

5 Year Residential Activity (Part 1)

Greater Edmonton Area¹

November 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,223 / 20,605	1,225 / 19,929	1,172 / 22,783	1,175 / 21,603	1,062 / 18,427
Sales / YTD	1,138 / 15,891	921 / 12,723	763 / 14,801	1,204 / 15,959	1,004 / 11,143
Sales to New Listings Ratio / YTD	93% / 77%	75% / 64%	65% / 65%	102% / 74%	95% / 60%
Sales Volume	614,884,693	440,977,023	356,741,041	570,555,260	460,115,543
Sales Volume YTD	8,518,773,124	6,265,582,247	7,417,609,640	7,572,609,116	4,929,630,447
Average Sale Price	540,320	478,802	467,551	473,883	458,282
Average Sale Price YTD	536,075	492,461	501,156	474,504	442,397
Median Sale Price	500,000	438,000	435,000	420,000	412,000
Median Sale Price YTD	491,000	450,000	457,309	426,000	400,000
Sale to List Price Ratio / YTD	99% / 99%	97% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	41 / 38	46 / 44	51 / 35	44 / 38	53 / 55
Median Days on Market / YTD	29 / 21	34 / 29	39 / 21	32 / 22	37 / 35
Average Days on Market (Cum.) / YTD	60 / 56	70 / 69	76 / 47	66 / 54	86 / 89
Median Days on Market (Cum.) / YTD	35 / 25	47 / 37	61 / 23	41 / 25	49 / 48
Semi-detached					
New Listings / YTD	217 / 3,438	206 / 3,194	186 / 3,872	221 / 3,818	180 / 3,170
Sales / YTD	197 / 2,942	167 / 2,357	138 / 2,877	242 / 2,823	146 / 1,892
Sales to New Listings Ratio / YTD	91% / 86%	81% / 74%	74% / 74%	110% / 74%	81% / 60%
Sales Volume	81,059,389	60,658,661	49,848,960	82,440,399	49,355,238
Sales Volume YTD	1,201,704,018	879,259,091	1,076,424,508	981,918,269	630,311,388
Average Sale Price	411,469	363,226	361,224	340,663	338,050
Average Sale Price YTD	408,465	373,042	374,148	347,828	333,146
Median Sale Price	402,000	370,000	348,375	340,000	324,500
Median Sale Price YTD	405,000	368,000	365,200	335,000	323,650
Sale to List Price Ratio / YTD	99% / 100%	98% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	32 / 32	39 / 40	49 / 34	53 / 42	53 / 60
Median Days on Market / YTD	22 / 19	30 / 27	42 / 22	40 / 27	41 / 43
Average Days on Market (Cum.) / YTD	42 / 41	50 / 57	67 / 44	70 / 56	86 / 95
Median Days on Market (Cum.) / YTD	27 / 21	33 / 31	59 / 24	52 / 31	44 / 57
Row/Townhouse					
New Listings / YTD	282 / 4,463	254 / 3,944	261 / 4,403	263 / 4,406	227 / 3,254
Sales / YTD	282 / 3,901	239 / 2,944	182 / 3,000	220 / 2,641	153 / 1,690
Sales to New Listings Ratio / YTD	100% / 87%	94% / 75%	70% / 68%	84% / 60%	67% / 52%
Sales Volume	81,265,746	64,988,755	43,920,295	54,221,998	36,923,135
Sales Volume YTD	1,133,399,067	759,482,705	775,453,798	654,209,712	403,467,868
Average Sale Price	288,176	271,919	241,320	246,464	241,328
Average Sale Price YTD	290,541	257,976	258,485	247,713	238,738
Median Sale Price	290,000	279,998	235,450	240,000	242,000
Median Sale Price YTD	292,000	255,250	254,000	245,000	238,000
Sale to List Price Ratio / YTD	99% / 99%	98% / 98%	96% / 98%	97% / 97%	96% / 96%
Average Days on Market / YTD	37 / 34	42 / 45	51 / 45	55 / 51	64 / 65
Median Days on Market / YTD	26 / 20	29 / 30	37 / 31	47 / 35	48 / 48
Average Days on Market (Cum.) / YTD	46 / 42	64 / 65	71 / 63	76 / 72	98 / 100
Median Days on Market (Cum.) / YTD	31 / 22	34 / 35	52 / 35	57 / 45	72 / 65

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

**5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
November 2024**

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	386 / 6,654	399 / 6,171	348 / 6,548	427 / 6,780	385 / 5,217
Sales / YTD	303 / 4,433	294 / 3,396	191 / 2,984	198 / 2,600	162 / 1,798
Sales to New Listings Ratio / YTD	78% / 67%	74% / 55%	55% / 46%	46% / 38%	42% / 34%
Sales Volume	60,680,586	50,317,092	36,701,472	39,015,667	34,387,925
Sales Volume YTD	886,493,437	648,700,611	591,877,728	535,918,427	361,263,909
Average Sale Price	200,266	171,147	192,154	197,049	212,271
Average Sale Price YTD	199,976	191,019	198,350	206,122	200,925
Median Sale Price	182,500	153,250	160,000	173,500	187,750
Median Sale Price YTD	185,000	170,000	176,000	185,000	180,000
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	95% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	48 / 46	54 / 58	65 / 60	66 / 61	63 / 70
Median Days on Market / YTD	36 / 31	40 / 42	55 / 45	53 / 45	45 / 52
Average Days on Market (Cum.) / YTD	74 / 69	82 / 95	112 / 99	101 / 99	100 / 112
Median Days on Market (Cum.) / YTD	45 / 37	58 / 57	86 / 61	74 / 64	68 / 75
Total Residential²					
New Listings / YTD	2,108 / 35,160	2,084 / 33,238	1,967 / 37,606	2,086 / 36,607	1,854 / 30,068
Sales / YTD	1,920 / 27,167	1,621 / 21,420	1,274 / 23,662	1,864 / 24,023	1,465 / 16,523
Sales to New Listings Ratio / YTD	91% / 77%	78% / 64%	65% / 63%	89% / 66%	79% / 55%
Sales Volume	837,890,414	616,941,531	487,211,768	746,233,324	580,781,841
Sales Volume YTD	11,740,369,646	8,553,024,654	9,861,365,674	9,744,655,524	6,324,673,612
Average Sale Price	436,401	380,593	382,427	400,340	396,438
Average Sale Price YTD	432,156	399,301	416,760	405,639	382,780
Median Sale Price	415,350	365,000	365,000	368,000	362,500
Median Sale Price YTD	413,500	375,000	390,000	375,000	355,500
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	96% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	41 / 38	46 / 46	53 / 39	49 / 42	55 / 58
Median Days on Market / YTD	29 / 22	34 / 31	41 / 24	35 / 26	39 / 40
Average Days on Market (Cum.) / YTD	58 / 54	70 / 71	80 / 55	71 / 61	89 / 93
Median Days on Market (Cum.) / YTD	35 / 26	44 / 39	62 / 28	47 / 30	51 / 54
Other³					
New Listings / YTD	96 / 1,589	107 / 1,687	107 / 1,673	135 / 1,842	75 / 1,444
Sales / YTD	72 / 901	65 / 769	47 / 883	73 / 982	49 / 588
Sales to New Listings Ratio / YTD	75% / 57%	61% / 46%	44% / 53%	54% / 53%	65% / 41%
Sales Volume	22,875,851	25,813,951	11,959,800	25,771,525	13,188,200
Sales Volume YTD	315,826,525	203,903,751	242,617,478	281,212,178	127,357,466
Average Sale Price	317,720	397,138	254,464	353,035	269,147
Average Sale Price YTD	350,529	265,154	274,765	286,367	216,594
Median Sale Price	195,250	255,000	120,000	257,500	201,300
Median Sale Price YTD	230,000	172,000	170,000	200,000	157,750
Sale to List Price Ratio / YTD	94% / 95%	94% / 93%	93% / 94%	94% / 127%	91% / 92%
Average Days on Market / YTD	100 / 78	89 / 80	86 / 87	98 / 89	110 / 122
Median Days on Market / YTD	42 / 36	51 / 44	71 / 48	74 / 45	46 / 61
Average Days on Market (Cum.) / YTD	147 / 122	139 / 125	107 / 117	129 / 139	191 / 182
Median Days on Market (Cum.) / YTD	53 / 45	74 / 56	73 / 57	80 / 63	88 / 91

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

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

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

**5 Year Commercial Activity (Part 1)
Greater Edmonton Area¹
November 2024**

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	18 / 179	18 / 180	9 / 140	14 / 139	24 / 139
Sales / YTD	5 / 51	5 / 34	2 / 42	2 / 25	1 / 21
Sales to New Listings Ratio / YTD	28% / 28%	28% / 19%	22% / 30%	14% / 18%	4% / 15%
Sales Volume	30,545,000	4,662,000	498,000	1,615,000	1,075,000
Sales Volume YTD	133,570,191	38,713,000	64,954,030	23,160,158	18,023,000
Average Sale Price	6,109,000	932,400	249,000	807,500	1,075,000
Average Sale Price YTD	2,619,023	1,138,618	1,546,525	926,406	858,238
Median Sale Price	1,735,000	630,000	249,000	807,500	1,075,000
Median Sale Price YTD	850,000	687,500	702,500	500,000	500,000
Sale to List Price Ratio / YTD	89% / 93%	89% / 90%	90% / 94%	59% / 80%	90% / 89%
Average Days on Market / YTD	1714 / 330	110 / 176	36 / 177	232 / 242	186 / 325
Median Days on Market / YTD	136 / 103	112 / 111	36 / 86	232 / 116	186 / 213
Average Days on Market (Cum.) / YTD	1714 / 417	123 / 269	124 / 306	232 / 437	186 / 328
Median Days on Market (Cum.) / YTD	136 / 136	112 / 116	124 / 164	232 / 180	186 / 213

Investment

New Listings / YTD	34 / 345	26 / 378	26 / 332	24 / 264	20 / 256
Sales / YTD	18 / 123	11 / 121	13 / 121	6 / 90	7 / 65
Sales to New Listings Ratio / YTD	53% / 36%	42% / 32%	50% / 36%	25% / 34%	35% / 25%
Sales Volume	16,305,042	4,822,750	8,265,500	8,827,300	6,443,000
Sales Volume YTD	109,001,152	92,813,335	103,092,893	79,398,653	44,776,041
Average Sale Price	905,836	438,432	635,808	1,471,217	920,429
Average Sale Price YTD	886,188	767,052	852,007	882,207	688,862
Median Sale Price	762,500	295,000	560,000	394,000	529,000
Median Sale Price YTD	510,000	469,000	550,000	457,500	410,000
Sale to List Price Ratio / YTD	84% / 97%	85% / 89%	92% / 96%	84% / 88%	87% / 81%
Average Days on Market / YTD	178 / 177	154 / 155	138 / 177	233 / 179	141 / 158
Median Days on Market / YTD	147 / 114	144 / 114	126 / 126	209 / 126	123 / 110
Average Days on Market (Cum.) / YTD	223 / 247	176 / 205	152 / 236	250 / 232	141 / 197
Median Days on Market (Cum.) / YTD	154 / 150	144 / 147	126 / 145	246 / 139	123 / 121

Multi Family

New Listings / YTD	7 / 116	7 / 135	13 / 126	3 / 106	7 / 83
Sales / YTD	2 / 52	4 / 37	7 / 36	1 / 52	2 / 15
Sales to New Listings Ratio / YTD	29% / 45%	57% / 27%	54% / 29%	33% / 49%	29% / 18%
Sales Volume	2,900,000	2,540,000	12,465,000	1,491,000	6,210,000
Sales Volume YTD	76,427,627	43,326,106	51,197,500	70,791,750	27,514,200
Average Sale Price	1,450,000	635,000	1,780,714	1,491,000	3,105,000
Average Sale Price YTD	1,469,762	1,170,976	1,422,153	1,361,380	1,834,280
Median Sale Price	1,450,000	625,000	1,520,000	1,491,000	3,105,000
Median Sale Price YTD	1,199,500	999,000	1,382,500	1,278,750	1,232,000
Sale to List Price Ratio / YTD	100% / 94%	99% / 93%	93% / 92%	90% / 92%	94% / 93%
Average Days on Market / YTD	36 / 123	84 / 151	164 / 104	55 / 176	151 / 195
Median Days on Market / YTD	36 / 89	51 / 106	146 / 81	55 / 119	151 / 115
Average Days on Market (Cum.) / YTD	36 / 175	84 / 192	177 / 123	55 / 213	151 / 251
Median Days on Market (Cum.) / YTD	36 / 111	51 / 147	206 / 96	55 / 132	151 / 115

Hotel/Motel

New Listings / YTD	0 / 2	0 / 3	0 / 1	0 / 1	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

**5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
November 2024**

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	33 / 319	18 / 268	22 / 249	12 / 134	13 / 159
Sales / YTD	6 / 78	7 / 61	3 / 49	2 / 30	1 / 39
Sales to New Listings Ratio / YTD	18% / 24%	39% / 23%	14% / 20%	17% / 22%	8% / 25%
Sales Volume	1,174,000	4,641,000	1,023,900	175,000	106,000
Sales Volume YTD	15,220,703	20,584,700	12,832,200	5,750,068	6,731,300
Average Sale Price	195,667	663,000	341,300	87,500	106,000
Average Sale Price YTD	195,137	337,454	261,882	191,669	172,597
Median Sale Price	184,000	213,000	279,000	87,500	106,000
Median Sale Price YTD	136,640	160,000	180,000	122,500	90,000
Sale to List Price Ratio / YTD	83% / 84%	86% / 84%	95% / 84%	71% / 106%	72% / 82%
Average Days on Market / YTD	165 / 125	233 / 153	241 / 157	91 / 153	229 / 123
Median Days on Market / YTD	157 / 107	240 / 114	116 / 133	91 / 142	229 / 102
Average Days on Market (Cum.) / YTD	165 / 137	245 / 178	274 / 167	139 / 175	229 / 168
Median Days on Market (Cum.) / YTD	157 / 117	240 / 138	121 / 133	139 / 146	229 / 134
Lease					
New Listings / YTD	19 / 282	17 / 289	22 / 268	31 / 236	20 / 242
Sales / YTD	7 / 105	7 / 96	7 / 75	7 / 70	4 / 52
Sales to New Listings Ratio / YTD	37% / 37%	41% / 33%	32% / 28%	23% / 30%	20% / 21%
Sales Volume	1,583,110	9,426,167	579,778	534,121	631,590
Sales Volume YTD	40,378,233	30,487,753	9,535,443	11,049,963	13,332,049
Average Sale Price	226,159	1,346,595	82,825	76,303	157,898
Average Sale Price YTD	384,555	317,581	127,139	157,857	256,386
Median Sale Price	184,500	138,240	84,150	31,716	173,415
Median Sale Price YTD	144,000	109,010	90,000	105,675	113,000
Average Days on Market / YTD	216 / 202	380 / 198	157 / 199	265 / 219	174 / 172
Median Days on Market / YTD	167 / 130	160 / 121	35 / 104	185 / 140	142 / 149
Average Days on Market (Cum.) / YTD	243 / 225	380 / 221	160 / 224	265 / 225	174 / 176
Median Days on Market (Cum.) / YTD	171 / 136	160 / 131	48 / 130	185 / 148	142 / 149
Farms					
New Listings / YTD	11 / 135	3 / 121	4 / 123	8 / 131	7 / 125
Sales / YTD	8 / 70	3 / 51	6 / 52	7 / 74	5 / 47
Sales to New Listings Ratio / YTD	73% / 52%	100% / 42%	150% / 42%	88% / 56%	71% / 38%
Sales Volume	31,504,000	2,720,000	4,540,000	4,846,500	2,832,000
Sales Volume YTD	88,537,204	43,261,095	44,359,580	50,731,092	31,212,900
Average Sale Price	3,938,000	906,667	756,667	692,357	566,400
Average Sale Price YTD	1,264,817	848,257	853,069	685,555	664,104
Median Sale Price	818,500	930,000	700,000	500,000	467,000
Median Sale Price YTD	792,500	685,000	766,750	580,000	460,000
Sale to List Price Ratio / YTD	100% / 95%	90% / 91%	91% / 94%	96% / 94%	92% / 93%
Average Days on Market / YTD	1118 / 239	114 / 153	104 / 79	249 / 137	120 / 170
Median Days on Market / YTD	131 / 68	129 / 70	48 / 58	76 / 84	131 / 69
Average Days on Market (Cum.) / YTD	1118 / 286	114 / 203	104 / 118	380 / 192	120 / 245
Median Days on Market (Cum.) / YTD	131 / 73	129 / 96	48 / 65	76 / 89	131 / 90
Total Commercial²					
New Listings / YTD	123 / 1,385	89 / 1,376	98 / 1,244	92 / 1,013	91 / 1,010
Sales / YTD	46 / 481	39 / 403	38 / 375	25 / 342	21 / 240
Sales to New Listings Ratio / YTD	37% / 35%	44% / 29%	39% / 30%	27% / 34%	23% / 24%
Sales Volume	84,011,152	29,398,917	27,372,178	17,488,921	17,511,490
Sales Volume YTD	464,113,110	269,899,989	285,971,646	241,631,684	141,803,390
Average Sale Price	1,826,329	753,818	720,320	699,557	833,880
Average Sale Price YTD	964,892	669,727	762,591	706,525	590,847
Median Sale Price	594,150	357,000	495,000	328,000	390,000
Median Sale Price YTD	460,000	380,000	453,000	445,840	349,500
Sale to List Price Ratio / YTD	88% / 93%	88% / 89%	92% / 93%	85% / 91%	89% / 86%
Average Days on Market / YTD	506 / 193	191 / 166	144 / 158	228 / 180	153 / 175
Median Days on Market / YTD	151 / 103	127 / 111	112 / 100	154 / 117	131 / 110
Average Days on Market (Cum.) / YTD	528 / 240	201 / 209	159 / 205	272 / 229	153 / 212
Median Days on Market (Cum.) / YTD	157 / 119	129 / 133	123 / 125	156 / 133	131 / 122

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

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

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

November 2024

Year	Month	Residential ²	Commercial ³	Total
2020	January	6,492 (799)	738 (15)	7,878 (855)
	February	7,073 (1,067)	748 (28)	8,486 (1,141)
	March	7,512 (1,198)	750 (21)	8,949 (1,249)
	April	7,487 (764)	741 (10)	8,957 (796)
	May	8,055 (1,188)	755 (12)	9,583 (1,240)
	June	8,359 (2,115)	769 (34)	9,884 (2,216)
	July	8,353 (2,288)	798 (21)	9,925 (2,380)
	August	8,112 (1,956)	784 (22)	9,681 (2,056)
	September	7,801 (1,933)	790 (22)	9,341 (2,041)
	October	7,422 (1,750)	737 (34)	8,880 (1,842)
	November	6,554 (1,465)	748 (21)	7,952 (1,535)
	December	5,244 (1,137)	658 (23)	6,472 (1,204)
2021	January	5,533 (1,214)	693 (27)	6,817 (1,299)
	February	5,929 (1,635)	721 (22)	7,265 (1,719)
	March	6,790 (2,503)	731 (40)	8,151 (2,654)
	April	7,547 (2,958)	745 (30)	8,974 (3,110)
	May	8,090 (2,837)	750 (40)	9,540 (2,992)
	June	8,458 (2,801)	737 (37)	9,963 (2,932)
	July	8,394 (2,262)	742 (26)	9,905 (2,396)
	August	8,040 (2,113)	735 (24)	9,532 (2,223)
	September	7,703 (1,917)	719 (38)	9,139 (2,030)
	October	7,085 (1,919)	711 (33)	8,507 (2,030)
	November	5,975 (1,864)	724 (25)	7,364 (1,962)
	December	4,658 (1,336)	635 (40)	5,835 (1,438)
2022	January	4,614 (1,326)	657 (31)	5,809 (1,430)
	February	4,690 (2,281)	700 (42)	5,937 (2,393)
	March	5,197 (3,311)	734 (42)	6,498 (3,470)
	April	6,446 (2,932)	749 (51)	7,789 (3,121)
	May	7,547 (2,916)	763 (36)	8,943 (3,044)
	June	8,085 (2,653)	760 (36)	9,517 (2,791)
	July	8,418 (2,022)	807 (33)	9,910 (2,116)
	August	8,013 (1,848)	821 (27)	9,533 (1,938)
	September	7,801 (1,601)	836 (20)	9,315 (1,684)
	October	7,169 (1,498)	846 (19)	8,651 (1,574)
	November	6,380 (1,274)	821 (38)	7,796 (1,359)
	December	4,959 (982)	738 (19)	6,226 (1,032)
2023	January	5,163 (980)	775 (26)	6,498 (1,048)
	February	5,609 (1,287)	790 (30)	6,981 (1,367)
	March	6,293 (1,818)	822 (27)	7,729 (1,905)
	April	6,874 (2,018)	842 (38)	8,351 (2,130)
	May	7,055 (2,708)	889 (40)	8,576 (2,835)
	June	7,075 (2,588)	901 (45)	8,665 (2,713)
	July	6,915 (2,314)	892 (42)	8,501 (2,435)
	August	6,728 (2,238)	876 (38)	8,283 (2,363)
	September	6,490 (2,051)	861 (36)	7,998 (2,160)
	October	6,208 (1,797)	868 (42)	7,669 (1,911)
	November	5,446 (1,621)	817 (39)	6,805 (1,725)
	December	4,627 (1,217)	707 (40)	5,797 (1,296)
2024	January	4,544 (1,433)	720 (25)	5,705 (1,518)
	February	4,773 (1,961)	750 (30)	5,977 (2,063)
	March	5,252 (2,458)	707 (51)	6,448 (2,602)
	April	5,402 (3,106)	749 (44)	6,693 (3,235)
	May	5,749 (3,206)	772 (48)	7,092 (3,358)
	June	5,864 (2,835)	754 (58)	7,214 (2,958)
	July	5,796 (2,932)	786 (44)	7,173 (3,070)
	August	5,704 (2,578)	786 (41)	7,047 (2,713)
	September	5,615 (2,252)	800 (45)	6,949 (2,380)
	October	5,073 (2,486)	791 (49)	6,359 (2,614)
	November	4,501 (1,920)	798 (46)	5,756 (2,038)

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

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

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

Residential¹ Sales by Price Range

Greater Edmonton Area² November 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	41	450	55	482	53	401	30	324	18	225
100,000 - 149,999	84	1,069	112	1,157	67	1,007	63	876	56	632
150,000 - 199,999	132	2,019	125	1,738	92	1,608	135	1,420	100	1,083
200,000 - 249,999	134	1,981	123	1,517	84	1,475	126	1,520	101	1,197
250,000 - 299,999	112	1,639	154	1,893	134	2,008	218	2,454	155	1,974
300,000 - 324,999	89	1,072	92	1,186	70	1,300	113	1,626	117	1,293
325,000 - 349,999	80	1,358	91	1,225	84	1,466	128	1,851	127	1,447
350,000 - 374,999	93	1,343	104	1,406	77	1,507	154	1,931	108	1,456
375,000 - 399,999	110	1,686	121	1,451	94	1,663	157	1,824	101	1,250
400,000 - 424,999	131	1,753	106	1,264	75	1,442	121	1,545	100	1,018
425,000 - 449,999	101	1,746	85	1,216	79	1,458	102	1,388	86	837
450,000 - 474,999	110	1,607	62	965	55	1,151	86	1,030	56	715
475,000 - 499,999	99	1,322	56	857	38	1,001	68	959	48	560
500,000 - 524,999	83	1,040	47	696	41	857	52	754	36	425
525,000 - 549,999	90	1,125	48	674	36	731	50	721	34	379
550,000 - 574,999	71	876	42	564	29	649	29	539	36	288
575,000 - 599,999	52	834	39	532	31	591	31	521	23	240
600,000 - 649,999	89	1,229	45	728	47	913	55	696	36	357
650,000 - 699,999	56	785	30	494	29	659	39	522	33	294
700,000 - 749,999	35	525	16	308	15	452	19	328	22	214
750,000 - 799,999	33	410	15	236	10	324	9	253	14	140
800,000 - 899,999	32	508	15	319	12	412	20	354	22	184
900,000 - 999,999	21	253	10	168	4	217	20	189	10	100
1,000,000-1,499,999	30	402	22	254	14	269	23	304	19	169
1,500,000-1,999,999	7	92	5	62	3	69	12	62	6	35
2,000,000-2,499,999	3	24	0	16	1	17	2	17	0	5
2,500,000-2,999,999	2	12	1	8	0	8	1	8	1	5
3,000,000-3,499,999	0	1	0	2	0	3	1	4	0	0
3,500,000+	0	6	0	2	0	4	0	3	0	1
Total	1,920	27,167	1,621	21,420	1,274	23,662	1,864	24,023	1,465	16,523

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

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

**Detached Sales by Price Range
Greater Edmonton Area¹
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	11	0	8	1	11	0	20	4	24
100,000 - 149,999	4	53	5	72	1	72	5	69	8	72
150,000 - 199,999	4	111	14	117	12	118	12	134	14	155
200,000 - 249,999	20	211	25	320	16	306	37	378	24	379
250,000 - 299,999	32	429	65	737	64	779	112	1,049	80	961
300,000 - 324,999	40	394	50	612	36	664	55	865	64	725
325,000 - 349,999	34	557	51	687	48	833	78	1,081	91	957
350,000 - 374,999	40	737	61	862	52	941	108	1,367	84	1,177
375,000 - 399,999	65	971	82	951	69	1,075	115	1,483	92	1,079
400,000 - 424,999	81	1,083	72	939	60	1,058	95	1,370	87	939
425,000 - 449,999	78	1,299	70	998	68	1,168	89	1,268	77	774
450,000 - 474,999	84	1,267	54	856	48	1,010	82	965	55	665
475,000 - 499,999	86	1,138	50	784	36	906	65	886	44	521
500,000 - 524,999	75	940	46	650	37	801	51	710	33	399
525,000 - 549,999	80	1,024	46	631	33	683	47	689	34	364
550,000 - 574,999	66	807	41	520	27	607	29	502	35	272
575,000 - 599,999	51	783	38	492	27	559	30	494	21	229
600,000 - 649,999	85	1,156	41	685	42	858	53	660	34	342
650,000 - 699,999	55	749	28	475	29	630	36	494	32	279
700,000 - 749,999	34	507	16	298	15	434	19	320	22	208
750,000 - 799,999	31	399	14	222	10	313	8	240	14	135
800,000 - 899,999	32	493	15	312	12	401	20	337	21	179
900,000 - 999,999	21	246	10	164	4	216	20	187	9	97
1,000,000-1,499,999	30	395	22	249	13	261	23	299	18	165
1,500,000-1,999,999	7	91	4	58	3	66	11	61	6	35
2,000,000-2,499,999	2	23	0	14	0	16	2	17	0	5
2,500,000-2,999,999	1	10	1	7	0	8	1	7	1	5
3,000,000-3,499,999	0	1	0	1	0	3	1	4	0	0
3,500,000+	0	6	0	2	0	4	0	3	0	1
Total	1,138	15,891	921	12,723	763	14,801	1,204	15,959	1,004	11,143

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

**Semi-detached Sales by Price Range
Greater Edmonton Area¹
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	1	0	0	0	1	0	2
100,000 - 149,999	3	14	4	20	0	5	1	7	1	3
150,000 - 199,999	2	22	2	30	3	42	11	33	4	38
200,000 - 249,999	5	71	13	134	7	129	14	178	8	130
250,000 - 299,999	11	187	20	300	23	370	40	506	29	442
300,000 - 324,999	13	185	12	230	17	289	37	446	31	340
325,000 - 349,999	14	274	18	256	20	364	30	500	21	363
350,000 - 374,999	23	270	20	288	15	350	35	432	21	218
375,000 - 399,999	22	364	20	308	16	395	30	245	7	117
400,000 - 424,999	28	418	27	258	11	289	21	131	8	49
425,000 - 449,999	17	351	12	190	8	237	9	83	4	43
450,000 - 474,999	22	271	5	85	4	117	4	47	1	36
475,000 - 499,999	10	149	5	55	0	66	2	40	3	32
500,000 - 524,999	7	80	1	36	3	38	1	33	3	20
525,000 - 549,999	8	80	2	35	3	37	3	27	0	12
550,000 - 574,999	5	55	0	28	2	35	0	26	1	11
575,000 - 599,999	1	43	1	32	4	26	0	17	2	7
600,000 - 649,999	4	48	3	33	2	41	2	33	1	10
650,000 - 699,999	1	30	2	17	0	20	2	20	0	10
700,000 - 749,999	0	11	0	7	0	12	0	4	0	1
750,000 - 799,999	0	4	0	7	0	6	0	7	0	4
800,000 - 899,999	0	8	0	4	0	4	0	5	0	1
900,000 - 999,999	0	3	0	1	0	1	0	1	1	2
1,000,000+	1	4	0	2	0	4	0	1	0	1
Total	197	2,942	167	2,357	138	2,877	242	2,823	146	1,892

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

**Row/Townhouse Sales by Price Range
Greater Edmonton Area¹
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	4	2	36	8	36	3	27	1	17
100,000 - 149,999	15	146	16	258	22	294	17	281	13	194
150,000 - 199,999	49	576	35	609	40	569	48	534	35	355
200,000 - 249,999	45	729	38	509	32	555	48	513	34	374
250,000 - 299,999	39	607	50	559	32	585	47	604	37	394
300,000 - 324,999	25	386	28	255	13	282	19	242	17	178
325,000 - 349,999	28	438	21	229	11	195	18	206	8	74
350,000 - 374,999	27	272	22	207	8	166	7	85	2	31
375,000 - 399,999	21	312	18	161	7	150	4	51	1	23
400,000 - 424,999	20	221	6	57	2	70	5	22	3	16
425,000 - 449,999	6	82	2	14	2	31	3	18	2	10
450,000 - 474,999	3	53	1	12	2	15	0	9	0	8
475,000 - 499,999	1	20	0	10	2	16	1	23	0	4
500,000 - 524,999	0	12	0	7	1	10	0	5	0	2
525,000 - 549,999	2	11	0	5	0	8	0	2	0	2
550,000 - 574,999	0	7	0	7	0	2	0	7	0	1
575,000 - 599,999	0	5	0	4	0	4	0	6	0	2
600,000 - 649,999	0	11	0	2	0	5	0	0	0	3
650,000 - 699,999	0	3	0	0	0	2	0	3	0	0
700,000 - 749,999	0	1	0	0	0	2	0	2	0	1
750,000 - 799,999	1	2	0	2	0	0	0	1	0	1
800,000 - 899,999	0	2	0	0	0	2	0	0	0	0
900,000 - 999,999	0	0	0	1	0	0	0	0	0	0
1,000,000+	0	1	0	0	0	1	0	0	0	0
Total	282	3,901	239	2,944	182	3,000	220	2,641	153	1,690

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

**Apartment Condominium Sales by Price Range
Greater Edmonton Area¹
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	41	435	53	437	44	354	27	276	13	182
100,000 - 149,999	62	856	87	807	44	636	40	519	34	363
150,000 - 199,999	77	1,310	74	982	37	879	64	719	47	535
200,000 - 249,999	64	970	47	554	29	485	27	451	35	314
250,000 - 299,999	30	416	19	297	15	274	19	295	9	177
300,000 - 324,999	11	107	2	89	4	65	2	73	5	50
325,000 - 349,999	4	89	1	53	5	74	2	64	7	53
350,000 - 374,999	3	64	1	49	2	50	4	47	1	30
375,000 - 399,999	2	39	1	31	2	43	8	45	1	31
400,000 - 424,999	2	31	1	10	2	25	0	22	2	14
425,000 - 449,999	0	14	1	14	1	22	1	19	3	10
450,000 - 474,999	1	16	2	12	1	9	0	9	0	6
475,000 - 499,999	2	15	1	8	0	13	0	10	1	3
500,000 - 524,999	1	8	0	3	0	8	0	6	0	4
525,000 - 549,999	0	10	0	3	0	3	0	3	0	1
550,000 - 574,999	0	7	1	9	0	5	0	4	0	4
575,000 - 599,999	0	3	0	4	0	2	1	4	0	2
600,000 - 649,999	0	14	1	8	3	9	0	3	1	2
650,000 - 699,999	0	3	0	2	0	7	1	5	1	5
700,000 - 749,999	1	6	0	3	0	4	0	2	0	4
750,000 - 799,999	1	5	1	5	0	5	1	5	0	0
800,000 - 899,999	0	5	0	3	0	5	0	12	1	4
900,000 - 999,999	0	4	0	2	0	0	0	1	0	1
1,000,000+	1	6	1	11	2	7	1	6	1	3
Total	303	4,433	294	3,396	191	2,984	198	2,600	162	1,798

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
November 2024**

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2020	January	2,265	799	94	15	2,483	855
	February	2,557	1,067	100	28	2,778	1,141
	March	2,799	1,198	97	21	3,026	1,249
	April	1,877	764	65	10	2,072	796
	May	3,069	1,188	96	12	3,304	1,240
	June	3,695	2,115	124	34	3,965	2,216
	July	3,270	2,288	105	21	3,539	2,380
	August	2,912	1,956	82	22	3,141	2,056
	September	3,029	1,933	101	22	3,289	2,041
	October	2,741	1,750	55	34	2,905	1,842
	November	1,854	1,465	91	21	2,020	1,535
	December	1,254	1,137	69	23	1,409	1,204
	Total	31,322	17,660	1,079	263	952	303
2021	January	2,411	1,214	97	27	2,637	1,299
	February	2,662	1,635	86	22	2,883	1,719
	March	4,127	2,503	118	40	4,449	2,654
	April	4,445	2,958	105	30	4,768	3,110
	May	4,267	2,837	92	40	4,564	2,992
	June	4,251	2,801	85	37	4,555	2,932
	July	3,433	2,262	88	26	3,695	2,396
	August	3,177	2,113	75	24	3,407	2,223
	September	3,094	1,917	82	38	3,299	2,030
	October	2,654	1,919	93	33	2,892	2,030
	November	2,086	1,864	92	25	2,313	1,962
	December	1,384	1,336	78	40	1,522	1,438
	Total	37,991	25,359	1,091	382	952	303
2022	January	2,112	1,326	103	31	2,335	1,430
	February	2,959	2,281	122	42	3,204	2,393
	March	4,299	3,311	118	42	4,603	3,470
	April	4,707	2,932	115	51	5,035	3,121
	May	4,713	2,916	107	36	5,006	3,044
	June	4,332	2,653	109	36	4,638	2,791
	July	3,632	2,022	133	33	3,906	2,116
	August	3,171	1,848	118	27	3,436	1,938
	September	3,115	1,601	121	20	3,371	1,684
	October	2,599	1,498	100	19	2,817	1,574
	November	1,967	1,274	98	38	2,172	1,359
	December	1,179	982	90	19	1,345	1,032
	Total	38,785	24,644	1,334	394	952	303
2023	January	2,244	980	129	26	2,513	1,048
	February	2,524	1,287	117	30	2,767	1,367
	March	3,299	1,818	144	27	3,605	1,905
	April	3,429	2,018	141	38	3,725	2,130
	May	3,843	2,708	148	40	4,198	2,835
	June	3,615	2,588	142	45	3,974	2,713
	July	3,287	2,314	118	42	3,562	2,435
	August	3,220	2,238	98	38	3,471	2,363
	September	3,008	2,051	117	36	3,265	2,160
	October	2,685	1,797	133	42	2,941	1,911
	November	2,084	1,621	89	39	2,280	1,725
	December	1,473	1,217	79	40	1,623	1,296
	Total	34,711	22,637	1,455	443	952	303
2024	January	2,162	1,433	120	25	2,395	1,518
	February	2,717	1,961	121	30	2,966	2,063
	March	3,509	2,458	105	51	3,788	2,602
	April	3,819	3,106	160	44	4,164	3,235
	May	4,214	3,206	147	48	4,558	3,358
	June	3,619	2,835	114	58	3,879	2,958
	July	3,647	2,932	139	44	3,939	3,070
	August	3,367	2,578	115	41	3,622	2,713
	September	3,121	2,252	121	45	3,385	2,380
	October	2,877	2,486	120	49	3,111	2,614
	November	2,108	1,920	123	46	2,327	2,038
	Total	35,160	27,167	1,385	481	38,134	28,549

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

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

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

Residential Average Sale Price by Type
Greater Edmonton Area¹
November 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2020	January	426,561	334,418	220,827	198,128	365,023
	February	434,796	318,442	221,734	195,720	365,944
	March	415,976	317,472	225,629	202,262	357,725
	April	420,030	328,870	235,285	206,913	367,161
	May	422,933	329,432	221,458	184,447	371,425
	June	433,990	329,681	232,504	202,491	375,340
	July	448,855	332,403	242,138	190,621	386,711
	August	453,563	343,128	253,628	202,013	393,397
	September	452,016	339,177	256,592	206,803	393,276
	October	459,098	339,793	250,001	205,629	401,789
	November	458,282	338,050	241,328	212,271	396,438
	December	444,254	333,736	222,139	194,939	378,440
	YTD Average	442,513	333,189	237,776	200,490	382,501
2021	January	449,512	341,854	242,111	184,747	386,716
	February	448,615	349,582	247,884	205,892	391,824
	March	477,103	341,445	244,744	209,826	411,708
	April	473,149	343,929	246,910	200,968	406,805
	May	482,195	357,957	253,790	212,547	420,355
	June	493,663	350,674	245,185	221,608	417,237
	July	480,892	353,629	252,666	221,031	408,370
	August	477,218	341,476	258,176	203,546	402,813
	September	469,837	341,472	239,011	191,183	395,741
	October	467,132	358,918	243,511	200,752	395,905
	November	473,883	340,663	246,464	197,049	400,340
	December	478,822	352,925	241,702	197,651	400,972
	YTD Average	474,724	348,090	247,376	205,605	405,393
2022	January	461,206	374,723	244,922	194,126	394,203
	February	505,446	359,742	262,530	187,597	424,368
	March	519,009	380,912	267,634	203,279	431,010
	April	524,995	390,492	271,401	204,351	434,712
	May	506,038	384,706	264,711	210,227	427,100
	June	509,660	373,332	256,029	204,984	425,707
	July	507,745	370,505	254,476	201,068	418,309
	August	484,888	357,824	244,490	191,845	395,806
	September	481,968	369,275	247,250	185,118	394,331
	October	477,947	370,465	260,325	187,085	399,461
	November	467,551	361,224	241,320	192,154	382,427
	December	471,700	358,322	237,370	179,776	375,495
	YTD Average	500,060	373,627	257,582	197,305	415,115
2023	January	451,585	355,061	247,761	190,627	370,479
	February	459,671	357,578	251,332	187,371	369,050
	March	484,437	366,456	248,051	192,965	389,833
	April	500,905	378,245	261,595	193,876	409,415
	May	511,794	381,966	253,612	193,334	420,168
	June	499,747	382,883	257,450	195,088	411,917
	July	502,598	378,899	264,107	194,823	409,158
	August	495,643	373,843	253,380	193,789	398,647
	September	493,874	353,739	267,127	182,128	394,188
	October	486,847	385,554	258,751	203,669	396,122
	November	478,802	363,226	271,919	171,147	380,593
	December	488,379	364,001	260,693	170,266	388,252
	YTD Average	492,250	372,538	258,142	189,908	398,707
2024	January	483,163	378,421	269,381	193,161	398,530
	February	507,771	384,850	275,735	181,347	406,856
	March	517,192	408,649	282,598	194,368	421,118
	April	530,727	406,752	294,926	201,282	431,706
	May	546,539	414,043	294,742	206,813	441,261
	June	539,194	422,520	290,146	211,780	438,823
	July	551,781	406,943	292,072	204,378	440,160
	August	545,706	415,047	291,256	204,171	435,195
	September	552,707	412,491	293,347	199,686	440,523
	October	553,031	407,006	307,854	191,584	440,172
	November	540,320	411,469	288,176	200,266	436,401

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

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

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

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2020	January	6,492 (799)	738 (15)	4,330 (557)	399 (9)
	February	7,073 (1,067)	748 (28)	4,715 (718)	406 (15)
	March	7,512 (1,198)	750 (21)	5,013 (793)	409 (11)
	April	7,487 (764)	741 (10)	4,979 (507)	393 (6)
	May	8,055 (1,188)	755 (12)	5,351 (760)	404 (7)
	June	8,359 (2,115)	769 (34)	5,640 (1,341)	411 (17)
	July	8,353 (2,288)	798 (21)	5,664 (1,486)	420 (11)
	August	8,112 (1,956)	784 (22)	5,600 (1,230)	412 (13)
	September	7,801 (1,933)	790 (22)	5,405 (1,260)	418 (9)
	October	7,422 (1,750)	737 (34)	5,245 (1,139)	393 (15)
	November	6,554 (1,465)	748 (21)	4,697 (992)	396 (12)
	December	5,244 (1,137)	658 (23)	3,809 (778)	332 (7)
2021	January	5,533 (1,214)	693 (27)	3,944 (804)	355 (15)
	February	5,929 (1,635)	721 (22)	4,250 (1,047)	376 (15)
	March	6,790 (2,503)	731 (40)	4,880 (1,596)	368 (17)
	April	7,547 (2,958)	745 (30)	5,491 (1,883)	363 (14)
	May	8,090 (2,837)	750 (40)	5,945 (1,863)	369 (14)
	June	8,458 (2,801)	737 (37)	6,235 (1,856)	363 (18)
	July	8,394 (2,262)	742 (26)	6,209 (1,493)	365 (17)
	August	8,040 (2,113)	735 (24)	5,979 (1,392)	365 (11)
	September	7,703 (1,917)	719 (38)	5,779 (1,272)	373 (17)
	October	7,085 (1,919)	711 (33)	5,364 (1,273)	369 (17)
	November	5,975 (1,864)	724 (25)	4,591 (1,280)	395 (9)
	December	4,658 (1,336)	635 (40)	3,534 (938)	354 (25)
2022	January	4,614 (1,326)	657 (31)	3,511 (954)	371 (20)
	February	4,690 (2,281)	700 (42)	3,568 (1,633)	399 (25)
	March	5,197 (3,311)	734 (42)	3,937 (2,311)	419 (21)
	April	6,446 (2,932)	749 (51)	4,820 (2,017)	439 (18)
	May	7,547 (2,916)	763 (36)	5,722 (1,927)	448 (19)
	June	8,085 (2,653)	760 (36)	6,087 (1,780)	447 (17)
	July	8,418 (2,022)	807 (33)	6,307 (1,338)	470 (17)
	August	8,013 (1,848)	821 (27)	6,031 (1,215)	477 (15)
	September	7,801 (1,601)	836 (20)	5,849 (1,083)	477 (12)
	October	7,169 (1,498)	846 (19)	5,331 (1,027)	488 (5)
	November	6,380 (1,274)	821 (38)	4,736 (885)	489 (18)
	December	4,959 (982)	738 (19)	3,675 (695)	430 (14)
2023	January	5,163 (980)	775 (26)	3,811 (699)	456 (14)
	February	5,609 (1,287)	790 (30)	4,098 (907)	458 (21)
	March	6,293 (1,818)	822 (27)	4,502 (1,251)	486 (12)
	April	6,874 (2,018)	842 (38)	4,966 (1,369)	499 (18)
	May	7,055 (2,708)	889 (40)	5,164 (1,800)	538 (18)
	June	7,075 (2,588)	901 (45)	5,160 (1,750)	561 (24)
	July	6,915 (2,314)	892 (42)	5,086 (1,586)	550 (28)
	August	6,728 (2,238)	876 (38)	4,862 (1,594)	547 (23)
	September	6,490 (2,051)	861 (36)	4,680 (1,430)	535 (23)
	October	6,208 (1,797)	868 (42)	4,392 (1,290)	534 (28)
	November	5,446 (1,621)	817 (39)	3,869 (1,176)	501 (22)
	December	4,627 (1,217)	707 (40)	3,206 (878)	425 (21)
2024	January	4,544 (1,433)	720 (25)	3,098 (1,053)	444 (10)
	February	4,773 (1,961)	750 (30)	3,236 (1,401)	460 (17)
	March	5,252 (2,458)	707 (51)	3,636 (1,728)	437 (32)
	April	5,402 (3,106)	749 (44)	3,756 (2,144)	458 (32)
	May	5,749 (3,206)	772 (48)	4,121 (2,141)	455 (26)
	June	5,864 (2,835)	754 (58)	4,235 (1,932)	455 (33)
	July	5,796 (2,932)	786 (44)	4,255 (2,011)	479 (24)
	August	5,704 (2,578)	786 (41)	4,207 (1,772)	481 (18)
	September	5,615 (2,252)	800 (45)	4,127 (1,540)	487 (19)
	October	5,073 (2,486)	791 (49)	3,731 (1,742)	493 (27)
	November	4,501 (1,920)	798 (46)	3,315 (1,372)	501 (26)

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

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

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

5 Year Residential Activity (Part 1)

City of Edmonton

November 2024

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	799 / 13,215	808 / 12,920	791 / 14,970	789 / 13,613	703 / 11,239
Sales / YTD	750 / 9,985	614 / 8,054	491 / 9,229	769 / 9,585	620 / 6,658
Sales to New Listings Ratio / YTD	94% / 76%	76% / 62%	62% / 62%	97% / 70%	88% / 59%
Sales Volume	390,965,332	286,527,197	225,973,189	360,698,202	280,261,374
Sales Volume YTD	5,250,384,422	3,891,869,137	4,560,882,545	4,503,397,243	2,923,546,606
Average Sale Price	521,287	466,657	460,231	469,048	452,034
Average Sale Price YTD	525,827	483,222	494,190	469,838	439,103
Median Sale Price	489,900	425,750	430,000	418,000	401,500
Median Sale Price YTD	482,500	440,000	452,000	421,500	394,950
Sale to List Price Ratio / YTD	99% / 99%	97% / 98%	97% / 99%	98% / 98%	97% / 97%
Average Days on Market / YTD	42 / 37	45 / 45	51 / 35	44 / 36	47 / 52
Median Days on Market / YTD	30 / 21	33 / 30	39 / 21	33 / 22	34 / 34
Average Days on Market (Cum.) / YTD	63 / 55	68 / 70	77 / 48	67 / 53	80 / 84
Median Days on Market (Cum.) / YTD	39 / 26	46 / 40	65 / 25	43 / 25	47 / 47
Semi-detached					
New Listings / YTD	161 / 2,343	146 / 2,181	142 / 2,774	168 / 2,621	122 / 2,181
Sales / YTD	136 / 1,931	116 / 1,579	97 / 2,005	169 / 1,860	105 / 1,242
Sales to New Listings Ratio / YTD	84% / 82%	79% / 72%	68% / 72%	101% / 71%	86% / 57%
Sales Volume	56,769,594	42,049,147	35,212,710	57,294,699	35,725,788
Sales Volume YTD	796,037,608	595,434,845	763,374,344	655,400,123	418,002,345
Average Sale Price	417,423	362,493	363,018	339,022	340,246
Average Sale Price YTD	412,241	377,096	380,735	352,366	336,556
Median Sale Price	404,778	371,750	350,000	347,000	325,000
Median Sale Price YTD	406,000	372,500	375,000	340,000	325,200
Sale to List Price Ratio / YTD	99% / 100%	98% / 98%	97% / 99%	97% / 98%	97% / 97%
Average Days on Market / YTD	32 / 31	40 / 40	48 / 35	53 / 42	54 / 58
Median Days on Market / YTD	22 / 20	31 / 28	40 / 22	41 / 26	40 / 42
Average Days on Market (Cum.) / YTD	44 / 41	49 / 56	66 / 45	72 / 58	92 / 92
Median Days on Market (Cum.) / YTD	27 / 22	33 / 32	57 / 25	51 / 31	44 / 56
Row/Townhouse					
New Listings / YTD	229 / 3,470	201 / 3,031	207 / 3,534	225 / 3,543	191 / 2,583
Sales / YTD	220 / 3,012	197 / 2,330	135 / 2,385	170 / 2,082	126 / 1,307
Sales to New Listings Ratio / YTD	96% / 87%	98% / 77%	65% / 67%	76% / 59%	66% / 51%
Sales Volume	61,501,373	53,505,773	31,977,345	42,144,979	30,407,335
Sales Volume YTD	854,663,386	592,137,968	613,510,989	509,944,505	308,897,423
Average Sale Price	279,552	271,603	236,869	247,912	241,328
Average Sale Price YTD	283,753	254,136	257,237	244,930	236,341
Median Sale Price	284,500	282,681	233,500	240,000	242,500
Median Sale Price YTD	285,000	255,000	255,000	245,950	237,000
Sale to List Price Ratio / YTD	98% / 99%	98% / 97%	96% / 97%	97% / 97%	96% / 96%
Average Days on Market / YTD	33 / 32	42 / 45	49 / 45	54 / 51	60 / 64
Median Days on Market / YTD	24 / 20	29 / 30	37 / 31	46 / 34	46 / 49
Average Days on Market (Cum.) / YTD	40 / 40	64 / 64	71 / 64	72 / 72	93 / 98
Median Days on Market (Cum.) / YTD	29 / 21	34 / 35	52 / 36	57 / 45	71 / 64

5 Year Residential Activity (Part 2)

City of Edmonton

November 2024

	2024	2023	2022	2021	2020
Apartment Condominium					
New Listings / YTD	354 / 5,997	353 / 5,428	303 / 5,815	379 / 6,053	346 / 4,656
Sales / YTD	266 / 3,908	249 / 2,889	162 / 2,551	172 / 2,232	141 / 1,576
Sales to New Listings Ratio / YTD	75% / 65%	71% / 53%	53% / 44%	45% / 37%	41% / 34%
Sales Volume	51,556,736	41,720,092	30,903,322	32,330,367	28,992,925
Sales Volume YTD	764,375,807	533,813,928	495,296,497	451,331,373	312,482,309
Average Sale Price	193,822	167,551	190,761	187,967	205,624
Average Sale Price YTD	195,593	184,775	194,158	202,209	198,276
Median Sale Price	177,750	154,900	157,475	164,500	178,500
Median Sale Price YTD	184,000	168,000	173,000	180,000	175,000
Sale to List Price Ratio / YTD	96% / 97%	95% / 95%	94% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	49 / 47	54 / 59	66 / 60	66 / 61	61 / 69
Median Days on Market / YTD	37 / 31	38 / 43	55 / 45	55 / 45	43 / 52
Average Days on Market (Cum.) / YTD	75 / 70	86 / 97	114 / 100	100 / 100	95 / 111
Median Days on Market (Cum.) / YTD	47 / 38	56 / 58	90 / 62	74 / 65	67 / 75
Total Residential¹					
New Listings / YTD	1,543 / 25,025	1,508 / 23,560	1,443 / 27,093	1,561 / 25,830	1,362 / 20,659
Sales / YTD	1,372 / 18,836	1,176 / 14,852	885 / 16,170	1,280 / 15,759	992 / 10,783
Sales to New Listings Ratio / YTD	89% / 75%	78% / 63%	61% / 60%	82% / 61%	73% / 52%
Sales Volume	560,793,035	423,802,209	324,066,566	492,468,247	375,387,422
Sales Volume YTD	7,665,461,223	5,613,255,878	6,433,064,375	6,120,073,244	3,962,928,683
Average Sale Price	408,741	360,376	366,177	384,741	378,415
Average Sale Price YTD	406,958	377,946	397,839	388,354	367,516
Median Sale Price	395,000	342,500	351,500	357,500	347,000
Median Sale Price YTD	390,000	358,000	376,071	361,500	345,000
Sale to List Price Ratio / YTD	98% / 99%	97% / 97%	96% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	41 / 38	46 / 47	53 / 40	49 / 42	52 / 57
Median Days on Market / YTD	29 / 23	32 / 32	41 / 26	37 / 27	38 / 40
Average Days on Market (Cum.) / YTD	60 / 55	69 / 73	82 / 58	73 / 62	85 / 91
Median Days on Market (Cum.) / YTD	36 / 27	43 / 41	65 / 30	51 / 32	50 / 54
Other²					
New Listings / YTD	44 / 797	59 / 850	69 / 804	65 / 797	40 / 613
Sales / YTD	29 / 443	32 / 362	19 / 406	30 / 391	22 / 245
Sales to New Listings Ratio / YTD	66% / 56%	54% / 43%	28% / 50%	46% / 49%	55% / 40%
Sales Volume	15,744,500	14,724,951	6,802,350	11,288,250	7,387,400
Sales Volume YTD	195,447,019	116,817,682	129,771,408	135,080,210	58,676,860
Average Sale Price	542,914	460,155	358,018	376,275	335,791
Average Sale Price YTD	441,190	322,701	319,634	345,474	239,497
Median Sale Price	390,000	285,000	96,500	294,250	262,500
Median Sale Price YTD	340,000	215,500	239,950	285,900	179,500
Sale to List Price Ratio / YTD	94% / 96%	94% / 94%	93% / 94%	94% / 95%	93% / 92%
Average Days on Market / YTD	40 / 50	91 / 65	61 / 61	84 / 75	75 / 93
Median Days on Market / YTD	31 / 29	44 / 41	48 / 39	64 / 41	37 / 45
Average Days on Market (Cum.) / YTD	116 / 93	163 / 112	74 / 83	103 / 110	91 / 134
Median Days on Market (Cum.) / YTD	37 / 34	58 / 53	59 / 44	81 / 57	39 / 77

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

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

City of Edmonton

November 2024

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	11 / 91	11 / 99	6 / 84	8 / 72	17 / 89
Sales / YTD	1 / 27	3 / 20	0 / 24	2 / 12	1 / 12
Sales to New Listings Ratio / YTD	9% / 30%	27% / 20%	0% / 29%	25% / 17%	6% / 13%
Sales Volume	850,000	3,442,000	0	1,615,000	1,075,000
Sales Volume YTD	77,208,191	14,233,000	43,969,130	7,390,000	10,821,000
Average Sale Price	850,000	1,147,333	0	807,500	1,075,000
Average Sale Price YTD	2,859,563	711,650	1,832,047	615,833	901,750
Median Sale Price	850,000	675,000	0	807,500	1,075,000
Median Sale Price YTD	1,025,001	452,500	907,500	612,500	662,500
Sale to List Price Ratio / YTD	88% / 97%	86% / 89%	0% / 95%	59% / 78%	90% / 89%
Average Days on Market / YTD	136 / 220	108 / 161	0 / 177	232 / 124	186 / 386
Median Days on Market / YTD	136 / 148	49 / 103	0 / 111	232 / 87	186 / 283
Average Days on Market (Cum.) / YTD	136 / 337	128 / 222	0 / 277	232 / 149	186 / 390
Median Days on Market (Cum.) / YTD	136 / 191	111 / 114	0 / 153	232 / 114	186 / 283
Investment					
New Listings / YTD	27 / 249	17 / 254	19 / 203	20 / 159	10 / 153
Sales / YTD	12 / 75	7 / 82	8 / 70	3 / 55	7 / 44
Sales to New Listings Ratio / YTD	44% / 30%	41% / 32%	42% / 34%	15% / 35%	70% / 29%
Sales Volume	12,454,050	1,667,750	6,198,000	7,546,800	6,443,000
Sales Volume YTD	63,721,160	65,388,235	72,166,168	48,189,878	31,477,831
Average Sale Price	1,037,838	238,250	774,750	2,515,600	920,429
Average Sale Price YTD	849,615	797,418	1,030,945	876,180	715,405
Median Sale Price	840,000	165,000	728,000	213,000	529,000
Median Sale Price YTD	523,000	464,500	547,500	455,000	400,000
Sale to List Price Ratio / YTD	86% / 92%	82% / 89%	93% / 93%	75% / 87%	87% / 84%
Average Days on Market / YTD	169 / 132	93 / 143	116 / 160	396 / 177	141 / 135
Median Days on Market / YTD	143 / 99	73 / 107	97 / 122	307 / 134	123 / 107
Average Days on Market (Cum.) / YTD	174 / 180	93 / 196	139 / 186	430 / 198	141 / 170
Median Days on Market (Cum.) / YTD	146 / 120	73 / 135	97 / 129	334 / 139	123 / 109
Multi Family					
New Listings / YTD	5 / 107	6 / 122	13 / 116	3 / 95	7 / 72
Sales / YTD	2 / 47	3 / 32	7 / 31	1 / 45	1 / 13
Sales to New Listings Ratio / YTD	40% / 44%	50% / 26%	54% / 27%	33% / 47%	14% / 18%
Sales Volume	2,900,000	1,840,000	12,465,000	1,491,000	2,670,000
Sales Volume YTD	63,311,127	39,821,106	45,432,500	61,939,750	22,874,200
Average Sale Price	1,450,000	613,333	1,780,714	1,491,000	2,670,000
Average Sale Price YTD	1,347,045	1,244,410	1,465,565	1,376,439	1,759,554
Median Sale Price	1,450,000	550,000	1,520,000	1,491,000	2,670,000
Median Sale Price YTD	1,225,000	1,039,625	1,395,000	1,240,000	1,232,000
Sale to List Price Ratio / YTD	100% / 94%	98% / 93%	93% / 93%	90% / 93%	96% / 93%
Average Days on Market / YTD	36 / 122	35 / 118	164 / 99	55 / 177	21 / 185
Median Days on Market / YTD	36 / 90	38 / 102	146 / 83	55 / 112	21 / 105
Average Days on Market (Cum.) / YTD	36 / 180	35 / 160	177 / 121	55 / 220	21 / 250
Median Days on Market (Cum.) / YTD	36 / 116	38 / 133	206 / 104	55 / 134	21 / 105
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 1	0 / 1	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

City of Edmonton

November 2024

	2024	2023	2022	2021	2020
Business					
New Listings / YTD	27 / 251	13 / 200	19 / 177	6 / 84	8 / 115
Sales / YTD	4 / 56	6 / 45	2 / 32	1 / 21	1 / 23
Sales to New Listings Ratio / YTD	15% / 22%	46% / 23%	11% / 18%	17% / 25%	13% / 20%
Sales Volume	733,000	1,526,000	368,900	120,000	106,000
Sales Volume YTD	9,847,203	11,374,200	8,026,200	3,662,068	2,731,800
Average Sale Price	183,250	254,333	184,450	120,000	106,000
Average Sale Price YTD	175,843	252,760	250,819	174,384	118,774
Median Sale Price	184,000	201,500	184,450	120,000	106,000
Median Sale Price YTD	122,712	160,000	180,000	90,000	80,000
Sale to List Price Ratio / YTD	79% / 84%	86% / 84%	101% / 84%	76% / 115%	72% / 83%
Average Days on Market / YTD	153 / 118	237 / 159	69 / 146	28 / 163	229 / 140
Median Days on Market / YTD	154 / 105	255 / 112	69 / 105	28 / 130	229 / 134
Average Days on Market (Cum.) / YTD	153 / 132	251 / 165	119 / 161	28 / 163	229 / 179
Median Days on Market (Cum.) / YTD	154 / 107	255 / 114	119 / 111	28 / 130	229 / 148
Lease					
New Listings / YTD	15 / 181	15 / 187	15 / 157	24 / 129	12 / 143
Sales / YTD	7 / 56	3 / 51	1 / 29	2 / 28	2 / 29
Sales to New Listings Ratio / YTD	47% / 31%	20% / 27%	7% / 18%	8% / 22%	17% / 20%
Sales Volume	1,583,110	561,497	124,614	115,014	535,080
Sales Volume YTD	23,728,198	16,364,323	3,620,998	6,201,218	9,302,341
Average Sale Price	226,159	187,166	124,614	57,507	267,540
Average Sale Price YTD	423,718	320,869	124,862	221,472	320,770
Median Sale Price	184,500	138,240	124,614	57,507	267,540
Median Sale Price YTD	135,510	134,909	111,889	116,300	196,650
Average Days on Market / YTD	216 / 197	159 / 174	35 / 159	78 / 211	206 / 174
Median Days on Market / YTD	167 / 122	124 / 131	35 / 83	78 / 105	206 / 159
Average Days on Market (Cum.) / YTD	243 / 205	159 / 186	35 / 187	78 / 222	206 / 174
Median Days on Market (Cum.) / YTD	171 / 142	124 / 131	35 / 125	78 / 125	206 / 159
Farms					
New Listings / YTD	2 / 10	1 / 10	0 / 4	0 / 3	1 / 12
Sales / YTD	0 / 1	0 / 1	0 / 1	0 / 3	0 / 4
Sales to New Listings Ratio / YTD	0% / 10%	0% / 10%	0% / 25%	0% / 100%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	700,000	1,400,000	2,200,000	3,383,000	3,759,600
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	700,000	1,400,000	2,200,000	1,127,667	939,900
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	700,000	1,400,000	2,200,000	1,100,000	826,300
Sale to List Price Ratio / YTD	0% / 93%	0% / 93%	0% / 92%	0% / 86%	0% / 91%
Average Days on Market / YTD	0 / 71	0 / 86	0 / 83	0 / 181	0 / 117
Median Days on Market / YTD	0 / 71	0 / 86	0 / 83	0 / 183	0 / 103
Average Days on Market (Cum.) / YTD	0 / 71	0 / 178	0 / 213	0 / 345	0 / 148
Median Days on Market (Cum.) / YTD	0 / 71	0 / 178	0 / 213	0 / 343	0 / 160
Total Commercial¹					
New Listings / YTD	87 / 895	63 / 873	74 / 746	61 / 544	55 / 587
Sales / YTD	26 / 264	22 / 231	18 / 187	9 / 164	12 / 125
Sales to New Listings Ratio / YTD	30% / 29%	35% / 26%	24% / 25%	15% / 30%	22% / 21%
Sales Volume	18,520,160	9,037,247	19,156,514	10,887,814	10,829,080
Sales Volume YTD	239,493,879	148,580,864	175,414,996	130,765,914	80,966,772
Average Sale Price	712,314	410,784	1,064,251	1,209,757	902,423
Average Sale Price YTD	907,174	643,207	938,048	797,353	647,734
Median Sale Price	480,000	254,000	900,000	213,000	459,500
Median Sale Price YTD	447,500	355,000	462,500	521,144	340,000
Sale to List Price Ratio / YTD	86% / 91%	86% / 89%	94% / 91%	73% / 93%	87% / 86%
Average Days on Market / YTD	168 / 149	135 / 151	125 / 149	210 / 177	153 / 174
Median Days on Market / YTD	143 / 104	68 / 106	121 / 104	180 / 124	125 / 121
Average Days on Market (Cum.) / YTD	177 / 190	142 / 185	146 / 183	221 / 203	153 / 201
Median Days on Market (Cum.) / YTD	151 / 122	118 / 131	123 / 121	180 / 138	125 / 134

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

November 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Detached							
Northwest	Sales	46	47	29	604	484	491
	Average	490,867	427,950	398,328	499,872	450,324	463,287
	Median	500,124	405,000	360,500	462,500	415,813	409,900
North Central	Sales	155	127	97	2,059	1,649	1,941
	Average	463,852	406,009	379,471	448,386	409,875	421,680
	Median	449,900	388,750	375,000	430,000	390,000	400,000
Northeast	Sales	64	46	26	596	497	540
	Average	406,964	355,312	382,404	404,685	352,734	365,737
	Median	401,250	318,450	339,500	384,000	325,000	335,000
Central	Sales	32	28	10	431	323	369
	Average	319,825	259,500	291,700	311,272	278,836	297,815
	Median	320,000	245,000	274,500	295,000	254,500	270,000
West	Sales	63	47	44	888	737	854
	Average	587,318	559,599	483,141	609,914	544,937	562,278
	Median	489,999	410,000	425,000	485,250	439,000	453,977
Southwest	Sales	75	74	67	1,168	1,062	1,229
	Average	649,950	560,643	546,781	646,559	601,291	605,512
	Median	580,080	521,250	496,000	568,194	525,000	535,100
Southeast	Sales	137	112	85	1,739	1,410	1,598
	Average	484,777	438,770	428,400	485,539	439,550	447,790
	Median	450,000	400,000	400,000	451,800	407,000	420,000
Anthony Henday	Sales	177	133	134	2,503	1,894	2,207
	Average	605,263	558,715	529,679	602,131	566,531	574,218
	Median	560,000	524,500	499,750	555,000	520,000	530,000
City of Edmonton Total	Sales	750	614	491	9,985	8,054	9,229
	Average	521,287	466,657	460,231	525,827	483,222	494,190
	Median	489,900	425,750	430,000	482,500	440,000	452,000
Semi-detached							
Northwest	Sales	6	8	5	127	93	118
	Average	428,583	387,238	385,300	428,209	392,045	407,555
	Median	407,750	397,450	418,500	422,500	400,000	397,050
North Central	Sales	29	24	14	332	257	341
	Average	354,376	322,057	311,050	357,753	320,355	329,229
	Median	372,500	323,750	307,500	373,200	317,000	339,000
Northeast	Sales	3	6	4	77	59	59
	Average	n/a	272,667	n/a	309,449	271,434	285,974
	Median	n/a	296,000	n/a	304,000	250,000	271,500
Central	Sales	3	3	3	80	45	50
	Average	n/a	n/a	n/a	366,373	354,637	355,451
	Median	n/a	n/a	n/a	339,000	320,000	334,500
West	Sales	3	6	2	52	62	56
	Average	n/a	321,500	n/a	409,592	379,662	351,404
	Median	n/a	293,500	n/a	356,250	337,950	322,500
Southwest	Sales	11	13	13	163	150	204
	Average	453,818	357,108	410,954	457,605	450,856	422,884
	Median	428,000	330,000	370,000	410,000	375,500	370,000
Southeast	Sales	24	16	7	369	286	324
	Average	362,456	373,000	349,257	421,836	365,083	387,383
	Median	331,450	324,500	305,000	406,500	349,500	370,500
Anthony Henday	Sales	57	40	49	731	627	853
	Average	482,313	402,974	382,986	435,291	397,271	394,972
	Median	450,000	398,450	361,800	425,000	389,990	387,000
City of Edmonton Total	Sales	136	116	97	1,931	1,579	2,005
	Average	417,423	362,493	363,018	412,241	377,096	380,735
	Median	404,778	371,750	350,000	406,000	372,500	375,000

n/a = insufficient data

November 2024

Row/Townhouse		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Northwest	Sales	8	8	2	112	82	51
	Average	381,300	311,588	n/a	371,853	313,064	365,675
	Median	332,475	316,750	n/a	369,000	322,250	349,000
North Central	Sales	38	39	32	549	436	485
	Average	251,860	259,957	245,294	254,285	229,697	237,631
	Median	219,450	270,000	260,000	246,500	217,500	240,000
Northeast	Sales	23	23	13	269	232	182
	Average	189,398	178,752	134,442	202,043	174,714	168,977
	Median	180,000	167,500	130,000	194,000	166,000	157,250
Central	Sales	4	1	3	53	25	35
	Average	n/a	n/a	n/a	350,574	354,836	358,851
	Median	n/a	n/a	n/a	312,500	345,000	325,000
West	Sales	16	10	14	275	211	234
	Average	229,855	226,850	182,864	227,057	212,439	212,315
	Median	222,893	202,500	164,750	216,000	193,500	184,600
Southwest	Sales	29	16	22	380	282	320
	Average	255,638	262,306	237,430	285,648	257,598	260,269
	Median	245,500	240,750	228,000	280,000	250,250	249,250
Southeast	Sales	31	28	21	496	369	370
	Average	231,178	241,869	225,451	258,035	224,510	221,315
	Median	210,000	237,350	208,000	240,136	200,000	201,750
Anthony Henday	Sales	71	72	28	878	693	708
	Average	351,072	322,614	293,068	343,407	312,558	312,772
	Median	359,000	324,990	294,000	337,000	310,000	307,694
City of Edmonton Total	Sales	220	197	135	3,012	2,330	2,385
	Average	279,552	271,603	236,869	283,753	254,136	257,237
	Median	284,500	282,681	233,500	285,000	255,000	255,000
Apartment Condominium							
Northwest	Sales	12	12	7	112	97	83
	Average	131,083	109,350	121,093	142,180	134,299	152,559
	Median	115,000	84,950	61,750	133,150	118,000	107,000
North Central	Sales	41	45	18	484	352	311
	Average	167,127	148,121	157,986	178,939	158,569	169,801
	Median	180,000	155,000	145,150	180,000	162,000	164,250
Northeast	Sales	17	14	10	282	151	146
	Average	122,935	117,713	97,600	134,391	121,945	129,040
	Median	110,000	119,000	94,500	135,000	121,000	135,500
Central	Sales	67	53	40	879	635	559
	Average	221,512	198,347	263,018	208,854	206,593	215,363
	Median	172,000	137,000	167,500	175,500	162,000	176,000
West	Sales	12	19	8	278	236	174
	Average	149,233	163,224	161,294	176,474	163,136	160,615
	Median	140,750	134,000	143,125	160,000	148,000	152,500
Southwest	Sales	39	30	27	729	530	498
	Average	214,791	150,605	183,193	220,593	211,139	226,506
	Median	205,000	150,500	175,000	200,000	192,500	195,500
Southeast	Sales	26	21	24	395	319	286
	Average	195,761	152,652	150,716	185,625	170,968	175,452
	Median	196,000	155,000	135,500	180,000	167,500	167,500
Anthony Henday	Sales	52	55	28	749	569	494
	Average	210,440	195,581	209,339	209,841	194,074	201,765
	Median	205,750	192,500	174,000	202,500	182,850	184,000
City of Edmonton Total	Sales	266	249	162	3,908	2,889	2,551
	Average	193,822	167,551	190,761	195,593	184,775	194,158
	Median	177,750	154,900	157,475	184,000	168,000	173,000

n/a = insufficient data

Residential¹ Sales by Price Range
City of Edmonton
November 2024

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	38	422	49	448	48	368	29	288	14	197
100,000 - 149,999	78	931	90	965	53	871	54	739	50	535
150,000 - 199,999	115	1,782	114	1,473	76	1,326	112	1,158	81	882
200,000 - 249,999	108	1,621	96	1,165	56	1,088	99	1,108	74	831
250,000 - 299,999	80	1,236	115	1,400	96	1,456	151	1,712	118	1,346
300,000 - 324,999	65	805	73	815	42	871	62	1,038	83	861
325,000 - 349,999	60	975	62	833	60	946	91	1,249	86	913
350,000 - 374,999	75	918	70	972	57	1,023	103	1,224	68	960
375,000 - 399,999	78	1,097	90	987	62	1,142	108	1,199	70	782
400,000 - 424,999	89	1,153	75	807	51	975	89	954	60	604
425,000 - 449,999	66	1,103	60	808	55	941	74	813	59	491
450,000 - 474,999	72	1,031	39	607	33	733	46	614	37	425
475,000 - 499,999	75	834	37	530	25	655	48	602	23	306
500,000 - 524,999	55	652	30	444	27	549	35	464	20	251
525,000 - 549,999	50	719	30	406	19	445	26	435	23	229
550,000 - 574,999	49	572	29	349	19	397	20	336	15	159
575,000 - 599,999	38	502	26	326	18	372	18	298	16	141
600,000 - 649,999	58	767	26	428	32	572	34	392	21	210
650,000 - 699,999	37	473	17	294	17	401	18	289	20	177
700,000 - 749,999	20	297	9	187	13	280	10	174	15	120
750,000 - 799,999	19	236	8	136	8	192	6	138	6	73
800,000 - 899,999	16	276	8	170	6	242	11	202	13	92
900,000 - 999,999	10	129	4	90	1	116	11	97	3	54
1,000,000-1,499,999	13	212	15	150	10	146	14	172	13	112
1,500,000-1,999,999	4	58	3	41	0	42	8	40	3	23
2,000,000-2,499,999	3	20	0	10	1	11	1	9	0	4
2,500,000-2,999,999	1	9	1	8	0	5	1	8	1	4
3,000,000-3,499,999	0	1	0	2	0	1	1	4	0	0
3,500,000+	0	5	0	1	0	4	0	3	0	1
Total	1,372	18,836	1,176	14,852	885	16,170	1,280	15,759	992	10,783

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

**Detached Sales by Price Range
City of Edmonton
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	1	0	0	0	0	0	0	0	5
100,000 - 149,999	4	34	4	48	0	48	5	37	6	40
150,000 - 199,999	1	72	12	78	8	78	6	85	8	93
200,000 - 249,999	13	143	19	220	9	190	26	230	16	226
250,000 - 299,999	20	281	45	525	46	530	80	697	56	642
300,000 - 324,999	27	286	36	423	21	449	28	554	44	461
325,000 - 349,999	24	399	38	476	32	536	52	667	58	561
350,000 - 374,999	35	535	39	590	35	599	67	808	54	763
375,000 - 399,999	50	628	56	621	45	679	76	945	61	653
400,000 - 424,999	57	707	52	577	41	676	69	837	50	546
425,000 - 449,999	52	827	48	650	45	716	63	729	50	448
450,000 - 474,999	59	833	36	536	29	626	44	579	36	385
475,000 - 499,999	62	707	32	473	25	583	45	546	21	280
500,000 - 524,999	48	568	30	411	23	503	34	431	17	232
525,000 - 549,999	42	637	29	374	18	407	25	417	23	216
550,000 - 574,999	44	515	28	315	18	365	20	303	15	147
575,000 - 599,999	37	457	25	301	15	345	18	276	14	131
600,000 - 649,999	56	716	23	398	27	526	33	361	20	199
650,000 - 699,999	36	447	15	281	17	377	17	270	19	167
700,000 - 749,999	20	282	9	177	13	263	10	170	15	114
750,000 - 799,999	18	228	8	125	8	184	5	129	6	69
800,000 - 899,999	16	264	8	165	6	237	11	189	13	89
900,000 - 999,999	10	123	4	88	1	115	11	95	2	51
1,000,000-1,499,999	13	205	15	146	9	138	14	168	12	108
1,500,000-1,999,999	4	58	2	38	0	39	7	39	3	23
2,000,000-2,499,999	2	19	0	9	0	10	1	9	0	4
2,500,000-2,999,999	0	7	1	7	0	5	1	7	1	4
3,000,000-3,499,999	0	1	0	1	0	1	1	4	0	0
3,500,000+	0	5	0	1	0	4	0	3	0	1
Total	750	9,985	614	8,054	491	9,229	769	9,585	620	6,658

**Semi-detached Sales by Price Range
City of Edmonton
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	1	0	0	0	1	0	2
100,000 - 149,999	3	11	3	9	0	5	1	6	0	1
150,000 - 199,999	1	15	2	19	2	30	10	25	4	33
200,000 - 249,999	4	57	9	113	4	94	12	110	6	78
250,000 - 299,999	9	147	16	198	15	238	22	299	23	262
300,000 - 324,999	8	122	8	125	10	156	21	252	19	215
325,000 - 349,999	10	158	9	154	16	216	23	357	15	250
350,000 - 374,999	15	141	12	185	15	256	28	311	11	147
375,000 - 399,999	12	233	18	218	10	304	21	174	7	81
400,000 - 424,999	19	278	18	177	7	211	16	85	7	37
425,000 - 449,999	9	210	9	134	7	178	7	54	4	27
450,000 - 474,999	12	154	2	51	1	83	2	24	1	29
475,000 - 499,999	10	103	4	42	0	50	2	29	1	21
500,000 - 524,999	7	68	0	28	3	32	1	25	3	15
525,000 - 549,999	7	67	1	25	1	28	1	14	0	10
550,000 - 574,999	5	48	0	20	1	26	0	23	0	7
575,000 - 599,999	1	37	1	20	3	22	0	16	2	6
600,000 - 649,999	2	35	2	27	2	36	1	28	1	7
650,000 - 699,999	1	22	2	12	0	18	1	15	0	6
700,000 - 749,999	0	10	0	7	0	12	0	2	0	1
750,000 - 799,999	0	3	0	7	0	4	0	5	0	3
800,000 - 899,999	0	6	0	4	0	1	0	3	0	1
900,000 - 999,999	0	2	0	1	0	1	0	1	1	2
1,000,000+	1	4	0	2	0	4	0	1	0	1
Total	136	1,931	116	1,579	97	2,005	169	1,860	105	1,242

**Row/Townhouse Sales by Price Range
City of Edmonton
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	4	2	35	7	35	2	22	1	15
100,000 - 149,999	14	125	14	235	18	266	13	256	12	173
150,000 - 199,999	45	505	30	498	32	441	38	416	26	274
200,000 - 249,999	35	549	28	361	20	411	36	376	29	273
250,000 - 299,999	26	482	40	461	24	483	37	497	31	301
300,000 - 324,999	20	323	27	206	8	215	12	170	15	143
325,000 - 349,999	23	351	15	162	8	136	15	174	6	53
350,000 - 374,999	23	188	19	159	5	127	6	63	2	23
375,000 - 399,999	15	203	15	121	6	121	3	37	1	17
400,000 - 424,999	11	146	4	44	2	64	4	14	1	9
425,000 - 449,999	5	52	2	12	2	29	3	12	2	6
450,000 - 474,999	0	32	1	11	2	15	0	6	0	6
475,000 - 499,999	1	11	0	7	0	14	1	20	0	2
500,000 - 524,999	0	11	0	4	1	6	0	5	0	2
525,000 - 549,999	1	6	0	4	0	8	0	1	0	2
550,000 - 574,999	0	4	0	6	0	2	0	6	0	1
575,000 - 599,999	0	5	0	2	0	3	0	4	0	2
600,000 - 649,999	0	7	0	0	0	4	0	0	0	3
650,000 - 699,999	0	3	0	0	0	1	0	2	0	0
700,000 - 749,999	0	1	0	0	0	2	0	1	0	1
750,000 - 799,999	1	2	0	2	0	0	0	0	0	1
800,000 - 899,999	0	2	0	0	0	1	0	0	0	0
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	0	0	0	0	1	0	0	0	0
Total	220	3,012	197	2,330	135	2,385	170	2,082	126	1,307

**Apartment Condominium Sales by Price Range
City of Edmonton
November 2024**

Price Range	2024		2023		2022		2021		2020	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	38	417	47	412	41	333	27	265	13	175
100,000 - 149,999	57	761	69	673	35	552	35	440	32	321
150,000 - 199,999	68	1,190	70	878	34	777	58	632	43	482
200,000 - 249,999	56	872	40	471	23	393	25	392	23	254
250,000 - 299,999	25	326	14	216	11	205	12	219	8	141
300,000 - 324,999	10	74	2	61	3	51	1	62	5	42
325,000 - 349,999	3	67	0	41	4	58	1	51	7	49
350,000 - 374,999	2	54	0	38	2	41	2	42	1	27
375,000 - 399,999	1	33	1	27	1	38	8	43	1	31
400,000 - 424,999	2	22	1	9	1	24	0	18	2	12
425,000 - 449,999	0	14	1	12	1	18	1	18	3	10
450,000 - 474,999	1	12	0	9	1	9	0	5	0	5
475,000 - 499,999	2	13	1	8	0	8	0	7	1	3
500,000 - 524,999	0	5	0	1	0	8	0	3	0	2
525,000 - 549,999	0	9	0	3	0	2	0	3	0	1
550,000 - 574,999	0	5	1	8	0	4	0	4	0	4
575,000 - 599,999	0	3	0	3	0	2	0	2	0	2
600,000 - 649,999	0	9	1	3	3	6	0	3	0	1
650,000 - 699,999	0	1	0	1	0	5	0	2	1	4
700,000 - 749,999	0	4	0	3	0	3	0	1	0	4
750,000 - 799,999	0	3	0	2	0	4	1	4	0	0
800,000 - 899,999	0	4	0	1	0	3	0	10	0	2
900,000 - 999,999	0	4	0	1	0	0	0	1	0	1
1,000,000+	1	6	1	8	2	7	1	5	1	3
Total	266	3,908	249	2,889	162	2,551	172	2,232	141	1,576

Summary of Properties Listed and Sold
City of Edmonton
November 2024

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2020	January	1,549	557	54	9
	February	1,723	718	60	15
	March	1,888	793	67	11
	April	1,268	507	33	6
	May	2,034	760	59	7
	June	2,511	1,341	74	17
	July	2,215	1,486	60	11
	August	2,038	1,230	41	13
	September	2,085	1,260	55	9
	October	1,986	1,139	29	15
	November	1,362	992	55	12
	December	924	778	33	7
	Total	21,583	11,561	620	132
2021	January	1,635	804	52	15
	February	1,830	1,047	49	15
	March	2,825	1,596	54	17
	April	3,064	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,462	1,493	48	17
	August	2,295	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,007	938	53	25
	Total	26,837	16,697	597	189
2022	January	1,586	954	64	20
	February	2,166	1,633	69	25
	March	3,075	2,311	67	21
	April	3,333	2,017	67	18
	May	3,397	1,927	65	19
	June	3,059	1,780	63	17
	July	2,584	1,338	71	17
	August	2,312	1,215	75	15
	September	2,272	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	897	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,612	699	73	14
	February	1,785	907	67	21
	March	2,271	1,251	93	12
	April	2,467	1,369	86	18
	May	2,708	1,800	96	18
	June	2,520	1,750	91	24
	July	2,390	1,586	76	28
	August	2,280	1,594	67	23
	September	2,146	1,430	74	23
	October	1,873	1,290	87	28
	November	1,508	1,176	63	22
	December	1,012	878	45	21
	Total	24,572	15,730	918	252
2024	January	1,519	1,053	81	10
	February	1,920	1,401	75	17
	March	2,486	1,728	69	32
	April	2,647	2,144	102	32
	May	2,962	2,141	81	26
	June	2,575	1,932	82	33
	July	2,638	2,011	87	24
	August	2,428	1,772	69	18
	September	2,215	1,540	72	19
	October	2,092	1,742	90	27
	November	1,543	1,372	87	26
	Total	25,025	18,836	895	264

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

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

Residential Average Sale Price by Type

City of Edmonton

November 2024

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2020	January	425,002	342,805	221,309	194,638	351,513
	February	446,315	311,177	215,277	194,975	360,752
	March	413,128	322,100	225,635	203,456	344,500
	April	421,099	334,966	239,948	199,659	359,620
	May	426,253	340,663	221,164	181,496	361,436
	June	429,310	330,947	232,733	199,877	359,901
	July	444,972	334,710	238,985	189,595	367,123
	August	447,070	348,763	249,818	198,727	374,025
	September	448,001	341,645	252,799	205,609	379,914
	October	449,365	341,163	243,024	202,525	382,447
	November	452,034	340,246	241,328	205,624	378,415
	December	431,150	342,028	224,994	196,756	358,181
	YTD Average	438,587	336,967	235,587	198,166	366,888
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,318	168,767	372,088
	YTD Average	483,257	376,550	254,508	183,880	377,619
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,256	426,229	281,817	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,715	404,764	285,505	200,616	414,764
	August	527,223	415,027	286,956	200,914	403,940
	September	538,157	414,413	283,667	195,240	410,787
	October	549,142	410,187	297,917	188,238	419,259
	November	521,287	417,423	279,552	193,822	408,741

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

November 2024

	2024	2023	2022	2021	2020
Edmonton City Monthly					
New Listings	1,674	1,630	1,586	1,687	1,457
Sales	1,427	1,230	922	1,319	1,026
Sales Volume	595,057,695	447,564,407	350,025,430	514,644,311	393,603,902
Edmonton City Year to Date					
New Listings	26,717	25,283	28,643	27,171	21,859
Sales	19,543	15,445	16,763	16,314	11,153
Sales Volume	8,100,402,121	5,878,654,424	6,738,250,779	6,385,919,368	4,102,572,315
Edmonton City Month End Active Inventory					
Residential	3,315	3,869	4,736	4,591	4,697
Commercial	501	501	489	395	396
TOTAL	4,018	4,611	5,489	5,232	5,318
<hr/>					
Greater Edmonton Area Monthly					
New Listings	2,327	2,280	2,172	2,313	2,020
Sales	2,038	1,725	1,359	1,962	1,535
Sales Volume	944,777,417	672,154,399	526,543,746	789,493,770	611,481,531
Greater Edmonton Area Year to Date					
New Listings	38,134	36,301	40,523	39,462	32,522
Sales	28,549	22,592	24,920	25,347	17,351
Sales Volume	12,520,309,281	9,026,828,394	10,389,954,798	10,267,499,386	6,593,834,468
Greater Edmonton Area Month End Active Inventory					
Residential	4,501	5,446	6,380	5,975	6,554
Commercial	798	817	821	724	748
TOTAL	5,756	6,805	7,796	7,364	7,952
<hr/>					
Total Board Monthly					
New Listings	2,610	2,599	2,509	2,637	2,346
Sales	2,303	1,931	1,545	2,236	1,748
Sales Volume	1,026,164,435	733,933,699	582,081,246	872,795,015	667,821,881
Total Board Year to Date					
New Listings	44,192	42,106	46,876	45,840	38,139
Sales	32,017	25,765	28,311	29,360	19,931
Sales Volume	13,783,032,594	9,942,379,069	11,395,838,248	11,402,759,031	7,234,602,758

**Total Board
November 2024**

	2024	2023	2022	2021	2020
Detached					
New Listings / YTD	1,380 / 24,257	1,402 / 23,583	1,345 / 26,882	1,371 / 25,843	1,268 / 22,170
Sales / YTD	1,314 / 18,331	1,061 / 15,001	892 / 17,220	1,405 / 18,835	1,146 / 13,017
Sales to New Listings Ratio / YTD	95% / 76%	76% / 64%	66% / 64%	102% / 73%	90% / 59%
Sales Volume	668,742,411	481,777,724	393,508,841	635,802,721	501,822,943
Sales Volume YTD	9,335,706,622	6,979,346,645	8,191,093,757	8,475,317,659	5,442,194,922
Semi-detached					
New Listings / YTD	219 / 3,561	211 / 3,310	189 / 3,987	233 / 3,959	188 / 3,288
Sales / YTD	204 / 3,042	173 / 2,431	143 / 2,961	246 / 2,903	148 / 1,938
Sales to New Listings Ratio / YTD	93% / 85%	82% / 73%	76% / 74%	106% / 73%	79% / 59%
Sales Volume	82,707,389	62,229,661	51,090,960	83,463,899	49,642,638
Sales Volume YTD	1,227,468,718	897,797,926	1,097,218,547	1,001,480,019	640,845,097
Row/Townhouse					
New Listings / YTD	287 / 4,546	255 / 3,998	264 / 4,473	267 / 4,466	231 / 3,301
Sales / YTD	286 / 3,946	240 / 2,977	184 / 3,038	223 / 2,678	154 / 1,706
Sales to New Listings Ratio / YTD	100% / 87%	94% / 74%	70% / 68%	84% / 60%	67% / 52%
Sales Volume	82,153,746	65,123,755	44,240,295	55,258,998	37,193,135
Sales Volume YTD	1,143,403,017	764,924,455	783,106,598	663,611,662	406,662,368
Apartment Condominium					
New Listings / YTD	392 / 6,763	410 / 6,271	354 / 6,638	430 / 6,854	387 / 5,301
Sales / YTD	307 / 4,501	300 / 3,441	193 / 3,045	201 / 2,653	168 / 1,824
Sales to New Listings Ratio / YTD	78% / 67%	73% / 55%	55% / 46%	47% / 39%	43% / 34%
Sales Volume	61,625,586	51,404,592	36,891,472	39,474,167	35,572,824
Sales Volume YTD	897,964,637	655,663,011	603,288,978	545,384,054	365,262,708
Total Residential¹					
New Listings / YTD	2,278 / 39,127	2,278 / 37,162	2,152 / 41,980	2,301 / 41,122	2,074 / 34,060
Sales / YTD	2,111 / 29,820	1,774 / 23,850	1,412 / 26,264	2,075 / 27,069	1,616 / 18,485
Sales to New Listings Ratio / YTD	93% / 76%	78% / 64%	66% / 63%	90% / 66%	78% / 54%
Sales Volume	895,229,132	660,535,732	525,731,568	813,999,785	624,231,540
Sales Volume YTD	12,604,542,994	9,297,732,037	10,674,707,880	10,685,793,394	6,854,965,095
Other²					
New Listings / YTD	176 / 2,976	179 / 2,881	207 / 3,004	199 / 3,152	132 / 2,504
Sales / YTD	116 / 1,474	96 / 1,290	76 / 1,468	117 / 1,714	88 / 1,045
Sales to New Listings Ratio / YTD	66% / 50%	54% / 45%	37% / 49%	59% / 54%	67% / 42%
Sales Volume	30,798,151	30,380,551	17,422,500	32,093,625	19,334,050
Sales Volume YTD	407,035,934	278,833,048	326,145,357	373,976,436	177,994,644

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

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

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

	2024	2023	2022	2021	2020
Land					
New Listings / YTD	22 / 329	32 / 314	20 / 281	26 / 227	35 / 227
Sales / YTD	8 / 82	9 / 60	4 / 66	2 / 42	2 / 35
Sales to New Listings Ratio / YTD	36% / 25%	28% / 19%	20% / 23%	8% / 19%	6% / 15%
Sales Volume	31,078,000	5,752,000	1,747,500	1,615,000	1,205,000
Sales Volume YTD	137,521,158	44,726,900	76,368,084	26,032,658	21,562,600
Investment					
New Listings / YTD	44 / 515	37 / 545	44 / 472	37 / 386	30 / 379
Sales / YTD	28 / 180	15 / 176	19 / 164	8 / 136	14 / 101
Sales to New Listings Ratio / YTD	64% / 35%	41% / 32%	43% / 35%	22% / 35%	47% / 27%
Sales Volume	19,141,042	8,483,250	10,867,500	9,362,300	7,795,000
Sales Volume YTD	313,959,172	114,261,603	122,104,393	103,532,495	56,645,041
Multi Family					
New Listings / YTD	8 / 139	8 / 165	15 / 168	4 / 136	9 / 101
Sales / YTD	3 / 64	5 / 45	7 / 46	2 / 59	4 / 19
Sales to New Listings Ratio / YTD	38% / 46%	63% / 27%	47% / 27%	50% / 43%	44% / 19%
Sales Volume	5,350,000	5,640,000	12,465,000	2,366,000	7,290,000
Sales Volume YTD	93,787,627	50,683,106	60,300,000	75,754,250	30,634,200
Hotel/Motel					
New Listings / YTD	3 / 14	2 / 16	0 / 8	0 / 8	1 / 9
Sales / YTD	0 / 3	0 / 1	0 / 3	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 21%	0% / 6%	0% / 38%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	2,270,000	215,000	1,041,000	0	0
Business					
New Listings / YTD	36 / 446	26 / 382	33 / 350	17 / 192	18 / 232
Sales / YTD	12 / 105	10 / 87	6 / 60	4 / 43	3 / 54
Sales to New Listings Ratio / YTD	33% / 24%	38% / 23%	18% / 17%	24% / 22%	17% / 23%
Sales Volume	3,758,000	5,181,000	3,015,900	1,780,000	356,000
Sales Volume YTD	27,947,203	29,746,600	18,630,700	14,830,568	12,105,300
Lease					
New Listings / YTD	26 / 332	26 / 343	25 / 303	34 / 279	22 / 287
Sales / YTD	9 / 116	10 / 113	8 / 84	9 / 84	5 / 56
Sales to New Listings Ratio / YTD	35% / 35%	38% / 33%	32% / 28%	26% / 30%	23% / 20%
Sales Volume	1,877,110	9,769,166	705,778	567,605	689,391
Sales Volume YTD	43,994,404	32,889,480	10,386,896	12,298,897	13,465,378
Farms					
New Listings / YTD	16 / 302	11 / 286	11 / 303	19 / 332	24 / 331
Sales / YTD	16 / 168	10 / 136	13 / 153	19 / 209	15 / 131
Sales to New Listings Ratio / YTD	100% / 56%	91% / 48%	118% / 50%	100% / 63%	63% / 40%
Sales Volume	38,933,000	7,605,000	10,125,500	11,010,700	6,707,000
Sales Volume YTD	150,385,102	91,452,295	105,590,438	108,030,332	66,601,600
Total Commercial¹					
New Listings / YTD	156 / 2,089	142 / 2,063	150 / 1,892	137 / 1,566	140 / 1,575
Sales / YTD	76 / 723	61 / 625	57 / 579	44 / 577	44 / 401
Sales to New Listings Ratio / YTD	49% / 35%	43% / 30%	38% / 31%	32% / 37%	31% / 25%
Sales Volume	100,137,152	43,017,416	38,927,178	26,701,605	24,256,291
Sales Volume YTD	771,453,666	365,813,984	394,985,011	342,989,201	201,643,019

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

November 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Barrhead	Sales	2	4	3	64	64	64
	Sales Volume	n/a	n/a	n/a	14,991,952	15,455,276	15,086,701
	Average Price	n/a	n/a	n/a	234,249	241,489	235,730
	Median Price	n/a	n/a	n/a	216,250	234,500	225,000
Beaumont	Sales	29	30	24	496	390	438
	Sales Volume	14,032,988	14,869,500	10,830,187	258,123,290	192,905,731	217,329,846
	Average Price	483,896	495,650	451,258	520,410	494,630	496,187
	Median Price	465,000	499,500	424,500	509,950	473,000	495,119
Bonnyville	Sales	23	11	18	237	213	229
	Sales Volume	7,746,700	3,568,000	5,898,300	84,849,359	68,518,050	82,121,707
	Average Price	336,813	324,364	327,683	358,014	321,681	358,610
	Median Price	297,200	355,000	317,450	330,000	305,000	330,000
Cold Lake	Sales	25	15	15	325	350	323
	Sales Volume	6,963,500	4,746,000	4,761,800	109,443,125	116,206,464	104,597,610
	Average Price	278,540	316,400	317,453	336,748	332,018	323,832
	Median Price	260,000	306,500	345,000	325,000	320,500	330,000
Devon	Sales	4	3	2	114	97	137
	Sales Volume	n/a	n/a	n/a	45,783,214	35,629,171	45,669,349
	Average Price	n/a	n/a	n/a	401,607	367,311	333,353
	Median Price	n/a	n/a	n/a	385,000	349,000	325,000
Drayton Valley	Sales	15	8	8	137	118	154
	Sales Volume	4,263,420	1,965,000	1,772,300	38,928,220	33,190,099	42,812,897
	Average Price	284,228	245,625	221,538	284,148	281,272	278,006
	Median Price	292,000	226,250	226,150	282,000	281,450	274,000
Fort Saskatchewan	Det. Sales	21	24	27	475	347	424
	Det. Average Price	498,988	452,583	476,663	507,329	474,251	465,204
	Det. Median Price	483,000	433,500	455,000	489,000	463,000	440,000
	Apt. Sales	5	6	9	44	71	55
	Apt. Average Price	153,750	150,167	200,711	167,653	168,387	178,196
	Apt. Median Price	168,500	131,250	170,000	168,250	148,000	170,000
	Total Sales Volume	15,498,505	14,432,500	18,423,797	324,500,339	221,930,910	268,825,788
Gibbons	Sales	4	6	2	59	67	59
	Sales Volume	n/a	1,768,500	n/a	21,247,847	21,094,540	17,613,150
	Average Price	n/a	294,750	n/a	360,133	314,844	298,528
	Median Price	n/a	269,000	n/a	340,000	304,000	288,000
Leduc	Det. Sales	41	42	17	560	464	569
	Det. Average Price	512,390	407,445	431,029	476,066	433,605	423,656
	Det. Median Price	483,000	395,000	415,000	460,000	420,000	413,000
	Apt. Sales	4	3	1	26	22	17
	Apt. Average Price	n/a	n/a	n/a	199,599	192,895	231,907
	Apt. Median Price	n/a	n/a	n/a	208,750	169,950	195,900
	Total Sales Volume	28,796,600	20,437,288	11,364,450	351,003,875	265,121,518	311,294,709

n/a = insufficient data

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

November 2024

	2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Morinville						
Sales	15	9	15	244	206	269
Sales Volume	5,381,455	3,013,750	4,285,750	90,847,386	70,451,704	96,143,186
Average Price	358,764	334,861	285,717	372,325	341,999	357,410
Median Price	407,500	388,000	310,000	385,000	345,500	343,500
Sherwood Park						
Det. Sales	76	49	46	920	726	813
Det. Average Price	565,991	494,555	492,588	547,640	508,008	509,297
Det. Median Price	530,000	470,000	464,950	520,000	480,000	478,000
Apt. Sales	8	7	5	151	127	119
Apt. Average Price	287,625	265,929	286,000	279,969	255,711	249,825
Apt. Median Price	270,000	200,000	295,500	275,000	265,000	245,000
Total Sales Volume	55,232,386	30,813,807	29,484,051	690,352,092	487,668,646	531,566,755
Spruce Grove						
Det. Sales	41	34	33	715	530	599
Det. Average Price	514,407	452,689	401,765	491,305	458,036	449,118
Det. Median Price	515,000	462,450	387,000	472,291	445,000	430,000
Apt. Sales	5	4	3	82	60	40
Apt. Average Price	278,800	n/a	n/a	196,000	184,574	185,237
Apt. Median Price	298,000	n/a	n/a	181,250	173,000	165,500
Total Sales Volume	29,998,285	23,286,723	18,607,195	505,496,848	347,381,149	358,716,726
St. Albert						
Det. Sales	63	53	34	942	724	887
Det. Average Price	603,437	577,294	490,072	576,863	538,848	539,016
Det. Median Price	525,000	500,000	441,750	530,000	493,250	501,000
Apt. Sales	10	17	4	127	154	126
Apt. Average Price	306,920	178,306	n/a	268,246	275,461	258,355
Apt. Median Price	236,950	111,000	n/a	229,900	209,500	218,500
Total Sales Volume	49,347,373	41,038,477	21,939,340	707,346,948	527,025,390	592,932,687
St. Paul						
Sales	12	11	4	154	149	135
Sales Volume	2,352,100	2,829,250	n/a	34,986,950	35,306,550	31,733,265
Average Price	196,008	257,205	n/a	227,188	236,957	235,061
Median Price	183,000	240,000	n/a	210,000	215,000	215,000
Stony Plain						
Sales	25	22	28	459	351	459
Sales Volume	9,703,349	6,926,400	8,538,600	176,133,817	124,787,349	169,431,966
Average Price	388,134	314,836	304,950	383,734	355,520	369,133
Median Price	389,000	305,000	300,800	389,998	350,000	358,000
Vegreville						
Sales	6	3	4	103	94	100
Sales Volume	1,620,000	n/a	n/a	23,463,050	20,761,400	23,610,000
Average Price	270,000	n/a	n/a	227,797	220,866	236,100
Median Price	262,500	n/a	n/a	227,000	195,000	221,350
Westlock						
Sales	7	12	2	80	85	85
Sales Volume	1,989,900	2,775,500	n/a	20,070,000	20,835,850	19,641,100
Average Price	284,271	231,292	n/a	250,875	245,128	231,072
Median Price	295,000	210,750	n/a	239,500	239,000	225,000
Wetaskiwin						
Sales	14	11	13	209	176	205
Sales Volume	3,154,800	2,291,400	2,730,000	54,306,033	40,728,143	51,945,450
Average Price	225,343	208,309	210,000	259,837	231,410	253,392
Median Price	235,000	225,000	212,500	250,000	227,250	237,000

n/a = insufficient data

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

November 2024

		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	1	0	0	10	2	6
	Sales Volume	n/a	n/a	n/a	3,765,000	n/a	3,499,400
Bonnyville M.D.	Sales	2	3	2	21	30	26
	Sales Volume	n/a	n/a	n/a	11,702,947	10,095,979	8,880,972
Lac la Biche County	Sales	0	0	0	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	0	0	6	3	2
	Sales Volume	n/a	n/a	n/a	1,116,500	n/a	n/a
Leduc County	Sales	2	0	4	38	18	30
	Sales Volume	n/a	n/a	n/a	47,001,933	21,880,595	30,443,000
Parkland County	Sales	0	0	0	13	14	9
	Sales Volume	n/a	n/a	n/a	7,586,300	12,212,080	7,190,500
Smoky Lake County	Sales	3	0	1	18	5	7
	Sales Volume	n/a	n/a	n/a	7,189,000	1,170,000	1,701,000
St. Paul County	Sales	2	3	2	19	27	15
	Sales Volume	n/a	n/a	n/a	7,543,240	8,094,909	6,190,500
Strathcona County	Sales	3	1	0	17	13	6
	Sales Volume	n/a	n/a	n/a	15,706,204	13,918,000	4,881,000
Sturgeon County	Sales	2	2	2	10	13	11
	Sales Volume	n/a	n/a	n/a	9,395,000	11,435,500	7,980,080
Thorhild County	Sales	0	0	1	4	7	7
	Sales Volume	n/a	n/a	n/a	n/a	1,618,500	1,853,500
Two Hills County	Sales	1	1	0	4	7	1
	Sales Volume	n/a	n/a	n/a	n/a	1,812,900	n/a
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

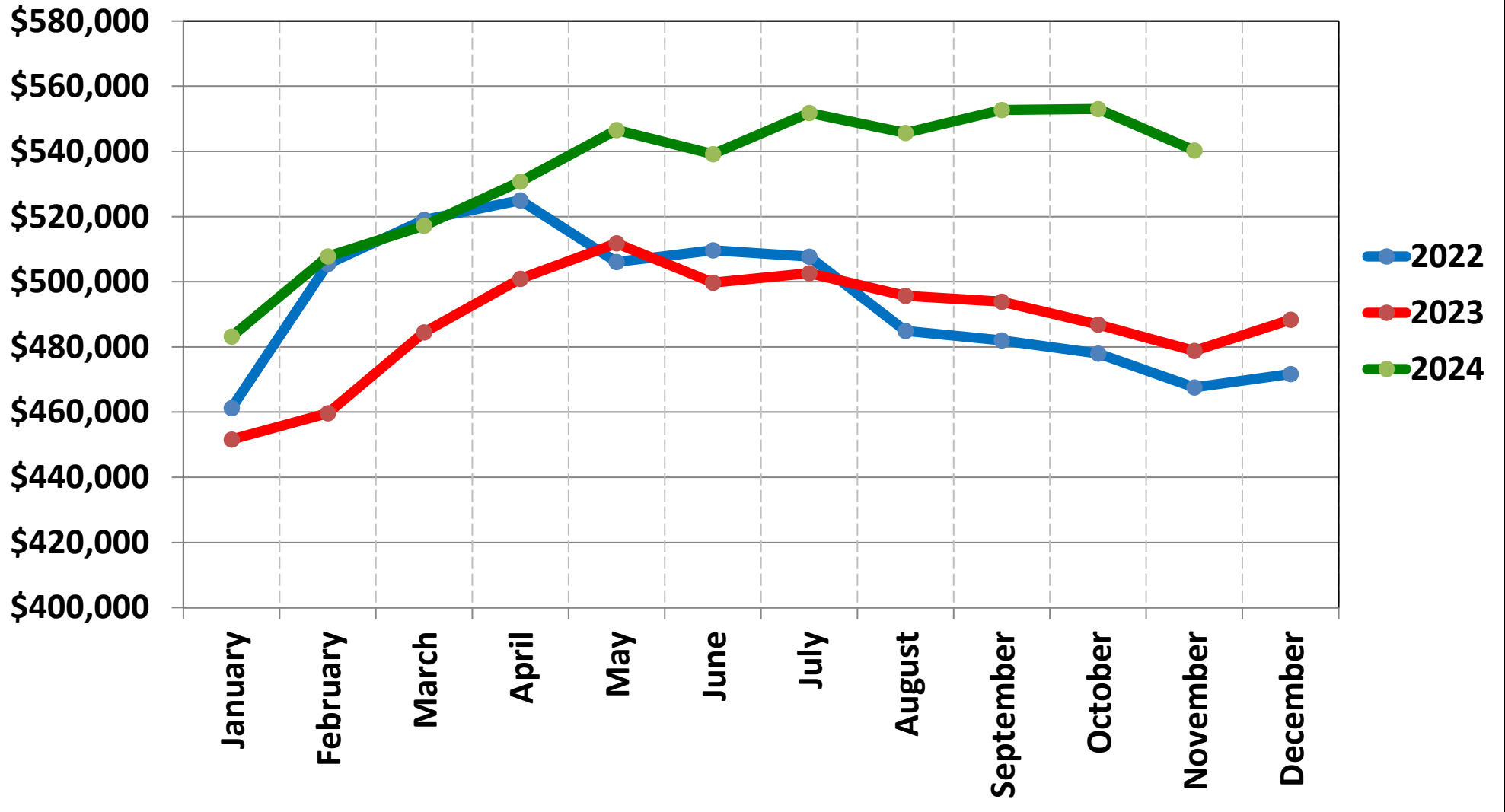
¹ Farms are included in Commercial if the property is zoned agricultural.

November 2024

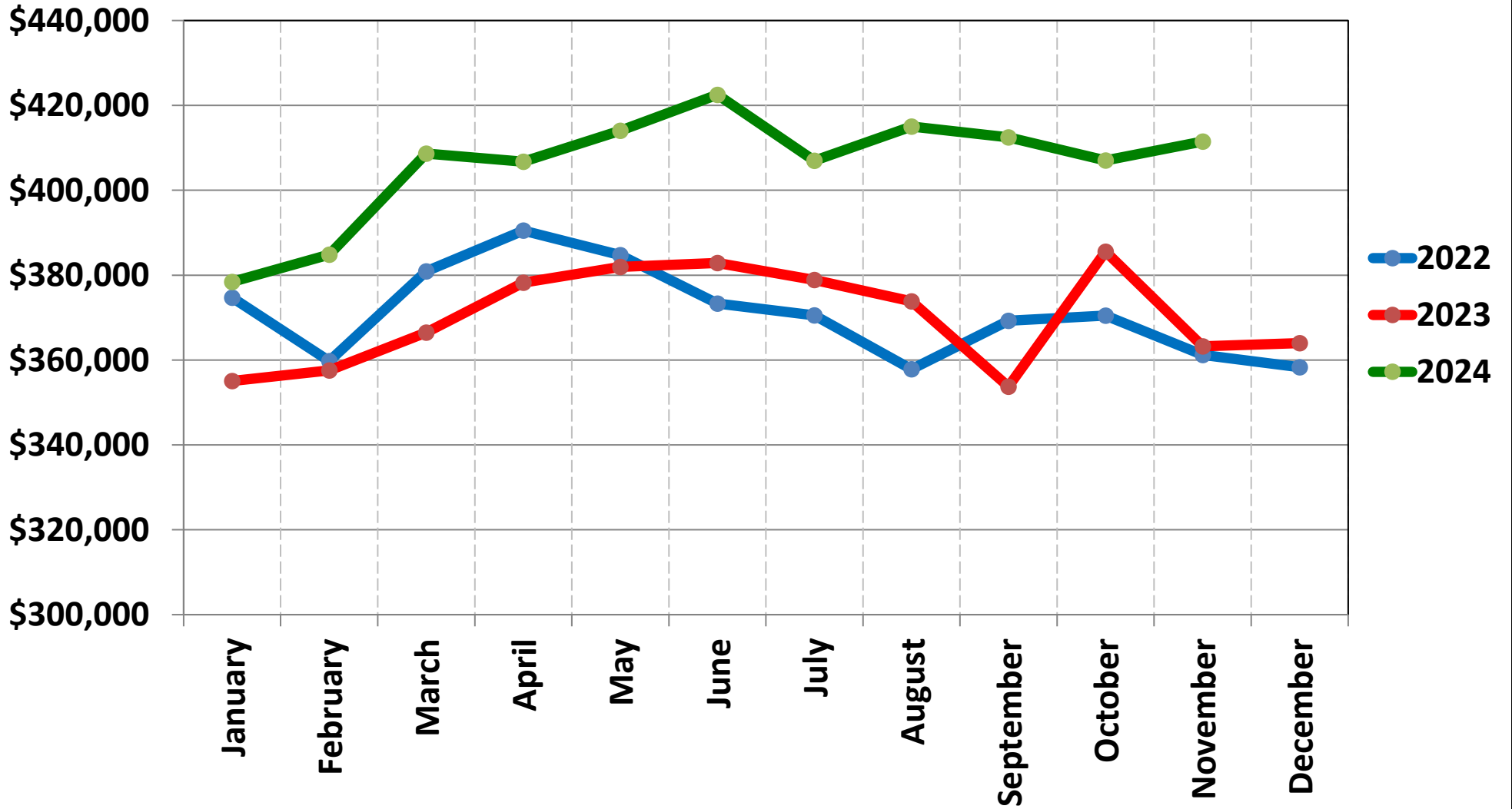
		2024	2023	2022	2024 YTD	2023 YTD	2022 YTD
Sales by County							
Athabasca County	Sales	8	10	5	89	91	77
	Sales Volume	1,710,000	2,189,500	817,000	21,606,500	23,763,650	23,121,775
Bonnyville M.D.	Sales	26	16	22	302	284	288
	Sales Volume	8,780,700	4,063,499	6,502,300	103,597,306	85,267,529	94,598,579
Lac la Biche County	Sales	0	0	0	8	8	13
	Sales Volume	n/a	n/a	n/a	2,168,200	3,259,000	4,976,000
Lac Ste. Anne County	Sales	7	2	8	51	35	58
	Sales Volume	1,121,857	n/a	866,400	10,677,057	6,526,050	8,397,150
Leduc County	Sales	11	7	10	236	169	233
	Sales Volume	6,126,500	4,135,000	6,599,900	175,857,319	100,698,805	142,549,815
Parkland County	Sales	49	35	41	605	521	627
	Sales Volume	31,237,514	18,533,100	17,444,400	360,440,465	286,290,604	319,282,135
Smoky Lake County	Sales	10	4	4	88	72	71
	Sales Volume	3,075,500	n/a	n/a	24,537,550	14,346,300	14,205,200
St. Paul County	Sales	16	16	8	225	207	192
	Sales Volume	4,862,100	4,492,850	1,752,800	49,141,340	48,345,699	47,429,365
Strathcona County	Sales	30	12	13	369	282	354
	Sales Volume	21,427,602	9,396,500	9,368,682	277,753,301	201,092,221	267,879,823
Sturgeon County	Sales	21	19	19	264	208	250
	Sales Volume	12,609,500	12,896,777	10,872,900	189,998,476	131,735,659	170,363,126
Thorhild County	Sales	5	5	10	68	64	71
	Sales Volume	1,379,000	961,500	2,658,500	15,294,800	12,948,830	18,273,428
Two Hills County	Sales	7	6	2	58	55	49
	Sales Volume	2,216,000	1,458,100	n/a	12,137,350	8,793,000	9,714,800
Vermilion River County	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

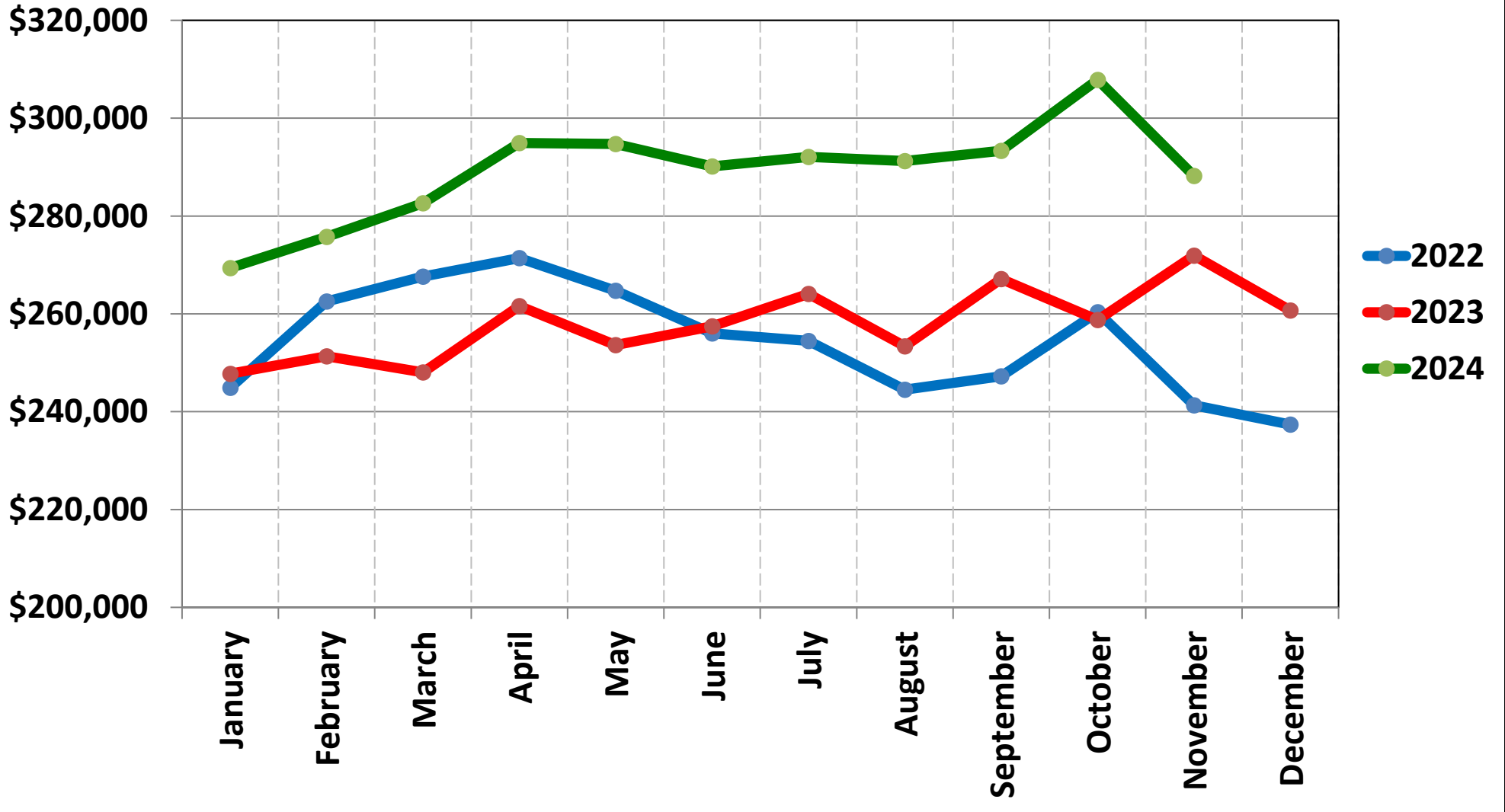
Greater Edmonton Area Detached Average Price November 2024



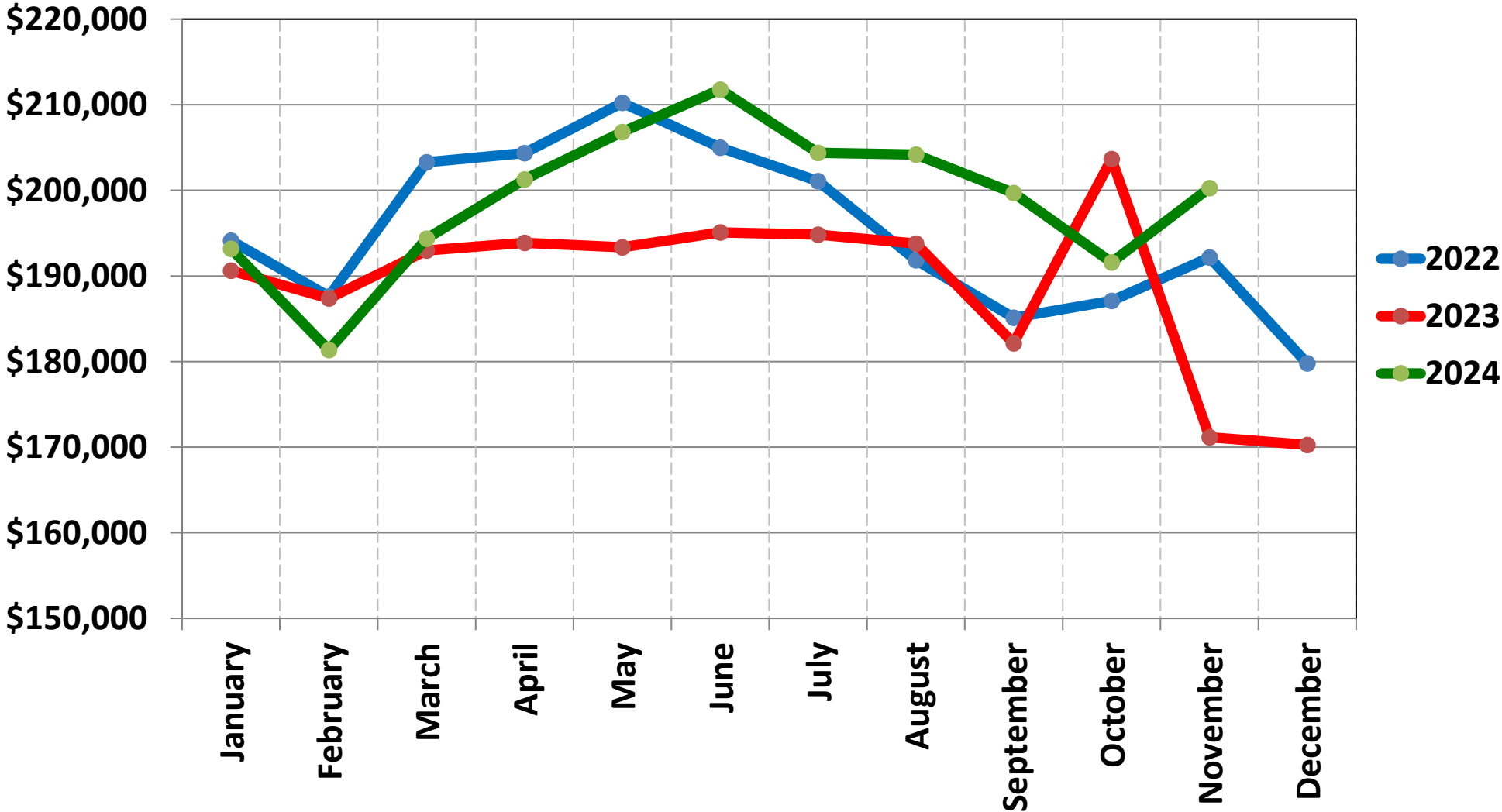
Greater Edmonton Area Semi-detached Average Price November 2024



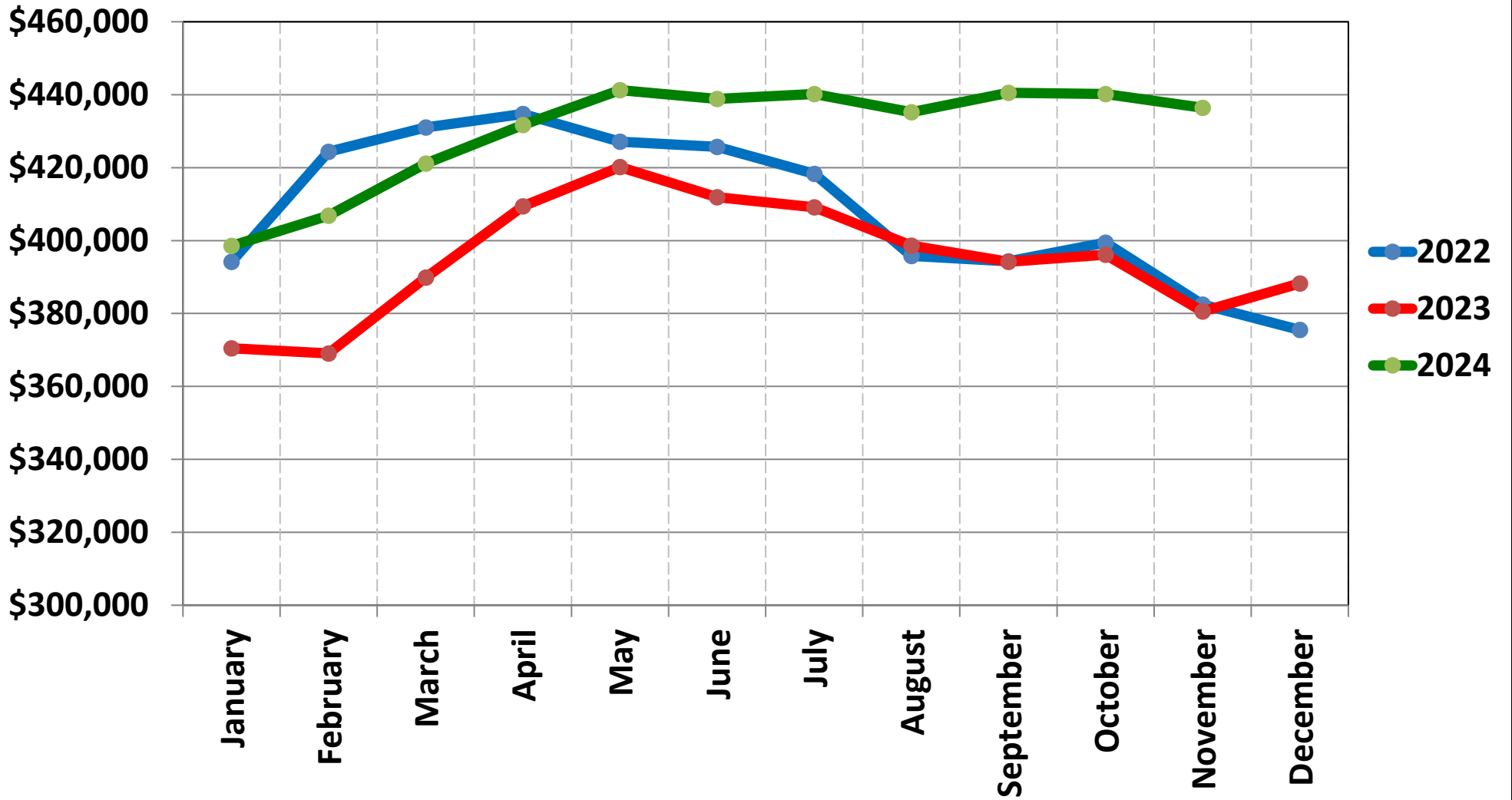
Greater Edmonton Area Row/Townhouse Average Price November 2024



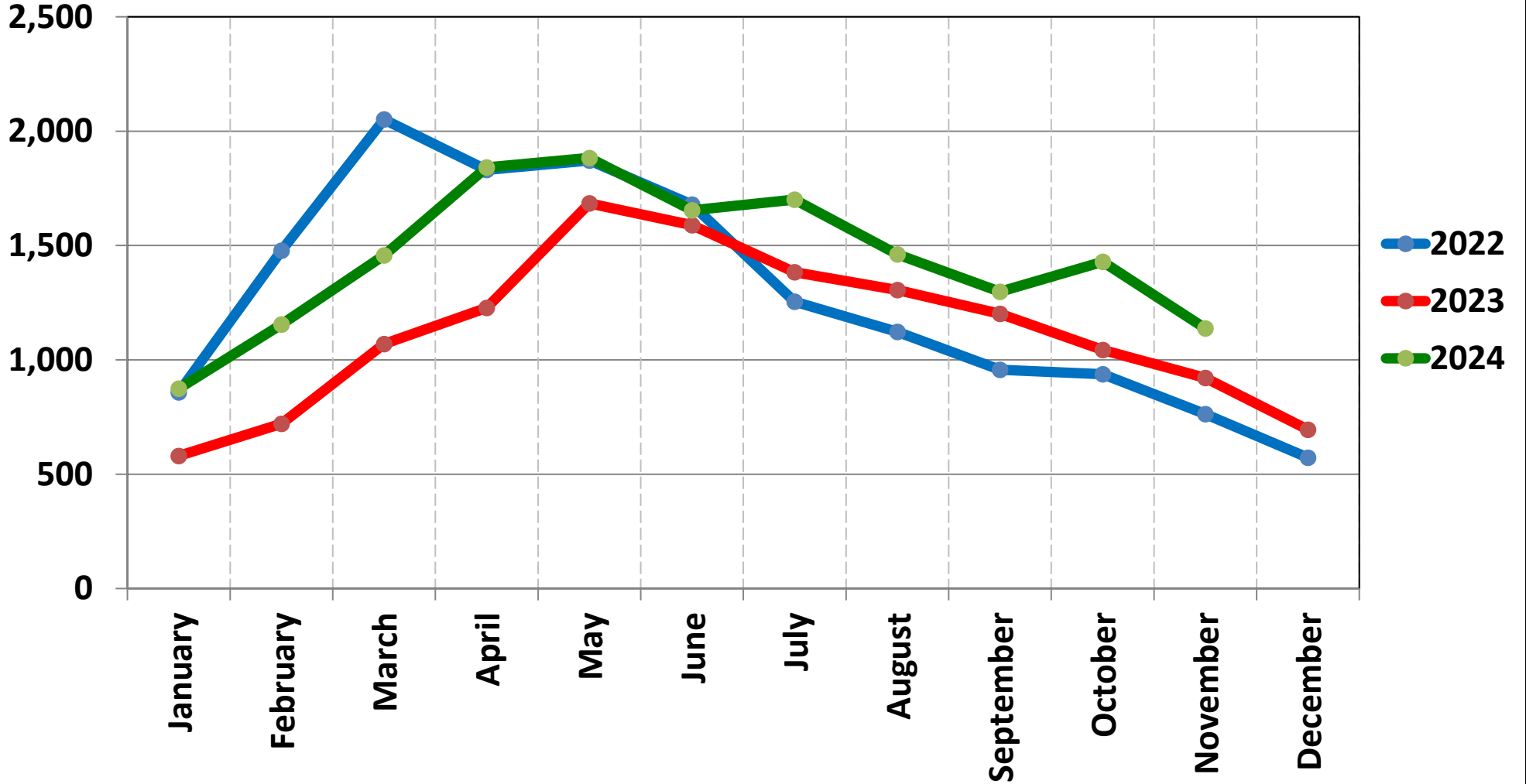
Greater Edmonton Area Apartment Condominium Average Price November 2024



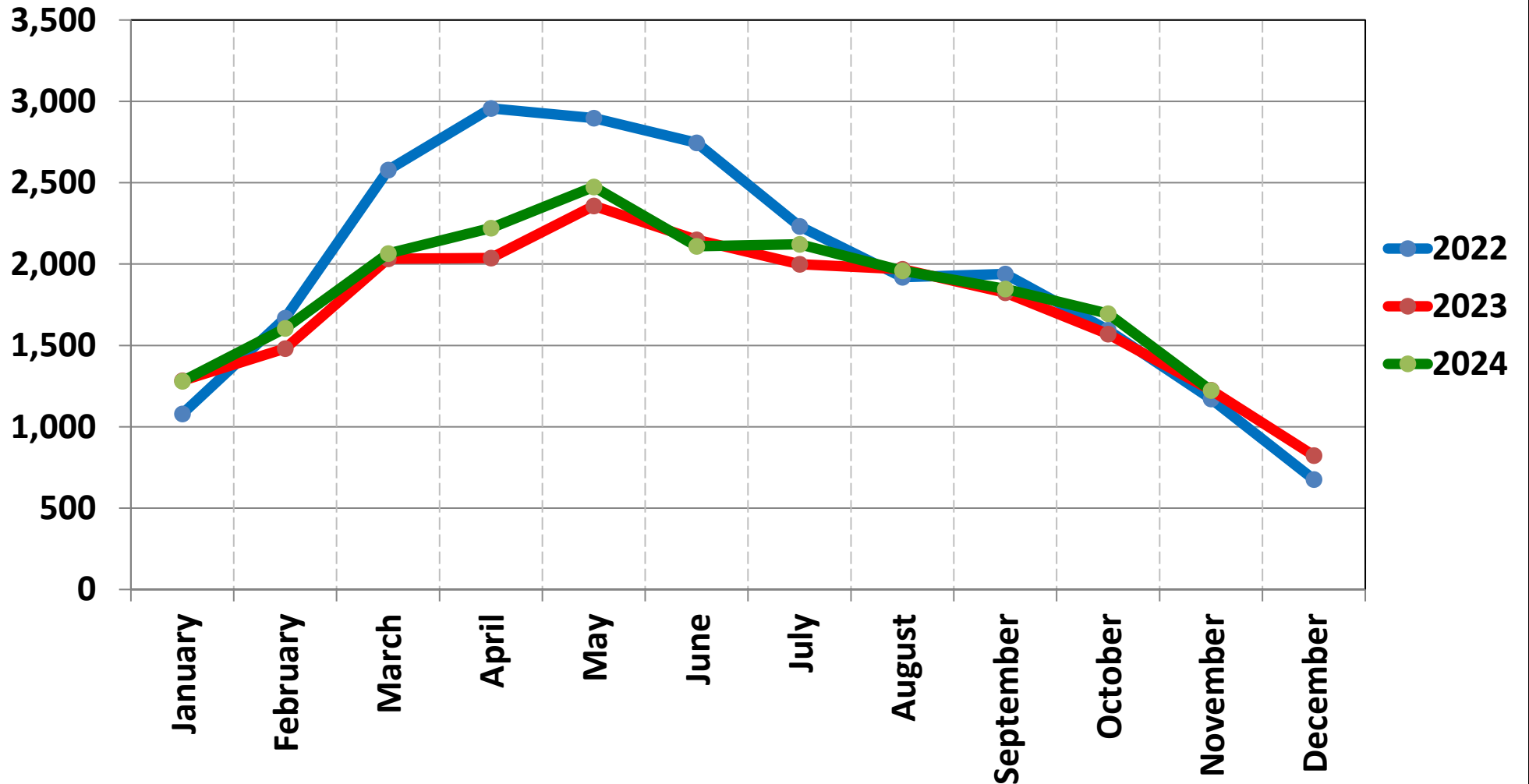
Greater Edmonton Area Residential Average Price November 2024



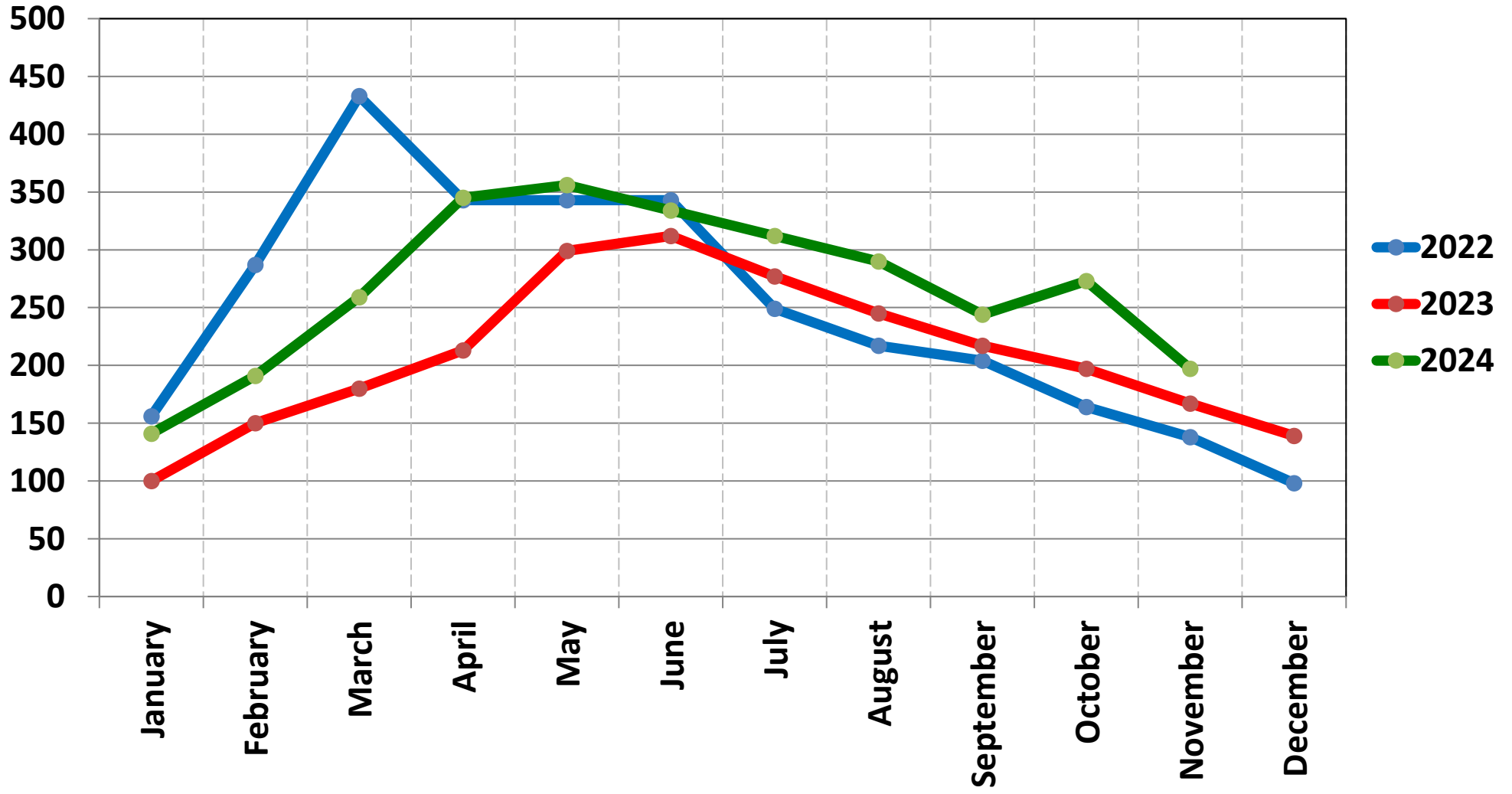
Greater Edmonton Area Detached Sales November 2024



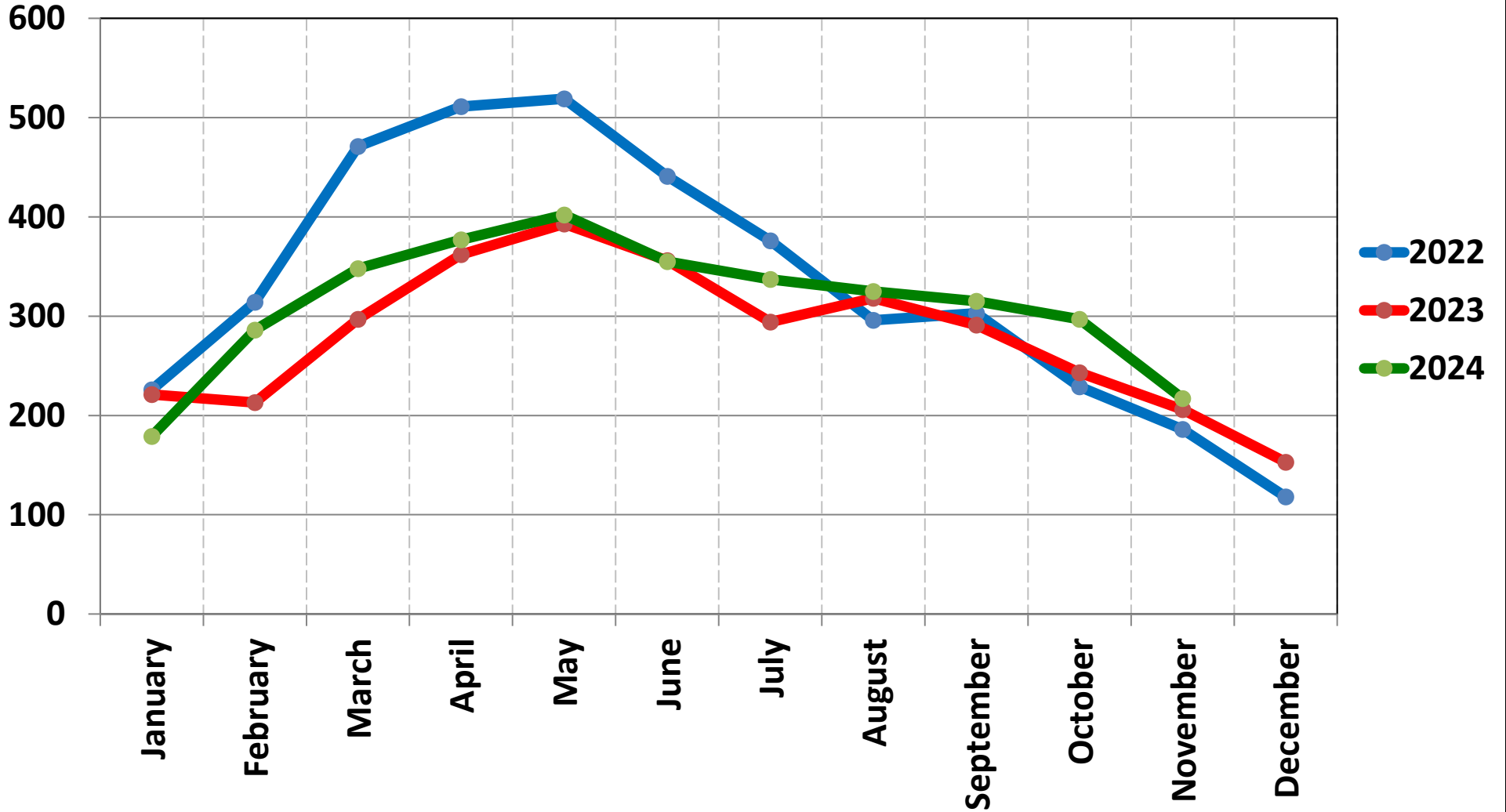
Greater Edmonton Area Detached New Listings November 2024



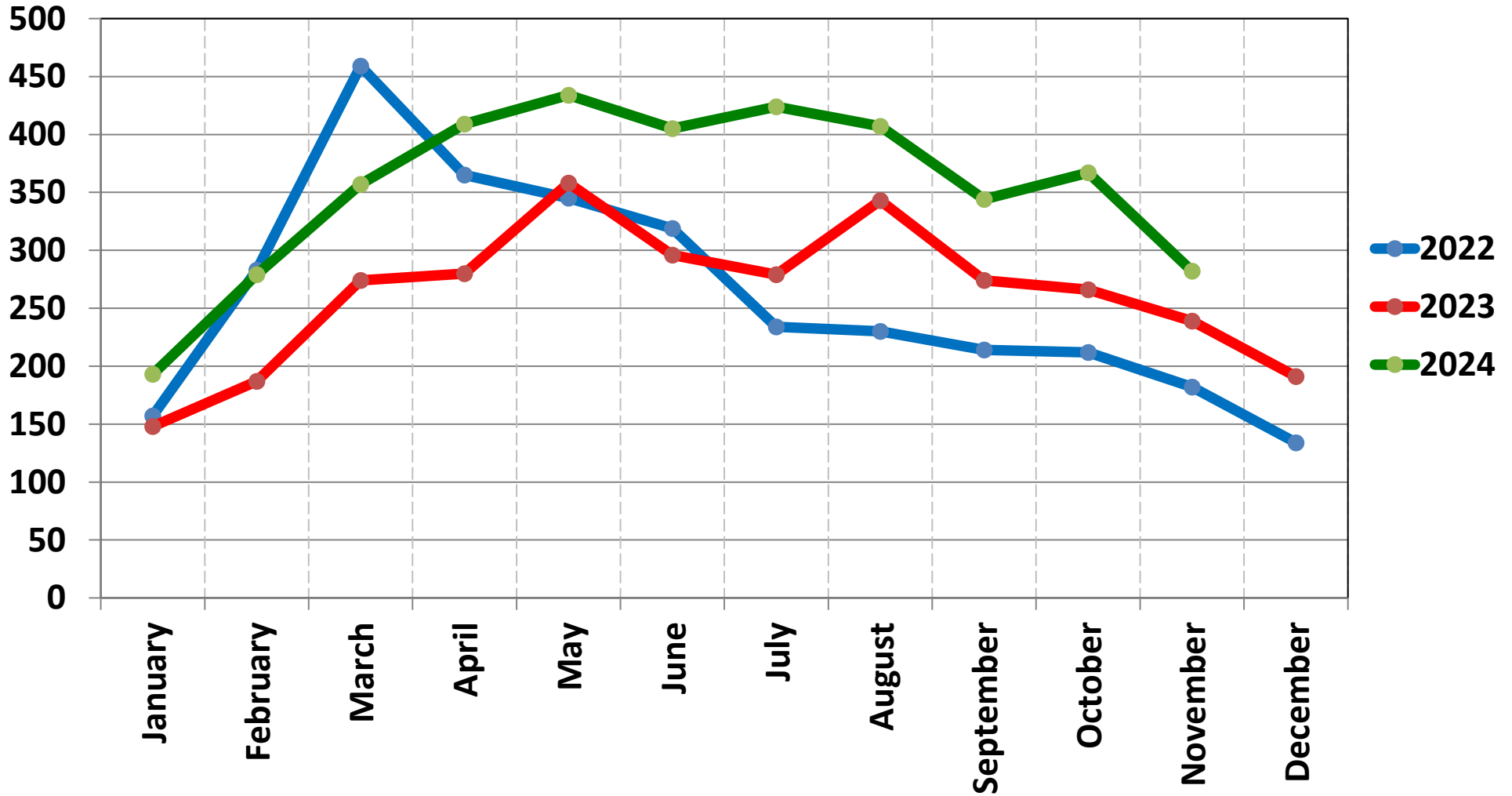
Greater Edmonton Area Semi-detached Sales November 2024



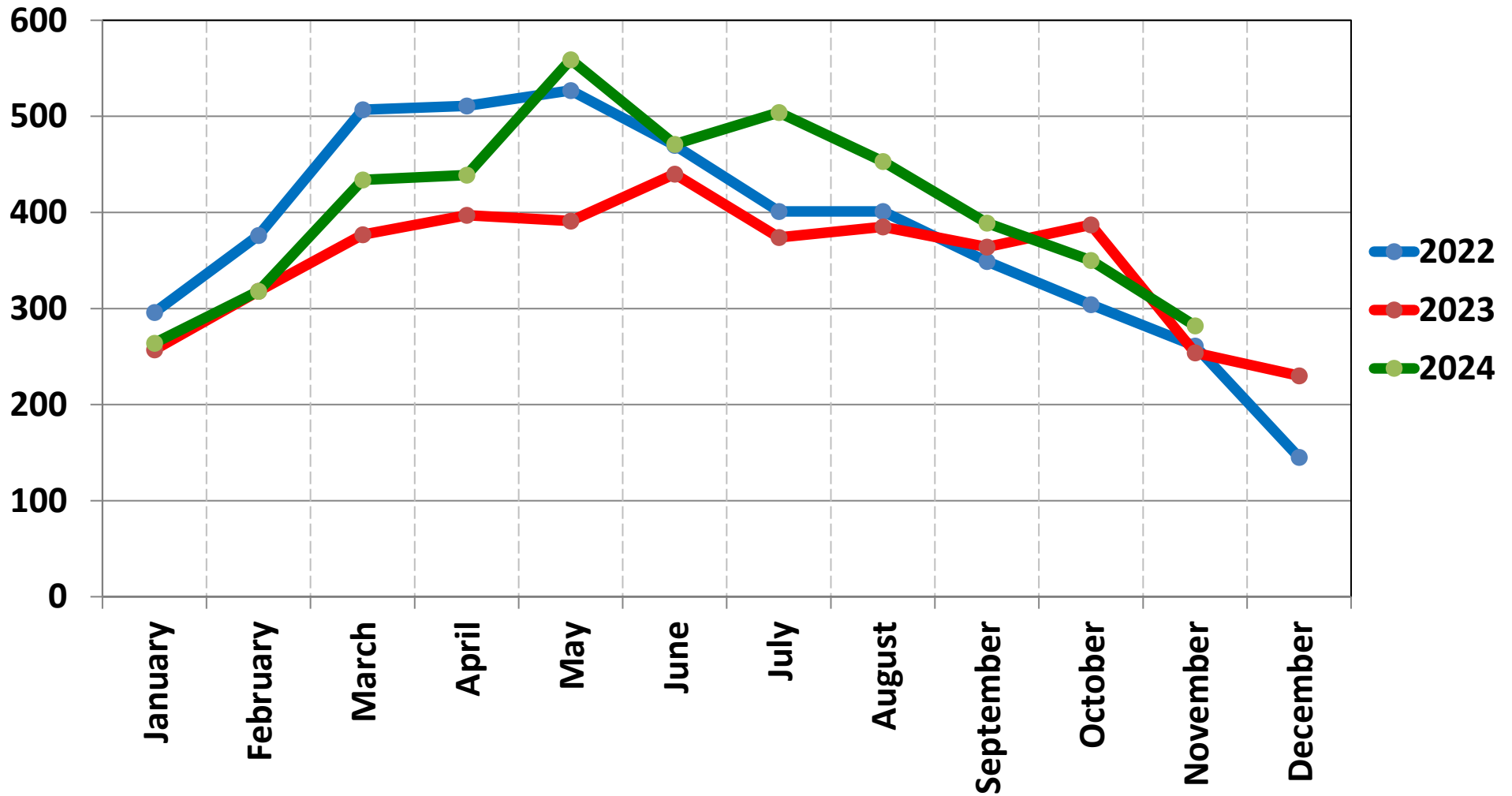
Greater Edmonton Area Semi-detached New Listings November 2024



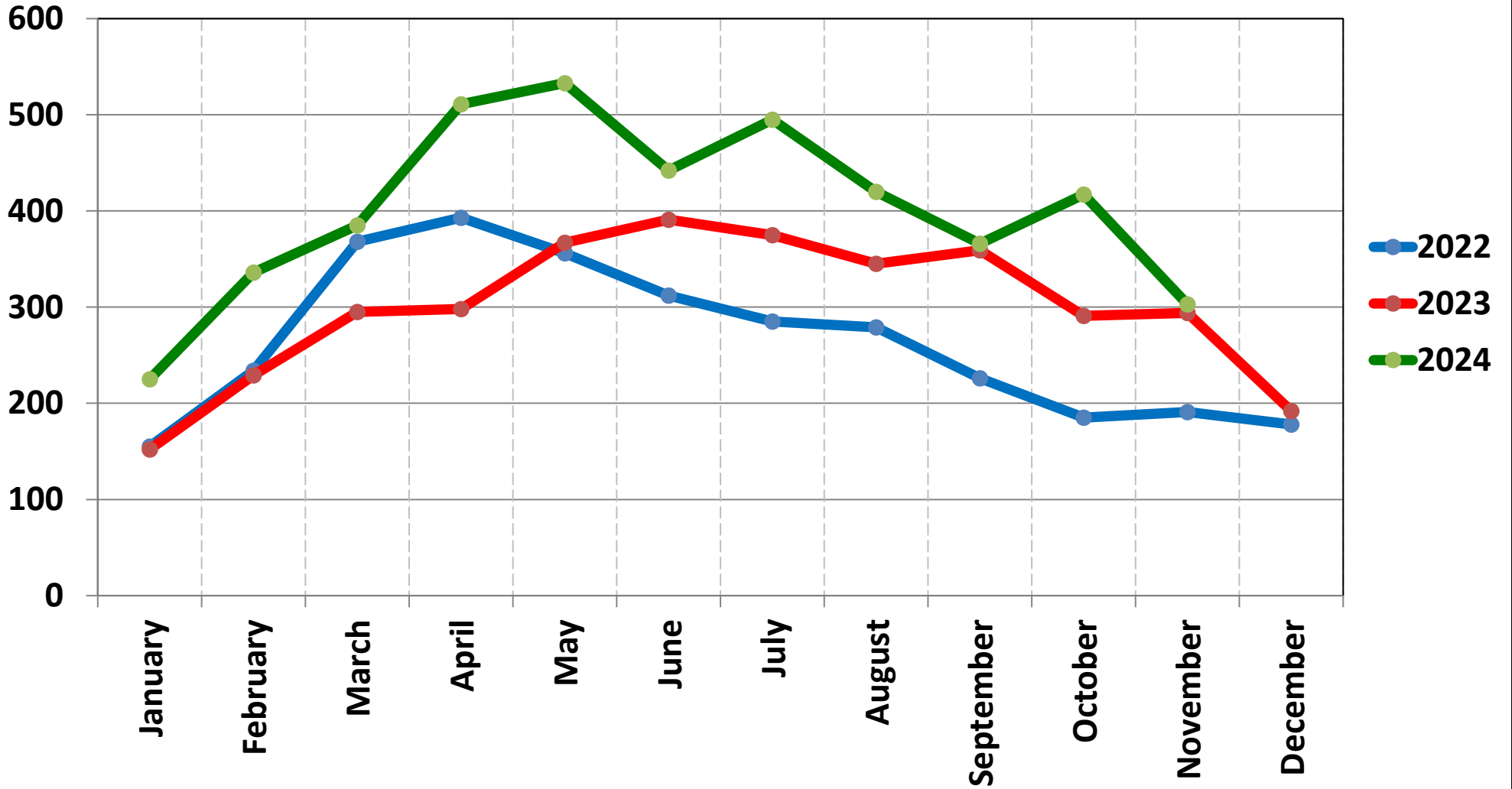
Greater Edmonton Area Row/Townhouse Sales November 2024



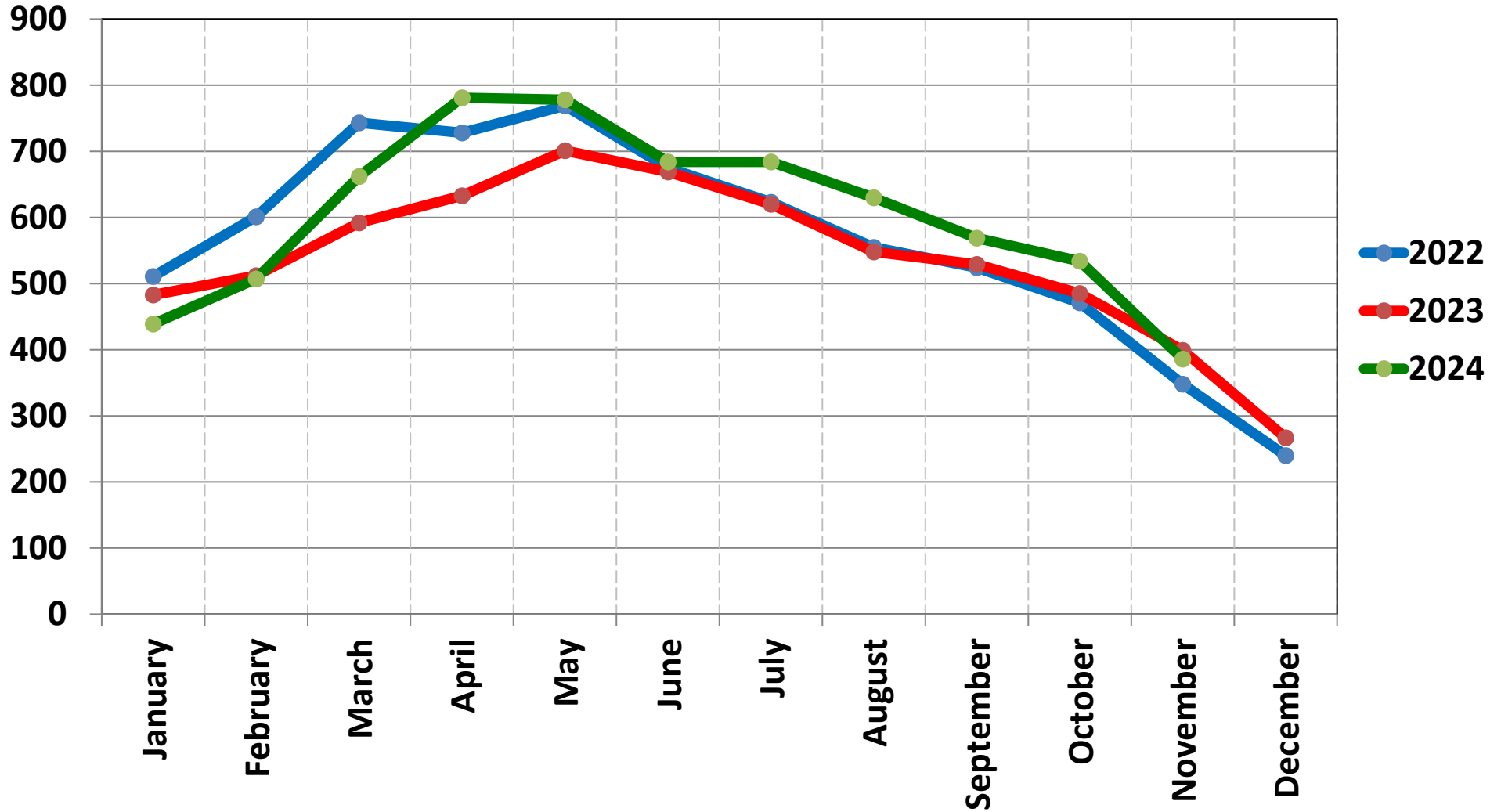
Greater Edmonton Area Row/Townhouse New Listings November 2024



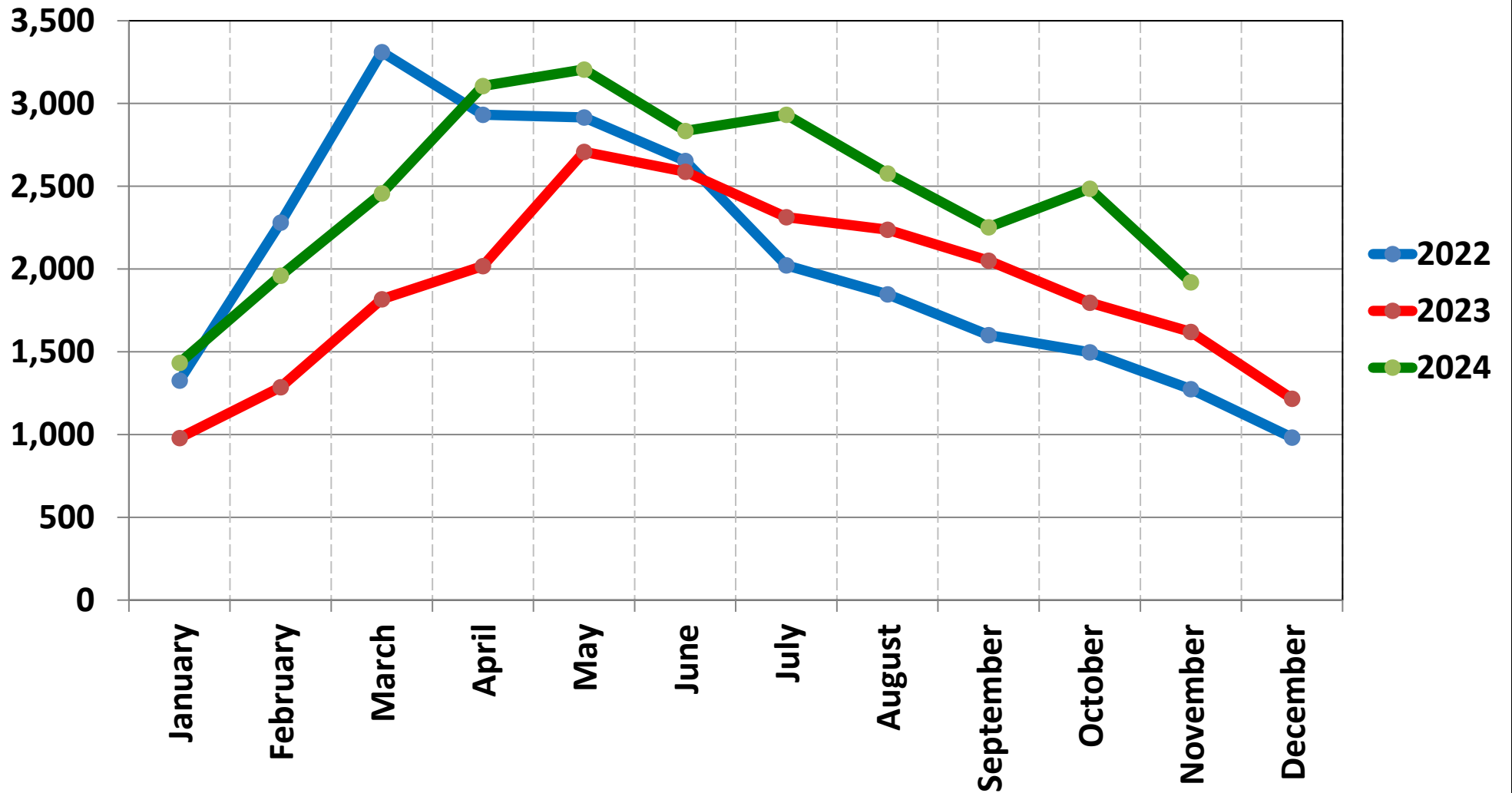
Greater Edmonton Area Apartment Condominium Sales November 2024



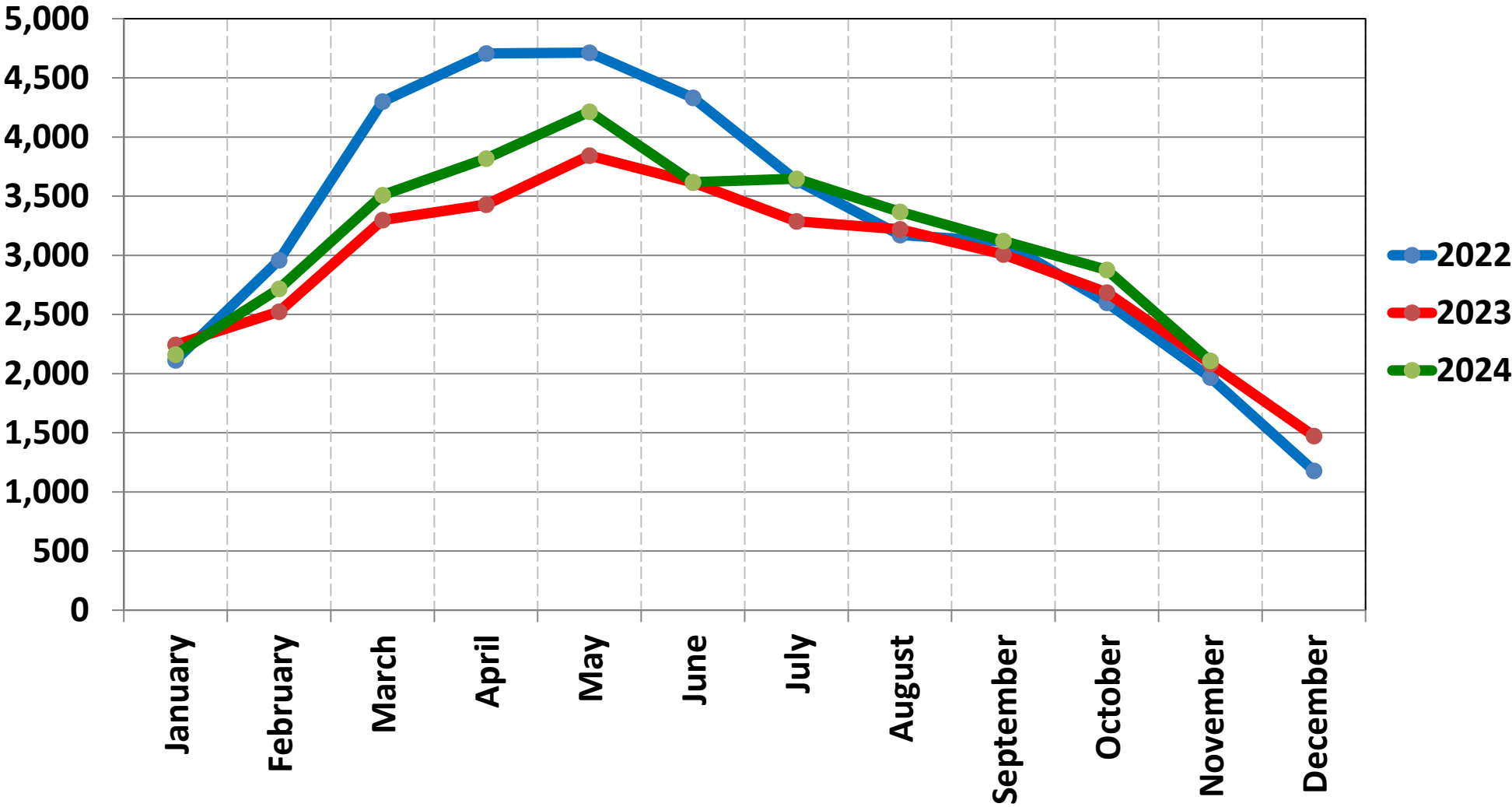
Greater Edmonton Area Apartment Condominium New Listings November 2024



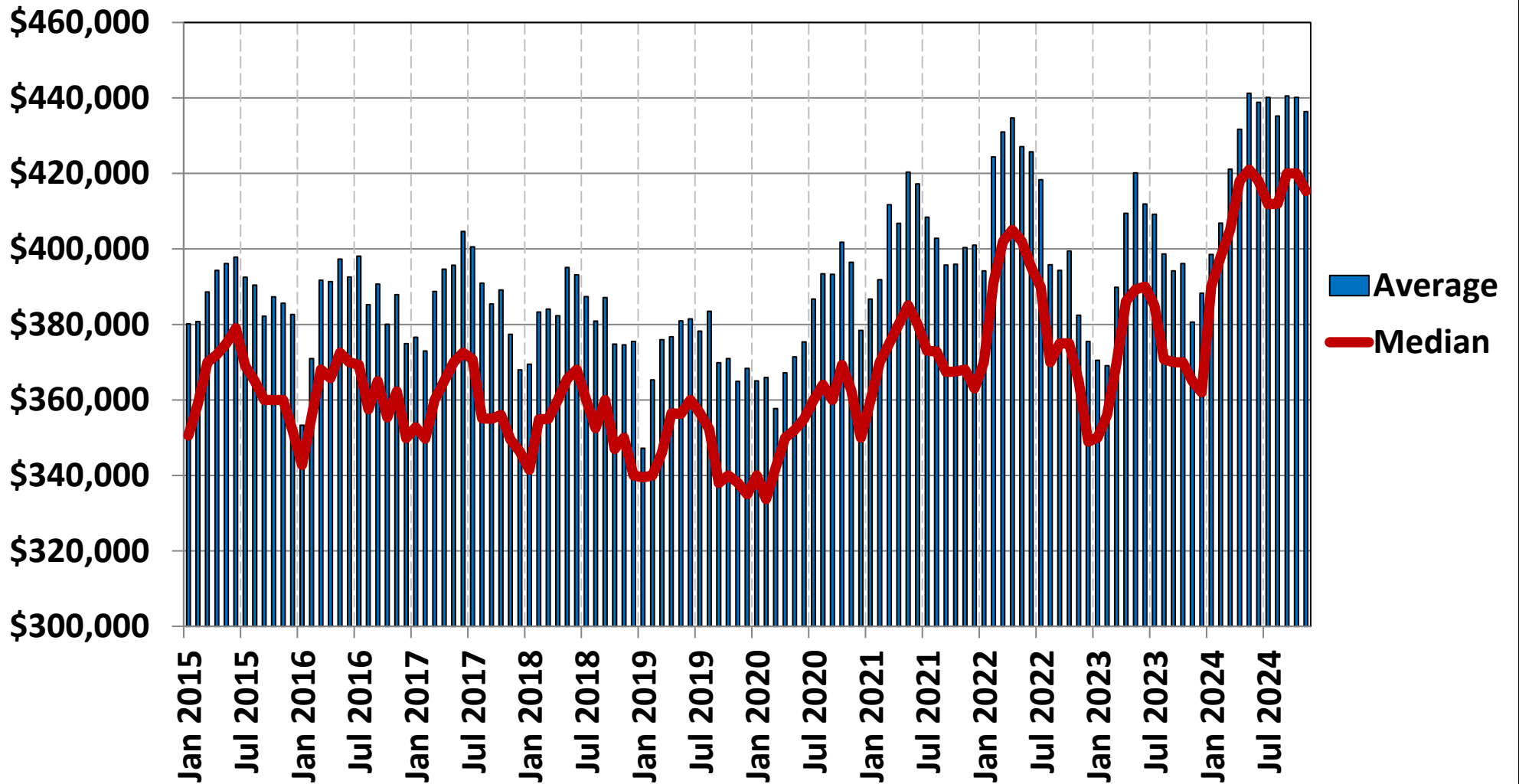
Greater Edmonton Area Residential Sales November 2024



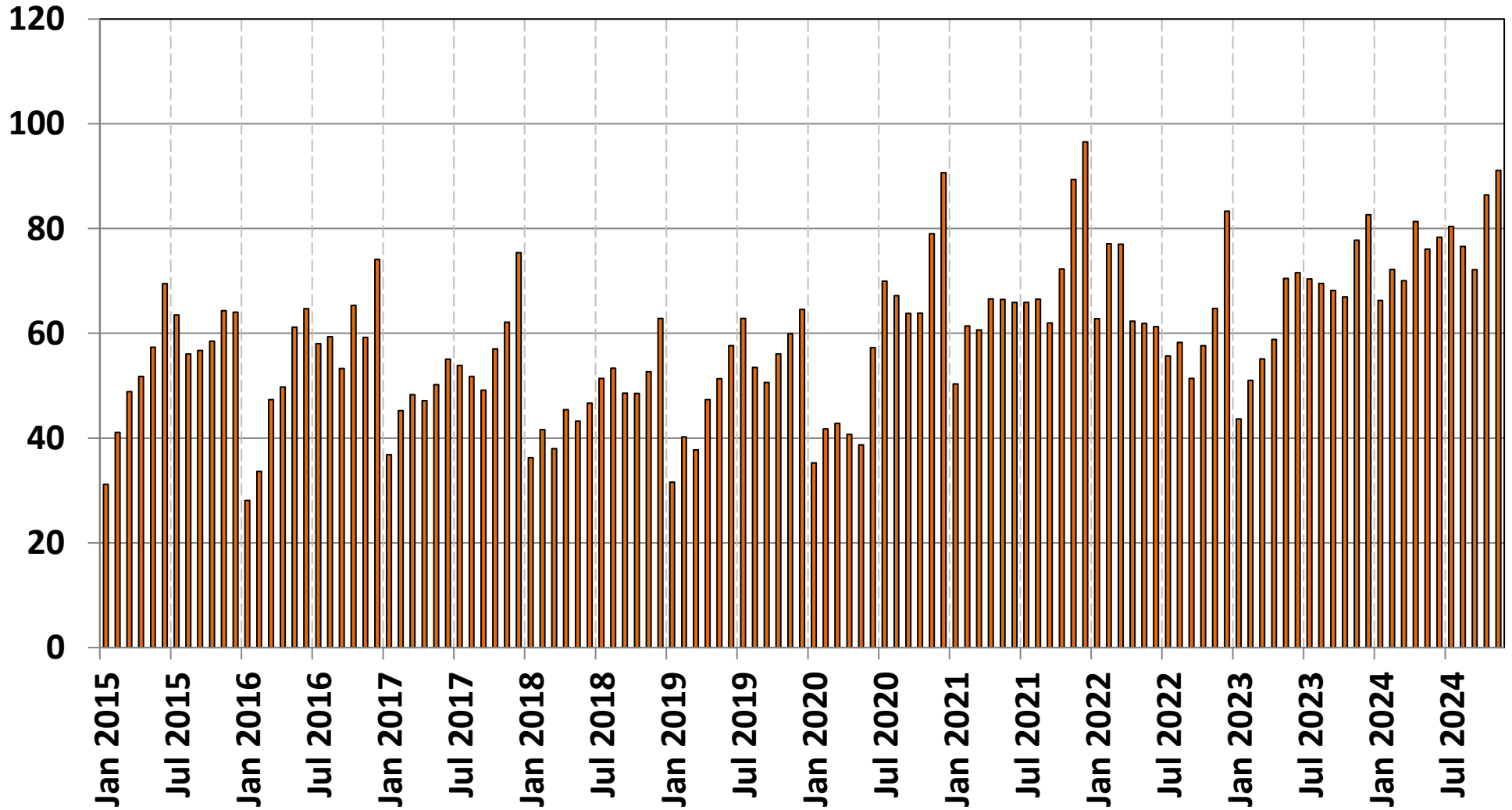
Greater Edmonton Area Residential New Listings November 2024



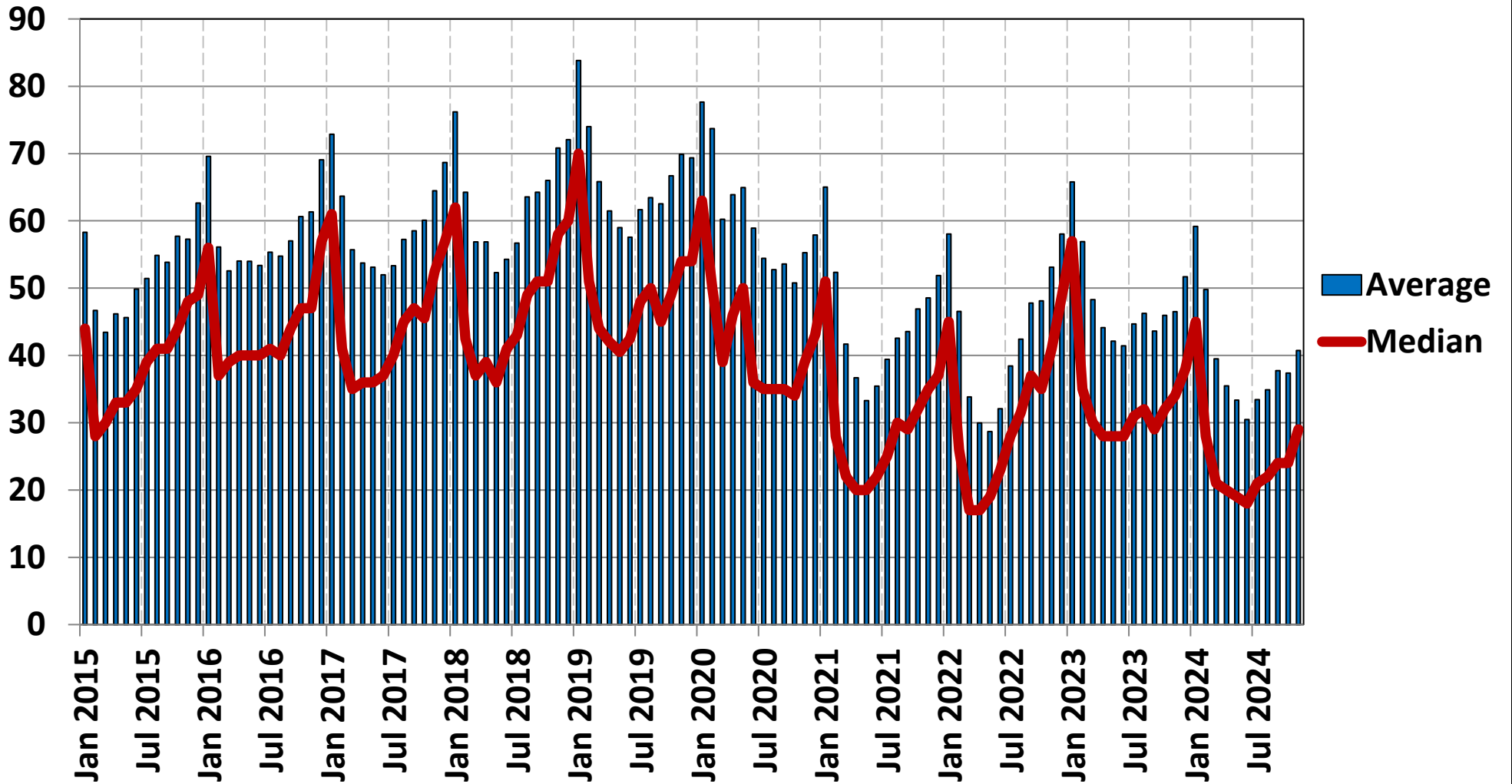
Greater Edmonton Area Residential Average and Median Price November 2024



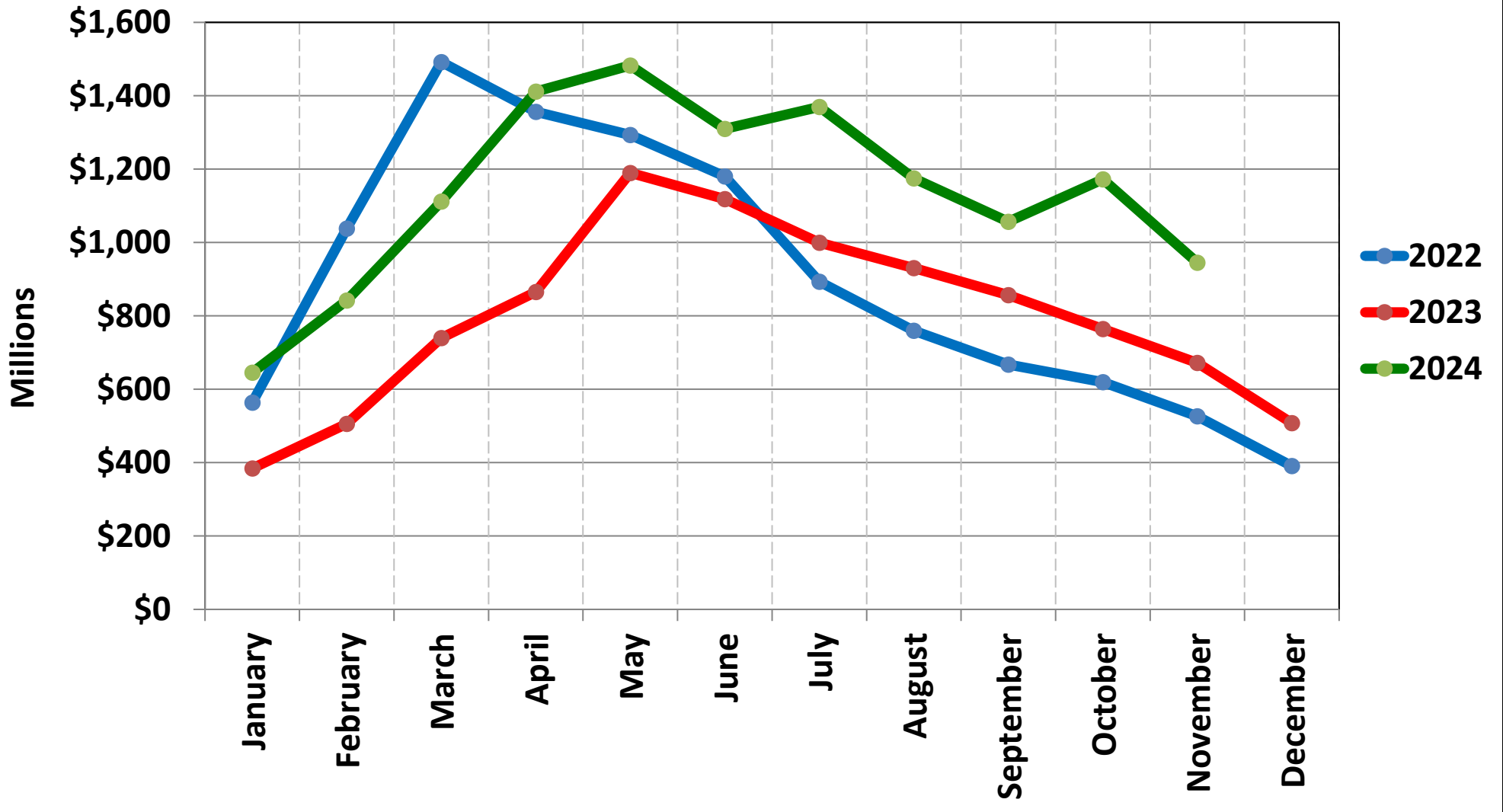
Greater Edmonton Area Residential Sales-to-New Listings Ratio November 2024



Greater Edmonton Area Residential Average and Median Days on Market November 2024



Greater Edmonton Area Total Dollar Volume November 2024



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