

## Media Release

### Growing Options for Buyers with Strong Prices Bringing Sellers to Market.

Edmonton, AB – July 2, 2025 — Activity in the Greater Edmonton Area (GEA) residential real estate market remained robust in June 2025, with 2,877 homes sold and 4,215 new listings added to the REALTORS® Association of Edmonton's (RAE) MLS® System. While sales dipped 2.8% and new listings declined 10.9% compared to May 2025, year-over-year trends remain positive. Residential unit sales were up 1.2% from June 2024, and new listings saw a notable 15.8% increase from the same time last year. Inventory levels also edged upward, with 6,768 residential properties available at the end of June, up 3.8% from May and 15.0% higher than a year ago.

The average selling price across all residential property types rose 0.1% from May to \$464,955, up 5.9% year-over-year. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$439,700, reflecting a 0.1% increase from May 2025 and a 7.7% increase from June 2024.



*"June's market remained steady overall, with year-over-year gains in sales and listings. However, we're starting to see signs of a slowdown in some categories—particularly semi-detached and row/townhomes, where sales dipped and time on market increased. That said, with inventory growing and strong listing activity, the Greater Edmonton Area continues to offer opportunity for both buyers and sellers as we head into the second half of the year."*

**Darlene Reid**, 2025 Board Chair, REALTORS® Association of Edmonton

#### Contact:

Madeleine Burlin, Director of Communications

[communications@therae.com](mailto:communications@therae.com)

780-453-9302

### At A Glance

JUNE 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential <sup>2</sup> )	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,877	4,215	\$464,955	6,768	31
Month-over-month change	↓ 2.8%	↓ 10.9%	↑ 0.1%	↑ 3.8%	↑ 2
Year-over-year change	↑ 1.2%	↑ 15.8%	↑ 5.9%	↑ 15.0%	↑ 1

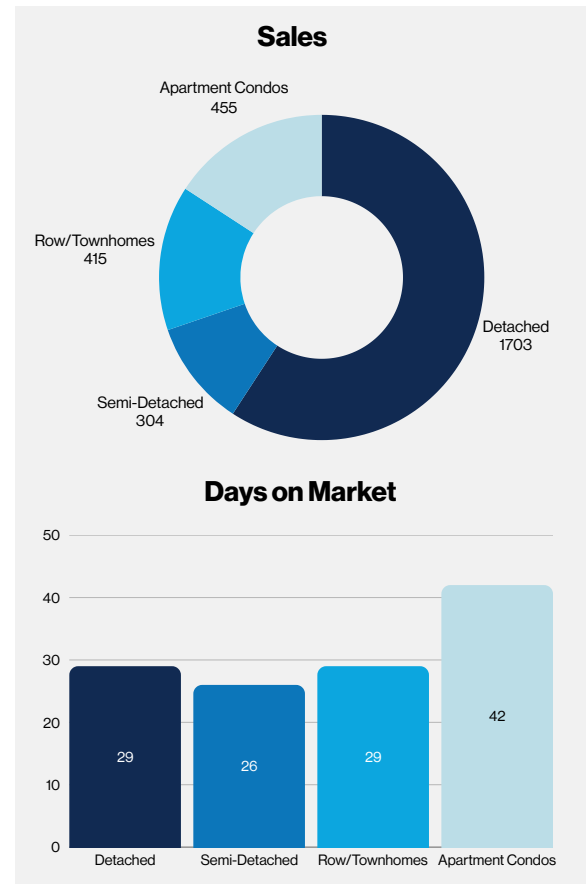
### Data by Property Type





**Detached homes** remain in demand selling 2.6% more units than the same month last year, and prices continue to trend 6.4% higher year-over-year despite a monthly dip of 1.0%. New listings were 16.3% higher compared to June 2024, helping ease tight conditions. While new listings slowed during June, detached properties stayed on the market an average of two days longer than the previous month.

While **semi-detached** sales saw a month-over-month increase of 5.6%, sales were down 9.3% from last year in contrast to other property categories. An influx of 449 new listings reflects a 26.5% increase compared to June 2024. Although the average sale price remained steady, a modest 4.1% year-over-year growth in prices suggests balanced conditions.

**Row/townhomes** continue to show solid year-over-year price growth with an average price of \$309,811, higher than June 2024 by 6.8%. Although the pace of sales slowed 13.7% compared to May 2025, with 415 sales in June, the category still showed an annual increase of 2.5%. A three-day monthly increase in the number of days on market may reflect increased choice for buyers.

**Apartment condominiums** remain a relatively stable segment, with modest price growth of 0.3% month-over-month and 1.4% year-over-year. Sales volume showed a downward trend of 1.9% at the end of spring but increased 2.9% over last year. Supply in this category remains strong with 10.4% more new listings compared to last year, despite a month-over-month decrease of 14.5%.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
<b>RESIDENTIAL AVERAGE PRICES</b>				
	<b>\$574,097</b>	<b>\$439,756</b>	<b>\$309,811</b>	<b>\$214,789</b>
Month-over-month change	↓ 1.0%	— 0.0%	↑ 1.0%	↑ 0.3%
Year-over-year change	↑ 6.4%	↑ 4.1%	↑ 6.8%	↑ 1.4%

MLS® HPI Benchmark Price <sup>1</sup> (for all-residential sales in GEA <sup>2</sup> )	June 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 520,300.00	0.3%	9.3%
Apartment benchmark price	\$ 224,900.00	1.2%	13.4%
Townhouse benchmark price	\$ 300,900.00	-0.7%	12.2%
Composite <sup>3</sup> benchmark price	\$ 439,700.00	0.1%	7.7%

MLS® System Activity (for all-residential <sup>4</sup> sales in GEA)	June 2025	M/M % Change	Y/Y % Change
All-residential average <sup>5</sup> selling price	\$464,955.00	0.1%	5.9%
All-residential median selling price	\$440,000.00	-1.0%	4.9%
# residential listings this month	4,218	-10.9%	15.8%
# residential sales this month	2,877	-2.8%	1.2%
# residential inventory at month end	6,768	3.8%	15.0%
# Total <sup>6</sup> MLS® System sales this month	3,439	-2.1%	3.5%
\$ Value Total residential sales this month	\$1,456,504,905.00	-2.0%	8.3%
\$ Value of total MLS® System sales – month	\$ 1,559,365,790.00	-2.4%	9.4%
\$ Value of total MLS® System sales - YTD	\$ 7,671,075,240.00	25.4%	4.0%

MLS® Rental Listing Activity	June 2025	M/M % Change	Y/Y % Change
Total rented listings	45	2.0%	50.0%
Active rentals	68	0.0%	106.0%
	June 2025	M/M % Change	Long-Term Monthly Average <sup>8</sup>
Average days on market	36	50.0%	27
Average price <sup>7</sup> for 1-bedroom units	\$1,251.00	12.0%	\$1,265.00
Average price for 2-bedroom units	\$1,674.00	-8.0%	\$1,774.00

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

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

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

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

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

6 Includes residential, rural and commercial sales

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

8 Long-term Monthly Average is calculated using Rental listing data from the previous 12 months.

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®.

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®).

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

page 1a

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	2,472 / 12,433	2,126 / 11,804	2,164 / 11,391	2,756 / 13,978	2,580 / 13,190
Sales / YTD	1,703 / 8,293	1,660 / 8,900	1,598 / 6,897	1,682 / 9,793	1,839 / 9,497
Sales to New Listings Ratio / YTD	69% / 67%	78% / 75%	74% / 61%	61% / 70%	71% / 72%
Sales Volume	977,687,977	895,341,547	799,234,246	856,514,750	906,307,032
Sales Volume YTD	4,769,155,468	4,677,808,859	3,397,827,492	4,979,441,683	4,505,883,231
Average Sale Price	574,097	539,362	500,147	509,224	492,826
Average Sale Price YTD	575,082	525,597	492,653	508,469	474,453
Median Sale Price	524,500	495,000	460,000	466,500	434,500
Median Sale Price YTD	529,998	485,000	450,000	466,000	427,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	99% / 100%	98% / 98%
Average Days on Market / YTD	29 / 32	29 / 39	40 / 45	28 / 31	31 / 37
Median Days on Market / YTD	19 / 18	17 / 21	26 / 28	20 / 17	19 / 20
Average Days on Market (Cum.) / YTD	41 / 47	42 / 59	60 / 71	33 / 43	41 / 55
Median Days on Market (Cum.) / YTD	21 / 20	20 / 24	31 / 37	21 / 18	21 / 21
<b>Semi-detached</b>					
New Listings / YTD	449 / 2,146	355 / 1,955	357 / 1,851	441 / 2,487	463 / 2,347
Sales / YTD	304 / 1,577	335 / 1,633	313 / 1,259	343 / 1,908	335 / 1,591
Sales to New Listings Ratio / YTD	68% / 73%	94% / 84%	88% / 68%	78% / 77%	72% / 68%
Sales Volume	133,685,922	141,571,633	119,930,363	128,052,869	117,555,140
Sales Volume YTD	682,069,401	665,079,288	471,539,701	721,988,273	554,418,784
Average Sale Price	439,756	422,602	383,164	373,332	350,911
Average Sale Price YTD	432,511	407,275	374,535	378,401	348,472
Median Sale Price	430,050	411,000	376,000	370,000	337,600
Median Sale Price YTD	429,000	402,000	369,900	370,500	335,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	99% / 100%	98% / 98%
Average Days on Market / YTD	26 / 27	28 / 33	34 / 41	30 / 31	33 / 40
Median Days on Market / YTD	17 / 17	17 / 19	27 / 27	22 / 18	22 / 23
Average Days on Market (Cum.) / YTD	31 / 33	34 / 45	50 / 61	35 / 41	41 / 56
Median Days on Market (Cum.) / YTD	18 / 18	17 / 21	29 / 31	24 / 19	22 / 26
<b>Row/Townhouse</b>					
New Listings / YTD	539 / 2,849	471 / 2,484	441 / 2,181	471 / 2,687	508 / 2,673
Sales / YTD	415 / 2,180	405 / 2,076	296 / 1,543	319 / 1,928	331 / 1,519
Sales to New Listings Ratio / YTD	77% / 77%	86% / 84%	67% / 71%	68% / 72%	65% / 57%
Sales Volume	128,571,666	117,509,284	76,205,124	81,673,181	81,156,400
Sales Volume YTD	675,797,431	595,277,249	391,878,369	507,652,960	375,501,859
Average Sale Price	309,811	290,146	257,450	256,029	245,185
Average Sale Price YTD	309,999	286,742	253,972	263,305	247,203
Median Sale Price	310,000	290,000	250,750	245,800	242,500
Median Sale Price YTD	315,000	290,000	250,000	259,650	245,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	29 / 28	25 / 34	41 / 48	37 / 43	45 / 50
Median Days on Market / YTD	20 / 18	17 / 19	25 / 31	29 / 28	31 / 32
Average Days on Market (Cum.) / YTD	35 / 35	30 / 44	55 / 72	49 / 63	62 / 71
Median Days on Market (Cum.) / YTD	23 / 20	18 / 20	29 / 38	30 / 32	36 / 39

<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>**  
**June 2025**

page 1b

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	755 / 4,027	684 / 3,852	670 / 3,590	677 / 4,029	712 / 4,022
Sales / YTD	455 / 2,377	442 / 2,432	391 / 1,732	312 / 1,818	309 / 1,391
Sales to New Listings Ratio / YTD	60% / 59%	65% / 63%	58% / 48%	46% / 45%	43% / 35%
Sales Volume	97,729,013	93,606,976	76,279,330	63,954,920	68,476,862
Sales Volume YTD	509,738,131	485,918,788	333,816,090	367,899,780	289,776,929
Average Sale Price	214,789	211,780	195,088	204,984	221,608
Average Sale Price YTD	214,446	199,802	192,734	202,365	208,323
Median Sale Price	195,000	195,000	175,000	185,500	195,000
Median Sale Price YTD	195,000	185,000	173,000	180,000	187,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	96% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	42 / 44	42 / 48	55 / 60	54 / 59	61 / 60
Median Days on Market / YTD	30 / 29	29 / 30	40 / 43	42 / 42	48 / 44
Average Days on Market (Cum.) / YTD	61 / 65	59 / 73	87 / 102	85 / 99	93 / 102
Median Days on Market (Cum.) / YTD	34 / 34	33 / 35	50 / 59	49 / 56	57 / 61
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	4,215 / 21,455	3,636 / 20,095	3,632 / 19,013	4,345 / 23,181	4,263 / 22,232
Sales / YTD	2,877 / 14,427	2,842 / 15,041	2,598 / 11,431	2,656 / 15,447	2,814 / 13,998
Sales to New Listings Ratio / YTD	68% / 67%	78% / 75%	72% / 60%	61% / 67%	66% / 63%
Sales Volume	1,337,674,578	1,248,029,440	1,071,649,063	1,130,195,720	1,173,495,434
Sales Volume YTD	6,636,760,431	6,424,084,184	4,595,061,652	6,576,982,696	5,725,580,803
Average Sale Price	464,955	439,138	412,490	425,525	417,020
Average Sale Price YTD	460,024	427,105	401,982	425,777	409,028
Median Sale Price	440,000	419,500	390,000	395,000	379,263
Median Sale Price YTD	440,000	410,388	379,000	397,900	377,200
Sale to List Price Ratio / YTD	99% / 99%	100% / 99%	98% / 97%	98% / 99%	98% / 98%
Average Days on Market / YTD	31 / 33	30 / 39	42 / 47	32 / 36	36 / 41
Median Days on Market / YTD	20 / 19	18 / 21	28 / 30	23 / 20	22 / 23
Average Days on Market (Cum.) / YTD	42 / 47	42 / 58	63 / 75	41 / 52	49 / 62
Median Days on Market (Cum.) / YTD	22 / 21	20 / 25	33 / 39	25 / 22	25 / 26
<b>Other<sup>3</sup></b>					
New Listings / YTD	159 / 870	147 / 957	219 / 1,018	198 / 1,036	221 / 1,119
Sales / YTD	106 / 461	65 / 482	81 / 398	103 / 596	95 / 566
Sales to New Listings Ratio / YTD	67% / 53%	44% / 50%	37% / 39%	52% / 58%	43% / 51%
Sales Volume	39,356,806	21,851,154	20,874,820	25,701,052	27,251,432
Sales Volume YTD	168,543,599	172,146,537	95,828,888	170,751,692	160,880,188
Average Sale Price	371,291	336,172	257,714	249,525	286,857
Average Sale Price YTD	365,604	357,150	240,776	286,496	284,241
Median Sale Price	237,500	237,000	145,000	140,000	165,000
Median Sale Price YTD	255,000	252,000	142,750	197,500	200,000
Sale to List Price Ratio / YTD	95% / 96%	96% / 96%	95% / 93%	95% / 95%	95% / 151%
Average Days on Market / YTD	49 / 75	90 / 77	74 / 90	73 / 94	75 / 95
Median Days on Market / YTD	26 / 30	29 / 33	29 / 44	39 / 44	37 / 44
Average Days on Market (Cum.) / YTD	94 / 134	117 / 134	94 / 124	111 / 129	103 / 159
Median Days on Market (Cum.) / YTD	30 / 38	29 / 45	30 / 55	41 / 55	38 / 63

<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>**  
**June 2025**

page 2a

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	21 / 126	12 / 104	6 / 99	14 / 87	15 / 82
Sales / YTD	6 / 29	6 / 26	1 / 15	6 / 26	4 / 13
Sales to New Listings Ratio / YTD	29% / 23%	50% / 25%	17% / 15%	43% / 30%	27% / 16%
Sales Volume	8,750,000	2,414,000	300,000	4,305,780	7,129,280
Sales Volume YTD	33,150,635	67,978,500	17,293,000	49,039,030	11,843,158
Average Sale Price	1,458,333	402,333	300,000	717,630	1,782,320
Average Sale Price YTD	1,143,125	2,614,558	1,152,867	1,886,117	911,012
Median Sale Price	1,025,000	217,500	300,000	587,450	1,100,000
Median Sale Price YTD	635,000	960,000	725,000	730,000	715,000
Sale to List Price Ratio / YTD	91% / 93%	81% / 93%	100% / 91%	80% / 93%	86% / 81%
Average Days on Market / YTD	125 / 222	134 / 183	27 / 244	237 / 242	99 / 273
Median Days on Market / YTD	103 / 85	106 / 103	27 / 209	181 / 164	101 / 92
Average Days on Market (Cum.) / YTD	125 / 261	205 / 257	27 / 427	237 / 321	99 / 296
Median Days on Market (Cum.) / YTD	103 / 109	147 / 190	27 / 283	181 / 166	101 / 116
<b>Investment</b>					
New Listings / YTD	32 / 227	29 / 178	40 / 230	27 / 172	21 / 148
Sales / YTD	13 / 68	16 / 62	17 / 58	12 / 78	8 / 47
Sales to New Listings Ratio / YTD	41% / 30%	55% / 35%	43% / 25%	44% / 45%	38% / 32%
Sales Volume	18,236,898	11,439,762	15,860,500	7,695,888	6,869,701
Sales Volume YTD	69,980,911	47,375,437	45,910,434	61,507,868	34,293,361
Average Sale Price	1,402,838	714,985	932,971	641,324	858,713
Average Sale Price YTD	1,029,131	764,120	791,559	788,562	729,646
Median Sale Price	940,000	427,131	450,000	547,500	485,000
Median Sale Price YTD	566,380	480,000	494,000	547,500	436,000
Sale to List Price Ratio / YTD	95% / 92%	93% / 91%	94% / 91%	96% / 96%	81% / 85%
Average Days on Market / YTD	198 / 150	118 / 182	141 / 164	141 / 174	92 / 176
Median Days on Market / YTD	123 / 121	52 / 113	136 / 118	64 / 132	84 / 127
Average Days on Market (Cum.) / YTD	229 / 177	144 / 248	160 / 211	141 / 222	325 / 252
Median Days on Market (Cum.) / YTD	174 / 144	93 / 129	138 / 155	64 / 139	100 / 140
<b>Multi Family</b>					
New Listings / YTD	11 / 61	9 / 72	19 / 85	15 / 82	10 / 65
Sales / YTD	4 / 35	7 / 29	4 / 14	4 / 24	6 / 37
Sales to New Listings Ratio / YTD	36% / 57%	78% / 40%	21% / 16%	27% / 29%	60% / 57%
Sales Volume	6,041,500	14,940,000	4,283,000	7,940,000	7,866,250
Sales Volume YTD	64,752,900	46,226,000	15,862,000	33,580,000	48,146,250
Average Sale Price	1,510,375	2,134,286	1,070,750	1,985,000	1,311,042
Average Sale Price YTD	1,850,083	1,594,000	1,133,000	1,399,167	1,301,250
Median Sale Price	1,131,750	1,050,000	906,500	2,025,000	1,144,875
Median Sale Price YTD	1,130,000	1,330,000	890,000	1,392,500	1,215,000
Sale to List Price Ratio / YTD	96% / 95%	94% / 95%	94% / 91%	93% / 93%	82% / 92%
Average Days on Market / YTD	171 / 127	64 / 104	147 / 181	159 / 94	110 / 174
Median Days on Market / YTD	172 / 99	47 / 74	98 / 65	153 / 59	93 / 110
Average Days on Market (Cum.) / YTD	171 / 161	89 / 149	147 / 198	159 / 119	110 / 214
Median Days on Market (Cum.) / YTD	172 / 130	47 / 87	98 / 81	153 / 75	93 / 131
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 2	0 / 1	1 / 2	0 / 0	0 / 2
Sales / YTD	1 / 1	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 50%	0% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	690,000	0	0	0	0
Sales Volume YTD	690,000	785,000	0	0	0
Average Sale Price	690,000	0	0	0	0
Average Sale Price YTD	690,000	785,000	0	0	0
Median Sale Price	690,000	0	0	0	0
Median Sale Price YTD	690,000	785,000	0	0	0
Sale to List Price Ratio / YTD	77% / 77%	0% / 88%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	126 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	126 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	126 / 126	0 / 134	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	126 / 126	0 / 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>**  
**June 2025**

page 2b

Business	2025	2024	2023	2022	2021
New Listings / YTD	41 / 258	33 / 178	29 / 161	21 / 135	10 / 68
Sales / YTD	5 / 35	12 / 41	6 / 31	3 / 31	3 / 12
Sales to New Listings Ratio / YTD	12% / 14%	36% / 23%	21% / 19%	14% / 23%	30% / 18%
Sales Volume	881,000	2,428,000	1,039,500	1,188,000	155,500
Sales Volume YTD	12,857,500	8,680,500	8,206,000	8,149,500	3,512,568
Average Sale Price	176,200	202,333	173,250	396,000	51,833
Average Sale Price YTD	367,357	211,720	264,710	262,887	292,714
Median Sale Price	155,000	185,000	184,500	499,000	57,500
Median Sale Price YTD	155,000	163,000	140,000	147,000	263,640
Sale to List Price Ratio / YTD	84% / 87%	86% / 86%	86% / 84%	100% / 85%	74% / 137%
Average Days on Market / YTD	137 / 126	127 / 118	118 / 115	300 / 151	168 / 204
Median Days on Market / YTD	147 / 125	121 / 106	112 / 98	216 / 88	130 / 195
Average Days on Market (Cum.) / YTD	176 / 157	134 / 132	118 / 160	397 / 160	168 / 204
Median Days on Market (Cum.) / YTD	153 / 127	125 / 113	112 / 102	216 / 88	130 / 195
<b>Lease</b>					
New Listings / YTD	25 / 174	22 / 165	26 / 171	23 / 131	20 / 135
Sales / YTD	8 / 58	9 / 67	10 / 57	7 / 49	8 / 43
Sales to New Listings Ratio / YTD	32% / 33%	41% / 41%	38% / 33%	30% / 37%	40% / 32%
Sales Volume	1,880,587	3,860,771	5,557,567	804,493	2,400,960
Sales Volume YTD	16,063,746	28,553,771	15,648,338	6,646,296	7,990,303
Average Sale Price	235,073	428,975	555,757	114,928	300,120
Average Sale Price YTD	276,961	426,176	274,532	135,639	185,821
Median Sale Price	205,017	144,320	107,717	126,544	144,600
Median Sale Price YTD	175,785	138,303	98,185	88,478	111,000
Average Days on Market / YTD	317 / 204	309 / 188	363 / 179	164 / 184	95 / 229
Median Days on Market / YTD	80 / 130	190 / 115	155 / 109	190 / 104	68 / 145
Average Days on Market (Cum.) / YTD	317 / 239	309 / 221	363 / 210	164 / 211	95 / 239
Median Days on Market (Cum.) / YTD	80 / 149	190 / 147	155 / 139	190 / 143	68 / 150
<b>Farms</b>					
New Listings / YTD	9 / 73	12 / 75	21 / 79	11 / 74	9 / 86
Sales / YTD	3 / 36	9 / 30	7 / 30	5 / 35	8 / 43
Sales to New Listings Ratio / YTD	33% / 49%	75% / 40%	33% / 38%	45% / 47%	89% / 50%
Sales Volume	3,049,989	8,568,000	4,365,110	3,349,900	5,066,100
Sales Volume YTD	30,371,889	27,507,200	27,779,595	29,911,580	27,356,092
Average Sale Price	1,016,663	952,000	623,587	669,980	633,263
Average Sale Price YTD	843,664	916,907	925,987	854,617	636,188
Median Sale Price	1,000,000	800,000	561,310	575,000	615,000
Median Sale Price YTD	762,500	865,000	692,250	735,000	550,000
Sale to List Price Ratio / YTD	84% / 93%	94% / 93%	91% / 93%	97% / 94%	94% / 93%
Average Days on Market / YTD	200 / 92	73 / 133	212 / 160	58 / 76	129 / 143
Median Days on Market / YTD	198 / 34	34 / 54	96 / 59	15 / 51	99 / 87
Average Days on Market (Cum.) / YTD	200 / 104	102 / 163	212 / 234	58 / 131	315 / 212
Median Days on Market (Cum.) / YTD	198 / 34	34 / 65	96 / 83	15 / 65	165 / 141
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	139 / 925	117 / 777	142 / 827	111 / 684	85 / 588
Sales / YTD	40 / 265	59 / 258	45 / 206	37 / 243	37 / 196
Sales to New Listings Ratio / YTD	29% / 29%	50% / 33%	32% / 25%	33% / 36%	44% / 33%
Sales Volume	39,529,974	43,650,533	31,405,677	25,284,061	29,487,791
Sales Volume YTD	231,217,581	228,084,408	130,826,367	188,834,274	133,891,732
Average Sale Price	988,249	739,840	697,904	683,353	796,967
Average Sale Price YTD	872,519	884,048	635,079	777,096	683,121
Median Sale Price	522,500	390,000	400,000	500,000	560,000
Median Sale Price YTD	500,000	438,750	380,000	453,000	482,500
Sale to List Price Ratio / YTD	91% / 92%	90% / 91%	92% / 90%	93% / 93%	85% / 93%
Average Days on Market / YTD	199 / 155	137 / 157	196 / 168	165 / 158	111 / 187
Median Days on Market / YTD	122 / 104	71 / 103	131 / 101	91 / 94	93 / 117
Average Days on Market (Cum.) / YTD	214 / 184	160 / 201	203 / 222	172 / 199	201 / 232
Median Days on Market (Cum.) / YTD	146 / 125	108 / 119	136 / 141	91 / 121	93 / 140

<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>

June 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	5,643 (2,257)	816 (45)	6,999 (2,389)
	October	5,099 (2,483)	806 (51)	6,406 (2,616)
	November	4,470 (1,913)	805 (47)	5,741 (2,029)
	December	3,502 (1,421)	704 (48)	4,575 (1,522)
2025	January	3,692 (1,589)	749 (33)	4,790 (1,689)
	February	4,056 (1,816)	780 (34)	5,193 (1,904)
	March	4,720 (2,481)	839 (49)	5,960 (2,606)
	April	5,261 (2,703)	841 (51)	6,546 (2,833)
	May	6,332 (2,961)	873 (58)	7,703 (3,098)
	June	6,759 (2,877)	873 (40)	8,128 (3,023)

<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>

page 9

June 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	3,130	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	1,339	1,421	80	48	1,464	1,522
	Total	36,524	28,631	1,480	535	39,658	30,128
2025	January	2,403	1,589	157	33	2,659	1,689
	February	2,613	1,816	153	34	2,870	1,904
	March	3,646	2,481	161	49	3,971	2,606
	April	3,846	2,703	153	51	4,155	2,833
	May	4,732	2,961	162	58	5,082	3,098
	June	4,215	2,877	139	40	4,513	3,023
	Total	21,455	14,427	925	265	23,250	15,153

<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>**  
**June 2025**

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	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
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	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,998	408,081	290,610	200,280	432,342
2025	January	560,324	421,331	312,077	203,105	437,793
	February	565,127	422,230	301,032	215,121	448,085
	March	575,782	430,137	314,521	218,207	460,788
	April	584,420	434,858	315,210	218,342	470,047
	May	580,067	439,881	306,797	214,108	464,694
	June	574,097	439,756	309,811	214,789	464,955

<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**  
**June 2025**

page 11

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	5,643 (2,257)	816 (45)	4,129 (1,537)	490 (19)
	October	5,099 (2,483)	806 (51)	3,733 (1,734)	496 (27)
	November	4,470 (1,913)	805 (47)	3,283 (1,364)	502 (26)
	December	3,502 (1,421)	704 (48)	2,546 (1,053)	448 (28)
2025	January	3,692 (1,589)	749 (33)	2,636 (1,181)	468 (18)
	February	4,056 (1,816)	780 (34)	2,935 (1,258)	488 (22)
	March	4,720 (2,481)	839 (49)	3,446 (1,749)	524 (33)
	April	5,261 (2,703)	841 (51)	3,905 (1,841)	523 (25)
	May	6,332 (2,961)	873 (58)	4,691 (2,059)	548 (30)
	June	6,759 (2,877)	873 (40)	5,026 (1,974)	558 (24)

<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)

page 12a

## City of Edmonton

June 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,635 / 7,982	1,352 / 7,399	1,362 / 7,275	1,779 / 9,094	1,625 / 8,053
Sales / YTD	1,028 / 5,172	1,013 / 5,572	978 / 4,272	1,014 / 6,162	1,095 / 5,603
Sales to New Listings Ratio / YTD	63% / 65%	75% / 75%	72% / 59%	57% / 68%	67% / 70%
Sales Volume	577,885,177	535,485,026	479,440,635	510,439,953	538,655,759
Sales Volume YTD	2,924,745,441	2,877,833,228	2,060,319,093	3,085,115,637	2,634,585,255
Average Sale Price	562,145	528,613	490,226	503,392	491,923
Average Sale Price YTD	565,496	516,481	482,284	500,668	470,210
Median Sale Price	515,425	480,500	449,900	460,000	431,525
Median Sale Price YTD	522,000	475,000	440,000	460,000	421,500
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 100%	98% / 98%
Average Days on Market / YTD	29 / 33	29 / 38	40 / 46	29 / 31	29 / 35
Median Days on Market / YTD	19 / 18	17 / 20	26 / 29	22 / 18	18 / 19
Average Days on Market (Cum.) / YTD	42 / 48	41 / 59	60 / 74	35 / 43	39 / 53
Median Days on Market (Cum.) / YTD	22 / 21	20 / 24	32 / 40	25 / 19	20 / 21
<b>Semi-detached</b>					
New Listings / YTD	307 / 1,520	243 / 1,310	237 / 1,245	300 / 1,795	320 / 1,562
Sales / YTD	206 / 1,108	216 / 1,075	216 / 824	250 / 1,356	224 / 1,028
Sales to New Listings Ratio / YTD	67% / 73%	89% / 82%	91% / 66%	83% / 76%	70% / 66%
Sales Volume	92,214,855	91,873,692	83,437,773	94,128,597	78,999,367
Sales Volume YTD	480,791,668	443,410,072	311,592,108	523,363,452	361,855,469
Average Sale Price	447,645	425,341	386,286	376,514	352,676
Average Sale Price YTD	433,927	412,474	378,146	385,961	351,999
Median Sale Price	433,325	412,000	380,000	371,500	338,750
Median Sale Price YTD	430,000	405,000	373,500	378,950	339,950
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	98% / 100%	98% / 98%
Average Days on Market / YTD	28 / 28	28 / 32	35 / 40	32 / 31	34 / 41
Median Days on Market / YTD	18 / 18	17 / 19	29 / 27	24 / 19	21 / 23
Average Days on Market (Cum.) / YTD	32 / 35	34 / 44	55 / 62	37 / 41	42 / 57
Median Days on Market (Cum.) / YTD	20 / 20	18 / 21	32 / 32	27 / 20	22 / 26
<b>Row/Townhouse</b>					
New Listings / YTD	434 / 2,315	360 / 1,926	327 / 1,690	374 / 2,152	394 / 2,126
Sales / YTD	330 / 1,732	311 / 1,618	227 / 1,215	244 / 1,545	266 / 1,218
Sales to New Listings Ratio / YTD	76% / 75%	86% / 84%	69% / 72%	65% / 72%	68% / 57%
Sales Volume	98,872,806	88,562,426	57,640,099	62,671,451	64,722,448
Sales Volume YTD	523,875,182	454,172,838	303,089,292	404,529,180	297,921,867
Average Sale Price	299,615	284,767	253,921	256,850	243,317
Average Sale Price YTD	302,468	280,700	249,456	261,831	244,599
Median Sale Price	299,950	280,500	252,500	250,700	244,500
Median Sale Price YTD	307,000	285,000	248,300	259,000	245,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	28 / 27	24 / 32	40 / 47	37 / 44	42 / 50
Median Days on Market / YTD	21 / 19	17 / 18	26 / 31	28 / 29	29 / 31
Average Days on Market (Cum.) / YTD	35 / 34	27 / 41	56 / 71	51 / 65	55 / 71
Median Days on Market (Cum.) / YTD	23 / 20	18 / 19	30 / 39	29 / 32	33 / 38

# 5 Year Residential Activity (Part 2)

page 12b

## City of Edmonton

June 2025

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	685 / 3,609	623 / 3,474	596 / 3,155	607 / 3,575	644 / 3,604
Sales / YTD	410 / 2,050	392 / 2,134	329 / 1,465	272 / 1,559	271 / 1,200
Sales to New Listings Ratio / YTD	60% / 57%	63% / 61%	55% / 46%	45% / 44%	42% / 33%
Sales Volume	86,716,713	81,162,666	60,495,880	54,804,115	58,780,513
Sales Volume YTD	432,462,743	416,419,414	268,392,094	308,381,381	245,090,824
Average Sale Price	211,504	207,048	183,878	201,486	216,902
Average Sale Price YTD	210,957	195,136	183,203	197,807	204,242
Median Sale Price	195,000	191,900	171,000	181,250	190,926
Median Sale Price YTD	195,000	181,250	169,000	176,000	185,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	95% / 95%	96% / 96%	95% / 95%
Average Days on Market / YTD	43 / 44	43 / 48	54 / 60	55 / 59	63 / 60
Median Days on Market / YTD	30 / 29	31 / 31	41 / 44	42 / 42	48 / 43
Average Days on Market (Cum.) / YTD	62 / 67	61 / 73	87 / 104	88 / 101	96 / 103
Median Days on Market (Cum.) / YTD	34 / 35	34 / 36	50 / 60	51 / 56	58 / 62

### Total Residential<sup>1</sup>

New Listings / YTD	3,061 / 15,426	2,578 / 14,109	2,522 / 13,365	3,060 / 16,616	2,983 / 15,345
Sales / YTD	1,974 / 10,062	1,932 / 10,399	1,750 / 7,776	1,780 / 10,622	1,856 / 9,049
Sales to New Listings Ratio / YTD	64% / 65%	75% / 74%	69% / 58%	58% / 64%	62% / 59%
Sales Volume	855,689,551	797,083,810	681,014,387	722,044,116	741,158,087
Sales Volume YTD	4,361,875,034	4,191,835,552	2,943,392,587	4,321,389,650	3,539,453,415
Average Sale Price	433,480	412,569	389,151	405,643	399,331
Average Sale Price YTD	433,500	403,100	378,523	406,834	391,143
Median Sale Price	418,944	394,333	370,000	381,250	365,000
Median Sale Price YTD	417,850	390,000	360,000	385,000	364,800
Sale to List Price Ratio / YTD	99% / 99%	99% / 99%	97% / 97%	98% / 99%	98% / 98%
Average Days on Market / YTD	32 / 34	31 / 38	42 / 48	35 / 37	36 / 41
Median Days on Market / YTD	21 / 20	19 / 21	29 / 32	26 / 21	23 / 24
Average Days on Market (Cum.) / YTD	44 / 48	42 / 57	64 / 78	46 / 55	50 / 63
Median Days on Market (Cum.) / YTD	24 / 23	21 / 25	35 / 42	28 / 24	26 / 28

### Other<sup>2</sup>

New Listings / YTD	71 / 439	66 / 466	120 / 491	82 / 478	98 / 455
Sales / YTD	41 / 226	30 / 258	40 / 180	45 / 287	41 / 215
Sales to New Listings Ratio / YTD	58% / 51%	45% / 55%	33% / 37%	55% / 60%	42% / 47%
Sales Volume	19,050,176	12,240,405	13,059,188	12,340,761	14,517,000
Sales Volume YTD	101,025,944	109,678,067	52,897,441	96,308,922	74,265,222
Average Sale Price	464,638	408,014	326,480	274,239	354,073
Average Sale Price YTD	447,017	425,109	293,875	335,571	345,420
Median Sale Price	427,500	267,000	190,750	190,000	300,000
Median Sale Price YTD	369,900	337,500	151,250	285,000	290,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	97% / 94%	95% / 95%	96% / 95%
Average Days on Market / YTD	35 / 51	47 / 52	71 / 67	53 / 63	54 / 78
Median Days on Market / YTD	22 / 24	28 / 29	27 / 41	41 / 37	32 / 43
Average Days on Market (Cum.) / YTD	55 / 98	74 / 106	93 / 104	60 / 86	70 / 115
Median Days on Market (Cum.) / YTD	28 / 30	29 / 33	28 / 53	41 / 43	38 / 59

<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)

page 13a

## City of Edmonton

June 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	15 / 65	7 / 54	4 / 56	6 / 51	8 / 39
Sales / YTD	3 / 15	4 / 17	1 / 8	2 / 18	2 / 6
Sales to New Listings Ratio / YTD	20% / 23%	57% / 31%	25% / 14%	33% / 35%	25% / 15%
Sales Volume	6,460,000	2,379,000	300,000	2,799,880	2,200,000
Sales Volume YTD	20,889,625	50,711,000	5,093,000	38,323,130	4,100,000
Average Sale Price	2,153,333	594,750	300,000	1,399,940	1,100,000
Average Sale Price YTD	1,392,642	2,983,000	636,625	2,129,063	683,333
Median Sale Price	1,550,000	502,000	300,000	1,399,940	1,100,000
Median Sale Price YTD	900,000	1,170,000	452,500	907,500	620,000
Sale to List Price Ratio / YTD	97% / 95%	89% / 96%	100% / 91%	66% / 96%	87% / 81%
Average Days on Market / YTD	90 / 176	191 / 234	27 / 247	411 / 210	98 / 87
Median Days on Market / YTD	85 / 60	194 / 153	27 / 163	411 / 166	98 / 87
Average Days on Market (Cum.) / YTD	90 / 216	297 / 323	27 / 350	411 / 325	98 / 138
Median Days on Market (Cum.) / YTD	85 / 84	276 / 235	27 / 305	411 / 210	98 / 114
<b>Investment</b>					
New Listings / YTD	27 / 157	23 / 120	32 / 151	16 / 104	14 / 84
Sales / YTD	7 / 41	8 / 40	11 / 41	8 / 44	4 / 27
Sales to New Listings Ratio / YTD	26% / 26%	35% / 33%	34% / 27%	50% / 42%	29% / 32%
Sales Volume	3,504,998	7,845,500	12,351,500	5,368,888	3,489,336
Sales Volume YTD	36,866,735	34,054,132	34,080,734	37,121,168	16,801,586
Average Sale Price	500,714	980,688	1,122,864	671,111	872,334
Average Sale Price YTD	899,189	851,353	831,237	843,663	622,281
Median Sale Price	360,000	417,500	450,000	547,500	710,000
Median Sale Price YTD	537,000	500,000	498,000	507,000	426,000
Sale to List Price Ratio / YTD	91% / 92%	93% / 92%	94% / 92%	96% / 94%	74% / 84%
Average Days on Market / YTD	112 / 140	100 / 112	132 / 146	185 / 158	78 / 167
Median Days on Market / YTD	71 / 108	50 / 78	114 / 114	68 / 125	81 / 116
Average Days on Market (Cum.) / YTD	169 / 168	153 / 157	160 / 193	185 / 162	78 / 203
Median Days on Market (Cum.) / YTD	174 / 143	93 / 120	138 / 147	68 / 126	81 / 139
<b>Multi Family</b>					
New Listings / YTD	11 / 57	7 / 66	16 / 76	14 / 75	8 / 57
Sales / YTD	4 / 31	6 / 26	4 / 12	2 / 20	3 / 31
Sales to New Listings Ratio / YTD	36% / 54%	86% / 39%	25% / 16%	14% / 27%	38% / 54%
Sales Volume	6,041,500	6,240,000	4,283,000	4,450,000	4,051,250
Sales Volume YTD	60,838,789	36,089,500	14,437,000	28,055,000	40,756,250
Average Sale Price	1,510,375	1,040,000	1,070,750	2,225,000	1,350,417
Average Sale Price YTD	1,962,542	1,388,058	1,203,083	1,402,750	1,314,718
Median Sale Price	1,131,750	987,500	906,500	2,225,000	959,750
Median Sale Price YTD	1,282,000	1,385,000	1,017,000	1,497,500	1,215,000
Sale to List Price Ratio / YTD	96% / 96%	94% / 94%	94% / 91%	97% / 93%	93% / 94%
Average Days on Market / YTD	171 / 127	75 / 113	147 / 97	55 / 80	137 / 181
Median Days on Market / YTD	172 / 99	78 / 87	98 / 63	55 / 51	140 / 110
Average Days on Market (Cum.) / YTD	171 / 165	104 / 163	147 / 118	55 / 110	137 / 229
Median Days on Market (Cum.) / YTD	172 / 130	78 / 99	98 / 65	55 / 71	140 / 134
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 1	0 / 1	1 / 1	0 / 0	0 / 1
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

June 2025

Business	2025	2024	2023	2022	2021
New Listings / YTD	32 / 201	24 / 139	22 / 118	14 / 90	6 / 45
Sales / YTD	4 / 26	9 / 30	4 / 20	1 / 18	2 / 8
Sales to New Listings Ratio / YTD	13% / 13%	38% / 22%	18% / 17%	7% / 20%	33% / 18%
Sales Volume	806,000	1,830,000	575,500	499,000	98,000
Sales Volume YTD	5,322,500	6,192,000	3,200,500	5,500,500	1,980,068
Average Sale Price	201,500	203,333	143,875	499,000	49,000
Average Sale Price YTD	204,712	206,400	160,025	305,583	247,509
Median Sale Price	165,000	225,000	128,500	499,000	49,000
Median Sale Price YTD	155,000	156,500	128,500	176,500	157,640
Sale to List Price Ratio / YTD	84% / 87%	86% / 86%	87% / 82%	100% / 84%	73% / 162%
Average Days on Market / YTD	123 / 120	108 / 116	122 / 114	502 / 160	238 / 244
Median Days on Market / YTD	132 / 121	107 / 105	123 / 97	502 / 78	238 / 276
Average Days on Market (Cum.) / YTD	172 / 154	117 / 133	122 / 124	791 / 176	238 / 244
Median Days on Market (Cum.) / YTD	150 / 126	118 / 106	123 / 97	791 / 78	238 / 276
<b>Lease</b>					
New Listings / YTD	17 / 124	20 / 103	15 / 98	13 / 71	14 / 62
Sales / YTD	5 / 36	6 / 35	4 / 26	4 / 19	6 / 19
Sales to New Listings Ratio / YTD	29% / 29%	30% / 34%	27% / 27%	31% / 27%	43% / 31%
Sales Volume	1,277,624	3,768,868	5,072,834	321,976	2,239,475
Sales Volume YTD	11,617,269	15,558,426	11,905,899	2,354,706	4,840,832
Average Sale Price	255,525	628,145	1,268,209	80,494	373,246
Average Sale Price YTD	322,702	444,526	457,919	123,932	254,781
Median Sale Price	200,033	447,220	137,840	81,272	237,000
Median Sale Price YTD	194,817	138,000	121,440	111,889	127,200
Average Days on Market / YTD	334 / 187	260 / 192	124 / 151	176 / 134	91 / 216
Median Days on Market / YTD	71 / 112	156 / 108	91 / 144	191 / 94	68 / 105
Average Days on Market (Cum.) / YTD	334 / 208	260 / 199	124 / 172	176 / 176	91 / 231
Median Days on Market (Cum.) / YTD	71 / 130	156 / 148	91 / 147	191 / 154	68 / 145
<b>Farms</b>					
New Listings / YTD	0 / 4	1 / 5	1 / 6	0 / 2	0 / 2
Sales / YTD	1 / 1	0 / 0	0 / 0	0 / 1	1 / 2
Sales to New Listings Ratio / YTD	0% / 25%	0% / 0%	0% / 0%	0% / 50%	0% / 100%
Sales Volume	1,000,000	0	0	0	1,100,000
Sales Volume YTD	1,000,000	0	0	2,200,000	2,548,000
Average Sale Price	1,000,000	0	0	0	1,100,000
Average Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Median Sale Price	1,000,000	0	0	0	1,100,000
Median Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Sale to List Price Ratio / YTD	77% / 77%	0% / 0%	0% / 0%	0% / 92%	82% / 80%
Average Days on Market / YTD	27 / 27	0 / 0	0 / 0	0 / 83	183 / 263
Median Days on Market / YTD	27 / 27	0 / 0	0 / 0	0 / 83	183 / 263
Average Days on Market (Cum.) / YTD	27 / 27	0 / 0	0 / 0	0 / 213	676 / 510
Median Days on Market (Cum.) / YTD	27 / 27	0 / 0	0 / 0	0 / 213	676 / 510
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	102 / 613	82 / 492	91 / 506	63 / 395	50 / 291
Sales / YTD	24 / 152	33 / 150	24 / 107	17 / 120	18 / 93
Sales to New Listings Ratio / YTD	24% / 25%	40% / 30%	26% / 21%	27% / 30%	36% / 32%
Sales Volume	19,090,122	22,063,368	22,582,834	13,439,744	13,178,061
Sales Volume YTD	137,934,918	143,583,058	68,717,133	113,554,504	71,026,736
Average Sale Price	795,422	668,587	940,951	790,573	732,115
Average Sale Price YTD	907,467	957,220	642,216	946,288	763,728
Median Sale Price	369,000	330,000	402,000	545,000	404,975
Median Sale Price YTD	444,771	442,500	380,000	485,000	540,000
Sale to List Price Ratio / YTD	91% / 92%	90% / 92%	93% / 89%	92% / 92%	81% / 96%
Average Days on Market / YTD	164 / 147	138 / 144	127 / 143	213 / 149	118 / 185
Median Days on Market / YTD	87 / 98	107 / 95	107 / 102	111 / 95	109 / 125
Average Days on Market (Cum.) / YTD	189 / 177	171 / 181	140 / 178	230 / 183	145 / 223
Median Days on Market (Cum.) / YTD	141 / 125	118 / 119	115 / 132	111 / 120	109 / 145

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

June 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	60	52	55	319	334	239
	Average	566,038	494,271	479,946	546,333	487,714	461,659
	Median	521,800	447,750	436,000	519,900	447,000	420,000
<b>North Central</b>	Sales	216	208	193	1,034	1,144	836
	Average	483,797	462,038	412,234	482,168	440,445	409,358
	Median	470,000	439,450	386,000	465,000	425,000	387,900
<b>Northeast</b>	Sales	75	56	61	336	313	261
	Average	443,801	398,655	343,457	463,597	396,536	337,660
	Median	422,500	368,500	330,000	428,250	375,000	319,000
<b>Central</b>	Sales	47	55	36	243	239	168
	Average	320,845	283,322	309,834	328,787	308,228	289,473
	Median	295,000	305,000	268,000	295,000	290,222	265,000
<b>West</b>	Sales	106	96	96	459	478	408
	Average	647,843	620,087	510,042	655,851	576,133	538,095
	Median	553,500	489,500	429,000	535,000	471,750	426,500
<b>Southwest</b>	Sales	110	128	144	563	647	599
	Average	724,341	644,763	634,899	721,897	632,521	598,849
	Median	629,000	563,655	544,315	618,000	557,000	527,500
<b>Southeast</b>	Sales	165	197	173	891	983	733
	Average	510,089	481,189	443,062	533,334	479,454	434,481
	Median	490,000	455,000	408,000	490,000	450,000	403,000
<b>Anthony Henday</b>	Sales	248	222	221	1,325	1,437	1,030
	Average	633,848	628,421	563,350	625,699	597,083	557,844
	Median	571,500	574,400	532,000	579,000	549,900	522,000
<b>City of Edmonton Total</b>	Sales	1,028	1,013	978	5,172	5,572	4,272
	Average	562,145	528,613	490,226	565,496	516,481	482,284
	Median	515,425	480,500	449,900	522,000	475,000	440,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	16	20	16	62	85	50
	Average	430,799	469,158	427,303	438,245	431,631	399,662
	Median	435,750	439,950	427,025	442,500	422,500	405,100
<b>North Central</b>	Sales	36	33	37	183	179	135
	Average	412,787	375,594	337,997	395,415	356,394	325,297
	Median	428,000	393,000	355,000	401,000	380,000	335,800
<b>Northeast</b>	Sales	7	12	4	43	36	35
	Average	380,411	302,833	n/a	350,327	308,044	269,061
	Median	420,000	306,500	n/a	326,000	306,500	245,000
<b>Central</b>	Sales	3	11	2	32	52	17
	Average	n/a	364,309	n/a	377,583	347,338	350,082
	Median	n/a	322,000	n/a	358,000	323,750	325,000
<b>West</b>	Sales	7	7	10	38	35	28
	Average	340,471	447,114	385,240	392,132	421,074	356,359
	Median	335,000	346,500	335,000	344,900	360,000	300,500
<b>Southwest</b>	Sales	18	17	21	85	89	83
	Average	515,817	456,992	454,348	467,897	465,629	465,168
	Median	426,450	424,900	436,300	420,900	415,100	436,300
<b>Southeast</b>	Sales	36	44	47	185	208	155
	Average	474,486	458,741	374,169	437,428	428,664	369,338
	Median	472,450	433,250	337,000	434,000	407,250	349,000
<b>Anthony Henday</b>	Sales	83	72	79	480	391	321
	Average	456,998	435,712	394,328	455,242	430,780	394,053
	Median	445,000	428,500	390,000	449,998	420,500	389,990
<b>City of Edmonton Total</b>	Sales	206	216	216	1,108	1,075	824
	Average	447,645	425,341	386,286	433,927	412,474	378,146
	Median	433,325	412,000	380,000	430,000	405,000	373,500

n/a = insufficient data



## June 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	10	10	6	69	58	35
	Average	363,072	429,180	333,917	366,347	371,073	303,142
	Median	356,250	347,500	334,250	362,000	367,500	303,500
North Central	Sales	65	65	32	345	302	237
	Average	282,400	247,478	263,987	273,011	247,437	222,934
	Median	255,000	230,000	279,500	250,000	242,250	209,000
Northeast	Sales	40	19	28	171	141	117
	Average	227,088	215,558	173,307	226,126	199,493	167,027
	Median	203,000	213,500	161,650	212,000	193,000	162,000
Central	Sales	6	2	1	24	26	16
	Average	302,000	n/a	n/a	375,608	360,914	345,719
	Median	291,500	n/a	n/a	355,000	305,000	347,500
West	Sales	23	24	23	135	146	125
	Average	268,148	254,104	218,283	261,079	222,840	210,657
	Median	249,900	223,000	198,000	240,000	210,500	180,300
Southwest	Sales	37	49	31	194	199	135
	Average	312,186	291,722	237,866	311,201	284,830	252,721
	Median	290,000	278,877	220,000	311,500	285,000	247,000
Southeast	Sales	54	54	41	280	248	196
	Average	266,790	247,155	222,794	276,535	253,720	223,375
	Median	260,950	224,000	212,500	264,950	230,000	196,750
Anthony Henday	Sales	95	88	65	514	498	354
	Average	356,480	337,682	316,423	357,350	337,900	311,693
	Median	355,000	330,000	320,000	355,800	330,000	310,000
City of Edmonton Total	Sales	330	311	227	1,732	1,618	1,215
	Average	299,615	284,767	253,921	302,468	280,700	249,456
	Median	299,950	280,500	252,500	307,000	285,000	248,300
Apartment Condominium							
Northwest	Sales	10	10	11	55	77	46
	Average	192,150	129,780	141,718	167,901	138,045	124,480
	Median	152,500	106,450	120,000	147,000	123,000	104,000
North Central	Sales	44	47	39	233	245	180
	Average	200,359	191,492	163,441	187,804	172,197	160,164
	Median	196,000	185,000	165,000	188,000	175,000	164,000
Northeast	Sales	21	24	16	124	149	67
	Average	139,067	154,217	112,950	148,544	134,952	126,812
	Median	145,000	140,000	112,500	151,850	139,000	123,500
Central	Sales	105	89	81	484	471	329
	Average	206,673	216,569	191,501	211,627	213,609	199,801
	Median	187,000	179,000	162,900	179,950	179,000	170,000
West	Sales	37	27	29	161	148	127
	Average	175,160	161,652	165,136	177,819	171,949	152,403
	Median	164,900	152,300	173,000	170,000	158,500	148,000
Southwest	Sales	84	83	57	399	427	279
	Average	236,103	241,078	221,581	244,221	222,009	214,228
	Median	224,450	213,000	200,000	222,500	198,000	192,000
Southeast	Sales	36	45	38	199	210	158
	Average	212,825	205,671	177,256	213,024	180,086	170,799
	Median	225,750	200,097	179,250	210,000	178,950	170,000
Anthony Henday	Sales	73	67	58	395	407	279
	Average	238,125	212,830	191,193	228,248	208,401	191,736
	Median	219,000	208,000	175,750	216,000	199,000	180,000
City of Edmonton Total	Sales	410	392	329	2,050	2,134	1,465
	Average	211,504	207,048	183,878	210,957	195,136	183,203
	Median	195,000	191,900	171,000	195,000	181,250	169,000

n/a = insufficient data

**Summary of Properties Listed and Sold**  
**City of Edmonton**  
**June 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	2,215	1,537	72	19
	October	2,088	1,734	90	27
	November	1,507	1,364	85	26
	December	975	1,053	64	28
	Total	25,956	19,867	960	292
2025	January	1,717	1,181	102	18
	February	1,873	1,258	98	22
	March	2,622	1,749	103	33
	April	2,765	1,841	95	25
	May	3,388	2,059	113	30
	June	3,061	1,974	102	24
	Total	15,426	10,062	613	152

<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

page 21

## City of Edmonton

June 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	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,136	410,716	283,883	196,112	407,420
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,878	295,449	211,102	422,542
	March	574,363	426,951	311,765	215,504	440,248
	April	579,653	432,519	304,799	212,775	445,172
	May	561,950	439,303	300,903	208,773	431,503
	June	562,145	447,645	299,615	211,504	433,480

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

## June 2025

	2025	2024	2023	2022	2021
<b>Edmonton City Monthly</b>					
New Listings	3,234	2,726	2,733	3,205	3,131
Sales	2,039	1,995	1,814	1,842	1,915
Sales Volume	893,829,849	831,387,583	716,656,409	747,824,621	768,853,148
<b>Edmonton City Year to Date</b>					
New Listings	16,478	15,067	14,362	17,489	16,091
Sales	10,440	10,807	8,063	11,029	9,357
Sales Volume	4,600,835,896	4,445,096,677	3,065,007,161	4,531,253,076	3,684,745,373
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,026	4,236	5,161	6,085	6,234
Commercial	558	457	561	447	363
TOTAL	5,797	4,933	6,025	6,790	6,870
<b>Greater Edmonton Area Monthly</b>					
New Listings	4,513	3,900	3,993	4,654	4,569
Sales	3,023	2,966	2,724	2,796	2,946
Sales Volume	1,416,561,358	1,313,531,127	1,123,929,560	1,181,180,833	1,230,234,657
<b>Greater Edmonton Area Year to Date</b>					
New Listings	23,250	21,829	20,858	24,901	23,939
Sales	15,153	15,781	12,035	16,286	14,760
Sales Volume	7,036,521,611	6,824,315,129	4,821,716,907	6,936,568,662	6,020,352,723
<b>Greater Edmonton Area Month End Active Inventory</b>					
Residential	6,759	5,886	7,100	8,118	8,487
Commercial	873	764	909	769	746
TOTAL	8,128	7,261	8,712	9,567	10,009
<b>Total Board Monthly</b>					
New Listings	5,193	4,525	4,629	5,433	5,298
Sales	3,439	3,324	3,147	3,195	3,435
Sales Volume	1,559,365,790	1,425,906,888	1,256,977,814	1,308,980,113	1,360,042,629
<b>Total Board Year to Date</b>					
New Listings	26,732	25,380	24,217	28,625	27,825
Sales	17,060	17,548	13,628	18,269	17,075
Sales Volume	7,671,075,240	7,379,521,370	5,280,642,537	7,529,850,504	6,670,385,270

Total Board

June 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	2,888 / 14,581	2,502 / 13,954	2,576 / 13,548	3,307 / 16,431	3,062 / 15,817
Sales / YTD	2,013 / 9,622	1,929 / 10,154	1,917 / 8,045	1,978 / 11,201	2,185 / 11,147
Sales to New Listings Ratio / YTD	70% / 66%	77% / 73%	74% / 59%	60% / 68%	71% / 70%
Sales Volume	1,092,003,804	987,849,932	905,742,024	954,230,298	1,012,212,057
Sales Volume YTD	5,248,179,276	5,099,244,496	3,761,521,572	5,438,657,626	5,027,282,369
<b>Semi-detached</b>					
New Listings / YTD	458 / 2,207	371 / 2,027	370 / 1,925	453 / 2,556	475 / 2,424
Sales / YTD	313 / 1,622	340 / 1,681	323 / 1,289	347 / 1,952	342 / 1,629
Sales to New Listings Ratio / YTD	68% / 73%	92% / 83%	87% / 67%	77% / 76%	72% / 67%
Sales Volume	136,062,922	142,773,633	122,077,363	129,137,869	118,977,390
Sales Volume YTD	693,456,801	675,658,188	478,133,106	732,758,273	563,294,784
<b>Row/Townhouse</b>					
New Listings / YTD	541 / 2,881	476 / 2,531	447 / 2,212	477 / 2,730	514 / 2,713
Sales / YTD	418 / 2,204	414 / 2,097	300 / 1,558	324 / 1,957	335 / 1,538
Sales to New Listings Ratio / YTD	77% / 77%	87% / 83%	67% / 70%	68% / 72%	65% / 57%
Sales Volume	129,321,666	119,306,084	77,033,124	82,686,181	82,166,400
Sales Volume YTD	680,847,544	599,383,049	394,482,369	513,406,460	380,131,759
<b>Apartment Condominium</b>					
New Listings / YTD	770 / 4,096	690 / 3,926	681 / 3,643	688 / 4,081	718 / 4,063
Sales / YTD	463 / 2,417	450 / 2,476	395 / 1,747	323 / 1,863	314 / 1,418
Sales to New Listings Ratio / YTD	60% / 59%	65% / 63%	58% / 48%	47% / 46%	44% / 35%
Sales Volume	99,116,513	95,264,976	76,852,330	66,241,820	69,199,862
Sales Volume YTD	516,953,831	493,178,788	336,230,490	376,688,530	294,087,256
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	4,657 / 23,765	4,039 / 22,438	4,074 / 21,328	4,925 / 25,798	4,769 / 25,017
Sales / YTD	3,207 / 15,865	3,133 / 16,408	2,935 / 12,639	2,972 / 16,973	3,176 / 15,732
Sales to New Listings Ratio / YTD	69% / 67%	78% / 73%	72% / 59%	60% / 66%	67% / 63%
Sales Volume	1,456,504,905	1,345,194,625	1,181,704,841	1,232,296,168	1,282,555,709
Sales Volume YTD	7,139,437,452	6,867,464,521	4,970,367,537	7,061,510,889	6,264,796,168
<b>Other<sup>2</sup></b>					
New Listings / YTD	330 / 1,663	301 / 1,791	346 / 1,696	334 / 1,813	393 / 1,917
Sales / YTD	159 / 795	110 / 768	144 / 681	169 / 946	194 / 1,010
Sales to New Listings Ratio / YTD	48% / 48%	37% / 43%	42% / 40%	51% / 52%	49% / 53%
Sales Volume	47,439,506	27,235,056	28,991,796	32,820,879	37,296,829
Sales Volume YTD	226,616,437	218,006,003	138,493,109	225,145,321	215,104,537

<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

page 24

## Total Board

June 2025

	2025	2024	2023	2022	2021
<b>Land</b>					
New Listings / YTD	27 / 184	31 / 180	13 / 156	25 / 162	21 / 132
Sales / YTD	9 / 38	7 / 42	4 / 30	7 / 37	8 / 25
Sales to New Listings Ratio / YTD	33% / 21%	23% / 23%	31% / 19%	28% / 23%	38% / 19%
Sales Volume	9,980,000	2,639,000	500,000	8,255,780	7,682,280
Sales Volume YTD	34,827,035	69,596,300	19,058,900	55,680,529	13,660,658
<b>Investment</b>					
New Listings / YTD	57 / 320	43 / 270	59 / 324	36 / 242	35 / 217
Sales / YTD	22 / 99	21 / 83	25 / 83	14 / 96	13 / 75
Sales to New Listings Ratio / YTD	39% / 31%	49% / 31%	42% / 26%	39% / 40%	37% / 35%
Sales Volume	20,616,398	14,134,762	22,047,000	10,095,888	8,276,601
Sales Volume YTD	90,080,811	56,664,537	56,051,934	69,307,118	48,555,813
<b>Multi Family</b>					
New Listings / YTD	14 / 75	10 / 88	22 / 104	20 / 107	14 / 79
Sales / YTD	5 / 39	7 / 36	4 / 18	4 / 31	7 / 42
Sales to New Listings Ratio / YTD	36% / 52%	70% / 41%	18% / 17%	20% / 29%	50% / 53%
Sales Volume	7,541,500	14,940,000	4,283,000	7,940,000	8,358,750
Sales Volume YTD	69,326,900	57,371,000	17,772,000	37,807,500	50,318,750
<b>Hotel/Motel</b>					
New Listings / YTD	1 / 14	1 / 7	3 / 8	1 / 2	0 / 5
Sales / YTD	1 / 1	0 / 3	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	100% / 7%	0% / 43%	0% / 0%	0% / 100%	0% / 0%
Sales Volume	690,000	0	0	0	0
Sales Volume YTD	690,000	2,270,000	0	633,000	0
<b>Business</b>					
New Listings / YTD	50 / 319	47 / 253	38 / 222	33 / 180	17 / 95
Sales / YTD	10 / 56	15 / 54	8 / 39	3 / 34	6 / 23
Sales to New Listings Ratio / YTD	20% / 18%	32% / 21%	21% / 18%	9% / 19%	35% / 24%
Sales Volume	2,882,000	3,378,000	2,469,500	1,188,000	2,155,500
Sales Volume YTD	25,312,500	15,923,500	10,801,000	8,881,000	10,988,068
<b>Lease</b>					
New Listings / YTD	29 / 201	23 / 180	35 / 200	26 / 146	22 / 161
Sales / YTD	9 / 76	9 / 71	10 / 63	9 / 55	9 / 51
Sales to New Listings Ratio / YTD	31% / 38%	39% / 39%	29% / 32%	35% / 38%	41% / 32%
Sales Volume	2,078,092	3,860,771	5,557,567	991,498	2,472,960
Sales Volume YTD	19,098,416	28,991,411	16,396,962	7,219,167	8,935,483
<b>Farms</b>					
New Listings / YTD	28 / 181	30 / 166	39 / 174	33 / 170	27 / 196
Sales / YTD	16 / 87	22 / 81	17 / 73	17 / 92	22 / 114
Sales to New Listings Ratio / YTD	57% / 48%	73% / 49%	44% / 42%	52% / 54%	81% / 58%
Sales Volume	10,390,889	14,524,674	11,424,110	15,391,900	11,244,000
Sales Volume YTD	61,093,189	62,256,098	51,364,095	63,102,480	57,155,792
<b>Total Commercial<sup>1</sup></b>					
New Listings / YTD	206 / 1,304	185 / 1,151	209 / 1,193	174 / 1,014	136 / 891
Sales / YTD	73 / 400	81 / 372	68 / 308	54 / 350	65 / 333
Sales to New Listings Ratio / YTD	35% / 31%	44% / 32%	33% / 26%	31% / 35%	48% / 37%
Sales Volume	55,421,379	53,477,207	46,281,177	43,863,066	40,190,091
Sales Volume YTD	305,021,351	294,050,846	171,781,891	243,194,294	190,484,565

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

## June 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Barrhead</b>	Sales	7	2	6	31	32	34
	Sales Volume	1,969,500	n/a	1,161,500	8,553,000	7,566,952	8,241,000
	Average Price	281,357	n/a	193,583	275,903	236,467	242,382
	Median Price	327,000	n/a	211,250	250,000	240,000	234,500
<b>Beaumont</b>	Sales	39	62	49	226	233	198
	Sales Volume	21,863,600	32,278,914	25,927,300	121,925,798	120,105,349	96,951,172
	Average Price	560,605	520,628	529,129	539,495	515,474	489,652
	Median Price	545,000	492,250	546,000	522,000	500,000	481,000
<b>Bonnyville</b>	Sales	34	26	32	159	127	108
	Sales Volume	13,888,673	11,620,249	11,730,500	58,946,020	47,064,082	35,410,550
	Average Price	408,490	446,933	366,578	370,730	370,583	327,875
	Median Price	377,500	442,000	335,250	329,000	335,000	306,750
<b>Cold Lake</b>	Sales	42	46	58	168	189	186
	Sales Volume	16,396,704	15,599,300	18,552,158	61,348,411	63,688,750	62,991,288
	Average Price	390,398	339,115	319,865	365,169	336,978	338,663
	Median Price	380,500	320,750	325,000	362,450	325,000	325,000
<b>Devon</b>	Sales	15	14	7	64	72	44
	Sales Volume	6,188,073	4,845,000	2,626,750	25,457,466	29,704,450	16,902,650
	Average Price	412,538	346,071	375,250	397,773	412,562	384,151
	Median Price	388,500	322,000	369,000	387,000	385,000	357,500
<b>Drayton Valley</b>	Sales	11	7	20	70	70	62
	Sales Volume	3,669,800	1,787,500	5,693,900	22,332,800	19,571,600	16,678,299
	Average Price	333,618	255,357	284,695	319,040	279,594	269,005
	Median Price	336,000	286,000	287,500	306,750	285,000	264,750
<b>Fort Saskatchewan</b>	Det. Sales	46	44	41	234	278	196
	Det. Average Price	533,557	533,794	495,417	536,016	493,432	482,579
	Det. Median Price	537,450	541,278	490,000	520,500	473,200	470,000
	Apt. Sales	7	5	10	44	24	37
	Apt. Average Price	206,500	189,620	181,240	193,427	168,375	183,922
	Apt. Median Price	215,000	155,000	181,250	181,000	177,500	162,900
	Total Sales Volume	32,037,420	28,767,452	28,002,900	174,068,670	183,678,541	129,034,188
<b>Gibbons</b>	Sales	10	4	11	38	30	37
	Sales Volume	3,959,900	n/a	3,770,500	15,496,735	10,117,000	12,122,900
	Average Price	395,990	n/a	342,773	407,809	337,233	327,646
	Median Price	355,000	n/a	305,500	373,750	315,000	305,500
<b>Leduc</b>	Det. Sales	52	64	59	295	332	253
	Det. Average Price	507,158	466,343	434,644	506,466	467,641	442,683
	Det. Median Price	487,500	450,117	415,000	492,000	458,500	420,000
	Apt. Sales	4	1	2	23	16	11
	Apt. Average Price	n/a	n/a	n/a	177,187	199,260	205,264
	Apt. Median Price	n/a	n/a	n/a	176,000	202,500	177,500
	Total Sales Volume	34,819,500	37,756,494	32,465,025	194,554,457	198,302,216	147,463,502

n/a = insufficient data

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

June 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Morinville</b>	Sales	32	29	21	113	145	119
	Sales Volume	12,756,400	11,182,555	7,434,700	46,243,523	54,790,402	42,555,654
	Average Price	398,638	385,605	354,033	409,235	377,865	357,611
	Median Price	406,950	383,000	375,000	410,000	390,000	370,000
<b>Sherwood Park</b>	Det. Sales	101	104	100	476	502	412
	Det. Average Price	572,684	531,921	496,527	576,321	535,540	505,343
	Det. Median Price	525,197	506,500	476,750	550,000	509,750	475,000
	Apt. Sales	7	15	20	67	88	63
	Apt. Average Price	285,329	280,093	268,938	302,030	282,494	259,552
	Apt. Median Price	280,000	245,000	277,500	304,500	270,000	270,000
	Total Sales Volume	76,900,083	76,185,094	68,113,630	368,183,609	366,539,636	274,685,774
<b>Spruce Grove</b>	Det. Sales	75	68	63	402	419	298
	Det. Average Price	550,624	483,398	450,462	545,846	479,442	455,081
	Det. Median Price	529,000	449,950	441,000	535,198	455,000	443,135
	Apt. Sales	4	4	7	37	50	30
	Apt. Average Price	n/a	n/a	191,914	196,542	189,650	192,468
	Apt. Median Price	n/a	n/a	185,000	185,000	173,875	185,250
	Total Sales Volume	53,795,157	49,243,805	41,118,626	290,875,042	286,678,455	192,768,350
<b>St. Albert</b>	Det. Sales	107	117	103	515	530	414
	Det. Average Price	625,888	579,116	547,064	618,501	576,188	536,166
	Det. Median Price	570,000	524,900	486,000	555,000	530,000	499,950
	Apt. Sales	15	17	16	90	70	86
	Apt. Average Price	325,227	284,553	365,750	286,514	270,840	320,183
	Apt. Median Price	255,000	265,000	207,000	235,300	223,950	214,500
	Total Sales Volume	87,201,512	90,422,296	72,506,512	412,639,049	390,972,944	299,585,592
<b>St. Paul</b>	Sales	21	20	19	91	72	72
	Sales Volume	4,972,300	5,199,350	5,394,500	19,897,950	16,174,800	19,394,800
	Average Price	236,776	259,968	283,921	218,659	224,650	269,372
	Median Price	180,000	253,725	275,000	200,000	218,750	260,000
<b>Stony Plain</b>	Sales	53	48	39	256	262	191
	Sales Volume	22,904,559	19,401,472	13,499,850	102,951,141	102,711,775	68,372,247
	Average Price	432,161	404,197	346,150	402,153	392,030	357,970
	Median Price	430,000	396,000	358,000	420,000	390,000	358,000
<b>Vegreville</b>	Sales	11	9	11	62	62	45
	Sales Volume	3,015,000	2,003,000	2,307,500	17,207,899	13,272,100	9,458,900
	Average Price	274,091	222,556	209,773	277,547	214,066	210,198
	Median Price	256,000	199,000	190,000	263,000	223,500	190,000
<b>Westlock</b>	Sales	7	9	9	46	39	41
	Sales Volume	1,649,500	2,877,000	2,464,250	12,442,950	9,907,600	10,273,350
	Average Price	235,643	319,667	273,806	270,499	254,041	250,570
	Median Price	245,000	290,000	270,000	271,250	238,000	235,000
<b>Wetaskiwin</b>	Sales	30	23	26	122	114	105
	Sales Volume	7,651,400	6,163,300	7,219,283	32,861,075	28,768,633	25,044,933
	Average Price	255,047	267,970	277,665	269,353	252,356	238,523
	Median Price	255,000	245,000	276,875	269,950	249,450	235,000

n/a = insufficient data

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



June 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	0	1	0	3	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	5	5	5	12	14
	Sales Volume	n/a	1,899,900	2,794,000	2,350,900	6,205,800	4,241,740
<b>Lac la Biche County</b>	Sales	0	0	1	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	1	0	5	4	1
	Sales Volume	n/a	n/a	n/a	1,178,500	n/a	n/a
<b>Leduc County</b>	Sales	2	8	3	17	20	12
	Sales Volume	n/a	15,337,000	n/a	15,728,900	35,501,200	10,755,595
<b>Parkland County</b>	Sales	1	1	3	10	8	9
	Sales Volume	n/a	n/a	n/a	7,858,999	4,635,500	8,061,500
<b>Smoky Lake County</b>	Sales	1	2	2	1	6	3
	Sales Volume	n/a	n/a	n/a	n/a	2,729,000	n/a
<b>St. Paul County</b>	Sales	2	2	2	15	9	11
	Sales Volume	n/a	n/a	n/a	6,143,155	3,125,064	2,878,009
<b>Strathcona County</b>	Sales	0	2	2	10	7	8
	Sales Volume	n/a	n/a	n/a	9,701,000	7,754,293	9,883,000
<b>Sturgeon County</b>	Sales	0	0	0	5	3	5
	Sales Volume	n/a	n/a	n/a	3,071,000	n/a	6,894,500
<b>Thorhild County</b>	Sales	0	0	2	2	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,618,500
<b>Two Hills County</b>	Sales	1	0	0	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	1	1	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.

June 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Sales by County</b>							
<b>Athabasca County</b>	Sales	14	9	16	59	41	50
	Sales Volume	4,755,600	3,484,900	4,483,100	18,212,600	10,260,700	12,764,900
<b>Bonnyville M.D.</b>	Sales	39	33	42	186	155	145
	Sales Volume	15,043,973	13,593,149	16,377,000	64,344,220	57,184,882	44,173,190
<b>Lac la Biche County</b>	Sales	2	0	2	6	6	6
	Sales Volume	n/a	n/a	n/a	2,680,000	1,713,200	2,454,000
<b>Lac Ste. Anne County</b>	Sales	1	4	3	22	30	16
	Sales Volume	n/a	n/a	n/a	4,409,850	6,684,700	3,199,750
<b>Leduc County</b>	Sales	26	27	13	102	120	80
	Sales Volume	17,630,755	27,677,500	7,160,090	72,728,546	99,702,272	45,149,205
<b>Parkland County</b>	Sales	77	66	73	331	316	272
	Sales Volume	42,000,764	37,248,649	43,795,650	206,029,603	190,000,326	149,554,369
<b>Smoky Lake County</b>	Sales	9	8	16	40	33	30
	Sales Volume	2,380,300	2,854,350	3,310,500	9,917,300	9,805,750	6,287,000
<b>St. Paul County</b>	Sales	28	28	25	124	109	97
	Sales Volume	5,951,805	6,653,374	5,989,500	27,342,405	23,071,114	25,018,449
<b>Strathcona County</b>	Sales	56	38	36	209	187	154
	Sales Volume	51,497,200	29,065,150	26,478,900	177,996,777	138,324,800	116,912,852
<b>Sturgeon County</b>	Sales	28	27	23	110	143	116
	Sales Volume	20,297,823	21,881,148	12,304,022	83,697,022	102,911,829	73,954,872
<b>Thorhild County</b>	Sales	2	10	11	37	45	44
	Sales Volume	n/a	1,933,900	2,152,476	10,464,510	9,412,901	9,046,280
<b>Two Hills County</b>	Sales	8	5	3	32	25	23
	Sales Volume	2,280,000	1,072,500	n/a	7,501,000	6,063,400	3,519,600
<b>Vermilion River County</b>	Sales	0	0	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

## Second Quarter 2025

		2025-Q2	2024-Q2	2023-Q2	2025 YTD	2024 YTD	2023 YTD
<b>Residential<sup>1</sup> Sales by Municipality</b>							
<b>Bon Accord</b>	Sales	11	15	14	20	18	16
	Sales Volume	3,935,200	3,916,500	3,628,446	6,756,900	4,566,000	4,400,946
<b>Calmar</b>	Sales	14	15	25	25	31	36
	Sales Volume	5,969,000	5,364,000	7,288,900	9,532,500	10,949,300	10,661,900
<b>Elk Point</b>	Sales	8	5	2	11	15	3
	Sales Volume	966,900	752,900	n/a	1,561,900	1,907,700	n/a
<b>Millet</b>	Sales	8	6	11	13	10	16
	Sales Volume	2,382,500	1,831,050	3,412,000	4,066,400	2,964,050	4,970,500
<b>Redwater</b>	Sales	23	20	21	32	29	32
	Sales Volume	6,370,700	5,089,350	4,553,100	8,835,700	6,604,750	6,679,100
<b>Tofield</b>	Sales	19	23	10	30	31	11
	Sales Volume	5,805,000	5,456,500	2,672,900	8,309,000	7,160,500	2,851,900
<b>Commercial<sup>2</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	1	3	0	3	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Barrhead County</b>	Sales	2	1	2	2	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Beaver County</b>	Sales	1	0	3	1	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	4	9	10	5	12	14
	Sales Volume	n/a	5,499,900	3,347,500	2,350,900	6,205,800	4,241,740
<b>Brazeau County</b>	Sales	3	4	2	4	7	4
	Sales Volume	n/a	n/a	n/a	n/a	10,878,000	n/a
<b>Lac la Biche County</b>	Sales	1	2	1	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Minburn County</b>	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	1	3	3	1	6	3
	Sales Volume	n/a	n/a	n/a	n/a	2,729,000	n/a
<b>St. Paul County</b>	Sales	11	6	6	15	9	11
	Sales Volume	5,184,505	2,112,024	1,892,000	6,143,155	3,125,064	2,878,009
<b>Thorhild County</b>	Sales	1	0	3	2	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,618,500
<b>Two Hills County</b>	Sales	3	0	2	3	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Westlock County</b>	Sales	1	1	1	2	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Wetaskiwin County</b>	Sales	5	4	4	7	9	6
	Sales Volume	3,006,500	n/a	n/a	4,912,500	5,325,524	7,636,000

n/a = insufficient data

<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.