



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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Average selling prices for single family homes up 3.95%

Edmonton, December 2, 2016: The average monthly selling price for single family homes increased by 3.95% and 6.39% for duplexes and rowhouses relative to October 2016. Condominiums experienced a minor decrease in price of 1.68% relative to October 2016. Prices for single family homes grew 1.76% relative to November 2015. November's unit sales dropped 11.41% for the same period last year.

The all-residential listings average selling price increased 2.52% to \$373,174. Single family homes increased to \$440,496 and duplex/rowhouses increased to \$353,818. Condominium average prices decreased slightly to \$241,569. This average selling price for single family homes in November is the second highest for 2016, behind only July.

“There is continued strength and price stability in Edmonton's real estate market. Most average selling prices increased this month, partially due to the sales of several high-priced listings,” said Steve Sedgwick, Chair of the REALTORS® Association of Edmonton. “The all residential median selling price is down only 1% from last year, but the single family median selling price was down 2% and condominiums median selling price was down over 8%.”

Single family homes continued to sell well, with the average days on market for November staying unchanged from October at 52, which was three days less on the market compared to 2015. However, condominiums and duplexes/rowhouses were both affected by the seasonal market shift. Condominiums averaged 79 days on market, and duplexes/rowhouses averaged 74 days, which was an increase for both of 17 and 18 days, respectively.

Residential inventory continued to increase in November to 6,493 listings, an increase of 7.45% compared to last year.

“November inventory decreased by 10% compared to October,” said Sedgwick. “We expect to see the normal seasonal decline during the slower winter months as we head into 2017.”

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	November 2016	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$440,496	3.95%	1.76%
SFD median ⁴ selling price – month	\$394,000	0.45%	-1.90%
Condominium average selling price	\$241,569	-1.68%	-4.75%
Condominium median selling price	\$215,000	-6.52%	-8.34%
Duplex/Rowhouse average selling price	\$353,818	6.39%	4.23%
Duplex/Rowhouse median selling price	\$334,450	4.84%	-2.21%
All-residential ⁵ average selling price	\$373,174	2.52%	0.98%
All-residential median selling price	\$347,250	-0.22%	-1.0%
# residential listings this month	1825	-15.0%	-4.65%
# residential sales this month (reported)	978	-22.69%	-11.41%
# residential inventory at month end	6493	-10.01%	7.45%
# Total ⁶ MLS® System sales this month	1269	-23.60%	-10.19%
\$ Value Total residential sales this month	\$411,628,326	-21.35%	-9.59%
\$ Value of total MLS® System sales – month	\$466,907,946	-22.54%	-11.08%
\$ Value of total MLS® System sales - YTD	\$7,475,955,396	7.15%	-7.44%

¹ Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

² Single Family Dwelling

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

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.YEGisHome.ca and www.ereb.com, as well as in the Real Estate Weekly and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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November 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	961 / 16,843	1,065 / 17,973	794 / 15,751	783 / 14,514	769 / 15,432
Sales / YTD	589 / 9,507	710 / 10,076	777 / 11,085	673 / 10,047	623 / 9,729
Sales to Listings Ratio / YTD	61% / 56%	67% / 56%	98% / 70%	86% / 69%	81% / 63%
Sales Volume	259,452,016	307,005,505	345,375,932	273,632,843	245,902,502
Sales Volume YTD	4,136,176,342	4,411,104,469	4,798,162,742	4,112,071,332	3,819,714,583
Average Sale Price	440,496	432,402	444,499	406,587	394,707
Average Sale Price YTD	435,066	437,783	432,852	409,284	392,611
Median Sale Price	394,000	402,350	409,900	376,000	368,000
Median Sale Price YTD	402,500	408,000	402,000	380,000	366,000
Average Days on Market / YTD	52 / 52	55 / 48	55 / 44	54 / 47	60 / 50
Median Days on Market / YTD	41 / 38	48 / 35	37 / 30	42 / 32	49 / 36
Condominium					
Listings / YTD	626 / 9,720	613 / 9,493	461 / 7,970	412 / 7,711	424 / 8,011
Sales / YTD	260 / 4,044	325 / 4,731	346 / 5,373	347 / 4,811	307 / 4,216
Sales to Listings Ratio / YTD	42% / 42%	53% / 50%	75% / 67%	84% / 62%	72% / 53%
Sales Volume	62,807,958	82,766,991	88,524,426	84,102,640	69,116,322
Sales Volume YTD	1,014,358,311	1,197,617,723	1,356,125,261	1,162,457,702	984,644,697
Average Sale Price	241,569	254,668	255,851	242,371	225,135
Average Sale Price YTD	250,830	253,143	252,396	241,625	233,550
Median Sale Price	215,000	235,000	234,900	223,000	220,000
Median Sale Price YTD	232,500	235,000	233,500	227,000	220,037
Average Days on Market / YTD	79 / 63	62 / 54	55 / 51	65 / 60	65 / 59
Median Days on Market / YTD	58 / 49	54 / 42	46 / 38	57 / 45	56 / 45
Duplex/Rowhouse					
Listings / YTD	182 / 2,694	180 / 2,493	116 / 1,785	110 / 1,508	77 / 1,488
Sales / YTD	112 / 1,582	99 / 1,463	92 / 1,372	86 / 1,101	68 / 929
Sales to Listings Ratio / YTD	62% / 59%	55% / 59%	79% / 77%	78% / 73%	88% / 62%
Sales Volume	39,627,602	33,563,770	32,369,383	27,807,661	21,132,309
Sales Volume YTD	549,180,031	517,360,983	473,650,699	362,765,354	290,876,246
Average Sale Price	353,818	339,028	351,841	323,345	310,769
Average Sale Price YTD	347,143	353,630	345,226	329,487	313,107
Median Sale Price	334,450	341,000	341,250	311,000	309,950
Median Sale Price YTD	330,000	341,000	332,000	315,000	302,000
Average Days on Market / YTD	74 / 61	56 / 48	47 / 43	42 / 49	62 / 51
Median Days on Market / YTD	52 / 47	41 / 35	27 / 29	34 / 35	45 / 38
Total Residential²					
Listings / YTD	1,825 / 30,153	1,919 / 30,714	1,416 / 26,263	1,335 / 24,318	1,306 / 25,693
Sales / YTD	978 / 15,408	1,162 / 16,579	1,236 / 18,223	1,119 / 16,309	1,010 / 15,147
Sales to Listings Ratio / YTD	54% / 51%	61% / 54%	87% / 69%	84% / 67%	77% / 59%
Sales Volume	364,964,576	428,873,566	471,618,841	389,131,693	338,049,033
Sales Volume YTD	5,753,351,757	6,176,668,349	6,695,875,000	5,694,630,453	5,137,109,250
Average Sale Price	373,174	369,082	381,569	347,750	334,702
Average Sale Price YTD	373,400	372,560	367,441	349,171	339,150
Median Sale Price	347,250	350,000	357,600	325,000	318,500
Median Sale Price YTD	353,000	355,000	348,900	331,000	323,000
Average Days on Market / YTD	63 / 56	58 / 51	54 / 47	57 / 52	61 / 53
Median Days on Market / YTD	47 / 42	49 / 37	39 / 32	44 / 36	51 / 39

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.

November 2016

	2016	2015	2014	2013	2012
Acreege with Home					
Listings / YTD	83 / 1,916	125 / 2,148	78 / 2,086	81 / 1,931	83 / 2,090
Sales / YTD	40 / 819	74 / 909	42 / 987	59 / 863	50 / 827
Sales to Listings Ratio / YTD	48% / 43%	59% / 42%	54% / 47%	73% / 45%	60% / 40%
Sales Volume	26,789,860	44,165,000	26,093,900	34,124,136	26,696,700
Sales Volume YTD	474,694,687	546,352,185	571,577,985	474,525,735	453,269,095
Average Sale Price	669,747	596,824	621,283	578,375	533,934
Average Sale Price YTD	579,603	601,048	579,106	549,856	548,088
Median Sale Price	550,000	558,500	580,000	560,000	497,500
Median Sale Price YTD	545,000	550,000	540,000	511,000	510,000
Average Days on Market / YTD	96 / 78	72 / 73	89 / 72	80 / 72	69 / 72
Median Days on Market / YTD	83 / 55	49 / 51	77 / 48	59 / 54	67 / 54
Vacant Acreege and Recreational					
Listings / YTD	54 / 626	36 / 663	46 / 862	22 / 791	24 / 816
Sales / YTD	18 / 200	20 / 198	19 / 246	5 / 182	8 / 151
Sales to Listings Ratio / YTD	33% / 32%	56% / 30%	41% / 29%	23% / 23%	33% / 19%
Sales Volume	4,498,500	5,163,000	4,196,750	1,799,000	1,733,300
Sales Volume YTD	51,202,538	66,053,027	64,099,571	42,051,555	34,423,772
Average Sale Price	249,917	258,150	220,882	359,800	216,663
Average Sale Price YTD	256,013	333,601	260,567	231,053	227,972
Median Sale Price	271,500	257,500	232,000	329,000	211,000
Median Sale Price YTD	195,000	247,188	209,950	210,000	201,450
Average Days on Market / YTD	229 / 166	224 / 154	187 / 168	107 / 179	119 / 170
Median Days on Market / YTD	179 / 110	156 / 90	172 / 98	83 / 99	131 / 116
Recreational with Home					
Listings / YTD	1 / 35	6 / 45	1 / 35	2 / 62	6 / 95
Sales / YTD	0 / 11	0 / 17	0 / 16	0 / 19	1 / 29
Sales to Listings Ratio / YTD	0% / 31%	0% / 38%	0% / 46%	0% / 31%	17% / 31%
Sales Volume	0	0	0	0	350,000
Sales Volume YTD	5,336,000	6,571,050	6,226,100	7,821,700	9,635,810
Average Sale Price	0	0	0	0	350,000
Average Sale Price YTD	485,091	386,532	389,131	411,668	332,269
Median Sale Price	0	0	0	0	350,000
Median Sale Price YTD	519,000	349,900	422,000	340,000	312,000
Average Days on Market / YTD	0 / 108	0 / 117	0 / 74	0 / 61	162 / 105
Median Days on Market / YTD	0 / 94	0 / 56	0 / 58	0 / 43	162 / 64
Total Rural²					
Listings / YTD	138 / 2,577	167 / 2,856	125 / 2,983	105 / 2,784	113 / 3,001
Sales / YTD	58 / 1,030	94 / 1,124	61 / 1,249	64 / 1,064	59 / 1,007
Sales to Listings Ratio / YTD	42% / 40%	56% / 39%	49% / 42%	61% / 38%	52% / 34%
Sales Volume	31,288,360	49,328,000	30,290,650	35,923,136	28,780,000
Sales Volume YTD	531,233,225	618,976,262	641,903,656	524,398,990	497,328,677
Average Sale Price	539,454	524,766	496,568	561,299	487,797
Average Sale Price YTD	515,760	550,691	513,934	492,856	493,872
Median Sale Price	469,500	485,000	480,000	515,000	479,900
Median Sale Price YTD	491,750	520,000	491,000	471,000	468,000
Average Days on Market / YTD	137 / 95	105 / 88	120 / 91	82 / 90	77 / 88
Median Days on Market / YTD	97 / 62	56 / 55	84 / 56	61 / 58	75 / 59

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.

November 2016

	2016	2015	2014	2013	2012
Land					
Listings / YTD	8 / 114	6 / 150	16 / 134	10 / 173	9 / 169
Sales / YTD	2 / 27	0 / 17	3 / 24	6 / 30	6 / 40
Sales to Listings Ratio / YTD	25% / 24%	0% / 11%	19% / 18%	60% / 17%	67% / 24%
Sales Volume	2,552,610	0	1,070,000	4,665,000	1,980,000
Sales Volume YTD	29,841,360	11,909,500	29,698,100	30,998,000	27,726,400
Average Sale Price	1,276,305	0	356,667	777,500	330,000
Average Sale Price YTD	1,105,236	700,559	1,237,421	1,033,267	693,160
Median Sale Price	1,276,305	0	350,000	365,000	360,000
Median Sale Price YTD	735,000	420,000	430,000	487,500	395,000
Average Days on Market / YTD	165 / 216	0 / 204	56 / 190	74 / 204	355 / 181
Median Days on Market / YTD	165 / 174	0 / 131	74 / 112	72 / 126	228 / 139
Investment					
Listings / YTD	17 / 256	21 / 231	36 / 280	19 / 243	24 / 255
Sales / YTD	6 / 80	5 / 66	7 / 81	11 / 73	6 / 81
Sales to Listings Ratio / YTD	35% / 31%	24% / 29%	19% / 29%	58% / 30%	25% / 32%
Sales Volume	2,845,460	2,367,000	6,414,150	22,457,800	4,157,955
Sales Volume YTD	56,699,063	40,895,854	61,245,748	65,483,075	55,946,804
Average Sale Price	474,243	473,400	916,307	2,041,618	692,993
Average Sale Price YTD	708,738	619,634	756,120	897,028	690,701
Median Sale Price	437,500	470,000	425,000	1,075,000	360,500
Median Sale Price YTD	405,938	418,000	435,000	425,000	408,000
Average Days on Market / YTD	149 / 154	209 / 153	140 / 137	125 / 147	121 / 146
Median Days on Market / YTD	133 / 121	279 / 123	70 / 83	127 / 101	124 / 102
Multi Family					
Listings / YTD	6 / 54	4 / 54	6 / 64	4 / 100	5 / 97
Sales / YTD	0 / 18	2 / 20	2 / 30	4 / 39	8 / 48
Sales to Listings Ratio / YTD	0% / 33%	50% / 37%	33% / 47%	100% / 39%	160% / 49%
Sales Volume	0	2,917,128	4,500,000	25,244,000	7,683,500
Sales Volume YTD	24,007,998	27,646,128	41,812,300	58,201,684	46,702,900
Average Sale Price	0	1,458,564	2,250,000	6,311,000	960,438
Average Sale Price YTD	1,333,778	1,382,306	1,393,743	1,492,351	972,977
Median Sale Price	0	1,458,564	2,250,000	2,025,000	620,000
Median Sale Price YTD	1,030,000	1,235,064	1,290,500	750,000	810,800
Average Days on Market / YTD	0 / 179	213 / 152	112 / 109	127 / 81	78 / 83
Median Days on Market / YTD	0 / 90	213 / 102	112 / 82	116 / 65	74 / 79
Hotel/Motel					
Listings / YTD	0 / 2	0 / 4	0 / 6	0 / 3	0 / 1
Sales / YTD	0 / 0	1 / 1	0 / 0	1 / 1	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 25%	0% / 0%	0% / 33%	0% / 0%
Sales Volume	0	700,000	0	70,000	0
Sales Volume YTD	0	700,000	0	70,000	0
Average Sale Price	0	700,000	0	70,000	0
Average Sale Price YTD	0	700,000	0	70,000	0
Median Sale Price	0	700,000	0	70,000	0
Median Sale Price YTD	0	700,000	0	70,000	0
Average Days on Market / YTD	0 / 0	127 / 127	0 / 0	335 / 335	0 / 0
Median Days on Market / YTD	0 / 0	127 / 127	0 / 0	335 / 335	0 / 0

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November 2016

	2016	2015	2014	2013	2012
Business					
Listings / YTD	20 / 189	10 / 235	19 / 279	24 / 275	35 / 338
Sales / YTD	4 / 39	2 / 35	4 / 45	2 / 44	1 / 38
Sales to Listings Ratio / YTD	20% / 21%	20% / 15%	21% / 16%	8% / 16%	3% / 11%
Sales Volume	337,000	117,484	1,455,200	146,000	120,000
Sales Volume YTD	8,660,388	7,323,484	11,584,349	9,010,562	5,978,126
Average Sale Price	84,250	58,742	363,800	73,000	120,000
Average Sale Price YTD	222,061	209,242	257,430	204,786	157,319
Median Sale Price	75,000	58,742	71,500	73,000	120,000
Median Sale Price YTD	135,000	86,000	105,000	96,000	92,500
Average Days on Market / YTD	147 / 154	126 / 131	93 / 159	34 / 105	84 / 116
Median Days on Market / YTD	119 / 118	126 / 106	100 / 109	34 / 95	84 / 86
Lease					
Listings / YTD	20 / 240	15 / 199	14 / 187	25 / 195	19 / 192
Sales / YTD	6 / 72	5 / 63	6 / 63	7 / 67	6 / 67
Sales to Listings Ratio / YTD	30% / 30%	33% / 32%	43% / 34%	28% / 34%	32% / 35%
Sales Volume	491,390	315,402	1,559,450	466,144	2,270,352
Sales Volume YTD	9,233,905	7,763,853	10,435,677	8,036,845	15,218,176
Average Sale Price	81,898	63,080	259,908	66,592	378,392
Average Sale Price YTD	128,249	123,236	165,646	119,953	227,137
Median Sale Price	60,550	37,200	288,600	51,412	164,500
Median Sale Price YTD	69,900	72,584	103,844	75,600	111,000
Average Days on Market / YTD	185 / 144	112 / 142	111 / 133	171 / 143	88 / 128
Median Days on Market / YTD	107 / 97	85 / 70	77 / 98	82 / 78	39 / 75
Farms					
Listings / YTD	0 / 0	0 / 122	7 / 225	19 / 326	22 / 355
Sales / YTD	0 / 6	2 / 47	5 / 110	8 / 106	13 / 103
Sales to Listings Ratio / YTD	0% / 0%	0% / 39%	71% / 49%	42% / 33%	59% / 29%
Sales Volume	0	1,863,000	3,539,000	3,886,200	5,708,300
Sales Volume YTD	1,975,000	37,943,400	63,631,174	64,036,727	57,435,022
Average Sale Price	0	931,500	707,800	485,775	439,100
Average Sale Price YTD	329,167	807,306	578,465	604,120	557,622
Median Sale Price	0	931,500	742,000	400,000	275,000
Median Sale Price YTD	280,000	550,000	522,500	428,500	480,000
Average Days on Market / YTD	0 / 359	129 / 169	469 / 158	132 / 132	142 / 133
Median Days on Market / YTD	0 / 376	129 / 80	293 / 99	107 / 91	147 / 93
Total Commercial²					
Listings / YTD	70 / 855	56 / 994	98 / 1,175	101 / 1,315	114 / 1,408
Sales / YTD	18 / 242	17 / 249	27 / 353	39 / 360	40 / 377
Sales to Listings Ratio / YTD	26% / 28%	30% / 25%	28% / 30%	39% / 27%	35% / 27%
Sales Volume	6,226,460	8,280,014	18,537,800	56,935,144	21,920,107
Sales Volume YTD	130,417,714	134,182,219	218,407,348	235,836,893	209,007,428
Average Sale Price	345,914	487,060	686,585	1,459,875	548,003
Average Sale Price YTD	538,916	538,884	618,718	655,102	554,396
Median Sale Price	161,250	300,000	413,225	435,000	359,400
Median Sale Price YTD	300,000	300,000	390,000	328,000	385,000
Average Days on Market / YTD	162 / 165	157 / 154	176 / 147	128 / 135	148 / 132
Median Days on Market / YTD	123 / 118	127 / 99	98 / 96	91 / 88	139 / 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.

November 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
	August	7,908	1,206	593	5,836	331
	September	7,857	1,204	580	5,874	328
	October	7,215	1,066	556	5,416	318
	November	6,493	929	532	4,903	317

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.

November 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Single Family Detached							
Northwest	Sales	29	33	28	355	379	427
	Average	395,260	429,445	372,175	397,042	406,330	376,496
	Median	345,000	365,000	331,500	357,500	362,000	345,500
North Central	Sales	71	103	123	1,416	1,569	1,779
	Average	366,562	411,374	382,722	386,990	399,859	390,463
	Median	346,000	397,500	365,000	375,000	385,000	379,900
Northeast	Sales	26	36	46	414	460	501
	Average	338,748	347,094	319,045	342,288	345,422	337,583
	Median	320,750	316,000	309,750	326,000	329,900	320,500
Central	Sales	19	24	27	290	333	354
	Average	346,916	308,788	289,348	299,332	304,526	275,356
	Median	293,000	283,750	277,500	279,000	285,500	260,000
West	Sales	43	60	66	731	768	889
	Average	604,755	492,804	485,648	524,899	503,063	506,757
	Median	475,000	414,750	418,625	430,000	423,500	428,500
Southwest	Sales	64	72	91	1,057	1,108	1,234
	Average	566,756	503,886	541,991	547,742	554,045	543,924
	Median	533,500	482,250	476,000	495,000	486,750	484,000
Southeast	Sales	91	105	87	1,285	1,297	1,446
	Average	386,993	396,952	410,161	395,880	409,821	395,622
	Median	365,000	377,500	395,000	375,000	389,000	377,000
Anthony Henday	Sales	90	78	115	1,353	1,241	1,320
	Average	512,436	502,306	547,988	500,990	504,184	516,730
	Median	459,000	458,031	480,000	462,000	470,000	472,000
City of Edmonton Total	Sales	433	511	583	6,902	7,153	7,950
	Average	453,810	436,707	446,073	444,364	447,108	439,983
	Median	399,000	410,000	408,500	406,000	410,000	405,000
Condominiums							
Northwest	Sales	7	11	9	136	121	151
	Average	163,571	315,741	243,144	226,029	245,734	229,036
	Median	121,000	330,000	233,500	208,500	225,000	215,525
North Central	Sales	38	59	52	514	676	688
	Average	205,935	213,942	230,733	221,515	226,002	224,474
	Median	196,750	205,000	231,000	210,000	216,000	214,250
Northeast	Sales	24	22	26	287	323	354
	Average	163,492	198,941	204,685	188,118	196,963	192,949
	Median	163,750	186,000	198,350	190,000	195,000	192,000
Central	Sales	50	50	53	652	732	887
	Average	299,170	315,240	323,644	292,188	283,829	283,628
	Median	235,550	275,000	310,000	279,950	270,000	258,000
West	Sales	22	34	32	328	415	460
	Average	218,182	234,015	264,286	222,823	233,512	235,142
	Median	186,000	224,000	246,000	208,650	215,500	216,725
Southwest	Sales	43	39	50	589	784	859
	Average	272,107	272,833	265,314	276,886	279,435	280,573
	Median	251,000	275,000	245,000	258,400	262,000	265,000
Southeast	Sales	21	32	46	459	544	640
	Average	243,216	237,861	221,343	240,337	240,514	236,018
	Median	237,000	221,000	215,000	229,000	226,550	222,450
Anthony Henday	Sales	25	48	39	587	611	660
	Average	254,229	270,940	274,812	268,852	266,942	268,688
	Median	255,000	258,600	255,000	260,999	256,000	255,000
City of Edmonton Total	Sales	230	295	307	3,552	4,206	4,699
	Average	242,681	255,756	258,253	251,520	252,929	252,494
	Median	214,000	235,000	234,900	232,250	234,000	231,000

n/a = insufficient data

November 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	1,495	1,522	1,137	1,056	1,058
Sales	765	905	982	900	799
Sales Volume	287,610,512	333,685,222	378,382,738	350,206,224	271,061,185
Edmonton City Year to Date					
Listings	23,471	23,984	20,684	19,119	20,162
Sales	11,887	12,739	14,067	12,424	11,576
Sales Volume	4,491,434,472	4,765,800,001	5,208,325,192	4,391,356,677	3,958,023,998
Edmonton City Month End Active Inventory					
Residential	4,903	4,517	2,930	3,015	3,322
Commercial	317	267	273	282	329
TOTAL	5,220	4,784	3,203	3,297	3,651
<hr/>					
Edmonton CMA Monthly					
Listings	2,033	2,142	1,639	1,541	1,533
Sales	1,054	1,273	1,324	1,222	1,109
Sales Volume	402,479,396	486,481,580	520,447,291	481,989,973	388,749,140
Edmonton CMA Year to Date					
Listings	33,585	34,564	30,421	28,417	30,102
Sales	16,680	17,952	19,825	17,733	16,531
Sales Volume	6,415,002,696	6,929,826,830	7,556,186,004	6,454,866,336	5,843,445,355
Edmonton CMA Month End Active Inventory					
Residential	6,493	6,043	3,906	4,047	4,515
Rural	929	938	950	1,249	999
Commercial	532	540	584	626	671
TOTAL	7,954	7,521	5,440	5,922	6,185
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Total Board Monthly					
Listings	2,481	2,542	2,039	1,943	1,978
Sales	1,269	1,500	1,607	1,503	1,345
Sales Volume	466,907,946	557,614,956	611,452,515	567,001,443	456,395,097
Total Board Year to Date					
Listings	41,536	42,802	38,915	36,417	39,359
Sales	20,033	21,562	24,315	22,084	20,586
Sales Volume	7,475,955,396	8,103,335,208	9,006,946,473	7,778,621,552	7,032,727,985

November 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead						
Sales	4	4	6	57	64	67
Sales Volume	n/a	n/a	1,153,500	12,486,323	13,546,800	14,477,400
Average Price	n/a	n/a	192,250	219,058	211,669	216,081
Median Price	n/a	n/a	206,250	210,000	222,500	225,000
Beaumont						
Sales	15	23	15	251	304	345
Sales Volume	6,378,500	9,916,800	6,921,500	105,691,412	131,251,928	154,964,222
Average Price	425,233	431,165	461,433	421,081	431,750	449,172
Median Price	393,000	430,000	450,000	405,000	416,250	445,000
Bonnyville						
Sales	1	12	5	59	89	124
Sales Volume	n/a	3,734,500	1,739,000	18,102,150	28,851,490	42,694,250
Average Price	n/a	311,208	347,800	306,816	324,174	344,308
Median Price	n/a	296,000	440,000	307,000	316,000	387,000
Cold Lake						
Sales	13	4	14	237	219	367
Sales Volume	3,873,000	n/a	5,176,000	76,532,274	81,696,996	144,467,440
Average Price	297,923	n/a	369,714	322,921	373,046	393,644
Median Price	282,500	n/a	379,500	320,000	369,900	394,000
Devon						
Sales	4	7	7	71	86	91
Sales Volume	n/a	2,788,900	2,225,500	22,687,050	28,758,888	30,201,450
Average Price	n/a	398,414	317,929	319,536	334,406	331,884
Median Price	n/a	391,900	313,000	325,000	320,000	323,000
Drayton Valley						
Sales	5	3	15	86	104	187
Sales Volume	1,314,500	n/a	5,396,300	23,740,574	30,592,898	56,008,138
Average Price	262,900	n/a	359,753	276,053	294,162	299,509
Median Price	350,000	n/a	392,900	279,000	308,750	307,000
Fort Saskatchewan						
SFD Sales	21	21	32	320	328	364
SFD Average Price	419,205	423,476	458,294	424,296	415,081	432,200
SFD Median Price	400,000	370,000	435,000	417,250	410,000	424,750
Condo Sales	4	3	8	61	62	87
Condo Average Price	n/a	n/a	244,938	245,443	236,692	240,980
Condo Median Price	n/a	n/a	223,750	239,000	216,500	225,900
Total Sales Volume	11,757,300	12,090,400	18,185,802	183,847,475	179,871,996	207,051,351
Gibbons						
Sales	2	4	6	45	62	68
Sales Volume	n/a	n/a	1,965,499	13,380,900	18,343,730	20,789,199
Average Price	n/a	n/a	327,583	297,353	295,867	305,724
Median Price	n/a	n/a	302,500	285,000	282,250	295,000
Leduc						
SFD Sales	26	26	30	342	392	422
SFD Average Price	358,119	371,778	411,287	375,657	388,983	384,799
SFD Median Price	342,450	353,950	390,450	361,000	368,500	366,200
Condo Sales	1	4	4	46	76	77
Condo Average Price	n/a	n/a	n/a	240,400	246,394	260,322
Condo Median Price	n/a	n/a	n/a	224,975	233,500	253,000
Total Sales Volume	10,968,100	12,519,434	15,817,500	167,805,933	195,549,431	202,887,835

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.

November 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville	Sales	10	9	11	186	225	258
	Sales Volume	3,447,549	3,309,585	3,545,000	62,112,959	75,594,235	83,959,304
	Average Price	344,755	367,732	322,273	333,941	335,974	325,424
	Median Price	365,325	360,000	315,000	340,000	347,000	330,000
Sherwood Park	SFD Sales	58	54	48	835	863	868
	SFD Average Price	467,954	428,929	453,507	456,644	459,904	458,836
	SFD Median Price	431,500	422,500	431,500	427,500	439,000	437,700
	Condo Sales	11	14	14	224	245	232
	Condo Average Price	317,682	323,553	316,457	317,771	323,361	317,622
	Condo Median Price	335,000	317,750	272,000	305,000	310,000	307,250
	Total Sales Volume	31,238,850	30,260,926	28,030,222	482,749,312	502,114,901	494,499,453
Spruce Grove	SFD Sales	22	36	27	420	449	459
	SFD Average Price	400,374	392,176	453,916	401,112	407,940	404,616
	SFD Median Price	390,500	383,000	432,000	390,000	397,000	391,500
	Condo Sales	3	6	10	49	59	105
	Condo Average Price	n/a	199,000	213,891	230,440	234,769	232,241
	Condo Median Price	n/a	208,500	211,500	215,000	218,500	225,000
	Total Sales Volume	12,251,222	16,938,249	16,591,148	222,690,966	230,383,661	241,441,454
St. Albert	SFD Sales	46	51	51	755	788	848
	SFD Average Price	470,236	519,284	501,313	474,635	486,521	472,888
	SFD Median Price	437,500	430,000	453,000	432,000	448,250	435,000
	Condo Sales	11	13	10	219	214	246
	Condo Average Price	244,364	281,846	234,050	264,043	277,921	266,942
	Condo Median Price	244,000	283,000	237,500	240,000	269,050	255,000
	Total Sales Volume	26,648,661	31,810,000	29,044,786	429,621,994	456,602,951	482,704,786
St. Paul	Sales	7	9	10	96	92	129
	Sales Volume	1,442,500	1,709,500	3,086,400	23,515,388	24,177,600	30,311,844
	Average Price	206,071	189,944	308,640	244,952	262,800	234,976
	Median Price	215,000	132,000	294,950	229,000	268,000	239,900
Stony Plain	Sales	15	24	20	286	310	333
	Sales Volume	4,142,049	8,277,800	6,519,600	90,815,404	109,478,433	112,470,010
	Average Price	276,137	344,908	325,980	317,536	353,156	337,748
	Median Price	265,000	342,500	344,750	317,000	349,875	340,000
Vegreville	Sales	8	7	8	71	80	97
	Sales Volume	1,466,000	1,382,000	1,970,300	16,116,275	17,525,850	22,143,830
	Average Price	183,250	197,429	246,288	226,990	219,073	228,287
	Median Price	195,500	200,000	252,250	215,000	225,000	231,000
Westlock	Sales	5	9	7	75	67	91
	Sales Volume	919,000	1,607,500	1,864,000	14,776,885	14,194,200	19,759,100
	Average Price	183,800	178,611	266,286	197,025	211,854	217,133
	Median Price	220,000	205,000	257,000	189,500	216,000	215,000
Wetaskiwin	Sales	7	9	9	183	188	215
	Sales Volume	1,503,500	2,122,500	1,810,000	43,018,565	45,174,482	47,069,027
	Average Price	214,786	235,833	201,111	235,074	240,290	218,926
	Median Price	185,000	240,000	210,000	233,000	240,000	211,000

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.

November 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	1	3	22	19	23
	Sales Volume	n/a	n/a	n/a	3,454,275	3,718,700	4,432,300
Bonnyville M.D.	Sales	3	6	11	68	85	181
	Sales Volume	n/a	2,230,500	3,734,500	26,017,400	31,893,550	73,567,184
Lac la Biche County	Sales	0	0	0	2	0	4
	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	8	17	6	171	153	157
	Sales Volume	2,785,500	8,160,000	2,379,000	79,346,983	88,309,627	75,155,553
Parkland County	Sales	29	33	24	418	464	494
	Sales Volume	14,408,360	17,260,000	10,227,250	194,874,608	227,385,880	226,000,285
Smoky Lake County	Sales	0	1	2	14	9	17
	Sales Volume	n/a	n/a	n/a	3,673,900	2,247,500	4,220,513
St. Paul County	Sales	5	1	7	65	66	87
	Sales Volume	1,390,700	n/a	1,494,700	13,403,300	13,189,600	18,608,923
Strathcona County	Sales	12	23	17	278	331	378
	Sales Volume	10,127,500	12,647,000	10,832,500	173,425,043	203,641,600	222,516,719
Sturgeon County	Sales	9	21	14	163	176	220
	Sales Volume	3,967,000	11,261,000	6,851,900	83,586,591	99,639,155	118,231,099
Thorhild County	Sales	5	0	3	29	24	26
	Sales Volume	684,000	n/a	n/a	7,371,237	5,466,300	7,126,900
Two Hills County	Sales	1	3	0	14	17	8
	Sales Volume	n/a	n/a	n/a	4,166,500	3,659,300	1,352,775
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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November 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	2	4	4	18
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,311,250
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	1	0	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	1	4	19	37
	Sales Volume	n/a	n/a	n/a	n/a	15,694,500	21,647,875
Parkland County	Sales	1	0	1	8	16	47
	Sales Volume	n/a	n/a	n/a	8,355,560	9,653,650	24,804,300
Smoky Lake County	Sales	1	1	1	2	4	9
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,939,700
St. Paul County	Sales	0	0	1	10	6	23
	Sales Volume	n/a	n/a	n/a	3,794,900	1,423,000	7,498,750
Strathcona County	Sales	0	0	2	4	9	21
	Sales Volume	n/a	n/a	n/a	n/a	10,333,750	16,208,900
Sturgeon County	Sales	0	0	2	3	7	15
	Sales Volume	n/a	n/a	n/a	n/a	4,383,000	11,498,999
Thorhild County	Sales	1	0	1	3	4	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,925,000
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.