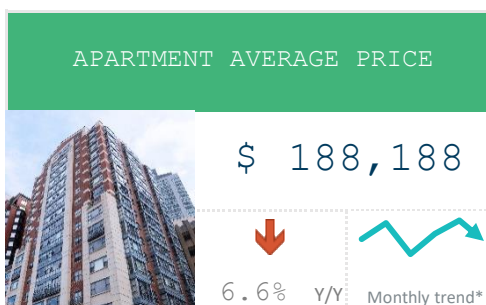
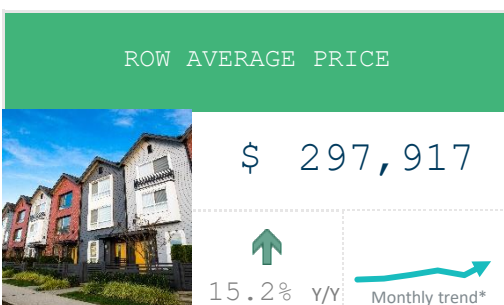
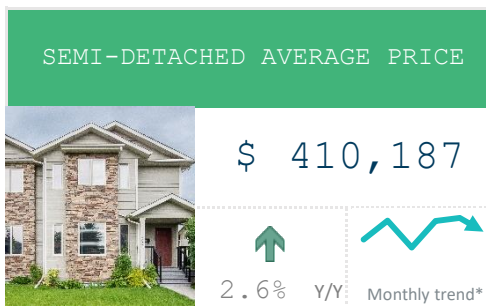
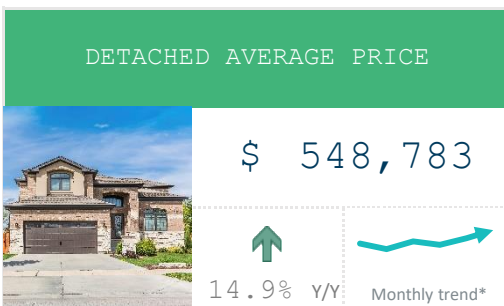
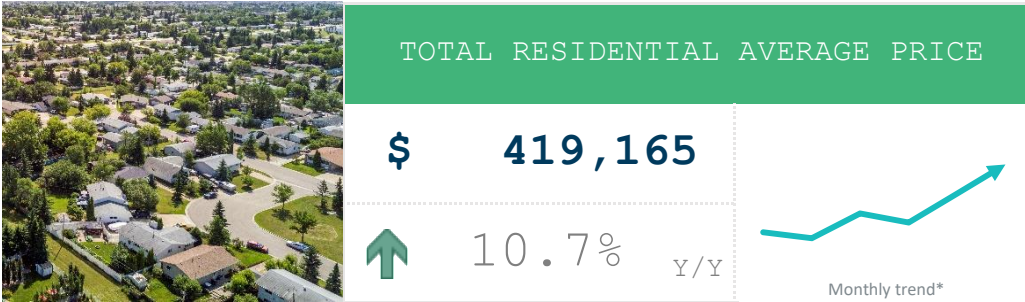
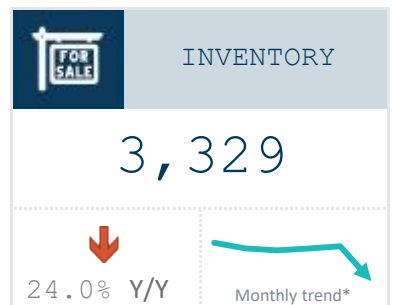


October 2024

Market Trend Summary

Sales in Edmonton were strong in October, contributing to a 35.1 percent year-over-year rise. Sales have improved across all property types, with the strongest showing in row housing. New listings also increased year over year; however, inventory has declined 24 percent year-over-year, and months of supply fell to 1.9 for October, down 43.7% year-over-year.

There continues to be upward pressure on home prices. As of October, the total residential average price was \$419,165, 10.7 percent higher than last year and up from September. Prices rose for all property types except apartments, with the largest gains occurring in detached and row housing, which both saw 15 percent year-over-year growth.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

October 2024

October 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	928	34%	1203	11%	1798	-24%	77%	1.94	-43%	\$548,783	15%
Semi	172	32%	229	28%	231	-31%	75%	1.34	-48%	\$410,187	3%
Row	284	30%	271	6%	309	-36%	105%	1.09	-51%	\$297,917	15%
Apartment	365	43%	493	10%	991	-18%	74%	2.72	-42%	\$188,188	-7%
Total Residential	1749	35%	2196	12%	3329	-24%	80%	1.90	-44%	\$419,165	11%

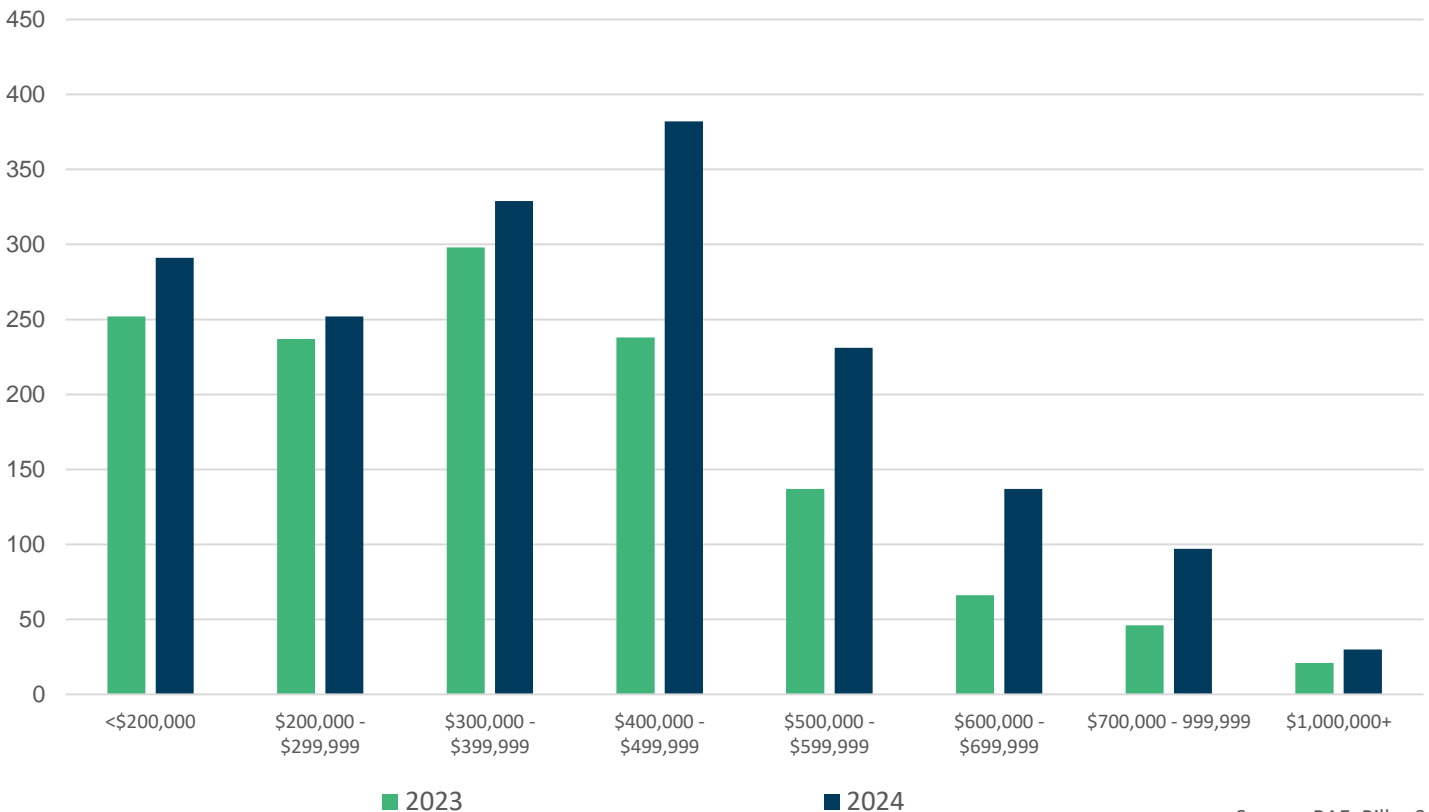
Year-to-Date

October 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	9272	24%	13159	4%	1950	-21%	70%	2.10	-36%	\$526,103	9%
Semi	1796	23%	2292	8%	267	-23%	78%	1.49	-37%	\$411,953	9%
Row	2799	31%	3373	15%	381	-25%	83%	1.36	-43%	\$284,070	13%
Apartment	3649	38%	5834	11%	1156	-13%	63%	3.17	-37%	\$195,619	5%
Total Residential	17516	28%	24658	7%	3754	-19%	71%	2.14	-37%	\$406,875	7%

Residential Sales by Price Range

October



Source: RAE, Pillar 9