



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

14220 - 112 Avenue
Edmonton, Alberta
Canada T5M 2T8
Telephone: 780-451-6666
www.ereb.com

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Contact: Darcy Torhjem, REALTOR®, 2018 Chair, 780-721-4027
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340
Hilary Darrah, Marketing & Communications Supervisor, 780-453-9347

Month over month unit sales and listings increase

Edmonton, April 3, 2018: In the Edmonton Census Metropolitan Area (CMA) in March 2018, month over month unit sales increased in all categories. Single family home sales increased 24.18%, condominium sales increased 16.90% and duplex/rowhouse sales increased 22.81% compared to February 2018. Year over year sales were down. Single family home sales decreased 11.32%, condominium sales decreased 14.82%. Duplex/rowhouse sales decreased 3.45%. On average across all categories, year over year sales for all residential properties decreased 11.73%.

There were 1,294 MLS® System listed properties sold, which is an increase of 23% compared to February 2018. New listings in March were 3,459, up 35.22% relative to February 2018 and up 13.26% compared to March 2017.

“We generally see housing market activity increase at this time of year,” says Darcy Torhjem, REALTORS® Association of Edmonton Chair. “Despite the year over year decreases, the market is still growing relative to February 2018 in preparation for the spring buying season. Market growth should continue in the coming months.”

Inventory increased both month over month and year over year. There were 7,963 properties available, an increase of 17.48% compared to February 2018 and an increase of 14.77% compared to March 2017.

Days on market also decreased across all categories. For single family homes, the average days on market was 51, down from 59 in February 2018 and up from 49 in March 2017. Condominium average days on market was 72, down from 75 the previous month, and up from 67 in March 2017. For duplex/rowhouses, the average days on market was 57 down from 64 in February 2018 and up from 61 in March 2017.

The average price of a single family home was \$444,091, an increase of 0.43% month over month and 1.06% year over year. Condominium average prices decreased 1.10% compared to February 2018 and decreased 3.47% relative to March 2017. Duplex/rowhouse average prices decreased 1.44% month over month and increase 0.53% year over year. Overall, the all residential average price was \$374,264, down only 0.03% compared to February 2018 and up 0.77% relative to March 2017.

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	March 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$444,091	0.43%	1.06%
SFD median ⁴ selling price – month	\$394,000	-0.25%	-0.67%
Condominium average selling price	\$234,212	-1.10%	-3.47%
Condominium median selling price	\$215,000	-0.46%	-1.38%
All-residential ⁵ average selling price	\$374,264	-0.03%	0.77%
All-residential median selling price	\$349,900	0.42%	0.27%
# residential listings this month	3,459	35.22%	13.26%
# residential sales this month	1,294	23.00%	-11.73%
# residential inventory at month end	7,963	17.48%	14.77%
# Total ⁶ MLS® System sales this month	1,655	26.05%	-14.20%
\$ Value Total residential sales this month	544,416,029	25.60%	-11.17%
\$ Value of total MLS® System sales – month	607,674,403	11.02%	-15.79%
\$ Value of total MLS® System sales - YTD	1,492,435,981	58.22%	-6.39%

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

³Average 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 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	1,929 / 4,549	1,705 / 4,084	1,728 / 4,564	1,857 / 4,546	1,540 / 3,654
Sales / YTD	791 / 1,941	892 / 2,016	914 / 1,845	930 / 1,933	974 / 2,221
Sales to Listings Ratio / YTD	41% / 43%	52% / 49%	53% / 40%	50% / 43%	63% / 61%
Sales Volume	351,275,978	391,981,909	399,435,547	408,146,740	426,538,284
Sales Volume YTD	853,405,530	868,034,791	787,024,540	837,046,405	950,378,786
Average Sale Price	444,091	439,442	437,019	438,867	437,924
Average Sale Price YTD	439,673	430,573	426,572	433,030	427,906
Median Sale Price	394,000	396,650	402,000	410,603	398,000
Median Sale Price YTD	392,999	392,500	398,000	403,500	392,217
Average Days on Market / YTD	51 / 58	49 / 57	49 / 53	42 / 46	40 / 49
Median Days on Market / YTD	33 / 40	29 / 36	35 / 38	28 / 29	24 / 29
Condominium					
Listings / YTD	1,127 / 2,783	1,027 / 2,672	919 / 2,539	962 / 2,389	768 / 1,958
Sales / YTD	339 / 882	398 / 925	357 / 834	444 / 947	513 / 1,123
Sales to Listings Ratio / YTD	30% / 32%	39% / 35%	39% / 33%	46% / 40%	67% / 57%
Sales Volume	79,397,974	96,564,964	89,397,709	111,001,445	125,991,663
Sales Volume YTD	205,617,047	222,118,395	202,573,441	236,875,916	270,236,883
Average Sale Price	234,212	242,626	250,414	250,003	245,598
Average Sale Price YTD	233,126	240,128	242,894	250,133	240,638
Median Sale Price	215,000	218,000	233,500	232,000	230,000
Median Sale Price YTD	213,400	220,000	225,000	235,000	224,500
Average Days on Market / YTD	72 / 78	67 / 73	58 / 65	49 / 53	56 / 58
Median Days on Market / YTD	49 / 56	48 / 53	43 / 49	39 / 38	35 / 38
Duplex/Rowhouse					
Listings / YTD	311 / 763	245 / 661	289 / 743	220 / 631	168 / 423
Sales / YTD	140 / 347	145 / 345	151 / 294	144 / 298	138 / 293
Sales to Listings Ratio / YTD	45% / 45%	59% / 52%	52% / 40%	65% / 47%	82% / 69%
Sales Volume	48,935,176	50,418,103	51,058,610	51,147,759	45,962,131
Sales Volume YTD	121,886,506	120,331,121	99,932,750	106,306,007	97,864,653
Average Sale Price	349,537	347,711	338,136	355,193	333,059
Average Sale Price YTD	351,258	348,786	339,907	356,732	334,009
Median Sale Price	335,000	328,000	336,834	346,250	319,900
Median Sale Price YTD	332,800	333,900	329,965	345,000	323,000
Average Days on Market / YTD	57 / 63	61 / 70	62 / 67	40 / 43	44 / 48
Median Days on Market / YTD	39 / 46	45 / 51	49 / 55	32 / 30	31 / 35
Total Residential²					
Listings / YTD	3,459 / 8,371	3,054 / 7,604	3,036 / 8,085	3,114 / 7,760	2,534 / 6,211
Sales / YTD	1,294 / 3,231	1,466 / 3,361	1,448 / 3,020	1,544 / 3,245	1,662 / 3,715
Sales to Listings Ratio / YTD	37% / 39%	48% / 44%	48% / 37%	50% / 42%	66% / 60%
Sales Volume	484,297,128	544,470,459	545,587,615	576,050,844	604,970,378
Sales Volume YTD	1,196,230,783	1,224,493,290	1,098,459,980	1,191,551,327	1,332,081,357
Average Sale Price	374,264	371,399	376,787	373,090	364,001
Average Sale Price YTD	370,235	364,324	363,728	367,196	358,568
Median Sale Price	349,900	348,967	356,825	359,950	340,000
Median Sale Price YTD	345,000	344,500	349,000	352,000	336,500
Average Days on Market / YTD	58 / 65	57 / 63	53 / 58	45 / 49	46 / 52
Median Days on Market / YTD	38 / 46	36 / 43	38 / 42	31 / 32	29 / 33

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 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	205 / 481	199 / 458	212 / 516	234 / 559	199 / 492
Sales / YTD	48 / 120	81 / 158	63 / 123	67 / 152	70 / 163
Sales to Listings Ratio / YTD	23% / 25%	41% / 34%	30% / 24%	29% / 27%	35% / 33%
Sales Volume	23,762,800	49,675,274	39,324,699	40,360,005	38,552,575
Sales Volume YTD	64,941,949	96,037,262	71,843,399	92,146,465	90,100,025
Average Sale Price	495,058	613,275	624,202	602,388	550,751
Average Sale Price YTD	541,183	607,831	584,093	606,227	552,761
Median Sale Price	473,000	593,000	590,000	582,000	525,250
Median Sale Price YTD	492,500	562,500	562,500	559,500	515,000
Average Days on Market / YTD	74 / 99	94 / 96	71 / 80	67 / 79	96 / 93
Median Days on Market / YTD	41 / 62	50 / 67	50 / 51	39 / 49	47 / 58
Vacant Acreeage and Recreational					
Listings / YTD	85 / 182	52 / 110	46 / 138	63 / 205	84 / 222
Sales / YTD	17 / 44	32 / 59	12 / 33	17 / 38	17 / 32
Sales to Listings Ratio / YTD	20% / 24%	62% / 54%	26% / 24%	27% / 19%	20% / 14%
Sales Volume	5,523,800	8,934,000	2,520,000	6,104,500	4,249,400
Sales Volume YTD	15,628,161	16,582,775	7,372,700	20,638,877	7,733,990
Average Sale Price	324,929	279,188	210,000	359,088	249,965
Average Sale Price YTD	355,185	281,064	223,415	543,128	241,687
Median Sale Price	315,000	206,250	174,250	235,000	237,000
Median Sale Price YTD	221,000	210,000	200,000	307,500	243,500
Average Days on Market / YTD	124 / 179	208 / 180	199 / 171	249 / 199	212 / 229
Median Days on Market / YTD	85 / 138	133 / 126	174 / 126	154 / 131	111 / 129
Recreational with Home					
Listings / YTD	3 / 7	1 / 2	6 / 8	5 / 8	8 / 9
Sales / YTD	1 / 2	2 / 2	0 / 2	1 / 1	1 / 1
Sales to Listings Ratio / YTD	33% / 29%	200% / 100%	0% / 25%	20% / 13%	13% / 11%
Sales Volume	285,000	690,000	0	231,000	120,000
Sales Volume YTD	1,170,000	690,000	679,000	231,000	120,000
Average Sale Price	285,000	345,000	0	231,000	120,000
Average Sale Price YTD	585,000	345,000	339,500	231,000	120,000
Median Sale Price	285,000	345,000	0	231,000	120,000
Median Sale Price YTD	585,000	345,000	339,500	231,000	120,000
Average Days on Market / YTD	112 / 125	146 / 146	0 / 146	43 / 43	109 / 109
Median Days on Market / YTD	112 / 125	146 / 146	0 / 146	43 / 43	109 / 109
Total Rural²					
Listings / YTD	293 / 670	252 / 570	264 / 662	302 / 772	291 / 723
Sales / YTD	66 / 166	115 / 219	75 / 158	85 / 191	88 / 196
Sales to Listings Ratio / YTD	23% / 25%	46% / 38%	28% / 24%	28% / 25%	30% / 27%
Sales Volume	29,571,600	59,299,274	41,844,699	46,695,505	42,921,975
Sales Volume YTD	81,740,110	113,310,037	79,895,099	113,016,342	97,954,015
Average Sale Price	448,055	515,646	557,929	549,359	487,750
Average Sale Price YTD	492,410	517,397	505,665	591,709	499,765
Median Sale Price	432,500	511,000	562,500	520,000	455,000
Median Sale Price YTD	444,500	510,000	504,000	530,000	460,000
Average Days on Market / YTD	88 / 120	127 / 119	92 / 100	103 / 102	119 / 115
Median Days on Market / YTD	50 / 85	66 / 83	53 / 58	49 / 52	54 / 68

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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	6 / 29	15 / 37	7 / 30	14 / 36	9 / 25
Sales / YTD	1 / 3	2 / 5	3 / 8	2 / 2	1 / 3
Sales to Listings Ratio / YTD	17% / 10%	13% / 14%	43% / 27%	14% / 6%	11% / 12%
Sales Volume	2,030,000	2,200,000	1,625,000	375,000	650,000
Sales Volume YTD	3,265,000	3,700,000	4,402,000	375,000	1,195,000
Average Sale Price	2,030,000	1,100,000	541,667	187,500	650,000
Average Sale Price YTD	1,088,333	740,000	550,250	187,500	398,333
Median Sale Price	2,030,000	1,100,000	425,000	187,500	650,000
Median Sale Price YTD	1,090,000	800,000	487,500	187,500	275,000
Average Days on Market / YTD	218 / 314	134 / 118	298 / 272	47 / 47	329 / 323
Median Days on Market / YTD	218 / 218	134 / 138	174 / 195	47 / 47	329 / 329
Investment					
Listings / YTD	42 / 106	21 / 66	26 / 73	29 / 74	22 / 67
Sales / YTD	6 / 16	12 / 26	6 / 13	7 / 14	3 / 18
Sales to Listings Ratio / YTD	14% / 15%	57% / 39%	23% / 18%	24% / 19%	14% / 27%
Sales Volume	2,925,360	5,952,100	3,667,900	4,136,000	3,007,700
Sales Volume YTD	10,427,727	16,853,450	9,897,900	10,736,000	17,877,230
Average Sale Price	487,560	496,008	611,317	590,857	1,002,567
Average Sale Price YTD	651,733	648,210	761,377	766,857	993,179
Median Sale Price	470,500	380,500	494,000	348,000	842,000
Median Sale Price YTD	506,250	396,000	450,000	450,000	767,500
Average Days on Market / YTD	207 / 193	126 / 131	187 / 188	112 / 100	77 / 139
Median Days on Market / YTD	152 / 152	103 / 114	123 / 158	127 / 110	64 / 93
Multi Family					
Listings / YTD	8 / 22	8 / 18	6 / 13	5 / 21	3 / 12
Sales / YTD	4 / 5	1 / 4	2 / 3	1 / 1	1 / 7
Sales to Listings Ratio / YTD	50% / 23%	13% / 22%	33% / 23%	20% / 5%	33% / 58%
Sales Volume	5,465,600	1,305,000	1,657,000	1,075,000	890,000
Sales Volume YTD	6,055,600	3,510,500	2,820,000	1,075,000	8,660,000
Average Sale Price	1,366,400	1,305,000	828,500	1,075,000	890,000
Average Sale Price YTD	1,211,120	877,625	940,000	1,075,000	1,237,143
Median Sale Price	801,000	1,305,000	828,500	1,075,000	890,000
Median Sale Price YTD	727,000	805,250	885,000	1,075,000	1,100,000
Average Days on Market / YTD	125 / 126	112 / 112	115 / 98	99 / 99	52 / 161
Median Days on Market / YTD	49 / 49	112 / 129	115 / 65	99 / 99	52 / 204
Hotel/Motel					
Listings / YTD	0 / 1	1 / 1	0 / 0	1 / 1	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 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	34 / 86	18 / 58	15 / 52	18 / 76	41 / 81
Sales / YTD	4 / 15	7 / 11	5 / 12	9 / 12	2 / 9
Sales to Listings Ratio / YTD	12% / 17%	39% / 19%	33% / 23%	50% / 16%	5% / 11%
Sales Volume	408,800	1,607,500	1,554,000	956,000	207,000
Sales Volume YTD	2,666,300	2,031,490	2,909,000	1,498,000	2,892,500
Average Sale Price	102,200	229,643	310,800	106,222	103,500
Average Sale Price YTD	177,753	184,681	242,417	124,833	321,389
Median Sale Price	96,900	140,000	300,000	70,000	103,500
Median Sale Price YTD	95,000	112,500	215,000	85,000	76,500
Average Days on Market / YTD	125 / 115	241 / 211	131 / 158	153 / 133	157 / 247
Median Days on Market / YTD	146 / 85	157 / 157	79 / 171	106 / 86	157 / 235
Lease					
Listings / YTD	25 / 67	40 / 75	23 / 80	20 / 58	17 / 52
Sales / YTD	12 / 27	5 / 16	8 / 18	3 / 14	4 / 21
Sales to Listings Ratio / YTD	48% / 40%	13% / 21%	35% / 23%	15% / 24%	24% / 40%
Sales Volume	806,564	686,670	1,311,391	140,720	211,990
Sales Volume YTD	2,317,986	2,261,413	2,282,537	1,661,161	1,867,725
Average Sale Price	67,214	137,334	163,924	46,907	52,998
Average Sale Price YTD	85,851	141,338	126,808	118,654	88,939
Median Sale Price	62,465	72,000	65,956	42,840	21,500
Median Sale Price YTD	61,929	73,500	57,600	78,036	58,345
Average Days on Market / YTD	158 / 160	221 / 165	161 / 107	41 / 80	86 / 125
Median Days on Market / YTD	141 / 127	91 / 121	67 / 64	12 / 61	99 / 95
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	13 / 48	35 / 90
Sales / YTD	0 / 0	0 / 1	4 / 4	3 / 10	11 / 29
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	23% / 21%	31% / 32%
Sales Volume	0	0	1,120,000	3,950,000	5,268,000
Sales Volume YTD	0	700,000	1,120,000	13,188,250	17,777,375
Average Sale Price	0	0	280,000	1,316,667	478,909
Average Sale Price YTD	0	700,000	280,000	1,318,825	613,013
Median Sale Price	0	0	280,000	1,300,000	475,000
Median Sale Price YTD	0	700,000	280,000	787,500	593,000
Average Days on Market / YTD	0 / 0	0 / 523	376 / 376	279 / 180	187 / 145
Median Days on Market / YTD	0 / 0	0 / 523	376 / 376	64 / 57	150 / 98
Total Commercial²					
Listings / YTD	115 / 311	103 / 254	77 / 247	100 / 314	127 / 327
Sales / YTD	27 / 66	27 / 63	28 / 58	25 / 53	22 / 87
Sales to Listings Ratio / YTD	23% / 21%	26% / 25%	36% / 23%	25% / 17%	17% / 27%
Sales Volume	11,636,324	11,751,270	10,935,291	10,632,720	10,234,690
Sales Volume YTD	24,732,613	29,056,853	23,431,437	28,533,411	50,269,830
Average Sale Price	430,975	435,232	390,546	425,309	465,213
Average Sale Price YTD	374,737	461,220	403,990	538,366	577,814
Median Sale Price	129,600	299,000	290,000	183,000	380,500
Median Sale Price YTD	151,000	325,000	290,000	267,000	365,000
Average Days on Market / YTD	161 / 162	173 / 157	203 / 177	133 / 115	151 / 157
Median Days on Market / YTD	145 / 126	114 / 126	135 / 137	99 / 80	112 / 105

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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 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2014	January	3,618	894	585	2,668	258
	February	3,949	978	588	2,911	259
	March	4,411	1,111	630	3,222	277
	April	4,978	1,247	634	3,662	267
	May	5,668	1,378	652	4,239	268
	June	5,751	1,406	637	4,328	267
	July	5,644	1,351	615	4,227	264
	August	5,380	1,405	598	4,053	252
	September	4,850	1,280	608	3,661	269
	October	4,506	1,113	578	3,429	258
	November	3,945	959	579	2,959	272
	December	3,124	792	508	2,325	232
2015	January	4,148	864	557	3,120	275
	February	5,038	1,010	590	3,784	291
	March	5,972	1,137	614	4,415	295
	April	6,786	1,265	612	4,989	301
	May	7,326	1,339	615	5,458	302
	June	7,198	1,373	602	5,443	310
	July	7,216	1,369	594	5,495	308
	August	7,248	1,340	599	5,510	285
	September	7,122	1,250	587	5,347	277
	October	6,663	1,096	567	4,974	275
	November	6,344	1,028	565	4,755	277
	December	5,573	871	545	4,146	278
2016	January	5,899	886	520	4,331	269
	February	6,739	968	540	4,917	286
	March	7,410	1,074	563	5,404	316
	April	7,910	1,178	553	5,733	298
	May	8,036	1,142	585	5,883	322
	June	8,066	1,206	595	5,942	332
	July	7,908	1,187	573	5,804	317
	August	7,791	1,202	590	5,741	328
	September	7,708	1,199	575	5,766	323
	October	7,140	1,062	553	5,361	314
	November	6,789	986	562	5,115	329
	December	5,720	849	550	4,256	324
2017	January	5,760	816	511	4,279	299
	February	6,259	853	529	4,634	303
	March	6,938	919	562	5,137	316
	April	7,650	1,058	569	5,646	307
	May	8,490	1,204	576	6,327	305
	June	8,874	1,257	578	6,639	324
	July	8,953	1,266	571	6,747	311
	August	8,907	1,284	579	6,739	323
	September	8,673	1,245	572	6,607	334
	October	7,995	1,112	555	6,053	323
	November	7,276	1,024	579	5,490	340
	December	6,135	877	552	4,612	319
2018	January	6,232	856	550	4,598	333
	February	6,778	919	596	5,006	363
	March	7,963	1,044	640	5,832	384

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	29	48	44	74	96	71
	Average	441,898	461,602	380,296	441,700	437,555	376,250
	Median	380,000	447,500	352,000	378,250	388,500	355,000
North Central	Sales	132	129	122	312	292	277
	Average	381,562	388,500	384,766	377,312	385,570	384,434
	Median	361,000	375,000	375,000	366,200	369,500	380,000
Northeast	Sales	34	42	43	86	100	92
	Average	346,613	371,238	334,813	319,587	349,890	329,929
	Median	334,500	315,000	338,000	298,500	312,500	318,000
Central	Sales	16	21	23	47	61	48
	Average	421,550	254,948	338,998	331,821	246,360	300,916
	Median	388,250	234,000	275,000	320,000	236,900	265,750
West	Sales	68	83	54	149	171	116
	Average	592,244	509,889	617,703	528,707	508,489	539,782
	Median	467,000	462,500	433,000	441,000	435,000	426,000
Southwest	Sales	72	100	112	181	223	212
	Average	605,579	580,537	520,524	614,396	558,233	518,254
	Median	519,700	505,000	468,450	529,000	482,000	469,450
Southeast	Sales	112	120	130	269	275	285
	Average	386,292	407,282	404,910	392,513	395,252	394,183
	Median	364,950	375,500	389,450	365,000	372,500	375,000
Anthony Henday	Sales	108	113	118	258	269	261
	Average	487,828	491,702	496,268	515,982	504,143	491,505
	Median	446,850	462,000	456,000	451,250	460,000	457,500
City of Edmonton Total	Sales	571	656	646	1,376	1,487	1,362
	Average	458,030	454,314	446,936	452,166	444,085	434,001
	Median	399,500	407,250	403,000	396,750	400,000	401,750
Condominiums							
Northwest	Sales	6	10	10	20	20	50
	Average	218,690	309,430	265,200	275,082	272,665	191,634
	Median	188,996	195,400	222,750	285,000	221,900	149,250
North Central	Sales	42	55	33	117	126	92
	Average	209,420	203,276	228,076	195,485	215,574	221,942
	Median	193,750	190,000	212,500	187,500	205,000	211,250
Northeast	Sales	22	29	27	54	71	58
	Average	166,962	172,631	202,556	161,807	175,610	195,609
	Median	166,000	170,000	210,000	162,500	168,000	193,950
Central	Sales	51	61	54	115	145	126
	Average	240,259	297,108	304,677	263,433	280,809	286,554
	Median	195,000	273,000	287,500	229,000	270,000	262,500
West	Sales	35	34	37	89	73	81
	Average	195,611	208,143	212,241	203,422	211,594	210,238
	Median	184,400	197,500	205,000	193,000	202,000	203,000
Southwest	Sales	46	54	53	130	132	113
	Average	267,614	253,532	273,698	262,957	262,810	269,452
	Median	235,000	238,450	262,500	236,125	243,250	259,900
Southeast	Sales	46	48	44	121	104	106
	Average	236,120	225,965	242,020	220,204	223,851	239,987
	Median	223,250	210,250	222,250	213,800	215,000	228,000
Anthony Henday	Sales	47	59	57	120	132	121
	Average	263,981	262,160	251,665	253,110	251,326	256,603
	Median	255,000	252,000	245,000	239,000	232,500	247,500
City of Edmonton Total	Sales	295	350	315	766	803	747
	Average	232,066	241,388	252,231	230,695	239,594	242,860
	Median	214,000	215,000	235,000	210,000	219,500	225,000

n/a = insufficient data

March 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,635	2,403	2,303	2,362	1,963
Sales	1,012	1,140	1,100	1,192	1,272
Sales Volume	380,711,725	430,801,256	415,906,389	442,925,086	460,898,606
Edmonton City Year to Date					
Listings	6,454	5,959	6,218	6,050	4,835
Sales	2,483	2,635	2,381	2,498	2,858
Sales Volume	921,238,560	974,399,146	867,541,118	915,927,942	1,026,184,269
Edmonton City Month End Active Inventory					
Residential	5,832	5,137	5,404	4,415	3,222
Commercial	384	316	316	295	277
TOTAL	6,216	5,453	5,720	4,710	3,499
<hr/>					
Edmonton CMA Monthly					
Listings	3,867	3,409	3,377	3,516	2,952
Sales	1,387	1,608	1,551	1,654	1,772
Sales Volume	525,505,052	615,521,003	598,367,605	633,379,069	658,127,043
Edmonton CMA Year to Date					
Listings	9,352	8,428	8,994	8,846	7,261
Sales	3,463	3,643	3,236	3,489	3,998
Sales Volume	1,302,703,506	1,366,860,180	1,201,786,516	1,333,101,080	1,480,305,202
Edmonton CMA Month End Active Inventory					
Residential	7,963	6,938	7,410	5,972	4,411
Rural	1,044	919	1,074	1,137	1,111
Commercial	640	562	563	614	630
TOTAL	9,647	8,419	9,047	7,723	6,152
<hr/>					
Total Board Monthly					
Listings	4,718	4,316	4,191	4,432	3,691
Sales	1,655	1,929	1,821	1,963	2,133
Sales Volume	607,674,403	721,654,867	684,762,419	738,688,478	772,841,714
Total Board Year to Date					
Listings	11,413	10,447	11,017	11,017	9,119
Sales	4,106	4,359	3,826	4,181	4,825
Sales Volume	1,492,435,981	1,594,377,462	1,383,846,520	1,555,635,495	1,744,926,109

March 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	6	6	3	11	13	8
	Sales Volume	1,195,500	1,310,265	n/a	2,467,500	3,049,765	1,864,700
	Average Price	199,250	218,378	n/a	224,318	234,597	233,088
	Median Price	173,500	216,500	n/a	205,000	227,500	223,500
Beaumont	Sales	36	26	32	87	50	47
	Sales Volume	15,740,976	11,985,250	13,216,380	39,583,156	21,433,579	19,386,930
	Average Price	437,249	460,971	413,012	454,979	428,672	412,488
	Median Price	442,000	464,500	405,000	450,000	411,000	410,000
Bonnyville	Sales	9	6	7	22	18	11
	Sales Volume	1,951,400	1,594,900	2,220,500	5,413,400	5,745,100	3,272,400
	Average Price	216,822	265,817	317,214	246,064	319,172	297,491
	Median Price	230,000	272,450	317,500	222,000	331,000	317,500
Cold Lake	Sales	22	18	19	44	47	31
	Sales Volume	5,820,900	5,940,400	6,280,324	11,559,300	15,213,706	10,257,824
	Average Price	264,586	330,022	330,543	262,711	323,696	330,898
	Median Price	274,750	337,500	345,000	265,000	332,500	330,000
Devon	Sales	3	12	8	15	22	11
	Sales Volume	n/a	3,780,000	2,435,500	4,131,284	7,330,800	3,253,000
	Average Price	n/a	315,000	304,438	275,419	333,218	295,727
	Median Price	n/a	320,000	318,500	263,000	329,000	300,000
Drayton Valley	Sales	7	9	6	18	22	18
	Sales Volume	1,112,500	2,426,000	1,053,500	3,651,400	5,308,900	4,548,500
	Average Price	158,929	269,556	175,583	202,856	241,314	252,694
	Median Price	222,500	312,000	166,500	226,250	230,500	257,500
Fort Saskatchewan	SFD Sales	18	17	25	53	52	55
	SFD Average Price	383,875	448,694	433,300	423,716	409,966	426,269
	SFD Median Price	379,750	408,000	400,000	395,000	391,000	410,000
	Condo Sales	4	5	8	7	15	14
	Condo Average Price	n/a	322,000	257,313	218,254	267,467	262,536
	Condo Median Price	n/a	280,000	252,000	185,000	230,000	246,000
Total Sales Volume	8,999,750	13,718,320	15,092,700	30,983,126	33,204,533	33,841,722	
Gibbons	Sales	1	8	3	5	18	5
	Sales Volume	n/a	2,298,500	n/a	1,479,500	5,047,000	1,430,000
	Average Price	n/a	287,313	n/a	295,900	280,389	286,000
	Median Price	n/a	266,750	n/a	280,500	257,500	309,000
Leduc	SFD Sales	32	25	40	78	71	72
	SFD Average Price	358,372	382,414	412,246	354,708	376,942	389,766
	SFD Median Price	343,000	363,000	393,250	341,500	370,000	372,750
	Condo Sales	6	4	2	13	8	5
	Condo Average Price	246,361	n/a	n/a	211,797	226,362	221,400
	Condo Median Price	233,583	n/a	n/a	198,500	215,000	225,000
	Total Sales Volume	14,692,441	11,619,250	18,948,644	34,218,441	32,975,449	34,055,624

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville	Sales	21	20	20	42	39	33
	Sales Volume	6,757,644	6,363,400	6,528,500	13,434,643	12,389,950	11,236,000
	Average Price	321,793	318,170	326,425	319,872	317,691	340,485
	Median Price	337,500	315,000	354,500	343,750	310,000	354,000
Sherwood Park	SFD Sales	62	58	74	138	159	143
	SFD Average Price	462,817	451,807	472,399	450,913	451,368	469,173
	SFD Median Price	433,000	434,950	432,500	425,000	434,900	430,000
	Condo Sales	22	20	17	51	40	53
	Condo Average Price	304,893	305,463	289,397	284,710	296,900	298,631
	Condo Median Price	290,000	295,000	310,000	280,000	290,000	304,000
	Total Sales Volume	37,560,201	36,980,832	43,142,740	82,882,730	90,316,148	89,253,219
Spruce Grove	SFD Sales	36	53	46	84	88	92
	SFD Average Price	395,072	385,388	407,655	388,281	382,867	395,185
	SFD Median Price	396,000	386,500	400,000	367,000	384,450	395,000
	Condo Sales	4	9	1	17	20	6
	Condo Average Price	n/a	201,069	n/a	206,376	232,336	252,075
	Condo Median Price	n/a	186,500	n/a	199,000	224,000	266,425
	Total Sales Volume	18,229,900	25,993,879	22,547,383	46,525,515	47,050,083	45,931,458
St. Albert	SFD Sales	57	57	72	152	131	124
	SFD Average Price	504,579	451,458	470,586	493,928	460,973	462,058
	SFD Median Price	466,500	418,000	436,000	451,550	427,500	425,500
	Condo Sales	21	23	17	55	54	42
	Condo Average Price	301,105	267,549	260,471	293,371	264,295	255,714
	Condo Median Price	305,000	265,000	235,000	265,000	262,000	230,500
	Total Sales Volume	36,316,181	33,470,527	39,015,200	93,437,483	78,176,950	69,322,203
St. Paul	Sales	9	12	6	20	27	20
	Sales Volume	2,036,500	3,412,000	1,597,500	4,730,800	7,486,900	4,490,500
	Average Price	226,278	284,333	266,250	236,540	277,293	224,525
	Median Price	232,000	270,250	226,250	252,000	255,000	226,250
Stony Plain	Sales	20	27	35	54	71	56
	Sales Volume	6,532,800	8,939,847	10,158,199	17,523,236	22,858,703	16,629,685
	Average Price	326,640	331,105	290,234	324,504	321,954	296,959
	Median Price	340,250	304,000	320,000	330,750	309,000	323,700
Vegreville	Sales	9	9	7	13	12	11
	Sales Volume	2,067,000	2,195,500	1,413,000	2,695,000	2,549,000	2,292,500
	Average Price	229,667	243,944	201,857	207,308	212,417	208,409
	Median Price	217,000	250,000	193,000	210,000	244,000	220,000
Westlock	Sales	7	11	11	17	16	18
	Sales Volume	1,629,700	2,292,000	2,244,000	3,515,200	3,115,500	3,527,500
	Average Price	232,814	208,364	204,000	206,776	194,719	195,972
	Median Price	210,000	214,000	215,000	188,000	205,000	198,250
Wetaskiwin	Sales	8	22	16	28	43	35
	Sales Volume	1,835,000	5,465,900	3,614,750	5,696,900	9,611,450	7,604,902
	Average Price	229,375	248,450	225,922	203,461	223,522	217,283
	Median Price	218,500	238,750	243,000	205,500	219,900	219,000

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	3	1	5	6	4
	Sales Volume	n/a	n/a	n/a	1,518,400	1,540,826	n/a
Bonnyville M.D.	Sales	6	7	2	19	24	5
	Sales Volume	2,098,000	2,852,700	n/a	6,671,900	9,163,040	2,387,000
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	10	19	12	26	35	26
	Sales Volume	3,385,400	9,742,325	6,250,000	11,446,513	16,746,200	11,366,800
Parkland County	Sales	23	51	35	58	98	70
	Sales Volume	9,190,400	24,033,649	17,903,799	24,957,297	45,985,299	33,008,299
Smoky Lake County	Sales	2	0	1	4	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	10	4	8	20	11
	Sales Volume	n/a	1,483,200	n/a	1,058,900	3,824,200	2,057,500
Strathcona County	Sales	24	26	20	56	50	36
	Sales Volume	13,018,400	16,441,000	11,783,000	31,535,900	29,934,738	21,416,900
Sturgeon County	Sales	9	19	8	26	36	26
	Sales Volume	3,977,400	9,082,300	5,907,900	13,800,400	20,643,800	14,103,100
Thorhild County	Sales	2	3	3	3	10	4
	Sales Volume	n/a	n/a	n/a	n/a	2,749,500	n/a
Two Hills County	Sales	0	4	5	3	6	5
	Sales Volume	n/a	n/a	1,745,000	n/a	1,862,000	1,745,000
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 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.

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March 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	2	0	2	5	0
	Sales Volume	n/a	n/a	n/a	n/a	1,668,660	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	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	2	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	1	1	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	4	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	0	0	1	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.

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