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All residential average unit prices decrease, unit sales increase month over month

Edmonton, August 2, 2018: In the Edmonton Census Metropolitan Area (CMA), the average all residential selling price decreased 2.07% to \$370,046 compared to June 2018 and decreased 3.63% compared to July 2017. Single family home average prices decreased 1.44% to \$436,825 month over month and decreased 2.25% year over year. Duplex/rowhouse average prices decreased 0.71% month over month and decreased 0.48% year over year. Condominium average prices increased 3.35% compared to June 2018 and decreased 6.22% compared to July 2017.

Compared to June 2018, single family home sales decreased 9.01% and compared to July 2017, decreased 3.29%. Duplex/rowhouses increased 4.17% compared to June 2017 and decreased 3.31% relative to July 2017. Condominium sales increased 2.65% month over month and 3.40% year over year.

“The overall real estate market is softening as the summer selling season begins to slow,” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “Average prices are decreasing and that may continue in the rest of the year due to the high inventory levels. It is important for sellers to be prepared to negotiate more and expect to be a bit more flexible with their property prices.”

Inventory increased slightly in July, up 0.52% compared to July 2018 and up 12.62% compared to June 2017. New listings decreased 13.02% month over month and increased 4.04% year over year. In total, there were 1,603 MLS® System listed properties sold in July 2018, a decrease of 4.47% month over month and a decrease of 0.99% year over year.

Average days on market increased for most categories, indicating more of a buyers’ market for the Edmonton CMA. The average for single family homes increased to 52 days for July 2018, two days longer than June 2018 and four days longer than July 2017. For duplex/rowhouses, the average days on market was 61, increasing from 57 in June 2018 and 55 in July 2017. Condominiums required one less day in July 2018, decreasing to 66 days on market from 67 in June 2018 and 60 days in July 2017.

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	July 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$436,825	-1.44%	-2.25%
SFD median ⁴ selling price – month	\$398,142	-2.42%	-2.89%
Condominium average selling price	\$246,115	3.35%	-6.22%
Condominium median selling price	\$225,000	-0.88%	-4.26%
All-residential ⁵ average selling price	\$370,046	-2.07%	-3.63%
All-residential median selling price	\$348,000	-2.52%	-3.33%
# residential listings this month	3,194	-13.02%	4.04%
# residential sales this month	1,603	-4.47%	-0.99%
# residential inventory at month end	10,094	0.52%	12.62%
# Total ⁶ MLS® System sales this month	2,149	-2.72%	1.32%
\$ Value Total residential sales this month	672,845,787	-6.63%	-3.89%
\$ Value of total MLS® System sales – month	802,329,088	-3.50%	-1.12%
\$ Value of total MLS® System sales - YTD	4,713,485,804	20.45%	-4.90%

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 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	1,886 / 12,729	1,726 / 11,437	1,614 / 11,435	1,753 / 12,036	1,578 / 10,903
Sales / YTD	970 / 6,060	1,003 / 6,275	997 / 6,208	1,195 / 6,701	1,197 / 7,310
Sales to Listings Ratio / YTD	51% / 48%	58% / 55%	62% / 54%	68% / 56%	76% / 67%
Sales Volume	423,720,380	448,232,563	447,606,671	521,528,751	512,284,340
Sales Volume YTD	2,658,302,267	2,765,885,612	2,708,456,119	2,950,577,011	3,154,083,966
Average Sale Price	436,825	446,892	448,954	436,426	427,974
Average Sale Price YTD	438,664	440,779	436,285	440,319	431,475
Median Sale Price	398,142	410,000	405,000	408,000	397,000
Median Sale Price YTD	399,900	405,000	405,000	410,000	400,000
Average Days on Market / YTD	52 / 52	48 / 51	52 / 51	49 / 46	43 / 42
Median Days on Market / YTD	38 / 36	36 / 33	38 / 37	36 / 32	32 / 27
Condominium					
Listings / YTD	924 / 6,913	970 / 7,072	907 / 6,514	997 / 6,430	840 / 5,535
Sales / YTD	426 / 2,549	412 / 2,633	428 / 2,626	572 / 3,117	647 / 3,574
Sales to Listings Ratio / YTD	46% / 37%	42% / 37%	47% / 40%	57% / 48%	77% / 65%
Sales Volume	104,844,780	108,125,166	109,685,106	147,092,076	165,257,471
Sales Volume YTD	611,414,405	663,155,554	660,958,693	790,572,513	892,747,442
Average Sale Price	246,115	262,440	256,274	257,154	255,421
Average Sale Price YTD	239,864	251,863	251,698	253,633	249,789
Median Sale Price	225,000	235,000	242,000	229,500	239,000
Median Sale Price YTD	220,000	230,000	234,500	235,000	233,000
Average Days on Market / YTD	66 / 70	60 / 65	61 / 61	54 / 52	52 / 51
Median Days on Market / YTD	53 / 52	48 / 49	49 / 47	42 / 39	39 / 36
Duplex/Rowhouse					
Listings / YTD	289 / 2,058	288 / 1,840	265 / 1,827	257 / 1,554	178 / 1,205
Sales / YTD	175 / 1,034	181 / 1,052	165 / 1,020	150 / 949	142 / 887
Sales to Listings Ratio / YTD	61% / 50%	63% / 57%	62% / 56%	58% / 61%	80% / 74%
Sales Volume	59,888,048	62,242,277	58,184,808	53,526,087	51,164,160
Sales Volume YTD	355,119,647	366,726,516	353,461,868	335,980,894	303,448,582
Average Sale Price	342,217	343,880	352,635	356,841	360,311
Average Sale Price YTD	343,443	348,599	346,531	354,037	342,107
Median Sale Price	325,000	330,000	327,500	340,000	338,950
Median Sale Price YTD	328,750	333,625	330,000	341,500	328,000
Average Days on Market / YTD	61 / 60	55 / 64	57 / 60	45 / 46	45 / 43
Median Days on Market / YTD	47 / 44	44 / 48	44 / 47	31 / 32	37 / 29
Total Residential²					
Listings / YTD	3,194 / 22,350	3,070 / 20,874	2,872 / 20,397	3,073 / 20,505	2,687 / 18,137
Sales / YTD	1,603 / 9,829	1,619 / 10,154	1,616 / 10,012	1,949 / 10,970	2,033 / 12,024
Sales to Listings Ratio / YTD	50% / 44%	53% / 49%	56% / 49%	63% / 53%	76% / 66%
Sales Volume	593,183,408	621,691,556	619,232,085	726,664,164	738,359,266
Sales Volume YTD	3,662,747,104	3,833,861,084	3,753,469,628	4,113,283,592	4,395,417,288
Average Sale Price	370,046	383,997	383,188	372,839	363,187
Average Sale Price YTD	372,647	377,572	374,897	374,957	365,554
Median Sale Price	348,000	360,000	357,365	355,000	345,600
Median Sale Price YTD	350,000	355,000	355,000	358,000	347,250
Average Days on Market / YTD	57 / 59	53 / 57	56 / 55	50 / 49	47 / 46
Median Days on Market / YTD	44 / 42	41 / 39	42 / 41	38 / 35	35 / 30

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 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	219 / 1,551	202 / 1,382	183 / 1,358	245 / 1,533	240 / 1,517
Sales / YTD	100 / 478	99 / 536	94 / 542	130 / 587	132 / 662
Sales to Listings Ratio / YTD	46% / 31%	49% / 39%	51% / 40%	53% / 38%	55% / 44%
Sales Volume	56,396,600	58,657,050	53,869,185	77,188,450	73,419,627
Sales Volume YTD	276,714,684	322,017,916	313,321,495	352,311,835	386,399,129
Average Sale Price	563,966	592,495	573,076	593,757	556,209
Average Sale Price YTD	578,901	600,780	578,084	600,191	583,684
Median Sale Price	515,500	590,000	547,500	565,000	522,500
Median Sale Price YTD	532,350	567,450	550,000	550,000	541,750
Average Days on Market / YTD	65 / 77	84 / 84	74 / 74	81 / 72	64 / 71
Median Days on Market / YTD	47 / 50	56 / 53	59 / 51	62 / 50	43 / 43
Vacant Acreeage and Recreational					
Listings / YTD	57 / 460	57 / 372	53 / 439	64 / 463	77 / 587
Sales / YTD	20 / 119	20 / 136	13 / 125	25 / 121	36 / 145
Sales to Listings Ratio / YTD	35% / 26%	35% / 37%	25% / 28%	39% / 26%	47% / 25%
Sales Volume	6,146,800	4,583,380	3,881,650	7,652,250	11,546,688
Sales Volume YTD	36,653,236	33,549,105	31,260,005	44,605,327	36,354,308
Average Sale Price	307,340	229,169	298,588	306,090	320,741
Average Sale Price YTD	308,010	246,685	250,080	368,639	250,719
Median Sale Price	246,750	212,500	176,750	221,000	272,500
Median Sale Price YTD	243,000	205,000	185,000	260,000	205,000
Average Days on Market / YTD	144 / 173	115 / 152	144 / 182	132 / 155	111 / 173
Median Days on Market / YTD	56 / 112	47 / 102	163 / 109	81 / 86	79 / 93
Recreational with Home					
Listings / YTD	1 / 19	5 / 21	3 / 25	6 / 31	4 / 30
Sales / YTD	1 / 8	3 / 8	2 / 8	7 / 15	4 / 12
Sales to Listings Ratio / YTD	100% / 42%	60% / 38%	67% / 32%	117% / 48%	100% / 40%
Sales Volume	226,500	1,270,900	1,280,000	3,217,400	1,477,000
Sales Volume YTD	2,718,549	2,981,900	3,734,000	5,552,900	4,740,900
Average Sale Price	226,500	423,633	640,000	459,629	369,250
Average Sale Price YTD	339,819	372,738	466,750	370,193	395,075
Median Sale Price	226,500	419,900	640,000	360,000	463,000
Median Sale Price YTD	317,500	381,500	484,500	349,900	439,500
Average Days on Market / YTD	53 / 100	18 / 81	115 / 115	65 / 126	66 / 55
Median Days on Market / YTD	53 / 83	20 / 41	115 / 91	56 / 56	61 / 52
Total Rural²					
Listings / YTD	277 / 2,030	264 / 1,775	239 / 1,822	315 / 2,027	321 / 2,134
Sales / YTD	121 / 605	122 / 680	109 / 675	162 / 723	172 / 819
Sales to Listings Ratio / YTD	44% / 30%	46% / 38%	46% / 37%	51% / 36%	54% / 38%
Sales Volume	62,769,900	64,511,330	59,030,835	88,058,100	86,443,315
Sales Volume YTD	316,086,469	358,548,921	348,315,500	402,470,062	427,494,337
Average Sale Price	518,760	528,781	541,567	543,569	502,577
Average Sale Price YTD	522,457	527,278	516,023	556,667	521,971
Median Sale Price	480,000	507,250	535,000	527,500	494,150
Median Sale Price YTD	475,000	507,250	505,000	522,000	495,000
Average Days on Market / YTD	78 / 96	87 / 98	83 / 95	88 / 87	74 / 89
Median Days on Market / YTD	48 / 56	55 / 56	62 / 56	65 / 53	48 / 48

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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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	12 / 89	13 / 92	9 / 65	13 / 93	13 / 75
Sales / YTD	3 / 13	1 / 12	2 / 16	1 / 10	3 / 11
Sales to Listings Ratio / YTD	25% / 15%	8% / 13%	22% / 25%	8% / 11%	23% / 15%
Sales Volume	1,933,275	3,175,000	7,083,750	640,000	5,484,000
Sales Volume YTD	10,506,076	11,459,700	15,358,750	7,467,500	22,294,100
Average Sale Price	644,425	3,175,000	3,541,875	640,000	1,828,000
Average Sale Price YTD	808,160	954,975	959,922	746,750	2,026,736
Median Sale Price	690,000	3,175,000	3,541,875	640,000	600,000
Median Sale Price YTD	475,000	825,000	563,500	370,000	650,000
Average Days on Market / YTD	339 / 287	110 / 177	540 / 247	301 / 199	542 / 315
Median Days on Market / YTD	203 / 140	110 / 124	540 / 195	301 / 114	92 / 231
Investment					
Listings / YTD	20 / 215	23 / 142	29 / 178	17 / 147	34 / 157
Sales / YTD	11 / 52	8 / 58	10 / 50	4 / 40	14 / 59
Sales to Listings Ratio / YTD	55% / 24%	35% / 41%	34% / 28%	24% / 27%	41% / 38%
Sales Volume	11,322,600	4,420,740	10,901,888	2,226,750	10,651,500
Sales Volume YTD	40,474,972	37,854,490	37,692,853	24,428,299	49,574,017
Average Sale Price	1,029,327	552,593	1,090,189	556,688	760,821
Average Sale Price YTD	778,365	652,664	753,857	610,707	840,238
Median Sale Price	730,000	523,930	557,500	429,500	422,500
Median Sale Price YTD	506,245	445,000	405,938	402,500	468,250
Average Days on Market / YTD	175 / 166	196 / 162	180 / 165	173 / 130	88 / 151
Median Days on Market / YTD	210 / 130	235 / 132	110 / 125	161 / 109	63 / 95
Multi Family					
Listings / YTD	6 / 52	2 / 31	3 / 34	2 / 42	8 / 40
Sales / YTD	3 / 12	2 / 11	2 / 10	3 / 12	1 / 20
Sales to Listings Ratio / YTD	50% / 23%	100% / 35%	67% / 29%	150% / 29%	13% / 50%
Sales Volume	3,520,000	5,070,000	2,921,000	3,998,000	485,000
Sales Volume YTD	12,418,600	14,110,000	15,111,000	16,886,000	29,378,300
Average Sale Price	1,173,333	2,535,000	1,460,500	1,332,667	485,000
Average Sale Price YTD	1,034,883	1,282,727	1,511,100	1,407,167	1,468,915
Median Sale Price	725,000	2,535,000	1,460,500	1,260,000	485,000
Median Sale Price YTD	726,000	855,000	1,106,500	1,167,500	1,425,500
Average Days on Market / YTD	85 / 85	133 / 98	326 / 252	138 / 160	28 / 102
Median Days on Market / YTD	98 / 49	133 / 112	326 / 101	197 / 102	28 / 74
Hotel/Motel					
Listings / YTD	0 / 4	0 / 3	0 / 1	2 / 4	0 / 2
Sales / YTD	1 / 1	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 25%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	5,650,000	0	0	0	0
Sales Volume YTD	5,650,000	0	0	0	0
Average Sale Price	5,650,000	0	0	0	0
Average Sale Price YTD	5,650,000	0	0	0	0
Median Sale Price	5,650,000	0	0	0	0
Median Sale Price YTD	5,650,000	0	0	0	0
Average Days on Market / YTD	81 / 81	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	81 / 81	0 / 0	0 / 0	0 / 0	0 / 0

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

July 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	20 / 175	13 / 140	14 / 131	18 / 162	25 / 190
Sales / YTD	6 / 28	4 / 31	4 / 25	4 / 28	5 / 29
Sales to Listings Ratio / YTD	30% / 16%	31% / 22%	29% / 19%	22% / 17%	20% / 15%
Sales Volume	928,000	725,000	2,062,500	1,371,900	1,027,149
Sales Volume YTD	5,917,800	4,512,889	6,595,388	4,763,000	7,539,149
Average Sale Price	154,667	181,250	515,625	342,975	205,430
Average Sale Price YTD	211,350	145,577	263,816	170,107	259,971
Median Sale Price	84,000	165,000	450,000	60,000	135,000
Median Sale Price YTD	111,000	110,000	155,000	94,000	114,649
Average Days on Market / YTD	132 / 147	141 / 144	181 / 164	100 / 131	225 / 178
Median Days on Market / YTD	120 / 142	118 / 112	201 / 112	104 / 89	143 / 105
Lease					
Listings / YTD	14 / 145	16 / 151	20 / 168	18 / 120	14 / 114
Sales / YTD	3 / 51	7 / 48	7 / 44	10 / 37	1 / 36
Sales to Listings Ratio / YTD	21% / 35%	44% / 32%	35% / 26%	56% / 31%	7% / 32%
Sales Volume	344,405	1,372,215	1,195,608	1,123,272	111,800
Sales Volume YTD	5,960,814	5,988,699	6,807,633	4,210,359	4,174,592
Average Sale Price	114,802	196,031	170,801	112,327	111,800
Average Sale Price YTD	116,879	124,765	154,719	113,793	115,961
Median Sale Price	50,280	134,377	157,920	92,907	111,800
Median Sale Price YTD	84,000	72,720	99,000	72,000	83,373
Average Days on Market / YTD	107 / 155	168 / 194	159 / 136	136 / 165	152 / 125
Median Days on Market / YTD	51 / 107	119 / 118	143 / 78	129 / 61	152 / 102
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	17 / 99	15 / 189
Sales / YTD	0 / 0	1 / 2	0 / 5	5 / 33	8 / 80
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	29% / 33%	53% / 42%
Sales Volume	0	1,300,000	0	3,235,000	3,792,000
Sales Volume YTD	0	2,000,000	1,408,000	25,093,000	45,019,675
Average Sale Price	0	1,300,000	0	647,000	474,000
Average Sale Price YTD	0	1,000,000	281,600	760,394	562,746
Median Sale Price	0	1,300,000	0	449,000	390,000
Median Sale Price YTD	0	1,000,000	280,000	465,000	522,500
Average Days on Market / YTD	0 / 0	772 / 648	0 / 355	125 / 191	77 / 138
Median Days on Market / YTD	0 / 0	772 / 648	0 / 376	58 / 64	81 / 89
Total Commercial²					
Listings / YTD	72 / 681	67 / 558	75 / 577	87 / 666	109 / 767
Sales / YTD	27 / 157	23 / 162	25 / 150	27 / 160	32 / 235
Sales to Listings Ratio / YTD	38% / 23%	34% / 29%	33% / 26%	31% / 24%	29% / 31%
Sales Volume	23,698,280	16,062,955	24,164,746	12,594,922	21,551,449
Sales Volume YTD	80,928,262	75,925,778	82,973,624	82,848,158	157,979,833
Average Sale Price	877,714	698,389	966,590	466,479	673,483
Average Sale Price YTD	515,467	468,678	553,157	517,801	672,255
Median Sale Price	550,000	429,400	463,750	241,425	400,000
Median Sale Price YTD	270,074	296,763	302,500	293,125	418,250
Average Days on Market / YTD	163 / 162	194 / 171	215 / 177	140 / 157	149 / 149
Median Days on Market / YTD	138 / 116	123 / 119	154 / 120	114 / 84	77 / 98

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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 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	5,039	1,010	590	3,784	291
	March	5,973	1,137	614	4,415	295
	April	6,787	1,265	612	4,989	301
	May	7,327	1,339	615	5,458	302
	June	7,199	1,373	602	5,443	310
	July	7,217	1,369	594	5,495	308
	August	7,249	1,340	599	5,510	285
	September	7,123	1,250	587	5,347	277
	October	6,664	1,096	567	4,974	275
	November	6,345	1,028	566	4,755	277
	December	5,574	871	546	4,146	278
2016	January	5,900	886	521	4,331	269
	February	6,740	968	541	4,917	286
	March	7,413	1,074	567	5,406	319
	April	7,914	1,178	557	5,736	301
	May	8,040	1,142	589	5,886	325
	June	8,070	1,207	599	5,945	335
	July	7,912	1,188	577	5,807	320
	August	7,795	1,203	594	5,744	331
	September	7,713	1,200	579	5,770	326
	October	7,145	1,063	557	5,365	317
	November	6,794	987	566	5,119	332
	December	5,725	850	554	4,260	327
2017	January	5,766	817	515	4,283	302
	February	6,265	854	533	4,638	306
	March	6,945	920	570	5,142	319
	April	7,656	1,059	577	5,650	309
	May	8,498	1,204	584	6,331	307
	June	8,883	1,257	586	6,644	326
	July	8,963	1,265	578	6,753	313
	August	8,926	1,284	586	6,750	326
	September	8,706	1,250	582	6,629	340
	October	8,057	1,119	570	6,100	332
	November	7,368	1,033	596	5,563	350
	December	6,249	889	573	4,704	330
2018	January	6,351	869	566	4,695	340
	February	6,869	927	607	5,080	367
	March	7,874	1,038	646	5,779	387
	April	8,675	1,127	665	6,364	400
	May	9,596	1,348	685	7,118	414
	June	10,042	1,500	712	7,549	444
	July	10,094	1,525	694	7,600	431

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	46	45	40	259	262	230
	Average	470,403	444,604	436,514	450,799	427,183	397,894
	Median	425,000	358,000	368,500	392,500	376,950	357,500
North Central	Sales	141	163	139	895	934	925
	Average	372,195	391,692	393,573	378,425	387,975	388,384
	Median	365,000	375,000	375,750	370,000	372,250	378,750
Northeast	Sales	35	27	45	243	249	266
	Average	329,116	365,111	337,309	321,702	349,079	336,153
	Median	310,000	330,000	315,000	298,000	322,000	321,250
Central	Sales	35	40	30	166	192	180
	Average	244,598	264,129	300,750	301,457	279,003	302,443
	Median	228,000	250,000	247,000	275,000	256,575	280,000
West	Sales	72	69	96	458	495	467
	Average	532,358	491,262	569,229	537,401	531,029	531,992
	Median	440,000	417,500	430,000	436,750	441,000	428,000
Southwest	Sales	106	128	108	637	754	719
	Average	586,638	598,050	567,129	579,067	566,670	543,174
	Median	517,000	535,000	511,000	513,300	500,000	490,000
Southeast	Sales	126	127	124	819	839	828
	Average	416,449	403,575	393,431	406,738	401,136	396,835
	Median	379,000	382,000	374,000	375,500	379,500	378,000
Anthony Henday	Sales	142	121	131	814	808	869
	Average	496,270	519,876	520,367	497,664	508,154	498,016
	Median	454,500	477,500	470,000	451,000	465,000	460,000
City of Edmonton Total	Sales	703	720	713	4,291	4,533	4,484
	Average	451,855	456,781	461,736	451,381	452,691	444,907
	Median	405,000	408,250	410,000	405,000	410,000	407,000
Condominiums							
Northwest	Sales	10	5	14	68	59	101
	Average	239,845	294,000	280,321	245,890	260,441	226,031
	Median	246,500	271,000	235,000	248,500	244,900	207,000
North Central	Sales	47	55	49	345	351	319
	Average	219,085	235,812	226,182	206,930	218,712	222,699
	Median	235,500	225,000	224,000	196,000	212,000	217,000
Northeast	Sales	24	21	28	155	167	183
	Average	172,550	195,610	198,163	165,538	178,694	197,228
	Median	173,725	197,000	203,750	165,000	174,000	195,000
Central	Sales	81	74	72	400	428	425
	Average	270,025	305,745	276,256	272,328	289,820	292,797
	Median	259,000	293,375	271,500	256,000	282,000	280,000
West	Sales	30	34	29	206	217	216
	Average	212,243	267,669	230,393	217,926	228,938	219,875
	Median	187,000	213,500	213,000	193,000	208,000	208,400
Southwest	Sales	76	76	67	380	427	380
	Average	296,248	287,731	280,551	273,216	282,361	273,827
	Median	270,000	260,250	261,000	250,750	268,100	259,900
Southeast	Sales	54	47	54	334	300	315
	Average	221,139	220,302	250,885	221,065	231,173	243,865
	Median	207,000	199,000	240,000	215,000	220,000	230,000
Anthony Henday	Sales	53	46	64	331	342	380
	Average	245,619	277,730	264,350	255,244	266,362	266,118
	Median	250,000	266,000	263,000	245,000	255,000	256,000
City of Edmonton Total	Sales	375	358	377	2,219	2,291	2,319
	Average	246,800	266,119	255,679	238,728	251,730	251,786
	Median	224,900	235,500	240,000	218,000	230,000	234,000

n/a = insufficient data

July 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,490	2,414	2,219	2,418	2,119
Sales	1,239	1,242	1,235	1,494	1,587
Sales Volume	474,349,598	485,852,322	490,490,868	558,214,622	581,583,820
Edmonton City Year to Date					
Listings	17,409	16,264	15,717	16,009	14,172
Sales	7,454	7,813	7,711	8,349	9,226
Sales Volume	2,808,941,943	2,988,582,464	2,921,510,906	3,138,231,993	3,401,619,830
Edmonton City Month End Active Inventory					
Residential	7,600	6,753	5,807	5,495	4,227
Commercial	431	313	320	308	264
TOTAL	8,031	7,066	6,127	5,803	4,491
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Edmonton CMA Monthly					
Listings	3,543	3,401	3,186	3,475	3,117
Sales	1,751	1,764	1,750	2,138	2,237
Sales Volume	679,651,588	702,265,841	702,427,666	827,317,186	846,354,030
Edmonton CMA Year to Date					
Listings	25,061	23,207	22,796	23,198	21,038
Sales	10,591	10,996	10,837	11,853	13,078
Sales Volume	4,059,761,835	4,268,335,783	4,184,758,752	4,598,601,812	4,980,891,458
Edmonton CMA Month End Active Inventory					
Residential	10,094	8,963	7,912	7,217	5,644
Rural	1,525	1,265	1,188	1,369	1,351
Commercial	694	578	577	594	615
TOTAL	12,313	10,806	9,677	9,180	7,610
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Total Board Monthly					
Listings	4,339	4,166	3,963	4,335	4,001
Sales	2,149	2,121	2,116	2,535	2,778
Sales Volume	802,329,088	811,384,480	819,236,316	959,188,157	1,025,001,652
Total Board Year to Date					
Listings	30,871	28,805	28,336	29,140	26,982
Sales	12,691	13,147	12,982	14,194	16,005
Sales Volume	4,713,485,804	4,956,260,226	4,868,132,997	5,366,456,472	5,937,399,659

July 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	4	7	6	33	44	35
	Sales Volume	n/a	1,616,500	1,111,500	7,114,500	9,983,515	7,850,823
	Average Price	n/a	230,929	185,250	215,591	226,898	224,309
	Median Price	n/a	224,000	176,000	195,000	222,000	220,000
Beaumont	Sales	37	41	34	243	214	173
	Sales Volume	15,950,500	17,685,264	13,896,900	108,916,886	91,778,888	72,853,713
	Average Price	431,095	431,348	408,732	448,218	428,873	421,120
	Median Price	415,000	420,000	392,500	440,000	422,500	405,000
Bonnyville	Sales	6	5	2	53	44	36
	Sales Volume	1,628,000	1,839,500	n/a	15,119,133	12,198,150	11,295,000
	Average Price	271,333	367,900	n/a	285,267	277,231	313,750
	Median Price	265,000	353,000	n/a	304,500	304,950	321,250
Cold Lake	Sales	26	22	33	164	163	153
	Sales Volume	7,312,000	6,920,000	11,740,200	45,994,399	52,903,756	52,073,074
	Average Price	281,231	314,545	355,764	280,454	324,563	340,347
	Median Price	303,000	332,500	345,000	289,000	320,000	337,500
Devon	Sales	14	9	9	65	53	45
	Sales Volume	4,535,500	3,152,500	2,767,300	20,130,399	18,021,650	14,197,550
	Average Price	323,964	350,278	307,478	309,698	340,031	315,501
	Median Price	318,250	346,000	306,500	307,500	330,000	325,000
Drayton Valley	Sales	6	10	10	43	65	52
	Sales Volume	1,346,500	2,324,000	2,950,500	9,660,200	17,105,050	14,130,800
	Average Price	224,417	232,400	295,050	224,656	263,155	271,746
	Median Price	192,500	245,000	277,250	230,000	269,900	277,250
Fort Saskatchewan	SFD Sales	28	35	36	167	184	206
	SFD Average Price	414,095	422,576	420,146	419,628	421,813	426,261
	SFD Median Price	403,450	418,000	411,750	406,000	402,500	422,000
	Condo Sales	8	5	9	29	41	48
	Condo Average Price	210,813	251,400	262,556	221,634	250,526	245,313
	Condo Median Price	224,000	271,000	255,000	212,000	230,000	240,500
	Total Sales Volume	17,000,928	20,180,977	20,641,750	98,370,169	113,750,170	122,652,471
Gibbons	Sales	6	9	12	30	47	27
	Sales Volume	1,703,000	2,558,500	4,195,500	8,903,250	14,400,500	8,365,400
	Average Price	283,833	284,278	349,625	296,775	306,394	309,830
	Median Price	285,500	310,000	342,500	285,250	295,000	296,900
Leduc	SFD Sales	35	22	26	245	209	209
	SFD Average Price	364,116	361,445	365,315	367,362	379,327	378,316
	SFD Median Price	362,500	368,000	369,500	353,000	375,000	365,000
	Condo Sales	5	6	4	41	32	23
	Condo Average Price	192,480	239,150	n/a	233,879	233,636	248,917
	Condo Median Price	210,000	192,500	n/a	210,000	218,500	225,000
	Total Sales Volume	15,806,465	11,270,358	13,152,100	116,148,964	99,698,209	103,468,833

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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July 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville	Sales	14	17	24	132	131	120
	Sales Volume	3,967,500	5,479,500	7,847,849	42,355,368	42,857,490	40,542,040
	Average Price	283,393	322,324	326,994	320,874	327,156	337,850
	Median Price	284,000	328,000	330,200	330,000	328,000	344,750
Sherwood Park	SFD Sales	87	91	87	493	502	544
	SFD Average Price	451,799	459,824	454,170	451,585	456,966	454,851
	SFD Median Price	421,000	426,500	426,700	425,000	435,000	426,000
	Condo Sales	24	21	20	142	135	150
	Condo Average Price	290,591	305,126	342,588	287,449	303,669	314,609
	Condo Median Price	262,000	292,500	318,000	280,500	297,000	305,000
	Total Sales Volume	50,204,129	50,996,600	48,359,675	283,815,008	291,372,655	315,933,587
Spruce Grove	SFD Sales	37	52	50	236	276	284
	SFD Average Price	378,791	404,823	416,907	392,044	396,412	404,918
	SFD Median Price	382,500	395,450	407,250	382,000	385,250	395,000
	Condo Sales	8	8	8	45	49	28
	Condo Average Price	220,250	200,689	214,113	216,270	229,129	237,866
	Condo Median Price	253,000	191,000	191,200	212,500	210,000	217,250
	Total Sales Volume	20,557,275	27,490,310	26,902,221	130,027,613	143,928,183	148,908,880
St. Albert	SFD Sales	77	85	70	501	471	514
	SFD Average Price	471,248	482,117	500,228	483,036	475,061	474,419
	SFD Median Price	435,000	438,500	440,750	448,000	436,000	431,950
	Condo Sales	21	19	21	153	145	138
	Condo Average Price	273,586	272,479	291,000	275,398	279,293	270,511
	Condo Median Price	242,000	265,900	290,000	251,000	264,000	243,000
	Total Sales Volume	44,122,378	47,933,549	44,176,350	294,537,580	275,064,085	288,040,001
St. Paul	Sales	11	10	14	68	58	65
	Sales Volume	2,417,000	2,614,500	3,848,000	16,991,800	15,618,200	15,627,500
	Average Price	219,727	261,450	274,857	249,879	269,279	240,423
	Median Price	205,000	257,500	259,500	258,500	272,500	222,000
Stony Plain	Sales	31	31	33	176	217	191
	Sales Volume	9,737,934	9,770,230	11,801,867	57,642,530	72,628,578	61,627,147
	Average Price	314,127	315,169	357,632	327,514	334,694	322,655
	Median Price	315,250	319,649	342,500	330,500	330,000	327,000
Vegreville	Sales	9	1	8	36	36	43
	Sales Volume	1,669,500	n/a	2,300,000	7,102,000	7,388,900	9,300,875
	Average Price	185,500	n/a	287,500	197,278	205,247	216,299
	Median Price	176,000	n/a	317,000	205,000	225,000	215,000
Westlock	Sales	7	5	4	40	39	45
	Sales Volume	1,270,250	990,500	n/a	7,919,950	7,890,250	8,807,585
	Average Price	181,464	198,100	n/a	197,999	202,314	195,724
	Median Price	215,750	180,000	n/a	194,000	220,000	181,500
Wetaskiwin	Sales	20	11	19	95	90	125
	Sales Volume	4,557,650	2,923,000	4,415,000	21,539,075	21,647,850	28,088,564
	Average Price	227,883	265,727	232,368	226,727	240,532	224,709
	Median Price	224,375	227,000	230,000	223,000	235,625	232,262

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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July 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	7	5	1	23	23	11
	Sales Volume	1,732,500	1,195,000	n/a	5,121,300	6,108,976	1,152,525
Bonnyville M.D.	Sales	25	17	8	72	71	37
	Sales Volume	10,815,500	5,992,000	2,629,000	28,384,348	27,754,890	14,985,000
Lac la Biche County	Sales	0	1	2	2	2	2
	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	20	21	15	94	113	109
	Sales Volume	7,098,400	8,364,380	9,633,000	43,208,338	53,117,980	51,640,200
Parkland County	Sales	54	52	42	238	292	285
	Sales Volume	26,316,200	25,180,300	20,369,549	111,883,061	140,932,599	132,141,448
Smoky Lake County	Sales	5	1	1	15	9	10
	Sales Volume	534,000	n/a	n/a	2,549,900	1,491,500	2,854,900
St. Paul County	Sales	13	10	10	60	54	40
	Sales Volume	1,429,500	2,142,900	1,883,600	9,400,150	10,948,900	8,678,100
Strathcona County	Sales	31	33	31	182	168	178
	Sales Volume	19,972,900	21,421,150	18,052,800	107,242,470	103,823,692	110,442,361
Sturgeon County	Sales	16	16	21	91	107	103
	Sales Volume	9,382,400	9,545,500	10,975,486	53,752,600	60,674,650	54,091,491
Thorhild County	Sales	2	2	4	16	19	17
	Sales Volume	n/a	n/a	n/a	4,154,900	5,223,500	5,103,737
Two Hills County	Sales	3	2	0	12	11	10
	Sales Volume	n/a	n/a	n/a	2,580,400	3,642,500	3,160,500
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 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.

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	1	2	8	3
	Sales Volume	n/a	n/a	n/a	n/a	2,806,160	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	0	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	1	2	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,357,950
Smoky Lake County	Sales	0	0	1	1	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	3	1	1	5	3	8
	Sales Volume	n/a	n/a	n/a	1,327,236	n/a	2,287,000
Strathcona County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	1	2	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	2
	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	0	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.

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.