

**5 Year Residential Activity
Greater Edmonton Area¹
December 2021**

	2021	2020	2019	2018	2017
Single Family Detached					
New Listings / YTD	706 / 20,331	659 / 17,095	695 / 19,101	656 / 20,697	668 / 18,878
Sales / YTD	790 / 15,376	678 / 10,801	537 / 10,307	490 / 10,455	592 / 10,887
Sales to New Listings Ratio / YTD	112% / 76%	103% / 63%	77% / 54%	75% / 51%	89% / 58%
Sales Volume	365,067,138	290,871,477	220,958,676	210,128,486	247,136,575
Sales Volume YTD	7,041,759,727	4,638,814,009	4,381,804,270	4,544,348,057	4,779,364,052
Average Sale Price	462,110	429,014	411,469	428,834	417,460
Average Sale Price YTD	457,971	429,480	425,129	434,658	438,997
Median Sale Price	423,000	400,000	371,900	385,000	384,000
Median Sale Price YTD	420,000	395,000	390,000	397,000	402,500
Average Days on Market / YTD	46 / 37	53 / 53	64 / 59	69 / 55	65 / 52
Median Days on Market / YTD	34 / 21	40 / 34	50 / 43	57 / 41	53 / 36
Average Days on Market (Cum.) / YTD	67 / 52	82 / 84	102 / 92	105 / 84	96 / 75
Median Days on Market (Cum.) / YTD	44 / 25	50 / 46	79 / 58	84 / 54	77 / 46
Condominium					
New Listings / YTD	502 / 12,022	427 / 9,269	381 / 9,173	410 / 10,657	433 / 11,131
Sales / YTD	324 / 5,691	258 / 3,813	192 / 4,124	187 / 4,180	258 / 4,483
Sales to New Listings Ratio / YTD	65% / 47%	60% / 41%	50% / 45%	46% / 39%	60% / 40%
Sales Volume	70,329,029	56,086,254	43,425,082	39,320,218	61,172,350
Sales Volume YTD	1,313,176,465	848,556,953	937,768,029	996,438,865	1,121,373,803
Average Sale Price	217,065	217,389	226,172	210,269	237,102
Average Sale Price YTD	230,746	222,543	227,393	238,383	250,139
Median Sale Price	189,950	191,500	206,500	210,000	211,444
Median Sale Price YTD	212,000	205,000	211,750	220,000	230,000
Average Days on Market / YTD	65 / 57	62 / 66	77 / 73	77 / 72	75 / 67
Median Days on Market / YTD	51 / 41	50 / 50	63 / 55	66 / 56	64 / 53
Average Days on Market (Cum.) / YTD	103 / 89	92 / 107	109 / 111	123 / 113	125 / 103
Median Days on Market (Cum.) / YTD	72 / 56	65 / 71	78 / 76	86 / 80	106 / 76
Duplex/Rowhouse					
New Listings / YTD	167 / 3,899	129 / 3,114	159 / 3,213	111 / 3,294	143 / 3,026
Sales / YTD	167 / 3,008	143 / 2,049	92 / 1,752	76 / 1,662	95 / 1,837
Sales to New Listings Ratio / YTD	100% / 77%	111% / 66%	58% / 55%	68% / 50%	66% / 61%
Sales Volume	60,605,273	47,342,915	29,906,280	26,207,002	32,056,330
Sales Volume YTD	1,057,945,960	681,553,731	584,260,266	569,616,904	641,004,962
Average Sale Price	362,906	331,069	325,068	344,829	337,435
Average Sale Price YTD	351,711	332,627	333,482	342,730	348,941
Median Sale Price	350,000	322,000	313,500	324,950	325,000
Median Sale Price YTD	338,000	320,000	321,000	327,125	333,000
Average Days on Market / YTD	47 / 41	57 / 60	75 / 68	76 / 62	68 / 62
Median Days on Market / YTD	32 / 26	43 / 43	55 / 50	68 / 49	59 / 48
Average Days on Market (Cum.) / YTD	62 / 52	71 / 89	104 / 102	90 / 84	93 / 79
Median Days on Market (Cum.) / YTD	42 / 30	48 / 55	79 / 66	76 / 60	69 / 57
Total Residential²					
New Listings / YTD	1,411 / 37,299	1,280 / 30,334	1,293 / 32,503	1,223 / 35,673	1,284 / 33,887
Sales / YTD	1,319 / 24,652	1,104 / 17,031	843 / 16,549	769 / 16,611	962 / 17,539
Sales to New Listings Ratio / YTD	93% / 66%	86% / 56%	65% / 51%	63% / 47%	75% / 52%
Sales Volume	503,683,398	400,202,646	298,135,238	278,337,106	345,142,650
Sales Volume YTD	9,543,043,036	6,227,546,977	5,962,239,713	6,175,106,890	6,608,193,629
Average Sale Price	381,868	362,502	353,660	361,947	358,776
Average Sale Price YTD	387,110	365,660	360,278	371,748	376,771
Median Sale Price	358,250	340,000	329,000	335,250	341,750
Median Sale Price YTD	365,000	348,000	342,000	350,000	354,500
Average Days on Market / YTD	52 / 43	58 / 58	69 / 64	72 / 61	69 / 58
Median Days on Market / YTD	38 / 26	43 / 40	54 / 47	62 / 46	57 / 42
Average Days on Market (Cum.) / YTD	77 / 62	87 / 91	105 / 99	109 / 92	105 / 84
Median Days on Market (Cum.) / YTD	52 / 31	53 / 53	79 / 64	83 / 62	84 / 55

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

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

**5 Year Rural Activity
Greater Edmonton Area¹
December 2021**

	2021	2020	2019	2018	2017
Acreeage with Home					
New Listings / YTD	38 / 2,009	47 / 2,038	100 / 2,258	72 / 2,240	57 / 2,063
Sales / YTD	68 / 1,439	64 / 1,074	41 / 805	30 / 795	38 / 853
Sales to New Listings Ratio / YTD	179% / 72%	136% / 53%	41% / 36%	42% / 35%	67% / 41%
Sales Volume	48,647,150	38,505,300	23,716,150	19,048,500	25,036,750
Sales Volume YTD	960,698,750	627,843,967	464,776,967	465,340,355	510,014,292
Average Sale Price	715,399	601,645	578,443	634,950	658,862
Average Sale Price YTD	667,616	584,585	577,363	585,334	597,907
Median Sale Price	548,950	575,750	562,500	587,500	566,750
Median Sale Price YTD	615,000	535,000	522,000	535,000	560,000
Average Days on Market / YTD	72 / 58	90 / 82	88 / 87	87 / 81	85 / 83
Median Days on Market / YTD	39 / 33	56 / 57	62 / 63	52 / 56	74 / 56
Average Days on Market (Cum.) / YTD	113 / 87	159 / 139	170 / 136	160 / 125	141 / 122
Median Days on Market (Cum.) / YTD	78 / 41	117 / 87	120 / 85	160 / 84	94 / 75
Vacant Acreeage and Recreational					
New Listings / YTD	24 / 727	21 / 602	31 / 582	25 / 666	28 / 599
Sales / YTD	19 / 392	18 / 236	3 / 156	5 / 199	12 / 216
Sales to New Listings Ratio / YTD	79% / 54%	86% / 39%	10% / 27%	20% / 30%	43% / 36%
Sales Volume	7,342,300	5,292,625	520,000	5,070,000	4,263,900
Sales Volume YTD	135,190,556	68,457,480	45,367,952	63,180,686	59,004,680
Average Sale Price	386,437	294,035	173,333	1,014,000	355,325
Average Sale Price YTD	344,874	290,074	290,820	317,491	273,170
Median Sale Price	185,000	305,000	130,000	190,000	285,000
Median Sale Price YTD	258,750	225,000	226,500	240,000	215,000
Average Days on Market / YTD	133 / 124	235 / 177	100 / 168	312 / 188	346 / 166
Median Days on Market / YTD	99 / 68	163 / 84	32 / 102	222 / 111	229 / 106
Average Days on Market (Cum.) / YTD	207 / 209	324 / 264	130 / 244	312 / 225	373 / 237
Median Days on Market (Cum.) / YTD	162 / 85	171 / 112	116 / 117	222 / 139	250 / 136
Recreational with Home					
New Listings / YTD	0 / 23	1 / 16	1 / 27	0 / 24	0 / 26
Sales / YTD	1 / 13	1 / 10	0 / 8	0 / 12	1 / 13
Sales to New Listings Ratio / YTD	0% / 57%	100% / 63%	0% / 30%	0% / 50%	0% / 50%
Sales Volume	265,000	1,000,000	0	0	78,612
Sales Volume YTD	4,477,800	4,461,000	2,102,500	4,432,049	5,050,512
Average Sale Price	265,000	1,000,000	0	0	78,612
Average Sale Price YTD	344,446	446,100	262,813	369,337	388,501
Median Sale Price	265,000	1,000,000	0	0	78,612
Median Sale Price YTD	255,000	355,000	236,750	317,500	355,000
Average Days on Market / YTD	153 / 62	140 / 135	0 / 70	0 / 100	159 / 91
Median Days on Market / YTD	153 / 40	140 / 102	0 / 61	0 / 100	159 / 88
Average Days on Market (Cum.) / YTD	868 / 126	140 / 468	0 / 86	0 / 218	159 / 91
Median Days on Market (Cum.) / YTD	868 / 72	140 / 204	0 / 61	0 / 113	159 / 88
Total Rural²					
New Listings / YTD	62 / 2,759	69 / 2,656	132 / 2,867	97 / 2,930	85 / 2,688
Sales / YTD	88 / 1,844	83 / 1,320	44 / 969	35 / 1,006	51 / 1,082
Sales to New Listings Ratio / YTD	142% / 67%	120% / 50%	33% / 34%	36% / 34%	60% / 40%
Sales Volume	56,254,450	44,797,925	24,236,150	24,118,500	29,379,262
Sales Volume YTD	1,100,367,106	700,762,447	512,247,419	532,953,090	574,069,484
Average Sale Price	639,255	539,734	550,822	689,100	576,064
Average Sale Price YTD	596,728	530,881	528,635	529,774	530,563
Median Sale Price	517,500	520,000	555,000	510,000	525,000
Median Sale Price YTD	555,250	490,000	490,000	479,250	500,000
Average Days on Market / YTD	86 / 72	122 / 99	89 / 100	119 / 103	148 / 100
Median Days on Market / YTD	51 / 36	83 / 61	62 / 65	58 / 65	82 / 60
Average Days on Market (Cum.) / YTD	142 / 113	195 / 163	167 / 153	182 / 146	196 / 145
Median Days on Market (Cum.) / YTD	99 / 45	139 / 92	119 / 90	169 / 92	145 / 82

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

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

5 Year Commercial Activity (Part 1)

Greater Edmonton Area¹

December 2021

	2021	2020	2019	2018	2017
Land					
New Listings / YTD	6 / 145	19 / 158	1 / 162	8 / 166	11 / 165
Sales / YTD	1 / 26	2 / 23	1 / 35	5 / 31	3 / 22
Sales to New Listings Ratio / YTD	17% / 18%	11% / 15%	100% / 22%	63% / 19%	27% / 13%
Sales Volume	585,000	151,500	620,000	10,839,000	3,215,000
Sales Volume YTD	23,745,158	18,174,500	24,236,849	34,825,076	24,722,700
Average Sale Price	585,000	75,750	620,000	2,167,800	1,071,667
Average Sale Price YTD	913,275	790,196	692,481	1,123,390	1,123,759
Median Sale Price	585,000	75,750	620,000	815,000	300,000
Median Sale Price YTD	512,500	430,000	600,000	690,000	825,000
Average Days on Market / YTD	111 / 237	93 / 305	255 / 296	166 / 230	554 / 233
Median Days on Market / YTD	111 / 114	93 / 196	255 / 196	158 / 138	665 / 138
Average Days on Market (Cum.) / YTD	111 / 424	364 / 331	255 / 302	280 / 269	554 / 300
Median Days on Market (Cum.) / YTD	111 / 159	364 / 213	255 / 206	231 / 203	665 / 191
Investment					
New Listings / YTD	12 / 276	13 / 269	19 / 283	17 / 343	20 / 265
Sales / YTD	13 / 104	4 / 69	4 / 70	9 / 102	4 / 81
Sales to New Listings Ratio / YTD	108% / 38%	31% / 26%	21% / 25%	53% / 30%	20% / 31%
Sales Volume	12,607,309	2,152,500	1,430,000	15,790,284	5,760,000
Sales Volume YTD	94,155,962	46,928,541	59,419,042	90,550,834	52,834,552
Average Sale Price	969,793	538,125	357,500	1,754,476	1,440,000
Average Sale Price YTD	905,346	680,124	848,843	887,753	652,278
Median Sale Price	512,500	525,000	352,500	985,000	1,465,000
Median Sale Price YTD	467,500	410,000	440,500	512,500	450,000
Average Days on Market / YTD	100 / 169	80 / 153	264 / 217	290 / 180	148 / 171
Median Days on Market / YTD	70 / 120	87 / 110	255 / 141	236 / 143	133 / 133
Average Days on Market (Cum.) / YTD	127 / 219	240 / 200	500 / 251	290 / 213	148 / 199
Median Days on Market (Cum.) / YTD	70 / 134	164 / 121	343 / 164	236 / 160	133 / 176
Multi Family					
New Listings / YTD	3 / 110	2 / 85	5 / 97	3 / 71	2 / 51
Sales / YTD	3 / 55	5 / 20	0 / 17	0 / 17	1 / 19
Sales to New Listings Ratio / YTD	100% / 50%	250% / 24%	0% / 18%	0% / 24%	50% / 37%
Sales Volume	4,020,000	4,323,900	0	0	290,000
Sales Volume YTD	74,811,750	31,838,100	16,452,750	17,321,100	23,972,300
Average Sale Price	1,340,000	864,780	0	0	290,000
Average Sale Price YTD	1,360,214	1,591,905	967,809	1,018,888	1,261,700
Median Sale Price	1,300,000	588,000	0	0	290,000
Median Sale Price YTD	1,300,000	1,125,000	690,000	808,000	855,000
Average Days on Market / YTD	93 / 172	166 / 188	0 / 163	0 / 101	46 / 95
Median Days on Market / YTD	100 / 112	128 / 122	0 / 131	0 / 98	46 / 70
Average Days on Market (Cum.) / YTD	93 / 207	166 / 230	0 / 163	0 / 101	46 / 95
Median Days on Market (Cum.) / YTD	100 / 128	128 / 122	0 / 131	0 / 98	46 / 70
Hotel/Motel					
New Listings / YTD	1 / 2	0 / 2	0 / 0	0 / 6	0 / 4
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 33%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	9,350,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	4,675,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	4,675,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
December 2021

	2021	2020	2019	2018	2017
Business					
New Listings / YTD	18 / 153	11 / 170	26 / 348	18 / 261	12 / 249
Sales / YTD	4 / 34	1 / 40	5 / 47	4 / 45	4 / 48
Sales to New Listings Ratio / YTD	22% / 22%	9% / 24%	19% / 14%	22% / 17%	33% / 19%
Sales Volume	228,000	475,000	555,000	646,500	538,000
Sales Volume YTD	5,978,068	7,206,300	11,673,650	9,290,300	7,884,889
Average Sale Price	57,000	475,000	111,000	161,625	134,500
Average Sale Price YTD	175,826	180,158	248,376	206,451	164,269
Median Sale Price	32,500	475,000	110,000	139,750	139,000
Median Sale Price YTD	106,500	92,500	130,000	115,000	116,500
Average Days on Market / YTD	181 / 156	89 / 122	84 / 151	134 / 142	197 / 143
Median Days on Market / YTD	122 / 142	89 / 102	68 / 121	116 / 130	205 / 114
Average Days on Market (Cum.) / YTD	181 / 176	89 / 166	84 / 165	134 / 147	197 / 160
Median Days on Market (Cum.) / YTD	122 / 146	89 / 127	68 / 121	116 / 142	205 / 120
Lease					
New Listings / YTD	30 / 266	15 / 257	15 / 264	15 / 277	8 / 244
Sales / YTD	15 / 85	4 / 56	6 / 90	6 / 90	5 / 80
Sales to New Listings Ratio / YTD	50% / 32%	27% / 22%	40% / 34%	40% / 32%	63% / 33%
Sales Volume	1,991,252	298,500	810,100	913,234	2,356,833
Sales Volume YTD	13,041,215	13,630,549	8,872,001	11,098,663	11,677,234
Average Sale Price	132,750	74,625	135,017	152,206	471,367
Average Sale Price YTD	153,426	243,403	98,578	123,318	145,965
Median Sale Price	114,000	74,775	113,750	104,619	185,753
Median Sale Price YTD	105,750	112,375	67,500	95,165	74,220
Average Days on Market / YTD	280 / 229	126 / 169	253 / 159	119 / 148	132 / 197
Median Days on Market / YTD	201 / 145	120 / 146	163 / 102	60 / 107	92 / 144
Average Days on Market (Cum.) / YTD	288 / 236	231 / 180	253 / 161	160 / 173	132 / 206
Median Days on Market (Cum.) / YTD	201 / 164	160 / 149	163 / 105	93 / 112	92 / 164
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
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	2,000,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	1,000,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	1,000,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 648
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 648
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1010
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 1010
Total Commercial²					
New Listings / YTD	70 / 953	60 / 945	66 / 1,158	61 / 1,124	54 / 978
Sales / YTD	36 / 305	17 / 210	16 / 260	24 / 287	17 / 252
Sales to New Listings Ratio / YTD	51% / 32%	28% / 22%	24% / 22%	39% / 26%	31% / 26%
Sales Volume	19,431,561	7,773,400	3,415,100	28,189,018	12,159,833
Sales Volume YTD	212,482,153	118,363,890	121,934,292	172,435,973	123,091,675
Average Sale Price	539,766	457,259	213,444	1,174,542	715,284
Average Sale Price YTD	696,663	563,638	468,978	600,822	488,459
Median Sale Price	180,124	382,500	132,000	357,500	240,000
Median Sale Price YTD	345,462	302,500	243,750	286,000	267,500
Average Days on Market / YTD	183 / 190	127 / 172	203 / 191	195 / 164	220 / 178
Median Days on Market / YTD	115 / 125	104 / 116	134 / 124	157 / 118	192 / 122
Average Days on Market (Cum.) / YTD	196 / 233	222 / 206	262 / 205	229 / 189	220 / 201
Median Days on Market (Cum.) / YTD	122 / 135	168 / 134	134 / 127	218 / 133	192 / 151

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

² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

December 2021

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2017	January	5,851 (837)	782 (54)	519 (15)	7,152 (906)
	February	6,393 (1,185)	841 (50)	535 (22)	7,769 (1,257)
	March	7,145 (1,558)	905 (115)	564 (28)	8,614 (1,701)
	April	7,970 (1,578)	1,048 (81)	587 (22)	9,605 (1,681)
	May	8,835 (1,964)	1,188 (121)	587 (31)	10,610 (2,116)
	June	9,045 (1,994)	1,217 (137)	579 (24)	10,841 (2,155)
	July	9,205 (1,740)	1,249 (122)	574 (23)	11,028 (1,885)
	August	9,076 (1,635)	1,249 (113)	592 (10)	10,917 (1,758)
	September	8,754 (1,419)	1,196 (87)	572 (24)	10,522 (1,530)
	October	8,102 (1,420)	1,051 (95)	574 (19)	9,727 (1,534)
	November	7,379 (1,247)	961 (56)	600 (17)	8,940 (1,320)
	December	6,054 (962)	818 (51)	550 (17)	7,422 (1,030)
2018	January	6,507 (940)	847 (50)	574 (18)	7,928 (1,008)
	February	7,131 (1,108)	917 (50)	633 (22)	8,681 (1,180)
	March	8,355 (1,380)	1,044 (66)	671 (27)	10,070 (1,473)
	April	9,209 (1,657)	1,122 (91)	683 (26)	11,014 (1,774)
	May	10,323 (1,904)	1,370 (106)	715 (21)	12,408 (2,031)
	June	10,685 (1,801)	1,506 (120)	727 (19)	12,918 (1,940)
	July	10,546 (1,723)	1,527 (121)	721 (28)	12,794 (1,872)
	August	10,073 (1,678)	1,450 (124)	704 (27)	12,227 (1,829)
	September	9,448 (1,312)	1,305 (84)	680 (28)	11,433 (1,424)
	October	8,746 (1,234)	1,187 (89)	675 (33)	10,608 (1,356)
	November	8,096 (1,105)	1,051 (70)	683 (14)	9,830 (1,189)
	December	6,707 (769)	884 (35)	593 (24)	8,184 (828)
2019	January	7,105 (795)	906 (41)	650 (22)	8,661 (858)
	February	7,460 (976)	948 (43)	678 (18)	9,086 (1,037)
	March	8,300 (1,197)	1,079 (70)	726 (15)	10,105 (1,282)
	April	9,016 (1,679)	1,231 (81)	727 (29)	10,974 (1,789)
	May	9,553 (1,977)	1,344 (102)	783 (27)	11,680 (2,106)
	June	9,460 (1,804)	1,416 (116)	741 (24)	11,617 (1,944)
	July	9,133 (1,907)	1,445 (113)	748 (25)	11,326 (2,045)
	August	8,846 (1,566)	1,405 (112)	729 (22)	10,980 (1,700)
	September	8,545 (1,380)	1,316 (99)	716 (20)	10,577 (1,499)
	October	7,954 (1,325)	1,132 (90)	691 (29)	9,777 (1,444)
	November	7,308 (1,100)	1,013 (58)	722 (13)	9,043 (1,171)
	December	6,052 (843)	865 (44)	645 (16)	7,562 (903)
2020	January	6,334 (796)	894 (47)	661 (13)	7,889 (856)
	February	6,867 (1,052)	968 (63)	661 (27)	8,496 (1,142)
	March	7,286 (1,163)	1,011 (67)	662 (19)	8,959 (1,249)
	April	7,268 (746)	1,049 (43)	650 (7)	8,967 (796)
	May	7,783 (1,156)	1,150 (77)	660 (7)	9,593 (1,240)
	June	8,024 (2,046)	1,197 (142)	673 (28)	9,894 (2,216)
	July	8,057 (2,163)	1,180 (204)	697 (14)	9,934 (2,381)
	August	7,841 (1,874)	1,167 (166)	681 (17)	9,689 (2,057)
	September	7,550 (1,868)	1,103 (155)	695 (19)	9,348 (2,042)
	October	7,243 (1,670)	993 (146)	653 (26)	8,889 (1,842)
	November	6,469 (1,393)	824 (127)	667 (16)	7,960 (1,536)
	December	5,232 (1,104)	653 (83)	589 (17)	6,474 (1,204)
2021	January	5,536 (1,169)	663 (108)	621 (22)	6,820 (1,299)
	February	5,920 (1,594)	706 (107)	641 (19)	7,267 (1,720)
	March	6,716 (2,438)	788 (187)	648 (31)	8,152 (2,656)
	April	7,454 (2,862)	863 (225)	658 (23)	8,975 (3,110)
	May	7,986 (2,736)	891 (227)	666 (29)	9,543 (2,992)
	June	8,353 (2,719)	954 (187)	656 (29)	9,963 (2,935)
	July	8,305 (2,203)	937 (170)	663 (23)	9,905 (2,396)
	August	7,960 (2,055)	916 (150)	654 (18)	9,530 (2,223)
	September	7,637 (1,876)	857 (123)	639 (32)	9,133 (2,031)
	October	7,083 (1,861)	766 (147)	640 (24)	8,489 (2,032)
	November	6,021 (1,820)	651 (125)	652 (19)	7,324 (1,964)
	December	4,496 (1,319)	492 (88)	559 (36)	5,547 (1,443)

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Residential¹ Sales by Price RangeGreater Edmonton Area²
December 2021

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	42	581	33	438	23	420	22	301	18	270
100,000 - 149,999	75	1,030	64	729	36	746	38	623	33	521
150,000 - 199,999	104	1,573	79	1,177	68	1,235	50	1,183	78	1,139
200,000 - 249,999	80	1,596	78	1,274	82	1,398	76	1,376	84	1,413
250,000 - 299,999	120	2,581	130	2,076	115	2,036	111	1,932	135	2,053
300,000 - 324,999	92	1,709	101	1,378	87	1,414	58	1,343	76	1,431
325,000 - 349,999	102	1,936	98	1,525	74	1,459	67	1,453	88	1,643
350,000 - 374,999	105	2,006	88	1,519	67	1,341	58	1,454	93	1,484
375,000 - 399,999	84	1,890	56	1,258	54	1,218	45	1,266	61	1,393
400,000 - 424,999	85	1,593	61	1,051	44	994	47	1,031	53	1,062
425,000 - 449,999	64	1,418	59	860	36	791	35	839	39	950
450,000 - 474,999	57	1,055	42	712	33	682	34	688	38	751
475,000 - 499,999	54	982	40	553	17	529	22	583	33	639
500,000 - 524,999	35	760	30	406	12	361	13	427	19	495
525,000 - 549,999	39	694	18	354	11	350	21	368	23	430
550,000 - 574,999	22	524	27	272	16	265	5	259	10	276
575,000 - 599,999	34	495	17	221	6	190	7	232	13	250
600,000 - 649,999	34	631	26	337	12	275	12	339	20	361
650,000 - 699,999	23	438	19	249	10	225	13	228	12	260
700,000 - 749,999	13	270	11	171	11	150	8	158	10	175
750,000 - 799,999	15	204	6	103	8	115	6	134	10	141
800,000 - 899,999	18	278	7	130	9	129	6	126	10	151
900,000 - 999,999	7	127	4	70	3	88	2	83	1	79
1,000,000-1,499,999	11	206	7	132	7	100	9	142	3	140
1,500,000-1,999,999	2	46	2	26	2	31	4	29	2	18
2,000,000-2,499,999	1	12	1	5	0	1	0	10	0	6
2,500,000-2,999,999	0	8	0	4	0	4	0	3	0	1
3,000,000-3,499,999	1	5	0	0	0	1	0	1	0	7
3,500,000+	0	4	0	1	0	1	0	0	0	0
Total	1,319	24,652	1,104	17,031	843	16,549	769	16,611	962	17,539

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

² Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

**Single Family Detached Sales by Price Range
Greater Edmonton Area¹
December 2021**

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	1	17	1	20	1	13	0	13	1	6
100,000 - 149,999	4	62	4	66	8	86	5	51	1	40
150,000 - 199,999	9	130	12	144	11	143	6	132	8	98
200,000 - 249,999	20	358	28	372	34	437	27	318	18	283
250,000 - 299,999	59	1,063	67	971	64	948	60	872	65	878
300,000 - 324,999	54	895	57	748	48	755	32	748	42	746
325,000 - 349,999	59	1,109	59	988	52	976	45	948	61	1,003
350,000 - 374,999	68	1,396	62	1,205	57	1,072	52	1,140	72	1,096
375,000 - 399,999	60	1,507	47	1,073	45	1,040	41	1,091	55	1,160
400,000 - 424,999	65	1,385	54	960	41	889	43	921	50	946
425,000 - 449,999	56	1,275	54	787	34	724	34	769	33	855
450,000 - 474,999	53	974	40	654	31	625	27	635	37	695
475,000 - 499,999	44	883	36	505	15	488	20	523	33	583
500,000 - 524,999	33	695	26	371	11	327	13	387	17	446
525,000 - 549,999	37	650	17	336	11	321	17	330	21	388
550,000 - 574,999	21	473	24	252	13	246	4	226	9	253
575,000 - 599,999	31	459	17	209	6	174	7	208	12	218
600,000 - 649,999	33	580	23	313	10	255	11	296	17	309
650,000 - 699,999	21	404	16	227	8	210	12	210	10	228
700,000 - 749,999	13	257	11	160	10	134	7	145	8	158
750,000 - 799,999	15	184	5	94	6	105	6	127	10	133
800,000 - 899,999	15	245	5	121	9	126	6	118	8	139
900,000 - 999,999	6	119	3	66	3	84	2	74	1	68
1,000,000-1,499,999	10	190	7	123	7	95	9	136	2	129
1,500,000-1,999,999	1	42	2	26	2	27	4	27	1	15
2,000,000-2,499,999	1	9	1	5	0	1	0	7	0	6
2,500,000-2,999,999	0	7	0	4	0	4	0	2	0	1
3,000,000-3,499,999	1	5	0	0	0	1	0	1	0	7
3,500,000+	0	3	0	1	0	1	0	0	0	0
Total	790	15,376	678	10,801	537	10,307	490	10,455	592	10,887

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

**Condominium Sales by Price Range
Greater Edmonton Area¹
December 2021**

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	23	327	23	224	12	225	13	167	11	131
100,000 - 149,999	66	872	57	614	26	597	32	519	31	416
150,000 - 199,999	87	1,346	64	966	50	1,033	42	981	66	991
200,000 - 249,999	53	1,081	38	760	40	828	46	941	58	1,011
250,000 - 299,999	39	1,033	33	629	30	718	33	740	51	858
300,000 - 324,999	17	278	9	157	8	201	7	238	12	319
325,000 - 349,999	11	173	11	129	8	129	7	141	3	189
350,000 - 374,999	9	122	4	72	2	86	1	86	5	127
375,000 - 399,999	5	116	4	74	6	81	2	82	3	98
400,000 - 424,999	3	71	2	39	2	64	1	66	3	74
425,000 - 449,999	1	46	1	31	1	44	0	50	6	74
450,000 - 474,999	2	38	1	28	1	20	0	30	0	36
475,000 - 499,999	3	48	1	17	1	17	0	27	0	30
500,000 - 524,999	2	26	1	17	0	15	0	19	2	25
525,000 - 549,999	0	23	0	2	0	17	1	16	0	17
550,000 - 574,999	0	18	2	10	2	8	0	19	1	13
575,000 - 599,999	0	7	0	3	0	8	0	11	0	11
600,000 - 649,999	0	15	2	9	1	4	1	15	1	20
650,000 - 699,999	0	13	2	11	2	10	1	7	2	14
700,000 - 749,999	0	3	0	7	0	7	0	7	1	9
750,000 - 799,999	0	7	1	3	0	3	0	4	0	5
800,000 - 899,999	2	15	1	5	0	1	0	4	1	5
900,000 - 999,999	0	2	1	2	0	3	0	5	0	5
1,000,000+	1	11	0	4	0	5	0	5	1	5
Total	324	5,691	258	3,813	192	4,124	187	4,180	258	4,483

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

**Duplex/Rowhouse Sales by Price Range
Greater Edmonton Area¹
December 2021**

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	1	0	0
100,000 - 149,999	0	3	0	4	0	4	0	1	1	8
150,000 - 199,999	2	31	3	33	6	32	1	24	2	17
200,000 - 249,999	6	128	7	104	5	100	2	91	6	91
250,000 - 299,999	22	448	29	461	17	343	17	306	16	291
300,000 - 324,999	21	526	34	470	31	452	18	350	21	357
325,000 - 349,999	32	650	28	407	14	351	15	358	23	445
350,000 - 374,999	28	483	21	237	8	182	5	223	15	257
375,000 - 399,999	17	255	5	110	3	95	2	90	3	130
400,000 - 424,999	16	131	5	50	1	39	3	38	0	41
425,000 - 449,999	7	91	3	38	1	21	1	20	0	20
450,000 - 474,999	2	39	1	28	1	36	6	20	1	19
475,000 - 499,999	4	42	2	27	1	21	2	30	0	26
500,000 - 524,999	0	31	3	17	1	18	0	20	0	23
525,000 - 549,999	2	18	0	13	0	11	3	21	2	21
550,000 - 574,999	1	31	0	9	0	10	1	13	0	10
575,000 - 599,999	3	27	0	9	0	7	0	11	1	16
600,000 - 649,999	1	31	1	12	1	15	0	23	2	28
650,000 - 699,999	2	19	1	10	0	3	0	8	0	16
700,000 - 749,999	0	7	0	3	0	4	0	5	1	7
750,000 - 799,999	0	9	0	4	2	7	0	3	0	3
800,000 - 899,999	1	7	0	1	0	0	0	3	1	5
900,000 - 999,999	0	1	0	2	0	1	0	2	0	4
1,000,000+	0	0	0	0	0	0	0	1	0	2
Total	167	3,008	143	2,049	92	1,752	76	1,662	95	1,837

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

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

December 2021

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2017	January	2,276	837	135	54	82	15	2,493	906
	February	2,544	1,185	183	50	77	22	2,804	1,257
	March	3,223	1,558	254	115	108	28	3,585	1,701
	April	3,285	1,578	295	81	87	22	3,667	1,681
	May	3,897	1,964	351	121	87	31	4,335	2,116
	June	3,610	1,994	296	137	73	24	3,979	2,155
	July	3,254	1,740	265	122	72	23	3,591	1,885
	August	3,164	1,635	260	113	78	10	3,502	1,758
	September	2,892	1,419	243	87	70	24	3,205	1,530
	October	2,502	1,420	163	95	88	19	2,753	1,534
	November	1,956	1,247	158	56	102	17	2,216	1,320
	December	1,284	962	85	51	54	17	1,423	1,030
	Total		33,887	17,539	2,688	1,082	978	252	37,553
2018	January	2,585	940	176	50	91	18	2,852	1,008
	February	2,652	1,108	206	50	115	22	2,973	1,180
	March	3,583	1,380	290	66	118	27	3,991	1,473
	April	3,622	1,657	273	91	104	26	3,999	1,774
	May	4,315	1,904	457	106	92	21	4,864	2,031
	June	3,777	1,801	387	120	123	19	4,287	1,940
	July	3,361	1,723	274	121	76	28	3,711	1,872
	August	3,199	1,678	224	124	90	27	3,513	1,829
	September	2,683	1,312	195	84	75	28	2,953	1,424
	October	2,544	1,234	201	89	102	33	2,847	1,356
	November	2,129	1,105	150	70	77	14	2,356	1,189
	December	1,223	769	97	35	61	24	1,381	828
	Total		35,673	16,611	2,930	1,006	1,124	287	39,727
2019	January	2,535	795	183	41	109	22	2,827	858
	February	2,407	976	175	43	103	18	2,685	1,037
	March	3,114	1,197	299	70	112	15	3,525	1,282
	April	3,491	1,679	345	81	109	29	3,945	1,789
	May	3,758	1,977	345	102	143	27	4,246	2,106
	June	3,058	1,804	338	116	61	24	3,457	1,944
	July	2,994	1,907	281	113	99	25	3,374	2,045
	August	2,979	1,566	228	112	88	22	3,295	1,700
	September	2,701	1,380	243	99	84	20	3,028	1,499
	October	2,369	1,325	157	90	84	29	2,610	1,444
	November	1,804	1,100	141	58	100	13	2,045	1,171
	December	1,293	843	132	44	66	16	1,491	903
	Total		32,503	16,549	2,867	969	1,158	260	36,528
2020	January	2,222	796	183	47	80	13	2,485	856
	February	2,464	1,052	226	63	88	27	2,778	1,142
	March	2,681	1,163	255	67	90	19	3,026	1,249
	April	1,836	746	178	43	58	7	2,072	796
	May	2,916	1,156	309	77	79	7	3,304	1,240
	June	3,524	2,046	332	142	109	28	3,965	2,216
	July	3,156	2,163	295	204	88	14	3,539	2,381
	August	2,813	1,874	260	166	68	17	3,141	2,057
	September	2,932	1,868	265	155	92	19	3,289	2,042
	October	2,674	1,670	184	146	49	26	2,907	1,842
	November	1,836	1,393	100	127	84	16	2,020	1,536
	December	1,280	1,104	69	83	60	17	1,409	1,204
	Total		30,334	17,031	2,656	1,320	945	210	33,935
2021	January	2,372	1,169	182	108	84	22	2,638	1,299
	February	2,605	1,594	207	107	72	19	2,884	1,720
	March	4,001	2,438	348	187	101	31	4,450	2,656
	April	4,332	2,862	345	225	92	23	4,769	3,110
	May	4,164	2,736	329	227	72	29	4,565	2,992
	June	4,150	2,719	329	187	76	29	4,555	2,935
	July	3,383	2,203	228	170	84	23	3,695	2,396
	August	3,126	2,055	218	150	62	18	3,406	2,223
	September	3,028	1,876	197	123	74	32	3,299	2,031
	October	2,629	1,861	182	147	81	24	2,892	2,032
	November	2,098	1,820	132	125	85	19	2,315	1,964
	December	1,411	1,319	62	88	70	36	1,543	1,443
	Total		37,299	24,652	2,759	1,844	953	305	41,011

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

**Residential Average Sale Price by Type
Greater Edmonton Area¹
December 2021**

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2017	January	421,093	245,516	356,444	360,433
	February	429,127	236,183	346,212	364,283
	March	440,197	245,632	349,694	373,204
	April	441,115	261,732	356,204	381,129
	May	442,495	254,282	344,563	381,926
	June	453,973	262,868	350,901	394,289
	July	447,968	264,510	344,188	386,602
	August	441,022	243,991	355,494	376,192
	September	432,528	253,977	345,275	373,096
	October	433,489	244,498	340,362	373,442
	November	440,292	234,373	362,051	371,318
	December	417,460	237,102	337,435	358,776
	YTD Average	438,997	250,139	348,941	376,771
2018	January	430,257	229,956	348,215	361,323
	February	442,046	238,013	355,420	375,117
	March	445,945	238,724	350,542	377,145
	April	431,181	248,660	324,722	372,329
	May	443,087	245,146	348,467	379,864
	June	443,634	241,023	344,388	380,050
	July	438,098	248,498	342,920	372,684
	August	425,129	247,241	331,267	366,981
	September	429,686	241,367	345,232	374,219
	October	428,340	221,246	333,762	362,371
	November	419,642	220,671	350,330	362,248
	December	428,834	210,269	344,829	361,947
	YTD Average	434,658	238,383	342,730	371,748
2019	January	403,773	217,249	322,052	337,982
	February	428,632	222,238	321,288	353,966
	March	424,022	213,273	334,454	357,462
	April	427,901	229,568	330,795	365,606
	May	431,704	238,201	334,755	368,870
	June	424,049	237,845	337,796	365,795
	July	430,158	222,978	333,317	367,300
	August	435,208	234,398	354,520	367,582
	September	419,936	217,664	343,569	351,451
	October	422,145	227,802	328,630	353,850
	November	420,655	227,992	322,330	353,748
	December	411,469	226,172	325,068	353,660
	YTD Average	425,129	227,393	333,482	360,278
2020	January	414,110	204,390	338,815	351,132
	February	426,404	212,967	321,892	351,149
	March	404,329	218,283	313,443	344,183
	April	410,441	223,167	330,346	353,682
	May	412,198	204,365	325,252	353,816
	June	423,236	220,011	329,377	360,198
	July	436,322	224,966	331,963	369,884
	August	439,848	229,298	342,214	374,629
	September	440,047	232,327	340,445	376,462
	October	442,923	231,607	336,127	382,003
	November	439,946	230,688	337,784	376,909
	December	429,014	217,389	331,069	362,502
	YTD Average	429,480	222,543	332,627	365,660
2021	January	427,683	216,550	344,400	364,249
	February	438,165	230,929	343,028	377,912
	March	458,025	229,710	348,205	391,395
	April	458,529	228,741	347,461	389,651
	May	465,626	241,886	358,135	401,394
	June	472,532	242,353	355,460	398,426
	July	466,184	239,950	357,355	389,841
	August	460,958	227,580	355,326	384,952
	September	453,760	224,212	336,758	377,862
	October	450,300	225,449	358,779	377,314
	November	457,086	225,639	347,557	384,219
	December	462,110	217,065	362,906	381,868
	YTD Average	457,971	230,746	351,711	387,110

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

² Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
December 2021

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2017	January	5,851 (837)	782 (54)	519 (15)	4,190 (600)	294 (9)
	February	6,393 (1,185)	841 (50)	535 (22)	4,550 (867)	297 (19)
	March	7,145 (1,558)	905 (115)	564 (28)	5,065 (1,123)	307 (17)
	April	7,970 (1,578)	1,048 (81)	587 (22)	5,631 (1,126)	305 (20)
	May	8,835 (1,964)	1,188 (121)	587 (31)	6,278 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	579 (24)	6,456 (1,416)	308 (10)
	July	9,205 (1,740)	1,249 (122)	574 (23)	6,622 (1,223)	305 (19)
	August	9,076 (1,635)	1,249 (113)	592 (10)	6,560 (1,152)	321 (7)
	September	8,754 (1,419)	1,196 (87)	572 (24)	6,373 (1,000)	321 (12)
	October	8,102 (1,420)	1,051 (95)	574 (19)	5,862 (1,033)	323 (11)
	November	7,379 (1,247)	961 (56)	600 (17)	5,335 (936)	342 (10)
	December	6,054 (962)	818 (51)	550 (17)	4,337 (697)	312 (14)
2018	January	6,507 (940)	847 (50)	574 (18)	4,613 (670)	336 (10)
	February	7,131 (1,108)	917 (50)	633 (22)	5,047 (770)	367 (16)
	March	8,355 (1,380)	1,044 (66)	671 (27)	5,851 (988)	387 (20)
	April	9,209 (1,657)	1,122 (91)	683 (26)	6,466 (1,129)	400 (16)
	May	10,323 (1,904)	1,370 (106)	715 (21)	7,319 (1,310)	423 (14)
	June	10,685 (1,801)	1,506 (120)	727 (19)	7,689 (1,255)	437 (8)
	July	10,546 (1,723)	1,527 (121)	721 (28)	7,624 (1,217)	434 (20)
	August	10,073 (1,678)	1,450 (124)	704 (27)	7,315 (1,152)	419 (21)
	September	9,448 (1,312)	1,305 (84)	680 (28)	6,838 (922)	406 (18)
	October	8,746 (1,234)	1,187 (89)	675 (33)	6,319 (853)	397 (23)
	November	8,096 (1,105)	1,051 (70)	683 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	884 (35)	593 (24)	4,779 (566)	339 (15)
2019	January	7,105 (795)	906 (41)	650 (22)	5,022 (575)	375 (16)
	February	7,460 (976)	948 (43)	678 (18)	5,263 (710)	386 (10)
	March	8,300 (1,197)	1,079 (70)	726 (15)	5,818 (849)	419 (11)
	April	9,016 (1,679)	1,231 (81)	727 (29)	6,384 (1,148)	430 (19)
	May	9,553 (1,977)	1,344 (102)	783 (27)	6,860 (1,360)	458 (17)
	June	9,460 (1,804)	1,416 (116)	741 (24)	6,837 (1,259)	425 (15)
	July	9,133 (1,907)	1,445 (113)	748 (25)	6,647 (1,327)	435 (15)
	August	8,846 (1,566)	1,405 (112)	729 (22)	6,463 (1,104)	413 (11)
	September	8,545 (1,380)	1,316 (99)	716 (20)	6,281 (971)	408 (15)
	October	7,954 (1,325)	1,132 (90)	691 (29)	5,858 (941)	398 (15)
	November	7,308 (1,100)	1,013 (58)	722 (13)	5,383 (807)	432 (8)
	December	6,052 (843)	865 (44)	645 (16)	4,388 (600)	383 (10)
2020	January	6,334 (796)	894 (47)	661 (13)	4,569 (580)	389 (9)
	February	6,867 (1,052)	968 (63)	661 (27)	4,956 (742)	395 (15)
	March	7,286 (1,163)	1,011 (67)	662 (19)	5,258 (810)	399 (11)
	April	7,268 (746)	1,049 (43)	650 (7)	5,251 (514)	383 (6)
	May	7,783 (1,156)	1,150 (77)	660 (7)	5,641 (778)	392 (6)
	June	8,024 (2,046)	1,197 (142)	673 (28)	5,920 (1,365)	400 (16)
	July	8,057 (2,163)	1,180 (204)	697 (14)	5,963 (1,511)	409 (11)
	August	7,841 (1,874)	1,167 (166)	681 (17)	5,894 (1,262)	401 (12)
	September	7,550 (1,868)	1,103 (155)	695 (19)	5,684 (1,297)	407 (9)
	October	7,243 (1,670)	993 (146)	653 (26)	5,515 (1,161)	383 (14)
	November	6,469 (1,393)	824 (127)	667 (16)	4,940 (1,014)	385 (12)
	December	5,232 (1,104)	653 (83)	589 (17)	4,020 (803)	320 (7)
2021	January	5,536 (1,169)	663 (108)	621 (22)	4,171 (828)	343 (14)
	February	5,920 (1,594)	706 (107)	641 (19)	4,469 (1,072)	364 (15)
	March	6,716 (2,438)	788 (187)	648 (31)	5,102 (1,642)	356 (17)
	April	7,454 (2,862)	863 (225)	658 (23)	5,728 (1,928)	352 (14)
	May	7,986 (2,736)	891 (227)	666 (29)	6,196 (1,901)	361 (14)
	June	8,353 (2,719)	954 (187)	656 (29)	6,513 (1,900)	356 (17)
	July	8,305 (2,203)	937 (170)	663 (23)	6,497 (1,534)	358 (17)
	August	7,960 (2,055)	916 (150)	654 (18)	6,261 (1,430)	359 (11)
	September	7,637 (1,876)	857 (123)	639 (32)	6,048 (1,310)	365 (17)
	October	7,083 (1,861)	766 (147)	640 (24)	5,629 (1,305)	360 (16)
	November	6,021 (1,820)	651 (125)	652 (19)	4,823 (1,311)	380 (10)
	December	4,496 (1,319)	492 (88)	559 (36)	3,551 (968)	328 (25)

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

5 Year Residential Activity
City of Edmonton
December 2021

	2021	2020	2019	2018	2017
Single Family Detached					
New Listings / YTD	489 / 14,050	470 / 11,672	466 / 13,060	444 / 13,918	457 / 12,638
Sales / YTD	556 / 10,121	462 / 7,106	369 / 6,889	357 / 6,866	406 / 7,339
Sales to New Listings Ratio / YTD	114% / 72%	98% / 61%	79% / 53%	80% / 49%	89% / 58%
Sales Volume	262,156,152	199,191,301	153,980,902	157,391,866	171,339,032
Sales Volume YTD	4,753,515,318	3,118,497,007	2,986,762,891	3,064,034,162	3,297,605,270
Average Sale Price	471,504	431,150	417,292	440,874	422,017
Average Sale Price YTD	469,669	438,854	433,555	446,262	449,326
Median Sale Price	426,000	400,000	370,000	390,000	385,000
Median Sale Price YTD	421,500	395,000	392,500	400,000	405,000
Average Days on Market / YTD	48 / 37	54 / 52	64 / 58	67 / 54	67 / 50
Median Days on Market / YTD	36 / 22	40 / 35	53 / 42	55 / 40	52 / 35
Average Days on Market (Cum.) / YTD	72 / 53	82 / 84	102 / 90	106 / 81	96 / 71
Median Days on Market (Cum.) / YTD	48 / 26	51 / 47	76 / 57	83 / 54	77 / 44
Condominium					
New Listings / YTD	426 / 10,239	373 / 7,838	317 / 7,661	351 / 9,002	368 / 9,404
Sales / YTD	268 / 4,630	214 / 3,115	160 / 3,401	152 / 3,456	215 / 3,722
Sales to New Listings Ratio / YTD	63% / 45%	57% / 40%	50% / 44%	43% / 38%	58% / 40%
Sales Volume	54,071,552	45,894,754	35,926,052	30,849,569	51,387,850
Sales Volume YTD	1,035,852,464	673,951,423	758,075,879	811,948,780	922,313,305
Average Sale Price	201,760	214,461	224,538	202,958	239,013
Average Sale Price YTD	223,726	216,357	222,898	234,939	247,800
Median Sale Price	175,000	182,500	204,100	194,500	209,649
Median Sale Price YTD	205,944	198,000	205,000	215,000	226,000
Average Days on Market / YTD	67 / 57	64 / 66	77 / 72	78 / 71	73 / 66
Median Days on Market / YTD	51 / 41	53 / 49	63 / 54	68 / 55	63 / 52
Average Days on Market (Cum.) / YTD	107 / 90	90 / 106	106 / 108	125 / 112	124 / 101
Median Days on Market (Cum.) / YTD	79 / 57	65 / 70	77 / 74	91 / 80	108 / 76
Duplex/Rowhouse					
New Listings / YTD	113 / 2,752	91 / 2,212	114 / 2,210	69 / 2,244	95 / 2,050
Sales / YTD	125 / 2,071	107 / 1,400	57 / 1,153	51 / 1,121	63 / 1,246
Sales to New Listings Ratio / YTD	111% / 75%	118% / 63%	50% / 52%	74% / 50%	66% / 61%
Sales Volume	46,005,123	35,978,947	18,883,834	18,247,380	22,244,280
Sales Volume YTD	748,673,027	475,789,657	393,763,053	395,219,125	450,602,692
Average Sale Price	368,041	336,252	331,295	357,792	353,084
Average Sale Price YTD	361,503	339,850	341,512	352,559	361,639
Median Sale Price	357,500	325,000	317,500	328,000	325,000
Median Sale Price YTD	343,000	325,000	325,000	334,000	339,000
Average Days on Market / YTD	46 / 42	60 / 60	75 / 65	86 / 60	72 / 60
Median Days on Market / YTD	33 / 25	45 / 44	59 / 48	76 / 47	61 / 48
Average Days on Market (Cum.) / YTD	64 / 54	76 / 88	109 / 98	100 / 80	99 / 78
Median Days on Market (Cum.) / YTD	45 / 29	53 / 56	80 / 63	79 / 59	72 / 59
Total Residential¹					
New Listings / YTD	1,053 / 27,685	976 / 22,261	932 / 23,542	892 / 25,760	938 / 24,587
Sales / YTD	968 / 17,129	803 / 11,837	600 / 11,651	566 / 11,628	697 / 12,517
Sales to New Listings Ratio / YTD	92% / 62%	82% / 53%	64% / 49%	63% / 45%	74% / 51%
Sales Volume	367,704,285	286,600,002	212,018,388	207,998,215	249,255,662
Sales Volume YTD	6,629,996,739	4,311,981,145	4,181,011,112	4,321,259,647	4,722,373,550
Average Sale Price	379,860	356,912	353,364	367,488	357,612
Average Sale Price YTD	387,063	364,280	358,854	371,625	377,277
Median Sale Price	354,500	334,998	321,100	336,750	340,000
Median Sale Price YTD	360,000	341,250	338,000	346,000	350,000
Average Days on Market / YTD	54 / 44	60 / 58	69 / 63	71 / 60	70 / 57
Median Days on Market / YTD	40 / 28	45 / 40	55 / 47	62 / 45	57 / 41
Average Days on Market (Cum.) / YTD	82 / 65	88 / 91	104 / 97	110 / 91	107 / 82
Median Days on Market (Cum.) / YTD	57 / 34	55 / 54	78 / 63	85 / 62	88 / 55

¹ Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

5 Year Commercial Activity (Part 1)

City of Edmonton

December 2021

	2021	2020	2019	2018	2017
Land					
New Listings / YTD	3 / 75	9 / 98	1 / 77	5 / 75	4 / 61
Sales / YTD	1 / 13	0 / 12	0 / 20	0 / 11	2 / 10
Sales to New Listings Ratio / YTD	33% / 17%	0% / 12%	0% / 26%	0% / 15%	50% / 16%
Sales Volume	585,000	0	0	0	3,000,000
Sales Volume YTD	7,975,000	10,821,000	15,717,349	12,860,956	15,963,000
Average Sale Price	585,000	0	0	0	1,500,000
Average Sale Price YTD	613,462	901,750	785,867	1,169,178	1,596,300
Median Sale Price	585,000	0	0	0	1,500,000
Median Sale Price YTD	585,000	662,500	672,000	1,090,000	917,500
Average Days on Market / YTD	111 / 123	0 / 386	0 / 361	0 / 236	732 / 285
Median Days on Market / YTD	111 / 91	0 / 283	0 / 222	0 / 156	732 / 110
Average Days on Market (Cum.) / YTD	111 / 146	0 / 390	0 / 372	0 / 236	732 / 285
Median Days on Market (Cum.) / YTD	111 / 111	0 / 283	0 / 249	0 / 156	732 / 110
Investment					
New Listings / YTD	11 / 169	7 / 160	11 / 168	12 / 224	14 / 144
Sales / YTD	8 / 64	2 / 46	3 / 48	8 / 66	4 / 59
Sales to New Listings Ratio / YTD	73% / 38%	29% / 29%	27% / 29%	67% / 29%	29% / 41%
Sales Volume	5,765,809	1,102,500	955,000	15,716,484	5,760,000
Sales Volume YTD	56,105,687	32,580,331	42,484,942	58,852,867	41,226,995
Average Sale Price	720,726	551,250	318,333	1,964,561	1,440,000
Average Sale Price YTD	876,651	708,268	885,103	891,710	698,763
Median Sale Price	497,500	551,250	315,000	1,371,842	1,465,000
Median Sale Price YTD	473,750	400,000	426,250	530,000	536,000
Average Days on Market / YTD	70 / 165	73 / 133	229 / 185	277 / 189	148 / 175
Median Days on Market / YTD	62 / 118	73 / 107	139 / 119	230 / 114	133 / 149
Average Days on Market (Cum.) / YTD	114 / 188	164 / 170	542 / 229	277 / 224	148 / 195
Median Days on Market (Cum.) / YTD	62 / 137	164 / 111	315 / 147	230 / 166	133 / 176
Multi Family					
New Listings / YTD	3 / 99	2 / 74	5 / 88	3 / 68	2 / 49
Sales / YTD	3 / 48	4 / 17	0 / 17	0 / 16	1 / 19
Sales to New Listings Ratio / YTD	100% / 48%	200% / 23%	0% / 19%	0% / 24%	50% / 39%
Sales Volume	4,020,000	4,098,900	0	0	290,000
Sales Volume YTD	65,959,750	26,973,100	16,452,750	16,446,100	23,972,300
Average Sale Price	1,340,000	1,024,725	0	0	290,000
Average Sale Price YTD	1,374,161	1,586,653	967,809	1,027,881	1,261,700
Median Sale Price	1,300,000	786,950	0	0	290,000
Median Sale Price YTD	1,270,000	1,150,000	690,000	767,500	855,000
Average Days on Market / YTD	93 / 172	189 / 186	0 / 163	0 / 104	46 / 95
Median Days on Market / YTD	100 / 111	205 / 115	0 / 131	0 / 98	46 / 70
Average Days on Market (Cum.) / YTD	93 / 212	189 / 236	0 / 163	0 / 104	46 / 95
Median Days on Market (Cum.) / YTD	100 / 127	205 / 115	0 / 131	0 / 98	46 / 70
Hotel/Motel					
New Listings / YTD	1 / 2	0 / 2	0 / 0	0 / 4	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 50%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	9,350,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	4,675,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	4,675,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 104	0 / 0

5 Year Commercial Activity (Part 2)

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City of Edmonton

December 2021

	2021	2020	2019	2018	2017
Business					
New Listings / YTD	16 / 101	7 / 122	19 / 252	12 / 193	9 / 167
Sales / YTD	4 / 25	0 / 23	4 / 36	4 / 35	4 / 32
Sales to New Listings Ratio / YTD	25% / 25%	0% / 19%	21% / 14%	33% / 18%	44% / 19%
Sales Volume	228,000	0	445,000	646,500	538,000
Sales Volume YTD	3,890,068	2,731,800	7,712,750	5,433,300	4,480,489
Average Sale Price	57,000	0	111,250	161,625	134,500
Average Sale Price YTD	155,603	118,774	214,243	155,237	140,015
Median Sale Price	32,500	0	110,000	139,750	139,000
Median Sale Price YTD	79,000	80,000	129,000	110,000	105,000
Average Days on Market / YTD	181 / 166	0 / 140	91 / 150	134 / 140	197 / 135
Median Days on Market / YTD	122 / 130	0 / 134	80 / 116	116 / 129	205 / 111
Average Days on Market (Cum.) / YTD	181 / 166	0 / 179	91 / 161	134 / 141	197 / 161
Median Days on Market (Cum.) / YTD	122 / 130	0 / 148	80 / 118	116 / 129	205 / 131
Lease					
New Listings / YTD	19 / 149	7 / 150	4 / 143	11 / 171	4 / 135
Sales / YTD	9 / 37	1 / 30	3 / 40	3 / 59	3 / 48
Sales to New Listings Ratio / YTD	47% / 25%	14% / 20%	75% / 28%	27% / 35%	75% / 36%
Sales Volume	1,246,499	28,800	532,200	248,249	391,080
Sales Volume YTD	7,447,717	9,331,141	4,133,900	6,774,568	5,027,384
Average Sale Price	138,500	28,800	177,400	82,750	130,360
Average Sale Price YTD	201,290	311,038	103,348	114,823	104,737
Median Sale Price	137,166	28,800	120,000	84,611	111,600
Median Sale Price YTD	117,600	180,263	93,258	85,735	65,760
Average Days on Market / YTD	321 / 238	42 / 170	391 / 171	78 / 114	102 / 170
Median Days on Market / YTD	258 / 119	42 / 155	213 / 119	73 / 92	78 / 118
Average Days on Market (Cum.) / YTD	321 / 246	42 / 170	391 / 171	78 / 130	102 / 174
Median Days on Market (Cum.) / YTD	258 / 145	42 / 155	213 / 119	73 / 99	78 / 119
Farms					
New Listings / YTD	0 / 0	0 / 0	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
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
Total Commercial¹					
New Listings / YTD	53 / 595	32 / 607	40 / 731	43 / 735	33 / 557
Sales / YTD	25 / 187	7 / 128	10 / 162	15 / 189	14 / 168
Sales to New Listings Ratio / YTD	47% / 31%	22% / 21%	25% / 22%	35% / 26%	42% / 30%
Sales Volume	11,845,308	5,230,200	1,932,200	16,611,233	9,979,080
Sales Volume YTD	141,378,222	82,437,372	87,781,691	109,717,791	90,670,168
Average Sale Price	473,812	747,171	193,220	1,107,416	712,791
Average Sale Price YTD	756,033	644,042	541,862	580,517	539,703
Median Sale Price	189,000	588,000	160,000	345,000	265,000
Median Sale Price YTD	485,000	342,000	295,000	263,857	308,750
Average Days on Market / YTD	183 / 178	135 / 173	222 / 193	199 / 151	228 / 164
Median Days on Market / YTD	93 / 116	112 / 120	134 / 122	156 / 106	187 / 116
Average Days on Market (Cum.) / YTD	197 / 200	161 / 201	316 / 210	199 / 169	228 / 177
Median Days on Market (Cum.) / YTD	100 / 130	128 / 132	134 / 131	156 / 116	187 / 129

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

December 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Single Family Detached							
Northwest	Sales	30	27	23	540	405	452
	Average	427,270	424,700	400,827	436,376	431,616	421,116
	Median	406,450	385,000	340,000	400,000	386,000	386,850
North Central	Sales	102	96	78	2,064	1,483	1,420
	Average	402,018	364,609	341,339	397,248	372,331	360,941
	Median	360,500	341,500	336,000	380,000	360,500	353,500
Northeast	Sales	34	34	24	574	427	398
	Average	322,854	343,482	281,421	348,630	324,700	318,451
	Median	307,450	309,000	276,250	325,000	302,500	301,600
Central	Sales	29	19	25	395	265	265
	Average	309,983	259,895	312,557	299,393	276,086	262,715
	Median	282,000	245,000	260,000	274,900	250,000	235,000
West	Sales	50	44	38	964	698	672
	Average	528,395	514,886	557,408	556,497	521,786	512,659
	Median	440,250	399,000	390,000	448,694	409,851	412,250
Southwest	Sales	71	63	48	1,417	977	999
	Average	574,230	532,111	532,295	591,727	539,782	560,877
	Median	503,500	485,000	460,500	511,500	480,000	475,000
Southeast	Sales	111	88	64	1,803	1,299	1,244
	Average	425,447	394,604	379,042	420,442	399,805	391,755
	Median	394,000	365,500	339,000	389,000	368,000	367,500
Anthony Henday	Sales	129	91	69	2,365	1,552	1,439
	Average	573,264	496,729	472,161	527,255	495,358	483,220
	Median	508,000	448,500	425,000	479,000	442,500	445,000
City of Edmonton Total	Sales	556	462	369	10,121	7,106	6,889
	Average	471,504	431,150	417,292	469,669	438,854	433,555
	Median	426,000	400,000	370,000	421,500	395,000	392,500
Condominiums							
Northwest	Sales	3	8	4	137	115	103
	Average	n/a	154,813	n/a	240,425	228,548	271,542
	Median	n/a	113,750	n/a	257,500	235,000	269,000
North Central	Sales	49	27	15	771	498	525
	Average	190,705	171,800	174,283	202,661	199,977	196,201
	Median	175,000	177,000	164,000	191,000	195,250	188,500
Northeast	Sales	17	22	15	269	237	269
	Average	160,965	139,223	145,067	156,920	147,092	159,284
	Median	160,000	130,000	153,500	153,500	150,000	157,250
Central	Sales	46	37	35	686	495	598
	Average	210,839	253,572	288,287	239,212	237,476	253,072
	Median	181,000	175,000	260,000	213,000	215,000	233,250
West	Sales	24	18	13	416	290	322
	Average	157,188	190,206	231,696	208,490	195,681	201,012
	Median	147,000	180,500	180,000	177,000	170,000	180,500
Southwest	Sales	37	44	28	781	542	623
	Average	224,861	246,969	231,633	249,483	239,906	250,430
	Median	195,000	197,625	194,500	234,000	225,000	230,000
Southeast	Sales	34	25	22	608	393	444
	Average	167,844	201,357	183,227	201,948	199,349	203,197
	Median	148,000	172,500	165,500	185,000	182,000	193,000
Anthony Henday	Sales	58	33	28	962	545	517
	Average	235,330	249,949	230,702	245,311	239,536	235,887
	Median	216,249	250,000	224,145	234,444	234,000	230,000
City of Edmonton Total	Sales	268	214	160	4,630	3,115	3,401
	Average	201,760	214,461	224,538	223,726	216,357	222,898
	Median	175,000	182,500	204,100	205,944	198,000	205,000

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
December 2021

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	31	415	26	320	16	317	14	225	14	201
100,000 - 149,999	70	844	57	606	31	619	30	499	26	412
150,000 - 199,999	88	1,263	65	962	52	1,009	45	992	70	967
200,000 - 249,999	58	1,189	62	922	62	1,047	57	1,027	58	1,086
250,000 - 299,999	82	1,829	94	1,456	83	1,405	76	1,361	98	1,476
300,000 - 324,999	64	1,115	71	940	62	947	38	854	52	982
325,000 - 349,999	71	1,331	65	987	51	945	47	967	54	1,129
350,000 - 374,999	79	1,312	64	1,033	45	891	40	984	66	1,026
375,000 - 399,999	53	1,269	34	820	34	808	32	817	48	900
400,000 - 424,999	58	1,024	43	652	33	651	33	662	37	706
425,000 - 449,999	42	866	35	532	17	503	26	536	23	609
450,000 - 474,999	42	666	33	463	22	491	26	473	29	517
475,000 - 499,999	41	658	25	336	9	356	17	378	22	435
500,000 - 524,999	25	503	22	275	7	245	12	302	14	337
525,000 - 549,999	26	467	12	244	10	222	15	246	18	281
550,000 - 574,999	19	368	20	180	12	187	4	173	7	196
575,000 - 599,999	25	327	11	154	6	136	5	160	8	185
600,000 - 649,999	23	426	19	233	11	193	9	237	14	263
650,000 - 699,999	17	311	16	196	5	167	9	166	8	193
700,000 - 749,999	9	190	8	131	10	123	6	118	8	140
750,000 - 799,999	13	157	5	80	6	86	5	93	10	112
800,000 - 899,999	11	227	5	99	6	109	6	108	8	129
900,000 - 999,999	7	110	3	58	1	71	2	75	1	74
1,000,000-1,499,999	11	191	5	122	7	86	9	134	2	129
1,500,000-1,999,999	1	43	2	26	2	30	3	27	2	18
2,000,000-2,499,999	1	12	1	5	0	1	0	10	0	6
2,500,000-2,999,999	0	8	0	4	0	4	0	3	0	1
3,000,000-3,499,999	1	5	0	0	0	1	0	1	0	7
3,500,000+	0	3	0	1	0	1	0	0	0	0
Total	968	17,129	803	11,837	600	11,651	566	11,628	697	12,517

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

Single Family Detached Sales by Price Range
City of Edmonton
December 2021

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	1	6	0	2	0	3	0	0
100,000 - 149,999	4	41	1	41	7	67	4	31	1	29
150,000 - 199,999	9	94	12	104	8	100	4	95	6	68
200,000 - 249,999	15	244	21	247	24	303	20	213	14	193
250,000 - 299,999	43	738	51	687	42	628	40	584	43	607
300,000 - 324,999	37	591	34	493	39	495	22	452	28	511
325,000 - 349,999	41	707	37	598	37	622	33	604	34	663
350,000 - 374,999	47	855	46	809	39	709	35	747	52	733
375,000 - 399,999	37	981	27	680	26	674	29	691	43	723
400,000 - 424,999	42	878	38	584	30	565	31	565	34	612
425,000 - 449,999	34	762	31	479	16	450	25	478	18	532
450,000 - 474,999	38	616	31	414	20	439	20	428	28	470
475,000 - 499,999	32	577	21	301	8	324	15	330	22	390
500,000 - 524,999	24	452	18	249	6	220	12	266	12	294
525,000 - 549,999	25	440	11	227	10	199	12	215	16	244
550,000 - 574,999	18	321	17	165	9	171	3	146	6	178
575,000 - 599,999	22	298	11	142	6	123	5	139	7	154
600,000 - 649,999	22	381	16	213	9	174	9	204	11	217
650,000 - 699,999	15	284	13	179	3	152	8	150	6	163
700,000 - 749,999	9	179	8	121	9	108	5	107	6	123
750,000 - 799,999	13	140	4	72	5	77	5	87	10	106
800,000 - 899,999	10	199	3	92	6	106	6	101	6	117
900,000 - 999,999	6	102	2	54	1	67	2	67	1	64
1,000,000-1,499,999	10	177	5	113	7	81	9	128	1	119
1,500,000-1,999,999	1	40	2	26	2	26	3	25	1	15
2,000,000-2,499,999	1	9	1	5	0	1	0	7	0	6
2,500,000-2,999,999	0	7	0	4	0	4	0	2	0	1
3,000,000-3,499,999	1	5	0	0	0	1	0	1	0	7
3,500,000+	0	3	0	1	0	1	0	0	0	0
Total	556	10,121	462	7,106	369	6,889	357	6,866	406	7,339

**Condominium Sales by Price Range
City of Edmonton
December 2021**

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	23	311	21	213	11	220	12	162	11	126
100,000 - 149,999	65	766	53	547	24	530	26	449	25	359
150,000 - 199,999	74	1,127	50	817	42	874	40	862	60	869
200,000 - 249,999	38	853	30	584	31	654	37	739	40	821
250,000 - 299,999	27	829	27	505	26	580	24	606	42	693
300,000 - 324,999	13	203	8	108	4	144	3	174	10	250
325,000 - 349,999	8	123	6	90	6	85	4	88	2	135
350,000 - 374,999	8	91	3	54	2	65	1	71	5	104
375,000 - 399,999	3	93	3	60	5	65	2	67	3	76
400,000 - 424,999	2	53	1	30	2	53	1	59	3	59
425,000 - 449,999	1	37	0	22	0	34	0	41	5	60
450,000 - 474,999	2	16	1	21	1	18	0	24	0	30
475,000 - 499,999	2	33	1	9	1	13	0	20	0	25
500,000 - 524,999	1	15	1	9	0	9	0	17	2	21
525,000 - 549,999	0	12	0	2	0	11	1	12	0	14
550,000 - 574,999	0	15	2	7	2	6	0	13	1	10
575,000 - 599,999	0	3	0	3	0	7	0	10	0	11
600,000 - 649,999	0	13	2	8	1	4	0	12	1	18
650,000 - 699,999	0	6	2	7	2	10	1	7	2	14
700,000 - 749,999	0	2	0	7	0	7	0	6	1	9
750,000 - 799,999	0	6	1	3	0	3	0	4	0	3
800,000 - 899,999	1	12	1	3	0	1	0	4	1	5
900,000 - 999,999	0	2	1	2	0	3	0	4	0	5
1,000,000+	0	9	0	4	0	5	0	5	1	5
Total	268	4,630	214	3,115	160	3,401	152	3,456	215	3,722

City of Edmonton

December 2021

Price Range	2021		2020		2019		2018		2017	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	0	0	0	0	0
100,000 - 149,999	0	1	0	2	0	4	0	1	0	0
150,000 - 199,999	2	22	3	27	2	22	0	17	2	15
200,000 - 249,999	5	72	6	57	4	69	0	51	2	49
250,000 - 299,999	12	237	15	252	11	174	11	158	10	154
300,000 - 324,999	14	312	28	338	19	302	12	221	14	213
325,000 - 349,999	22	497	22	298	8	235	10	269	17	326
350,000 - 374,999	24	362	14	165	4	116	4	162	8	185
375,000 - 399,999	12	185	4	79	3	67	1	56	2	96
400,000 - 424,999	13	88	4	36	1	31	1	32	0	34
425,000 - 449,999	7	63	3	27	1	17	1	17	0	16
450,000 - 474,999	2	30	1	26	1	33	6	20	1	16
475,000 - 499,999	4	39	2	22	0	16	2	26	0	20
500,000 - 524,999	0	29	3	16	1	15	0	18	0	22
525,000 - 549,999	1	13	0	12	0	11	2	18	2	19
550,000 - 574,999	1	30	0	7	0	9	1	13	0	8
575,000 - 599,999	3	25	0	9	0	5	0	9	1	15
600,000 - 649,999	1	28	1	9	1	14	0	16	2	24
650,000 - 699,999	2	19	1	9	0	3	0	6	0	15
700,000 - 749,999	0	6	0	3	0	3	0	4	1	7
750,000 - 799,999	0	7	0	3	1	6	0	2	0	3
800,000 - 899,999	0	5	0	1	0	0	0	2	1	5
900,000 - 999,999	0	1	0	2	0	1	0	2	0	3
1,000,000+	0	0	0	0	0	0	0	1	0	1
Total	125	2,071	107	1,400	57	1,153	51	1,121	63	1,246

Summary of Properties Listed and Sold
City of Edmonton
December 2021

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2017	January	1,649	600	42	9
	February	1,834	867	47	19
	March	2,341	1,123	61	17
	April	2,341	1,126	41	20
	May	2,783	1,344	43	20
	June	2,630	1,416	49	10
	July	2,374	1,223	41	19
	August	2,321	1,152	45	7
	September	2,116	1,000	47	12
	October	1,781	1,033	52	11
	November	1,479	936	56	10
	December	938	697	33	14
	Total	24,587	12,517	557	168
2018	January	1,851	670	66	10
	February	1,868	770	69	16
	March	2,527	988	73	20
	April	2,561	1,129	70	16
	May	3,142	1,310	62	14
	June	2,798	1,255	85	8
	July	2,429	1,217	51	20
	August	2,336	1,152	56	21
	September	1,947	922	46	18
	October	1,851	853	62	23
	November	1,558	796	52	8
	December	892	566	43	15
	Total	25,760	11,628	735	189
2019	January	1,791	575	68	16
	February	1,750	710	63	10
	March	2,198	849	70	11
	April	2,511	1,148	70	19
	May	2,722	1,360	84	17
	June	2,211	1,259	34	15
	July	2,183	1,327	70	15
	August	2,183	1,104	48	11
	September	1,992	971	60	15
	October	1,746	941	57	15
	November	1,323	807	67	8
	December	932	600	40	10
	Total	23,542	11,651	731	162
2020	January	1,603	580	53	9
	February	1,777	742	59	15
	March	1,933	810	67	11
	April	1,336	514	33	6
	May	2,093	778	56	6
	June	2,570	1,365	74	16
	July	2,294	1,511	59	11
	August	2,096	1,262	38	12
	September	2,150	1,297	53	9
	October	2,030	1,161	29	14
	November	1,403	1,014	54	12
	December	976	803	32	7
	Total	22,261	11,837	607	128
2021	January	1,693	828	51	14
	February	1,873	1,072	49	15
	March	2,913	1,642	53	17
	April	3,145	1,928	43	14
	May	3,101	1,901	43	14
	June	3,081	1,900	50	17
	July	2,542	1,534	48	17
	August	2,369	1,430	41	11
	September	2,324	1,310	55	17
	October	1,964	1,305	47	16
	November	1,627	1,311	62	10
	December	1,053	968	53	25
	Total	27,685	17,129	595	187

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Residential Average Sale Price by Type
City of Edmonton
December 2021

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ¹
2017	January	437,155	241,741	369,588	364,516
	February	435,218	235,792	366,490	361,679
	March	454,314	241,388	364,283	376,844
	April	450,216	258,845	379,220	381,994
	May	449,292	249,729	363,987	379,735
	June	469,488	259,121	362,707	398,698
	July	456,781	266,119	352,434	385,950
	August	450,071	239,827	369,816	372,187
	September	440,328	251,570	350,294	371,993
	October	445,176	243,086	344,642	374,536
	November	454,815	233,190	365,795	377,060
	December	422,017	239,013	353,084	357,612
	YTD Average	449,326	247,800	361,639	377,277
2018	January	442,808	223,687	366,643	360,208
	February	452,006	235,704	367,057	375,079
	March	458,768	232,294	347,790	375,405
	April	438,631	246,632	332,975	369,519
	May	459,966	242,529	354,622	382,982
	June	451,962	236,004	360,496	377,310
	July	451,721	246,814	352,139	374,564
	August	436,848	245,634	341,781	367,189
	September	440,219	243,429	358,978	376,595
	October	439,825	215,534	345,800	359,680
	November	430,822	216,542	355,868	360,451
	December	440,874	202,958	357,792	367,488
	YTD Average	446,262	234,939	352,559	371,625
2019	January	405,585	212,158	332,943	331,285
	February	435,877	219,057	331,725	354,729
	March	432,592	205,503	337,320	354,235
	April	432,961	222,402	334,401	360,527
	May	442,147	231,984	341,811	367,618
	June	432,812	235,802	344,210	367,605
	July	438,369	217,749	343,232	363,885
	August	450,029	229,902	364,415	369,827
	September	431,505	214,386	356,338	351,928
	October	432,318	223,410	341,088	354,424
	November	424,848	226,369	324,506	350,486
	December	417,292	224,538	331,295	353,364
	YTD Average	433,555	222,898	341,512	358,854
2020	January	425,002	200,958	347,961	350,491
	February	446,576	205,992	321,941	356,378
	March	413,040	215,830	322,895	341,591
	April	421,999	218,716	341,462	357,946
	May	427,333	201,812	333,645	356,614
	June	430,506	214,095	335,541	357,329
	July	445,530	216,097	343,483	365,751
	August	447,341	221,353	349,692	371,308
	September	447,639	226,976	342,804	376,349
	October	449,489	220,950	340,938	378,683
	November	451,365	225,031	346,301	377,490
	December	431,150	214,461	336,252	356,912
	YTD Average	438,854	216,357	339,850	364,280
2021	January	436,576	213,579	358,502	363,825
	February	446,855	213,215	353,122	373,412
	March	470,495	221,842	360,093	391,001
	April	470,291	222,233	357,135	389,093
	May	476,599	231,900	369,676	403,622
	June	490,550	239,231	360,158	398,890
	July	475,796	237,555	365,380	390,020
	August	470,044	220,427	371,992	383,971
	September	466,050	217,395	344,137	379,522
	October	464,417	222,206	368,923	379,156
	November	467,552	218,700	355,757	384,468
	December	471,504	201,760	368,041	379,860
	YTD Average	469,669	223,726	361,503	387,063

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2021

	2021	2020	2019	2018	2017
Edmonton City Monthly					
New Listings	1,106	1,008	972	935	971
Sales	993	810	610	581	711
Sales Volume	379,549,593	291,830,202	213,950,588	224,609,448	259,234,742
Edmonton City Year to Date					
New Listings	28,280	22,868	24,273	26,495	25,144
Sales	17,316	11,965	11,813	11,817	12,685
Sales Volume	6,771,374,961	4,394,418,517	4,268,792,803	4,430,977,438	4,813,043,718
Edmonton City Month End Active Inventory					
Residential	3,551	4,020	4,388	4,779	4,337
Commercial	328	320	383	339	312
TOTAL	3,879	4,340	4,771	5,118	4,649
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Greater Edmonton Area Monthly					
New Listings	1,543	1,409	1,491	1,381	1,423
Sales	1,443	1,204	903	828	1,030
Sales Volume	579,369,409	452,773,971	325,786,488	330,644,624	386,681,745
Greater Edmonton Area Year to Date					
New Listings	41,011	33,935	36,528	39,727	37,553
Sales	26,801	18,561	17,778	17,904	18,873
Sales Volume	10,855,892,295	7,046,673,314	6,596,421,424	6,880,495,953	7,305,354,788
Greater Edmonton Area Month End Active Inventory					
Residential	4,496	5,232	6,052	6,707	6,054
Rural	492	653	865	884	818
Commercial	559	589	645	593	550
TOTAL	5,547	6,474	7,562	8,184	7,422
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Total Board Monthly					
New Listings	1,815	1,644	1,756	1,611	1,679
Sales	1,676	1,393	979	926	1,157
Sales Volume	644,170,525	499,820,719	349,329,553	354,741,274	417,796,713
Total Board Year to Date					
New Listings	47,663	39,786	42,986	46,483	44,075
Sales	31,048	21,330	20,061	20,152	21,230
Sales Volume	12,055,993,056	7,734,488,352	7,194,987,602	7,460,741,851	7,932,371,887

**Total Board
December 2021**

	2021	2020	2019	2018	2017
Single Family Detached					
New Listings / YTD	800 / 22,690	749 / 19,078	785 / 21,347	751 / 23,158	783 / 21,350
Sales / YTD	873 / 16,961	751 / 11,855	564 / 11,282	534 / 11,439	647 / 11,920
Sales to New Listings Ratio / YTD	109% / 75%	100% / 62%	72% / 53%	71% / 49%	83% / 56%
Sales Volume	384,142,388	305,742,477	227,359,576	219,852,686	261,149,699
Sales Volume YTD	7,446,675,906	4,883,667,479	4,616,409,628	4,786,043,968	5,043,607,841
Condominium					
New Listings / YTD	523 / 12,186	432 / 9,427	386 / 9,315	414 / 10,790	437 / 11,307
Sales / YTD	332 / 5,800	260 / 3,868	193 / 4,171	188 / 4,228	261 / 4,526
Sales to New Listings Ratio / YTD	63% / 48%	60% / 41%	50% / 45%	45% / 39%	60% / 40%
Sales Volume	71,906,254	56,751,254	43,557,582	39,524,218	61,722,350
Sales Volume YTD	1,334,962,067	859,307,352	947,471,942	1,005,275,015	1,130,029,065
Duplex/Rowhouse					
New Listings / YTD	174 / 4,044	135 / 3,244	161 / 3,336	119 / 3,457	147 / 3,160
Sales / YTD	183 / 3,096	151 / 2,107	93 / 1,787	76 / 1,703	99 / 1,896
Sales to New Listings Ratio / YTD	105% / 77%	112% / 65%	58% / 54%	64% / 49%	67% / 60%
Sales Volume	64,745,773	49,311,303	30,005,280	26,207,002	32,823,830
Sales Volume YTD	1,079,600,010	694,228,227	592,645,368	578,432,304	655,424,267
Total Residential¹					
New Listings / YTD	1,550 / 40,424	1,401 / 32,998	1,405 / 35,401	1,341 / 38,909	1,433 / 37,091
Sales / YTD	1,444 / 26,679	1,195 / 18,359	874 / 17,729	824 / 17,809	1,032 / 18,786
Sales to New Listings Ratio / YTD	93% / 66%	85% / 56%	62% / 50%	61% / 46%	72% / 51%
Sales Volume	530,908,673	417,936,534	304,894,638	289,130,556	361,105,674
Sales Volume YTD	10,010,849,747	6,505,959,092	6,222,959,286	6,443,177,429	6,904,028,935
Acreeage with Home					
New Listings / YTD	85 / 4,027	115 / 3,969	194 / 4,441	129 / 4,374	118 / 4,050
Sales / YTD	131 / 2,877	120 / 2,001	70 / 1,543	56 / 1,456	71 / 1,528
Sales to New Listings Ratio / YTD	154% / 71%	104% / 50%	36% / 35%	43% / 33%	60% / 38%
Sales Volume	73,264,418	58,476,300	33,571,550	29,045,200	35,899,094
Sales Volume YTD	1,532,388,378	947,587,072	728,250,922	699,017,130	750,075,334
Vacant Acreeage and Recreational					
New Listings / YTD	87 / 1,788	48 / 1,421	72 / 1,435	54 / 1,559	52 / 1,463
Sales / YTD	52 / 1,016	50 / 620	13 / 413	16 / 488	30 / 528
Sales to New Listings Ratio / YTD	60% / 57%	104% / 44%	18% / 29%	30% / 31%	58% / 36%
Sales Volume	13,270,200	10,939,675	2,758,265	7,358,500	7,264,000
Sales Volume YTD	236,118,679	123,637,559	85,645,634	107,398,490	102,185,373
Recreational with Home					
New Listings / YTD	1 / 96	1 / 75	1 / 118	2 / 134	2 / 135
Sales / YTD	2 / 60	2 / 54	0 / 42	0 / 53	3 / 53
Sales to New Listings Ratio / YTD	200% / 63%	200% / 72%	0% / 36%	0% / 40%	150% / 39%
Sales Volume	335,000	1,448,000	0	0	631,612
Sales Volume YTD	13,135,149	11,243,000	7,806,300	13,008,699	14,336,962
Total Rural²					
New Listings / YTD	173 / 5,911	164 / 5,465	267 / 5,994	185 / 6,067	172 / 5,648
Sales / YTD	185 / 3,953	172 / 2,675	83 / 1,998	72 / 1,997	104 / 2,109
Sales to New Listings Ratio / YTD	107% / 67%	105% / 49%	31% / 33%	39% / 33%	60% / 37%
Sales Volume	86,869,618	70,863,975	36,329,815	36,403,700	43,794,706
Sales Volume YTD	1,781,642,206	1,082,467,631	821,702,856	819,424,319	866,597,669

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

**Total Board
December 2021**

	2021	2020	2019	2018	2017
Land					
New Listings / YTD	12 / 239	24 / 251	3 / 272	14 / 275	15 / 258
Sales / YTD	2 / 44	4 / 39	2 / 53	5 / 38	3 / 46
Sales to New Listings Ratio / YTD	17% / 18%	17% / 16%	67% / 19%	36% / 14%	20% / 18%
Sales Volume	934,900	926,500	900,000	10,839,000	3,215,000
Sales Volume YTD	26,967,558	22,489,100	28,907,249	37,600,576	32,334,700
Investment					
New Listings / YTD	18 / 404	19 / 398	27 / 452	25 / 467	27 / 374
Sales / YTD	18 / 155	6 / 107	6 / 99	13 / 129	6 / 113
Sales to New Listings Ratio / YTD	100% / 38%	32% / 27%	22% / 22%	52% / 28%	22% / 30%
Sales Volume	14,567,309	2,552,500	2,185,000	16,395,284	5,927,000
Sales Volume YTD	120,249,804	59,197,541	69,937,542	107,582,844	72,849,552
Multi Family					
New Listings / YTD	4 / 141	4 / 105	6 / 130	4 / 88	5 / 82
Sales / YTD	5 / 64	6 / 25	1 / 24	0 / 18	2 / 25
Sales to New Listings Ratio / YTD	125% / 45%	150% / 24%	17% / 18%	0% / 20%	40% / 30%
Sales Volume	5,810,000	5,293,900	900,000	0	765,000
Sales Volume YTD	81,564,250	35,928,100	21,095,250	17,376,100	28,395,800
Hotel/Motel					
New Listings / YTD	2 / 10	0 / 9	0 / 6	0 / 20	0 / 16
Sales / YTD	1 / 1	0 / 0	1 / 4	0 / 4	0 / 1
Sales to New Listings Ratio / YTD	50% / 10%	0% / 0%	0% / 67%	0% / 20%	0% / 6%
Sales Volume	2,300,000	0	2,250,000	0	0
Sales Volume YTD	2,300,000	0	4,515,000	9,885,000	450,000
Business					
New Listings / YTD	22 / 216	14 / 246	31 / 423	24 / 357	16 / 333
Sales / YTD	5 / 48	2 / 56	6 / 53	5 / 57	5 / 59
Sales to New Listings Ratio / YTD	23% / 22%	14% / 23%	19% / 13%	21% / 16%	31% / 18%
Sales Volume	703,000	1,375,000	1,060,000	821,500	632,500
Sales Volume YTD	15,533,568	13,480,300	14,803,650	13,652,300	12,789,289
Lease					
New Listings / YTD	33 / 312	17 / 304	17 / 298	18 / 298	9 / 270
Sales / YTD	16 / 100	6 / 62	6 / 98	7 / 99	5 / 88
Sales to New Listings Ratio / YTD	48% / 32%	35% / 20%	35% / 33%	39% / 33%	56% / 33%
Sales Volume	2,077,025	435,310	810,100	1,151,234	2,356,833
Sales Volume YTD	14,375,922	13,900,688	9,486,769	11,951,283	12,895,942
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
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	2,000,000
Total Commercial¹					
New Listings / YTD	92 / 1,328	79 / 1,323	84 / 1,591	85 / 1,507	74 / 1,336
Sales / YTD	47 / 416	26 / 296	22 / 334	30 / 346	21 / 335
Sales to New Listings Ratio / YTD	51% / 31%	33% / 22%	26% / 21%	35% / 23%	28% / 25%
Sales Volume	26,392,234	11,020,210	8,105,100	29,207,018	12,896,333
Sales Volume YTD	263,501,103	146,061,629	150,325,460	198,140,103	161,745,283

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

December 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Barrhead	Sales	6	2	3	77	57	49
	Sales Volume	1,393,000	n/a	n/a	18,155,400	12,837,500	11,703,600
	Average Price	232,167	n/a	n/a	235,784	225,219	238,849
	Median Price	231,500	n/a	n/a	232,500	220,000	212,000
Beaumont	Sales	29	18	22	550	375	330
	Sales Volume	14,180,000	7,627,238	9,286,840	245,465,753	156,991,074	136,122,435
	Average Price	488,966	423,735	422,129	446,301	418,643	412,492
	Median Price	482,500	401,250	415,670	429,950	409,400	410,000
Bonnyville	Sales	8	8	2	119	77	65
	Sales Volume	2,368,700	1,555,000	n/a	30,602,700	16,878,350	15,216,400
	Average Price	296,088	194,375	n/a	257,166	219,199	234,098
	Median Price	279,350	176,000	n/a	255,000	225,000	232,500
Cold Lake	Sales	17	17	5	408	289	254
	Sales Volume	5,355,000	4,526,900	1,515,500	120,463,556	82,704,583	70,535,399
	Average Price	315,000	266,288	303,100	295,254	286,175	277,698
	Median Price	300,000	255,000	280,000	300,000	285,000	285,000
Devon	Sales	5	3	4	127	83	86
	Sales Volume	1,481,000	n/a	n/a	41,436,199	24,771,955	25,715,300
	Average Price	296,200	n/a	n/a	326,269	298,457	299,015
	Median Price	254,000	n/a	n/a	323,500	295,000	304,600
Drayton Valley	Sales	16	10	3	187	118	103
	Sales Volume	3,655,800	1,378,500	n/a	43,045,227	23,287,049	22,957,900
	Average Price	228,488	137,850	n/a	230,188	197,348	222,892
	Median Price	209,750	125,500	n/a	232,000	200,000	235,000
Fort Saskatchewan	SFD Sales	27	19	12	511	356	291
	SFD Average Price	414,714	417,257	399,525	435,696	400,819	396,817
	SFD Median Price	425,000	390,000	378,500	425,000	386,250	385,000
	Condo Sales	2	3	0	78	49	55
	Condo Average Price	n/a	n/a	n/a	214,291	249,024	243,801
	Condo Median Price	n/a	n/a	n/a	203,000	242,500	237,500
	Total Sales Volume	14,438,921	11,145,288	7,532,800	295,739,087	186,652,831	163,303,001
Gibbons	Sales	3	3	0	79	67	51
	Sales Volume	n/a	n/a	n/a	22,504,635	18,582,150	14,064,600
	Average Price	n/a	n/a	n/a	284,869	277,346	275,776
	Median Price	n/a	n/a	n/a	270,000	268,000	274,000
Leduc	SFD Sales	33	32	20	624	404	397
	SFD Average Price	421,307	401,497	326,718	398,997	372,566	364,667
	SFD Median Price	395,000	346,450	308,125	380,000	355,000	348,000
	Condo Sales	4	0	3	86	59	75
	Condo Average Price	n/a	n/a	n/a	210,937	219,936	214,626
	Condo Median Price	n/a	n/a	n/a	191,250	203,000	198,000
	Total Sales Volume	16,298,620	13,811,900	8,849,450	316,429,973	191,642,997	191,349,005

n/a = insufficient data

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Morinville	Sales	8	9	6	284	201	165
	Sales Volume	2,503,400	3,143,000	1,848,000	95,937,024	64,625,173	50,406,768
	Average Price	312,925	349,222	308,000	337,806	321,518	305,496
	Median Price	340,000	322,000	304,250	355,000	333,000	309,000
Sherwood Park	SFD Sales	43	46	26	1,062	817	748
	SFD Average Price	455,910	465,913	454,519	467,205	446,035	450,930
	SFD Median Price	419,000	428,354	438,700	440,000	423,000	421,314
	Condo Sales	21	13	10	308	200	221
	Condo Average Price	286,819	239,923	255,240	304,036	288,523	287,527
	Condo Median Price	275,000	220,000	236,200	286,444	268,100	279,900
	Total Sales Volume	28,971,149	26,420,507	17,001,448	637,609,461	450,670,286	428,626,513
Spruce Grove	SFD Sales	35	30	21	674	403	368
	SFD Average Price	439,438	397,253	392,267	419,321	389,991	389,662
	SFD Median Price	424,900	391,218	385,000	404,750	375,000	371,450
	Condo Sales	5	7	5	95	63	62
	Condo Average Price	225,498	213,929	207,026	229,269	227,551	223,763
	Condo Median Price	205,000	235,000	205,000	210,158	225,000	203,500
	Total Sales Volume	20,570,512	17,313,916	12,059,645	382,902,278	230,317,080	202,230,256
St. Albert	SFD Sales	36	39	37	1,038	765	762
	SFD Average Price	483,967	474,629	474,164	498,097	471,970	469,030
	SFD Median Price	453,500	435,000	427,500	454,300	433,000	422,250
	Condo Sales	19	14	12	318	219	214
	Condo Average Price	365,226	219,936	245,458	286,079	254,052	251,115
	Condo Median Price	240,000	189,200	215,500	250,000	240,000	235,500
	Total Sales Volume	25,857,111	22,249,745	21,422,067	645,116,733	440,667,548	432,330,768
St. Paul	Sales	9	3	2	124	72	86
	Sales Volume	2,130,500	n/a	n/a	29,549,111	13,646,250	17,868,042
	Average Price	236,722	n/a	n/a	238,299	189,531	207,768
	Median Price	239,000	n/a	n/a	250,000	197,500	215,000
Stony Plain	Sales	27	21	14	448	310	306
	Sales Volume	9,097,400	7,988,550	3,968,400	153,216,754	103,230,778	92,766,991
	Average Price	336,941	380,407	283,457	342,002	333,003	303,160
	Median Price	340,000	379,900	253,950	340,000	334,000	307,250
Vegreville	Sales	3	6	3	117	80	59
	Sales Volume	n/a	1,178,500	n/a	23,612,700	12,747,650	10,695,900
	Average Price	n/a	196,417	n/a	201,818	159,346	181,286
	Median Price	n/a	207,000	n/a	196,500	145,000	169,500
Westlock	Sales	15	9	1	116	76	58
	Sales Volume	2,636,000	1,944,300	n/a	24,146,000	14,695,737	13,664,700
	Average Price	175,733	216,033	n/a	208,155	193,365	235,598
	Median Price	170,000	228,000	n/a	224,500	197,250	233,950
Wetaskiwin	Sales	21	10	3	248	145	143
	Sales Volume	3,557,475	1,533,500	n/a	53,617,850	30,644,900	29,501,421
	Average Price	169,404	153,350	n/a	216,201	211,344	206,304
	Median Price	160,000	141,750	n/a	209,950	215,000	210,000

n/a = insufficient data

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

December 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Sales by County							
Athabasca County	Sales	5	5	0	95	73	43
	Sales Volume	1,802,500	1,484,900	n/a	29,821,850	16,284,200	11,573,700
Bonnyville M.D.	Sales	9	16	2	211	133	120
	Sales Volume	3,299,000	4,916,000	n/a	75,118,359	44,731,950	37,033,340
Lac la Biche County	Sales	0	1	0	6	1	5
	Sales Volume	n/a	n/a	n/a	942,000	n/a	901,500
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	12	8	3	329	204	142
	Sales Volume	7,184,200	4,027,000	n/a	185,726,540	113,637,829	75,717,350
Parkland County	Sales	35	37	23	720	513	378
	Sales Volume	19,402,950	18,803,525	11,857,900	385,802,339	243,768,956	175,208,467
Smoky Lake County	Sales	3	2	2	48	38	28
	Sales Volume	n/a	n/a	n/a	13,366,600	7,371,600	7,271,192
St. Paul County	Sales	9	3	2	125	83	68
	Sales Volume	2,446,400	n/a	n/a	28,301,235	13,282,400	15,925,909
Strathcona County	Sales	22	22	7	481	366	280
	Sales Volume	16,441,400	12,755,500	4,736,250	327,481,175	212,203,703	163,972,127
Sturgeon County	Sales	19	16	11	314	237	169
	Sales Volume	13,225,900	9,211,900	6,232,000	201,357,052	131,151,959	97,349,475
Thorhild County	Sales	4	5	3	51	44	29
	Sales Volume	n/a	743,900	n/a	12,572,352	10,233,680	7,474,028
Two Hills County	Sales	2	0	1	20	26	10
	Sales Volume	n/a	n/a	n/a	5,176,900	6,502,500	3,408,000
Vermilion River County	Sales	0	1	1	2	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

December 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Sales by County							
Athabasca County	Sales	1	0	0	4	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	0	14	12	9
	Sales Volume	n/a	n/a	n/a	5,986,730	6,974,800	2,229,500
Lac la Biche County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	1	3	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,064,892
Smoky Lake County	Sales	1	0	0	1	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	1	0	12	9	11
	Sales Volume	n/a	n/a	n/a	2,579,100	2,170,000	3,381,260
Strathcona County	Sales	0	0	0	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Fourth Quarter 2021

		2021-Q4	2020-Q4	2019-Q4	2021 YTD	2020 YTD	2019 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	6	4	5	46	30	31
	Sales Volume	1,491,000	n/a	1,153,000	11,740,400	7,781,500	7,306,250
Calmar	Sales	10	10	11	65	53	50
	Sales Volume	3,052,500	2,697,400	2,736,827	18,441,550	12,412,885	12,624,127
Elk Point	Sales	4	4	2	26	15	15
	Sales Volume	n/a	n/a	n/a	4,884,000	1,479,400	2,161,800
Millet	Sales	8	5	4	41	35	33
	Sales Volume	2,409,000	1,160,000	n/a	10,172,049	5,253,000	6,342,350
Redwater	Sales	12	7	1	53	34	25
	Sales Volume	2,531,250	1,199,050	n/a	10,905,150	6,414,750	5,383,800
Tofield	Sales	12	4	5	46	30	24
	Sales Volume	2,859,250	n/a	1,039,400	10,608,785	5,433,949	5,521,100
Rural² and Commercial³ Sales by County							
Athabasca County	Sales	20	15	6	99	74	44
	Sales Volume	7,901,050	3,592,400	1,755,800	31,166,750	16,624,200	11,623,700
Barrhead County	Sales	27	13	12	97	56	55
	Sales Volume	7,719,500	3,249,000	3,113,000	28,536,610	15,341,355	18,298,200
Beaver County	Sales	18	16	7	93	62	40
	Sales Volume	7,114,418	6,520,000	2,472,500	33,086,476	22,968,552	12,242,701
Bonnyville M.D.	Sales	44	41	16	225	145	129
	Sales Volume	14,612,500	16,818,700	5,023,750	81,105,089	51,706,750	39,262,840
Brazeau County	Sales	29	27	15	122	76	72
	Sales Volume	11,361,300	8,693,000	5,866,500	43,129,500	22,012,882	24,047,175
Lac la Biche County	Sales	2	1	0	6	1	6
	Sales Volume	n/a	n/a	n/a	942,000	n/a	1,056,500
Minburn County	Sales	4	2	3	22	6	13
	Sales Volume	n/a	n/a	n/a	6,956,000	2,063,000	3,945,000
Smoky Lake County	Sales	13	14	6	49	42	29
	Sales Volume	3,128,900	3,164,000	1,173,265	13,841,600	8,226,600	7,284,192
St. Paul County	Sales	26	18	13	137	92	79
	Sales Volume	7,933,060	4,134,200	4,085,459	30,880,335	15,452,400	19,307,169
Thorhild County	Sales	7	14	10	51	45	31
	Sales Volume	2,356,350	2,993,400	2,386,888	12,572,352	10,493,680	7,549,628
Two Hills County	Sales	3	7	3	21	27	12
	Sales Volume	n/a	2,083,000	n/a	5,380,900	6,752,500	3,498,000
Vermilion River County	Sales	1	1	1	2	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	30	11	7	114	59	48
	Sales Volume	11,103,350	4,775,500	2,625,456	37,568,750	16,858,400	17,040,456
Wetaskiwin County	Sales	53	51	23	392	210	131
	Sales Volume	22,380,490	17,031,534	6,750,300	145,669,347	77,244,333	48,936,261

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

³ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

2021

		2021	2020	2019
Sales by Municipality				
Andrew	Sales	16	7	6
	Sales Volume	1,502,500	802,800	660,000
	Average Price	93,906	114,686	110,000
	Median Price	85,500	117,900	103,000
Breton	Sales	17	6	6
	Sales Volume	2,588,750	444,500	487,200
	Average Price	152,279	74,083	81,200
	Median Price	157,000	60,000	79,000
Bruderheim	Sales	30	22	18
	Sales Volume	7,840,000	4,937,400	3,777,300
	Average Price	261,333	224,427	209,850
	Median Price	277,500	232,000	236,400
Cardiff	Sales	19	10	6
	Sales Volume	6,596,670	3,401,000	1,930,900
	Average Price	347,193	340,100	321,817
	Median Price	345,120	350,000	327,250
Evansburg	Sales	8	4	5
	Sales Volume	1,398,460	n/a	977,500
	Average Price	174,808	n/a	195,500
	Median Price	170,925	n/a	268,000
Hardisty	Sales	6	2	1
	Sales Volume	968,750	n/a	n/a
	Average Price	161,458	n/a	n/a
	Median Price	143,625	n/a	n/a
Lamont	Sales	34	18	29
	Sales Volume	7,037,400	3,367,500	4,622,300
	Average Price	206,982	187,083	159,390
	Median Price	212,250	195,750	155,000
Legal (Town)	Sales	41	17	20
	Sales Volume	10,773,550	4,077,000	4,697,000
	Average Price	262,770	239,824	234,850
	Median Price	271,000	250,000	231,250

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

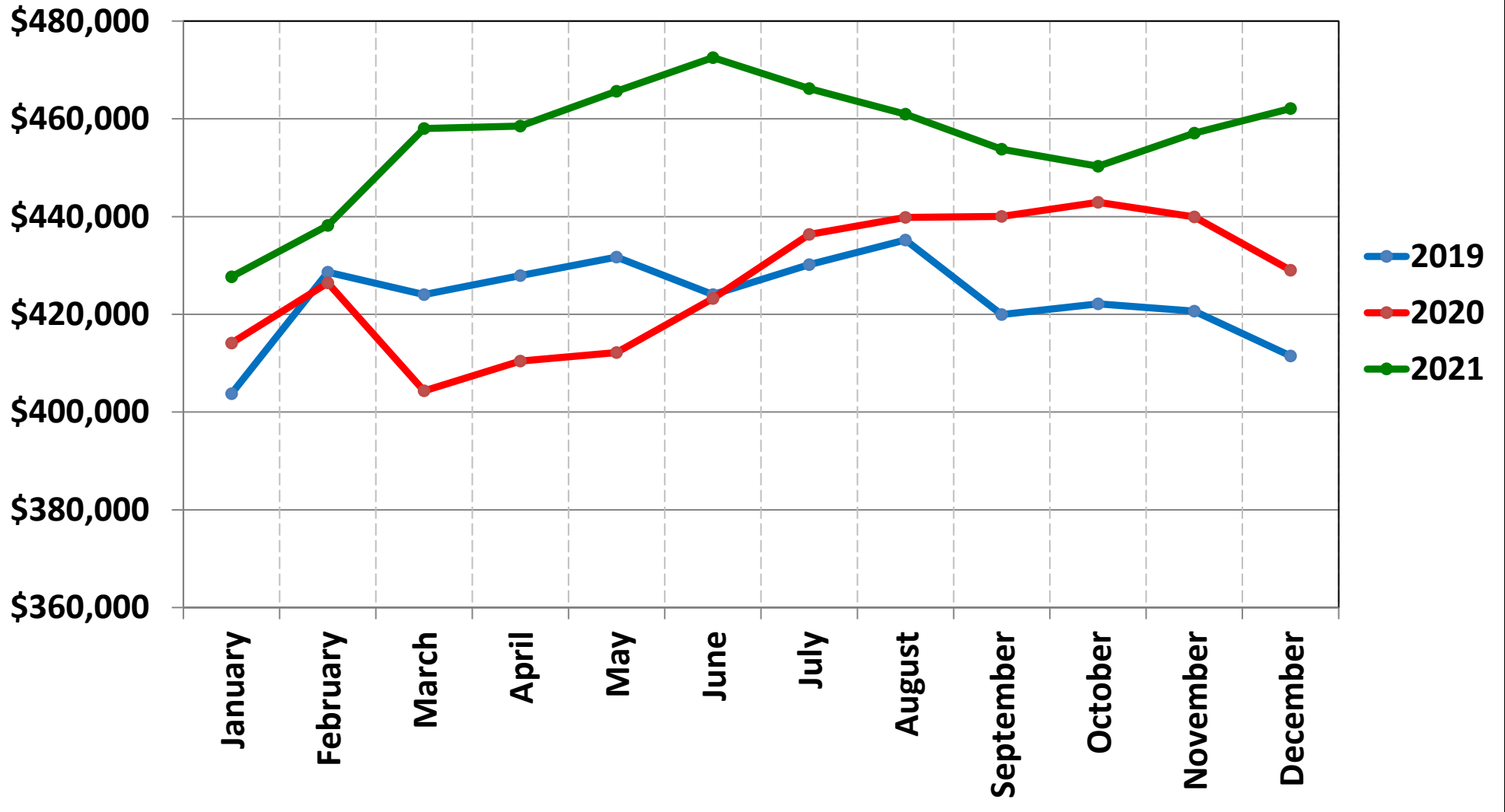
Residential¹ Annual Sales Activity by Municipality (Part 2)

2021

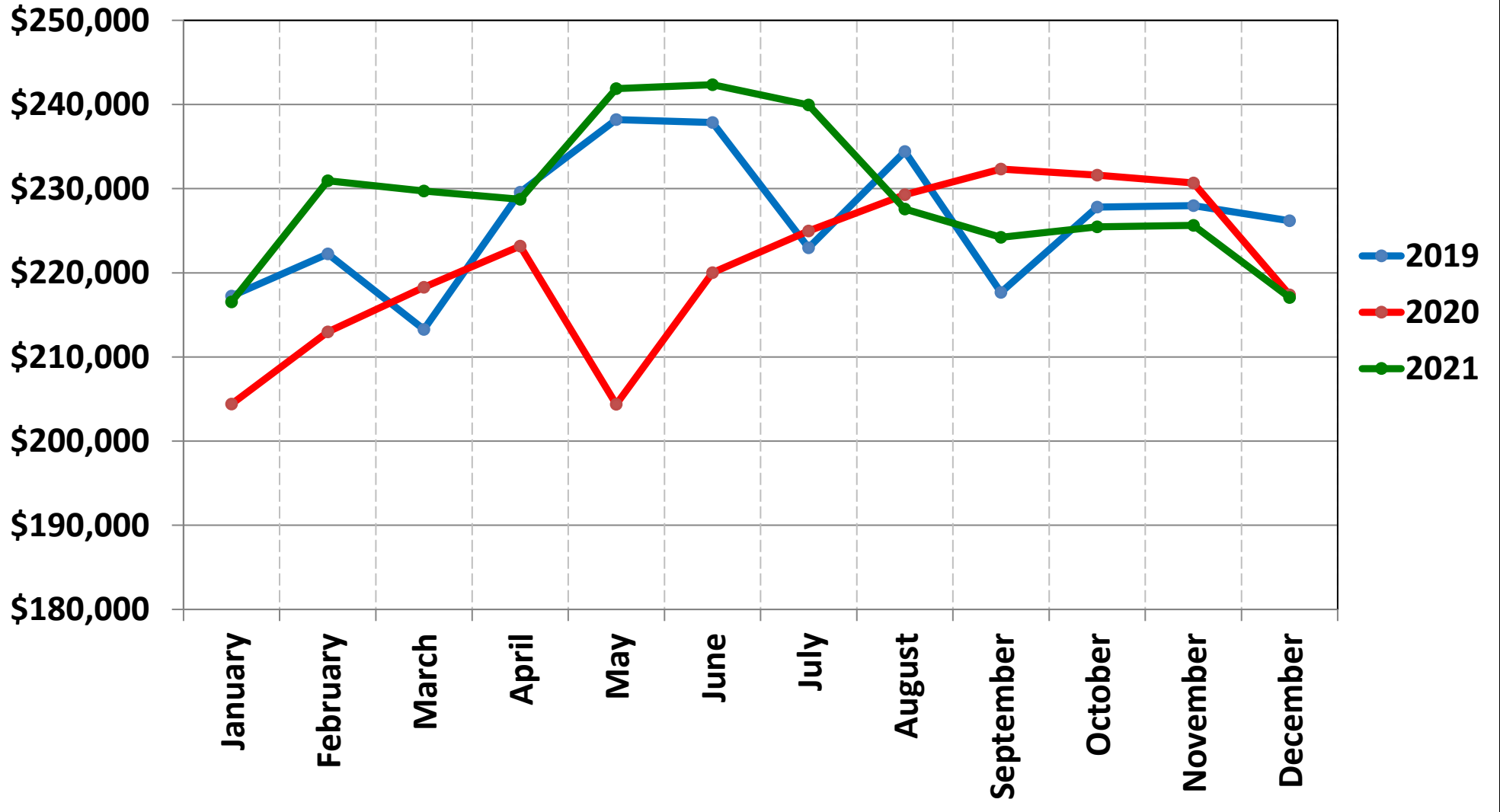
		2021	2020	2019
Sales by Municipality				
Mundare	Sales	28	15	16
	Sales Volume	5,452,100	2,180,500	2,925,900
	Average Price	194,718	145,367	182,869
	Median Price	186,250	91,000	150,000
New Sarepta (Village)	Sales	8	5	4
	Sales Volume	2,435,500	856,000	n/a
	Average Price	304,438	171,200	n/a
	Median Price	382,500	77,000	n/a
Onoway	Sales	26	15	18
	Sales Volume	6,755,500	3,508,000	3,939,650
	Average Price	259,827	233,867	218,869
	Median Price	256,000	247,000	228,200
Smoky Lake	Sales	17	15	7
	Sales Volume	2,629,000	2,586,900	829,000
	Average Price	154,647	172,460	118,429
	Median Price	171,000	150,000	132,500
Thorsby (Village)	Sales	29	24	18
	Sales Volume	4,633,000	4,624,275	3,178,537
	Average Price	159,759	192,678	176,585
	Median Price	144,000	208,500	133,750
Two Hills	Sales	13	10	9
	Sales Volume	1,332,500	1,054,000	763,500
	Average Price	102,500	105,400	84,833
	Median Price	59,000	88,750	61,500
Wabamun (Village)	Sales	18	11	12
	Sales Volume	3,321,500	2,395,600	2,602,750
	Average Price	184,528	217,782	216,896
	Median Price	174,000	218,000	226,250
Warburg (Village)	Sales	17	10	8
	Sales Volume	2,428,500	1,366,000	1,463,500
	Average Price	142,853	136,600	182,938
	Median Price	125,000	117,750	177,000

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

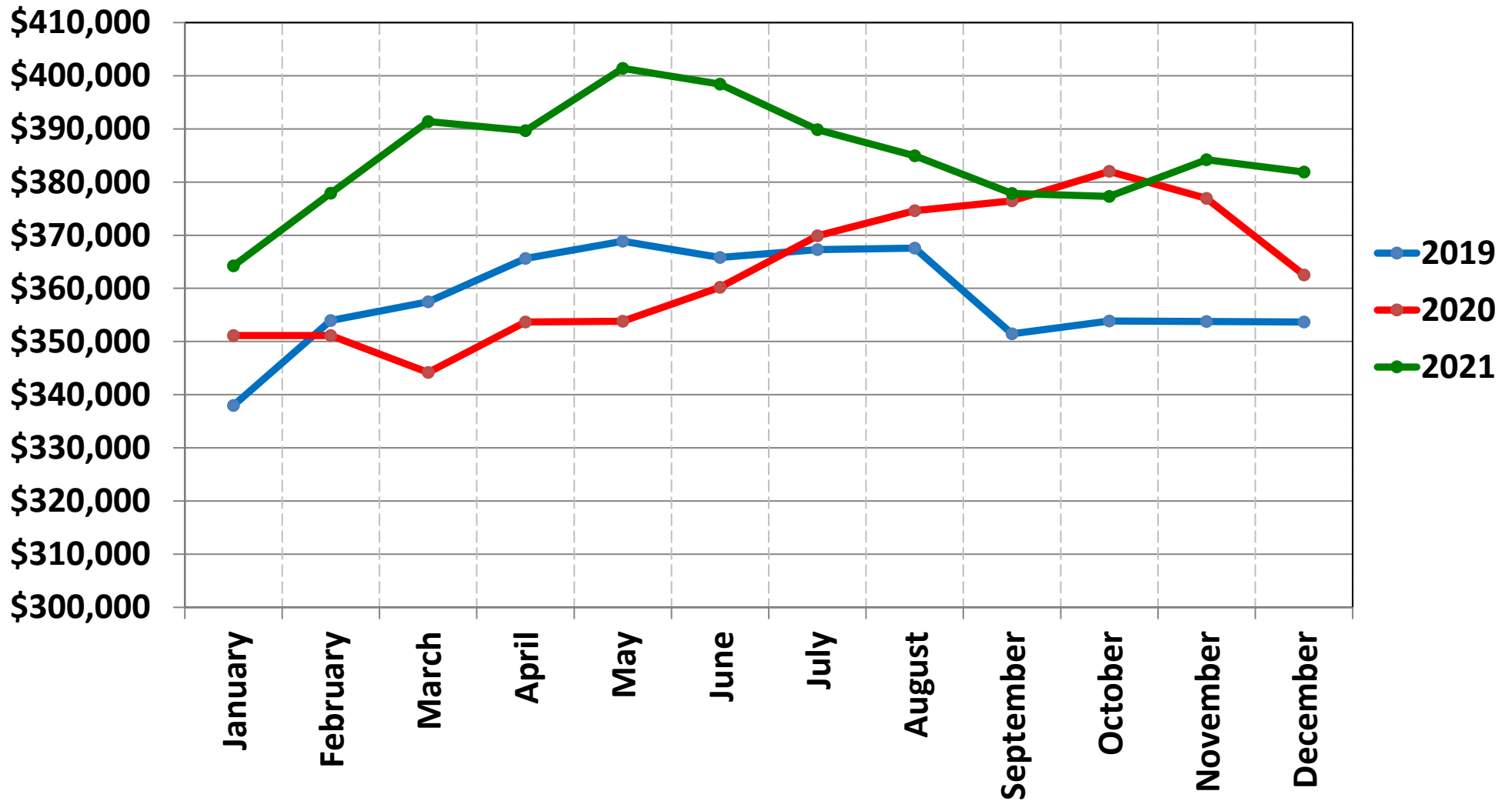
Greater Edmonton Area Single Family Detached Average Price December 2021



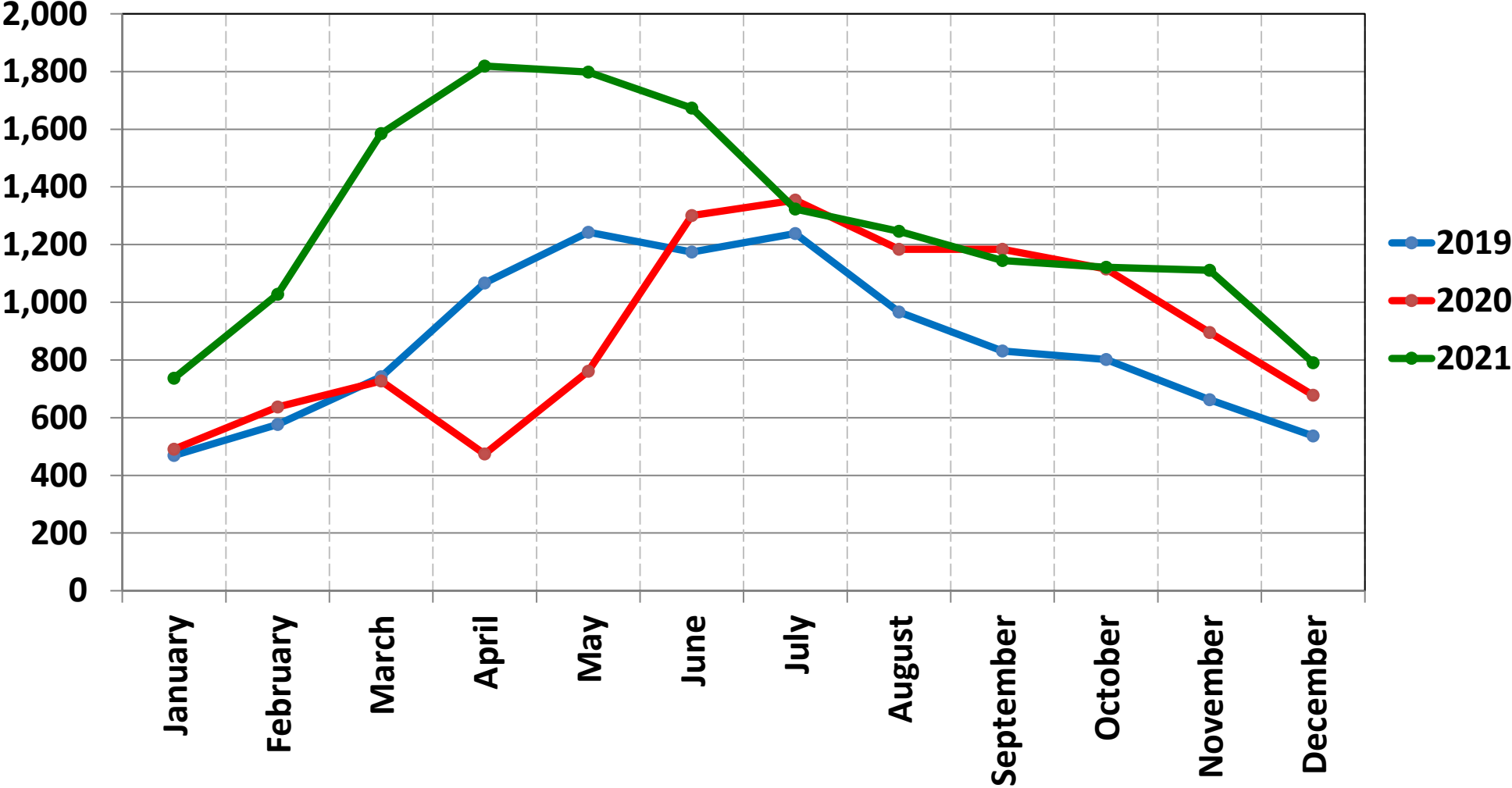
Greater Edmonton Area Condominium Average Price December 2021



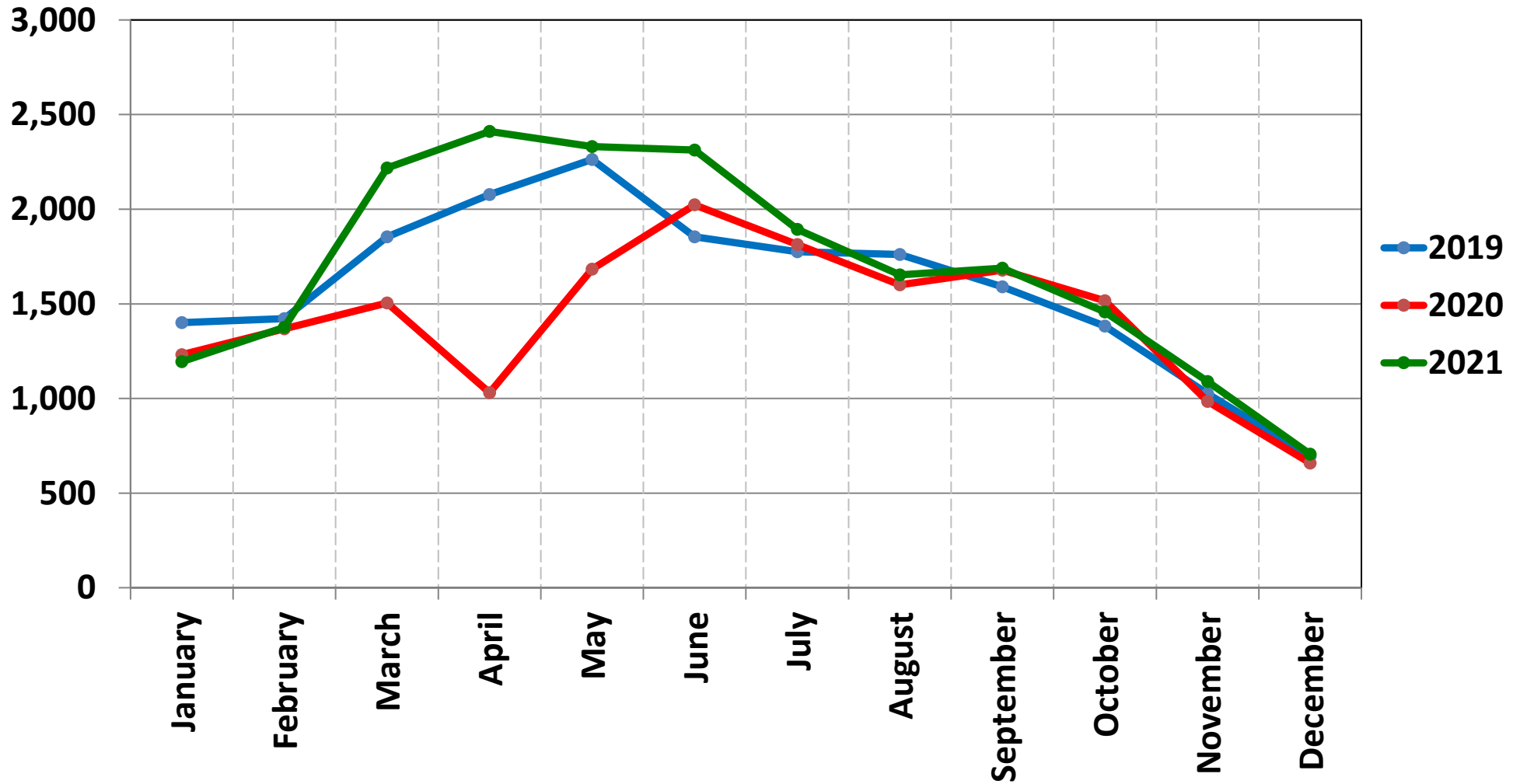
Greater Edmonton Area Residential Average Price December 2021



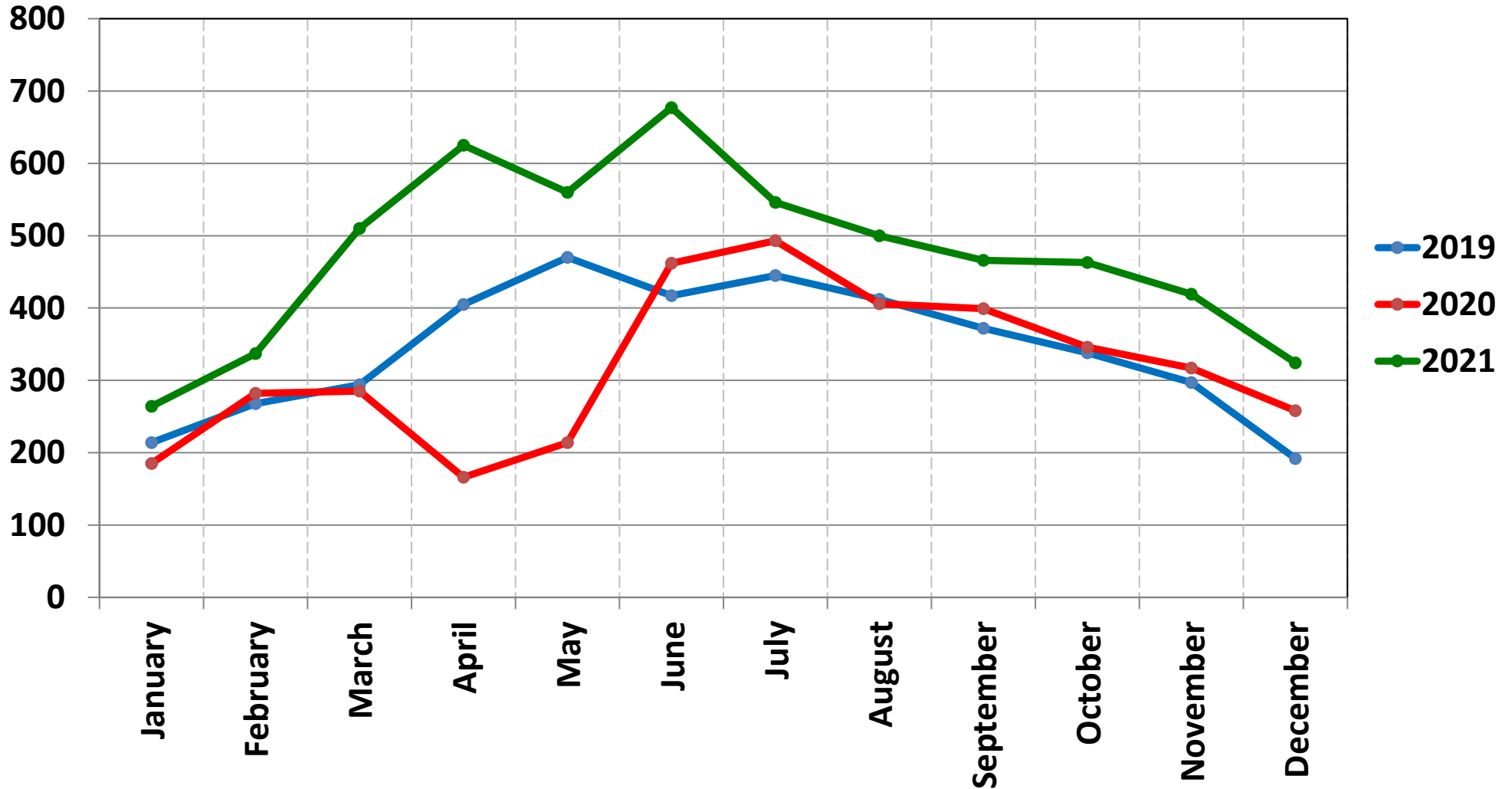
Greater Edmonton Area Single Family Detached Sales December 2021



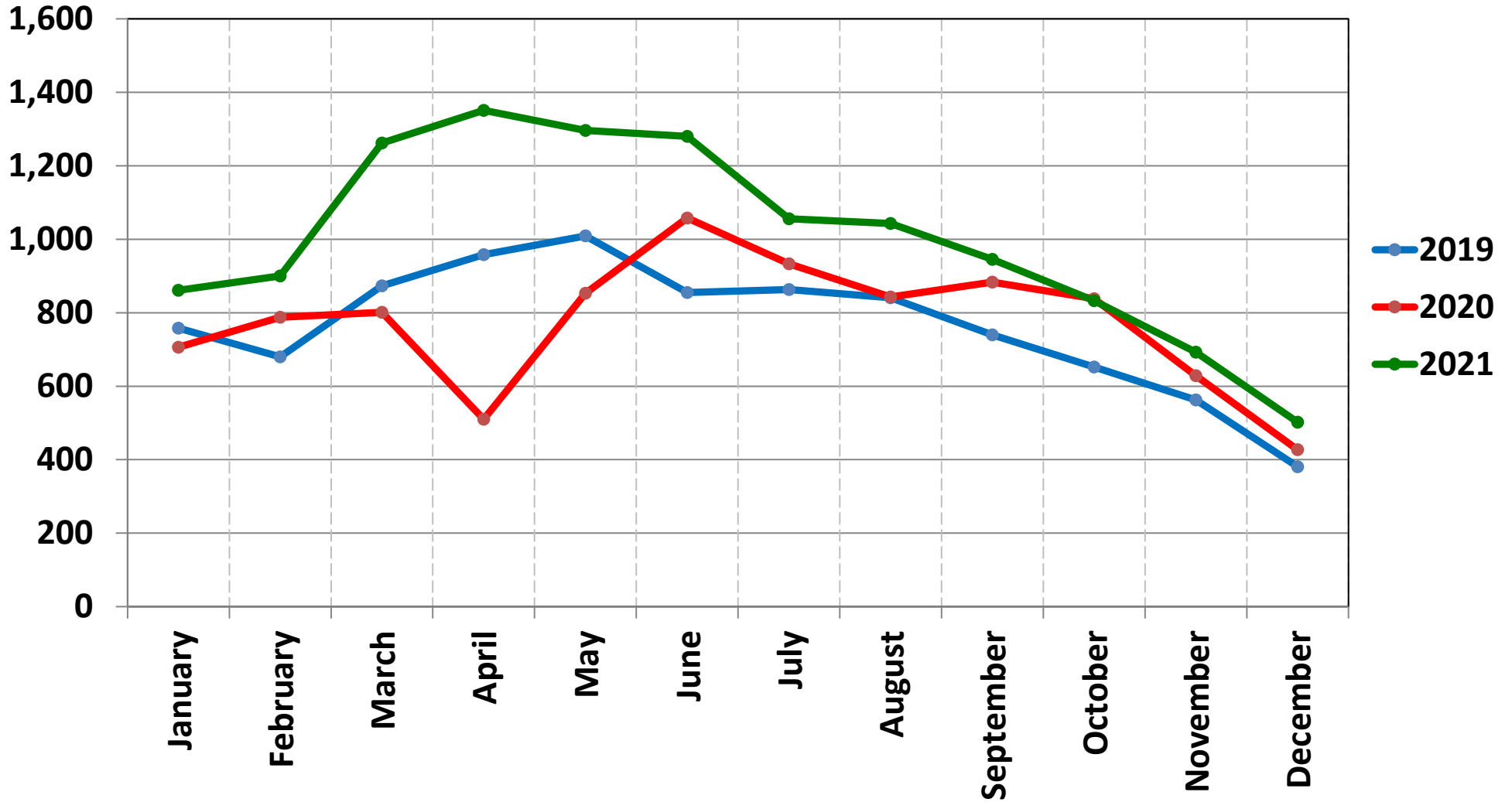
Greater Edmonton Area Single Family Detached New Listings December 2021



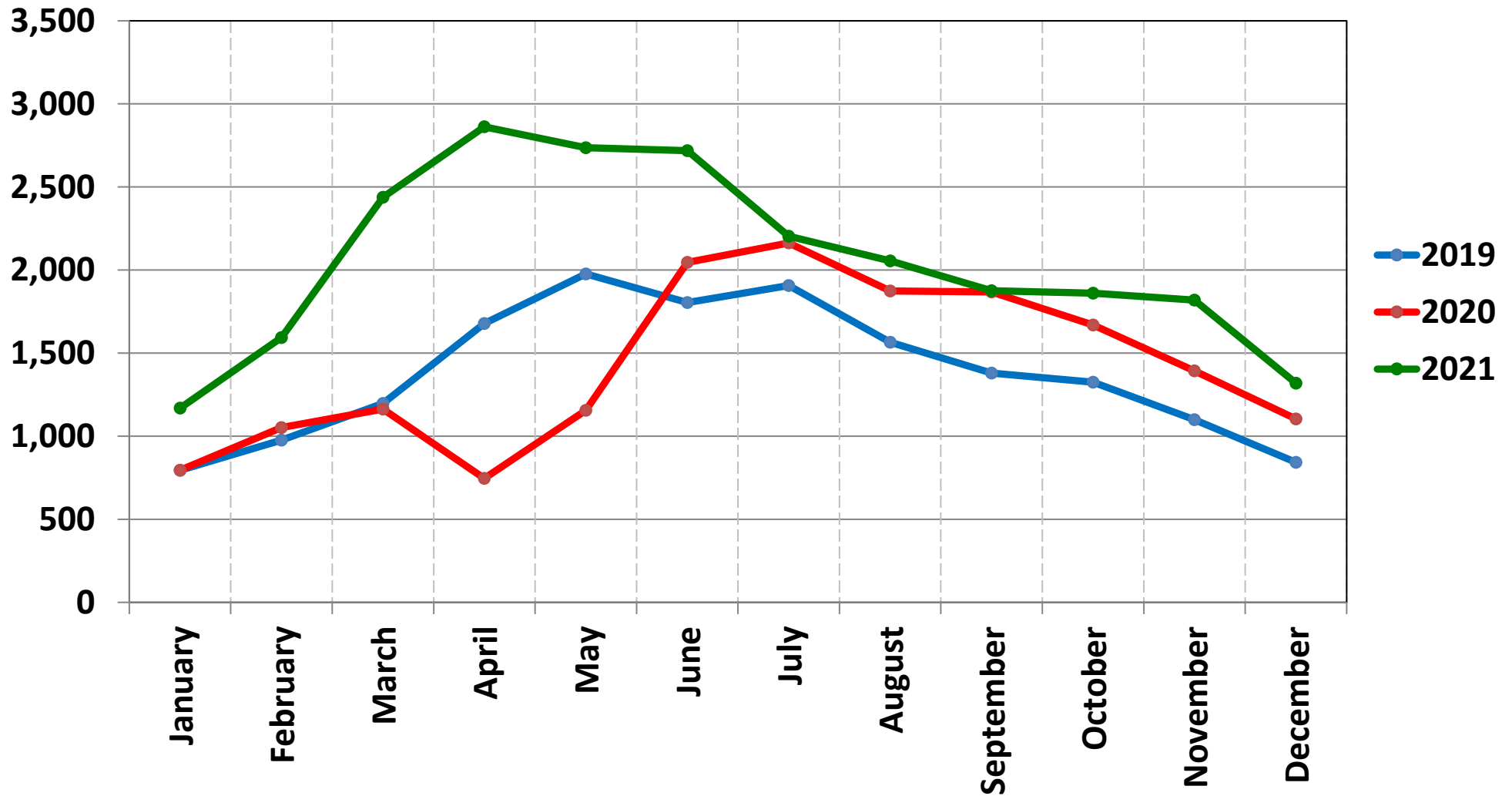
Greater Edmonton Area Condominium Sales December 2021



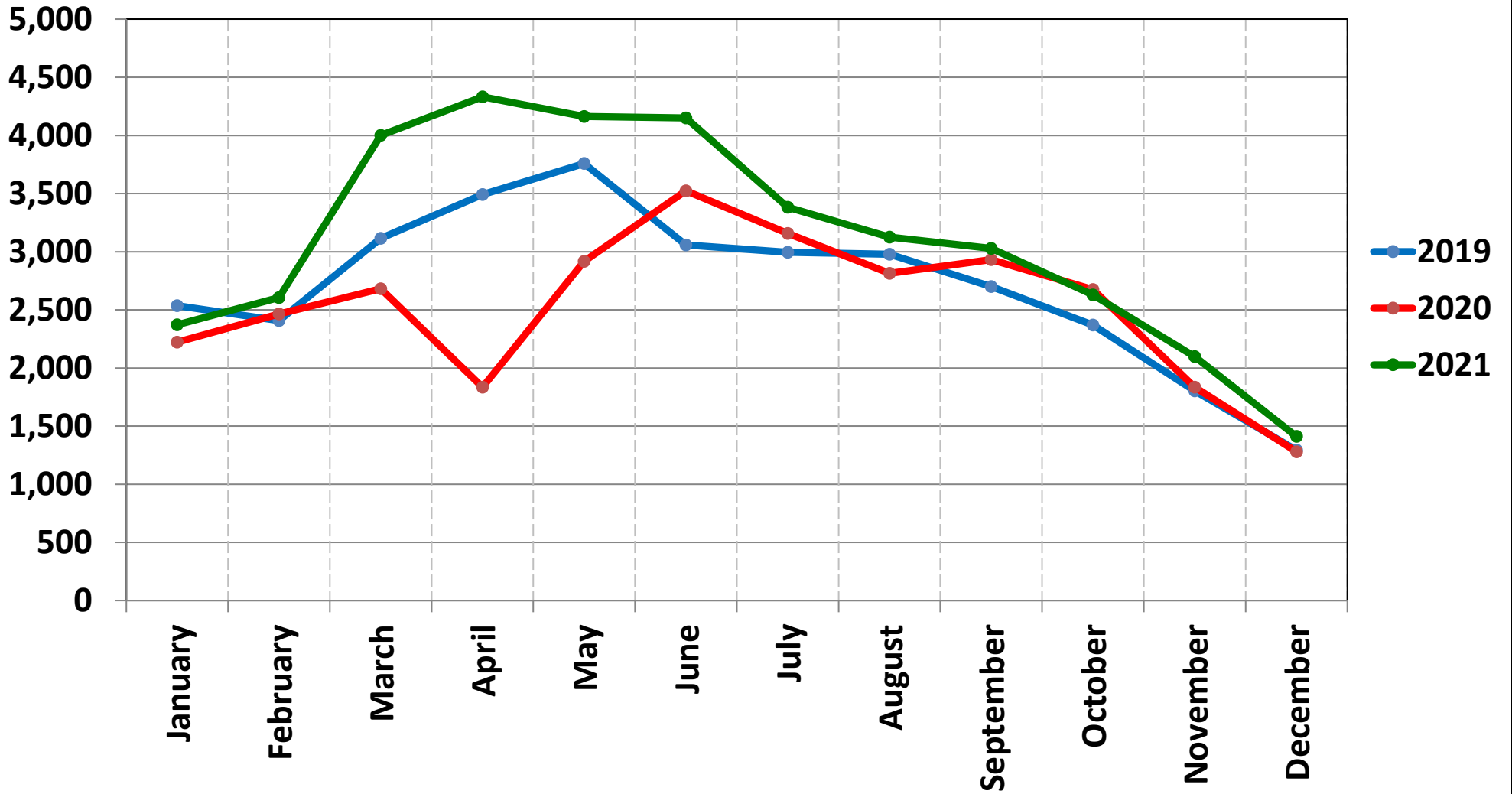
Greater Edmonton Area Condominium New Listings December 2021



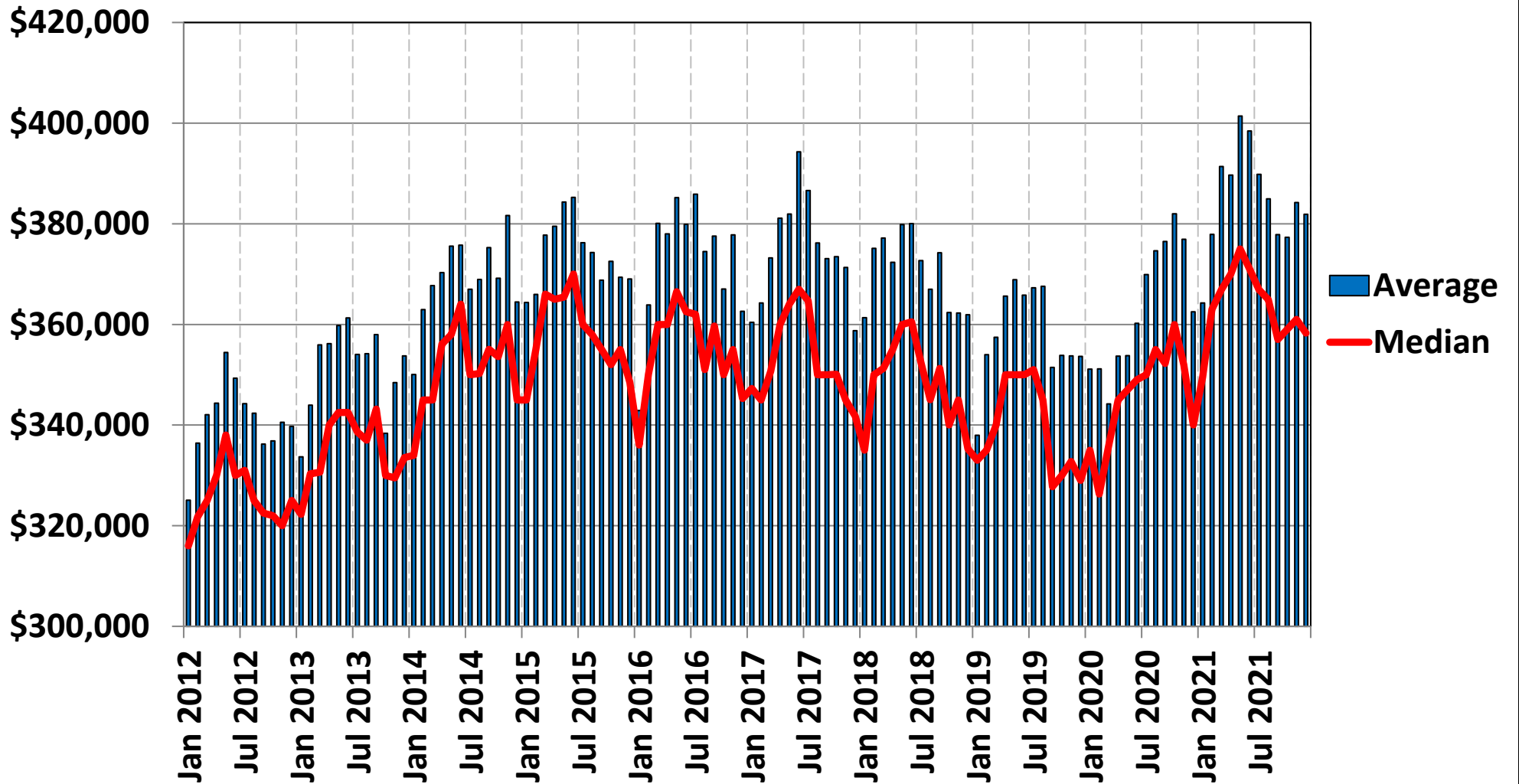
Greater Edmonton Area Residential Sales December 2021



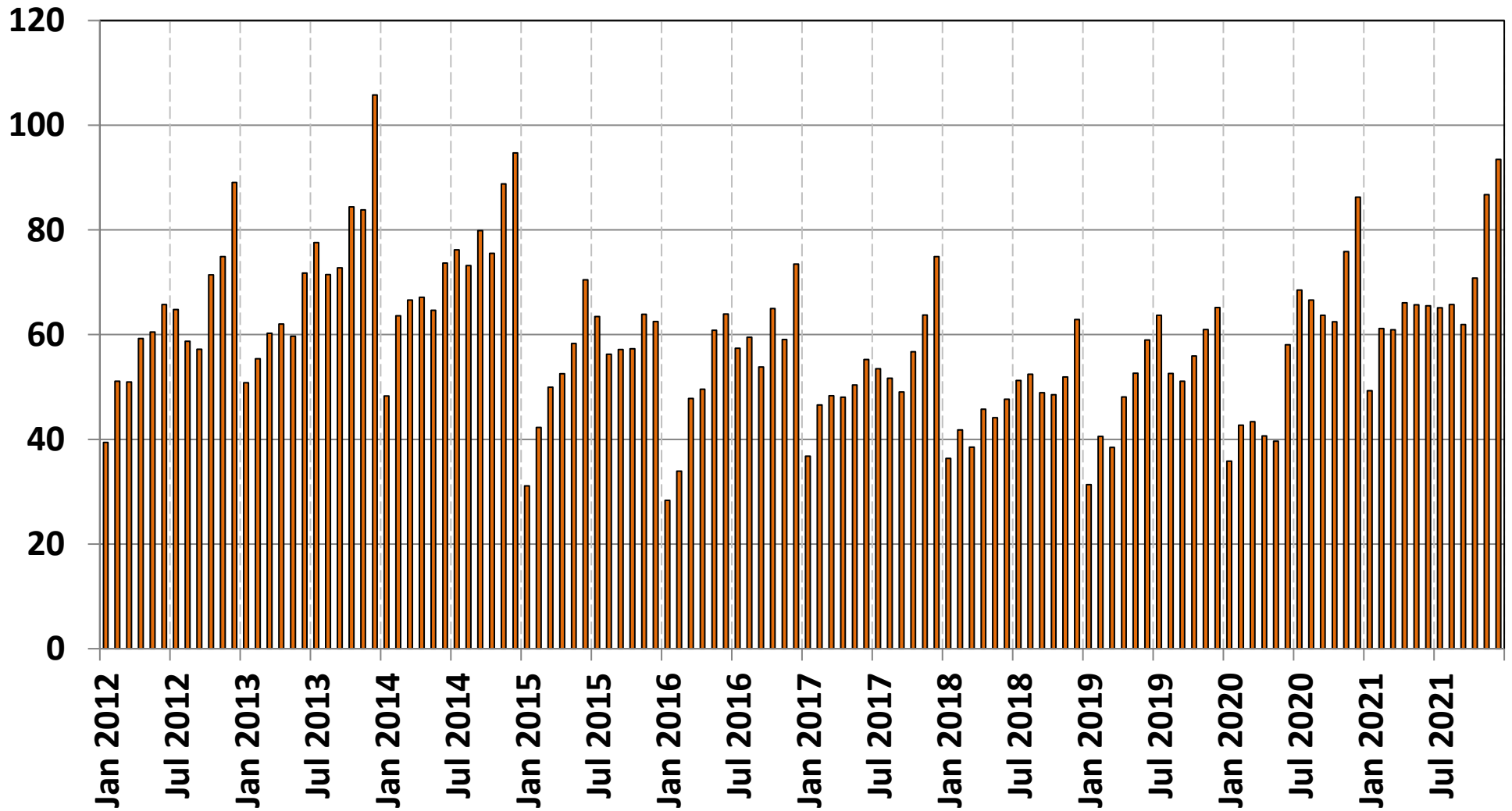
Greater Edmonton Area Residential New Listings December 2021



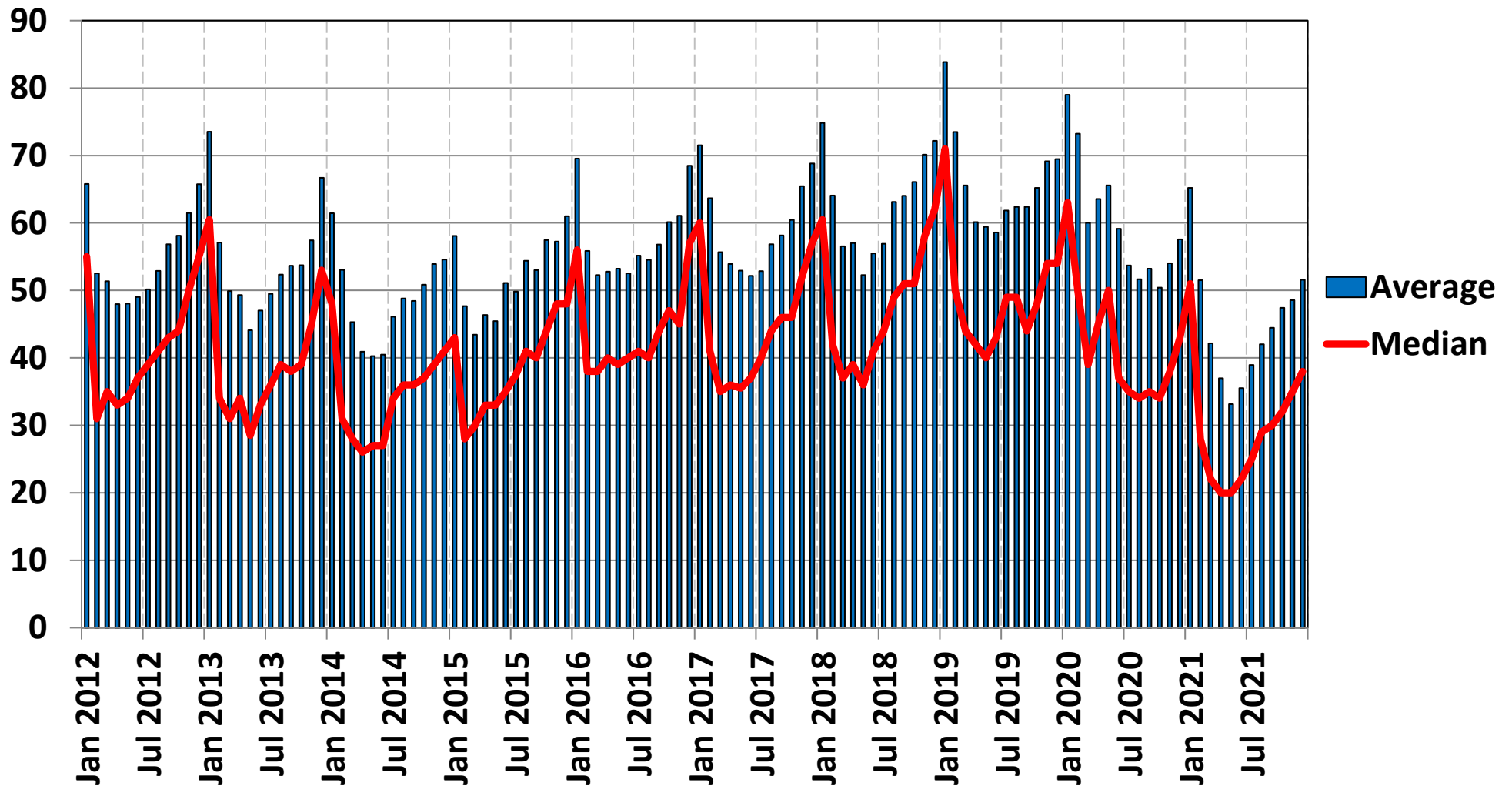
Greater Edmonton Area Residential Average and Median Price December 2021



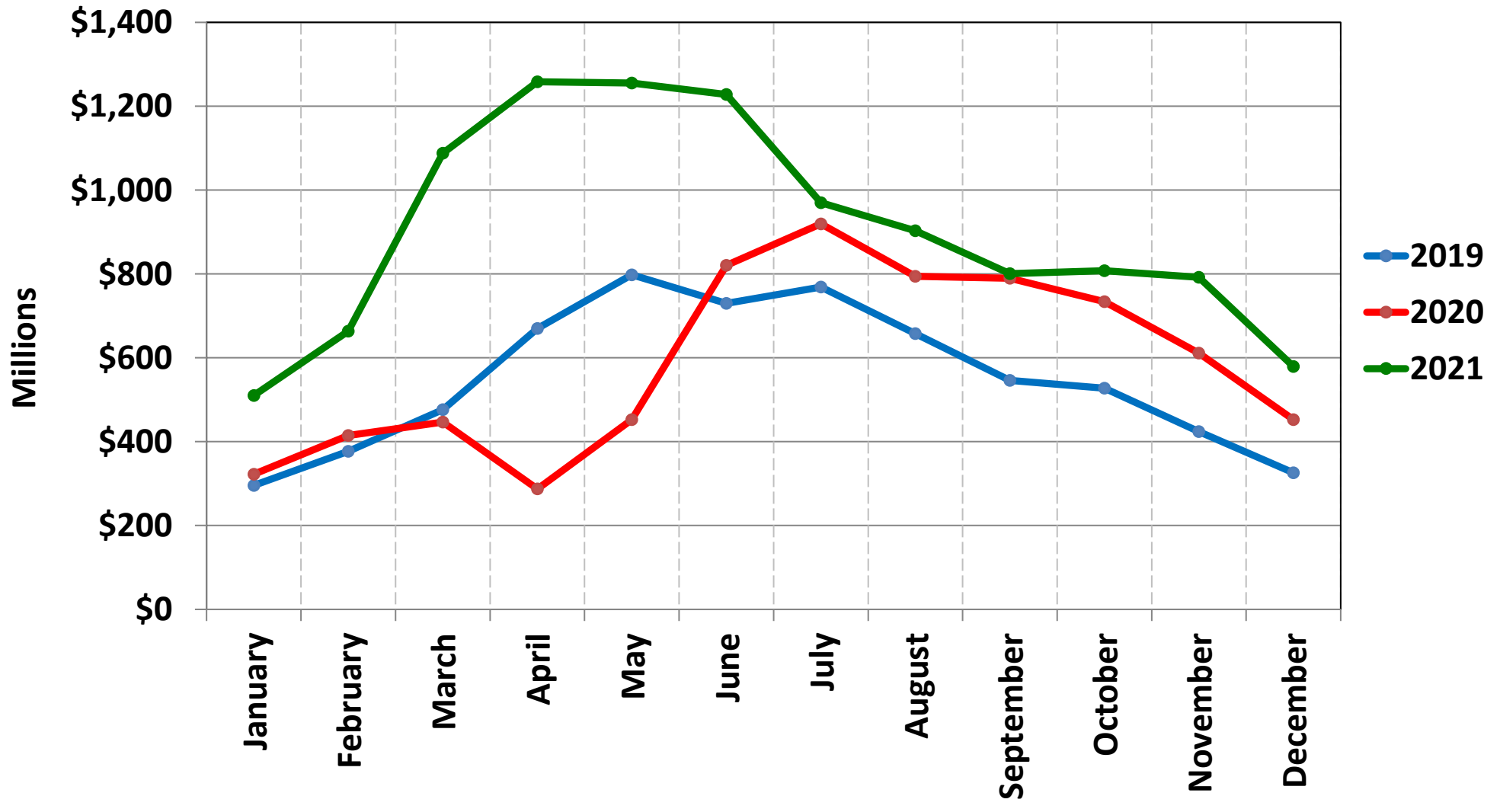
Greater Edmonton Area Residential Sales-to-New Listings Ratio December 2021



Greater Edmonton Area Residential Average and Median Days on Market December 2021



Greater Edmonton Area Total Dollar Volume December 2021



Appendix A

List of Areas within the Greater Edmonton Area

Beaumont
Bon Accord
Bruderheim
Calmar
Devon
Edmonton
Fort Saskatchewan
Gibbons
Leduc
Legal
Morinville
New Sarepta
Redwater
Rural Leduc County
Rural Parkland County
Rural Strathcona County
Rural Sturgeon County
Sherwood Park
Spruce Grove
St. Albert
Stony Plain
Thorsby
Wabamun
Warburg