530,000	475,000	440,000	467,879	422,250
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	100% / 100%	99% / 98%
Average Days on Market / YTD	29 / 35	36 / 43	42 / 49	25 / 34	32 / 42
Median Days on Market / YTD	17 / 18	19 / 23	25 / 31	15 / 17	17 / 21
Average Days on Market (Cum.) / YTD	40 / 53	51 / 69	65 / 79	33 / 50	46 / 65
Median Days on Market (Cum.) / YTD	18 / 20	20 / 29	30 / 44	15 / 18	18 / 24
<b>Semi-detached</b>					
New Listings / YTD	387 / 1,300	379 / 1,195	364 / 1,101	512 / 1,526	481 / 1,431
Sales / YTD	307 / 986	346 / 940	213 / 645	343 / 1,222	351 / 942
Sales to New Listings Ratio / YTD	79% / 76%	91% / 79%	59% / 59%	67% / 80%	73% / 66%
Sales Volume	133,501,501	140,769,499	80,566,092	133,938,845	120,765,098
Sales Volume YTD	421,875,394	374,953,336	236,541,489	461,981,096	324,364,063
Average Sale Price	434,858	406,848	378,245	390,492	344,060
Average Sale Price YTD	427,866	398,887	366,731	378,053	344,336
Median Sale Price	425,000	399,950	373,000	382,000	338,000
Median Sale Price YTD	425,000	396,000	363,500	370,000	332,500
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	101% / 100%	98% / 98%
Average Days on Market / YTD	27 / 27	29 / 37	41 / 46	23 / 33	35 / 45
Median Days on Market / YTD	17 / 17	18 / 21	26 / 29	14 / 17	21 / 26
Average Days on Market (Cum.) / YTD	33 / 36	35 / 52	57 / 70	28 / 46	50 / 66
Median Days on Market (Cum.) / YTD	17 / 18	19 / 24	27 / 35	14 / 18	23 / 29
<b>Row/Townhouse</b>					
New Listings / YTD	570 / 1,725	437 / 1,453	396 / 1,349	511 / 1,690	524 / 1,621
Sales / YTD	392 / 1,288	409 / 1,238	280 / 889	365 / 1,264	309 / 890
Sales to New Listings Ratio / YTD	69% / 75%	94% / 85%	71% / 66%	71% / 75%	59% / 55%
Sales Volume	123,363,738	120,624,653	73,246,472	99,061,466	76,295,127
Sales Volume YTD	400,588,192	350,432,844	224,880,168	334,654,413	218,715,992
Average Sale Price	314,703	294,926	261,595	271,401	246,910
Average Sale Price YTD	311,016	283,064	252,959	264,758	245,748
Median Sale Price	322,000	298,888	264,500	269,000	244,000
Median Sale Price YTD	316,625	287,000	249,000	260,000	243,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 97%	99% / 98%	97% / 97%
Average Days on Market / YTD	26 / 28	33 / 39	45 / 53	37 / 47	49 / 54
Median Days on Market / YTD	18 / 18	18 / 22	27 / 35	22 / 30	29 / 33
Average Days on Market (Cum.) / YTD	30 / 35	41 / 52	65 / 81	53 / 72	71 / 78
Median Days on Market (Cum.) / YTD	19 / 19	19 / 24	33 / 46	23 / 36	34 / 45

<sup>1</sup> 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 Area<sup>1</sup>**  
**April 2025**

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	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	729 / 2,420	779 / 2,387	635 / 2,220	730 / 2,585	783 / 2,618
Sales / YTD	435 / 1,461	511 / 1,457	298 / 974	393 / 1,150	298 / 828
Sales to New Listings Ratio / YTD	60% / 60%	66% / 61%	47% / 44%	54% / 44%	38% / 32%
Sales Volume	94,973,739	102,854,935	57,775,001	80,310,120	59,888,334
Sales Volume YTD	313,282,345	282,080,445	186,583,013	229,103,895	167,313,154
Average Sale Price	218,330	201,282	193,876	204,351	200,968
Average Sale Price YTD	214,430	193,604	191,564	199,221	202,069
Median Sale Price	202,000	185,000	177,500	179,000	185,000
Median Sale Price YTD	195,000	180,000	171,550	176,000	180,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	96% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	38 / 45	42 / 52	56 / 63	53 / 62	61 / 63
Median Days on Market / YTD	27 / 29	27 / 32	43 / 45	41 / 44	44 / 45
Average Days on Market (Cum.) / YTD	54 / 70	74 / 82	87 / 111	93 / 107	116 / 112
Median Days on Market (Cum.) / YTD	28 / 36	31 / 40	50 / 71	46 / 63	60 / 65
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	4,010 / 12,678	3,819 / 12,230	3,442 / 11,530	4,724 / 14,111	4,465 / 13,685
Sales / YTD	2,710 / 8,605	3,113 / 8,977	2,023 / 6,116	2,938 / 9,870	2,972 / 8,339
Sales to New Listings Ratio / YTD	68% / 68%	82% / 73%	59% / 53%	62% / 70%	67% / 61%
Sales Volume	1,274,912,449	1,344,375,200	828,819,464	1,277,082,337	1,208,872,069
Sales Volume YTD	3,930,604,956	3,753,745,754	2,380,837,521	4,199,809,985	3,355,746,014
Average Sale Price	470,447	431,858	409,698	434,677	406,754
Average Sale Price YTD	456,782	418,151	389,280	425,513	402,416
Median Sale Price	445,650	418,750	386,300	405,000	380,000
Median Sale Price YTD	438,000	405,000	369,900	397,000	374,900
Sale to List Price Ratio / YTD	100% / 100%	99% / 99%	98% / 97%	100% / 99%	98% / 98%
Average Days on Market / YTD	30 / 35	36 / 44	44 / 52	30 / 39	37 / 46
Median Days on Market / YTD	18 / 19	20 / 24	28 / 34	17 / 20	20 / 25
Average Days on Market (Cum.) / YTD	40 / 51	52 / 67	68 / 84	43 / 59	56 / 71
Median Days on Market (Cum.) / YTD	19 / 21	21 / 29	33 / 47	18 / 22	22 / 29
<b>Other<sup>3</sup></b>					
New Listings / YTD	164 / 529	187 / 610	157 / 592	215 / 651	223 / 691
Sales / YTD	79 / 276	85 / 313	76 / 229	138 / 399	122 / 354
Sales to New Listings Ratio / YTD	48% / 52%	45% / 51%	48% / 39%	64% / 61%	55% / 51%
Sales Volume	27,394,298	35,322,721	18,973,248	44,635,840	35,193,780
Sales Volume YTD	99,632,651	111,266,740	55,076,419	120,721,708	94,982,999
Average Sale Price	346,763	415,561	249,648	323,448	288,474
Average Sale Price YTD	360,988	355,485	240,508	302,561	268,314
Median Sale Price	270,000	300,000	166,775	242,500	192,500
Median Sale Price YTD	262,500	248,800	140,000	219,761	200,000
Sale to List Price Ratio / YTD	96% / 99%	96% / 95%	93% / 93%	95% / 95%	94% / 94%
Average Days on Market / YTD	51 / 84	72 / 79	100 / 92	105 / 106	88 / 105
Median Days on Market / YTD	28 / 33	27 / 36	40 / 49	38 / 50	35 / 51
Average Days on Market (Cum.) / YTD	106 / 159	136 / 152	128 / 131	142 / 145	169 / 185
Median Days on Market (Cum.) / YTD	28 / 43	50 / 65	55 / 75	44 / 66	43 / 78

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

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

<sup>3</sup> 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 Area<sup>1</sup>**  
**April 2025**

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	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	24 / 88	27 / 77	18 / 76	13 / 58	13 / 56
Sales / YTD	8 / 20	4 / 14	2 / 10	7 / 18	0 / 5
Sales to New Listings Ratio / YTD	33% / 23%	15% / 18%	11% / 13%	54% / 31%	0% / 9%
Sales Volume	8,489,500	4,697,500	1,400,000	12,335,500	0
Sales Volume YTD	19,040,635	57,448,500	14,503,000	43,218,250	2,658,878
Average Sale Price	1,061,188	1,174,375	700,000	1,762,214	0
Average Sale Price YTD	952,032	4,103,464	1,450,300	2,401,014	531,776
Median Sale Price	439,000	1,325,000	700,000	632,500	0
Median Sale Price YTD	544,500	1,450,000	862,500	775,000	525,000
Sale to List Price Ratio / YTD	90% / 91%	93% / 97%	91% / 88%	98% / 97%	0% / 84%
Average Days on Market / YTD	378 / 274	394 / 242	138 / 311	260 / 252	0 / 550
Median Days on Market / YTD	125 / 91	260 / 105	138 / 238	146 / 164	0 / 685
Average Days on Market (Cum.) / YTD	378 / 330	394 / 298	552 / 540	297 / 329	0 / 550
Median Days on Market (Cum.) / YTD	125 / 125	260 / 211	552 / 365	166 / 166	0 / 685
<b>Investment</b>					
New Listings / YTD	36 / 162	41 / 116	32 / 142	33 / 118	24 / 108
Sales / YTD	10 / 39	11 / 37	11 / 27	18 / 52	11 / 30
Sales to New Listings Ratio / YTD	28% / 24%	27% / 32%	34% / 19%	55% / 44%	46% / 28%
Sales Volume	16,745,000	7,748,093	9,729,698	12,749,000	8,053,250
Sales Volume YTD	36,387,013	30,389,675	19,232,118	40,941,980	18,656,160
Average Sale Price	1,674,500	704,372	884,518	708,278	732,114
Average Sale Price YTD	933,000	821,343	712,301	787,346	621,872
Median Sale Price	1,465,000	523,000	711,998	697,500	525,000
Median Sale Price YTD	575,000	480,000	600,000	519,500	393,500
Sale to List Price Ratio / YTD	93% / 91%	84% / 89%	90% / 92%	91% / 97%	89% / 84%
Average Days on Market / YTD	189 / 146	201 / 219	233 / 171	172 / 176	215 / 202
Median Days on Market / YTD	92 / 129	56 / 119	183 / 121	138 / 136	208 / 163
Average Days on Market (Cum.) / YTD	189 / 163	408 / 316	250 / 217	325 / 240	317 / 246
Median Days on Market (Cum.) / YTD	92 / 143	56 / 131	202 / 188	148 / 148	282 / 186
<b>Multi Family</b>					
New Listings / YTD	8 / 42	11 / 48	16 / 47	19 / 54	15 / 46
Sales / YTD	7 / 23	9 / 16	1 / 7	2 / 16	5 / 26
Sales to New Listings Ratio / YTD	88% / 55%	82% / 33%	6% / 15%	11% / 30%	33% / 57%
Sales Volume	5,796,000	17,718,500	1,270,000	2,611,000	5,846,000
Sales Volume YTD	36,652,400	25,767,000	8,939,000	20,645,000	36,435,000
Average Sale Price	828,000	1,968,722	1,270,000	1,305,500	1,169,200
Average Sale Price YTD	1,593,583	1,610,438	1,277,000	1,290,313	1,401,346
Median Sale Price	745,000	1,785,000	1,270,000	1,305,500	1,095,000
Median Sale Price YTD	1,101,111	1,692,500	830,000	1,161,500	1,365,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 95%	90% / 92%	104% / 92%	93% / 94%
Average Days on Market / YTD	114 / 120	108 / 124	61 / 236	42 / 87	205 / 205
Median Days on Market / YTD	104 / 99	45 / 87	61 / 61	42 / 51	134 / 128
Average Days on Market (Cum.) / YTD	132 / 147	129 / 145	307 / 271	42 / 125	241 / 243
Median Days on Market (Cum.) / YTD	130 / 130	90 / 89	307 / 95	42 / 113	222 / 133
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	1 / 1	0 / 1	0 / 0	1 / 1
Sales / YTD	0 / 0	1 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	100% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	785,000	0	0	0
Sales Volume YTD	0	785,000	0	0	0
Average Sale Price	0	785,000	0	0	0
Average Sale Price YTD	0	785,000	0	0	0
Median Sale Price	0	785,000	0	0	0
Median Sale Price YTD	0	785,000	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	88% / 88%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	103 / 103	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	103 / 103	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	134 / 134	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	134 / 134	0 / 0	0 / 0	0 / 0

<sup>1</sup> 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 Area<sup>1</sup>**  
**April 2025**

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Business	2025	2024	2023	2022	2021
New Listings / YTD	38 / 166	30 / 110	25 / 106	23 / 93	12 / 51
Sales / YTD	7 / 25	6 / 19	8 / 21	6 / 21	1 / 5
Sales to New Listings Ratio / YTD	18% / 15%	20% / 17%	32% / 20%	26% / 23%	8% / 10%
Sales Volume	2,276,500	1,945,000	1,282,000	985,000	42,500
Sales Volume YTD	10,016,500	4,055,500	3,563,500	4,526,000	1,364,780
Average Sale Price	325,214	324,167	160,250	164,167	42,500
Average Sale Price YTD	400,660	213,447	169,690	215,524	272,956
Median Sale Price	155,000	166,500	123,750	86,250	42,500
Median Sale Price YTD	155,000	150,000	120,000	147,000	257,280
Sale to List Price Ratio / YTD	102% / 87%	103% / 89%	79% / 83%	82% / 84%	74% / 226%
Average Days on Market / YTD	118 / 111	128 / 116	103 / 112	57 / 121	217 / 223
Median Days on Market / YTD	125 / 117	67 / 102	79 / 99	56 / 75	217 / 217
Average Days on Market (Cum.) / YTD	215 / 138	147 / 139	103 / 145	57 / 121	217 / 223
Median Days on Market (Cum.) / YTD	127 / 125	67 / 102	79 / 118	56 / 75	217 / 217
<b>Lease</b>					
New Listings / YTD	32 / 117	32 / 112	34 / 115	16 / 91	27 / 88
Sales / YTD	9 / 32	13 / 47	9 / 40	12 / 35	6 / 29
Sales to New Listings Ratio / YTD	28% / 27%	41% / 42%	26% / 35%	75% / 38%	22% / 33%
Sales Volume	1,532,066	2,913,514	952,015	1,221,707	1,273,080
Sales Volume YTD	10,347,760	21,775,853	5,971,432	4,361,304	4,689,563
Average Sale Price	170,230	224,116	105,779	101,809	212,180
Average Sale Price YTD	323,368	463,316	149,286	124,609	161,709
Median Sale Price	125,770	138,000	57,500	63,450	139,154
Median Sale Price YTD	188,120	138,000	79,800	80,454	106,200
Average Days on Market / YTD	103 / 134	189 / 163	126 / 127	156 / 136	361 / 258
Median Days on Market / YTD	89 / 96	107 / 93	118 / 93	64 / 94	185 / 145
Average Days on Market (Cum.) / YTD	158 / 161	292 / 203	161 / 145	156 / 175	361 / 273
Median Days on Market (Cum.) / YTD	94 / 130	107 / 108	167 / 123	64 / 104	185 / 190
<b>Farms</b>					
New Listings / YTD	14 / 47	20 / 42	17 / 49	12 / 48	13 / 57
Sales / YTD	10 / 26	1 / 15	7 / 15	7 / 27	7 / 24
Sales to New Listings Ratio / YTD	71% / 55%	5% / 36%	41% / 31%	58% / 56%	54% / 42%
Sales Volume	7,530,000	203,000	5,653,500	7,087,500	4,579,600
Sales Volume YTD	19,325,900	14,394,200	14,742,250	23,703,680	16,201,992
Average Sale Price	753,000	203,000	807,643	1,012,500	654,229
Average Sale Price YTD	743,304	959,613	982,817	877,914	675,083
Median Sale Price	700,000	203,000	704,500	875,000	550,000
Median Sale Price YTD	695,000	950,000	704,500	778,500	540,000
Sale to List Price Ratio / YTD	96% / 93%	89% / 92%	95% / 91%	96% / 94%	94% / 92%
Average Days on Market / YTD	67 / 67	73 / 133	159 / 155	46 / 81	99 / 165
Median Days on Market / YTD	34 / 37	73 / 122	68 / 68	58 / 56	48 / 119
Average Days on Market (Cum.) / YTD	80 / 83	73 / 152	186 / 303	64 / 148	146 / 179
Median Days on Market (Cum.) / YTD	34 / 44	73 / 129	183 / 183	63 / 89	48 / 119
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	153 / 624	162 / 510	142 / 536	116 / 465	106 / 409
Sales / YTD	51 / 167	45 / 151	38 / 121	52 / 169	30 / 119
Sales to New Listings Ratio / YTD	33% / 27%	28% / 30%	27% / 23%	45% / 36%	28% / 29%
Sales Volume	42,369,066	36,010,607	20,287,213	36,989,707	19,794,430
Sales Volume YTD	133,170,208	155,593,728	67,078,300	137,396,214	80,006,373
Average Sale Price	830,766	800,236	533,874	711,341	659,814
Average Sale Price YTD	797,426	1,030,422	554,366	812,995	672,322
Median Sale Price	485,000	523,000	397,770	537,000	537,000
Median Sale Price YTD	500,000	452,500	300,000	430,000	470,000
Sale to List Price Ratio / YTD	95% / 91%	92% / 92%	88% / 89%	93% / 94%	91% / 97%
Average Days on Market / YTD	159 / 137	181 / 169	157 / 161	145 / 145	216 / 224
Median Days on Market / YTD	87 / 95	85 / 103	106 / 101	79 / 94	151 / 153
Average Days on Market (Cum.) / YTD	187 / 163	269 / 218	203 / 222	205 / 196	270 / 250
Median Days on Market (Cum.) / YTD	104 / 115	90 / 124	183 / 147	88 / 114	213 / 166

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

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

# End of Month Active Inventory (Sales Activity)

## Greater Edmonton Area<sup>1</sup>

April 2025

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,956 (1,639)	735 (22)	7,313 (1,723)
	March	6,816 (2,512)	742 (40)	8,191 (2,664)
	April	7,576 (2,972)	755 (30)	9,020 (3,124)
	May	8,124 (2,845)	761 (40)	9,592 (3,002)
	June	8,487 (2,814)	746 (37)	10,009 (2,946)
	July	8,424 (2,269)	752 (26)	9,953 (2,403)
	August	8,063 (2,122)	745 (24)	9,573 (2,232)
	September	7,728 (1,918)	729 (38)	9,182 (2,032)
	October	7,119 (1,922)	720 (33)	8,555 (2,033)
	November	6,000 (1,872)	734 (26)	7,404 (1,971)
	December	4,673 (1,340)	643 (40)	5,863 (1,442)
2022	January	4,632 (1,330)	667 (31)	5,846 (1,434)
	February	4,712 (2,285)	712 (44)	5,982 (2,399)
	March	5,212 (3,317)	745 (42)	6,534 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,572 (2,921)	774 (37)	8,989 (3,052)
	June	8,118 (2,656)	769 (37)	9,567 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,044 (1,854)	834 (27)	9,587 (1,945)
	September	7,835 (1,608)	846 (21)	9,374 (1,692)
	October	7,201 (1,506)	857 (19)	8,709 (1,584)
	November	6,408 (1,278)	834 (38)	7,850 (1,364)
	December	4,975 (987)	749 (19)	6,265 (1,037)
2023	January	5,186 (982)	784 (26)	6,543 (1,050)
	February	5,628 (1,292)	797 (30)	7,022 (1,373)
	March	6,315 (1,819)	830 (27)	7,777 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,075 (2,717)	898 (40)	8,619 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,935 (2,320)	900 (43)	8,544 (2,443)
	August	6,744 (2,245)	884 (38)	8,318 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,231 (1,805)	875 (42)	7,710 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,649 (1,218)	713 (39)	5,834 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,739 (1,522)
	February	4,794 (1,966)	756 (30)	6,013 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,420 (3,113)	755 (45)	6,730 (3,243)
	May	5,763 (3,222)	781 (48)	7,130 (3,374)
	June	5,886 (2,842)	764 (59)	7,261 (2,966)
	July	5,817 (2,935)	799 (44)	7,221 (3,074)
	August	5,732 (2,581)	801 (42)	7,102 (2,717)
	September	5,642 (2,257)	816 (45)	6,999 (2,389)
	October	5,098 (2,483)	807 (51)	6,407 (2,616)
	November	4,470 (1,913)	806 (47)	5,743 (2,029)
	December	3,499 (1,422)	705 (48)	4,574 (1,523)
2025	January	3,689 (1,589)	749 (33)	4,788 (1,689)
	February	4,051 (1,820)	780 (34)	5,189 (1,908)
	March	4,718 (2,486)	840 (49)	5,958 (2,611)
	April	5,425 (2,710)	841 (51)	6,718 (2,840)

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.



# Summary of Properties Listed and Sold Greater Edmonton Area<sup>1</sup>

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April 2025

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,664	1,639	88	22	2,887	1,723
	March	4,138	2,512	118	40	4,460	2,664
	April	4,465	2,972	106	30	4,794	3,124
	May	4,284	2,845	94	40	4,585	3,002
	June	4,263	2,814	85	37	4,569	2,946
	July	3,444	2,269	89	26	3,707	2,403
	August	3,181	2,122	76	24	3,412	2,232
	September	3,102	1,918	83	38	3,309	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,386	1,340	79	40	1,525	1,442
	Total	38,105	25,441	1,104	383	41,121	26,873
2022	January	2,122	1,330	105	31	2,351	1,434
	February	2,967	2,285	126	44	3,219	2,399
	March	4,298	3,317	118	42	4,602	3,477
	April	4,724	2,938	116	52	5,055	3,128
	May	4,725	2,921	108	37	5,020	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,645	2,029	135	34	3,922	2,124
	August	3,180	1,854	121	27	3,450	1,945
	September	3,128	1,608	121	21	3,391	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,175	987	90	19	1,341	1,037
	Total	38,895	24,709	1,352	401	42,019	26,032
2023	January	2,258	982	130	26	2,529	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,303	1,819	145	27	3,613	1,906
	April	3,442	2,023	142	38	3,741	2,137
	May	3,851	2,717	149	40	4,207	2,845
	June	3,632	2,598	142	45	3,993	2,724
	July	3,291	2,320	119	43	3,569	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,022	2,055	119	36	3,286	2,165
	October	2,696	1,805	134	42	2,953	1,920
	November	2,088	1,624	90	41	2,286	1,730
	December	1,481	1,218	80	39	1,633	1,297
	Total	34,817	22,698	1,467	445	38,064	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,966	121	30	2,977	2,069
	March	3,520	2,462	106	51	3,804	2,607
	April	3,819	3,113	162	45	4,168	3,243
	May	4,229	3,222	150	48	4,579	3,374
	June	3,636	2,842	117	59	3,900	2,966
	July	3,651	2,935	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,129	2,257	122	45	3,395	2,389
	October	2,879	2,483	121	51	3,117	2,616
	November	2,050	1,913	120	47	2,266	2,029
	December	1,338	1,422	80	48	1,463	1,523
	Total	36,522	28,632	1,480	535	39,657	30,129
2025	January	2,402	1,589	157	33	2,658	1,689
	February	2,615	1,820	152	34	2,871	1,908
	March	3,651	2,486	162	49	3,975	2,611
	April	4,010	2,710	153	51	4,327	2,840
	Total	12,678	8,605	624	167	13,831	9,048

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**April 2025**

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Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>2</sup>
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,147	380,461
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,908	398,927
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,937	414,956	294,076	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	407,171	292,072	204,378	440,272
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,393	408,572	292,490	204,210	434,539
	YTD Average	535,993	408,081	290,610	200,280	432,343
2025	January	560,324	421,331	312,077	203,105	437,793
	February	564,683	421,087	300,630	215,039	447,467
	March	575,473	430,137	314,521	218,201	460,840
	April	585,707	434,858	314,703	218,330	470,447

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

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

**End of Month Active Inventory (Sales Activity)**  
**Greater Edmonton Area<sup>1</sup> and City of Edmonton**  
**April 2025**

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Year	Month	GEA Residential <sup>2</sup>	GEA Commercial <sup>3</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,956 (1,639)	735 (22)	4,249 (1,047)	376 (15)
	March	6,816 (2,512)	742 (40)	4,876 (1,596)	368 (17)
	April	7,576 (2,972)	755 (30)	5,490 (1,883)	363 (14)
	May	8,124 (2,845)	761 (40)	5,944 (1,863)	369 (14)
	June	8,487 (2,814)	746 (37)	6,234 (1,856)	363 (18)
	July	8,424 (2,269)	752 (26)	6,206 (1,493)	365 (17)
	August	8,063 (2,122)	745 (24)	5,978 (1,392)	365 (11)
	September	7,728 (1,918)	729 (38)	5,778 (1,272)	373 (17)
	October	7,119 (1,922)	720 (33)	5,363 (1,273)	369 (17)
	November	6,000 (1,872)	734 (26)	4,590 (1,280)	395 (9)
	December	4,673 (1,340)	643 (40)	3,532 (938)	354 (25)
2022	January	4,632 (1,330)	667 (31)	3,507 (954)	371 (20)
	February	4,712 (2,285)	712 (44)	3,566 (1,633)	399 (25)
	March	5,212 (3,317)	745 (42)	3,928 (2,311)	418 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,572 (2,921)	774 (37)	5,719 (1,927)	448 (19)
	June	8,118 (2,656)	769 (37)	6,085 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,044 (1,854)	834 (27)	6,030 (1,215)	477 (15)
	September	7,835 (1,608)	846 (21)	5,850 (1,083)	477 (12)
	October	7,201 (1,506)	857 (19)	5,332 (1,027)	488 (5)
	November	6,408 (1,278)	834 (38)	4,737 (885)	489 (18)
	December	4,975 (987)	749 (19)	3,674 (695)	430 (14)
2023	January	5,186 (982)	784 (26)	3,812 (699)	456 (14)
	February	5,628 (1,292)	797 (30)	4,099 (907)	458 (21)
	March	6,315 (1,819)	830 (27)	4,501 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,075 (2,717)	898 (40)	5,163 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,161 (1,750)	561 (24)
	July	6,935 (2,320)	900 (43)	5,082 (1,586)	550 (28)
	August	6,744 (2,245)	884 (38)	4,859 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,231 (1,805)	875 (42)	4,393 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,649 (1,218)	713 (39)	3,207 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,100 (1,053)	444 (10)
	February	4,794 (1,966)	756 (30)	3,232 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,637 (1,728)	437 (32)
	April	5,420 (3,113)	755 (45)	3,750 (2,144)	460 (32)
	May	5,763 (3,222)	781 (48)	4,119 (2,141)	457 (26)
	June	5,886 (2,842)	764 (59)	4,236 (1,932)	457 (33)
	July	5,817 (2,935)	799 (44)	4,254 (2,009)	482 (24)
	August	5,732 (2,581)	801 (42)	4,207 (1,771)	484 (18)
	September	5,642 (2,257)	816 (45)	4,128 (1,537)	490 (19)
	October	5,098 (2,483)	807 (51)	3,732 (1,734)	497 (27)
	November	4,470 (1,913)	806 (47)	3,283 (1,364)	503 (26)
	December	3,499 (1,422)	705 (48)	2,543 (1,054)	449 (28)
2025	January	3,689 (1,589)	749 (33)	2,633 (1,181)	469 (18)
	February	4,051 (1,820)	780 (34)	2,930 (1,261)	489 (22)
	March	4,718 (2,486)	840 (49)	3,444 (1,751)	526 (33)
	April	5,425 (2,710)	841 (51)	4,036 (1,845)	522 (25)

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

# 5 Year Residential Activity (Part 1)

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## City of Edmonton

April 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,480 / 4,620	1,350 / 4,499	1,329 / 4,413	1,933 / 5,409	1,637 / 4,780
Sales / YTD	959 / 3,082	1,151 / 3,443	757 / 2,265	1,129 / 4,016	1,151 / 3,300
Sales to New Listings Ratio / YTD	65% / 67%	85% / 77%	57% / 51%	58% / 74%	70% / 69%
Sales Volume	555,886,765	606,595,718	373,424,375	581,967,528	541,674,689
Sales Volume YTD	1,749,794,623	1,734,920,001	1,068,384,075	2,011,150,399	1,520,173,828
Average Sale Price	579,653	527,016	493,295	515,472	470,612
Average Sale Price YTD	567,746	503,898	471,693	500,784	460,659
Median Sale Price	525,000	492,500	447,500	470,000	425,000
Median Sale Price YTD	523,950	469,900	432,900	460,000	415,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 97%	100% / 100%	99% / 98%
Average Days on Market / YTD	30 / 36	34 / 42	43 / 50	23 / 33	31 / 40
Median Days on Market / YTD	18 / 19	18 / 23	27 / 32	14 / 17	17 / 21
Average Days on Market (Cum.) / YTD	41 / 53	49 / 69	70 / 84	30 / 49	46 / 63
Median Days on Market (Cum.) / YTD	19 / 21	20 / 29	33 / 50	15 / 18	18 / 24
<b>Semi-detached</b>					
New Listings / YTD	299 / 944	247 / 789	247 / 733	373 / 1,114	308 / 936
Sales / YTD	219 / 700	224 / 630	131 / 420	251 / 881	233 / 604
Sales to New Listings Ratio / YTD	73% / 74%	91% / 80%	53% / 57%	67% / 79%	76% / 65%
Sales Volume	94,721,634	91,913,004	49,597,972	99,979,858	81,461,390
Sales Volume YTD	299,575,835	253,930,041	154,647,299	340,001,865	211,302,319
Average Sale Price	432,519	410,326	378,610	398,326	349,620
Average Sale Price YTD	427,965	403,064	368,208	385,927	349,838
Median Sale Price	424,000	404,250	373,000	387,000	343,000
Median Sale Price YTD	425,208	400,000	366,950	379,000	337,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	100% / 100%	98% / 98%
Average Days on Market / YTD	26 / 29	30 / 36	38 / 44	23 / 32	36 / 46
Median Days on Market / YTD	17 / 18	20 / 21	27 / 31	14 / 17	22 / 26
Average Days on Market (Cum.) / YTD	33 / 38	35 / 52	57 / 71	28 / 45	55 / 67
Median Days on Market (Cum.) / YTD	18 / 19	20 / 24	30 / 40	14 / 17	25 / 31
<b>Row/Townhouse</b>					
New Listings / YTD	458 / 1,395	340 / 1,123	320 / 1,049	394 / 1,352	422 / 1,287
Sales / YTD	306 / 1,015	320 / 970	232 / 719	298 / 1,033	245 / 714
Sales to New Listings Ratio / YTD	67% / 73%	94% / 86%	73% / 69%	76% / 76%	58% / 55%
Sales Volume	93,101,227	93,456,666	60,375,331	81,617,296	59,430,177
Sales Volume YTD	308,281,202	270,939,250	178,010,028	272,085,580	173,019,610
Average Sale Price	304,252	292,052	260,238	273,884	242,572
Average Sale Price YTD	303,725	279,319	247,580	263,394	242,324
Median Sale Price	307,375	295,000	269,000	270,250	241,000
Median Sale Price YTD	310,000	285,000	241,000	260,000	241,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 97%	99% / 98%	97% / 97%
Average Days on Market / YTD	25 / 27	31 / 38	45 / 52	38 / 48	50 / 54
Median Days on Market / YTD	18 / 18	17 / 21	27 / 35	23 / 31	29 / 34
Average Days on Market (Cum.) / YTD	28 / 34	38 / 50	61 / 81	55 / 73	69 / 80
Median Days on Market (Cum.) / YTD	19 / 19	18 / 22	33 / 47	24 / 37	37 / 47

# 5 Year Residential Activity (Part 2)

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## City of Edmonton

April 2025

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	658 / 2,151	703 / 2,154	572 / 1,941	642 / 2,287	700 / 2,350
Sales / YTD	361 / 1,241	449 / 1,283	249 / 822	339 / 985	254 / 712
Sales to New Listings Ratio / YTD	55% / 58%	64% / 60%	44% / 42%	53% / 43%	36% / 30%
Sales Volume	76,808,808	89,640,237	45,982,452	66,972,314	50,310,635
Sales Volume YTD	262,425,362	242,885,021	150,797,637	191,181,551	140,791,348
Average Sale Price	212,767	199,644	184,668	197,558	198,073
Average Sale Price YTD	211,463	189,310	183,452	194,093	197,741
Median Sale Price	200,500	185,000	173,000	176,000	178,100
Median Sale Price YTD	195,000	178,000	168,060	173,500	177,750
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	95% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	38 / 46	42 / 51	56 / 63	53 / 62	61 / 61
Median Days on Market / YTD	28 / 29	27 / 32	44 / 45	41 / 44	44 / 44
Average Days on Market (Cum.) / YTD	54 / 72	74 / 81	84 / 112	95 / 109	117 / 110
Median Days on Market (Cum.) / YTD	29 / 38	31 / 40	49 / 75	47 / 63	61 / 64
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,895 / 9,110	2,640 / 8,565	2,468 / 8,136	3,342 / 10,162	3,067 / 9,353
Sales / YTD	1,845 / 6,038	2,144 / 6,326	1,369 / 4,226	2,017 / 6,915	1,883 / 5,330
Sales to New Listings Ratio / YTD	64% / 66%	81% / 74%	55% / 52%	60% / 68%	61% / 57%
Sales Volume	820,518,434	881,605,625	529,380,130	830,536,996	732,876,891
Sales Volume YTD	2,620,077,022	2,502,674,313	1,551,839,039	2,814,419,395	2,045,287,105
Average Sale Price	444,725	411,197	386,691	411,768	389,207
Average Sale Price YTD	433,931	395,617	367,212	407,002	383,731
Median Sale Price	420,000	400,000	365,000	388,000	366,113
Median Sale Price YTD	417,500	387,249	350,000	383,500	360,000
Sale to List Price Ratio / YTD	99% / 99%	99% / 99%	97% / 97%	100% / 99%	98% / 98%
Average Days on Market / YTD	30 / 36	34 / 43	45 / 53	30 / 39	38 / 46
Median Days on Market / YTD	19 / 20	20 / 24	29 / 35	17 / 21	21 / 26
Average Days on Market (Cum.) / YTD	40 / 52	51 / 67	70 / 88	44 / 61	60 / 72
Median Days on Market (Cum.) / YTD	20 / 22	21 / 29	36 / 51	18 / 23	23 / 32
<b>Other<sup>2</sup></b>					
New Listings / YTD	87 / 278	87 / 302	65 / 268	97 / 316	81 / 265
Sales / YTD	36 / 150	42 / 169	30 / 103	72 / 203	45 / 136
Sales to New Listings Ratio / YTD	41% / 54%	48% / 56%	46% / 38%	74% / 64%	56% / 51%
Sales Volume	16,200,800	24,638,990	9,061,148	27,190,490	17,293,980
Sales Volume YTD	67,990,768	69,184,559	29,256,178	70,795,203	45,471,922
Average Sale Price	450,022	586,643	302,038	377,646	384,311
Average Sale Price YTD	453,272	409,376	284,041	348,745	334,352
Median Sale Price	374,950	512,500	242,500	327,250	250,000
Median Sale Price YTD	369,900	326,000	148,000	295,000	262,500
Sale to List Price Ratio / YTD	97% / 97%	98% / 96%	92% / 92%	96% / 95%	94% / 94%
Average Days on Market / YTD	38 / 59	49 / 55	59 / 64	63 / 69	69 / 86
Median Days on Market / YTD	21 / 22	27 / 29	50 / 51	30 / 40	29 / 48
Average Days on Market (Cum.) / YTD	82 / 119	90 / 123	92 / 107	96 / 96	87 / 124
Median Days on Market (Cum.) / YTD	21 / 31	35 / 51	59 / 64	34 / 49	30 / 69

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

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

# 5 Year Commercial Activity (Part 1)

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## City of Edmonton

April 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	12 / 40	13 / 44	10 / 43	8 / 37	6 / 25
Sales / YTD	4 / 11	3 / 9	2 / 6	5 / 14	0 / 2
Sales to New Listings Ratio / YTD	33% / 28%	23% / 20%	20% / 14%	63% / 38%	0% / 8%
Sales Volume	6,707,500	4,630,000	1,400,000	5,525,500	0
Sales Volume YTD	14,054,625	44,681,000	4,438,000	34,008,250	1,240,000
Average Sale Price	1,676,875	1,543,333	700,000	1,105,100	0
Average Sale Price YTD	1,277,693	4,964,556	739,667	2,429,161	620,000
Median Sale Price	661,250	1,400,000	700,000	134,000	0
Median Sale Price YTD	900,000	1,400,000	700,000	723,750	620,000
Sale to List Price Ratio / YTD	89% / 90%	92% / 100%	91% / 88%	100% / 100%	0% / 90%
Average Days on Market / YTD	418 / 212	492 / 330	138 / 313	107 / 189	0 / 54
Median Days on Market / YTD	79 / 60	421 / 271	138 / 238	87 / 127	0 / 54
Average Days on Market (Cum.) / YTD	418 / 267	492 / 370	552 / 451	159 / 287	0 / 54
Median Days on Market (Cum.) / YTD	79 / 84	421 / 271	552 / 427	166 / 166	0 / 54
<b>Investment</b>					
New Listings / YTD	29 / 106	34 / 80	19 / 89	18 / 70	13 / 59
Sales / YTD	6 / 25	9 / 27	6 / 21	7 / 29	6 / 18
Sales to New Listings Ratio / YTD	21% / 24%	26% / 34%	32% / 24%	39% / 41%	46% / 31%
Sales Volume	10,915,000	4,098,800	4,225,498	5,613,000	3,503,250
Sales Volume YTD	24,904,737	22,951,632	13,427,918	26,432,280	10,959,750
Average Sale Price	1,819,167	455,422	704,250	801,857	583,875
Average Sale Price YTD	996,189	850,060	639,425	911,458	608,875
Median Sale Price	1,060,000	480,000	545,999	744,000	562,500
Median Sale Price YTD	572,760	523,000	525,000	495,000	436,000
Sale to List Price Ratio / YTD	93% / 91%	91% / 92%	88% / 92%	97% / 94%	90% / 85%
Average Days on Market / YTD	249 / 156	81 / 118	288 / 178	110 / 137	241 / 196
Median Days on Market / YTD	92 / 110	55 / 99	183 / 121	134 / 104	230 / 178
Average Days on Market (Cum.) / YTD	249 / 170	125 / 165	288 / 220	110 / 137	308 / 229
Median Days on Market (Cum.) / YTD	92 / 143	55 / 120	183 / 183	134 / 104	230 / 194
<b>Multi Family</b>					
New Listings / YTD	8 / 40	10 / 47	15 / 44	18 / 49	13 / 41
Sales / YTD	4 / 19	9 / 15	1 / 5	2 / 15	4 / 23
Sales to New Listings Ratio / YTD	50% / 48%	90% / 32%	7% / 11%	11% / 31%	31% / 56%
Sales Volume	2,983,000	17,718,500	1,270,000	2,611,000	4,751,000
Sales Volume YTD	32,738,289	25,504,500	7,514,000	19,810,000	32,860,000
Average Sale Price	745,750	1,968,722	1,270,000	1,305,500	1,187,750
Average Sale Price YTD	1,723,068	1,700,300	1,502,800	1,320,667	1,428,696
Median Sale Price	744,000	1,785,000	1,270,000	1,305,500	1,015,000
Median Sale Price YTD	1,282,000	1,705,000	1,110,000	1,298,000	1,380,000
Sale to List Price Ratio / YTD	94% / 95%	95% / 94%	90% / 91%	104% / 92%	91% / 94%
Average Days on Market / YTD	128 / 118	108 / 129	61 / 58	42 / 90	175 / 206
Median Days on Market / YTD	98 / 95	45 / 87	61 / 56	42 / 49	122 / 110
Average Days on Market (Cum.) / YTD	161 / 151	129 / 152	307 / 107	42 / 130	220 / 249
Median Days on Market (Cum.) / YTD	162 / 130	90 / 90	307 / 56	42 / 113	178 / 134
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	1 / 1	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

# 5 Year Commercial Activity (Part 2)

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## City of Edmonton

April 2025

	2025	2024	2023	2022	2021
<b>Business</b>					
New Listings / YTD	26 / 127	23 / 88	18 / 76	13 / 59	6 / 36
Sales / YTD	6 / 19	5 / 14	5 / 14	2 / 12	1 / 5
Sales to New Listings Ratio / YTD	23% / 15%	22% / 16%	28% / 18%	15% / 20%	17% / 14%
Sales Volume	1,851,500	1,782,000	592,000	522,500	42,500
Sales Volume YTD	4,136,500	3,345,000	2,319,000	3,296,000	1,364,780
Average Sale Price	308,583	356,400	118,400	261,250	42,500
Average Sale Price YTD	217,711	238,929	165,643	274,667	272,956
Median Sale Price	150,750	170,000	100,000	261,250	42,500
Median Sale Price YTD	146,500	156,500	130,000	193,000	257,280
Sale to List Price Ratio / YTD	105% / 87%	105% / 92%	76% / 80%	76% / 86%	74% / 226%
Average Days on Market / YTD	117 / 108	142 / 125	105 / 117	63 / 150	217 / 223
Median Days on Market / YTD	101 / 117	75 / 104	78 / 99	63 / 78	217 / 217
Average Days on Market (Cum.) / YTD	230 / 143	165 / 157	105 / 131	63 / 150	217 / 223
Median Days on Market (Cum.) / YTD	189 / 125	75 / 115	78 / 99	63 / 78	217 / 217
<b>Lease</b>					
New Listings / YTD	17 / 82	21 / 63	22 / 63	11 / 49	5 / 34
Sales / YTD	5 / 22	6 / 24	4 / 19	2 / 14	3 / 12
Sales to New Listings Ratio / YTD	29% / 27%	29% / 38%	18% / 30%	18% / 29%	60% / 35%
Sales Volume	915,063	615,525	562,759	565,820	964,203
Sales Volume YTD	8,498,874	9,902,951	2,977,236	1,953,530	2,031,357
Average Sale Price	183,013	102,588	140,690	282,910	321,401
Average Sale Price YTD	386,312	412,623	156,697	139,538	169,280
Median Sale Price	88,042	112,750	51,552	282,910	223,000
Median Sale Price YTD	219,585	101,703	82,800	117,230	105,975
Average Days on Market / YTD	116 / 146	216 / 169	147 / 162	111 / 117	543 / 276
Median Days on Market / YTD	94 / 112	108 / 96	176 / 159	111 / 79	145 / 125
Average Days on Market (Cum.) / YTD	185 / 177	216 / 179	194 / 172	111 / 174	543 / 300
Median Days on Market (Cum.) / YTD	94 / 130	108 / 122	176 / 159	111 / 115	145 / 176
<b>Farms</b>					
New Listings / YTD	1 / 2	2 / 2	2 / 4	0 / 1	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 50%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	1,448,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	1,448,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	1,448,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 78%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 343
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	94 / 398	104 / 329	86 / 319	68 / 267	43 / 198
Sales / YTD	25 / 98	32 / 91	18 / 65	18 / 84	14 / 61
Sales to New Listings Ratio / YTD	27% / 25%	31% / 28%	21% / 20%	26% / 31%	33% / 31%
Sales Volume	23,372,063	28,844,825	8,050,257	14,837,820	9,260,953
Sales Volume YTD	85,733,025	107,363,083	30,676,154	85,500,060	49,903,887
Average Sale Price	934,883	901,401	447,237	824,323	661,497
Average Sale Price YTD	874,827	1,179,814	471,941	1,017,858	818,097
Median Sale Price	485,000	536,500	262,500	575,750	617,727
Median Sale Price YTD	473,500	460,000	274,000	457,750	596,000
Sale to List Price Ratio / YTD	96% / 91%	95% / 94%	84% / 88%	96% / 93%	89% / 103%
Average Days on Market / YTD	198 / 141	162 / 153	176 / 164	97 / 136	285 / 216
Median Days on Market / YTD	94 / 98	80 / 99	124 / 118	79 / 89	194 / 145
Average Days on Market (Cum.) / YTD	244 / 172	184 / 183	246 / 200	111 / 169	327 / 246
Median Days on Market (Cum.) / YTD	109 / 121	88 / 126	183 / 146	84 / 108	213 / 178

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

## April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	64	76	39	206	213	130
	Average	554,369	534,957	439,234	539,370	489,989	446,719
	Median	496,250	491,250	375,000	519,450	448,500	393,500
<b>North Central</b>	Sales	184	238	148	606	713	432
	Average	481,748	453,472	407,725	481,721	429,731	399,581
	Median	465,000	434,950	388,500	465,000	417,000	385,000
<b>Northeast</b>	Sales	64	60	25	193	187	125
	Average	464,211	414,023	292,872	470,648	399,829	319,523
	Median	429,500	402,450	305,000	430,013	380,000	300,000
<b>Central</b>	Sales	33	47	33	146	153	90
	Average	296,706	310,545	282,282	324,511	306,216	287,007
	Median	299,000	300,000	293,000	285,500	283,000	271,000
<b>West</b>	Sales	89	89	68	269	275	212
	Average	657,921	586,681	538,893	675,699	555,503	523,527
	Median	555,000	470,000	428,250	542,500	465,000	422,750
<b>Southwest</b>	Sales	112	116	113	320	374	298
	Average	742,620	622,931	600,373	723,746	610,439	577,765
	Median	634,500	571,000	502,550	600,450	546,750	499,500
<b>Southeast</b>	Sales	173	211	129	530	595	400
	Average	558,273	499,800	452,597	536,834	470,220	428,303
	Median	500,000	467,000	415,000	490,000	440,000	400,000
<b>Anthony Henday</b>	Sales	239	315	202	811	935	578
	Average	638,724	600,359	576,445	628,069	580,391	549,200
	Median	586,000	555,000	529,250	579,900	539,900	510,000
<b>City of Edmonton Total</b>	Sales	959	1,151	757	3,082	3,443	2,265
	Average	579,653	527,016	493,295	567,746	503,898	471,693
	Median	525,000	492,500	447,500	523,950	469,900	432,900
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	12	11	6	34	48	23
	Average	436,250	427,432	413,000	439,527	408,748	385,319
	Median	457,500	435,000	414,000	432,500	413,000	399,900
<b>North Central</b>	Sales	30	33	21	123	101	76
	Average	403,727	339,733	313,819	388,613	346,578	316,806
	Median	390,800	343,000	317,000	393,000	380,000	317,375
<b>Northeast</b>	Sales	7	4	8	25	19	22
	Average	348,286	n/a	247,813	341,000	309,137	272,943
	Median	330,000	n/a	251,250	315,000	287,000	246,250
<b>Central</b>	Sales	11	14	3	25	30	12
	Average	355,545	332,929	n/a	381,266	333,610	301,875
	Median	352,000	318,450	n/a	355,000	323,750	304,500
<b>West</b>	Sales	10	10	5	25	19	15
	Average	426,000	415,360	406,800	410,428	377,347	351,043
	Median	336,250	355,000	359,000	354,000	335,000	296,000
<b>Southwest</b>	Sales	13	27	13	50	59	38
	Average	468,523	487,128	449,500	446,074	477,655	466,152
	Median	369,900	420,000	370,000	401,500	420,000	439,500
<b>Southeast</b>	Sales	36	42	21	110	123	75
	Average	454,428	418,755	387,181	426,760	411,400	360,384
	Median	439,250	400,450	336,400	423,500	395,000	336,400
<b>Anthony Henday</b>	Sales	100	83	54	308	231	159
	Average	443,156	421,379	398,425	452,169	421,950	390,391
	Median	439,950	420,000	390,000	449,998	418,750	389,990
<b>City of Edmonton Total</b>	Sales	219	224	131	700	630	420
	Average	432,519	410,326	378,610	427,965	403,064	368,208
	Median	424,000	404,250	373,000	425,208	400,000	366,950

n/a = insufficient data



## April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Row/Townhouse</b>							
<b>Northwest</b>	Sales	16	14	6	49	38	19
	Average	388,031	377,127	317,798	369,417	369,676	303,899
	Median	362,500	370,000	329,500	363,000	374,000	313,000
<b>North Central</b>	Sales	68	57	51	203	174	150
	Average	274,884	254,529	235,664	270,662	246,786	210,256
	Median	249,950	240,500	219,800	249,900	246,500	189,500
<b>Northeast</b>	Sales	31	23	22	94	87	59
	Average	251,175	206,233	166,141	229,716	189,975	162,476
	Median	227,000	190,000	161,000	216,944	180,000	160,000
<b>Central</b>	Sales	5	9	3	12	20	10
	Average	444,400	385,644	n/a	408,416	353,910	343,850
	Median	415,000	305,000	n/a	407,500	305,000	377,500
<b>West</b>	Sales	25	34	25	88	97	74
	Average	260,192	227,651	257,524	267,306	213,355	216,501
	Median	241,000	220,750	209,000	245,500	205,000	184,000
<b>Southwest</b>	Sales	32	44	32	113	101	74
	Average	324,941	297,857	262,904	309,091	282,755	256,657
	Median	336,000	294,000	275,500	316,000	285,000	246,500
<b>Southeast</b>	Sales	51	29	26	164	141	110
	Average	258,132	251,759	239,844	277,634	253,658	219,600
	Median	245,000	224,000	225,000	265,750	230,000	186,175
<b>Anthony Henday</b>	Sales	78	110	67	292	312	223
	Average	360,571	339,161	304,367	358,763	337,581	307,189
	Median	361,950	326,000	305,000	357,000	329,999	304,000
<b>City of Edmonton Total</b>	Sales	306	320	232	1,015	970	719
	Average	304,252	292,052	260,238	303,725	279,319	247,580
	Median	307,375	295,000	269,000	310,000	285,000	241,000
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	4	13	9	28	45	24
	Average	n/a	131,777	78,453	154,661	133,776	98,774
	Median	n/a	131,000	55,076	138,750	95,500	88,000
<b>North Central</b>	Sales	42	55	33	139	158	104
	Average	189,869	169,639	172,295	185,898	165,231	162,286
	Median	187,250	164,000	172,000	187,000	165,000	166,900
<b>Northeast</b>	Sales	24	29	8	78	92	38
	Average	157,963	135,685	152,188	147,240	130,441	129,926
	Median	170,950	145,000	140,000	151,850	136,750	123,000
<b>Central</b>	Sales	87	97	53	297	280	177
	Average	204,602	233,699	204,200	216,390	216,137	209,916
	Median	170,000	187,500	175,000	178,000	177,500	175,000
<b>West</b>	Sales	25	27	21	97	89	74
	Average	187,580	174,163	152,810	181,171	167,208	148,917
	Median	185,000	176,000	130,400	179,000	159,000	137,500
<b>Southwest</b>	Sales	66	86	53	228	244	154
	Average	249,074	218,301	202,028	245,995	210,810	211,804
	Median	233,900	193,250	191,500	220,000	190,500	185,550
<b>Southeast</b>	Sales	36	46	22	126	127	89
	Average	219,567	170,687	174,530	212,904	167,148	167,220
	Median	216,700	175,000	193,000	207,500	170,000	170,000
<b>Anthony Henday</b>	Sales	77	96	50	248	248	162
	Average	225,780	215,265	195,887	225,872	204,406	190,968
	Median	218,000	200,000	183,500	215,700	190,000	182,250
<b>City of Edmonton Total</b>	Sales	361	449	249	1,241	1,283	822
	Average	212,767	199,644	184,668	211,463	189,310	183,452
	Median	200,500	185,000	173,000	195,000	178,000	168,060

n/a = insufficient data

**Summary of Properties Listed and Sold**  
**City of Edmonton**  
**April 2025**

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,507	1,176	63	22
	December	1,012	877	45	21
	Total	24,573	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,640	2,144	104	32
	May	2,966	2,141	81	26
	June	2,578	1,932	82	33
	July	2,634	2,009	88	24
	August	2,428	1,771	69	18
	September	2,214	1,537	72	19
	October	2,088	1,734	90	27
	November	1,507	1,364	85	26
	December	974	1,054	64	28
	Total	25,954	19,868	960	292
2025	January	1,716	1,181	102	18
	February	1,874	1,261	98	22
	March	2,625	1,751	104	33
	April	2,895	1,845	94	25
	Total	9,110	6,038	398	98

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

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

# Residential Average Sale Price by Type

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## City of Edmonton

April 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>1</sup>
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	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
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	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,663	402,752	287,734	204,106	417,521
	YTD Average	526,129	410,716	283,883	196,112	407,422
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	427,202	294,958	211,020	421,975
	March	574,035	426,951	311,765	215,497	440,229
	April	579,653	432,519	304,252	212,767	444,725

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

## April 2025

	2025	2024	2023	2022	2021
<b>Edmonton City Monthly</b>					
New Listings	3,076	2,831	2,619	3,507	3,191
Sales	1,906	2,218	1,417	2,107	1,942
Sales Volume	860,091,297	935,089,440	546,491,535	872,565,306	759,431,824
<b>Edmonton City Year to Date</b>					
New Listings	9,786	9,196	8,723	10,745	9,816
Sales	6,286	6,586	4,394	7,202	5,527
Sales Volume	2,773,800,815	2,679,221,955	1,611,771,371	2,970,714,658	2,140,662,914
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,036	3,750	4,966	4,820	5,490
Commercial	522	460	499	439	363
TOTAL	4,753	4,442	5,742	5,484	6,080
<b>Greater Edmonton Area Monthly</b>					
New Listings	4,327	4,168	3,741	5,055	4,794
Sales	2,840	3,243	2,137	3,128	3,124
Sales Volume	1,344,675,813	1,415,708,528	868,079,925	1,358,707,884	1,263,860,279
<b>Greater Edmonton Area Year to Date</b>					
New Listings	13,831	13,350	12,658	15,227	14,785
Sales	9,048	9,441	6,466	10,438	8,812
Sales Volume	4,163,407,815	4,020,606,222	2,502,992,240	4,457,927,907	3,530,735,386
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	5,425	5,420	6,898	6,468	7,576
Commercial	841	755	850	760	755
TOTAL	6,718	6,730	8,401	7,833	9,020
<b>Total Board Monthly</b>					
New Listings	5,025	4,911	4,310	5,809	5,585
Sales	3,224	3,589	2,389	3,513	3,567
Sales Volume	1,477,094,541	1,522,273,718	940,023,625	1,474,005,381	1,393,685,651
<b>Total Board Year to Date</b>					
New Listings	15,901	15,546	14,614	17,357	17,217
Sales	10,135	10,443	7,270	11,589	10,144
Sales Volume	4,523,486,525	4,333,961,188	2,717,499,991	4,783,678,336	3,899,714,340

# 5 Year Residential Activity

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## Total Board

April 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	2,765 / 8,485	2,704 / 8,498	2,431 / 8,074	3,479 / 9,685	3,215 / 9,679
Sales / YTD	1,841 / 5,600	2,081 / 6,022	1,420 / 4,158	2,092 / 7,010	2,328 / 6,615
Sales to New Listings Ratio / YTD	67% / 66%	77% / 71%	58% / 51%	60% / 72%	72% / 68%
Sales Volume	1,017,168,299	1,057,662,365	677,722,899	1,049,518,908	1,055,223,289
Sales Volume YTD	3,055,428,046	2,973,896,840	1,897,077,866	3,423,027,288	2,935,287,681
<b>Semi-detached</b>					
New Listings / YTD	400 / 1,341	387 / 1,242	375 / 1,148	521 / 1,564	496 / 1,476
Sales / YTD	319 / 1,015	357 / 975	218 / 659	359 / 1,256	358 / 959
Sales to New Listings Ratio / YTD	80% / 76%	92% / 79%	58% / 57%	69% / 80%	72% / 65%
Sales Volume	136,125,901	143,195,899	81,535,092	137,644,995	122,413,098
Sales Volume YTD	429,014,794	382,236,836	239,682,894	470,299,096	328,536,563
<b>Row/Townhouse</b>					
New Listings / YTD	576 / 1,750	442 / 1,480	398 / 1,367	520 / 1,716	533 / 1,648
Sales / YTD	397 / 1,306	412 / 1,247	283 / 900	374 / 1,285	312 / 902
Sales to New Listings Ratio / YTD	69% / 75%	93% / 84%	71% / 66%	72% / 75%	59% / 55%
Sales Volume	124,513,638	121,258,653	73,661,472	100,591,466	77,580,627
Sales Volume YTD	404,281,305	352,266,944	226,656,168	338,771,413	221,636,992
<b>Apartment Condominium</b>					
New Listings / YTD	746 / 2,465	791 / 2,445	643 / 2,252	741 / 2,615	794 / 2,647
Sales / YTD	446 / 1,487	522 / 1,484	300 / 982	402 / 1,178	305 / 846
Sales to New Listings Ratio / YTD	60% / 60%	66% / 61%	47% / 44%	54% / 45%	38% / 32%
Sales Volume	97,024,739	104,567,435	58,152,401	82,879,520	60,969,761
Sales Volume YTD	317,841,745	286,349,445	188,056,413	234,492,745	170,300,581
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	4,487 / 14,041	4,324 / 13,665	3,847 / 12,841	5,261 / 15,580	5,038 / 15,450
Sales / YTD	3,003 / 9,408	3,372 / 9,728	2,221 / 6,699	3,227 / 10,729	3,303 / 9,322
Sales to New Listings Ratio / YTD	67% / 67%	78% / 71%	58% / 52%	61% / 69%	66% / 60%
Sales Volume	1,374,832,577	1,426,684,352	891,071,864	1,370,634,889	1,316,186,775
Sales Volume YTD	4,206,565,890	3,994,750,065	2,551,473,341	4,466,590,542	3,655,761,817
<b>Other<sup>2</sup></b>					
New Listings / YTD	312 / 995	341 / 1,130	268 / 1,009	370 / 1,103	380 / 1,164
Sales / YTD	145 / 487	158 / 493	121 / 398	213 / 619	208 / 618
Sales to New Listings Ratio / YTD	46% / 49%	46% / 44%	45% / 39%	58% / 56%	55% / 53%
Sales Volume	41,957,798	48,363,359	25,144,548	57,224,785	46,054,445
Sales Volume YTD	140,185,089	141,801,331	81,185,726	153,822,405	129,752,349

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

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

## 5 Year Commercial Activity

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### Total Board

April 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	34 / 132	39 / 122	27 / 115	29 / 109	23 / 90
Sales / YTD	8 / 24	9 / 28	2 / 16	8 / 26	2 / 11
Sales to New Listings Ratio / YTD	24% / 18%	23% / 23%	7% / 14%	28% / 24%	9% / 12%
Sales Volume	8,489,500	5,459,400	1,400,000	13,835,500	149,000
Sales Volume YTD	19,138,135	58,794,300	15,108,500	45,756,249	3,558,378
<b>Investment</b>					
New Listings / YTD	55 / 221	61 / 178	48 / 201	44 / 159	40 / 149
Sales / YTD	13 / 54	13 / 49	13 / 38	21 / 64	14 / 46
Sales to New Listings Ratio / YTD	24% / 24%	21% / 28%	27% / 19%	48% / 40%	35% / 31%
Sales Volume	22,600,000	7,921,593	10,283,698	12,999,000	8,733,250
Sales Volume YTD	50,625,413	33,398,775	22,132,118	44,137,980	26,502,160
<b>Multi Family</b>					
New Listings / YTD	11 / 51	21 / 63	17 / 60	23 / 70	17 / 53
Sales / YTD	7 / 24	9 / 20	1 / 11	4 / 23	7 / 29
Sales to New Listings Ratio / YTD	64% / 47%	43% / 32%	6% / 18%	17% / 33%	41% / 55%
Sales Volume	5,796,000	17,718,500	1,270,000	3,591,000	6,291,000
Sales Volume YTD	37,297,400	31,762,000	10,849,000	24,872,500	37,785,000
<b>Hotel/Motel</b>					
New Listings / YTD	2 / 8	1 / 6	1 / 4	1 / 1	2 / 3
Sales / YTD	0 / 0	1 / 3	0 / 0	1 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	100% / 50%	0% / 0%	100% / 200%	0% / 0%
Sales Volume	0	785,000	0	173,000	0
Sales Volume YTD	0	2,270,000	0	633,000	0
<b>Business</b>					
New Listings / YTD	51 / 206	48 / 158	37 / 145	30 / 120	17 / 68
Sales / YTD	10 / 37	7 / 27	8 / 25	6 / 23	6 / 12
Sales to New Listings Ratio / YTD	20% / 18%	15% / 17%	22% / 17%	20% / 19%	35% / 18%
Sales Volume	5,833,500	2,370,000	1,282,000	985,000	4,209,500
Sales Volume YTD	19,738,500	9,695,500	4,543,500	4,637,500	6,465,280
<b>Lease</b>					
New Listings / YTD	37 / 135	33 / 120	38 / 130	19 / 101	32 / 107
Sales / YTD	11 / 44	13 / 51	9 / 45	12 / 38	7 / 33
Sales to New Listings Ratio / YTD	30% / 33%	39% / 43%	24% / 35%	63% / 38%	22% / 31%
Sales Volume	1,734,666	2,913,514	952,015	1,221,707	1,405,080
Sales Volume YTD	12,318,798	22,213,493	6,684,056	4,489,080	5,375,563
<b>Farms</b>					
New Listings / YTD	35 / 108	43 / 98	27 / 105	32 / 109	35 / 127
Sales / YTD	27 / 55	7 / 42	14 / 37	19 / 62	19 / 71
Sales to New Listings Ratio / YTD	77% / 51%	16% / 43%	52% / 35%	59% / 57%	54% / 56%
Sales Volume	15,850,500	10,058,000	8,619,500	12,885,000	10,656,600
Sales Volume YTD	36,217,300	38,297,724	25,396,750	38,175,580	34,393,792
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	226 / 865	246 / 751	195 / 764	178 / 674	167 / 603
Sales / YTD	76 / 240	59 / 222	47 / 173	73 / 241	56 / 204
Sales to New Listings Ratio / YTD	34% / 28%	24% / 30%	24% / 23%	41% / 36%	34% / 34%
Sales Volume	60,304,166	47,226,007	23,807,213	46,145,707	31,444,431
Sales Volume YTD	176,735,546	197,409,792	84,840,924	163,265,389	114,200,174

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

## April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Barrhead</b>	Sales	7	9	6	18	24	20
	Sales Volume	1,826,000	2,217,502	1,576,000	4,918,500	5,934,502	5,069,000
	Average Price	260,857	246,389	262,667	273,250	247,271	253,450
	Median Price	249,000	265,502	238,500	249,500	248,750	247,000
<b>Beaumont</b>	Sales	48	51	32	133	121	96
	Sales Volume	26,674,300	25,623,150	15,821,788	71,352,250	60,908,195	45,742,238
	Average Price	555,715	502,415	494,431	536,483	503,374	476,482
	Median Price	541,750	470,000	482,500	515,000	497,000	460,000
<b>Bonnyville</b>	Sales	35	27	21	95	70	51
	Sales Volume	12,174,800	10,105,000	7,116,750	33,634,147	24,198,478	15,389,150
	Average Price	347,851	374,259	338,893	354,044	345,693	301,748
	Median Price	295,000	340,000	375,000	319,000	320,765	305,000
<b>Cold Lake</b>	Sales	41	30	27	88	101	74
	Sales Volume	15,771,269	10,018,500	8,777,450	31,507,557	33,800,350	22,696,894
	Average Price	384,665	333,950	325,091	358,040	334,657	306,715
	Median Price	370,000	327,000	315,000	342,500	314,000	309,000
<b>Devon</b>	Sales	10	12	11	40	36	26
	Sales Volume	4,098,100	5,417,950	4,015,500	16,295,895	16,059,950	10,009,500
	Average Price	409,810	451,496	365,045	407,397	446,110	384,981
	Median Price	392,450	437,450	355,000	395,000	401,500	357,500
<b>Drayton Valley</b>	Sales	19	19	12	48	48	31
	Sales Volume	5,884,900	5,456,900	3,091,900	14,910,700	13,957,200	7,356,399
	Average Price	309,732	287,205	257,658	310,640	290,775	237,303
	Median Price	293,000	294,000	266,000	286,750	289,500	232,000
<b>Fort Saskatchewan</b>	Det. Sales	44	68	30	145	179	99
	Det. Average Price	547,837	489,607	478,171	535,347	480,626	468,968
	Det. Median Price	515,500	453,518	467,500	519,000	457,035	446,000
	Apt. Sales	11	4	8	32	13	21
	Apt. Average Price	235,345	n/a	166,756	195,056	156,569	174,807
	Apt. Median Price	200,000	n/a	136,500	181,000	175,000	148,000
	Total Sales Volume	33,926,733	46,014,973	19,286,690	111,866,865	113,579,002	63,594,331
<b>Gibbons</b>	Sales	11	5	6	25	18	19
	Sales Volume	4,814,035	1,524,000	1,931,000	9,800,835	6,183,000	5,868,900
	Average Price	437,640	304,800	321,833	392,033	343,500	308,889
	Median Price	414,635	225,000	327,000	370,000	279,000	305,000
<b>Leduc</b>	Det. Sales	50	61	45	167	198	129
	Det. Average Price	512,845	490,213	464,224	507,429	465,771	447,100
	Det. Median Price	480,000	479,000	440,000	500,000	463,500	431,500
	Apt. Sales	7	3	3	15	11	7
	Apt. Average Price	168,686	n/a	n/a	169,720	200,977	184,214
	Apt. Median Price	175,000	n/a	n/a	171,000	205,000	170,000
	Total Sales Volume	36,314,851	37,799,522	27,935,800	113,643,447	116,315,357	77,382,689

n/a = insufficient data

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

## April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Morinville</b>	Sales	22	34	28	56	77	65
	Sales Volume	9,164,000	13,366,950	9,198,600	22,688,423	27,992,887	22,307,555
	Average Price	416,545	393,146	328,521	405,150	363,544	343,193
	Median Price	432,500	401,000	335,000	410,700	380,987	346,000
<b>Sherwood Park</b>	Det. Sales	90	103	77	274	291	206
	Det. Average Price	551,011	552,003	515,468	570,043	535,527	495,204
	Det. Median Price	540,750	515,000	499,900	549,998	510,000	465,000
	Apt. Sales	16	22	6	47	52	27
	Apt. Average Price	263,050	257,023	225,250	304,164	278,806	267,015
	Apt. Median Price	258,750	249,000	230,000	304,500	264,000	280,000
	Total Sales Volume	71,155,604	75,916,172	47,400,998	212,194,552	212,130,025	133,162,942
<b>Spruce Grove</b>	Det. Sales	80	93	60	254	246	171
	Det. Average Price	539,391	483,748	489,677	547,506	468,148	449,516
	Det. Median Price	532,499	465,000	465,500	545,500	451,950	438,500
	Apt. Sales	6	15	6	19	35	18
	Apt. Average Price	229,400	195,750	218,275	215,597	192,947	191,897
	Apt. Median Price	205,000	183,000	203,825	210,200	174,000	180,000
	Total Sales Volume	58,295,928	64,594,304	39,989,411	182,972,709	164,836,664	107,116,233
<b>St. Albert</b>	Det. Sales	109	109	78	297	284	194
	Det. Average Price	616,044	580,407	536,265	614,923	579,288	529,658
	Det. Median Price	550,000	545,000	502,700	555,000	538,500	490,000
	Apt. Sales	20	10	20	59	36	53
	Apt. Average Price	311,447	243,740	304,843	263,756	254,144	292,768
	Apt. Median Price	263,750	180,500	219,175	223,500	202,500	214,000
	Total Sales Volume	83,559,447	79,823,735	58,226,800	237,003,247	208,565,302	145,847,992
<b>St. Paul</b>	Sales	21	12	7	48	38	28
	Sales Volume	4,217,300	2,717,250	1,437,900	10,256,150	7,784,550	7,489,400
	Average Price	200,824	226,438	205,414	213,670	204,857	267,479
	Median Price	199,900	226,375	209,000	200,000	205,000	245,000
<b>Stony Plain</b>	Sales	47	54	34	158	160	121
	Sales Volume	19,432,323	22,277,421	11,999,149	61,793,913	62,217,254	43,909,197
	Average Price	413,454	412,545	352,916	391,101	388,858	362,886
	Median Price	428,000	389,450	369,500	418,250	389,450	362,000
<b>Vegreville</b>	Sales	13	12	6	36	42	21
	Sales Volume	2,996,400	2,338,500	1,491,400	9,906,399	8,514,100	5,092,400
	Average Price	230,492	194,875	248,567	275,178	202,717	242,495
	Median Price	185,000	172,000	271,500	250,000	197,650	238,000
<b>Westlock</b>	Sales	12	7	10	30	21	23
	Sales Volume	3,784,450	1,626,900	2,425,900	8,630,650	4,841,600	5,436,400
	Average Price	315,371	232,414	242,590	287,688	230,552	236,365
	Median Price	296,000	220,000	225,000	274,750	220,000	225,000
<b>Wetaskiwin</b>	Sales	19	30	18	68	66	53
	Sales Volume	5,124,200	7,299,200	3,706,250	17,995,825	16,095,600	11,225,250
	Average Price	269,695	243,307	205,903	264,644	243,873	211,797
	Median Price	277,000	249,450	216,625	272,450	247,000	215,000

n/a = insufficient data

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



April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	1	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	0	0	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac la Biche County</b>	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	1	0	4	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	6	1	2	13	11	7
	Sales Volume	4,375,000	n/a	n/a	11,443,900	19,289,200	5,301,250
<b>Parkland County</b>	Sales	2	0	2	7	3	3
	Sales Volume	n/a	n/a	n/a	3,634,010	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	1	0	0	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	6	2	0	10	5	5
	Sales Volume	2,460,000	n/a	n/a	3,418,650	1,591,540	986,009
<b>Strathcona County</b>	Sales	2	1	2	6	5	4
	Sales Volume	n/a	n/a	n/a	5,318,000	6,204,293	n/a
<b>Sturgeon County</b>	Sales	2	0	1	4	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	1	0	1	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,278,500
<b>Two Hills County</b>	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	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

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural.

April 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	13	2	3	33	23	20
	Sales Volume	3,895,000	n/a	n/a	10,725,600	4,226,500	4,038,500
<b>Bonnyville M.D.</b>	Sales	39	33	28	110	83	68
	Sales Volume	12,627,300	12,340,500	8,163,150	36,045,647	28,107,378	18,382,790
<b>Lac la Biche County</b>	Sales	2	0	0	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	4	6	1	17	17	10
	Sales Volume	n/a	1,082,900	n/a	3,627,850	2,896,400	1,456,150
<b>Leduc County</b>	Sales	19	23	15	55	70	42
	Sales Volume	16,361,592	13,881,000	6,213,050	42,449,292	56,813,350	22,067,580
<b>Parkland County</b>	Sales	74	59	40	182	164	135
	Sales Volume	45,662,974	33,997,298	23,298,900	114,275,912	99,867,648	68,814,569
<b>Smoky Lake County</b>	Sales	3	5	3	21	17	11
	Sales Volume	n/a	1,230,000	n/a	5,041,500	4,849,900	2,138,500
<b>St. Paul County</b>	Sales	30	18	10	67	56	39
	Sales Volume	6,832,200	4,177,750	1,820,700	14,193,100	11,202,190	10,462,049
<b>Strathcona County</b>	Sales	34	39	31	105	117	74
	Sales Volume	28,400,168	26,149,343	23,012,302	84,026,523	83,631,450	55,792,652
<b>Sturgeon County</b>	Sales	25	23	23	54	76	62
	Sales Volume	20,204,500	15,566,581	14,396,350	40,495,899	51,912,481	43,146,950
<b>Thorhild County</b>	Sales	11	9	8	26	27	31
	Sales Volume	2,924,210	2,246,150	2,831,500	6,532,110	5,692,352	6,274,304
<b>Two Hills County</b>	Sales	8	7	4	16	17	15
	Sales Volume	1,653,500	1,429,900	n/a	3,703,500	3,570,900	2,517,100
<b>Vermilion River County</b>	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data