



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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Spring sales continue to increase as the market warms

Edmonton, April 4, 2017:

In March, 1,474 MLS® system listed properties sold in the Edmonton Census Metropolitan Area (CMA), which is an increase of 31.8% over February 2017, and an increase of 1.8% relative to March 2016. New listings were also up this month to 3,080, an increase of 26.7% compared to February 2017 and increase of 1.4% in March 2016.

“We generally see activity in the housing market start to increase at this time of year,” says James Mabey, REALTORS® Association of Edmonton Chair. “Buyers can look forward to more inventory to choose from and sellers can count on more buyers in the marketplace.”

Average prices are increasing in all categories compared to February 2017. The all residential average unit sales price was \$371,680, which is up 3.1%. The average price of a single family home was \$439,139, which is an increase of 3.0%. Duplexes and rowhouses increased 0.41%, to an average sale price of \$348,806. Relative to March 2016, the average selling price of a single family home increased 0.49% and the average selling price of a duplex/rowhouse increased 3.2%. Condominium average prices increased to \$242,632, an increase of 3.86% compared to February 2017. Unit sales of condominiums also increased, from 357 in February to 398 in March.

“It is promising to see positive movement in the condo market. We have seen a large increase in both new and resale inventory, so it is good to see sales starting to follow suit,” says Mabey.

Overall, average DOM for all residential properties in March was 57, which is a decrease from 65 days in February 2017, and an increase compared to March 2016 at 53 average days. Condominiums average DOM decreased from 74 days in February 2017 to 67 days. Duplex/rowhouses average DOM decreased as well, from 80 days in February 2017 to 62 days in March, which was identical to March 2016. Single family homes decreased from 58 days in February 2017 to 50 days in March, which was one day longer than March 2016 at 49 days.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	March 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$439,139	3.04%	0.49%
SFD median ⁴ selling price – month	\$397,800	1.61%	-1.04%
Condominium average selling price	\$242,632	3.86%	-3.11%
Condominium median selling price	\$218,000	-2.82%	-6.64%
All-residential ⁵ average selling price	\$371,680	3.13%	-1.36%
All-residential median selling price	\$349,500	2.73%	-2.05%
# residential listings this month	3,080	26.70%	1.42%
# residential sales this month	1,474	31.84%	1.80%
# residential inventory at month end	6,806	13.02%	-8.10%
# Total ⁶ MLS® System sales this month	1,944	37.58%	6.87%
\$ Value Total residential sales this month	\$618 million	36.96%	0.73%
\$ Value of total MLS® System sales – month	\$727 million	44.39%	6.28%
\$ Value of total MLS® System sales - YTD	\$1.6 billion	81.06%	15.82%

¹ Census Metropolitan 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 and duplex/row houses

⁶ Includes residential, rural and commercial sales

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 CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. 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.YEGisHome.ca and www.ereb.com, as well as in the Real Estate Weekly and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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March 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,712 / 4,069	1,727 / 4,562	1,857 / 4,546	1,540 / 3,654	1,480 / 3,551
Sales / YTD	897 / 2,022	914 / 1,845	930 / 1,933	974 / 2,221	866 / 2,045
Sales to Listings Ratio / YTD	52% / 50%	53% / 40%	50% / 43%	63% / 61%	59% / 58%
Sales Volume	393,907,809	399,435,547	408,146,740	426,538,284	358,888,193
Sales Volume YTD	870,356,691	787,024,540	837,046,405	950,378,786	829,411,128
Average Sale Price	439,139	437,019	438,867	437,924	414,421
Average Sale Price YTD	430,443	426,572	433,030	427,906	405,580
Median Sale Price	397,800	402,000	410,603	398,000	377,250
Median Sale Price YTD	393,000	398,000	403,500	392,217	375,500
Average Days on Market / YTD	50 / 57	49 / 53	42 / 46	40 / 49	46 / 54
Median Days on Market / YTD	29 / 36	35 / 38	28 / 29	24 / 29	27 / 33
Condominium					
Listings / YTD	1,037 / 2,667	919 / 2,539	962 / 2,389	768 / 1,958	718 / 2,001
Sales / YTD	398 / 925	357 / 834	444 / 948	513 / 1,123	394 / 972
Sales to Listings Ratio / YTD	38% / 35%	39% / 33%	46% / 40%	67% / 57%	55% / 49%
Sales Volume	96,567,464	89,397,709	111,001,445	125,991,663	96,897,390
Sales Volume YTD	222,120,895	202,573,441	237,135,916	270,236,883	226,646,692
Average Sale Price	242,632	250,414	250,003	245,598	245,932
Average Sale Price YTD	240,131	242,894	250,143	240,638	233,176
Median Sale Price	218,000	233,500	232,000	230,000	226,468
Median Sale Price YTD	220,000	225,000	235,000	224,500	218,000
Average Days on Market / YTD	67 / 73	58 / 65	49 / 53	56 / 58	54 / 65
Median Days on Market / YTD	48 / 53	43 / 49	39 / 38	35 / 38	41 / 46
Duplex/Rowhouse					
Listings / YTD	252 / 659	289 / 743	220 / 631	168 / 423	142 / 395
Sales / YTD	146 / 346	151 / 294	144 / 298	138 / 293	105 / 260
Sales to Listings Ratio / YTD	58% / 53%	52% / 40%	65% / 47%	82% / 69%	74% / 66%
Sales Volume	50,925,603	51,058,610	51,147,759	45,962,131	33,300,862
Sales Volume YTD	120,838,621	99,932,750	106,306,007	97,864,653	84,491,727
Average Sale Price	348,806	338,136	355,193	333,059	317,151
Average Sale Price YTD	349,245	339,907	356,732	334,009	324,968
Median Sale Price	328,450	336,834	346,250	319,900	314,900
Median Sale Price YTD	333,950	329,965	345,000	323,000	312,507
Average Days on Market / YTD	62 / 70	62 / 67	40 / 43	44 / 48	44 / 60
Median Days on Market / YTD	45 / 52	49 / 55	32 / 30	31 / 35	28 / 37
Total Residential²					
Listings / YTD	3,080 / 7,587	3,037 / 8,085	3,114 / 7,761	2,534 / 6,211	2,383 / 6,107
Sales / YTD	1,474 / 3,370	1,448 / 3,020	1,544 / 3,246	1,662 / 3,715	1,408 / 3,384
Sales to Listings Ratio / YTD	48% / 44%	48% / 37%	50% / 42%	66% / 60%	59% / 55%
Sales Volume	547,856,259	545,587,615	576,050,844	604,970,378	496,891,860
Sales Volume YTD	1,228,275,090	1,098,459,980	1,191,811,327	1,332,081,357	1,158,917,248
Average Sale Price	371,680	376,787	373,090	364,001	352,906
Average Sale Price YTD	364,473	363,728	367,163	358,568	342,470
Median Sale Price	349,500	356,825	359,950	340,000	327,803
Median Sale Price YTD	344,891	349,000	352,000	336,500	325,000
Average Days on Market / YTD	57 / 63	53 / 58	45 / 49	46 / 52	51 / 60
Median Days on Market / YTD	36 / 43	38 / 42	31 / 32	29 / 33	31 / 38

¹ Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

March 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	200 / 455	213 / 517	234 / 559	199 / 492	194 / 486
Sales / YTD	82 / 159	63 / 122	67 / 152	70 / 163	68 / 158
Sales to Listings Ratio / YTD	41% / 35%	30% / 24%	29% / 27%	35% / 33%	35% / 33%
Sales Volume	49,992,274	39,324,699	40,360,005	38,552,575	36,911,164
Sales Volume YTD	96,354,262	71,273,399	92,146,465	90,100,025	88,154,127
Average Sale Price	609,662	624,202	602,388	550,751	542,811
Average Sale Price YTD	606,002	584,208	606,227	552,761	557,938
Median Sale Price	589,000	590,000	582,000	525,250	513,250
Median Sale Price YTD	560,000	561,250	559,500	515,000	517,750
Average Days on Market / YTD	95 / 96	71 / 79	67 / 79	96 / 93	74 / 88
Median Days on Market / YTD	51 / 67	50 / 51	39 / 49	47 / 58	47 / 58
Vacant Acreeage and Recreational					
Listings / YTD	52 / 111	46 / 138	63 / 205	84 / 222	54 / 204
Sales / YTD	32 / 60	12 / 33	17 / 38	17 / 32	15 / 43
Sales to Listings Ratio / YTD	62% / 54%	26% / 24%	27% / 19%	20% / 14%	28% / 21%
Sales Volume	8,934,000	2,520,000	6,104,500	4,249,400	3,040,797
Sales Volume YTD	17,077,675	7,372,700	20,638,877	7,733,990	9,380,817
Average Sale Price	279,188	210,000	359,088	249,965	202,720
Average Sale Price YTD	284,628	223,415	543,128	241,687	218,159
Median Sale Price	206,250	174,250	235,000	237,000	170,000
Median Sale Price YTD	212,625	200,000	307,500	243,500	235,000
Average Days on Market / YTD	208 / 185	199 / 171	249 / 199	212 / 229	90 / 95
Median Days on Market / YTD	133 / 126	174 / 126	154 / 131	111 / 129	55 / 55
Recreational with Home					
Listings / YTD	1 / 4	6 / 8	5 / 8	8 / 9	4 / 9
Sales / YTD	2 / 2	0 / 2	1 / 1	1 / 1	0 / 2
Sales to Listings Ratio / YTD	200% / 50%	0% / 25%	20% / 13%	13% / 11%	0% / 22%
Sales Volume	690,000	0	231,000	120,000	0
Sales Volume YTD	690,000	679,000	231,000	120,000	409,900
Average Sale Price	345,000	0	231,000	120,000	0
Average Sale Price YTD	345,000	339,500	231,000	120,000	204,950
Median Sale Price	345,000	0	231,000	120,000	0
Median Sale Price YTD	345,000	339,500	231,000	120,000	204,950
Average Days on Market / YTD	146 / 146	0 / 146	43 / 43	109 / 109	0 / 37
Median Days on Market / YTD	146 / 146	0 / 146	43 / 43	109 / 109	0 / 37
Total Rural²					
Listings / YTD	253 / 570	265 / 663	302 / 772	291 / 723	252 / 699
Sales / YTD	116 / 221	75 / 157	85 / 191	88 / 196	83 / 203
Sales to Listings Ratio / YTD	46% / 39%	28% / 24%	28% / 25%	30% / 27%	33% / 29%
Sales Volume	59,616,274	41,844,699	46,695,505	42,921,975	39,951,961
Sales Volume YTD	114,121,937	79,325,099	113,016,342	97,954,015	97,944,844
Average Sale Price	513,933	557,929	549,359	487,750	481,349
Average Sale Price YTD	516,389	505,255	591,709	499,765	482,487
Median Sale Price	510,500	562,500	520,000	455,000	475,000
Median Sale Price YTD	510,000	500,000	530,000	460,000	455,000
Average Days on Market / YTD	127 / 121	92 / 99	103 / 102	119 / 115	77 / 89
Median Days on Market / YTD	68 / 85	53 / 58	49 / 52	54 / 68	48 / 55

¹ Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

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.

March 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	16 / 38	9 / 31	13 / 34	9 / 25	13 / 34
Sales / YTD	2 / 5	3 / 8	2 / 2	1 / 3	1 / 3
Sales to Listings Ratio / YTD	13% / 13%	33% / 26%	15% / 6%	11% / 12%	8% / 9%
Sales Volume	2,200,000	1,625,000	375,000	650,000	475,000
Sales Volume YTD	3,700,000	4,402,000	375,000	1,195,000	5,454,000
Average Sale Price	1,100,000	541,667	187,500	650,000	475,000
Average Sale Price YTD	740,000	550,250	187,500	398,333	1,818,000
Median Sale Price	1,100,000	425,000	187,500	650,000	475,000
Median Sale Price YTD	800,000	487,500	187,500	275,000	2,379,000
Average Days on Market / YTD	134 / 118	298 / 272	47 / 47	329 / 323	33 / 425
Median Days on Market / YTD	134 / 138	174 / 195	47 / 47	329 / 329	33 / 415
Investment					
Listings / YTD	22 / 67	26 / 73	27 / 70	22 / 65	27 / 69
Sales / YTD	12 / 26	5 / 12	6 / 12	3 / 18	2 / 15
Sales to Listings Ratio / YTD	55% / 39%	19% / 16%	22% / 17%	14% / 28%	7% / 22%
Sales Volume	5,952,100	3,097,900	3,456,000	3,007,700	2,920,000
Sales Volume YTD	16,853,450	9,327,900	8,931,000	17,877,230	11,512,300
Average Sale Price	496,008	619,580	576,000	1,002,567	1,460,000
Average Sale Price YTD	648,210	777,325	744,250	993,179	767,487
Median Sale Price	380,500	418,000	331,500	842,000	1,460,000
Median Sale Price YTD	396,000	445,000	402,500	767,500	328,500
Average Days on Market / YTD	126 / 131	195 / 192	110 / 101	77 / 139	204 / 129
Median Days on Market / YTD	103 / 114	119 / 158	129 / 110	64 / 93	204 / 87
Multi Family					
Listings / YTD	8 / 18	6 / 13	5 / 21	3 / 12	8 / 28
Sales / YTD	1 / 4	2 / 3	1 / 1	1 / 7	4 / 8
Sales to Listings Ratio / YTD	13% / 22%	33% / 23%	20% / 5%	33% / 58%	50% / 29%
Sales Volume	1,305,000	1,657,000	1,075,000	890,000	4,065,500
Sales Volume YTD	3,510,500	2,820,000	1,075,000	8,660,000	9,162,184
Average Sale Price	1,305,000	828,500	1,075,000	890,000	1,016,375
Average Sale Price YTD	877,625	940,000	1,075,000	1,237,143	1,145,273
Median Sale Price	1,305,000	828,500	1,075,000	890,000	825,250
Median Sale Price YTD	805,250	885,000	1,075,000	1,100,000	997,000
Average Days on Market / YTD	112 / 112	115 / 98	99 / 99	52 / 161	71 / 71
Median Days on Market / YTD	112 / 129	115 / 65	99 / 99	52 / 204	52 / 52
Hotel/Motel					
Listings / YTD	1 / 1	0 / 0	1 / 1	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to 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

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March 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	18 / 58	15 / 52	17 / 71	36 / 75	24 / 82
Sales / YTD	7 / 11	4 / 10	7 / 10	2 / 7	4 / 9
Sales to Listings Ratio / YTD	39% / 19%	27% / 19%	41% / 14%	6% / 9%	17% / 11%
Sales Volume	1,607,500	1,204,000	821,000	207,000	371,500
Sales Volume YTD	2,031,490	2,259,000	1,363,000	947,500	936,500
Average Sale Price	229,643	301,000	117,286	103,500	92,875
Average Sale Price YTD	184,681	225,900	136,300	135,357	104,056
Median Sale Price	140,000	265,000	100,000	103,500	77,500
Median Sale Price YTD	112,500	177,500	110,000	76,500	85,000
Average Days on Market / YTD	241 / 211	103 / 148	175 / 144	157 / 216	94 / 79
Median Days on Market / YTD	157 / 157	64 / 130	117 / 86	157 / 105	85 / 65
Lease					
Listings / YTD	43 / 79	24 / 80	18 / 53	13 / 46	13 / 46
Sales / YTD	5 / 16	8 / 18	3 / 12	4 / 17	6 / 14
Sales to Listings Ratio / YTD	12% / 20%	33% / 23%	17% / 23%	31% / 37%	46% / 30%
Sales Volume	686,670	1,311,391	140,720	211,990	231,844
Sales Volume YTD	2,261,413	2,282,537	1,565,815	1,563,693	1,775,306
Average Sale Price	137,334	163,924	46,907	52,998	38,641
Average Sale Price YTD	141,338	126,808	130,485	91,982	126,808
Median Sale Price	72,000	65,956	42,840	21,500	36,260
Median Sale Price YTD	73,500	57,600	117,640	58,345	90,300
Average Days on Market / YTD	221 / 165	161 / 107	41 / 76	86 / 123	51 / 225
Median Days on Market / YTD	91 / 121	67 / 64	12 / 61	99 / 61	40 / 66
Farms					
Listings / YTD	0 / 0	0 / 0	13 / 48	35 / 90	23 / 76
Sales / YTD	0 / 1	4 / 4	3 / 10	11 / 29	11 / 26
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	23% / 21%	31% / 32%	48% / 34%
Sales Volume	0	1,120,000	3,950,000	5,268,000	7,215,000
Sales Volume YTD	700,000	1,120,000	13,188,250	17,777,375	14,424,500
Average Sale Price	0	280,000	1,316,667	478,909	655,909
Average Sale Price YTD	700,000	280,000	1,318,825	613,013	554,788
Median Sale Price	0	280,000	1,300,000	475,000	476,000
Median Sale Price YTD	700,000	280,000	787,500	593,000	341,500
Average Days on Market / YTD	0 / 523	376 / 376	279 / 180	187 / 145	124 / 155
Median Days on Market / YTD	0 / 523	376 / 376	64 / 57	150 / 98	107 / 110
Total Commercial²					
Listings / YTD	108 / 260	80 / 248	94 / 298	118 / 313	108 / 335
Sales / YTD	27 / 63	26 / 55	22 / 47	22 / 81	28 / 75
Sales to Listings Ratio / YTD	25% / 24%	33% / 22%	23% / 16%	19% / 26%	26% / 22%
Sales Volume	11,751,270	10,015,291	9,817,720	10,234,690	15,278,844
Sales Volume YTD	29,056,853	22,211,437	26,498,065	48,020,798	43,264,790
Average Sale Price	435,232	385,204	446,260	465,213	545,673
Average Sale Price YTD	461,220	403,844	563,789	592,849	576,864
Median Sale Price	299,000	280,000	204,000	380,500	347,500
Median Sale Price YTD	325,000	280,000	315,000	425,000	315,000
Average Days on Market / YTD	173 / 157	204 / 176	138 / 118	151 / 153	99 / 156
Median Days on Market / YTD	114 / 126	123 / 126	93 / 80	112 / 99	54 / 79

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² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

March 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,845	904	543	2,791	245
	February	4,241	987	586	3,071	268
	March	4,814	1,083	604	3,498	275
	April	5,303	1,252	632	3,883	287
	May	6,037	1,355	674	4,450	301
	June	6,113	1,389	677	4,552	302
	July	5,946	1,416	667	4,444	292
	August	5,728	1,426	678	4,236	278
	September	5,372	1,297	658	4,009	277
	October	4,781	1,165	643	3,586	286
	November	4,249	1,012	638	3,155	277
	December	3,285	814	535	2,413	226
2014	January	3,619	894	558	2,669	248
	February	3,949	978	570	2,911	251
	March	4,411	1,111	604	3,222	267
	April	4,979	1,247	609	3,663	258
	May	5,668	1,377	624	4,239	258
	June	5,751	1,405	615	4,328	259
	July	5,644	1,350	591	4,227	255
	August	5,380	1,404	572	4,053	243
	September	4,850	1,279	584	3,661	262
	October	4,507	1,112	553	3,430	249
	November	3,947	958	554	2,961	264
	December	3,126	791	485	2,327	225
2015	January	4,148	864	531	3,120	266
	February	5,039	1,010	566	3,784	281
	March	5,973	1,137	592	4,415	285
	April	6,787	1,265	587	4,989	289
	May	7,328	1,339	585	5,459	291
	June	7,200	1,373	573	5,444	298
	July	7,216	1,366	572	5,494	299
	August	7,247	1,337	576	5,508	275
	September	7,122	1,247	565	5,346	268
	October	6,661	1,094	550	4,972	266
	November	6,341	1,027	551	4,753	269
	December	5,569	869	533	4,143	270
2016	January	5,895	884	509	4,328	261
	February	6,734	967	529	4,913	277
	March	7,406	1,074	557	5,401	311
	April	7,899	1,177	546	5,724	293
	May	8,018	1,141	573	5,869	313
	June	8,042	1,203	584	5,924	324
	July	7,874	1,182	561	5,782	308
	August	7,740	1,196	577	5,704	318
	September	7,624	1,187	559	5,706	312
	October	7,035	1,049	537	5,285	303
	November	6,645	966	541	5,007	314
	December	5,527	824	531	4,110	311
2017	January	5,530	789	492	4,103	286
	February	6,022	826	508	4,453	288
	March	6,806	900	546	5,040	303

¹ Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

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.

March 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	48	44	27	96	71	75
	Average	461,602	380,296	384,459	437,555	376,250	381,024
	Median	447,500	352,000	343,500	388,500	355,000	346,500
North Central	Sales	129	122	158	292	277	317
	Average	386,082	384,766	404,431	384,501	384,434	400,929
	Median	375,000	375,000	398,500	369,500	380,000	383,000
Northeast	Sales	42	43	36	100	92	86
	Average	371,274	334,813	331,444	349,905	329,929	340,032
	Median	315,000	338,000	312,450	312,500	318,000	315,000
Central	Sales	21	23	25	61	48	65
	Average	254,948	338,998	340,355	246,360	300,916	310,057
	Median	234,000	275,000	310,000	236,900	265,750	291,000
West	Sales	85	54	62	173	116	147
	Average	511,068	617,703	544,534	509,085	539,782	508,466
	Median	464,000	433,000	451,000	436,000	426,000	426,000
Southwest	Sales	100	112	101	223	212	204
	Average	580,537	520,524	534,854	558,233	518,254	538,457
	Median	505,000	468,450	499,800	482,000	469,450	490,450
Southeast	Sales	122	130	114	278	285	245
	Average	406,416	404,910	412,844	394,961	394,183	404,974
	Median	375,500	389,450	394,400	372,500	375,000	390,000
Anthony Henday	Sales	114	118	135	270	261	235
	Average	490,941	496,268	488,811	503,775	491,505	502,371
	Median	461,000	456,000	454,000	460,000	457,500	460,000
City of Edmonton Total	Sales	661	646	658	1,493	1,362	1,373
	Average	453,787	446,936	449,174	443,854	434,001	441,776
	Median	407,500	403,000	418,500	400,000	401,750	408,000
Condominiums							
Northwest	Sales	10	10	15	20	50	29
	Average	309,430	265,200	220,887	272,665	191,634	250,834
	Median	195,400	222,750	222,500	221,900	149,250	245,000
North Central	Sales	55	33	68	126	92	142
	Average	203,276	228,076	227,755	215,574	221,942	224,269
	Median	190,000	212,500	218,250	205,000	211,250	216,000
Northeast	Sales	29	27	33	71	58	74
	Average	172,631	202,556	191,776	175,610	195,609	195,138
	Median	170,000	210,000	198,000	168,000	193,950	196,000
Central	Sales	61	54	63	145	126	138
	Average	297,108	304,677	273,974	280,809	286,554	281,583
	Median	273,000	287,500	281,000	270,000	262,500	281,750
West	Sales	34	37	31	73	81	80
	Average	208,143	212,241	238,226	211,594	210,238	228,677
	Median	197,500	205,000	217,500	202,000	203,000	215,500
Southwest	Sales	54	53	77	132	113	147
	Average	253,532	273,698	271,950	262,810	269,452	280,992
	Median	238,450	262,500	242,100	243,250	259,900	262,000
Southeast	Sales	48	44	58	104	106	127
	Average	225,965	242,020	243,072	223,851	239,987	239,090
	Median	210,250	222,250	226,000	215,000	228,000	224,500
Anthony Henday	Sales	59	57	52	132	121	108
	Average	262,202	251,665	267,572	251,345	256,603	259,255
	Median	252,000	245,000	271,950	232,500	247,500	244,000
City of Edmonton Total	Sales	350	315	397	803	747	845
	Average	241,395	252,231	248,682	239,597	242,860	248,974
	Median	215,000	235,000	229,000	219,500	225,000	233,000

n/a = insufficient data

March 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,425	2,307	2,360	1,960	1,848
Sales	1,148	1,099	1,191	1,272	1,068
Sales Volume	434,184,556	415,336,389	442,855,086	460,898,606	379,393,382
Edmonton City Year to Date					
Listings	5,946	6,219	6,043	4,832	4,760
Sales	2,644	2,380	2,498	2,856	2,592
Sales Volume	978,178,446	866,971,118	916,117,942	1,026,083,269	893,593,650
Edmonton City Month End Active Inventory					
Residential	5,040	5,401	4,415	3,222	3,498
Commercial	303	311	285	267	275
TOTAL	5,343	5,712	4,700	3,489	3,773
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Edmonton CMA Monthly					
Listings	3,441	3,382	3,510	2,943	2,743
Sales	1,617	1,549	1,651	1,772	1,519
Sales Volume	619,223,803	597,447,605	632,564,069	658,127,043	552,122,665
Edmonton CMA Year to Date					
Listings	8,417	8,996	8,831	7,247	7,141
Sales	3,654	3,232	3,484	3,992	3,662
Sales Volume	1,371,453,880	1,199,996,516	1,331,325,734	1,478,056,170	1,300,126,882
Edmonton CMA Month End Active Inventory					
Residential	6,806	7,406	5,973	4,411	4,814
Rural	900	1,074	1,137	1,111	1,083
Commercial	546	557	592	604	604
TOTAL	8,252	9,037	7,702	6,126	6,501
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Total Board Monthly					
Listings	4,355	4,191	4,427	3,678	3,442
Sales	1,944	1,819	1,959	2,132	1,876
Sales Volume	726,820,667	683,842,419	737,348,478	772,039,214	660,996,601
Total Board Year to Date					
Listings	10,441	11,011	10,988	9,088	9,063
Sales	4,378	3,822	4,175	4,816	4,567
Sales Volume	1,600,639,162	1,382,056,520	1,553,335,149	1,741,609,577	1,570,305,424

March 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	6	3	1	13	8	9
	Sales Volume	1,310,265	n/a	n/a	3,049,765	1,864,700	1,968,950
	Average Price	218,378	n/a	n/a	234,597	233,088	218,772
	Median Price	216,500	n/a	n/a	227,500	223,500	242,000
Beaumont	Sales	26	32	24	50	47	55
	Sales Volume	11,985,250	13,216,380	9,055,900	21,433,579	19,386,930	22,295,604
	Average Price	460,971	413,012	377,329	428,672	412,488	405,375
	Median Price	464,500	405,000	383,750	411,000	410,000	388,000
Bonnyville	Sales	6	7	5	18	11	16
	Sales Volume	1,594,900	2,220,500	1,734,000	5,745,100	3,272,400	5,414,200
	Average Price	265,817	317,214	346,800	319,172	297,491	338,388
	Median Price	272,450	317,500	322,500	331,000	317,500	318,750
Cold Lake	Sales	18	19	20	47	31	43
	Sales Volume	5,940,400	6,280,324	7,658,100	15,213,706	10,257,824	16,153,050
	Average Price	330,022	330,543	382,905	323,696	330,898	375,652
	Median Price	337,500	345,000	404,800	332,500	330,000	385,000
Devon	Sales	12	8	6	22	11	16
	Sales Volume	3,780,000	2,435,500	2,079,000	7,330,800	3,253,000	4,947,500
	Average Price	315,000	304,438	346,500	333,218	295,727	309,219
	Median Price	320,000	318,500	347,250	329,000	300,000	308,250
Drayton Valley	Sales	9	6	10	22	18	28
	Sales Volume	2,426,000	1,053,500	2,837,500	5,308,900	4,548,500	8,447,898
	Average Price	269,556	175,583	283,750	241,314	252,694	301,711
	Median Price	312,000	166,500	294,000	230,500	257,500	320,750
Fort Saskatchewan	SFD Sales	17	25	32	52	55	58
	SFD Average Price	448,694	433,300	408,072	409,966	426,269	404,837
	SFD Median Price	408,000	400,000	393,950	391,000	410,000	396,500
	Condo Sales	5	8	7	15	14	10
	Condo Average Price	322,000	257,313	230,771	267,467	262,536	255,760
	Condo Median Price	280,000	252,000	231,000	230,000	246,000	253,500
Total Sales Volume	13,718,320	15,092,700	18,473,200	33,204,533	33,841,722	32,404,750	
Gibbons	Sales	8	3	6	18	5	13
	Sales Volume	2,298,500	n/a	1,801,000	5,047,000	1,430,000	3,775,500
	Average Price	287,313	n/a	300,167	280,389	286,000	290,423
	Median Price	266,750	n/a	294,500	257,500	309,000	287,000
Leduc	SFD Sales	25	40	37	71	72	75
	SFD Average Price	382,514	412,246	377,394	376,977	389,766	383,038
	SFD Median Price	363,000	393,250	377,000	370,000	372,750	361,500
	Condo Sales	4	2	4	8	5	15
	Condo Average Price	n/a	n/a	n/a	226,362	221,400	284,133
	Condo Median Price	n/a	n/a	n/a	215,000	225,000	267,000
Total Sales Volume	11,621,750	18,948,644	17,247,782	32,977,949	34,055,624	37,312,631	

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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March 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	20	20	18	39	33	38
	Sales Volume	6,363,400	6,528,500	6,115,550	12,389,950	11,236,000	12,953,750
	Average Price	318,170	326,425	339,753	317,691	340,485	340,888
	Median Price	315,000	354,500	350,375	310,000	354,000	349,750
Sherwood Park	SFD Sales	58	74	95	159	143	186
	SFD Average Price	451,807	472,399	477,998	451,368	469,173	461,219
	SFD Median Price	434,950	432,500	442,600	434,900	430,000	438,000
	Condo Sales	20	17	27	40	53	50
	Condo Average Price	305,463	289,397	291,589	296,900	298,631	302,422
	Condo Median Price	295,000	310,000	305,000	290,000	304,000	309,950
	Total Sales Volume	36,980,832	43,142,740	53,677,682	90,316,148	89,253,219	103,797,808
Spruce Grove	SFD Sales	53	46	44	88	92	90
	SFD Average Price	385,388	407,655	414,891	382,867	395,185	406,743
	SFD Median Price	386,500	400,000	406,500	384,450	395,000	395,500
	Condo Sales	9	1	5	20	6	13
	Condo Average Price	201,069	n/a	211,900	232,336	252,075	227,021
	Condo Median Price	186,500	n/a	224,000	224,000	266,425	229,000
	Total Sales Volume	25,993,879	22,547,383	22,262,300	47,050,083	45,931,458	46,904,318
St. Albert	SFD Sales	57	72	81	131	124	162
	SFD Average Price	451,458	470,586	490,603	460,973	462,058	485,675
	SFD Median Price	418,000	436,000	455,000	427,500	425,500	444,000
	Condo Sales	23	17	19	54	42	42
	Condo Average Price	267,549	260,471	278,648	264,295	255,714	275,267
	Condo Median Price	265,000	235,000	275,000	262,000	230,500	282,500
	Total Sales Volume	33,470,527	39,015,200	46,872,678	78,176,950	69,322,203	93,023,577
St. Paul	Sales	12	6	4	27	20	20
	Sales Volume	3,412,000	1,597,500	n/a	7,486,900	4,490,500	5,793,420
	Average Price	284,333	266,250	n/a	277,293	224,525	289,671
	Median Price	270,250	226,250	n/a	255,000	226,250	272,250
Stony Plain	Sales	27	35	27	71	56	61
	Sales Volume	8,939,847	10,158,199	9,756,668	22,858,703	16,629,685	21,575,287
	Average Price	331,105	290,234	361,358	321,954	296,959	353,693
	Median Price	304,000	320,000	364,000	309,000	323,700	355,000
Vegreville	Sales	15	7	5	18	11	13
	Sales Volume	3,638,500	1,413,000	970,500	3,992,000	2,292,500	2,578,750
	Average Price	242,567	201,857	194,100	221,778	208,409	198,365
	Median Price	260,000	193,000	242,500	249,000	220,000	208,000
Westlock	Sales	11	11	3	16	18	8
	Sales Volume	2,292,000	2,244,000	n/a	3,115,500	3,527,500	1,377,900
	Average Price	208,364	204,000	n/a	194,719	195,972	172,238
	Median Price	214,000	215,000	n/a	205,000	198,250	177,500
Wetaskiwin	Sales	22	16	21	43	35	44
	Sales Volume	5,465,900	3,614,750	5,982,547	9,611,450	7,604,902	10,778,047
	Average Price	248,450	225,922	284,883	223,522	217,283	244,956
	Median Price	238,750	243,000	281,000	219,900	219,000	254,874

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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March 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	1	1	6	4	2
	Sales Volume	n/a	n/a	n/a	1,540,826	n/a	n/a
Bonnyville M.D.	Sales	7	2	5	24	5	14
	Sales Volume	2,852,700	n/a	1,558,500	9,163,040	2,387,000	5,356,250
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	19	12	13	35	26	26
	Sales Volume	9,742,325	6,250,000	6,093,500	16,746,200	11,366,800	19,859,227
Parkland County	Sales	51	35	37	98	70	84
	Sales Volume	24,033,649	17,903,799	17,965,000	45,985,299	33,008,299	40,500,760
Smoky Lake County	Sales	0	1	2	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	10	4	4	20	11	10
	Sales Volume	1,483,200	n/a	n/a	3,824,200	2,057,500	2,681,500
Strathcona County	Sales	26	20	26	50	35	57
	Sales Volume	16,441,000	11,783,000	15,938,600	29,934,738	20,846,900	37,465,950
Sturgeon County	Sales	20	8	9	38	26	24
	Sales Volume	9,399,300	5,907,900	6,698,405	21,455,700	14,103,100	15,190,405
Thorhild County	Sales	3	3	2	10	4	5
	Sales Volume	n/a	n/a	n/a	2,749,500	n/a	1,091,900
Two Hills County	Sales	4	5	1	6	5	5
	Sales Volume	n/a	1,745,000	n/a	1,862,000	1,745,000	824,400
Vermilion River County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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March 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	0	1	5	0	3
	Sales Volume	n/a	n/a	n/a	1,668,660	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	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	2	2	1	2	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,350,000
Parkland County	Sales	1	1	1	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	2	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	1	2	1	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	4	0	1	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	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.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.