

Media Release

Residential Unit Sales & Average Prices Up for February

Edmonton, March 2, 2021: Total residential unit sales in the Greater Edmonton Area (GEA)* real estate market for February 2021 increased 52.1% compared to February 2020 and increased 36.8% from January 2021. The number of new residential listings is up year over year, increasing 7.6% from February 2020. New residential listings are up month over month, increasing 11.4% from January 2021. Overall inventory in the GEA fell 17.6% from February of last year and increased 7.6% from January 2021.

For the month of February, single-family home unit sales are up 62.2% from February 2020 and up 40.2% from January 2021 at 1033. Condo unit sales increased 19.5% from February 2020 and increased 26.7% from January 2021.

All residential average prices are up to \$377,931, a 7.6% increase from February 2020, and up 3.8% from January 2021. Single-family homes sold for an average of \$437,977, a 2.7% year-over-year increase from February 2020, and a 2.4% increase from January 2021. Condominiums sold for an average of \$230,929, an 8.4% increase year-over-year, and prices are up 6.6% compared to January 2021. Duplex prices increased 6.6% from February 2020, selling at \$343,028 which was a 0.4% decrease from January 2021.

“The Edmonton market in February saw a significant increase in year-over-year residential unit sales as well as month-to-month sales,” says REALTORS® Association of Edmonton Chair Tom Shearer. “There have also been more sales of single-family homes, condos and duplexes compared to February of last year as well as last month. The high level of activity we have seen in February is uncharacteristic for this time of year. We are witnessing a very strong market.”

Single-family homes averaged 48 days on the market, a 23-day decrease from February of last year. Condos averaged 62 days on the market, an 11-day decrease year-over-year, while duplexes averaged 48 days on market, a 32-day decrease compared to February 2020. Overall, all residential listings averaged 52 days on market, decreasing by 21 days year-over-year and decreasing by 13 days compared to the previous month.

** Effective February 1, 2021, the REALTORS® Association of Edmonton will be using the term Greater Edmonton Area (GEA) to replace Edmonton CMA (Census Metropolitan Area). This change is intended to reduce confusion with the term Comparative Market Analysis. The geographic area remains the same – only the terminology has changed.*

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

MLS® System Activity 2021 (for all-residential sales in GEA ¹)	February 2021	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$437,977	2.4%	2.6%
SFD median ⁴ selling price – month	\$408,500	3.2%	7.7%
Condominium average selling price	\$230,929	6.6%	8.4%
Condominium median selling price	\$210,000	7.7%	5.0%
All-residential ⁵ average selling price	\$377,931	3.8%	7.6%
All-residential median selling price	\$363,000	3.9%	11.2%
# residential listings this month	2,648	11.4%	7.6%
# residential sales this month	1,600	36.8%	52.1%
# residential inventory at month end	5,654	7.6%	-17.6%
# Total ⁶ MLS® System sales this month	2,027	33.8%	57.4%
\$ Value Total residential sales this month	\$636,381,986	43.0%	65.6%
\$ Value of total MLS® System sales – month	\$744,142,992	31.8%	66.5%
\$ Value of total MLS® System sales - YTD	\$1,308,314,324	131.7%	65.2%

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	February 2021	M/M % Change	Y/Y % Change
SFD ² benchmark price	\$394,800	1.5%	5.4%
Apartment benchmark price	\$173,300	-0.9%	-5.2%
Townhouse benchmark price	\$209,700	-0.5%	1.2%
Composite ⁷ benchmark price	\$330,100	1.1%	3.9%

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

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

³ Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may 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 may 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
February 2021**

	2021	2020	2019	2018	2017
Single Family Detached					
New Listings / YTD	1,397 / 2,593	1,368 / 2,600	1,422 / 2,823	1,476 / 2,818	1,367 / 2,541
Sales / YTD	1,033 / 1,770	637 / 1,128	576 / 1,045	674 / 1,225	719 / 1,225
Sales to New Listings Ratio / YTD	74% / 68%	47% / 43%	41% / 37%	46% / 43%	53% / 48%
Sales Volume	452,430,181	271,619,543	246,892,300	297,939,198	308,542,358
Sales Volume YTD	767,626,869	474,947,356	436,261,695	535,010,931	521,615,532
Average Sale Price	437,977	426,404	428,632	442,046	429,127
Average Sale Price YTD	433,687	421,053	417,475	436,744	425,809
Median Sale Price	408,500	378,500	392,350	397,750	395,000
Median Sale Price YTD	401,750	380,000	392,500	395,000	394,000
Average Days on Market / YTD	48 / 52	71 / 72	70 / 74	58 / 62	57 / 61
Median Days on Market / YTD	24 / 31	45 / 52	48 / 59	38 / 46	35 / 43
Average Days on Market (Cum.) / YTD	75 / 81	108 / 110	115 / 117	93 / 98	86 / 90
Median Days on Market (Cum.) / YTD	31 / 48	76 / 85	87 / 92	69 / 75	50 / 64
Condominium					
New Listings / YTD	917 / 1,776	787 / 1,493	680 / 1,437	854 / 1,754	894 / 1,730
Sales / YTD	337 / 602	282 / 467	268 / 482	304 / 568	319 / 547
Sales to New Listings Ratio / YTD	37% / 34%	36% / 31%	39% / 34%	36% / 32%	36% / 32%
Sales Volume	77,823,026	60,056,821	59,559,785	72,355,929	75,342,493
Sales Volume YTD	135,217,113	97,868,940	106,050,984	133,064,205	131,320,187
Average Sale Price	230,929	212,967	222,238	238,013	236,183
Average Sale Price YTD	224,613	209,569	220,023	234,268	240,073
Median Sale Price	210,000	200,000	215,250	218,875	225,000
Median Sale Price YTD	204,000	195,000	212,500	215,000	225,000
Average Days on Market / YTD	62 / 67	73 / 77	76 / 83	74 / 82	74 / 77
Median Days on Market / YTD	42 / 50	60 / 63	54 / 67	55 / 67	45 / 58
Average Days on Market (Cum.) / YTD	105 / 106	120 / 124	127 / 137	120 / 129	122 / 123
Median Days on Market (Cum.) / YTD	75 / 76	97 / 94	95 / 111	99 / 104	93 / 101
Duplex/Rowhouse					
New Listings / YTD	260 / 495	230 / 440	237 / 507	227 / 474	224 / 434
Sales / YTD	195 / 331	104 / 199	114 / 211	119 / 217	125 / 205
Sales to New Listings Ratio / YTD	75% / 67%	45% / 45%	48% / 42%	52% / 46%	56% / 47%
Sales Volume	66,890,449	33,476,721	36,626,842	42,294,934	43,276,504
Sales Volume YTD	113,728,869	65,664,108	67,865,866	76,420,030	71,792,028
Average Sale Price	343,028	321,892	321,288	355,420	346,212
Average Sale Price YTD	343,592	329,970	321,639	352,166	350,205
Median Sale Price	328,540	317,500	315,885	337,000	336,926
Median Sale Price YTD	328,000	316,500	315,000	332,800	336,926
Average Days on Market / YTD	48 / 57	80 / 82	80 / 85	62 / 66	80 / 76
Median Days on Market / YTD	28 / 35	65 / 71	53 / 69	42 / 50	62 / 61
Average Days on Market (Cum.) / YTD	67 / 76	120 / 124	129 / 129	96 / 92	95 / 90
Median Days on Market (Cum.) / YTD	33 / 43	101 / 101	111 / 102	58 / 70	79 / 77
Total Residential²					
New Listings / YTD	2,649 / 5,025	2,461 / 4,683	2,407 / 4,941	2,652 / 5,237	2,544 / 4,820
Sales / YTD	1,600 / 2,770	1,052 / 1,848	976 / 1,771	1,108 / 2,048	1,185 / 2,022
Sales to New Listings Ratio / YTD	60% / 55%	43% / 39%	41% / 36%	42% / 39%	47% / 42%
Sales Volume	604,688,956	369,408,780	345,471,286	415,629,961	431,675,555
Sales Volume YTD	1,030,715,493	648,909,699	614,167,104	755,273,866	733,358,147
Average Sale Price	377,931	351,149	353,966	375,117	364,283
Average Sale Price YTD	372,099	351,142	346,791	368,786	362,689
Median Sale Price	363,000	326,300	335,000	350,000	345,000
Median Sale Price YTD	356,000	330,000	335,000	343,750	345,000
Average Days on Market / YTD	52 / 58	73 / 76	73 / 78	64 / 69	64 / 67
Median Days on Market / YTD	28 / 36	50 / 58	50 / 62	42 / 52	41 / 50
Average Days on Market (Cum.) / YTD	83 / 88	114 / 117	121 / 124	102 / 107	97 / 99
Median Days on Market (Cum.) / YTD	39 / 57	86 / 91	93 / 97	75 / 81	69 / 77

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
February 2021**

	2021	2020	2019	2018	2017
Acreage with Home					
New Listings / YTD	142 / 283	187 / 315	128 / 268	153 / 283	149 / 259
Sales / YTD	83 / 164	49 / 83	33 / 65	35 / 72	34 / 77
Sales to New Listings Ratio / YTD	58% / 58%	26% / 26%	26% / 24%	23% / 25%	23% / 30%
Sales Volume	49,202,184	27,188,800	19,852,200	21,460,900	20,687,288
Sales Volume YTD	103,569,784	53,153,950	34,544,350	41,179,149	46,361,988
Average Sale Price	592,797	554,873	601,582	613,169	608,450
Average Sale Price YTD	631,523	640,409	531,452	571,933	602,104
Median Sale Price	530,000	520,900	515,000	615,000	570,000
Median Sale Price YTD	557,500	555,000	500,000	497,500	560,000
Average Days on Market / YTD	86 / 89	99 / 104	114 / 96	99 / 115	75 / 97
Median Days on Market / YTD	37 / 56	71 / 75	95 / 72	65 / 92	33 / 88
Average Days on Market (Cum.) / YTD	143 / 139	174 / 195	174 / 160	168 / 181	159 / 164
Median Days on Market (Cum.) / YTD	87 / 97	161 / 175	148 / 141	128 / 153	92 / 115
Vacant Acreage and Recreational					
New Listings / YTD	64 / 105	38 / 92	44 / 87	53 / 97	33 / 58
Sales / YTD	24 / 51	14 / 27	9 / 18	14 / 27	16 / 27
Sales to New Listings Ratio / YTD	38% / 49%	37% / 29%	20% / 21%	26% / 28%	48% / 47%
Sales Volume	6,464,040	4,236,785	2,506,500	7,962,361	4,032,400
Sales Volume YTD	15,425,832	11,333,099	4,383,500	10,104,361	7,648,775
Average Sale Price	269,335	302,628	278,500	568,740	252,025
Average Sale Price YTD	302,467	419,744	243,528	374,236	283,288
Median Sale Price	222,920	316,250	266,500	313,500	207,500
Median Sale Price YTD	245,000	260,000	246,500	190,000	230,000
Average Days on Market / YTD	161 / 198	316 / 384	132 / 174	168 / 213	170 / 146
Median Days on Market / YTD	61 / 129	247 / 297	90 / 112	144 / 168	150 / 123
Average Days on Market (Cum.) / YTD	296 / 362	318 / 428	168 / 204	238 / 268	347 / 287
Median Days on Market (Cum.) / YTD	113 / 187	247 / 297	111 / 170	150 / 185	150 / 166
Recreational with Home					
New Listings / YTD	1 / 1	1 / 2	3 / 3	0 / 2	1 / 1
Sales / YTD	0 / 0	0 / 0	1 / 1	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	33% / 33%	0% / 50%	0% / 0%
Sales Volume	0	0	159,000	885,000	0
Sales Volume YTD	0	0	159,000	885,000	0
Average Sale Price	0	0	159,000	885,000	0
Average Sale Price YTD	0	0	159,000	885,000	0
Median Sale Price	0	0	159,000	885,000	0
Median Sale Price YTD	0	0	159,000	885,000	0
Average Days on Market / YTD	0 / 0	0 / 0	5 / 5	138 / 138	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	5 / 5	138 / 138	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	5 / 5	138 / 138	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	5 / 5	138 / 138	0 / 0
Total Rural²					
New Listings / YTD	207 / 389	226 / 409	175 / 358	206 / 382	183 / 318
Sales / YTD	107 / 215	63 / 110	43 / 84	50 / 100	50 / 104
Sales to New Listings Ratio / YTD	52% / 55%	28% / 27%	25% / 23%	24% / 26%	27% / 33%
Sales Volume	55,666,224	31,425,585	22,517,700	30,308,261	24,719,688
Sales Volume YTD	118,995,616	64,487,049	39,086,850	52,168,510	54,010,763
Average Sale Price	520,245	498,819	523,667	606,165	494,394
Average Sale Price YTD	553,468	586,246	465,320	521,685	519,334
Median Sale Price	460,000	460,000	477,700	511,500	464,000
Median Sale Price YTD	500,000	486,500	426,250	448,500	510,000
Average Days on Market / YTD	103 / 115	148 / 173	115 / 112	119 / 142	106 / 110
Median Days on Market / YTD	41 / 78	75 / 91	90 / 75	85 / 104	91 / 91
Average Days on Market (Cum.) / YTD	177 / 192	206 / 252	169 / 167	187 / 204	219 / 196
Median Days on Market (Cum.) / YTD	100 / 117	169 / 194	139 / 141	137 / 155	108 / 125

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)

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Greater Edmonton Area¹

February 2021

	2021	2020	2019	2018	2017
Land					
New Listings / YTD	12 / 25	10 / 16	12 / 36	12 / 24	11 / 22
Sales / YTD	3 / 4	2 / 2	3 / 7	1 / 2	0 / 3
Sales to New Listings Ratio / YTD	25% / 16%	20% / 13%	25% / 19%	8% / 8%	0% / 14%
Sales Volume	1,973,878	2,650,000	1,484,500	145,000	0
Sales Volume YTD	2,133,878	2,650,000	4,837,299	1,235,000	1,500,000
Average Sale Price	657,959	1,325,000	494,833	145,000	0
Average Sale Price YTD	533,470	1,325,000	691,043	617,500	500,000
Median Sale Price	715,000	1,325,000	490,000	145,000	0
Median Sale Price YTD	455,000	1,325,000	599,283	617,500	375,000
Average Days on Market / YTD	503 / 665	840 / 840	101 / 416	47 / 362	0 / 108
Median Days on Market / YTD	685 / 747	840 / 840	105 / 188	47 / 362	0 / 138
Average Days on Market (Cum.) / YTD	503 / 665	840 / 840	101 / 416	261 / 469	0 / 477
Median Days on Market (Cum.) / YTD	685 / 747	840 / 840	105 / 188	261 / 469	0 / 691
Investment					
New Listings / YTD	32 / 54	29 / 54	26 / 47	38 / 67	23 / 47
Sales / YTD	7 / 10	6 / 11	9 / 13	5 / 10	9 / 14
Sales to New Listings Ratio / YTD	22% / 19%	21% / 20%	35% / 28%	13% / 15%	39% / 30%
Sales Volume	2,528,000	3,657,205	6,802,050	5,353,867	4,928,050
Sales Volume YTD	5,194,000	11,602,205	10,377,050	7,502,367	10,901,350
Average Sale Price	361,143	609,534	755,783	1,070,773	547,561
Average Sale Price YTD	519,400	1,054,746	798,235	750,237	778,668
Median Sale Price	331,500	373,089	620,000	675,867	332,500
Median Sale Price YTD	399,750	575,000	680,000	513,750	456,000
Average Days on Market / YTD	137 / 155	227 / 189	182 / 176	202 / 184	105 / 135
Median Days on Market / YTD	139 / 163	285 / 161	153 / 153	55 / 129	64 / 129
Average Days on Market (Cum.) / YTD	164 / 174	244 / 198	201 / 235	280 / 232	196 / 193
Median Days on Market (Cum.) / YTD	139 / 163	285 / 243	153 / 168	55 / 159	131 / 164
Multi Family					
New Listings / YTD	2 / 17	4 / 8	6 / 18	9 / 14	7 / 10
Sales / YTD	1 / 12	1 / 2	0 / 3	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	50% / 71%	25% / 25%	0% / 17%	11% / 7%	43% / 30%
Sales Volume	495,000	1,770,000	0	590,000	2,205,500
Sales Volume YTD	17,187,500	2,920,000	2,900,000	590,000	2,205,500
Average Sale Price	495,000	1,770,000	0	590,000	735,167
Average Sale Price YTD	1,432,292	1,460,000	966,667	590,000	735,167
Median Sale Price	495,000	1,770,000	0	590,000	782,000
Median Sale Price YTD	1,425,000	1,460,000	690,000	590,000	782,000
Average Days on Market / YTD	299 / 186	928 / 646	0 / 128	132 / 132	112 / 112
Median Days on Market / YTD	299 / 128	928 / 646	0 / 135	132 / 132	145 / 145
Average Days on Market (Cum.) / YTD	687 / 238	1587 / 976	0 / 128	132 / 132	112 / 112
Median Days on Market (Cum.) / YTD	687 / 128	1587 / 976	0 / 135	132 / 132	145 / 145
Hotel/Motel					
New Listings / YTD	0 / 0	1 / 2	0 / 0	0 / 1	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

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

5 Year Commercial Activity (Part 2)

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Greater Edmonton Area¹

February 2021

	2021	2020	2019	2018	2017
Business					
New Listings / YTD	12 / 18	21 / 40	25 / 50	25 / 53	22 / 43
Sales / YTD	0 / 2	7 / 10	0 / 4	7 / 12	3 / 4
Sales to New Listings Ratio / YTD	0% / 11%	33% / 25%	0% / 8%	28% / 23%	14% / 9%
Sales Volume	0	1,267,000	0	1,886,000	323,990
Sales Volume YTD	1,025,000	1,550,800	303,900	2,722,500	423,990
Average Sale Price	0	181,000	0	269,429	107,997
Average Sale Price YTD	512,500	155,080	75,975	226,875	105,998
Median Sale Price	0	160,000	0	95,000	50,000
Median Sale Price YTD	512,500	142,500	78,000	98,500	75,000
Average Days on Market / YTD	0 / 271	143 / 122	0 / 182	141 / 109	191 / 161
Median Days on Market / YTD	0 / 271	148 / 117	0 / 175	85 / 76	167 / 140
Average Days on Market (Cum.) / YTD	0 / 271	162 / 136	0 / 182	141 / 126	191 / 161
Median Days on Market (Cum.) / YTD	0 / 271	149 / 142	0 / 175	85 / 81	167 / 140
Lease					
New Listings / YTD	15 / 42	23 / 47	34 / 61	31 / 47	15 / 38
Sales / YTD	8 / 13	11 / 15	6 / 13	8 / 15	7 / 12
Sales to New Listings Ratio / YTD	53% / 31%	48% / 32%	18% / 21%	26% / 32%	47% / 32%
Sales Volume	702,383	4,724,600	403,281	829,390	1,028,563
Sales Volume YTD	1,180,581	5,169,165	687,373	1,511,422	2,466,743
Average Sale Price	87,798	429,509	67,214	103,674	146,938
Average Sale Price YTD	90,814	344,611	52,875	100,761	205,562
Median Sale Price	85,644	270,084	50,195	81,250	75,000
Median Sale Price YTD	65,088	161,474	34,200	57,600	82,860
Average Days on Market / YTD	204 / 184	274 / 231	198 / 147	140 / 162	108 / 147
Median Days on Market / YTD	154 / 195	273 / 273	102 / 101	112 / 127	106 / 151
Average Days on Market (Cum.) / YTD	222 / 196	274 / 231	198 / 147	140 / 199	132 / 161
Median Days on Market (Cum.) / YTD	154 / 195	273 / 273	102 / 101	112 / 127	165 / 167
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 / 1
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	700,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	700,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	700,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 523
Total Commercial²					
New Listings / YTD	73 / 157	88 / 168	103 / 212	115 / 206	77 / 159
Sales / YTD	19 / 41	27 / 40	18 / 40	22 / 40	22 / 37
Sales to New Listings Ratio / YTD	26% / 26%	31% / 24%	17% / 19%	19% / 19%	29% / 23%
Sales Volume	5,699,261	14,068,805	8,689,831	8,804,257	8,486,103
Sales Volume YTD	26,720,959	23,892,170	19,105,622	13,561,289	18,197,583
Average Sale Price	299,961	521,067	482,768	400,194	385,732
Average Sale Price YTD	651,731	597,304	477,641	339,032	491,827
Median Sale Price	218,000	340,000	305,000	157,310	303,513
Median Sale Price YTD	363,500	310,000	256,000	174,400	332,500
Average Days on Market / YTD	231 / 229	296 / 243	174 / 206	150 / 161	118 / 148
Median Days on Market / YTD	166 / 166	273 / 185	116 / 124	106 / 112	119 / 138
Average Days on Market (Cum.) / YTD	269 / 252	329 / 266	184 / 225	177 / 197	163 / 205
Median Days on Market (Cum.) / YTD	166 / 166	273 / 238	116 / 131	112 / 126	154 / 164

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
February 2021

Year	Month	GEA Residential ²	GEA Rural ³	GEA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2017	January	5,851 (837)	782 (54)	519 (15)	4,190 (600)	294 (9)
	February	6,393 (1,185)	841 (50)	535 (22)	4,550 (867)	297 (19)
	March	7,145 (1,558)	905 (115)	564 (28)	5,065 (1,123)	307 (17)
	April	7,970 (1,578)	1,048 (81)	587 (22)	5,631 (1,126)	305 (20)
	May	8,835 (1,964)	1,188 (121)	587 (31)	6,278 (1,344)	300 (20)
	June	9,045 (1,994)	1,217 (137)	578 (24)	6,456 (1,416)	307 (10)
	July	9,205 (1,740)	1,249 (122)	573 (23)	6,622 (1,223)	304 (19)
	August	9,076 (1,635)	1,249 (113)	591 (10)	6,560 (1,152)	320 (7)
	September	8,754 (1,419)	1,196 (87)	571 (24)	6,373 (1,000)	320 (12)
	October	8,102 (1,420)	1,051 (95)	573 (19)	5,862 (1,033)	322 (11)
	November	7,379 (1,247)	961 (56)	599 (17)	5,335 (936)	341 (10)
	December	6,054 (962)	818 (51)	549 (17)	4,337 (697)	311 (14)
2018	January	6,507 (940)	847 (50)	573 (18)	4,613 (670)	335 (10)
	February	7,131 (1,108)	917 (50)	632 (22)	5,047 (770)	366 (16)
	March	8,355 (1,380)	1,044 (66)	670 (27)	5,851 (988)	386 (20)
	April	9,209 (1,657)	1,122 (91)	682 (26)	6,466 (1,129)	399 (16)
	May	10,323 (1,904)	1,370 (106)	714 (21)	7,319 (1,310)	422 (14)
	June	10,685 (1,801)	1,506 (120)	726 (19)	7,689 (1,255)	436 (8)
	July	10,546 (1,723)	1,527 (121)	720 (28)	7,624 (1,217)	433 (20)
	August	10,073 (1,678)	1,450 (124)	703 (27)	7,315 (1,152)	418 (21)
	September	9,448 (1,312)	1,305 (84)	679 (28)	6,838 (922)	405 (18)
	October	8,746 (1,234)	1,187 (89)	674 (33)	6,319 (853)	396 (23)
	November	8,096 (1,105)	1,052 (70)	682 (14)	5,835 (796)	401 (8)
	December	6,707 (769)	885 (35)	592 (24)	4,779 (566)	338 (15)
2019	January	7,104 (795)	907 (41)	649 (22)	5,022 (575)	374 (16)
	February	7,459 (976)	949 (43)	677 (18)	5,263 (710)	385 (10)
	March	8,300 (1,197)	1,080 (70)	725 (15)	5,818 (849)	418 (11)
	April	9,016 (1,679)	1,232 (81)	726 (29)	6,384 (1,148)	429 (19)
	May	9,553 (1,977)	1,345 (102)	782 (27)	6,860 (1,360)	457 (17)
	June	9,460 (1,804)	1,417 (116)	740 (24)	6,837 (1,259)	424 (15)
	July	9,132 (1,907)	1,446 (113)	747 (25)	6,646 (1,327)	434 (15)
	August	8,845 (1,566)	1,406 (112)	728 (22)	6,462 (1,104)	412 (11)
	September	8,544 (1,380)	1,317 (99)	715 (20)	6,280 (971)	407 (15)
	October	7,953 (1,325)	1,133 (90)	690 (29)	5,857 (941)	397 (15)
	November	7,306 (1,100)	1,014 (58)	721 (13)	5,381 (807)	431 (8)
	December	6,051 (843)	866 (44)	645 (16)	4,387 (600)	383 (10)
2020	January	6,333 (796)	895 (47)	661 (13)	4,568 (580)	389 (9)
	February	6,863 (1,052)	969 (63)	661 (27)	4,952 (742)	395 (15)
	March	7,283 (1,163)	1,012 (67)	662 (19)	5,255 (810)	399 (11)
	April	7,263 (746)	1,050 (43)	650 (7)	5,246 (514)	383 (6)
	May	7,778 (1,156)	1,151 (77)	660 (7)	5,636 (778)	392 (6)
	June	8,019 (2,046)	1,198 (142)	673 (28)	5,915 (1,365)	400 (16)
	July	8,052 (2,163)	1,180 (204)	697 (14)	5,958 (1,511)	409 (11)
	August	7,837 (1,874)	1,166 (166)	681 (17)	5,890 (1,262)	401 (12)
	September	7,544 (1,868)	1,103 (155)	696 (19)	5,678 (1,297)	408 (9)
	October	7,237 (1,670)	993 (146)	654 (26)	5,509 (1,161)	384 (14)
	November	6,461 (1,393)	822 (127)	667 (16)	4,932 (1,014)	385 (12)
	December	5,217 (1,105)	651 (83)	588 (17)	4,009 (804)	320 (7)
2021	January	5,518 (1,170)	660 (108)	611 (22)	4,159 (829)	337 (14)
	February	5,655 (1,600)	675 (107)	619 (19)	4,274 (1,076)	353 (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.

February 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Single Family Detached							
Northwest	Sales	41	29	23	63	51	35
	Average	427,747	436,707	456,315	431,084	416,946	433,479
	Median	425,000	378,500	383,000	385,000	375,000	373,000
North Central	Sales	143	93	78	242	172	160
	Average	377,066	347,216	359,104	376,096	352,883	356,290
	Median	365,000	325,000	355,000	368,400	340,000	352,200
Northeast	Sales	32	16	28	58	37	52
	Average	310,095	300,438	332,946	305,484	300,851	347,829
	Median	296,500	275,500	313,500	281,500	278,000	330,450
Central	Sales	16	21	24	39	34	38
	Average	305,701	266,905	275,797	267,653	254,404	237,661
	Median	261,500	259,500	226,200	251,500	254,250	186,625
West	Sales	73	41	42	113	68	65
	Average	503,650	597,609	489,800	510,100	575,626	485,161
	Median	420,000	402,000	410,000	420,000	398,500	414,000
Southwest	Sales	77	71	55	143	112	89
	Average	551,806	575,554	580,576	549,990	557,258	546,139
	Median	508,500	480,000	495,000	491,000	476,750	472,000
Southeast	Sales	117	81	76	204	142	138
	Average	419,189	408,821	407,784	404,422	397,923	406,047
	Median	380,000	349,900	372,125	368,500	346,100	372,750
Anthony Henday	Sales	156	84	80	285	157	150
	Average	498,973	486,415	487,802	498,527	497,650	477,907
	Median	449,450	423,000	452,500	449,000	435,000	445,000
City of Edmonton Total	Sales	655	436	406	1,147	773	727
	Average	446,432	446,576	435,877	442,199	437,171	422,502
	Median	407,000	383,650	393,500	400,000	381,000	392,000
Condominiums							
Northwest	Sales	6	10	5	12	13	11
	Average	342,050	200,650	167,880	310,358	200,000	188,400
	Median	341,250	210,000	140,000	341,250	210,000	156,000
North Central	Sales	53	34	38	86	56	66
	Average	199,336	171,493	201,769	202,482	171,122	202,121
	Median	182,000	176,000	184,000	200,000	176,000	200,500
Northeast	Sales	19	20	17	31	31	28
	Average	147,026	147,210	135,012	138,883	144,761	143,432
	Median	145,000	154,100	152,000	134,000	153,200	153,450
Central	Sales	48	26	39	83	58	68
	Average	229,048	257,040	253,028	234,308	241,359	251,715
	Median	231,000	240,500	242,500	230,000	243,500	242,250
West	Sales	25	25	18	49	44	35
	Average	166,104	182,776	198,222	169,327	186,264	202,791
	Median	169,000	160,000	198,000	169,000	167,000	195,000
Southwest	Sales	26	36	35	64	64	59
	Average	231,481	205,415	270,186	227,273	213,412	252,056
	Median	232,000	180,000	235,000	205,000	186,500	235,000
Southeast	Sales	47	33	26	83	57	56
	Average	214,035	185,058	194,690	204,655	179,988	187,219
	Median	195,000	177,250	202,250	180,000	164,000	187,000
Anthony Henday	Sales	47	42	38	86	64	74
	Average	237,139	262,346	225,261	240,713	251,969	225,926
	Median	220,000	251,250	234,000	220,500	247,000	229,500
City of Edmonton Total	Sales	271	226	216	494	387	397
	Average	213,215	205,992	219,057	213,402	203,898	215,911
	Median	199,000	191,900	208,000	195,000	187,500	205,000

n/a = insufficient data

February 2021

	2021	2020	2019	2018	2017
Edmonton City Monthly					
New Listings	1,955	1,833	1,813	1,937	1,881
Sales	1,091	757	720	786	886
Sales Volume	406,051,662	273,059,890	258,154,035	294,685,361	319,968,528
Edmonton City Year to Date					
New Listings	3,702	3,489	3,672	3,854	3,572
Sales	1,934	1,346	1,311	1,466	1,495
Sales Volume	724,533,250	484,487,345	457,974,422	538,884,435	543,597,890
Edmonton City Month End Active Inventory					
Residential	4,274	4,952	5,263	5,047	4,550
Commercial	353	395	385	366	297
TOTAL	4,627	5,347	5,648	5,413	4,847
<hr/>					
Greater Edmonton Area Monthly					
New Listings	2,929	2,775	2,685	2,973	2,804
Sales	1,726	1,142	1,037	1,180	1,257
Sales Volume	666,054,441	414,903,170	376,678,817	454,742,479	464,881,346
Greater Edmonton Area Year to Date					
New Listings	5,571	5,260	5,511	5,825	5,297
Sales	3,026	1,998	1,895	2,188	2,163
Sales Volume	1,176,432,068	737,288,918	672,359,576	821,003,665	805,566,493
Greater Edmonton Area Month End Active Inventory					
Residential	5,655	6,863	7,459	7,131	6,393
Rural	675	969	949	917	841
Commercial	619	661	677	632	535
TOTAL	6,949	8,493	9,085	8,680	7,769
<hr/>					
Total Board Monthly					
New Listings	3,379	3,253	3,050	3,449	3,268
Sales	2,027	1,288	1,161	1,304	1,408
Sales Volume	744,142,992	447,043,197	407,575,916	487,779,899	501,948,366
Total Board Year to Date					
New Listings	6,436	6,144	6,346	6,753	6,159
Sales	3,540	2,258	2,145	2,445	2,430
Sales Volume	1,308,314,324	791,734,545	732,682,875	882,779,260	872,722,595

February 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Barrhead	Sales	8	1	0	12	3	4
	Sales Volume	1,583,500	n/a	n/a	2,494,000	n/a	n/a
	Average Price	197,938	n/a	n/a	207,833	n/a	n/a
	Median Price	223,500	n/a	n/a	212,500	n/a	n/a
Beaumont	Sales	32	24	22	69	39	35
	Sales Volume	13,176,000	9,007,550	8,763,750	29,609,349	15,031,450	14,344,000
	Average Price	411,750	375,315	398,352	429,121	385,422	409,829
	Median Price	401,000	375,000	381,500	430,050	375,000	407,000
Bonnyville	Sales	8	6	4	15	11	9
	Sales Volume	1,629,500	831,200	n/a	2,888,000	1,662,700	1,416,000
	Average Price	203,688	138,533	n/a	192,533	151,155	157,333
	Median Price	239,500	123,850	n/a	219,000	147,000	170,000
Cold Lake	Sales	20	23	12	39	31	31
	Sales Volume	4,395,405	6,317,000	2,677,200	9,379,205	8,194,500	8,168,200
	Average Price	219,770	274,652	223,100	240,492	264,339	263,490
	Median Price	222,500	280,000	203,750	235,000	265,000	255,000
Devon	Sales	7	5	1	12	8	3
	Sales Volume	2,055,000	1,357,200	n/a	3,489,700	2,057,200	n/a
	Average Price	293,571	271,440	n/a	290,808	257,150	n/a
	Median Price	308,000	271,700	n/a	313,500	260,850	n/a
Drayton Valley	Sales	15	11	8	25	17	12
	Sales Volume	4,415,000	2,629,300	2,116,000	6,275,000	3,778,800	3,325,300
	Average Price	294,333	239,027	264,500	251,000	222,282	277,108
	Median Price	322,500	242,500	288,000	254,000	242,500	282,150
Fort Saskatchewan	SFD Sales	50	21	13	76	37	23
	SFD Average Price	435,683	381,257	384,923	420,447	377,081	392,587
	SFD Median Price	416,750	368,500	389,000	408,450	370,000	389,000
	Condo Sales	4	6	2	9	8	5
	Condo Average Price	n/a	254,917	n/a	239,710	253,313	177,100
	Condo Median Price	n/a	263,000	n/a	246,500	248,500	150,000
Total Sales Volume	26,741,031	11,789,900	7,203,000	39,600,769	20,282,900	12,828,300	
Gibbons	Sales	2	1	5	6	3	9
	Sales Volume	n/a	n/a	1,675,000	1,568,000	n/a	2,607,000
	Average Price	n/a	n/a	335,000	261,333	n/a	289,667
	Median Price	n/a	n/a	390,000	273,000	n/a	241,000
Leduc	SFD Sales	52	21	24	82	36	44
	SFD Average Price	397,101	409,733	351,581	383,641	404,782	365,980
	SFD Median Price	385,000	378,000	335,875	370,000	383,750	350,750
	Condo Sales	7	6	7	9	7	9
	Condo Average Price	223,071	203,692	191,500	210,361	205,307	173,056
	Condo Median Price	218,000	190,000	162,500	207,000	200,000	150,000
	Total Sales Volume	25,961,177	11,492,050	10,195,850	39,455,677	19,108,300	19,925,000

n/a = insufficient data

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

February 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Morinville	Sales	26	7	8	38	8	18
	Sales Volume	9,763,352	2,065,000	2,305,409	13,882,752	2,345,000	5,196,409
	Average Price	375,514	295,000	288,176	365,336	293,125	288,689
	Median Price	380,400	292,500	307,500	364,500	286,250	280,000
Sherwood Park	SFD Sales	64	49	36	117	87	75
	SFD Average Price	465,864	407,954	455,144	453,380	415,643	444,219
	SFD Median Price	440,000	392,500	416,750	440,000	396,000	415,000
	Condo Sales	25	11	17	34	17	30
	Condo Average Price	361,272	284,691	260,424	342,712	287,268	267,762
	Condo Median Price	327,500	286,000	249,900	289,250	287,500	251,500
	Total Sales Volume	42,845,296	23,121,351	22,291,200	70,925,989	42,544,499	43,580,600
Spruce Grove	SFD Sales	57	21	20	79	34	33
	SFD Average Price	401,005	357,552	367,877	395,031	354,201	373,631
	SFD Median Price	390,000	360,000	349,000	380,000	354,500	350,750
	Condo Sales	3	4	2	8	6	5
	Condo Average Price	n/a	n/a	n/a	190,973	216,900	256,700
	Condo Median Price	n/a	n/a	n/a	193,692	186,200	240,000
Total Sales Volume	26,940,561	13,428,900	10,879,098	39,145,443	22,249,544	19,546,098	
St. Albert	SFD Sales	67	33	37	111	69	63
	SFD Average Price	475,759	440,617	476,052	473,574	442,862	465,862
	SFD Median Price	443,000	387,000	416,250	445,000	417,000	416,250
	Condo Sales	16	21	18	27	29	27
	Condo Average Price	322,471	261,519	237,425	298,189	246,355	246,820
	Condo Median Price	218,950	253,900	221,000	250,000	250,000	230,000
Total Sales Volume	38,545,418	22,430,270	22,881,576	63,905,756	40,672,771	38,056,966	
St. Paul	Sales	7	5	6	14	10	10
	Sales Volume	1,952,300	811,900	1,507,500	3,674,800	1,717,900	2,444,600
	Average Price	278,900	162,380	251,250	262,486	171,790	244,460
	Median Price	260,000	195,000	270,500	260,000	137,500	271,000
Stony Plain	Sales	36	23	16	59	37	32
	Sales Volume	11,809,722	6,577,699	4,784,000	17,822,271	10,752,035	10,026,400
	Average Price	328,048	285,987	299,000	302,072	290,596	313,325
	Median Price	329,800	280,000	285,900	300,000	280,000	309,900
Vegreville	Sales	7	7	4	12	12	10
	Sales Volume	1,838,500	931,400	n/a	2,906,900	1,862,900	1,912,400
	Average Price	262,643	133,057	n/a	242,242	155,242	191,240
	Median Price	215,000	149,900	n/a	203,500	140,200	175,000
Westlock	Sales	4	1	5	10	4	7
	Sales Volume	n/a	n/a	984,000	1,945,000	n/a	1,411,500
	Average Price	n/a	n/a	196,800	194,500	n/a	201,643
	Median Price	n/a	n/a	205,000	194,000	n/a	207,500
Wetaskiwin	Sales	23	5	12	34	12	22
	Sales Volume	4,714,000	1,067,000	1,941,000	7,029,000	2,242,000	4,247,400
	Average Price	204,957	213,400	161,750	206,735	186,833	193,064
	Median Price	185,000	263,000	158,500	209,250	230,000	194,750

n/a = insufficient data

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

February 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Sales by County							
Athabasca County	Sales	6	9	2	11	10	5
	Sales Volume	1,513,500	1,432,000	n/a	3,303,000	1,771,500	1,452,000
Bonnyville M.D.	Sales	8	3	7	15	10	12
	Sales Volume	2,397,909	n/a	2,065,400	4,975,609	2,847,000	3,688,400
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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	20	8	6	46	18	13
	Sales Volume	7,234,740	4,493,100	2,868,500	23,868,632	16,126,350	5,598,400
Parkland County	Sales	47	29	17	76	42	35
	Sales Volume	24,372,335	11,904,085	9,537,000	39,597,535	17,582,385	15,644,750
Smoky Lake County	Sales	7	0	1	8	3	2
	Sales Volume	2,116,000	n/a	n/a	2,286,000	n/a	n/a
St. Paul County	Sales	7	4	7	21	9	13
	Sales Volume	1,589,000	n/a	1,438,500	4,680,600	1,829,500	2,309,000
Strathcona County	Sales	17	17	9	48	32	19
	Sales Volume	9,889,399	10,941,400	4,913,200	28,433,699	20,313,400	9,825,700
Sturgeon County	Sales	23	9	11	45	18	17
	Sales Volume	14,169,750	4,087,000	5,199,000	27,095,750	10,464,914	8,018,000
Thorhild County	Sales	0	4	1	1	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	2	0	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	1
	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.

February 2021

		2021	2020	2019	2021 YTD	2020 YTD	2019 YTD
Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	0	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	1	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	0	0
	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.