



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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### **Year-over-year prices remain stable**

*Decline in unit volumes typical of mid-summer market*

#### **Edmonton, August 2, 2017:**

In the Edmonton Census Metropolitan Area (CMA), all-residential unit average prices for July 2017 are down 2.44% compared to June 2017, but only down 0.11% relative to July 2016.

Average sale prices for single family homes decreased both month-over-month and year-over-year, decreasing to \$446,892, down 1.51% compared to June 2017 and down 0.44% relative to July 2016. Average prices for duplexes/rowhouses and condominiums were stable in June. Average prices for condominiums rose in July 2017 to \$261,861. This represents a 0.68% increase compared to June 2017, and a 2.18% increase compared to July 2016. Duplexes and rowhouses average price decreased to \$343,883. This represents a 1.87% decrease from June 2017, and a 2.48% decrease from July 2016.

The number of all residential units reported sold was 1,622. Although this represents a month-over-month decrease of 13.12%, it also reflects a year-over-year increase of 0.37%. Single family unit sales were 1,003 units, representing a decrease of 15.86% compared to June 2017 and an increase of 0.60% compared to July 2016. Reported condominium sales were 415, which is down 9.98% month-over-month and down 3.04% year-over-year. There were 181 duplex/rowhouse unit sales in July 2017, which is down 41.04% compared to June 2017 but is up 9.70 compared to July 2016.

“It’s typical for unit sales to slow in July, which is shown in the year-over-year comparison,” says James Mabey, REALTORS® Association of Edmonton Chair. “Inventory is still strong for buyers, and marginal adjustments in year-over-year prices indicate a stable market for sellers.”

In July, inventory was 8,756, which was an increase of 2.04% compared to June 2017, and an increase of 10.70% compared to July 2016. Total new residential listings in June were 3,114, down 9.13% from June 2017 and up 8.43% from June 2016.

“Sellers must remain patient but mindful of their positioning in the market with many options for buyers to consider, so consulting with their REALTOR® to remain competitive is essential,” says Mabey.

The all-residential average days-on-market was 53 days, holding steady from June 2017 and three days shorter than July 2016. On average, single family detached homes sold in 48 days, condominiums sold in an average 60 days and duplex/rowhouses sold in 55 days.

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

**Highlights of MLS® System activity**

<b>MLS® System Activity</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>June 2017</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$446,982	-1.51%	-0.44%
SFD median <sup>4</sup> selling price – month	\$410,000	-0.26%	1.23%
Condominium average selling price	\$261,861	0.68%	2.18%
Condominium median selling price	\$235,000	-3.29%	-2.89%
All-residential <sup>5</sup> average selling price	\$383,624	-2.44%	0.11%
All-residential median selling price	\$359,950	-0.72%	0.72%
# residential listings this month	3,114	-9.13%	8.43%
# residential sales this month	1,622	-13.12%	0.37%
# residential inventory at month end	8,756	2.04%	10.70%
# Total <sup>6</sup> MLS® System sales this month	2,125	-12.15%	0.43%
\$ Value Total residential sales this month	700,638,807	-14.81%	-0.31%
\$ Value of total MLS® System sales – month	811,992,081	-13.27%	-0.88%
\$ Value of total MLS® System sales - YTD	4,961,795,997	19.53%	1.93%

<sup>1</sup> Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single Family Dwelling

<sup>3</sup> Average: The total value of sales in a category divided by the number of properties sold

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos and duplex/row houses

<sup>6</sup> Includes residential, rural and commercial sales

<sup>3</sup>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](http://www.YEGisHome.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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## July 2017

	2017	2016	2015	2014	2013
<b>Single Family Detached</b>					
Listings / YTD	1,755 / 11,354	1,614 / 11,434	1,753 / 12,036	1,578 / 10,903	1,499 / 10,114
Sales / YTD	1,003 / 6,280	997 / 6,208	1,195 / 6,701	1,197 / 7,310	1,189 / 6,600
Sales to Listings Ratio / YTD	57% / 55%	62% / 54%	68% / 56%	76% / 67%	79% / 65%
Sales Volume	448,232,263	447,606,671	521,528,751	512,284,340	487,584,409
Sales Volume YTD	2,768,142,792	2,708,456,119	2,950,577,011	3,154,083,966	2,706,104,365
Average Sale Price	446,892	448,954	436,426	427,974	410,079
Average Sale Price YTD	440,787	436,285	440,319	431,475	410,016
Median Sale Price	410,000	405,000	408,000	397,000	384,000
Median Sale Price YTD	405,000	405,000	410,000	400,000	380,000
Average Days on Market / YTD	48 / 51	52 / 51	49 / 46	43 / 42	45 / 46
Median Days on Market / YTD	36 / 33	38 / 37	36 / 32	32 / 27	32 / 30
<b>Condominium</b>					
Listings / YTD	984 / 6,943	907 / 6,513	997 / 6,430	840 / 5,535	776 / 5,440
Sales / YTD	415 / 2,641	428 / 2,626	572 / 3,117	647 / 3,574	570 / 3,029
Sales to Listings Ratio / YTD	42% / 38%	47% / 40%	57% / 48%	77% / 65%	73% / 56%
Sales Volume	108,672,166	109,685,106	147,092,076	165,257,471	137,917,354
Sales Volume YTD	664,481,345	660,958,693	790,572,513	892,747,442	731,601,881
Average Sale Price	261,861	256,274	257,154	255,421	241,960
Average Sale Price YTD	251,602	251,698	253,633	249,789	241,532
Median Sale Price	235,000	242,000	229,500	239,000	224,950
Median Sale Price YTD	230,000	234,500	235,000	233,000	227,000
Average Days on Market / YTD	60 / 65	61 / 61	54 / 52	52 / 51	58 / 59
Median Days on Market / YTD	47 / 49	49 / 47	42 / 39	39 / 36	47 / 42
<b>Duplex/Rowhouse</b>					
Listings / YTD	288 / 1,826	265 / 1,827	257 / 1,554	178 / 1,205	140 / 1,027
Sales / YTD	181 / 1,052	165 / 1,020	150 / 949	142 / 887	124 / 747
Sales to Listings Ratio / YTD	63% / 58%	62% / 56%	58% / 61%	80% / 74%	89% / 73%
Sales Volume	62,242,777	58,184,808	53,526,087	51,164,160	40,858,416
Sales Volume YTD	366,727,016	353,461,868	335,980,894	303,448,582	245,361,427
Average Sale Price	343,883	352,635	356,841	360,311	329,503
Average Sale Price YTD	348,600	346,531	354,037	342,107	328,462
Median Sale Price	330,000	327,500	340,000	338,950	315,500
Median Sale Price YTD	333,625	330,000	341,500	328,000	314,000
Average Days on Market / YTD	55 / 64	57 / 60	46 / 46	45 / 43	41 / 51
Median Days on Market / YTD	44 / 48	44 / 47	31 / 32	37 / 29	31 / 34
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	3,114 / 20,641	2,872 / 20,395	3,073 / 20,505	2,687 / 18,137	2,482 / 17,009
Sales / YTD	1,622 / 10,167	1,616 / 10,012	1,949 / 10,970	2,033 / 12,024	1,927 / 10,634
Sales to Listings Ratio / YTD	52% / 49%	56% / 49%	63% / 53%	76% / 66%	78% / 63%
Sales Volume	622,238,756	619,232,085	726,664,164	738,359,266	675,419,989
Sales Volume YTD	3,837,444,555	3,753,469,628	4,113,283,592	4,395,417,288	3,727,028,489
Average Sale Price	383,624	383,188	372,839	363,187	350,503
Average Sale Price YTD	377,441	374,897	374,957	365,554	350,482
Median Sale Price	359,950	357,365	355,000	345,600	335,000
Median Sale Price YTD	355,000	355,000	358,000	347,250	332,500
Average Days on Market / YTD	53 / 57	56 / 55	50 / 49	47 / 46	50 / 52
Median Days on Market / YTD	41 / 39	42 / 41	38 / 35	35 / 30	36 / 35

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

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

## July 2017

	2017	2016	2015	2014	2013
<b>Acreeage with Home</b>					
Listings / YTD	199 / 1,360	183 / 1,358	242 / 1,530	240 / 1,516	220 / 1,414
Sales / YTD	99 / 536	94 / 542	130 / 587	132 / 661	103 / 548
Sales to Listings Ratio / YTD	50% / 39%	51% / 40%	54% / 38%	55% / 44%	47% / 39%
Sales Volume	58,657,050	53,869,185	77,188,450	73,419,627	58,772,105
Sales Volume YTD	322,017,916	314,001,495	352,311,835	385,972,629	305,434,544
Average Sale Price	592,495	573,076	593,757	556,209	570,603
Average Sale Price YTD	600,780	579,339	600,191	583,922	557,362
Median Sale Price	590,000	547,500	565,000	522,500	530,000
Median Sale Price YTD	567,450	550,000	550,000	542,500	515,250
Average Days on Market / YTD	84 / 84	74 / 74	81 / 72	64 / 71	64 / 71
Median Days on Market / YTD	56 / 53	59 / 51	62 / 50	43 / 43	56 / 50
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	57 / 372	52 / 437	64 / 463	77 / 587	91 / 546
Sales / YTD	20 / 137	13 / 125	25 / 121	36 / 145	17 / 119
Sales to Listings Ratio / YTD	35% / 37%	25% / 29%	39% / 26%	47% / 25%	19% / 22%
Sales Volume	4,583,380	3,881,650	7,652,250	11,546,688	4,554,000
Sales Volume YTD	33,949,105	31,260,005	44,605,327	36,354,308	27,585,667
Average Sale Price	229,169	298,588	306,090	320,741	267,882
Average Sale Price YTD	247,804	250,080	368,639	250,719	231,812
Median Sale Price	212,500	176,750	221,000	272,500	221,000
Median Sale Price YTD	205,000	185,000	260,000	205,000	210,000
Average Days on Market / YTD	115 / 152	144 / 182	132 / 155	111 / 173	149 / 175
Median Days on Market / YTD	47 / 103	163 / 109	81 / 86	79 / 93	99 / 99
<b>Recreational with Home</b>					
Listings / YTD	9 / 26	3 / 25	6 / 31	4 / 29	5 / 47
Sales / YTD	3 / 8	2 / 8	7 / 15	4 / 12	6 / 14
Sales to Listings Ratio / YTD	33% / 31%	67% / 32%	117% / 48%	100% / 41%	120% / 30%
Sales Volume	1,270,900	1,280,000	3,217,400	1,477,000	2,576,800
Sales Volume YTD	2,981,900	3,734,000	5,552,900	4,740,900	5,442,700
Average Sale Price	423,633	640,000	459,629	369,250	429,467
Average Sale Price YTD	372,738	466,750	370,193	395,075	388,764
Median Sale Price	419,900	640,000	360,000	463,000	394,500
Median Sale Price YTD	381,500	484,500	349,900	439,500	296,000
Average Days on Market / YTD	18 / 81	115 / 115	65 / 126	66 / 55	81 / 54
Median Days on Market / YTD	20 / 41	115 / 91	56 / 56	61 / 52	39 / 39
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	265 / 1,758	238 / 1,820	312 / 2,024	321 / 2,132	316 / 2,007
Sales / YTD	122 / 681	109 / 675	162 / 723	172 / 818	126 / 681
Sales to Listings Ratio / YTD	46% / 39%	46% / 37%	52% / 36%	54% / 38%	40% / 34%
Sales Volume	64,511,330	59,030,835	88,058,100	86,443,315	65,902,905
Sales Volume YTD	358,948,921	348,995,500	402,470,062	427,067,837	338,462,911
Average Sale Price	528,781	541,567	543,569	502,577	523,039
Average Sale Price YTD	527,091	517,030	556,667	522,088	497,009
Median Sale Price	507,250	535,000	527,500	494,150	497,950
Median Sale Price YTD	507,000	505,000	522,000	495,000	475,000
Average Days on Market / YTD	87 / 98	83 / 94	88 / 87	74 / 89	76 / 88
Median Days on Market / YTD	55 / 56	62 / 56	65 / 53	48 / 48	60 / 55

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

<sup>2</sup> 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 2017

	2017	2016	2015	2014	2013
<b>Land</b>					
Listings / YTD	14 / 90	9 / 65	13 / 89	13 / 74	10 / 105
Sales / YTD	1 / 12	2 / 16	1 / 10	3 / 11	3 / 13
Sales to Listings Ratio / YTD	7% / 13%	22% / 25%	8% / 11%	23% / 15%	30% / 12%
Sales Volume	3,175,000	7,083,750	640,000	5,484,000	5,525,000
Sales Volume YTD	11,459,700	15,358,750	7,467,500	22,294,100	18,707,000
Average Sale Price	3,175,000	3,541,875	640,000	1,828,000	1,841,667
Average Sale Price YTD	954,975	959,922	746,750	2,026,736	1,439,000
Median Sale Price	3,175,000	3,541,875	640,000	600,000	1,220,000
Median Sale Price YTD	825,000	563,500	370,000	650,000	640,000
Average Days on Market / YTD	110 / 177	540 / 247	301 / 199	542 / 315	395 / 279
Median Days on Market / YTD	110 / 124	540 / 195	301 / 114	92 / 231	59 / 173
<b>Investment</b>					
Listings / YTD	24 / 134	29 / 178	16 / 136	33 / 152	29 / 146
Sales / YTD	8 / 58	10 / 49	2 / 35	13 / 57	4 / 33
Sales to Listings Ratio / YTD	33% / 43%	34% / 28%	13% / 26%	39% / 38%	14% / 23%
Sales Volume	4,420,740	10,901,888	806,750	8,551,500	1,442,000
Sales Volume YTD	37,854,490	37,122,853	20,123,299	47,219,017	28,020,050
Average Sale Price	552,593	1,090,189	403,375	657,808	360,500
Average Sale Price YTD	652,664	757,609	574,951	828,404	849,092
Median Sale Price	523,930	557,500	403,375	410,000	342,500
Median Sale Price YTD	445,000	400,000	375,000	468,250	362,140
Average Days on Market / YTD	196 / 162	180 / 165	185 / 126	88 / 149	109 / 192
Median Days on Market / YTD	235 / 132	110 / 124	185 / 106	61 / 95	98 / 117
<b>Multi Family</b>					
Listings / YTD	2 / 30	3 / 34	2 / 42	8 / 40	4 / 68
Sales / YTD	2 / 11	2 / 10	3 / 12	1 / 20	3 / 22
Sales to Listings Ratio / YTD	100% / 37%	67% / 29%	150% / 29%	13% / 50%	75% / 32%
Sales Volume	5,070,000	2,921,000	3,998,000	485,000	2,058,000
Sales Volume YTD	14,110,000	15,111,000	16,886,000	29,378,300	20,576,684
Average Sale Price	2,535,000	1,460,500	1,332,667	485,000	686,000
Average Sale Price YTD	1,282,727	1,511,100	1,407,167	1,468,915	935,304
Median Sale Price	2,535,000	1,460,500	1,260,000	485,000	590,000
Median Sale Price YTD	855,000	1,106,500	1,167,500	1,425,500	746,250
Average Days on Market / YTD	133 / 98	326 / 252	138 / 160	28 / 102	92 / 72
Median Days on Market / YTD	133 / 112	326 / 101	197 / 102	28 / 74	95 / 60
<b>Hotel/Motel</b>					
Listings / YTD	0 / 3	0 / 1	2 / 4	0 / 2	0 / 3
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 2017

	2017	2016	2015	2014	2013
<b>Business</b>					
Listings / YTD	14 / 137	14 / 130	17 / 151	20 / 174	24 / 169
Sales / YTD	4 / 31	4 / 23	4 / 26	5 / 27	2 / 27
Sales to Listings Ratio / YTD	29% / 23%	29% / 18%	24% / 17%	25% / 16%	8% / 16%
Sales Volume	725,000	2,062,500	1,371,900	1,027,149	438,000
Sales Volume YTD	4,512,889	5,945,388	4,628,000	5,594,149	3,633,643
Average Sale Price	181,250	515,625	342,975	205,430	219,000
Average Sale Price YTD	145,577	258,495	178,000	207,191	134,579
Median Sale Price	165,000	450,000	60,000	135,000	219,000
Median Sale Price YTD	110,000	155,000	110,000	114,649	100,000
Average Days on Market / YTD	141 / 144	181 / 160	100 / 135	225 / 164	129 / 99
Median Days on Market / YTD	118 / 112	201 / 87	104 / 89	143 / 103	129 / 91
<b>Lease</b>					
Listings / YTD	16 / 147	20 / 168	18 / 108	13 / 102	8 / 97
Sales / YTD	8 / 49	7 / 43	7 / 30	1 / 29	6 / 39
Sales to Listings Ratio / YTD	50% / 33%	35% / 26%	39% / 28%	8% / 28%	75% / 40%
Sales Volume	1,426,215	1,195,608	605,026	111,800	567,960
Sales Volume YTD	6,042,699	6,441,578	3,421,045	3,621,450	5,061,861
Average Sale Price	178,277	170,801	86,432	111,800	94,660
Average Sale Price YTD	123,320	149,804	114,035	124,878	129,791
Median Sale Price	113,371	157,920	72,000	111,800	49,800
Median Sale Price YTD	72,000	88,800	70,196	92,150	105,000
Average Days on Market / YTD	157 / 192	159 / 134	113 / 176	152 / 131	89 / 155
Median Days on Market / YTD	118 / 117	143 / 77	144 / 63	152 / 102	59 / 78
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	17 / 99	15 / 189	28 / 219
Sales / YTD	1 / 2	0 / 5	5 / 33	8 / 80	9 / 59
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	29% / 33%	53% / 42%	32% / 27%
Sales Volume	1,300,000	0	3,235,000	3,792,000	3,917,500
Sales Volume YTD	2,000,000	1,408,000	25,093,000	45,019,675	33,897,400
Average Sale Price	1,300,000	0	647,000	474,000	435,278
Average Sale Price YTD	1,000,000	281,600	760,394	562,746	574,532
Median Sale Price	1,300,000	0	449,000	390,000	425,000
Median Sale Price YTD	1,000,000	280,000	465,000	522,500	425,000
Average Days on Market / YTD	772 / 648	0 / 355	125 / 191	77 / 138	189 / 141
Median Days on Market / YTD	772 / 648	0 / 376	58 / 64	81 / 89	97 / 91
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	70 / 540	75 / 576	85 / 628	102 / 733	103 / 807
Sales / YTD	24 / 163	25 / 146	22 / 146	31 / 224	27 / 193
Sales to Listings Ratio / YTD	34% / 30%	33% / 25%	26% / 23%	30% / 31%	26% / 24%
Sales Volume	16,116,955	24,164,746	10,656,676	19,451,449	13,948,460
Sales Volume YTD	75,979,778	81,387,569	77,618,844	153,126,691	109,896,638
Average Sale Price	671,540	966,590	484,394	627,466	516,610
Average Sale Price YTD	466,134	557,449	531,636	683,601	569,413
Median Sale Price	422,200	463,750	266,500	390,000	385,000
Median Sale Price YTD	294,525	300,000	309,000	434,000	315,000
Average Days on Market / YTD	189 / 170	215 / 177	132 / 160	151 / 148	162 / 148
Median Days on Market / YTD	121 / 119	154 / 118	122 / 82	67 / 98	97 / 88

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

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

## July 2017

Year	Month	CMA Residential <sup>2</sup>	CMA Rural <sup>3</sup>	CMA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
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	4,506	1,112	553	3,429	249
	November	3,946	958	554	2,960	264
	December	3,125	791	485	2,326	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	7,217	1,366	572	5,495	299
	August	7,249	1,337	576	5,510	275
	September	7,124	1,247	565	5,348	268
	October	6,664	1,094	551	4,974	267
	November	6,345	1,027	552	4,755	270
	December	5,574	870	534	4,146	271
2016	January	5,900	885	510	4,331	263
	February	6,740	968	531	4,917	280
	March	7,413	1,074	559	5,406	314
	April	7,913	1,178	549	5,735	296
	May	8,039	1,142	582	5,885	320
	June	8,068	1,205	595	5,943	333
	July	7,910	1,185	573	5,805	318
	August	7,791	1,200	589	5,742	328
	September	7,706	1,197	571	5,767	321
	October	7,137	1,060	551	5,361	313
	November	6,778	984	559	5,110	328
	December	5,708	847	549	4,251	325
2017	January	5,737	812	503	4,267	300
	February	6,210	847	517	4,602	301
	March	6,824	906	553	5,050	313
	April	7,434	1,038	555	5,481	299
	May	8,208	1,183	556	6,108	297
	June	8,581	1,234	558	6,411	316
	July	8,756	1,247	550	6,598	302

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

<sup>2</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

<sup>3</sup> 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.

<sup>4</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## July 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	45	40	42	263	230	246
	Average	444,604	436,514	402,452	426,711	397,894	401,246
	Median	358,000	368,500	373,000	376,900	357,500	363,050
<b>North Central</b>	Sales	163	139	177	934	925	1,031
	Average	391,692	393,573	395,156	387,975	388,384	401,632
	Median	375,000	375,750	380,000	372,250	378,750	387,000
<b>Northeast</b>	Sales	27	45	55	249	266	302
	Average	365,111	337,309	341,722	349,079	336,153	349,029
	Median	330,000	315,000	335,000	322,000	321,250	331,250
<b>Central</b>	Sales	40	30	42	193	180	210
	Average	264,084	300,750	277,133	279,196	302,443	311,982
	Median	250,000	247,000	256,250	257,000	280,000	290,000
<b>West</b>	Sales	69	96	93	498	467	516
	Average	491,262	569,229	516,295	531,122	531,992	512,373
	Median	417,500	430,000	450,000	441,750	428,000	431,625
<b>Southwest</b>	Sales	128	108	141	754	719	731
	Average	598,050	567,129	521,669	566,670	543,174	554,059
	Median	535,000	511,000	470,000	500,000	490,000	489,900
<b>Southeast</b>	Sales	127	124	156	839	828	857
	Average	403,587	393,431	425,180	401,138	396,835	415,648
	Median	382,000	374,000	395,000	379,500	378,000	392,000
<b>Anthony Henday</b>	Sales	121	131	153	808	869	820
	Average	519,876	520,367	496,275	508,154	498,016	502,433
	Median	477,500	470,000	470,000	465,000	460,000	470,000
<b>City of Edmonton Total</b>	Sales	720	713	858	4,538	4,484	4,711
	Average	456,781	461,736	443,477	452,691	444,907	450,082
	Median	408,250	410,000	409,950	410,000	407,000	414,500
<b>Condominiums</b>							
<b>Northwest</b>	Sales	6	14	17	63	101	79
	Average	268,250	280,321	228,159	248,982	226,031	245,607
	Median	216,000	235,000	199,702	235,000	207,000	225,000
<b>North Central</b>	Sales	56	49	76	352	319	465
	Average	235,431	226,182	218,683	218,673	222,699	227,776
	Median	222,500	224,000	210,000	212,250	217,000	219,500
<b>Northeast</b>	Sales	22	28	32	168	183	210
	Average	195,491	198,163	207,395	178,779	197,228	196,380
	Median	195,250	203,750	205,500	174,450	195,000	195,350
<b>Central</b>	Sales	74	72	94	428	425	461
	Average	305,745	276,256	298,024	289,820	292,797	283,984
	Median	293,375	271,500	277,500	282,000	280,000	272,800
<b>West</b>	Sales	34	29	34	218	216	270
	Average	267,669	230,393	295,897	229,332	219,875	238,565
	Median	213,500	213,000	210,000	208,250	208,400	214,750
<b>Southwest</b>	Sales	76	67	102	427	380	535
	Average	287,731	280,551	257,834	282,361	273,827	278,818
	Median	260,250	261,000	239,000	268,100	259,900	261,900
<b>Southeast</b>	Sales	47	54	62	300	315	357
	Average	220,302	250,885	241,897	231,173	243,865	241,600
	Median	199,000	240,000	237,250	220,000	230,000	227,500
<b>Anthony Henday</b>	Sales	46	64	80	343	380	385
	Average	277,730	264,350	256,679	266,440	266,118	263,687
	Median	266,000	263,000	248,500	255,000	256,000	251,500
<b>City of Edmonton Total</b>	Sales	361	377	497	2,299	2,319	2,762
	Average	265,423	255,679	255,616	251,431	251,786	253,014
	Median	235,000	240,000	228,000	229,999	234,000	234,500

n/a = insufficient data



## July 2017

	2017	2016	2015	2014	2013
<b>Edmonton City Monthly</b>					
Listings	2,453	2,219	2,418	2,117	1,934
Sales	1,246	1,235	1,493	1,587	1,442
Sales Volume	486,453,522	490,490,868	557,234,622	581,583,820	510,877,782
<b>Edmonton City Year to Date</b>					
Listings	16,078	15,715	15,996	14,161	13,253
Sales	7,827	7,710	8,347	9,223	8,028
Sales Volume	2,992,222,985	2,920,940,906	3,137,181,993	3,401,356,830	2,834,613,051
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,598	5,805	5,495	4,227	4,444
Commercial	302	318	299	255	292
TOTAL	6,900	6,123	5,794	4,482	4,736
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	3,449	3,185	3,470	3,110	2,901
Sales	1,768	1,750	2,133	2,236	2,080
Sales Volume	702,867,041	702,427,666	825,378,940	844,254,030	755,271,354
<b>Edmonton CMA Year to Date</b>					
Listings	22,939	22,791	23,157	21,002	19,823
Sales	11,011	10,833	11,839	13,066	11,508
Sales Volume	4,272,373,254	4,183,852,697	4,593,372,498	4,975,611,816	4,175,388,038
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	8,756	7,910	7,217	5,644	5,946
Rural	1,247	1,185	1,366	1,350	1,416
Commercial	550	573	572	591	667
TOTAL	10,553	9,668	9,155	7,585	8,029
<hr/>					
<b>Total Board Monthly</b>					
Listings	4,228	3,960	4,324	3,991	3,737
Sales	2,125	2,116	2,530	2,776	2,570
Sales Volume	811,992,081	819,236,316	957,249,911	1,022,736,652	900,739,685
<b>Total Board Year to Date</b>					
Listings	28,508	28,325	29,066	26,915	25,593
Sales	13,165	12,979	14,177	15,987	14,352
Sales Volume	4,961,795,997	4,867,811,942	5,360,167,158	5,930,089,517	5,045,662,735

July 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Barrhead</b>	Sales	7	6	10	44	35	41
	Sales Volume	1,616,500	1,111,500	2,356,500	9,983,515	7,850,823	9,256,850
	Average Price	230,929	185,250	235,650	226,898	224,309	225,777
	Median Price	224,000	176,000	250,000	222,000	220,000	244,500
<b>Beaumont</b>	Sales	41	34	29	214	173	206
	Sales Volume	17,685,264	13,896,900	12,790,410	91,778,888	72,853,713	89,237,323
	Average Price	431,348	408,732	441,049	428,873	421,120	433,191
	Median Price	420,000	392,500	425,000	422,500	405,000	416,250
<b>Bonnyville</b>	Sales	5	2	10	44	36	58
	Sales Volume	1,839,500	n/a	3,208,000	12,198,150	11,295,000	19,087,990
	Average Price	367,900	n/a	320,800	277,231	313,750	329,103
	Median Price	353,000	n/a	277,000	304,950	321,250	319,250
<b>Cold Lake</b>	Sales	22	33	27	163	153	147
	Sales Volume	6,920,000	11,740,200	10,358,500	52,903,756	52,073,074	55,024,733
	Average Price	314,545	355,764	383,648	324,563	340,347	374,318
	Median Price	332,500	345,000	360,000	320,000	337,500	377,500
<b>Devon</b>	Sales	9	9	9	53	45	52
	Sales Volume	3,152,500	2,767,300	2,941,000	18,021,650	14,197,550	16,515,588
	Average Price	350,278	307,478	326,778	340,031	315,501	317,607
	Median Price	346,000	306,500	334,000	330,000	325,000	315,000
<b>Drayton Valley</b>	Sales	10	10	10	66	53	70
	Sales Volume	2,324,000	2,950,500	2,839,900	17,600,050	14,715,800	21,343,198
	Average Price	232,400	295,050	283,990	266,667	277,657	304,903
	Median Price	245,000	277,250	289,950	279,700	278,000	312,500
<b>Fort Saskatchewan</b>	SFD Sales	35	36	42	184	206	229
	SFD Average Price	422,576	420,146	400,474	421,813	426,261	419,234
	SFD Median Price	418,000	411,750	413,500	402,500	422,000	415,000
	Condo Sales	5	9	4	41	48	38
	Condo Average Price	251,400	262,556	n/a	250,526	245,313	244,555
	Condo Median Price	271,000	255,000	n/a	230,000	240,500	221,250
	Total Sales Volume	20,180,977	20,641,750	20,398,990	113,750,170	122,652,471	126,046,540
<b>Gibbons</b>	Sales	9	12	1	47	27	37
	Sales Volume	2,558,500	4,195,500	n/a	14,400,500	8,365,400	10,617,500
	Average Price	284,278	349,625	n/a	306,394	309,830	286,959
	Median Price	310,000	342,500	n/a	295,000	296,900	283,000
<b>Leduc</b>	SFD Sales	22	26	40	209	209	260
	SFD Average Price	361,445	365,315	378,080	379,312	378,316	393,562
	SFD Median Price	368,000	369,500	356,500	375,000	365,000	371,500
	Condo Sales	6	4	13	32	23	53
	Condo Average Price	239,150	n/a	256,667	233,636	248,917	251,666
	Condo Median Price	192,500	n/a	256,000	218,500	225,000	239,875
	Total Sales Volume	11,270,358	13,152,100	21,188,508	99,695,159	103,468,833	130,983,690

n/a = insufficient data

<sup>1</sup> 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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July 2017

	2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Morinville</b>						
Sales	17	24	30	131	120	163
Sales Volume	5,479,500	7,847,849	10,229,900	42,857,490	40,542,040	55,375,750
Average Price	322,324	326,994	340,997	327,156	337,850	339,729
Median Price	328,000	330,200	344,750	328,000	344,750	348,000
<b>Sherwood Park</b>						
SFD Sales	91	87	86	503	544	583
SFD Average Price	459,862	454,170	469,966	457,804	454,851	464,810
SFD Median Price	426,500	426,700	440,850	435,000	426,000	440,000
Condo Sales	21	20	21	135	150	162
Condo Average Price	305,126	342,588	332,440	303,669	314,609	322,994
Condo Median Price	292,500	318,000	322,500	297,000	305,000	308,950
Total Sales Volume	51,000,100	48,359,675	51,432,700	292,251,155	315,933,587	339,422,328
<b>Spruce Grove</b>						
SFD Sales	52	50	54	276	284	314
SFD Average Price	404,823	416,907	428,343	396,412	404,918	412,621
SFD Median Price	395,450	407,250	408,200	385,250	395,000	398,250
Condo Sales	8	8	10	49	28	36
Condo Average Price	200,689	214,113	232,590	229,129	237,866	237,388
Condo Median Price	191,000	191,200	206,500	210,000	217,250	220,750
Total Sales Volume	27,490,310	26,902,221	30,040,200	143,928,183	148,908,880	165,249,142
<b>St. Albert</b>						
SFD Sales	85	70	95	471	514	543
SFD Average Price	482,117	500,228	492,940	475,061	474,419	484,920
SFD Median Price	438,500	440,750	440,000	436,000	431,950	452,000
Condo Sales	19	21	35	145	138	143
Condo Average Price	272,479	291,000	292,630	279,293	270,511	281,500
Condo Median Price	265,900	290,000	247,000	264,000	243,000	275,000
Total Sales Volume	47,933,549	44,176,350	58,231,225	275,064,085	288,040,001	312,570,237
<b>St. Paul</b>						
Sales	10	14	11	58	65	58
Sales Volume	2,614,500	3,848,000	2,972,400	15,618,200	15,627,500	16,146,400
Average Price	261,450	274,857	270,218	269,279	240,423	278,386
Median Price	257,500	259,500	267,000	272,500	222,000	272,250
<b>Stony Plain</b>						
Sales	31	33	38	217	191	212
Sales Volume	9,770,230	11,801,867	12,847,879	72,628,578	61,627,147	74,295,871
Average Price	315,169	357,632	338,102	334,694	322,655	350,452
Median Price	319,649	342,500	346,700	330,000	327,000	348,625
<b>Vegreville</b>						
Sales	1	8	7	36	43	51
Sales Volume	n/a	2,300,000	1,659,000	7,388,900	9,300,875	11,513,450
Average Price	n/a	287,500	237,000	205,247	216,299	225,754
Median Price	n/a	317,000	225,000	225,000	215,000	225,000
<b>Westlock</b>						
Sales	5	4	8	39	45	38
Sales Volume	990,500	n/a	1,755,000	7,890,250	8,807,585	8,474,300
Average Price	198,100	n/a	219,375	202,314	195,724	223,008
Median Price	180,000	n/a	216,000	220,000	181,500	225,000
<b>Wetaskiwin</b>						
Sales	11	19	24	90	125	120
Sales Volume	2,923,000	4,415,000	5,983,735	21,647,850	28,088,564	28,854,132
Average Price	265,727	232,368	249,322	240,532	224,709	240,451
Median Price	227,000	230,000	250,750	235,625	232,262	240,000

n/a = insufficient data

<sup>1</sup> 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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July 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	5	1	2	23	11	9
	Sales Volume	1,195,000	n/a	n/a	6,108,976	1,152,525	2,198,900
<b>Bonnyville M.D.</b>	Sales	17	8	10	71	37	48
	Sales Volume	5,992,000	2,629,000	4,186,800	27,766,790	14,985,000	18,312,550
<b>Lac la Biche County</b>	Sales	1	2	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	21	15	24	113	109	94
	Sales Volume	8,364,380	9,633,000	12,724,900	53,117,980	51,640,200	57,117,277
<b>Parkland County</b>	Sales	52	42	69	292	285	298
	Sales Volume	25,180,300	20,369,549	34,927,300	140,932,599	132,141,448	147,758,830
<b>Smoky Lake County</b>	Sales	1	1	0	9	10	8
	Sales Volume	n/a	n/a	n/a	1,491,500	2,854,900	2,140,500
<b>St. Paul County</b>	Sales	10	10	8	54	40	46
	Sales Volume	2,142,900	1,883,600	810,500	10,948,900	8,678,100	9,757,600
<b>Strathcona County</b>	Sales	33	31	42	169	178	223
	Sales Volume	21,421,150	18,052,800	24,323,400	104,223,692	111,122,361	135,601,550
<b>Sturgeon County</b>	Sales	16	21	27	107	103	108
	Sales Volume	9,545,500	10,975,486	16,082,500	60,674,650	54,091,491	61,992,405
<b>Thorhild County</b>	Sales	2	4	3	19	17	17
	Sales Volume	n/a	n/a	n/a	5,223,500	5,103,737	3,729,400
<b>Two Hills County</b>	Sales	2	0	1	11	10	9
	Sales Volume	n/a	n/a	n/a	3,642,500	3,160,500	1,864,300
<b>Vermilion River County</b>	Sales	0	0	0	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> 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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	1	8	3	4
	Sales Volume	n/a	n/a	n/a	2,806,160	n/a	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	1	0	1	3	4	15
	Sales Volume	n/a	n/a	n/a	n/a	n/a	12,119,500
<b>Parkland County</b>	Sales	1	0	2	2	6	10
	Sales Volume	n/a	n/a	n/a	n/a	3,357,950	6,612,750
<b>Smoky Lake County</b>	Sales	0	1	0	4	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	1	1	0	3	8	5
	Sales Volume	n/a	n/a	n/a	n/a	2,287,000	1,258,000
<b>Strathcona County</b>	Sales	0	0	2	1	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,205,250
<b>Sturgeon County</b>	Sales	0	1	0	1	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,283,000
<b>Thorhild County</b>	Sales	0	0	0	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	0	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	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

<sup>1</sup> 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.