

Media Release

November Sees Substantial Changes in Edmonton Real Estate

Edmonton, December 2, 2022: Total residential unit sales in the Greater Edmonton Area (GEA) real estate market for November decreased by 14.8% compared to October 2022 and saw a year-over-year decrease of 31.2% from November 2021.

New residential listings decreased 22.4% month-over-month from October 2022, with a marginal decrease of 4.3% from November of last year.

Single-family home unit sales were down both 36.2% from November 2021 and 18.5% from October 2022 at 708. Condo unit sales saw a decrease of 11.0% from November 2021 and were down 5.6% from October 2022. Duplex/rowhouse unit sales were down both 42.3% year-over-year and 14.1% from last month.

Single-family homes averaged \$454,541, a small 0.6% year-over-year decrease and a month-over-month loss of 1.8%. Condominiums sold for an average of \$216,690, with a decrease of 4.0% year-over-year and 3.4% compared to October 2022. Duplex prices increased 4.3% from November 2021, selling at \$362,606, with a 2.5% decrease from October 2022.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$373,400, signalling a 0.9% decrease from November 2021, and a loss of 1.5% from October 2022.

“We’re settling into a quieter market as we return to pre-COVID levels in the Edmonton housing market,” says REALTORS® Association of Edmonton Chair Paul Gravelle. “While we’re not seeing significant changes to our average prices from the previous month or even last year, we are seeing an impact on residential sales and the number of listings hitting the market each month. We expect this normalization to continue as we move away from the flurry of pandemic activity and back to a more balanced market.”

Single-family homes averaged 49 days on the market, increasing by five days since last month. Condos averaged 58 days on the market, increasing by three days month-over-month, while duplexes averaged 52 days on the market, increasing by four days as compared to last month. Overall, all residential listings averaged 52 days on the market, increasing by five days month-over-month and a three-day change being recorded from November 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)	November 2022	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$423,400	-1.3%	-0.2%
Apartment benchmark price	\$175,200	-3.2%	-4.7%
Townhouse benchmark price	\$228,100	-1.3%	-2.6%
Composite ⁷ benchmark price	\$373,400	-1.5%	-0.9%

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

MLS® System Activity 2022 (for all-residential sales in GEA ¹)	November 2022	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$454,541	-1.8%	-0.6%
SFD median ⁴ selling price – month	\$428,250	2.0%	3.8%
Condominium average selling price	\$216,690	-3.4%	-4.0%
Condominium median selling price	\$188,000	-5.1%	-8.9%
All-residential ⁵ average selling price	\$368,576	-3.4%	-4.1%
All-residential median selling price	\$356,000	-2.5%	-1.4%
# residential listings this month	2,006	-22.4%	-4.3%
# residential sales this month	1,252	-14.8%	-31.2%
# residential inventory at month end	6,414	-10.2%	6.3%
# Total ⁶ MLS® System sales this month	1,554	-15.1%	-30.5%
\$ Value Total residential sales this month	\$ 481,982,010	-18.4%	-33.7%
\$ Value of total MLS® System sales – month	\$585,110,520	-15.6%	-33.0%
\$ Value of total MLS® System sales - YTD	\$11,408,516,922	5.4%	0.0%

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); 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® supports charities involving shelter and the homeless through the REALTORS® Community Foundation.

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***MLS® HPI Benchmark Price**

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

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

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

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

	2022	2021	2020	2019	2018
Single Family Detached					
New Listings / YTD	1,120 / 20,875	1,089 / 19,624	985 / 16,436	1,025 / 18,406	1,267 / 20,041
Sales / YTD	708 / 13,689	1,110 / 14,581	895 / 10,123	662 / 9,770	704 / 9,965
Sales to New Listings Ratio / YTD	63% / 66%	102% / 74%	91% / 62%	65% / 53%	56% / 50%
Sales Volume	321,814,709	507,542,212	393,751,719	278,473,791	295,427,741
Sales Volume YTD	6,651,211,852	6,674,027,589	4,347,942,532	4,160,845,594	4,334,219,571
Average Sale Price	454,541	457,245	439,946	420,655	419,642
Average Sale Price YTD	485,880	457,721	429,511	425,880	434,944
Median Sale Price	428,250	412,500	400,000	387,850	382,000
Median Sale Price YTD	450,000	420,000	395,000	391,000	398,000
Average Days on Market / YTD	49 / 33	42 / 36	49 / 53	64 / 59	66 / 55
Median Days on Market / YTD	36 / 20	30 / 21	34 / 34	50 / 42	55 / 40
Average Days on Market (Cum.) / YTD	73 / 46	62 / 51	79 / 84	105 / 91	101 / 83
Median Days on Market (Cum.) / YTD	56 / 22	39 / 24	46 / 46	70 / 57	82 / 53
Condominium					
New Listings / YTD	625 / 11,193	694 / 11,524	629 / 8,841	563 / 8,792	570 / 10,247
Sales / YTD	373 / 6,156	419 / 5,367	317 / 3,554	297 / 3,932	264 / 3,993
Sales to New Listings Ratio / YTD	60% / 55%	60% / 47%	50% / 40%	53% / 45%	46% / 39%
Sales Volume	80,825,512	94,542,708	73,128,047	67,713,511	58,257,054
Sales Volume YTD	1,425,383,016	1,242,321,936	792,221,699	894,342,947	957,118,647
Average Sale Price	216,690	225,639	230,688	227,992	220,671
Average Sale Price YTD	231,544	231,474	222,910	227,452	239,699
Median Sale Price	188,000	206,400	209,000	207,500	210,000
Median Sale Price YTD	213,000	214,000	207,000	212,000	220,000
Average Days on Market / YTD	58 / 52	60 / 57	63 / 67	78 / 73	80 / 71
Median Days on Market / YTD	44 / 37	49 / 40	48 / 49	62 / 55	71 / 56
Average Days on Market (Cum.) / YTD	89 / 80	91 / 88	107 / 108	118 / 112	118 / 112
Median Days on Market (Cum.) / YTD	64 / 46	67 / 55	72 / 71	87 / 76	96 / 79
Duplex/Rowhouse					
New Listings / YTD	188 / 3,860	230 / 3,730	175 / 2,986	170 / 3,054	234 / 3,183
Sales / YTD	146 / 2,855	253 / 2,840	157 / 1,907	114 / 1,660	116 / 1,586
Sales to New Listings Ratio / YTD	78% / 74%	110% / 76%	90% / 64%	67% / 54%	50% / 50%
Sales Volume	52,940,489	87,931,956	53,032,151	36,745,642	40,638,257
Sales Volume YTD	1,095,111,380	996,971,687	634,459,816	554,353,986	543,409,902
Average Sale Price	362,606	347,557	337,784	322,330	350,330
Average Sale Price YTD	383,577	351,046	332,700	333,948	342,629
Median Sale Price	350,000	345,000	324,000	324,950	325,250
Median Sale Price YTD	373,000	337,500	320,000	322,000	327,650
Average Days on Market / YTD	52 / 35	53 / 41	54 / 60	64 / 68	70 / 62
Median Days on Market / YTD	41 / 21	41 / 25	40 / 43	45 / 50	54 / 48
Average Days on Market (Cum.) / YTD	75 / 44	66 / 52	77 / 90	99 / 102	108 / 83
Median Days on Market (Cum.) / YTD	65 / 23	51 / 29	42 / 56	63 / 65	78 / 59
Total Residential²					
New Listings / YTD	2,010 / 36,897	2,097 / 35,884	1,833 / 29,040	1,804 / 31,195	2,128 / 34,444
Sales / YTD	1,253 / 23,218	1,819 / 23,323	1,393 / 15,923	1,100 / 15,705	1,105 / 15,841
Sales to New Listings Ratio / YTD	62% / 63%	87% / 65%	76% / 55%	61% / 50%	52% / 46%
Sales Volume	461,825,610	698,997,926	525,033,617	389,122,944	400,283,652
Sales Volume YTD	9,264,502,157	9,031,806,138	5,823,584,731	5,663,419,475	5,895,907,784
Average Sale Price	368,576	384,276	376,909	353,748	362,248
Average Sale Price YTD	399,022	387,249	365,734	360,613	372,193
Median Sale Price	356,000	361,000	352,000	332,750	345,000
Median Sale Price YTD	380,000	365,000	348,500	343,000	350,000
Average Days on Market / YTD	52 / 39	49 / 42	54 / 58	69 / 64	70 / 61
Median Days on Market / YTD	40 / 24	35 / 26	38 / 39	54 / 47	58 / 45
Average Days on Market (Cum.) / YTD	78 / 56	70 / 61	86 / 92	111 / 99	106 / 92
Median Days on Market (Cum.) / YTD	61 / 28	47 / 30	49 / 53	75 / 63	84 / 60

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
November 2022**

	2022	2021	2020	2019	2018
Acreeage with Home					
New Listings / YTD	79 / 1,918	86 / 1,970	81 / 1,991	109 / 2,158	95 / 2,168
Sales / YTD	57 / 1,085	94 / 1,369	106 / 1,010	43 / 764	61 / 765
Sales to New Listings Ratio / YTD	72% / 57%	109% / 69%	131% / 51%	39% / 35%	64% / 35%
Sales Volume	36,555,332	62,455,048	64,106,824	24,593,675	35,834,036
Sales Volume YTD	773,747,488	909,206,600	589,338,667	441,060,817	446,291,855
Average Sale Price	641,322	664,415	604,781	571,946	587,443
Average Sale Price YTD	713,131	664,139	583,504	577,305	583,388
Median Sale Price	535,000	580,500	533,000	500,000	545,000
Median Sale Price YTD	650,000	618,500	530,000	519,111	535,000
Average Days on Market / YTD	78 / 48	65 / 58	86 / 81	119 / 87	99 / 81
Median Days on Market / YTD	64 / 27	45 / 33	71 / 57	92 / 63	73 / 56
Average Days on Market (Cum.) / YTD	106 / 70	108 / 86	133 / 137	213 / 135	138 / 124
Median Days on Market (Cum.) / YTD	84 / 31	70 / 39	95 / 85	159 / 83	108 / 81
Vacant Acreeage and Recreational					
New Listings / YTD	23 / 601	46 / 703	19 / 581	32 / 551	55 / 642
Sales / YTD	20 / 299	31 / 373	19 / 218	15 / 153	9 / 194
Sales to New Listings Ratio / YTD	87% / 50%	67% / 53%	100% / 38%	47% / 28%	16% / 30%
Sales Volume	6,763,900	15,398,375	6,186,300	5,118,500	2,468,000
Sales Volume YTD	108,441,261	127,848,256	63,164,855	44,847,952	58,110,686
Average Sale Price	338,195	496,722	325,595	341,233	274,222
Average Sale Price YTD	362,680	342,757	289,747	293,124	299,540
Median Sale Price	266,000	360,000	240,000	310,000	220,000
Median Sale Price YTD	249,900	260,000	220,000	228,000	241,500
Average Days on Market / YTD	123 / 135	159 / 123	124 / 172	107 / 169	231 / 185
Median Days on Market / YTD	93 / 72	32 / 67	88 / 80	86 / 102	75 / 111
Average Days on Market (Cum.) / YTD	160 / 184	232 / 209	290 / 259	203 / 247	317 / 223
Median Days on Market (Cum.) / YTD	96 / 87	32 / 80	239 / 103	100 / 118	257 / 139
Recreational with Home					
New Listings / YTD	1 / 19	0 / 22	0 / 15	0 / 26	1 / 24
Sales / YTD	2 / 12	0 / 12	2 / 9	0 / 8	0 / 12
Sales to New Listings Ratio / YTD	200% / 63%	0% / 55%	0% / 60%	0% / 31%	0% / 50%
Sales Volume	653,000	0	1,495,000	0	0
Sales Volume YTD	5,167,500	4,212,800	3,461,000	2,102,500	4,432,049
Average Sale Price	326,500	0	747,500	0	0
Average Sale Price YTD	430,625	351,067	384,556	262,813	369,337
Median Sale Price	326,500	0	747,500	0	0
Median Sale Price YTD	337,500	249,500	335,000	236,750	317,500
Average Days on Market / YTD	61 / 56	0 / 55	155 / 135	0 / 70	0 / 100
Median Days on Market / YTD	61 / 44	0 / 28	155 / 64	0 / 61	0 / 100
Average Days on Market (Cum.) / YTD	61 / 56	0 / 64	155 / 504	0 / 86	0 / 218
Median Days on Market (Cum.) / YTD	61 / 44	0 / 56	155 / 268	0 / 61	0 / 113
Total Rural²					
New Listings / YTD	98 / 2,426	124 / 2,568	96 / 2,476	130 / 2,611	144 / 2,708
Sales / YTD	73 / 1,345	118 / 1,684	122 / 1,194	56 / 882	68 / 923
Sales to New Listings Ratio / YTD	74% / 55%	95% / 66%	127% / 48%	43% / 34%	47% / 34%
Sales Volume	39,432,232	73,006,923	68,956,124	28,737,175	37,582,036
Sales Volume YTD	845,196,669	994,530,564	628,511,222	461,306,444	480,105,215
Average Sale Price	540,168	618,703	565,214	513,164	552,677
Average Sale Price YTD	628,399	590,576	526,391	523,023	520,157
Median Sale Price	467,500	540,000	513,750	455,000	524,000
Median Sale Price YTD	580,000	558,000	490,000	484,500	478,000
Average Days on Market / YTD	88 / 66	79 / 69	91 / 95	119 / 100	113 / 101
Median Days on Market / YTD	75 / 31	45 / 34	71 / 60	92 / 66	72 / 64
Average Days on Market (Cum.) / YTD	119 / 94	124 / 108	159 / 158	217 / 154	160 / 145
Median Days on Market (Cum.) / YTD	90 / 39	66 / 42	100 / 88	148 / 90	111 / 91

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

November 2022

	2022	2021	2020	2019	2018
Land					
New Listings / YTD	9 / 139	14 / 139	24 / 139	11 / 161	7 / 158
Sales / YTD	2 / 42	2 / 25	1 / 21	2 / 34	1 / 26
Sales to New Listings Ratio / YTD	22% / 30%	14% / 18%	4% / 15%	18% / 21%	14% / 16%
Sales Volume	498,000	1,615,000	1,075,000	1,838,000	2,300,000
Sales Volume YTD	64,954,030	23,160,158	18,023,000	23,616,849	23,986,076
Average Sale Price	249,000	807,500	1,075,000	919,000	2,300,000
Average Sale Price YTD	1,546,525	926,406	858,238	694,613	922,541
Median Sale Price	249,000	807,500	1,075,000	919,000	2,300,000
Median Sale Price YTD	702,500	500,000	500,000	599,642	610,000
Average Days on Market / YTD	36 / 177	232 / 242	186 / 325	282 / 297	115 / 243
Median Days on Market / YTD	36 / 86	232 / 116	186 / 213	282 / 192	115 / 137
Average Days on Market (Cum.) / YTD	124 / 306	232 / 437	186 / 328	282 / 303	115 / 267
Median Days on Market (Cum.) / YTD	124 / 164	232 / 180	186 / 213	282 / 201	115 / 180
Investment					
New Listings / YTD	25 / 332	24 / 264	20 / 256	25 / 264	28 / 326
Sales / YTD	13 / 121	6 / 90	7 / 65	3 / 66	7 / 93
Sales to New Listings Ratio / YTD	52% / 36%	25% / 34%	35% / 25%	12% / 25%	25% / 29%
Sales Volume	8,265,500	8,827,300	6,443,000	777,500	4,904,730
Sales Volume YTD	103,092,893	79,398,653	44,776,041	57,989,042	74,760,550
Average Sale Price	635,808	1,471,217	920,429	259,167	700,676
Average Sale Price YTD	852,007	882,207	688,862	878,622	803,877
Median Sale Price	560,000	394,000	529,000	265,000	360,000
Median Sale Price YTD	550,000	457,500	410,000	483,000	460,000
Average Days on Market / YTD	138 / 177	233 / 179	141 / 158	305 / 214	99 / 169
Median Days on Market / YTD	126 / 126	209 / 126	123 / 110	302 / 137	64 / 118
Average Days on Market (Cum.) / YTD	152 / 236	250 / 232	141 / 197	305 / 236	170 / 206
Median Days on Market (Cum.) / YTD	126 / 145	246 / 139	123 / 121	302 / 156	180 / 151
Multi Family					
New Listings / YTD	13 / 126	3 / 106	7 / 83	11 / 92	4 / 68
Sales / YTD	7 / 36	1 / 52	2 / 15	2 / 17	0 / 17
Sales to New Listings Ratio / YTD	54% / 29%	33% / 49%	29% / 18%	18% / 18%	0% / 25%
Sales Volume	12,465,000	1,491,000	6,210,000	1,155,500	0
Sales Volume YTD	51,197,500	70,791,750	27,514,200	16,452,750	17,321,100
Average Sale Price	1,780,714	1,491,000	3,105,000	577,750	0
Average Sale Price YTD	1,422,153	1,361,380	1,834,280	967,809	1,018,888
Median Sale Price	1,520,000	1,491,000	3,105,000	577,750	0
Median Sale Price YTD	1,382,500	1,278,750	1,232,000	690,000	808,000
Average Days on Market / YTD	164 / 104	55 / 176	151 / 195	188 / 163	0 / 101
Median Days on Market / YTD	146 / 81	55 / 119	151 / 115	188 / 131	0 / 98
Average Days on Market (Cum.) / YTD	177 / 123	55 / 213	151 / 251	188 / 163	0 / 101
Median Days on Market (Cum.) / YTD	206 / 96	55 / 132	151 / 115	188 / 131	0 / 98
Hotel/Motel					
New Listings / YTD	0 / 1	0 / 1	0 / 2	0 / 0	0 / 6
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	9,350,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	4,675,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	4,675,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 104

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 2022**

	2022	2021	2020	2019	2018
Business					
New Listings / YTD	23 / 251	12 / 135	13 / 159	31 / 322	15 / 243
Sales / YTD	3 / 49	2 / 30	1 / 39	2 / 42	0 / 41
Sales to New Listings Ratio / YTD	13% / 20%	17% / 22%	8% / 25%	6% / 13%	0% / 17%
Sales Volume	1,023,900	175,000	106,000	230,000	0
Sales Volume YTD	12,832,200	5,750,068	6,731,300	11,118,650	8,643,800
Average Sale Price	341,300	87,500	106,000	115,000	0
Average Sale Price YTD	261,882	191,669	172,597	264,730	210,824
Median Sale Price	279,000	87,500	106,000	115,000	0
Median Sale Price YTD	180,000	122,500	90,000	137,000	112,000
Average Days on Market / YTD	241 / 157	91 / 153	229 / 123	241 / 158	0 / 143
Median Days on Market / YTD	116 / 133	91 / 142	229 / 102	241 / 122	0 / 130
Average Days on Market (Cum.) / YTD	274 / 167	139 / 175	229 / 168	241 / 174	0 / 149
Median Days on Market (Cum.) / YTD	121 / 133	139 / 146	229 / 134	241 / 125	0 / 142
Lease					
New Listings / YTD	23 / 269	31 / 236	20 / 242	22 / 249	23 / 262
Sales / YTD	7 / 75	7 / 70	4 / 52	4 / 84	6 / 84
Sales to New Listings Ratio / YTD	30% / 28%	23% / 30%	20% / 21%	18% / 34%	26% / 32%
Sales Volume	579,778	534,121	631,590	930,759	931,861
Sales Volume YTD	9,535,443	11,049,963	13,332,049	8,061,901	10,185,429
Average Sale Price	82,825	76,303	157,898	232,690	155,310
Average Sale Price YTD	127,139	157,857	256,386	95,975	121,255
Median Sale Price	84,150	31,716	173,415	97,441	157,860
Median Sale Price YTD	90,000	105,675	113,000	66,330	90,360
Average Days on Market / YTD	157 / 199	265 / 219	174 / 172	227 / 153	100 / 150
Median Days on Market / YTD	35 / 104	185 / 140	142 / 149	227 / 102	106 / 108
Average Days on Market (Cum.) / YTD	160 / 224	265 / 225	174 / 176	227 / 155	196 / 174
Median Days on Market (Cum.) / YTD	48 / 130	185 / 148	142 / 149	227 / 102	147 / 113
Farms					
New Listings / YTD	5 / 122	8 / 131	7 / 125	11 / 139	8 / 132
Sales / YTD	6 / 53	7 / 74	5 / 47	2 / 44	2 / 49
Sales to New Listings Ratio / YTD	120% / 43%	88% / 56%	71% / 38%	18% / 32%	25% / 37%
Sales Volume	4,540,000	4,846,500	2,832,000	975,000	720,000
Sales Volume YTD	49,459,580	50,731,092	31,212,900	27,389,825	29,591,375
Average Sale Price	756,667	692,357	566,400	487,500	360,000
Average Sale Price YTD	933,200	685,555	664,104	622,496	603,906
Median Sale Price	700,000	500,000	467,000	487,500	360,000
Median Sale Price YTD	778,500	580,000	460,000	612,500	475,000
Average Days on Market / YTD	104 / 79	249 / 137	120 / 170	24 / 107	216 / 125
Median Days on Market / YTD	48 / 58	76 / 84	131 / 69	24 / 56	216 / 92
Average Days on Market (Cum.) / YTD	104 / 117	380 / 192	120 / 245	24 / 107	216 / 146
Median Days on Market (Cum.) / YTD	48 / 65	76 / 89	131 / 90	24 / 56	216 / 96
Total Commercial²					
New Listings / YTD	100 / 1,245	92 / 1,013	91 / 1,010	111 / 1,231	85 / 1,195
Sales / YTD	38 / 376	25 / 342	21 / 240	15 / 288	16 / 312
Sales to New Listings Ratio / YTD	38% / 30%	27% / 34%	23% / 24%	14% / 23%	19% / 26%
Sales Volume	27,372,178	17,488,921	17,511,490	5,906,759	8,856,591
Sales Volume YTD	291,071,646	241,631,684	141,803,390	145,909,017	173,838,330
Average Sale Price	720,320	699,557	833,880	393,784	553,537
Average Sale Price YTD	774,127	706,525	590,847	506,629	557,174
Median Sale Price	495,000	328,000	390,000	265,000	269,429
Median Sale Price YTD	453,578	445,840	349,500	307,500	349,500
Average Days on Market / YTD	144 / 158	228 / 179	153 / 175	219 / 178	115 / 156
Median Days on Market / YTD	112 / 100	154 / 116	131 / 110	225 / 113	100 / 112
Average Days on Market (Cum.) / YTD	159 / 205	272 / 228	153 / 212	219 / 189	182 / 179
Median Days on Market (Cum.) / YTD	123 / 125	156 / 133	131 / 122	225 / 121	147 / 126

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
November 2022

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2018	January	6,498 (940)	762 (48)	668 (20)	4,606 (670)	343 (10)
	February	7,123 (1,107)	831 (47)	727 (26)	5,041 (769)	373 (17)
	March	8,347 (1,380)	958 (62)	765 (31)	5,845 (988)	393 (20)
	April	9,201 (1,657)	1,036 (84)	777 (33)	6,460 (1,129)	406 (16)
	May	10,315 (1,904)	1,271 (103)	822 (24)	7,313 (1,310)	429 (14)
	June	10,675 (1,801)	1,405 (113)	838 (26)	7,681 (1,255)	445 (8)
	July	10,537 (1,723)	1,427 (118)	830 (31)	7,616 (1,217)	442 (20)
	August	10,064 (1,678)	1,351 (120)	812 (31)	7,307 (1,152)	427 (21)
	September	9,440 (1,312)	1,216 (77)	777 (35)	6,831 (922)	413 (18)
	October	8,738 (1,234)	1,103 (83)	767 (39)	6,312 (853)	404 (23)
	November	8,090 (1,105)	971 (68)	770 (16)	5,830 (796)	407 (8)
	December	6,702 (769)	817 (33)	666 (26)	4,774 (566)	344 (15)
2019	January	7,096 (795)	835 (39)	731 (24)	5,014 (575)	383 (16)
	February	7,448 (976)	880 (39)	759 (22)	5,254 (710)	395 (10)
	March	8,288 (1,197)	1,001 (70)	817 (15)	5,809 (849)	428 (11)
	April	9,003 (1,679)	1,146 (76)	826 (34)	6,374 (1,148)	440 (19)
	May	9,539 (1,977)	1,251 (98)	891 (31)	6,850 (1,360)	468 (17)
	June	9,446 (1,804)	1,318 (108)	854 (32)	6,827 (1,259)	435 (15)
	July	9,119 (1,907)	1,346 (109)	862 (29)	6,637 (1,327)	445 (15)
	August	8,832 (1,565)	1,315 (106)	834 (29)	6,453 (1,103)	423 (12)
	September	8,528 (1,380)	1,231 (95)	819 (24)	6,268 (971)	421 (15)
	October	7,937 (1,325)	1,062 (86)	779 (33)	5,845 (941)	411 (15)
	November	7,291 (1,100)	942 (56)	811 (15)	5,370 (807)	445 (8)
	December	6,040 (843)	809 (42)	714 (18)	4,378 (600)	393 (10)
2020	January	6,322 (796)	830 (45)	738 (15)	4,559 (580)	399 (9)
	February	6,854 (1,052)	895 (62)	748 (28)	4,945 (742)	406 (15)
	March	7,274 (1,163)	936 (65)	750 (21)	5,248 (810)	409 (11)
	April	7,256 (746)	971 (40)	741 (10)	5,241 (514)	393 (6)
	May	7,769 (1,155)	1,070 (73)	755 (12)	5,629 (777)	404 (7)
	June	8,011 (2,045)	1,115 (137)	769 (34)	5,909 (1,364)	411 (17)
	July	8,044 (2,163)	1,093 (197)	798 (21)	5,952 (1,511)	420 (11)
	August	7,828 (1,873)	1,078 (162)	784 (22)	5,883 (1,261)	412 (13)
	September	7,537 (1,868)	1,022 (152)	790 (22)	5,673 (1,297)	418 (9)
	October	7,231 (1,669)	922 (139)	737 (34)	5,505 (1,160)	393 (15)
	November	6,454 (1,393)	759 (122)	748 (21)	4,929 (1,014)	396 (12)
	December	5,217 (1,104)	600 (77)	658 (23)	4,008 (803)	332 (7)
2021	January	5,520 (1,168)	607 (104)	693 (27)	4,159 (827)	355 (15)
	February	5,905 (1,594)	642 (104)	721 (22)	4,458 (1,072)	376 (15)
	March	6,702 (2,435)	721 (179)	731 (40)	5,092 (1,640)	368 (17)
	April	7,441 (2,862)	791 (218)	745 (30)	5,719 (1,928)	363 (14)
	May	7,975 (2,736)	818 (216)	750 (40)	6,189 (1,901)	369 (14)
	June	8,344 (2,716)	884 (179)	737 (37)	6,508 (1,897)	363 (18)
	July	8,296 (2,203)	869 (167)	742 (26)	6,492 (1,534)	365 (17)
	August	7,955 (2,055)	844 (144)	735 (24)	6,259 (1,430)	365 (11)
	September	7,633 (1,876)	789 (116)	719 (38)	6,047 (1,310)	373 (17)
	October	7,087 (1,859)	710 (139)	711 (33)	5,634 (1,303)	369 (17)
	November	6,034 (1,819)	607 (118)	724 (25)	4,836 (1,310)	395 (9)
	December	4,728 (1,316)	472 (82)	635 (40)	3,735 (965)	354 (25)
2022	January	4,694 (1,332)	460 (67)	657 (31)	3,715 (987)	371 (20)
	February	4,742 (2,251)	499 (101)	700 (42)	3,775 (1,675)	399 (25)
	March	5,202 (3,265)	562 (168)	733 (43)	4,154 (2,371)	419 (21)
	April	6,393 (2,885)	646 (186)	748 (51)	5,045 (2,090)	439 (18)
	May	7,440 (2,842)	741 (166)	762 (36)	5,961 (1,966)	448 (19)
	June	7,964 (2,584)	793 (171)	759 (36)	6,346 (1,825)	447 (17)
	July	8,270 (1,966)	832 (118)	805 (33)	6,562 (1,366)	470 (17)
	August	7,859 (1,801)	851 (111)	820 (27)	6,280 (1,243)	477 (15)
	September	7,659 (1,572)	817 (93)	837 (20)	6,109 (1,108)	479 (12)
	October	7,086 (1,467)	712 (91)	847 (19)	5,581 (1,051)	490 (5)
	November	6,404 (1,253)	591 (73)	824 (38)	5,010 (908)	493 (18)

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.

November 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Single Family Detached							
Northwest	Sales	29	44	34	490	508	378
	Average	398,328	436,676	449,703	463,661	436,418	432,110
	Median	360,500	405,750	371,250	410,200	399,000	387,000
North Central	Sales	98	137	112	1,936	1,962	1,387
	Average	375,915	384,453	366,200	421,847	397,000	372,865
	Median	372,500	368,000	360,000	400,000	381,550	362,000
Northeast	Sales	26	51	37	539	540	393
	Average	382,404	362,500	313,226	366,104	350,253	323,075
	Median	339,500	333,000	312,000	335,000	325,300	302,500
Central	Sales	10	37	20	368	364	246
	Average	291,700	305,698	246,500	297,062	298,621	277,337
	Median	274,500	262,000	212,000	269,950	272,500	252,250
West	Sales	44	73	67	845	913	654
	Average	483,141	566,077	566,817	561,054	557,586	522,250
	Median	425,000	425,000	415,000	450,000	449,000	410,000
Southwest	Sales	67	103	95	1,224	1,346	914
	Average	546,781	612,287	552,242	603,957	592,650	540,311
	Median	496,000	472,500	513,500	535,050	511,750	479,575
Southeast	Sales	85	150	123	1,598	1,692	1,211
	Average	428,400	413,345	411,840	447,920	420,114	400,183
	Median	400,000	385,000	375,000	420,000	388,000	368,000
Anthony Henday	Sales	134	172	130	2,207	2,236	1,461
	Average	529,679	527,480	500,182	575,728	524,601	495,273
	Median	499,750	480,400	455,500	530,000	477,400	442,000
City of Edmonton Total	Sales	493	767	618	9,207	9,560	6,644
	Average	459,501	467,796	451,365	494,220	469,529	439,390
	Median	430,000	418,000	400,000	452,000	421,000	395,000
Condominiums							
Northwest	Sales	9	5	8	122	134	107
	Average	172,100	203,496	191,063	208,495	239,510	234,061
	Median	151,000	212,000	207,000	184,125	249,250	243,500
North Central	Sales	48	49	48	840	722	470
	Average	198,897	203,534	211,853	209,411	203,472	201,492
	Median	210,500	189,000	194,750	199,999	194,450	195,750
Northeast	Sales	25	20	20	340	252	215
	Average	127,790	154,560	143,220	153,946	156,647	147,898
	Median	120,000	161,750	141,000	148,500	153,500	152,000
Central	Sales	43	42	42	618	640	458
	Average	266,574	210,236	263,480	230,543	241,252	236,176
	Median	182,000	145,000	233,390	190,000	215,000	220,000
West	Sales	23	35	25	441	392	272
	Average	181,107	230,204	218,060	209,773	211,631	196,043
	Median	163,500	185,000	165,000	175,000	179,000	170,000
Southwest	Sales	55	70	38	904	744	498
	Average	229,328	247,890	236,483	252,033	250,367	239,282
	Median	205,000	230,000	236,250	238,750	234,375	227,900
Southeast	Sales	45	45	33	689	574	368
	Average	178,966	203,635	214,692	206,790	203,968	199,213
	Median	165,000	183,000	199,500	192,500	188,000	183,500
Anthony Henday	Sales	54	79	56	1,091	904	512
	Average	259,359	227,428	242,992	258,670	245,951	238,865
	Median	232,500	220,000	226,000	255,000	235,000	233,750
City of Edmonton Total	Sales	302	345	270	5,045	4,362	2,900
	Average	213,877	218,700	225,031	226,203	225,018	216,485
	Median	180,250	196,000	208,225	205,500	208,000	199,700

n/a = insufficient data

November 2022

	2022	2021	2020	2019	2018
Edmonton City Monthly					
New Listings	1,610	1,687	1,457	1,390	1,610
Sales	926	1,319	1,026	815	804
Sales Volume	351,705,030	514,644,311	393,603,902	286,610,716	288,714,831
Edmonton City Year to Date					
New Listings	28,674	27,174	21,860	23,301	25,560
Sales	16,777	16,316	11,155	11,203	11,236
Sales Volume	6,743,129,279	6,386,388,368	4,102,588,315	4,054,842,215	4,206,367,990
Edmonton City Month End Active Inventory					
Residential	5,010	4,836	4,929	5,370	5,830
Commercial	493	395	396	445	407
TOTAL	5,503	5,231	5,325	5,815	6,237
<hr/>					
Greater Edmonton Area Monthly					
New Listings	2,208	2,313	2,020	2,045	2,357
Sales	1,364	1,962	1,536	1,171	1,189
Sales Volume	528,630,020	789,493,770	611,501,231	423,766,878	446,722,279
Greater Edmonton Area Year to Date					
New Listings	40,568	39,465	32,526	35,037	38,347
Sales	24,939	25,349	17,357	16,875	17,076
Sales Volume	10,400,770,472	10,267,968,386	6,593,899,343	6,270,634,936	6,549,851,329
Greater Edmonton Area Month End Active Inventory					
Residential	6,404	6,034	6,454	7,291	8,090
Rural	591	607	759	942	971
Commercial	824	724	748	811	770
TOTAL	7,819	7,365	7,961	9,044	9,831
<hr/>					
Total Board Monthly					
New Listings	2,546	2,637	2,346	2,386	2,701
Sales	1,554	2,236	1,749	1,316	1,335
Sales Volume	585,110,520	872,795,015	667,841,581	461,351,927	483,342,112
Total Board Year to Date					
New Listings	46,926	45,843	38,143	41,230	44,873
Sales	28,337	29,363	19,937	19,082	19,226
Sales Volume	11,408,516,922	11,403,268,031	7,234,667,633	6,845,658,049	7,106,000,577

November 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Barrhead	Sales	3	3	5	65	71	55
	Sales Volume	n/a	n/a	1,051,000	15,471,701	16,762,400	12,697,500
	Average Price	n/a	n/a	210,200	238,026	236,090	230,864
	Median Price	n/a	n/a	210,000	225,000	232,500	225,000
Beaumont	Sales	24	43	29	442	521	357
	Sales Volume	10,830,187	18,268,200	13,065,800	218,266,846	231,285,753	149,363,836
	Average Price	451,258	424,842	450,545	493,816	443,927	418,386
	Median Price	424,500	396,000	440,000	492,450	429,650	409,400
Bonnyville	Sales	10	7	8	110	111	69
	Sales Volume	2,231,900	1,981,500	2,209,000	26,894,407	28,234,000	15,323,350
	Average Price	223,190	283,071	276,125	244,495	254,360	222,078
	Median Price	208,500	273,000	257,500	250,000	250,000	240,000
Cold Lake	Sales	16	24	21	354	391	272
	Sales Volume	4,811,800	6,456,751	4,972,149	109,324,809	115,108,556	78,177,683
	Average Price	300,738	269,031	236,769	308,827	294,395	287,418
	Median Price	328,500	270,000	209,900	320,000	300,000	285,000
Devon	Sales	2	6	10	138	122	80
	Sales Volume	n/a	2,041,400	3,294,955	45,734,349	39,955,199	24,047,105
	Average Price	n/a	340,233	329,496	331,408	327,502	300,589
	Median Price	n/a	349,200	313,500	324,000	324,250	295,625
Drayton Valley	Sales	10	10	11	177	171	108
	Sales Volume	1,857,300	2,340,000	2,441,800	45,148,797	39,389,427	21,908,549
	Average Price	185,730	234,000	221,982	255,078	230,348	202,857
	Median Price	208,750	200,000	235,000	255,900	237,000	207,500
Fort Saskatchewan	SFD Sales	27	38	30	423	484	337
	SFD Average Price	476,663	458,554	393,568	465,294	436,866	399,892
	SFD Median Price	455,000	460,000	390,000	440,000	425,000	385,000
	Condo Sales	14	6	3	101	76	46
	Condo Average Price	219,171	186,267	n/a	218,296	210,805	247,917
	Condo Median Price	190,450	186,000	n/a	218,000	203,000	238,250
	Total Sales Volume	18,423,797	23,160,669	14,112,554	269,683,288	281,027,666	175,507,543
Gibbons	Sales	2	4	3	62	76	64
	Sales Volume	n/a	n/a	n/a	17,835,691	21,767,135	17,961,150
	Average Price	n/a	n/a	n/a	287,672	286,410	280,643
	Median Price	n/a	n/a	n/a	285,500	276,000	269,500
Leduc	SFD Sales	17	46	34	569	591	372
	SFD Average Price	431,029	365,590	367,772	423,656	397,751	370,077
	SFD Median Price	415,000	342,000	355,375	413,000	379,900	355,000
	Condo Sales	9	4	3	103	82	59
	Condo Average Price	238,161	n/a	n/a	229,607	211,062	219,936
	Condo Median Price	215,000	n/a	n/a	210,000	187,500	203,000
	Total Sales Volume	11,479,450	21,590,950	15,223,250	318,400,683	300,131,353	177,831,097

n/a = insufficient data

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

November 2022

	2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Morinville						
Sales	16	8	12	276	276	192
Sales Volume	4,313,750	2,591,250	3,766,900	96,893,686	93,433,624	61,482,173
Average Price	269,609	323,906	313,908	351,064	338,528	320,220
Median Price	291,000	324,375	314,000	339,950	355,000	333,000
Sherwood Park						
SFD Sales	46	75	63	810	1,019	771
SFD Average Price	492,588	472,611	463,486	509,549	467,681	444,849
SFD Median Price	464,950	440,000	428,000	477,850	440,000	422,500
Condo Sales	12	20	13	292	287	187
Condo Average Price	313,542	306,245	334,923	298,456	305,296	291,901
Condo Median Price	296,000	287,000	280,000	285,500	288,000	269,000
Total Sales Volume	29,761,951	45,103,021	35,974,299	534,698,555	608,638,312	424,249,779
Spruce Grove						
SFD Sales	32	45	35	591	639	373
SFD Average Price	409,039	410,549	413,243	450,001	418,219	389,407
SFD Median Price	389,000	390,000	380,000	430,000	404,000	374,000
Condo Sales	6	5	5	108	90	56
Condo Average Price	255,792	337,300	197,100	232,879	229,478	229,254
Condo Median Price	248,500	287,500	196,500	202,625	213,329	225,000
Total Sales Volume	19,013,869	26,369,200	19,786,850	360,337,800	362,331,766	213,003,164
St. Albert						
SFD Sales	34	67	44	881	1,002	726
SFD Average Price	490,072	474,788	449,960	540,620	498,605	471,827
SFD Median Price	441,750	430,000	412,250	503,000	454,300	433,000
Condo Sales	15	27	17	325	299	205
Condo Average Price	217,326	270,920	264,912	272,049	281,049	256,382
Condo Median Price	204,000	260,000	209,000	244,000	250,000	240,000
Total Sales Volume	21,939,340	41,633,651	25,780,637	595,314,437	619,259,622	418,417,803
St. Paul						
Sales	4	5	2	94	115	69
Sales Volume	n/a	1,193,000	n/a	18,475,660	27,418,611	13,122,950
Average Price	n/a	238,600	n/a	196,550	238,423	190,188
Median Price	n/a	251,500	n/a	190,000	250,000	195,000
Stony Plain						
Sales	29	27	19	477	420	289
Sales Volume	8,677,600	8,869,688	6,765,250	172,645,065	143,508,354	95,242,228
Average Price	299,228	328,507	356,066	361,939	341,687	329,558
Median Price	295,000	340,200	320,000	350,000	340,000	330,000
Vegreville						
Sales	5	5	7	103	114	73
Sales Volume	559,000	1,487,500	1,220,000	23,873,000	23,318,200	11,439,150
Average Price	111,800	297,500	174,286	231,777	204,546	156,701
Median Price	95,000	350,000	175,000	220,000	199,500	145,000
Westlock						
Sales	3	11	5	95	101	67
Sales Volume	n/a	2,624,000	1,120,400	20,487,500	21,510,000	12,751,437
Average Price	n/a	238,545	224,080	215,658	212,970	190,320
Median Price	n/a	253,800	210,000	213,000	225,000	185,000
Wetaskiwin						
Sales	13	17	12	223	227	135
Sales Volume	2,730,000	3,793,200	3,267,500	54,650,350	50,060,375	29,111,400
Average Price	210,000	223,129	272,292	245,069	220,530	215,640
Median Price	212,500	236,000	274,500	235,000	210,000	220,000

n/a = insufficient data

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

November 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	2	6	3	57	86	63
	Sales Volume	n/a	3,568,750	n/a	17,050,875	26,494,350	12,980,300
Bonnyville M.D.	Sales	10	18	8	152	191	111
	Sales Volume	3,874,400	5,198,500	3,125,000	58,823,200	67,690,459	37,135,950
Lac la Biche County	Sales	0	1	0	8	6	0
	Sales Volume	n/a	n/a	n/a	2,204,000	942,000	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	6	19	17	203	280	179
	Sales Volume	4,034,900	11,211,700	9,414,900	112,106,815	151,740,098	95,668,829
Parkland County	Sales	37	48	41	555	674	462
	Sales Volume	17,130,750	28,031,975	18,966,924	307,707,985	360,987,639	217,388,331
Smoky Lake County	Sales	2	2	6	41	37	34
	Sales Volume	n/a	n/a	1,366,000	8,946,400	9,626,700	6,355,600
St. Paul County	Sales	2	7	4	83	109	74
	Sales Volume	n/a	1,876,500	n/a	22,763,205	22,434,835	10,814,400
Strathcona County	Sales	13	28	43	348	446	338
	Sales Volume	9,368,682	19,081,919	27,604,800	262,998,823	300,629,175	195,934,003
Sturgeon County	Sales	17	23	21	239	284	215
	Sales Volume	8,897,900	14,681,329	12,969,500	162,383,046	181,173,652	119,520,059
Thorhild County	Sales	7	1	6	43	43	33
	Sales Volume	1,683,000	n/a	1,285,000	12,993,028	9,901,952	7,691,780
Two Hills County	Sales	1	1	1	24	16	23
	Sales Volume	n/a	n/a	n/a	7,550,400	3,971,900	5,203,000
Vermilion River County	Sales	0	0	0	0	2	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.

November 2022

		2022	2021	2020	2022 YTD	2021 YTD	2020 YTD
Sales by County							
Athabasca County	Sales	0	1	1	6	7	7
	Sales Volume	n/a	n/a	n/a	3,499,400	2,520,000	2,258,900
Bonnyville M.D.	Sales	2	1	2	26	25	17
	Sales Volume	n/a	n/a	n/a	8,880,972	10,115,630	9,518,000
Lac la Biche County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	1	2	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	4	2	2	30	38	18
	Sales Volume	n/a	n/a	n/a	30,443,000	34,352,242	15,042,000
Parkland County	Sales	0	3	1	9	14	17
	Sales Volume	n/a	n/a	n/a	7,190,500	8,571,750	10,103,300
Smoky Lake County	Sales	1	0	1	7	8	6
	Sales Volume	n/a	n/a	n/a	1,701,000	3,070,000	1,520,000
St. Paul County	Sales	2	1	2	15	18	14
	Sales Volume	n/a	n/a	n/a	6,190,500	5,449,100	3,437,000
Strathcona County	Sales	0	1	1	6	11	7
	Sales Volume	n/a	n/a	n/a	4,881,000	7,565,600	4,264,200
Sturgeon County	Sales	2	1	1	11	13	8
	Sales Volume	n/a	n/a	n/a	7,980,080	8,207,500	3,641,500
Thorhild County	Sales	1	0	0	7	4	7
	Sales Volume	n/a	n/a	n/a	1,853,500	n/a	2,058,000
Two Hills County	Sales	0	0	2	1	3	4
	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.