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Price stability continues in Edmonton's Residential Market

Sales of high priced homes push average price up by 3%; median price stays the same.

Edmonton, August 3, 2016: The all residential average sale price continues to remain strong at \$384,504 up almost 2% over the previous month and over 3% from July 2015. At \$450,366, single family homes experienced a increase in average price of over 3% from both the previous month and year. The 2% drop in average condo price month-over-month can be partially attributed to sale of several luxury properties in June that bolstered the average price. The average condo sale price for July 2016 of \$257,482 remains the same as July 2015. The average duplex/rowhouse sold for \$348,050; down 2% year-over-year (y/y) and down 1% month-over-month (m/m).

"We can attribute much of the average price increase to the strength of high end home sales. When we look at the median price of residential properties, we see a clearer picture of what is happening to prices. The median sales price for all residential is up less than a percent from last year. We are continuing to see strong stable pricing throughout the Edmonton region despite slower sales."

At 1,515 units reported sold, all residential sales in the Edmonton CMA were down 15% m/m and down 16% y/y. 938 single family homes were reported sold in July 2016, down 16% from the previous month and 16% from July 2015. Reported condo sales at 401 were down 13% over June and 25% from the previous year. Duplex/rowhouse sales at 154 in July are up 11% y/y but down 10% m/m.

"The July slow down in unit sales is typical. May and June remain the busiest months of the year when it comes to sales volume. Every year we traditionally see a slow down in July and August followed by an uptick in September," says REALTORS® Association of Edmonton Chair Steve Sedgwick. "There is no question that the pace and volume of sales has dropped. The positive side of this is that there continues to be a good selection of inventory for buyers."

The number of days the average home in the Edmonton Census Metropolitan Area (CMA) took to sell in the month of July was 56. This is up 3 days from the previous month and 6 days from July of 2015. On average, single family detached homes sold in 52 days in July 2016, while condominiums sold in an average of 61 days and duplex/rowhouses sold in 57 days.

Total new residential listings in July were 2,895, down 7% from July 2015 and down 5% from the previous month. There were 8,048 residential properties available in the Edmonton CMA at the end of July, down from 8,179 in June, but up from the 7,226 properties available on the MLS® System at the end of July 2015. That is up from 7,177 in June of 2015 and 5,609 in June of 2014.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	July 2016	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$450,366	+3.45%	+3.07%
SFD median ⁴ selling price – month	\$407,000	+0.74%	-0.25%
Condominium average selling price	\$257,482	-2.22%	+0.05%
Condominium median selling price	\$243,000	-0.41%	+5.65%
All-residential ⁵ average selling price	\$384,504	+1.71%	+3.33%
All-residential median selling price	\$358,000	+0.56%	+0.85%
# residential listings this month	2,895	-4.80%	-7.27%
# residential sales this month (reported)	1,515	-15.13%	-16.39%
# residential inventory at month end	8,048	-1.60%	+11.14%
# Total ⁶ MLS® System sales this month	1,981	-16.09%	-16.34%
\$ Value Total residential sales this month	\$660 million	-14.10%	-13.19%
\$ Value of total MLS® System sales – month	\$763 million	-14.31%	-14.38%
\$ Value of total MLS® System sales - YTD	\$4.86 billion	+20.25%	-9.02%

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®.

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July 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	1,625 / 11,612	1,780 / 12,224	1,601 / 11,008	1,492 / 10,095	1,455 / 10,935
Sales / YTD	938 / 6,185	1,168 / 6,737	1,158 / 7,361	1,125 / 6,622	941 / 6,696
Sales to Listings Ratio / YTD	58% / 53%	66% / 55%	72% / 67%	75% / 66%	65% / 61%
Sales Volume	422,443,521	510,358,270	494,760,678	461,847,969	373,598,151
Sales Volume YTD	2,700,774,819	2,963,924,711	3,177,286,391	2,716,194,355	2,627,975,935
Average Sale Price	450,366	436,951	427,254	410,532	397,022
Average Sale Price YTD	436,665	439,947	431,638	410,177	392,470
Median Sale Price	407,000	408,000	396,500	384,000	363,500
Median Sale Price YTD	405,000	410,000	400,000	380,000	365,723
Average Days on Market / YTD	52 / 51	50 / 46	42 / 42	44 / 46	46 / 48
Median Days on Market / YTD	39 / 37	37 / 32	32 / 27	32 / 30	35 / 34
Condominium					
Listings / YTD	917 / 6,592	1,014 / 6,516	843 / 5,571	763 / 5,415	750 / 5,665
Sales / YTD	401 / 2,626	573 / 3,142	642 / 3,608	554 / 3,055	453 / 2,799
Sales to Listings Ratio / YTD	44% / 40%	57% / 48%	76% / 65%	73% / 56%	60% / 49%
Sales Volume	103,250,256	147,457,365	163,299,062	134,914,955	107,109,881
Sales Volume YTD	661,837,193	797,694,316	901,999,085	738,021,869	659,662,495
Average Sale Price	257,482	257,343	254,360	243,529	236,446
Average Sale Price YTD	252,032	253,881	250,000	241,578	235,678
Median Sale Price	243,000	230,000	239,000	225,000	220,000
Median Sale Price YTD	234,900	235,000	233,875	227,000	222,000
Average Days on Market / YTD	61 / 61	55 / 51	51 / 50	58 / 58	60 / 57
Median Days on Market / YTD	49 / 47	42 / 39	39 / 36	48 / 42	47 / 43
Duplex/Rowhouse					
Listings / YTD	261 / 1,847	261 / 1,583	181 / 1,215	136 / 1,030	143 / 1,051
Sales / YTD	154 / 1,017	155 / 961	145 / 895	115 / 746	86 / 618
Sales to Listings Ratio / YTD	59% / 55%	59% / 61%	80% / 74%	85% / 72%	60% / 59%
Sales Volume	53,599,708	54,710,441	52,093,260	37,935,596	26,193,230
Sales Volume YTD	352,370,168	339,795,882	306,340,582	244,777,077	194,683,240
Average Sale Price	348,050	352,971	359,264	329,875	304,572
Average Sale Price YTD	346,480	353,586	342,280	328,119	315,021
Median Sale Price	326,000	339,300	338,400	313,500	300,000
Median Sale Price YTD	330,000	341,000	328,000	314,000	301,750
Average Days on Market / YTD	57 / 60	46 / 46	46 / 43	42 / 50	42 / 49
Median Days on Market / YTD	44 / 47	32 / 32	36 / 29	31 / 34	31 / 35
Total Residential²					
Listings / YTD	2,895 / 20,685	3,122 / 20,813	2,718 / 18,295	2,458 / 16,965	2,407 / 18,166
Sales / YTD	1,515 / 9,986	1,927 / 11,035	1,994 / 12,123	1,835 / 10,683	1,501 / 10,294
Sales to Listings Ratio / YTD	52% / 48%	62% / 53%	73% / 66%	75% / 63%	62% / 57%
Sales Volume	582,523,985	717,076,826	720,031,795	643,440,230	509,568,447
Sales Volume YTD	3,745,575,128	4,133,596,683	4,431,268,356	3,743,260,117	3,510,631,598
Average Sale Price	384,504	372,121	361,099	350,649	339,486
Average Sale Price YTD	375,083	374,590	365,526	350,394	341,037
Median Sale Price	358,000	355,000	345,000	335,000	325,000
Median Sale Price YTD	355,000	357,500	347,500	332,500	325,000
Average Days on Market / YTD	56 / 55	51 / 48	46 / 45	50 / 51	50 / 51
Median Days on Market / YTD	42 / 41	39 / 35	35 / 30	37 / 35	39 / 36

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.

July 2016

	2016	2015	2014	2013	2012
Acreege with Home					
Listings / YTD	180 / 1,368	248 / 1,547	239 / 1,530	221 / 1,416	214 / 1,525
Sales / YTD	89 / 542	130 / 593	137 / 669	99 / 557	71 / 567
Sales to Listings Ratio / YTD	49% / 40%	52% / 38%	57% / 44%	45% / 39%	33% / 37%
Sales Volume	51,686,936	76,868,250	75,484,629	56,068,147	37,920,300
Sales Volume YTD	313,867,395	356,923,335	388,388,131	309,938,086	313,237,551
Average Sale Price	580,752	591,294	550,983	566,345	534,089
Average Sale Price YTD	579,091	601,894	580,550	556,442	552,447
Median Sale Price	560,000	565,500	520,000	527,500	482,000
Median Sale Price YTD	550,000	551,500	540,000	515,000	514,000
Average Days on Market / YTD	77 / 75	81 / 71	65 / 71	62 / 69	65 / 71
Median Days on Market / YTD	62 / 51	62 / 50	44 / 43	55 / 50	46 / 50
Vacant Acreege and Recreational					
Listings / YTD	52 / 440	64 / 463	78 / 588	91 / 549	79 / 574
Sales / YTD	13 / 125	24 / 123	39 / 151	18 / 119	8 / 101
Sales to Listings Ratio / YTD	25% / 28%	38% / 27%	50% / 26%	20% / 22%	10% / 18%
Sales Volume	3,881,650	7,324,250	12,075,788	4,756,500	1,661,899
Sales Volume YTD	31,260,005	45,274,327	39,451,683	27,654,417	24,244,984
Average Sale Price	298,588	305,177	309,636	264,250	207,737
Average Sale Price YTD	250,080	368,084	261,269	232,390	240,049
Median Sale Price	176,750	220,500	255,000	220,500	227,450
Median Sale Price YTD	185,000	260,750	207,000	210,000	226,000
Average Days on Market / YTD	144 / 182	126 / 150	116 / 171	146 / 174	74 / 181
Median Days on Market / YTD	163 / 109	72 / 83	79 / 90	99 / 99	18 / 121
Recreational with Home					
Listings / YTD	5 / 29	6 / 31	4 / 30	5 / 47	6 / 75
Sales / YTD	2 / 8	7 / 15	4 / 12	4 / 15	6 / 18
Sales to Listings Ratio / YTD	40% / 28%	117% / 48%	100% / 40%	80% / 32%	100% / 24%
Sales Volume	1,280,000	3,217,400	1,477,000	1,807,900	1,729,500
Sales Volume YTD	3,734,000	5,552,900	4,740,900	5,857,700	6,606,400
Average Sale Price	640,000	459,629	369,250	451,975	288,250
Average Sale Price YTD	466,750	370,193	395,075	390,513	367,022
Median Sale Price	640,000	360,000	463,000	447,500	308,500
Median Sale Price YTD	484,500	349,900	439,500	309,000	323,500
Average Days on Market / YTD	115 / 115	65 / 126	62 / 54	92 / 49	97 / 81
Median Days on Market / YTD	115 / 91	56 / 56	53 / 52	65 / 42	82 / 49
Total Rural²					
Listings / YTD	237 / 1,837	318 / 2,041	321 / 2,148	317 / 2,012	299 / 2,174
Sales / YTD	104 / 675	161 / 731	180 / 832	121 / 691	85 / 686
Sales to Listings Ratio / YTD	44% / 37%	51% / 36%	56% / 39%	38% / 34%	28% / 32%
Sales Volume	56,848,586	87,409,900	89,037,417	62,632,547	41,311,699
Sales Volume YTD	348,861,400	407,750,562	432,580,714	343,450,203	344,088,935
Average Sale Price	546,621	542,919	494,652	517,624	486,020
Average Sale Price YTD	516,832	557,798	519,929	497,034	501,587
Median Sale Price	540,000	525,000	490,000	490,000	436,000
Median Sale Price YTD	505,000	522,000	495,000	475,000	472,250
Average Days on Market / YTD	86 / 95	87 / 86	76 / 89	76 / 87	68 / 87
Median Days on Market / YTD	64 / 56	62 / 53	51 / 49	60 / 55	44 / 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.

July 2016

	2016	2015	2014	2013	2012
Land					
Listings / YTD	10 / 66	13 / 93	13 / 77	10 / 112	11 / 125
Sales / YTD	0 / 16	2 / 11	3 / 12	3 / 14	0 / 24
Sales to Listings Ratio / YTD	0% / 24%	15% / 12%	23% / 16%	30% / 13%	0% / 19%
Sales Volume	0	705,000	5,484,000	5,525,000	0
Sales Volume YTD	15,358,750	7,532,500	22,569,100	20,207,000	18,651,400
Average Sale Price	0	352,500	1,828,000	1,841,667	0
Average Sale Price YTD	959,922	684,773	1,880,758	1,443,357	777,142
Median Sale Price	0	352,500	600,000	1,220,000	0
Median Sale Price YTD	563,500	320,000	625,000	930,000	507,500
Average Days on Market / YTD	0 / 247	226 / 195	542 / 291	395 / 291	0 / 150
Median Days on Market / YTD	0 / 195	226 / 131	92 / 202	59 / 180	0 / 126
Investment					
Listings / YTD	28 / 178	17 / 148	34 / 172	30 / 166	25 / 170
Sales / YTD	8 / 51	2 / 40	13 / 57	4 / 43	6 / 60
Sales to Listings Ratio / YTD	29% / 29%	12% / 27%	38% / 33%	13% / 26%	24% / 35%
Sales Volume	9,363,000	1,367,750	10,301,000	1,028,500	3,700,000
Sales Volume YTD	38,069,503	24,428,299	44,824,017	28,989,125	40,569,349
Average Sale Price	1,170,375	683,875	792,385	257,125	616,667
Average Sale Price YTD	746,461	610,707	786,386	674,166	676,156
Median Sale Price	462,500	683,875	435,000	245,000	350,000
Median Sale Price YTD	400,000	402,500	447,000	320,000	415,000
Average Days on Market / YTD	157 / 164	126 / 130	77 / 147	122 / 165	213 / 158
Median Days on Market / YTD	110 / 124	126 / 109	61 / 94	113 / 94	162 / 98
Multi Family					
Listings / YTD	3 / 35	2 / 42	8 / 41	4 / 68	9 / 59
Sales / YTD	2 / 10	3 / 12	2 / 21	4 / 23	6 / 26
Sales to Listings Ratio / YTD	67% / 29%	150% / 29%	25% / 51%	100% / 34%	67% / 44%
Sales Volume	2,921,000	3,998,000	1,715,000	4,343,000	5,427,500
Sales Volume YTD	15,111,000	16,886,000	30,608,300	23,236,684	26,511,600
Average Sale Price	1,460,500	1,332,667	857,500	1,085,750	904,583
Average Sale Price YTD	1,511,100	1,407,167	1,457,538	1,010,291	1,019,677
Median Sale Price	1,460,500	1,260,000	857,500	775,000	922,000
Median Sale Price YTD	1,106,500	1,167,500	1,331,000	750,000	873,500
Average Days on Market / YTD	326 / 252	138 / 160	62 / 101	93 / 75	134 / 95
Median Days on Market / YTD	326 / 101	197 / 102	62 / 82	97 / 60	120 / 85
Hotel/Motel					
Listings / YTD	0 / 1	2 / 4	0 / 2	0 / 3	0 / 1
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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July 2016

	2016	2015	2014	2013	2012
Business					
Listings / YTD	15 / 135	17 / 163	25 / 189	24 / 185	28 / 214
Sales / YTD	4 / 24	5 / 29	4 / 29	3 / 33	2 / 30
Sales to Listings Ratio / YTD	27% / 18%	29% / 18%	16% / 15%	13% / 18%	7% / 14%
Sales Volume	2,062,500	1,416,900	639,649	380,000	181,800
Sales Volume YTD	6,500,388	4,808,000	7,539,149	4,276,043	5,489,126
Average Sale Price	515,625	283,380	159,912	126,667	90,900
Average Sale Price YTD	270,850	165,793	259,971	129,577	182,971
Median Sale Price	450,000	55,000	125,000	125,000	90,900
Median Sale Price YTD	177,500	88,000	114,649	100,000	109,500
Average Days on Market / YTD	181 / 167	88 / 127	120 / 178	58 / 95	58 / 124
Median Days on Market / YTD	201 / 140	70 / 87	130 / 105	45 / 87	58 / 97
Lease					
Listings / YTD	20 / 168	18 / 122	14 / 115	12 / 111	9 / 116
Sales / YTD	6 / 44	11 / 38	2 / 37	8 / 42	6 / 42
Sales to Listings Ratio / YTD	30% / 26%	61% / 31%	14% / 32%	67% / 38%	67% / 36%
Sales Volume	1,081,232	1,323,747	236,750	723,300	273,230
Sales Volume YTD	6,807,633	4,410,834	4,299,542	5,152,581	8,455,572
Average Sale Price	180,205	120,341	118,375	90,413	45,538
Average Sale Price YTD	154,719	116,075	116,204	122,681	201,323
Median Sale Price	163,960	111,888	118,375	66,600	43,398
Median Sale Price YTD	99,000	72,963	89,796	100,516	86,049
Average Days on Market / YTD	162 / 136	135 / 165	205 / 128	89 / 148	59 / 116
Median Days on Market / YTD	142 / 78	128 / 63	205 / 102	82 / 79	32 / 78
Farms					
Listings / YTD	0 / 0	17 / 99	15 / 190	28 / 221	33 / 261
Sales / YTD	0 / 5	5 / 33	10 / 86	12 / 62	10 / 68
Sales to Listings Ratio / YTD	0% / 0%	29% / 33%	67% / 45%	43% / 28%	30% / 26%
Sales Volume	0	3,235,000	5,068,099	5,622,500	5,794,000
Sales Volume YTD	1,408,000	25,093,000	48,209,174	35,562,400	37,682,022
Average Sale Price	0	647,000	506,810	468,542	579,400
Average Sale Price YTD	281,600	760,394	560,572	573,587	554,147
Median Sale Price	0	449,000	425,000	417,500	625,000
Median Sale Price YTD	280,000	465,000	522,500	425,000	551,000
Average Days on Market / YTD	0 / 355	125 / 191	85 / 134	162 / 135	125 / 125
Median Days on Market / YTD	0 / 376	58 / 64	66 / 88	97 / 90	76 / 87
Total Commercial²					
Listings / YTD	76 / 583	86 / 670	109 / 786	108 / 866	115 / 947
Sales / YTD	20 / 150	28 / 163	34 / 242	34 / 217	30 / 250
Sales to Listings Ratio / YTD	26% / 26%	33% / 24%	31% / 31%	31% / 25%	26% / 26%
Sales Volume	15,427,732	12,046,397	23,444,498	17,622,300	15,376,530
Sales Volume YTD	83,255,274	83,158,633	158,049,282	117,423,833	137,359,069
Average Sale Price	771,387	430,228	689,544	518,303	512,551
Average Sale Price YTD	555,035	510,176	653,096	541,124	549,436
Median Sale Price	382,500	209,448	417,500	326,500	350,000
Median Sale Price YTD	305,500	290,000	416,625	305,000	395,000
Average Days on Market / YTD	180 / 177	131 / 156	132 / 146	143 / 141	127 / 131
Median Days on Market / YTD	142 / 120	121 / 85	67 / 96	94 / 86	79 / 94

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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.

July 2016

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2012	January	4,265	964	665	3,072	341
	February	4,820	1,103	714	3,538	356
	March	5,605	1,246	727	4,100	337
	April	6,040	1,303	724	4,443	327
	May	6,459	1,404	737	4,806	318
	June	6,435	1,448	738	4,844	319
	July	6,248	1,462	742	4,671	321
	August	6,021	1,439	746	4,524	327
	September	5,669	1,291	699	4,235	315
	October	5,192	1,145	691	3,838	323
	November	4,515	999	671	3,322	329
	December	3,493	1,008	538	2,538	245
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	531	4,884	281
	March	7,294	1,059	537	5,310	300
	April	8,033	1,180	557	5,829	300
	May	8,152	1,148	586	5,968	322
	June	8,179	1,211	601	6,032	336
	July	8,048	1,187	576	5,916	322

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.

July 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Single Family Detached							
Northwest	Sales	37	40	44	228	247	278
	Average	435,904	393,948	401,990	398,446	400,766	379,530
	Median	370,000	369,750	342,000	357,750	360,000	350,000
North Central	Sales	134	175	199	918	1,034	1,201
	Average	395,200	399,360	392,544	388,737	401,218	390,563
	Median	376,625	380,000	376,000	378,875	386,125	378,000
Northeast	Sales	42	50	59	265	302	332
	Average	338,319	339,734	364,725	336,293	347,506	334,466
	Median	313,500	334,000	345,600	321,500	330,000	318,950
Central	Sales	28	41	34	179	210	227
	Average	300,804	283,807	280,162	302,934	312,196	272,126
	Median	247,000	262,500	262,500	280,000	290,000	253,000
West	Sales	92	94	96	466	521	584
	Average	575,185	511,846	506,204	532,429	512,668	498,840
	Median	430,000	434,350	435,500	428,300	430,000	435,000
Southwest	Sales	99	134	141	717	734	817
	Average	566,191	526,284	513,917	543,557	553,236	545,218
	Median	508,000	478,650	469,900	490,000	488,250	487,500
Southeast	Sales	112	150	156	820	859	961
	Average	392,630	429,233	397,489	397,138	414,588	394,369
	Median	368,000	395,500	374,550	378,800	392,000	377,000
Anthony Henday	Sales	126	148	115	868	829	844
	Average	522,095	493,841	494,469	498,576	502,149	515,770
	Median	472,895	465,500	475,000	460,000	468,100	472,700
City of Edmonton Total	Sales	670	831	844	4,461	4,734	5,244
	Average	463,352	444,973	434,571	445,485	449,718	438,302
	Median	411,750	410,000	398,000	407,500	414,000	405,000
Condominiums							
Northwest	Sales	13	18	15	101	81	98
	Average	266,346	232,661	249,027	226,031	245,551	230,512
	Median	234,000	200,351	250,000	207,000	225,000	218,450
North Central	Sales	43	76	79	316	465	473
	Average	228,416	218,617	225,683	222,566	227,928	222,247
	Median	224,000	210,000	215,000	217,250	219,900	212,000
Northeast	Sales	26	32	32	182	212	221
	Average	198,790	211,598	200,881	197,608	197,233	191,901
	Median	203,750	206,750	191,250	195,000	196,500	192,000
Central	Sales	69	94	103	429	463	597
	Average	277,318	291,277	273,319	292,551	284,167	271,472
	Median	270,000	265,750	255,000	280,000	272,800	255,000
West	Sales	29	31	58	215	273	307
	Average	230,393	296,952	250,308	220,084	238,253	234,745
	Median	213,000	207,500	227,500	208,800	214,500	215,000
Southwest	Sales	64	103	113	381	538	554
	Average	281,420	262,442	275,119	273,426	278,900	283,142
	Median	258,000	250,000	266,000	259,000	261,950	269,150
Southeast	Sales	53	65	75	315	361	435
	Average	249,675	245,606	239,936	243,459	242,359	234,001
	Median	240,000	237,500	230,000	230,000	227,500	220,000
Anthony Henday	Sales	59	79	87	382	392	450
	Average	266,956	260,055	266,050	268,180	264,214	265,136
	Median	275,000	251,500	260,000	256,000	253,500	252,000
City of Edmonton Total	Sales	356	498	562	2,321	2,785	3,135
	Average	256,358	256,425	254,257	252,157	253,290	249,512
	Median	241,750	229,000	239,500	234,000	235,000	231,000

n/a = insufficient data

July 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	2,235	2,452	2,136	1,924	1,884
Sales	1,157	1,473	1,559	1,382	1,154
Sales Volume	454,702,730	549,364,553	568,824,233	491,738,030	391,253,018
Edmonton City Year to Date					
Listings	15,933	16,250	14,297	13,260	14,219
Sales	7,688	8,400	9,308	8,066	7,793
Sales Volume	2,914,688,606	3,155,310,933	3,428,280,573	2,846,686,929	2,682,654,082
Edmonton City Month End Active Inventory					
Residential	5,916	5,494	4,194	4,367	4,671
Commercial	322	299	261	312	321
TOTAL	6,238	5,793	4,455	4,679	4,992
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Edmonton CMA Monthly					
Listings	3,208	3,526	3,148	2,883	2,821
Sales	1,639	2,116	2,208	1,990	1,616
Sales Volume	654,800,303	816,533,123	832,513,710	723,695,077	566,256,676
Edmonton CMA Year to Date					
Listings	23,105	23,524	21,229	19,843	21,287
Sales	10,811	11,929	13,197	11,591	11,230
Sales Volume	4,177,691,802	4,624,505,878	5,021,898,352	4,204,134,153	3,992,079,602
Edmonton CMA Month End Active Inventory					
Residential	8,048	7,226	5,609	5,834	6,248
Rural	1,187	1,361	1,342	1,639	1,462
Commercial	576	591	612	700	742
TOTAL	9,811	9,178	7,563	8,173	8,452
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Total Board Monthly					
Listings	3,994	4,388	4,046	3,726	3,690
Sales	1,981	2,519	2,744	2,468	2,046
Sales Volume	762,990,853	950,434,794	1,012,042,932	866,077,796	695,477,611
Total Board Year to Date					
Listings	28,711	29,508	27,245	25,622	27,740
Sales	12,956	14,286	16,154	14,461	13,977
Sales Volume	4,862,135,247	5,402,871,238	5,990,129,783	5,082,982,833	4,807,956,912

July 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead	Sales	4	11	9	36	42	39
	Sales Volume	n/a	2,523,500	2,005,000	8,017,823	9,423,850	8,392,500
	Average Price	n/a	229,409	222,778	222,717	224,377	215,192
	Median Price	n/a	244,500	245,000	217,500	243,250	225,000
Beaumont	Sales	27	32	42	173	210	251
	Sales Volume	10,992,900	14,379,300	19,108,500	72,853,713	91,312,823	113,457,342
	Average Price	407,144	449,353	454,964	421,120	434,823	452,021
	Median Price	380,000	432,500	452,450	405,000	416,500	448,500
Bonnyville	Sales	2	9	19	36	58	77
	Sales Volume	n/a	2,775,000	7,338,500	11,295,000	19,087,990	26,994,550
	Average Price	n/a	308,333	386,237	313,750	329,103	350,579
	Median Price	n/a	274,000	397,000	321,250	319,250	392,000
Cold Lake	Sales	33	26	56	151	147	280
	Sales Volume	11,740,200	9,633,500	23,412,450	51,392,574	55,024,733	111,575,777
	Average Price	355,764	370,519	418,079	340,348	374,318	398,485
	Median Price	345,000	357,500	410,500	337,500	377,500	396,850
Devon	Sales	8	10	9	45	52	61
	Sales Volume	2,587,300	3,283,500	2,796,300	14,197,550	16,678,088	20,380,550
	Average Price	323,413	328,350	310,700	315,501	320,732	334,107
	Median Price	308,250	338,250	320,000	325,000	315,000	335,000
Drayton Valley	Sales	10	11	23	53	70	120
	Sales Volume	2,950,500	3,159,900	7,579,838	14,715,800	21,592,698	35,393,738
	Average Price	295,050	287,264	329,558	277,657	308,467	294,948
	Median Price	277,250	292,000	325,000	278,000	314,000	302,500
Fort Saskatchewan	SFD Sales	34	41	31	206	230	232
	SFD Average Price	416,801	397,790	401,289	426,261	418,800	427,945
	SFD Median Price	399,250	412,000	412,000	422,000	415,000	419,950
	Condo Sales	8	5	10	48	39	59
	Condo Average Price	269,625	245,400	231,670	245,313	243,797	243,216
	Condo Median Price	257,500	215,000	224,000	240,500	215,000	226,000
	Total Sales Volume	19,481,750	19,748,490	19,941,508	122,332,471	126,580,790	133,578,526
Gibbons	Sales	12	1	7	27	37	43
	Sales Volume	4,195,500	n/a	2,076,500	8,365,400	10,617,500	13,678,100
	Average Price	349,625	n/a	296,643	309,830	286,959	318,095
	Median Price	342,500	n/a	300,000	296,900	283,000	295,600
Leduc	SFD Sales	24	39	34	209	262	269
	SFD Average Price	362,550	381,518	399,080	378,316	394,230	379,495
	SFD Median Price	358,450	358,000	363,250	365,000	373,000	359,000
	Condo Sales	3	13	8	23	54	50
	Condo Average Price	n/a	258,513	262,069	248,917	251,987	257,745
	Condo Median Price	n/a	260,000	240,450	225,000	239,938	230,000
	Total Sales Volume	11,803,000	21,115,324	17,938,272	103,471,633	132,534,790	127,157,771

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.

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.

July 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville						
Sales	24	30	20	120	165	181
Sales Volume	7,847,849	10,498,400	6,347,200	40,542,040	56,048,750	59,052,254
Average Price	326,994	349,947	317,360	337,850	339,689	326,256
Median Price	330,200	361,000	321,250	344,750	348,000	335,900
Sherwood Park						
SFD Sales	81	84	86	543	591	601
SFD Average Price	454,496	460,482	465,845	455,029	465,386	458,228
SFD Median Price	428,500	435,000	439,700	426,000	440,900	438,000
Condo Sales	19	24	21	153	165	161
Condo Average Price	347,250	340,531	315,157	318,242	324,343	318,788
Condo Median Price	321,000	322,500	310,000	305,000	309,900	306,000
Total Sales Volume	45,407,075	50,887,600	48,891,331	317,074,787	344,672,728	340,638,752
Spruce Grove						
SFD Sales	49	54	43	284	316	309
SFD Average Price	415,214	423,009	399,321	405,147	412,272	397,676
SFD Median Price	404,500	402,000	375,000	397,500	398,250	386,000
Condo Sales	6	11	7	28	36	66
Condo Average Price	207,167	229,945	199,841	237,866	237,824	231,994
Condo Median Price	187,250	203,500	193,888	217,250	220,750	224,150
Total Sales Volume	25,630,421	29,698,700	21,847,338	148,973,880	163,550,818	157,837,525
St. Albert						
SFD Sales	68	93	97	514	544	592
SFD Average Price	504,426	493,267	450,407	474,419	483,955	471,195
SFD Median Price	442,000	440,000	420,000	431,950	450,450	435,000
Condo Sales	21	35	34	136	143	186
Condo Average Price	291,000	284,273	276,526	270,908	281,811	267,706
Condo Median Price	290,000	247,000	266,500	243,000	275,000	255,000
Total Sales Volume	42,744,850	56,722,225	53,931,395	287,553,001	312,574,737	340,179,075
St. Paul						
Sales	12	11	23	65	58	85
Sales Volume	3,350,000	2,972,400	6,122,864	15,627,500	16,146,400	20,757,969
Average Price	279,167	270,218	266,211	240,423	278,386	244,211
Median Price	259,500	267,000	270,000	222,000	272,250	250,000
Stony Plain						
Sales	31	37	37	190	213	227
Sales Volume	11,229,417	12,412,879	11,947,100	61,199,147	74,465,871	77,509,261
Average Price	362,239	335,483	322,895	322,101	349,605	341,450
Median Price	342,500	343,649	328,000	324,950	347,500	339,900
Vegreville						
Sales	6	7	9	43	50	64
Sales Volume	1,530,000	1,659,000	1,913,500	9,218,375	11,358,450	14,663,580
Average Price	255,000	237,000	212,611	214,381	227,169	229,118
Median Price	262,500	225,000	245,000	205,000	226,500	230,500
Westlock						
Sales	4	8	10	45	38	61
Sales Volume	n/a	1,755,000	2,203,900	8,807,585	8,474,300	13,377,000
Average Price	n/a	219,375	220,390	195,724	223,008	219,295
Median Price	n/a	216,000	212,200	181,500	225,000	215,000
Wetaskiwin						
Sales	18	24	23	125	120	133
Sales Volume	4,029,000	5,983,735	5,333,670	28,088,564	28,854,132	29,807,427
Average Price	223,833	249,322	231,899	224,709	240,451	224,116
Median Price	228,000	250,750	244,000	232,262	240,000	220,000

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.

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.

July 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	2	4	11	9	10
	Sales Volume	n/a	n/a	n/a	1,152,525	2,198,900	1,647,000
Bonnyville M.D.	Sales	7	8	19	37	48	116
	Sales Volume	2,089,000	2,691,800	7,092,100	14,985,000	18,187,550	44,590,584
Lac la Biche County	Sales	2	0	1	2	0	3
	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	15	26	23	108	96	89
	Sales Volume	9,633,000	14,109,900	10,751,478	51,025,200	58,502,277	43,272,753
Parkland County	Sales	41	71	66	285	300	325
	Sales Volume	20,132,800	35,573,800	29,634,238	132,032,348	149,005,330	148,605,443
Smoky Lake County	Sales	1	0	4	10	8	10
	Sales Volume	n/a	n/a	n/a	2,854,900	2,140,500	1,941,113
St. Paul County	Sales	9	8	12	40	46	49
	Sales Volume	1,183,600	810,500	3,468,500	8,678,100	9,757,600	11,618,350
Strathcona County	Sales	27	37	57	179	225	266
	Sales Volume	16,107,300	22,313,700	31,091,402	111,712,361	136,895,550	157,030,519
Sturgeon County	Sales	21	27	34	103	110	152
	Sales Volume	10,975,486	15,412,500	17,560,299	54,091,491	63,347,405	83,671,999
Thorhild County	Sales	4	4	2	17	18	13
	Sales Volume	n/a	n/a	n/a	5,103,737	4,169,300	4,038,900
Two Hills County	Sales	0	1	0	10	9	5
	Sales Volume	n/a	n/a	n/a	3,160,500	1,864,300	812,775
Vermilion River County	Sales	0	0	0	1	2	2
	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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July 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	2	3	4	14
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,420,750
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	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	3	4	15	29
	Sales Volume	n/a	n/a	n/a	n/a	12,119,500	17,535,875
Parkland County	Sales	0	2	3	6	10	34
	Sales Volume	n/a	n/a	n/a	3,357,950	6,612,750	19,275,400
Smoky Lake County	Sales	0	0	2	1	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	964,700
St. Paul County	Sales	1	0	4	8	5	16
	Sales Volume	n/a	n/a	n/a	2,287,000	1,258,000	5,526,000
Strathcona County	Sales	0	2	2	4	5	15
	Sales Volume	n/a	n/a	n/a	n/a	4,205,250	10,013,900
Sturgeon County	Sales	1	0	2	2	5	11
	Sales Volume	n/a	n/a	n/a	n/a	3,283,000	9,808,999
Thorhild County	Sales	0	0	0	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,460,000
Two Hills County	Sales	0	0	0	0	3	10
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,795,000
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 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.