

Media Release

Residential Listings and Sales Cool Off for August

Edmonton, September 2, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market decreased 8.3% compared to July 2022 and saw a year-over-year decrease of 12.0% from August 2021.

New residential listings decreased 10.5% month-over-month from July 2022 but saw a small increase of 0.9% from August of last year.

Single-family home unit sales were down both 17.0% from August 2021 and 10.8% from July 2022 at 1,034. Condo unit sales saw an increase of 5.8% from August 2021 but were down 1.5% from July 2022. Duplex/rowhouse unit sales were down both 22.7% year-over-year and 15.0% from last month.

Single-family homes averaged \$469,757, a 1.8% year-over-year increase and a month-over-month decrease of 4.1%. Condominiums sold for an average of \$220,051, seeing a small decrease of 3.3% year-over-year and 4.2% when compared to July 2022. Duplex prices increased 1.5% from August 2021, selling at \$360,570, but saw a 3.3% decrease from July 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$399,300, a 4.3% increase from August 2021, with a small decrease of 2.8% recorded from July 2022.

“While we continue to see the Edmonton real estate market cooling down after a record-breaking period earlier this year, there is still a fair amount of activity happening in the resale market,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “Although we’ve seen average prices decrease month-over-month across the board, single-family home prices are still above average from this time last year.”

Single-family homes averaged 37 days on the market, seeing an increase of four days from July 2022. Condos averaged 54 days on the market, increasing by two days month-over-month, while duplexes averaged 37 days on the market, a three-day increase compared to last month. Overall, all residential listings averaged 42 days on the market, increasing by three days month-over-month, with no change recorded when compared to August 2021.

**The MLS® Home Price Index (HPI) is a measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices. It is designed to be a reliable, consistent, and timely way of measuring changes in home prices over time. You can find more information on the following pages.*

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

| MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹) | August 2022 | M/M % Change | Y/Y % Change |
|--|--------------------|-------------------------|-------------------------|
| SFD ² benchmark price | \$451,600 | -3.0% | 4.6% |
| Apartment benchmark price | \$187,400 | -1.2% | -0.1% |
| Townhouse benchmark price | \$250,700 | -0.7% | 7.6% |
| Composite ⁷ benchmark price | \$399,300 | -2.8% | 4.3% |

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

| MLS® System Activity 2022 (for all-residential sales in GEA ¹) | August 2022 | M/M % Change | Y/Y % Change |
|--|--------------------|-------------------------|-------------------------|
| SFD ² average ³ selling price – month | \$469,757 | -4.1% | 1.8% |
| SFD median ⁴ selling price – month | \$435,000 | -2.8% | 3.6% |
| Condominium average selling price | \$220,051 | -4.2% | -3.3% |
| Condominium median selling price | \$199,900 | -5.7% | -7.0% |
| All-residential ⁵ average selling price | \$376,859 | -5.5% | -2.1% |
| All-residential median selling price | \$360,000 | -5.0% | -1.4% |
| # residential listings this month | 3,157 | -10.5% | 0.9% |
| # residential sales this month | 1,809 | -8.3% | -12.0% |
| # residential inventory at month end | 7,922 | -4.8% | -0.5% |
| # Total ⁶ MLS® System sales this month | 2,294 | -6.7% | -11.1% |
| \$ Value Total residential sales this month | \$723,910,831 | -12.9% | -13.2% |
| \$ Value of total MLS® System sales – month | \$870,764,299 | -12.3% | -12.9% |
| \$ Value of total MLS® System sales - YTD | \$9,403,788,721 | 10.1% | 7.5% |

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

² Single-family Dwelling

³ Average: The total value of sales in a category divided by the number of properties sold

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos, duplex/row houses and mobile homes

⁶ Includes residential, rural and commercial sales

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

³Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. Sales are compared to the month end reports from the prior period and do not reflect late reported sales. The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

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

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***MLS® HPI Benchmark Price**

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

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

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

**5 Year Residential Activity
Greater Edmonton Area¹
August 2022**

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Single Family Detached | | | | | |
| New Listings / YTD | 1,784 / 16,533 | 1,654 / 15,386 | 1,601 / 12,256 | 1,763 / 14,408 | 1,922 / 15,678 |
| Sales / YTD | 1,034 / 11,242 | 1,246 / 11,205 | 1,184 / 6,929 | 966 / 7,475 | 1,066 / 7,621 |
| Sales to New Listings Ratio / YTD | 58% / 68% | 75% / 73% | 74% / 57% | 55% / 52% | 55% / 49% |
| Sales Volume | 485,728,832 | 574,353,486 | 520,780,596 | 420,410,630 | 453,186,999 |
| Sales Volume YTD | 5,524,194,992 | 5,142,143,918 | 2,939,316,638 | 3,194,844,228 | 3,335,156,735 |
| Average Sale Price | 469,757 | 460,958 | 439,848 | 435,208 | 425,129 |
| Average Sale Price YTD | 491,389 | 458,915 | 424,205 | 427,404 | 437,627 |
| Median Sale Price | 435,000 | 420,500 | 410,000 | 393,750 | 387,250 |
| Median Sale Price YTD | 455,000 | 420,000 | 391,000 | 394,000 | 400,000 |
| Average Days on Market / YTD | 37 / 31 | 35 / 35 | 46 / 55 | 57 / 58 | 58 / 53 |
| Median Days on Market / YTD | 28 / 18 | 24 / 20 | 29 / 35 | 43 / 41 | 45 / 37 |
| Average Days on Market (Cum.) / YTD | 47 / 42 | 43 / 49 | 74 / 88 | 89 / 91 | 82 / 79 |
| Median Days on Market (Cum.) / YTD | 33 / 20 | 27 / 21 | 35 / 48 | 58 / 55 | 55 / 48 |
| Condominium | | | | | |
| New Listings / YTD | 975 / 8,924 | 1,045 / 9,050 | 844 / 6,491 | 841 / 6,837 | 868 / 8,198 |
| Sales / YTD | 529 / 4,936 | 500 / 4,019 | 406 / 2,493 | 412 / 2,925 | 426 / 3,113 |
| Sales to New Listings Ratio / YTD | 54% / 55% | 48% / 44% | 48% / 38% | 49% / 43% | 49% / 38% |
| Sales Volume | 116,407,164 | 113,789,750 | 93,095,062 | 96,571,792 | 105,324,593 |
| Sales Volume YTD | 1,156,202,716 | 939,185,824 | 546,508,244 | 668,661,180 | 756,638,329 |
| Average Sale Price | 220,051 | 227,580 | 229,298 | 234,398 | 247,241 |
| Average Sale Price YTD | 234,239 | 233,686 | 219,217 | 228,602 | 243,058 |
| Median Sale Price | 199,900 | 215,000 | 215,000 | 218,250 | 225,750 |
| Median Sale Price YTD | 216,000 | 217,000 | 203,500 | 214,500 | 224,000 |
| Average Days on Market / YTD | 54 / 51 | 59 / 55 | 65 / 69 | 74 / 73 | 73 / 71 |
| Median Days on Market / YTD | 43 / 35 | 44 / 39 | 47 / 50 | 57 / 55 | 58 / 53 |
| Average Days on Market (Cum.) / YTD | 78 / 80 | 85 / 89 | 109 / 112 | 111 / 113 | 117 / 111 |
| Median Days on Market (Cum.) / YTD | 53 / 43 | 58 / 52 | 63 / 75 | 75 / 75 | 83 / 77 |
| Duplex/Rowhouse | | | | | |
| New Listings / YTD | 319 / 3,140 | 341 / 2,916 | 292 / 2,255 | 269 / 2,324 | 316 / 2,445 |
| Sales / YTD | 204 / 2,343 | 264 / 2,145 | 239 / 1,334 | 152 / 1,258 | 159 / 1,236 |
| Sales to New Listings Ratio / YTD | 64% / 75% | 77% / 74% | 82% / 59% | 57% / 54% | 50% / 51% |
| Sales Volume | 73,556,235 | 93,805,953 | 81,789,043 | 53,887,016 | 52,671,457 |
| Sales Volume YTD | 905,192,226 | 755,082,097 | 440,667,044 | 420,826,609 | 423,145,804 |
| Average Sale Price | 360,570 | 355,326 | 342,214 | 354,520 | 331,267 |
| Average Sale Price YTD | 386,339 | 352,020 | 330,335 | 334,520 | 342,351 |
| Median Sale Price | 352,000 | 336,000 | 325,000 | 329,500 | 322,000 |
| Median Sale Price YTD | 375,000 | 337,000 | 320,000 | 322,500 | 329,000 |
| Average Days on Market / YTD | 37 / 32 | 41 / 39 | 51 / 63 | 61 / 69 | 63 / 60 |
| Median Days on Market / YTD | 31 / 19 | 29 / 23 | 42 / 48 | 54 / 51 | 51 / 46 |
| Average Days on Market (Cum.) / YTD | 46 / 40 | 52 / 50 | 82 / 96 | 84 / 103 | 81 / 81 |
| Median Days on Market (Cum.) / YTD | 36 / 21 | 35 / 26 | 49 / 63 | 64 / 68 | 64 / 56 |
| Total Residential² | | | | | |
| New Listings / YTD | 3,157 / 29,328 | 3,129 / 28,131 | 2,815 / 21,611 | 2,982 / 24,336 | 3,197 / 27,090 |
| Sales / YTD | 1,809 / 18,947 | 2,055 / 17,772 | 1,874 / 10,996 | 1,566 / 11,901 | 1,678 / 12,191 |
| Sales to New Listings Ratio / YTD | 57% / 65% | 66% / 63% | 67% / 51% | 53% / 49% | 52% / 45% |
| Sales Volume | 681,737,881 | 791,076,939 | 702,055,601 | 575,633,216 | 615,794,526 |
| Sales Volume YTD | 7,668,210,520 | 6,926,404,315 | 3,961,133,765 | 4,321,127,317 | 4,558,345,129 |
| Average Sale Price | 376,859 | 384,952 | 374,629 | 367,582 | 366,981 |
| Average Sale Price YTD | 404,719 | 389,737 | 360,234 | 363,089 | 373,911 |
| Median Sale Price | 360,000 | 364,954 | 355,000 | 345,000 | 345,050 |
| Median Sale Price YTD | 385,000 | 368,425 | 345,000 | 346,000 | 352,500 |
| Average Days on Market / YTD | 42 / 37 | 42 / 41 | 52 / 61 | 62 / 64 | 63 / 59 |
| Median Days on Market / YTD | 32 / 22 | 29 / 24 | 34 / 41 | 49 / 47 | 49 / 42 |
| Average Days on Market (Cum.) / YTD | 57 / 53 | 55 / 60 | 84 / 96 | 95 / 98 | 92 / 88 |
| Median Days on Market (Cum.) / YTD | 37 / 25 | 35 / 28 | 45 / 56 | 64 / 61 | 64 / 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
August 2022**

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|-------------|-------------|-------------|-------------|-------------|
| Acreeage with Home | | | | | |
| New Listings / YTD | 182 / 1,576 | 159 / 1,613 | 199 / 1,576 | 184 / 1,724 | 180 / 1,756 |
| Sales / YTD | 93 / 886 | 117 / 1,061 | 137 / 668 | 98 / 562 | 92 / 569 |
| Sales to New Listings Ratio / YTD | 51% / 56% | 74% / 66% | 69% / 42% | 53% / 33% | 51% / 32% |
| Sales Volume | 61,816,054 | 77,693,932 | 78,736,907 | 54,360,010 | 53,352,887 |
| Sales Volume YTD | 638,329,456 | 704,758,361 | 384,316,332 | 323,449,665 | 329,677,571 |
| Average Sale Price | 664,689 | 664,051 | 574,722 | 554,694 | 579,923 |
| Average Sale Price YTD | 720,462 | 664,240 | 575,324 | 575,533 | 579,398 |
| Median Sale Price | 598,500 | 625,808 | 545,000 | 556,500 | 522,500 |
| Median Sale Price YTD | 660,000 | 622,000 | 523,750 | 521,750 | 530,500 |
| Average Days on Market / YTD | 44 / 44 | 51 / 57 | 77 / 83 | 86 / 82 | 79 / 77 |
| Median Days on Market / YTD | 27 / 24 | 35 / 30 | 57 / 56 | 78 / 59 | 61 / 51 |
| Average Days on Market (Cum.) / YTD | 59 / 67 | 62 / 86 | 109 / 140 | 118 / 126 | 121 / 123 |
| Median Days on Market (Cum.) / YTD | 32 / 27 | 42 / 35 | 67 / 84 | 88 / 75 | 72 / 71 |
| Vacant Acreeage and Recreational | | | | | |
| New Listings / YTD | 62 / 503 | 55 / 550 | 60 / 450 | 44 / 450 | 42 / 511 |
| Sales / YTD | 19 / 236 | 31 / 289 | 28 / 137 | 14 / 108 | 28 / 147 |
| Sales to New Listings Ratio / YTD | 31% / 47% | 56% / 53% | 47% / 30% | 32% / 24% | 67% / 29% |
| Sales Volume | 5,420,500 | 9,097,800 | 7,304,025 | 5,109,627 | 8,622,949 |
| Sales Volume YTD | 88,120,761 | 93,508,629 | 41,272,905 | 32,161,877 | 45,276,185 |
| Average Sale Price | 285,289 | 293,477 | 260,858 | 364,973 | 307,962 |
| Average Sale Price YTD | 373,393 | 323,559 | 301,262 | 297,795 | 308,001 |
| Median Sale Price | 172,000 | 220,000 | 235,000 | 216,400 | 261,500 |
| Median Sale Price YTD | 246,250 | 250,000 | 225,000 | 210,000 | 245,000 |
| Average Days on Market / YTD | 105 / 139 | 117 / 123 | 106 / 202 | 166 / 179 | 160 / 171 |
| Median Days on Market / YTD | 46 / 68 | 68 / 70 | 79 / 86 | 134 / 112 | 141 / 122 |
| Average Days on Market (Cum.) / YTD | 110 / 194 | 206 / 220 | 232 / 284 | 205 / 257 | 186 / 204 |
| Median Days on Market (Cum.) / YTD | 58 / 91 | 68 / 80 | 135 / 137 | 134 / 128 | 171 / 148 |
| Recreational with Home | | | | | |
| New Listings / YTD | 1 / 16 | 3 / 21 | 1 / 12 | 0 / 20 | 2 / 20 |
| Sales / YTD | 0 / 7 | 2 / 10 | 1 / 4 | 0 / 8 | 4 / 12 |
| Sales to New Listings Ratio / YTD | 0% / 44% | 67% / 48% | 100% / 33% | 0% / 40% | 200% / 60% |
| Sales Volume | 0 | 695,000 | 420,000 | 0 | 1,713,500 |
| Sales Volume YTD | 3,745,000 | 3,870,800 | 1,081,000 | 2,102,500 | 4,432,049 |
| Average Sale Price | 0 | 347,500 | 420,000 | 0 | 428,375 |
| Average Sale Price YTD | 535,000 | 387,080 | 270,250 | 262,813 | 369,337 |
| Median Sale Price | 0 | 347,500 | 420,000 | 0 | 406,250 |
| Median Sale Price YTD | 350,000 | 290,000 | 273,000 | 236,750 | 317,500 |
| Average Days on Market / YTD | 0 / 58 | 120 / 54 | 289 / 159 | 0 / 70 | 101 / 100 |
| Median Days on Market / YTD | 0 / 28 | 120 / 16 | 289 / 144 | 0 / 61 | 101 / 100 |
| Average Days on Market (Cum.) / YTD | 0 / 58 | 120 / 66 | 289 / 805 | 0 / 86 | 101 / 218 |
| Median Days on Market (Cum.) / YTD | 0 / 28 | 120 / 49 | 289 / 429 | 0 / 61 | 101 / 113 |
| Total Rural² | | | | | |
| New Listings / YTD | 245 / 2,095 | 217 / 2,184 | 260 / 2,038 | 228 / 2,194 | 224 / 2,287 |
| Sales / YTD | 112 / 1,129 | 150 / 1,360 | 166 / 809 | 112 / 678 | 124 / 728 |
| Sales to New Listings Ratio / YTD | 46% / 54% | 69% / 62% | 64% / 40% | 49% / 31% | 55% / 32% |
| Sales Volume | 67,236,554 | 87,486,732 | 86,460,932 | 59,469,637 | 63,689,336 |
| Sales Volume YTD | 730,195,217 | 802,137,790 | 426,670,237 | 357,714,042 | 379,385,805 |
| Average Sale Price | 600,326 | 583,245 | 520,849 | 530,979 | 513,624 |
| Average Sale Price YTD | 646,763 | 589,807 | 527,404 | 527,602 | 521,134 |
| Median Sale Price | 538,000 | 562,500 | 482,500 | 533,500 | 471,750 |
| Median Sale Price YTD | 600,000 | 560,000 | 480,000 | 490,000 | 475,000 |
| Average Days on Market / YTD | 55 / 64 | 65 / 71 | 84 / 103 | 96 / 97 | 98 / 97 |
| Median Days on Market / YTD | 31 / 27 | 42 / 33 | 57 / 61 | 83 / 63 | 71 / 59 |
| Average Days on Market (Cum.) / YTD | 68 / 93 | 93 / 114 | 131 / 167 | 129 / 147 | 135 / 141 |
| Median Days on Market (Cum.) / YTD | 37 / 32 | 49 / 40 | 73 / 89 | 97 / 81 | 90 / 84 |

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
August 2022

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 23 / 121 | 12 / 101 | 17 / 99 | 12 / 130 | 17 / 112 |
| Sales / YTD | 7 / 36 | 1 / 18 | 3 / 15 | 4 / 26 | 4 / 17 |
| Sales to New Listings Ratio / YTD | 30% / 30% | 8% / 18% | 18% / 15% | 33% / 20% | 24% / 15% |
| Sales Volume | 3,597,000 | 7,550,000 | 2,127,000 | 1,975,000 | 2,970,000 |
| Sales Volume YTD | 61,855,030 | 19,942,158 | 8,601,000 | 17,583,299 | 13,476,076 |
| Average Sale Price | 513,857 | 7,550,000 | 709,000 | 493,750 | 742,500 |
| Average Sale Price YTD | 1,718,195 | 1,107,898 | 573,400 | 676,281 | 792,710 |
| Median Sale Price | 454,156 | 7,550,000 | 430,000 | 545,000 | 462,500 |
| Median Sale Price YTD | 730,000 | 512,500 | 430,000 | 549,642 | 475,000 |
| Average Days on Market / YTD | 49 / 198 | 236 / 241 | 119 / 296 | 332 / 309 | 153 / 255 |
| Median Days on Market / YTD | 28 / 111 | 236 / 92 | 71 / 213 | 247 / 183 | 103 / 138 |
| Average Days on Market (Cum.) / YTD | 205 / 335 | 236 / 402 | 119 / 296 | 332 / 318 | 198 / 292 |
| Median Days on Market (Cum.) / YTD | 118 / 166 | 236 / 104 | 71 / 213 | 247 / 192 | 193 / 218 |
| Investment | | | | | |
| New Listings / YTD | 29 / 242 | 17 / 194 | 15 / 195 | 33 / 204 | 34 / 259 |
| Sales / YTD | 9 / 96 | 5 / 63 | 7 / 38 | 8 / 50 | 10 / 63 |
| Sales to New Listings Ratio / YTD | 31% / 40% | 29% / 32% | 47% / 19% | 24% / 25% | 29% / 24% |
| Sales Volume | 8,664,300 | 7,022,500 | 2,680,610 | 16,861,500 | 10,284,845 |
| Sales Volume YTD | 79,051,048 | 49,079,353 | 27,102,836 | 49,520,450 | 51,192,327 |
| Average Sale Price | 962,700 | 1,404,500 | 382,944 | 2,107,688 | 1,028,485 |
| Average Sale Price YTD | 823,448 | 779,037 | 713,233 | 990,409 | 812,577 |
| Median Sale Price | 565,000 | 1,050,000 | 410,000 | 641,500 | 693,000 |
| Median Sale Price YTD | 552,500 | 441,000 | 392,014 | 562,750 | 519,200 |
| Average Days on Market / YTD | 196 / 179 | 176 / 172 | 218 / 153 | 191 / 199 | 239 / 176 |
| Median Days on Market / YTD | 165 / 129 | 123 / 133 | 164 / 120 | 143 / 118 | 79 / 107 |
| Average Days on Market (Cum.) / YTD | 366 / 234 | 188 / 242 | 218 / 201 | 233 / 229 | 239 / 209 |
| Median Days on Market (Cum.) / YTD | 277 / 148 | 173 / 140 | 164 / 138 | 199 / 156 | 79 / 121 |
| Multi Family | | | | | |
| New Listings / YTD | 11 / 100 | 10 / 84 | 7 / 49 | 8 / 64 | 5 / 58 |
| Sales / YTD | 2 / 27 | 4 / 45 | 0 / 10 | 1 / 12 | 2 / 14 |
| Sales to New Listings Ratio / YTD | 18% / 27% | 40% / 54% | 0% / 20% | 13% / 19% | 40% / 24% |
| Sales Volume | 1,737,500 | 8,945,000 | 0 | 1,734,000 | 1,492,500 |
| Sales Volume YTD | 37,117,500 | 61,363,250 | 17,979,200 | 12,425,000 | 13,911,100 |
| Average Sale Price | 868,750 | 2,236,250 | 0 | 1,734,000 | 746,250 |
| Average Sale Price YTD | 1,374,722 | 1,363,628 | 1,797,920 | 1,035,417 | 993,650 |
| Median Sale Price | 868,750 | 2,200,000 | 0 | 1,734,000 | 746,250 |
| Median Sale Price YTD | 1,390,000 | 1,225,000 | 1,191,000 | 736,500 | 726,000 |
| Average Days on Market / YTD | 55 / 91 | 146 / 184 | 0 / 218 | 175 / 178 | 163 / 96 |
| Median Days on Market / YTD | 55 / 64 | 165 / 125 | 0 / 138 | 175 / 155 | 163 / 53 |
| Average Days on Market (Cum.) / YTD | 55 / 113 | 171 / 219 | 0 / 302 | 175 / 178 | 163 / 96 |
| Median Days on Market (Cum.) / YTD | 55 / 78 | 186 / 132 | 0 / 138 | 175 / 155 | 163 / 53 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 1 / 1 | 0 / 1 | 0 / 2 | 0 / 0 | 2 / 6 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 1 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 17% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 0 | 5,650,000 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 0 | 5,650,000 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 0 | 5,650,000 |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 81 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 81 |
| Average Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 81 |
| Median Days on Market (Cum.) / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 81 |

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

5 Year Commercial Activity (Part 2)

page 3b

Greater Edmonton Area¹

August 2022

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|-------------------------------------|-------------|-------------|------------|------------|------------|
| Business | | | | | |
| New Listings / YTD | 27 / 184 | 10 / 94 | 11 / 125 | 20 / 236 | 10 / 192 |
| Sales / YTD | 2 / 41 | 2 / 17 | 4 / 31 | 3 / 31 | 6 / 35 |
| Sales to New Listings Ratio / YTD | 7% / 22% | 20% / 18% | 36% / 25% | 15% / 13% | 60% / 18% |
| Sales Volume | 245,000 | 180,000 | 483,000 | 1,180,000 | 986,000 |
| Sales Volume YTD | 10,776,800 | 3,979,568 | 5,800,800 | 7,806,150 | 7,368,800 |
| Average Sale Price | 122,500 | 90,000 | 120,750 | 393,333 | 164,333 |
| Average Sale Price YTD | 262,849 | 234,092 | 187,123 | 251,811 | 210,537 |
| Median Sale Price | 122,500 | 90,000 | 59,000 | 390,000 | 78,000 |
| Median Sale Price YTD | 179,000 | 125,000 | 95,000 | 138,000 | 110,000 |
| Average Days on Market / YTD | 145 / 156 | 176 / 177 | 130 / 129 | 128 / 173 | 136 / 143 |
| Median Days on Market / YTD | 145 / 133 | 176 / 168 | 103 / 102 | 127 / 136 | 148 / 142 |
| Average Days on Market (Cum.) / YTD | 145 / 166 | 461 / 210 | 130 / 157 | 128 / 182 | 136 / 150 |
| Median Days on Market (Cum.) / YTD | 145 / 133 | 461 / 168 | 103 / 134 | 127 / 136 | 148 / 154 |
| Lease | | | | | |
| New Listings / YTD | 21 / 181 | 13 / 168 | 18 / 186 | 15 / 187 | 23 / 181 |
| Sales / YTD | 6 / 58 | 6 / 50 | 3 / 38 | 6 / 62 | 5 / 58 |
| Sales to New Listings Ratio / YTD | 29% / 32% | 46% / 30% | 17% / 20% | 40% / 33% | 22% / 32% |
| Sales Volume | 984,397 | 566,610 | 367,434 | 969,346 | 387,460 |
| Sales Volume YTD | 7,961,593 | 8,718,513 | 11,043,679 | 5,642,792 | 6,570,155 |
| Average Sale Price | 164,066 | 94,435 | 122,478 | 161,558 | 77,492 |
| Average Sale Price YTD | 137,269 | 174,370 | 290,623 | 91,013 | 113,279 |
| Median Sale Price | 147,000 | 61,500 | 130,536 | 74,440 | 53,375 |
| Median Sale Price YTD | 93,438 | 105,975 | 129,186 | 60,551 | 81,420 |
| Average Days on Market / YTD | 306 / 193 | 212 / 224 | 318 / 188 | 62 / 152 | 168 / 157 |
| Median Days on Market / YTD | 130 / 107 | 209 / 139 | 288 / 163 | 44 / 102 | 102 / 108 |
| Average Days on Market (Cum.) / YTD | 306 / 217 | 212 / 232 | 318 / 188 | 62 / 152 | 168 / 176 |
| Median Days on Market (Cum.) / YTD | 130 / 135 | 209 / 148 | 288 / 163 | 44 / 102 | 102 / 108 |
| 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 Commercial² | | | | | |
| New Listings / YTD | 112 / 832 | 62 / 643 | 68 / 660 | 88 / 824 | 91 / 809 |
| Sales / YTD | 26 / 258 | 18 / 194 | 17 / 132 | 22 / 182 | 27 / 188 |
| Sales to New Listings Ratio / YTD | 23% / 31% | 29% / 30% | 25% / 20% | 25% / 22% | 30% / 23% |
| Sales Volume | 15,228,197 | 24,264,110 | 5,658,044 | 22,719,846 | 16,120,805 |
| Sales Volume YTD | 196,761,971 | 143,832,842 | 70,527,515 | 94,257,691 | 98,168,458 |
| Average Sale Price | 585,700 | 1,348,006 | 332,826 | 1,032,720 | 597,067 |
| Average Sale Price YTD | 762,643 | 741,406 | 534,299 | 517,899 | 522,173 |
| Median Sale Price | 267,799 | 306,923 | 330,000 | 487,500 | 355,000 |
| Median Sale Price YTD | 425,000 | 421,500 | 271,042 | 265,602 | 270,074 |
| Average Days on Market / YTD | 167 / 172 | 184 / 194 | 198 / 179 | 172 / 192 | 185 / 165 |
| Median Days on Market / YTD | 73 / 111 | 176 / 130 | 164 / 129 | 139 / 124 | 104 / 112 |
| Average Days on Market (Cum.) / YTD | 268 / 221 | 225 / 245 | 198 / 206 | 187 / 203 | 191 / 186 |
| Median Days on Market (Cum.) / YTD | 153 / 135 | 205 / 139 | 164 / 149 | 143 / 127 | 104 / 123 |

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 and City of Edmonton
August 2022

| Year | Month | GEA Residential ² | GEA Rural ³ | GEA Commercial ⁴ | Edmonton Residential ² | Edmonton Commercial ⁴ |
|------|-----------|------------------------------|------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 2018 | January | 6,507 (940) | 847 (50) | 574 (18) | 4,613 (670) | 336 (10) |
| | February | 7,127 (1,108) | 917 (50) | 633 (22) | 5,044 (770) | 367 (16) |
| | March | 8,355 (1,380) | 1,043 (66) | 671 (27) | 5,851 (988) | 387 (20) |
| | April | 9,203 (1,657) | 1,122 (91) | 683 (26) | 6,461 (1,129) | 400 (16) |
| | May | 10,318 (1,904) | 1,369 (106) | 715 (21) | 7,315 (1,310) | 423 (14) |
| | June | 10,685 (1,801) | 1,506 (120) | 727 (19) | 7,689 (1,255) | 437 (8) |
| | July | 10,544 (1,723) | 1,527 (121) | 720 (28) | 7,623 (1,217) | 433 (20) |
| | August | 10,069 (1,678) | 1,450 (124) | 704 (27) | 7,311 (1,152) | 419 (21) |
| | September | 9,448 (1,312) | 1,305 (84) | 680 (28) | 6,838 (922) | 406 (18) |
| | October | 8,743 (1,234) | 1,187 (89) | 675 (33) | 6,316 (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 | 7,103 (795) | 906 (41) | 650 (22) | 5,020 (575) | 375 (16) |
| | February | 7,457 (976) | 948 (43) | 678 (18) | 5,261 (710) | 386 (10) |
| | March | 8,298 (1,197) | 1,079 (70) | 726 (15) | 5,817 (849) | 419 (11) |
| | April | 9,015 (1,679) | 1,231 (81) | 727 (29) | 6,383 (1,148) | 430 (19) |
| | May | 9,551 (1,977) | 1,344 (102) | 783 (27) | 6,859 (1,360) | 458 (17) |
| | June | 9,460 (1,804) | 1,416 (116) | 741 (24) | 6,837 (1,259) | 425 (15) |
| | July | 9,130 (1,907) | 1,445 (113) | 748 (25) | 6,644 (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) | 715 (20) | 6,281 (971) | 407 (15) |
| | October | 7,951 (1,325) | 1,132 (90) | 691 (29) | 5,855 (941) | 398 (15) |
| | November | 7,307 (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 | 6,331 (796) | 894 (47) | 661 (13) | 4,566 (580) | 389 (9) |
| | February | 6,865 (1,052) | 968 (63) | 661 (27) | 4,955 (742) | 395 (15) |
| | March | 7,282 (1,163) | 1,011 (67) | 662 (19) | 5,254 (810) | 399 (11) |
| | April | 7,264 (746) | 1,049 (43) | 650 (7) | 5,250 (514) | 383 (6) |
| | May | 7,782 (1,156) | 1,150 (77) | 660 (7) | 5,640 (778) | 392 (6) |
| | June | 8,022 (2,046) | 1,197 (142) | 673 (28) | 5,918 (1,365) | 400 (16) |
| | July | 8,054 (2,163) | 1,180 (204) | 697 (14) | 5,961 (1,511) | 409 (11) |
| | August | 7,840 (1,874) | 1,167 (166) | 681 (17) | 5,893 (1,262) | 401 (12) |
| | September | 7,549 (1,868) | 1,103 (155) | 694 (19) | 5,683 (1,297) | 406 (9) |
| | October | 7,242 (1,670) | 993 (146) | 653 (26) | 5,514 (1,161) | 383 (14) |
| | November | 6,468 (1,393) | 824 (127) | 667 (16) | 4,939 (1,014) | 385 (12) |
| | December | 5,232 (1,104) | 653 (83) | 589 (17) | 4,020 (803) | 320 (7) |
| 2021 | January | 5,535 (1,169) | 663 (108) | 621 (22) | 4,171 (828) | 343 (14) |
| | February | 5,919 (1,594) | 706 (107) | 641 (19) | 4,469 (1,072) | 364 (15) |
| | March | 6,711 (2,436) | 788 (187) | 648 (31) | 5,099 (1,640) | 356 (17) |
| | April | 7,454 (2,862) | 862 (225) | 658 (23) | 5,729 (1,928) | 352 (14) |
| | May | 7,985 (2,736) | 890 (227) | 666 (29) | 6,196 (1,901) | 361 (14) |
| | June | 8,351 (2,717) | 954 (186) | 657 (29) | 6,513 (1,898) | 357 (17) |
| | July | 8,302 (2,203) | 937 (170) | 664 (23) | 6,495 (1,534) | 359 (17) |
| | August | 7,961 (2,055) | 915 (150) | 655 (18) | 6,263 (1,430) | 360 (11) |
| | September | 7,640 (1,876) | 858 (122) | 641 (32) | 6,051 (1,310) | 368 (17) |
| | October | 7,092 (1,860) | 767 (147) | 645 (24) | 5,636 (1,304) | 365 (16) |
| | November | 6,038 (1,819) | 657 (125) | 666 (18) | 4,837 (1,310) | 392 (9) |
| | December | 4,731 (1,316) | 512 (87) | 586 (35) | 3,734 (965) | 351 (25) |
| 2022 | January | 4,693 (1,332) | 497 (71) | 611 (27) | 3,710 (987) | 368 (20) |
| | February | 4,746 (2,251) | 534 (108) | 654 (35) | 3,774 (1,675) | 396 (25) |
| | March | 5,198 (3,268) | 598 (177) | 684 (33) | 4,145 (2,372) | 414 (21) |
| | April | 6,398 (2,885) | 684 (194) | 699 (44) | 5,045 (2,090) | 435 (18) |
| | May | 7,441 (2,844) | 787 (168) | 705 (33) | 5,957 (1,968) | 444 (18) |
| | June | 7,966 (2,587) | 843 (176) | 699 (31) | 6,344 (1,828) | 444 (17) |
| | July | 8,270 (1,971) | 885 (123) | 740 (29) | 6,557 (1,371) | 466 (17) |
| | August | 7,924 (1,809) | 915 (112) | 755 (26) | 6,324 (1,250) | 477 (15) |

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.

August 2022

| | | 2022 | 2021 | 2020 | 2022 YTD | 2021 YTD | 2020 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Single Family Detached | | | | | | | |
| Northwest | Sales | 36 | 39 | 36 | 405 | 381 | 265 |
| | Average | 441,839 | 410,420 | 420,439 | 472,282 | 433,683 | 435,635 |
| | Median | 373,500 | 379,000 | 356,900 | 420,000 | 391,000 | 395,000 |
| North Central | Sales | 130 | 171 | 165 | 1,577 | 1,511 | 958 |
| | Average | 414,624 | 411,249 | 378,879 | 427,001 | 398,890 | 370,441 |
| | Median | 404,000 | 392,500 | 365,000 | 407,000 | 385,000 | 360,000 |
| Northeast | Sales | 45 | 48 | 39 | 451 | 414 | 267 |
| | Average | 372,179 | 329,081 | 326,410 | 365,191 | 347,103 | 313,001 |
| | Median | 345,000 | 312,250 | 308,000 | 334,000 | 324,500 | 300,000 |
| Central | Sales | 25 | 34 | 24 | 307 | 270 | 171 |
| | Average | 247,689 | 284,663 | 293,648 | 298,006 | 296,845 | 279,017 |
| | Median | 205,000 | 247,500 | 243,500 | 272,500 | 274,950 | 256,500 |
| West | Sales | 66 | 85 | 70 | 681 | 711 | 433 |
| | Average | 549,594 | 533,874 | 482,573 | 575,606 | 559,738 | 503,281 |
| | Median | 468,450 | 450,000 | 415,500 | 461,000 | 453,000 | 409,702 |
| Southwest | Sales | 77 | 91 | 109 | 1,008 | 1,019 | 608 |
| | Average | 614,049 | 657,511 | 543,028 | 608,998 | 600,276 | 534,594 |
| | Median | 517,500 | 535,000 | 505,000 | 540,000 | 521,000 | 479,950 |
| Southeast | Sales | 122 | 145 | 140 | 1,290 | 1,257 | 799 |
| | Average | 447,969 | 416,475 | 422,247 | 454,396 | 421,233 | 401,042 |
| | Median | 416,000 | 377,000 | 378,950 | 425,000 | 389,000 | 365,000 |
| Anthony Henday | Sales | 158 | 213 | 165 | 1,835 | 1,727 | 986 |
| | Average | 541,225 | 520,423 | 515,743 | 579,766 | 520,951 | 491,960 |
| | Median | 496,750 | 485,000 | 455,000 | 535,000 | 475,000 | 435,500 |
| City of Edmonton Total | Sales | 659 | 826 | 748 | 7,554 | 7,290 | 4,487 |
| | Average | 480,225 | 470,044 | 447,341 | 499,966 | 470,594 | 434,604 |
| | Median | 439,500 | 420,000 | 410,000 | 458,000 | 422,000 | 392,000 |
| Condominiums | | | | | | | |
| Northwest | Sales | 8 | 11 | 12 | 96 | 98 | 76 |
| | Average | 231,188 | 254,223 | 170,225 | 214,462 | 235,652 | 238,816 |
| | Median | 192,750 | 282,500 | 135,000 | 186,625 | 258,000 | 246,750 |
| North Central | Sales | 63 | 63 | 51 | 681 | 544 | 342 |
| | Average | 188,354 | 210,275 | 207,905 | 210,324 | 205,849 | 195,884 |
| | Median | 171,500 | 213,750 | 200,000 | 202,000 | 197,250 | 190,000 |
| Northeast | Sales | 25 | 19 | 26 | 271 | 186 | 164 |
| | Average | 158,456 | 151,409 | 145,435 | 158,590 | 156,413 | 147,635 |
| | Median | 160,000 | 155,000 | 151,250 | 151,000 | 153,250 | 153,100 |
| Central | Sales | 63 | 62 | 52 | 487 | 491 | 332 |
| | Average | 211,260 | 213,422 | 246,315 | 236,922 | 245,156 | 233,509 |
| | Median | 170,000 | 215,000 | 242,500 | 199,900 | 222,000 | 220,000 |
| West | Sales | 44 | 36 | 32 | 353 | 287 | 191 |
| | Average | 173,727 | 220,688 | 205,911 | 215,982 | 206,379 | 189,124 |
| | Median | 159,750 | 172,500 | 170,450 | 177,000 | 175,270 | 169,000 |
| Southwest | Sales | 75 | 67 | 58 | 728 | 546 | 345 |
| | Average | 251,463 | 235,562 | 264,393 | 254,943 | 251,020 | 237,836 |
| | Median | 240,000 | 210,000 | 231,500 | 243,000 | 237,000 | 220,000 |
| Southeast | Sales | 66 | 52 | 41 | 565 | 433 | 246 |
| | Average | 205,065 | 217,620 | 209,437 | 210,115 | 208,440 | 193,545 |
| | Median | 196,000 | 210,000 | 185,000 | 195,000 | 195,000 | 178,250 |
| Anthony Henday | Sales | 77 | 90 | 54 | 877 | 679 | 343 |
| | Average | 247,571 | 233,051 | 229,902 | 260,504 | 249,569 | 238,898 |
| | Median | 248,500 | 221,850 | 225,250 | 258,000 | 239,000 | 239,000 |
| City of Edmonton Total | Sales | 421 | 400 | 326 | 4,058 | 3,264 | 2,039 |
| | Average | 213,985 | 220,427 | 221,353 | 229,472 | 226,881 | 213,148 |
| | Median | 188,500 | 211,102 | 199,500 | 210,000 | 210,500 | 196,000 |

n/a = insufficient data

August 2022

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---------------|---------------|---------------|---------------|---------------|
| Edmonton City Monthly | | | | | |
| New Listings | 2,507 | 2,414 | 2,135 | 2,234 | 2,390 |
| Sales | 1,265 | 1,441 | 1,274 | 1,115 | 1,173 |
| Sales Volume | 473,500,622 | 564,406,709 | 471,949,644 | 423,887,901 | 435,661,693 |
| Edmonton City Year to Date | | | | | |
| New Listings | 22,720 | 21,095 | 16,140 | 18,056 | 20,040 |
| Sales | 13,692 | 12,350 | 7,648 | 8,446 | 8,616 |
| Sales Volume | 5,571,954,144 | 4,859,120,661 | 2,768,597,388 | 3,077,570,608 | 3,240,702,555 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 6,324 | 6,263 | 5,893 | 6,463 | 7,311 |
| Commercial | 477 | 360 | 401 | 413 | 419 |
| TOTAL | 6,801 | 6,623 | 6,294 | 6,876 | 7,730 |
| <hr/> | | | | | |
| Greater Edmonton Area Monthly | | | | | |
| New Listings | 3,514 | 3,408 | 3,143 | 3,298 | 3,512 |
| Sales | 1,947 | 2,223 | 2,057 | 1,700 | 1,829 |
| Sales Volume | 764,202,632 | 902,827,781 | 794,174,577 | 657,822,699 | 695,604,667 |
| Greater Edmonton Area Year to Date | | | | | |
| New Listings | 32,255 | 30,958 | 24,309 | 27,354 | 30,186 |
| Sales | 20,334 | 19,326 | 11,937 | 12,761 | 13,107 |
| Sales Volume | 8,595,167,708 | 7,872,374,947 | 4,458,331,517 | 4,773,099,050 | 5,035,899,392 |
| Greater Edmonton Area Month End Active Inventory | | | | | |
| Residential | 7,924 | 7,961 | 7,840 | 8,846 | 10,069 |
| Rural | 915 | 915 | 1,167 | 1,405 | 1,450 |
| Commercial | 755 | 655 | 681 | 729 | 704 |
| TOTAL | 9,594 | 9,531 | 9,688 | 10,980 | 12,223 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| New Listings | 4,084 | 3,933 | 3,682 | 3,886 | 4,106 |
| Sales | 2,294 | 2,579 | 2,375 | 1,911 | 2,056 |
| Sales Volume | 870,764,299 | 1,000,276,079 | 875,656,202 | 714,370,891 | 753,856,457 |
| Total Board Year to Date | | | | | |
| New Listings | 37,355 | 36,067 | 28,674 | 32,266 | 35,398 |
| Sales | 23,034 | 22,414 | 13,690 | 14,434 | 14,732 |
| Sales Volume | 9,403,788,721 | 8,747,163,496 | 4,881,599,337 | 5,209,812,946 | 5,462,385,262 |

August 2022

| | | 2022 | 2021 | 2020 | 2022 YTD | 2021 YTD | 2020 YTD |
|--------------------------|---------------------|------------|------------|------------|-------------|-------------|-------------|
| Barrhead | Sales | 10 | 8 | 7 | 53 | 52 | 37 |
| | Sales Volume | 2,486,000 | 2,275,000 | 1,557,500 | 12,832,301 | 12,809,900 | 8,679,500 |
| | Average Price | 248,600 | 284,375 | 222,500 | 242,119 | 246,344 | 234,581 |
| | Median Price | 250,000 | 296,250 | 212,500 | 230,000 | 235,000 | 230,000 |
| Beaumont | Sales | 33 | 49 | 37 | 370 | 404 | 241 |
| | Sales Volume | 15,230,788 | 22,482,875 | 15,605,250 | 187,986,383 | 182,845,053 | 98,524,305 |
| | Average Price | 461,539 | 458,834 | 421,764 | 508,071 | 452,587 | 408,815 |
| | Median Price | 459,250 | 440,000 | 422,000 | 499,450 | 438,625 | 397,000 |
| Bonnyville | Sales | 10 | 13 | 12 | 85 | 84 | 53 |
| | Sales Volume | 2,595,750 | 3,114,200 | 2,419,500 | 21,236,307 | 21,132,600 | 10,890,850 |
| | Average Price | 259,575 | 239,554 | 201,625 | 249,839 | 251,579 | 205,488 |
| | Median Price | 281,750 | 245,000 | 195,000 | 255,000 | 249,500 | 216,500 |
| Cold Lake | Sales | 32 | 40 | 29 | 307 | 321 | 191 |
| | Sales Volume | 10,154,500 | 11,931,100 | 8,546,500 | 94,935,149 | 95,002,905 | 56,253,434 |
| | Average Price | 317,328 | 298,278 | 294,707 | 309,235 | 295,959 | 294,521 |
| | Median Price | 322,000 | 320,500 | 291,000 | 324,000 | 295,000 | 290,000 |
| Devon | Sales | 15 | 12 | 14 | 111 | 97 | 57 |
| | Sales Volume | 5,142,300 | 4,299,300 | 4,058,500 | 36,631,699 | 32,227,799 | 16,209,650 |
| | Average Price | 342,820 | 358,275 | 289,893 | 330,015 | 332,245 | 284,380 |
| | Median Price | 345,000 | 357,250 | 300,500 | 323,000 | 327,500 | 288,000 |
| Drayton Valley | Sales | 14 | 17 | 8 | 137 | 131 | 67 |
| | Sales Volume | 2,534,400 | 3,693,800 | 1,814,500 | 35,645,320 | 31,080,627 | 14,760,350 |
| | Average Price | 181,029 | 217,282 | 226,813 | 260,185 | 237,257 | 220,304 |
| | Median Price | 204,000 | 240,000 | 215,500 | 268,000 | 240,000 | 220,000 |
| Fort Saskatchewan | SFD Sales | 41 | 32 | 37 | 336 | 376 | 239 |
| | SFD Average Price | 435,541 | 443,344 | 434,262 | 473,921 | 431,286 | 396,128 |
| | SFD Median Price | 415,000 | 425,500 | 417,500 | 450,000 | 419,950 | 382,500 |
| | Condo Sales | 15 | 10 | 5 | 78 | 52 | 28 |
| | Condo Average Price | 210,360 | 232,000 | 316,600 | 218,904 | 224,987 | 248,868 |
| | Condo Median Price | 172,900 | 201,000 | 307,000 | 224,500 | 203,250 | 238,750 |
| | Total Sales Volume | 24,177,100 | 20,769,000 | 20,407,900 | 216,958,953 | 216,219,097 | 123,744,710 |
| Gibbons | Sales | 8 | 5 | 7 | 51 | 54 | 54 |
| | Sales Volume | 2,313,500 | 1,508,685 | 1,878,000 | 14,835,791 | 14,955,085 | 14,805,650 |
| | Average Price | 289,188 | 301,737 | 268,286 | 290,898 | 276,946 | 274,179 |
| | Median Price | 293,750 | 294,000 | 263,000 | 286,000 | 276,000 | 268,500 |
| Leduc | SFD Sales | 50 | 41 | 42 | 481 | 450 | 256 |
| | SFD Average Price | 413,242 | 407,229 | 391,312 | 423,275 | 401,304 | 371,913 |
| | SFD Median Price | 402,250 | 390,000 | 380,750 | 410,000 | 382,750 | 356,500 |
| | Condo Sales | 8 | 7 | 14 | 78 | 64 | 44 |
| | Condo Average Price | 257,175 | 228,686 | 217,557 | 234,162 | 217,005 | 218,008 |
| | Condo Median Price | 210,450 | 200,000 | 197,250 | 209,500 | 192,450 | 204,250 |
| | Total Sales Volume | 27,040,500 | 22,204,006 | 22,542,692 | 269,376,755 | 232,311,820 | 121,607,444 |

n/a = insufficient data

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

August 2022

| | 2022 | 2021 | 2020 | 2022 YTD | 2021 YTD | 2020 YTD |
|----------------------|------------|------------|------------|-------------|-------------|-------------|
| Morinville | | | | | | |
| Sales | 14 | 21 | 27 | 231 | 239 | 143 |
| Sales Volume | 5,241,000 | 6,798,373 | 8,632,750 | 83,530,936 | 81,530,573 | 45,564,423 |
| Average Price | 374,357 | 323,732 | 319,731 | 361,606 | 341,132 | 318,632 |
| Median Price | 367,500 | 329,000 | 333,000 | 350,000 | 355,000 | 325,000 |
| Sherwood Park | | | | | | |
| SFD Sales | 50 | 108 | 107 | 654 | 794 | 545 |
| SFD Average Price | 470,462 | 478,960 | 466,022 | 511,902 | 471,219 | 438,491 |
| SFD Median Price | 437,500 | 457,500 | 440,000 | 480,000 | 441,250 | 420,000 |
| Condo Sales | 27 | 30 | 25 | 236 | 218 | 116 |
| Condo Average Price | 291,344 | 300,428 | 302,196 | 296,696 | 309,530 | 293,145 |
| Condo Median Price | 283,500 | 290,500 | 295,000 | 285,000 | 288,250 | 281,250 |
| Total Sales Volume | 34,582,581 | 65,092,256 | 61,233,155 | 430,420,263 | 477,240,288 | 292,297,553 |
| Spruce Grove | | | | | | |
| SFD Sales | 47 | 46 | 50 | 485 | 505 | 255 |
| SFD Average Price | 456,170 | 420,019 | 409,700 | 453,747 | 419,501 | 385,453 |
| SFD Median Price | 460,000 | 395,000 | 387,200 | 435,000 | 410,000 | 367,000 |
| Condo Sales | 8 | 11 | 8 | 88 | 60 | 42 |
| Condo Average Price | 153,750 | 183,500 | 204,681 | 236,560 | 216,163 | 225,590 |
| Condo Median Price | 154,500 | 175,000 | 221,000 | 204,500 | 202,262 | 227,500 |
| Total Sales Volume | 28,002,574 | 29,204,175 | 29,063,450 | 296,682,460 | 278,758,988 | 145,882,429 |
| St. Albert | | | | | | |
| SFD Sales | 82 | 84 | 89 | 739 | 774 | 509 |
| SFD Average Price | 526,103 | 486,131 | 483,491 | 546,825 | 500,807 | 464,350 |
| SFD Median Price | 503,750 | 440,875 | 446,000 | 513,200 | 457,500 | 429,900 |
| Condo Sales | 35 | 24 | 16 | 255 | 229 | 148 |
| Condo Average Price | 249,657 | 290,433 | 274,869 | 270,072 | 282,337 | 251,205 |
| Condo Median Price | 235,000 | 287,250 | 272,500 | 247,500 | 250,000 | 238,500 |
| Total Sales Volume | 53,262,464 | 50,765,906 | 51,602,806 | 498,076,997 | 477,898,758 | 287,859,296 |
| St. Paul | | | | | | |
| Sales | 6 | 9 | 8 | 76 | 90 | 49 |
| Sales Volume | 990,800 | 2,314,500 | 1,529,500 | 16,393,360 | 22,244,111 | 9,715,750 |
| Average Price | 165,133 | 257,167 | 191,188 | 215,702 | 247,157 | 198,281 |
| Median Price | 131,000 | 229,000 | 216,750 | 212,250 | 252,500 | 205,000 |
| Stony Plain | | | | | | |
| Sales | 46 | 41 | 37 | 393 | 327 | 213 |
| Sales Volume | 17,950,149 | 13,751,700 | 11,989,900 | 144,793,466 | 112,962,567 | 68,356,880 |
| Average Price | 390,221 | 335,407 | 324,051 | 368,431 | 345,451 | 320,924 |
| Median Price | 361,250 | 333,000 | 315,000 | 358,000 | 340,000 | 325,000 |
| Vegreville | | | | | | |
| Sales | 14 | 9 | 4 | 81 | 86 | 43 |
| Sales Volume | 3,184,900 | 2,166,500 | n/a | 19,770,400 | 17,626,500 | 6,192,900 |
| Average Price | 227,493 | 240,722 | n/a | 244,079 | 204,959 | 144,021 |
| Median Price | 236,500 | 280,000 | n/a | 225,000 | 203,500 | 128,000 |
| Westlock | | | | | | |
| Sales | 7 | 13 | 4 | 85 | 74 | 45 |
| Sales Volume | 1,927,300 | 3,003,500 | n/a | 18,773,500 | 15,610,600 | 8,258,137 |
| Average Price | 275,329 | 231,038 | n/a | 220,865 | 210,954 | 183,514 |
| Median Price | 260,000 | 230,000 | n/a | 220,000 | 229,000 | 185,000 |
| Wetaskiwin | | | | | | |
| Sales | 23 | 15 | 24 | 183 | 168 | 101 |
| Sales Volume | 6,214,250 | 3,688,150 | 4,989,800 | 46,233,350 | 36,980,225 | 21,341,600 |
| Average Price | 270,185 | 245,877 | 207,908 | 252,641 | 220,120 | 211,303 |
| Median Price | 265,500 | 292,500 | 195,000 | 237,000 | 210,000 | 215,000 |

n/a = insufficient data

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

August 2022

| | | 2022 | 2021 | 2020 | 2022 YTD | 2021 YTD | 2020 YTD |
|-------------------------------|--------------|------------|------------|------------|-------------|-------------|-------------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 8 | 12 | 11 | 44 | 66 | 47 |
| | Sales Volume | 3,594,800 | 4,079,800 | 2,636,800 | 16,189,575 | 19,096,700 | 10,304,300 |
| Bonnyville M.D. | Sales | 19 | 9 | 15 | 131 | 151 | 80 |
| | Sales Volume | 5,160,150 | 3,193,400 | 4,994,000 | 49,941,300 | 55,135,359 | 25,871,750 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 8 | 4 | 0 |
| | Sales Volume | n/a | n/a | n/a | 2,204,000 | n/a | n/a |
| 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 | 23 | 35 | 20 | 199 | 252 | 118 |
| | Sales Volume | 12,635,154 | 16,475,150 | 9,648,954 | 116,614,515 | 136,114,998 | 70,564,729 |
| Parkland County | Sales | 45 | 58 | 67 | 456 | 527 | 320 |
| | Sales Volume | 24,512,600 | 31,558,850 | 31,276,772 | 259,448,335 | 284,076,642 | 146,249,955 |
| Smoky Lake County | Sales | 0 | 4 | 2 | 33 | 33 | 21 |
| | Sales Volume | n/a | n/a | n/a | 7,421,000 | 9,737,700 | 3,527,600 |
| St. Paul County | Sales | 12 | 10 | 13 | 78 | 92 | 61 |
| | Sales Volume | 2,906,000 | 2,200,900 | 1,879,000 | 25,735,905 | 18,890,775 | 8,321,700 |
| Strathcona County | Sales | 23 | 37 | 48 | 290 | 352 | 216 |
| | Sales Volume | 18,931,500 | 26,486,655 | 25,116,151 | 223,860,241 | 237,519,102 | 121,812,253 |
| Sturgeon County | Sales | 21 | 20 | 31 | 184 | 229 | 155 |
| | Sales Volume | 11,157,300 | 12,966,077 | 20,419,055 | 130,272,126 | 144,427,048 | 88,043,300 |
| Thorhild County | Sales | 6 | 8 | 3 | 36 | 35 | 26 |
| | Sales Volume | 2,142,068 | 1,581,400 | n/a | 11,702,028 | 8,261,602 | 6,667,780 |
| Two Hills County | Sales | 2 | 0 | 4 | 17 | 14 | 16 |
| | Sales Volume | n/a | n/a | n/a | 5,224,900 | 3,885,900 | 3,630,000 |
| Vermilion River County | Sales | 0 | 0 | 0 | 0 | 0 | 3 |
| | 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.

August 2022

| | | 2022 | 2021 | 2020 | 2022 YTD | 2021 YTD | 2020 YTD |
|-------------------------------|--------------|------|------|------|-----------|-----------|-----------|
| Sales by County | | | | | | | |
| Athabasca County | Sales | 1 | 0 | 0 | 2 | 3 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Bonnyville M.D. | Sales | 1 | 2 | 1 | 14 | 11 | 8 |
| | Sales Volume | n/a | n/a | n/a | 5,275,640 | 4,554,000 | 3,548,000 |
| Lac la Biche County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Lac Ste. Anne County | Sales | 0 | 0 | 0 | 0 | 1 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 1 | 1 | 0 | 3 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Parkland County | Sales | 0 | 0 | 0 | 0 | 2 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Smoky Lake County | Sales | 1 | 0 | 0 | 1 | 0 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 1 | 2 | 1 | 4 | 10 | 5 |
| | Sales Volume | n/a | n/a | n/a | n/a | 1,729,100 | 1,469,500 |
| Strathcona County | Sales | 0 | 0 | 0 | 0 | 0 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Sturgeon County | Sales | 0 | 0 | 0 | 1 | 1 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Thorhild County | Sales | 0 | 0 | 0 | 3 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Two Hills County | Sales | 0 | 0 | 0 | 1 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Vermilion River County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |

n/a = insufficient data

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