



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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### **All residential year-over-year unit sales up 12.42%**

#### **Edmonton, December 4, 2017:**

In the Edmonton Census Metropolitan Area (CMA), all residential average unit sales were up year-over-year 12.42%. Specifically, in each category, single family home unit sales were up 9.86%, condominium unit sales were up 18.32% and duplex/rowhouse unit sales were all up 4.27% when compared to November 2016. Unit sales month over month declined across all categories. Single family homes decreased 17.93%, condominium decreased 0.92% and duplex/rowhouses decreased 14.69% compared to October 2017.

“Although the year-over-year growth in sales volume is encouraging, the surge is likely related to consumers trying to complete purchases before new restrictive borrowing rules come into force in the new year,” said James Mabey, Chair of the REALTORS® Association of Edmonton.

The average sale price for single family homes increased both month-over-month and year-over-year to \$441,526, up 2.29% compared to October 2017 and up 0.23% compared to November 2016. Duplex/rowhouse average price also increased to \$358,807, up 5.3% relative to October 2017 and up 1.39% compared to November 2016. Condominium average price decreased to \$232,221, down 4.39% month over month and down 4.27% year over year.

As is typical for the winter real estate market, days on market also increased across most categories. Single family average days on market was up to 59, condominiums were averaging 75 days on market, and duplex/rowhouses took an average of 59 days to sell in November. Average days on market for all residential properties was 66 this month, up 8.2% over last month and up 6.45% from November 2016.

Inventory decreased to 7,030, which is down 8.37% compared to October 2017, but up 3.60% over November 2016. Listings in November 2017 increased 5.27% compared to November 2016, and decreased 19.69% relative to October 2017.

“There are fewer listings coming onto the market now as we end 2017,” said Mabey. “Looking forward to 2018, we will see higher inventory levels than in previous years, coupled with new mortgage rules that may slow the market, at least temporarily, as consumers adjust their expectations in response to the new lending rules. If this is the case, we may experience some market tightening in the new year.”

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>November 2017</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$441,526	2.29%	0.23%
SFD median <sup>4</sup> selling price – month	\$394,000	1.03%	-0.25%
Condominium average selling price	\$232,221	-4.39%	-4.27%
Condominium median selling price	\$222,000	-4.00%	3.26%
All-residential <sup>5</sup> average selling price	\$370,397	-0.02%	-0.92%
All-residential median selling price	\$342,250	-1.37%	-1.93%
# residential listings this month	1,897	-19.69%	5.27%
# residential sales this month	1,168	-12.77%	12.42%
# residential inventory at month end	7,030	-8.59%	3.60%
# Total <sup>6</sup> MLS® System sales this month	1,469	-14.79%	8.01%
\$ Value Total residential sales this month	464,043,913	-15.89%	8.07%
\$ Value of total MLS® System sales – month	535,189,876	-17.21%	6.98%
\$ Value of total MLS® System sales - YTD	7,521,139,964	7.64%	0.54%

<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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## November 2017

	2017	2016	2015	2014	2013
<b>Single Family Detached</b>					
Listings / YTD	1,069 / 16,881	950 / 16,594	1,047 / 17,706	780 / 15,580	790 / 14,562
Sales / YTD	691 / 9,545	629 / 9,532	730 / 10,069	774 / 11,041	665 / 10,033
Sales to Listings Ratio / YTD	65% / 57%	66% / 57%	70% / 57%	99% / 71%	84% / 69%
Sales Volume	305,094,231	277,076,899	313,738,955	341,381,521	268,289,818
Sales Volume YTD	4,189,734,108	4,144,932,642	4,410,740,269	4,776,302,144	4,104,002,017
Average Sale Price	441,526	440,504	429,779	441,061	403,443
Average Sale Price YTD	438,945	434,844	438,051	432,597	409,050
Median Sale Price	394,000	395,000	400,000	409,900	375,000
Median Sale Price YTD	400,000	402,000	408,000	402,000	380,000
Average Days on Market / YTD	59 / 52	53 / 52	55 / 49	55 / 45	55 / 48
Median Days on Market / YTD	48 / 36	41 / 38	48 / 35	37 / 30	42 / 32
<b>Condominium</b>					
Listings / YTD	635 / 10,124	620 / 9,594	607 / 9,372	454 / 7,899	413 / 7,745
Sales / YTD	323 / 4,031	273 / 4,044	331 / 4,720	342 / 5,361	352 / 4,799
Sales to Listings Ratio / YTD	51% / 40%	44% / 42%	55% / 50%	75% / 68%	85% / 62%
Sales Volume	75,007,527	66,223,593	83,874,341	86,940,776	85,228,340
Sales Volume YTD	1,003,322,125	1,014,520,611	1,193,233,147	1,351,989,511	1,159,398,852
Average Sale Price	232,221	242,577	253,397	254,213	242,126
Average Sale Price YTD	248,902	250,871	252,804	252,190	241,592
Median Sale Price	222,000	215,000	235,000	232,500	221,250
Median Sale Price YTD	228,500	232,700	235,000	233,000	227,000
Average Days on Market / YTD	75 / 67	77 / 63	61 / 54	54 / 52	66 / 60
Median Days on Market / YTD	65 / 52	57 / 49	52 / 42	46 / 38	57 / 45
<b>Duplex/Rowhouse</b>					
Listings / YTD	151 / 2,750	178 / 2,658	178 / 2,452	114 / 1,766	111 / 1,509
Sales / YTD	122 / 1,660	117 / 1,585	97 / 1,458	90 / 1,364	79 / 1,098
Sales to Listings Ratio / YTD	81% / 60%	66% / 60%	54% / 59%	79% / 77%	71% / 73%
Sales Volume	43,774,431	41,405,002	32,905,770	31,646,841	25,862,519
Sales Volume YTD	579,300,136	550,208,416	515,766,033	470,744,799	362,272,154
Average Sale Price	358,807	353,889	339,235	351,632	327,374
Average Sale Price YTD	348,976	347,135	353,749	345,121	329,938
Median Sale Price	332,500	335,000	341,000	341,250	315,000
Median Sale Price YTD	332,500	330,000	341,000	331,298	315,000
Average Days on Market / YTD	59 / 63	74 / 62	55 / 48	46 / 43	41 / 49
Median Days on Market / YTD	48 / 48	52 / 47	41 / 35	28 / 29	34 / 35
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	1,897 / 30,504	1,802 / 29,725	1,893 / 30,279	1,394 / 25,991	1,344 / 24,407
Sales / YTD	1,168 / 15,535	1,039 / 15,436	1,188 / 16,567	1,225 / 18,151	1,109 / 16,278
Sales to Listings Ratio / YTD	62% / 51%	58% / 52%	63% / 55%	88% / 70%	83% / 67%
Sales Volume	432,624,064	388,397,494	436,206,366	464,987,738	382,486,577
Sales Volume YTD	5,831,962,886	5,763,298,742	6,175,182,023	6,666,369,852	5,681,910,439
Average Sale Price	370,397	373,819	367,177	379,582	344,893
Average Sale Price YTD	375,408	373,367	372,740	367,273	349,055
Median Sale Price	342,250	349,000	350,000	355,000	324,650
Median Sale Price YTD	350,000	352,850	355,000	348,600	331,000
Average Days on Market / YTD	66 / 58	62 / 56	58 / 51	54 / 47	58 / 53
Median Days on Market / YTD	53 / 42	47 / 42	48 / 37	39 / 32	45 / 36

<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.

## November 2017

	2017	2016	2015	2014	2013
<b>Acreeage with Home</b>					
Listings / YTD	112 / 1,954	81 / 1,896	123 / 2,128	76 / 2,067	80 / 1,928
Sales / YTD	40 / 816	44 / 819	71 / 905	44 / 983	64 / 859
Sales to Listings Ratio / YTD	36% / 42%	54% / 43%	58% / 43%	58% / 48%	80% / 45%
Sales Volume	18,936,400	29,137,160	42,178,500	25,502,800	36,155,386
Sales Volume YTD	485,927,542	474,102,071	543,979,185	569,749,985	472,072,735
Average Sale Price	473,410	662,208	594,063	579,609	564,928
Average Sale Price YTD	595,499	578,879	601,082	579,603	549,561
Median Sale Price	470,000	550,000	550,000	547,500	488,500
Median Sale Price YTD	560,000	545,000	550,000	540,000	510,000
Average Days on Market / YTD	94 / 83	94 / 78	78 / 74	87 / 73	79 / 73
Median Days on Market / YTD	75 / 56	81 / 55	49 / 52	66 / 48	60 / 54
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	43 / 552	54 / 620	36 / 663	46 / 858	21 / 786
Sales / YTD	14 / 204	20 / 199	18 / 195	19 / 242	8 / 184
Sales to Listings Ratio / YTD	33% / 37%	37% / 32%	50% / 29%	41% / 28%	38% / 23%
Sales Volume	4,068,000	5,121,500	4,579,000	4,087,650	2,612,000
Sales Volume YTD	54,740,780	51,032,538	65,125,027	61,182,196	42,355,305
Average Sale Price	290,571	256,075	254,389	215,139	326,500
Average Sale Price YTD	268,337	256,445	333,974	252,819	230,192
Median Sale Price	232,500	277,500	257,500	210,000	289,500
Median Sale Price YTD	210,000	195,000	245,000	208,500	206,250
Average Days on Market / YTD	227 / 155	225 / 165	213 / 155	186 / 170	86 / 181
Median Days on Market / YTD	111 / 103	179 / 109	147 / 89	172 / 99	74 / 100
<b>Recreational with Home</b>					
Listings / YTD	2 / 26	1 / 34	6 / 45	1 / 34	2 / 62
Sales / YTD	2 / 12	0 / 11	0 / 17	0 / 16	0 / 19
Sales to Listings Ratio / YTD	100% / 46%	0% / 32%	0% / 38%	0% / 47%	0% / 31%
Sales Volume	1,295,000	0	0	0	0
Sales Volume YTD	4,971,900	5,336,000	6,571,050	6,226,100	7,821,700
Average Sale Price	647,500	0	0	0	0
Average Sale Price YTD	414,325	485,091	386,532	389,131	411,668
Median Sale Price	647,500	0	0	0	0
Median Sale Price YTD	381,500	519,000	349,900	422,000	340,000
Average Days on Market / YTD	85 / 85	0 / 108	0 / 117	0 / 76	0 / 64
Median Days on Market / YTD	85 / 65	0 / 94	0 / 56	0 / 59	0 / 43
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	157 / 2,532	136 / 2,550	165 / 2,836	123 / 2,959	103 / 2,776
Sales / YTD	56 / 1,032	64 / 1,029	89 / 1,117	63 / 1,241	72 / 1,062
Sales to Listings Ratio / YTD	36% / 41%	47% / 40%	54% / 39%	51% / 42%	70% / 38%
Sales Volume	24,299,400	34,258,660	46,757,500	29,590,450	38,767,386
Sales Volume YTD	545,640,222	530,470,609	615,675,262	637,158,281	522,249,740
Average Sale Price	433,918	535,292	525,365	469,690	538,436
Average Sale Price YTD	528,721	515,521	551,186	513,423	491,761
Median Sale Price	402,500	475,000	502,500	457,000	481,200
Median Sale Price YTD	499,450	492,000	520,000	490,000	470,000
Average Days on Market / YTD	127 / 97	135 / 95	106 / 89	117 / 92	80 / 92
Median Days on Market / YTD	83 / 59	97 / 62	57 / 56	84 / 56	61 / 59

<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.

## November 2017

	2017	2016	2015	2014	2013
<b>Land</b>					
Listings / YTD	14 / 144	8 / 112	6 / 144	16 / 129	10 / 166
Sales / YTD	2 / 19	3 / 26	2 / 17	2 / 22	5 / 28
Sales to Listings Ratio / YTD	14% / 13%	38% / 23%	33% / 12%	13% / 17%	50% / 17%
Sales Volume	1,965,000	2,877,610	612,000	790,000	3,080,000
Sales Volume YTD	21,507,700	27,991,360	11,909,500	29,198,100	27,913,000
Average Sale Price	982,500	959,203	306,000	395,000	616,000
Average Sale Price YTD	1,131,984	1,076,591	700,559	1,327,186	996,893
Median Sale Price	982,500	355,000	306,000	395,000	230,000
Median Sale Price YTD	850,000	662,500	420,000	490,000	472,500
Average Days on Market / YTD	122 / 182	311 / 215	84 / 204	81 / 205	57 / 197
Median Days on Market / YTD	122 / 110	307 / 152	84 / 131	81 / 127	33 / 118
<b>Investment</b>					
Listings / YTD	42 / 234	17 / 255	21 / 216	32 / 250	18 / 216
Sales / YTD	4 / 75	6 / 78	4 / 57	5 / 78	9 / 59
Sales to Listings Ratio / YTD	10% / 32%	35% / 31%	19% / 26%	16% / 31%	50% / 27%
Sales Volume	1,328,000	2,845,460	1,817,000	5,587,700	11,395,000
Sales Volume YTD	46,435,015	55,752,413	35,150,854	62,431,903	50,664,800
Average Sale Price	332,000	474,243	454,250	1,117,540	1,266,111
Average Sale Price YTD	619,134	714,775	616,682	800,409	858,725
Median Sale Price	322,500	437,500	443,500	752,500	885,000
Median Sale Price YTD	450,000	405,938	405,000	448,500	425,000
Average Days on Market / YTD	187 / 175	149 / 155	189 / 153	176 / 142	96 / 155
Median Days on Market / YTD	208 / 149	133 / 121	199 / 119	191 / 91	50 / 113
<b>Multi Family</b>					
Listings / YTD	4 / 48	6 / 52	4 / 54	6 / 63	4 / 97
Sales / YTD	3 / 18	0 / 18	1 / 19	3 / 30	3 / 38
Sales to Listings Ratio / YTD	75% / 38%	0% / 35%	25% / 35%	50% / 48%	75% / 39%
Sales Volume	2,753,300	0	1,697,000	5,080,000	5,076,000
Sales Volume YTD	23,682,300	24,007,998	26,426,000	41,812,300	37,658,684
Average Sale Price	917,767	0	1,697,000	1,693,333	1,692,000
Average Sale Price YTD	1,315,683	1,333,778	1,390,842	1,393,743	991,018
Median Sale Price	703,300	0	1,697,000	1,600,000	1,750,000
Median Sale Price YTD	1,080,000	1,030,000	1,250,000	1,290,500	746,250
Average Days on Market / YTD	127 / 98	0 / 179	273 / 152	102 / 109	138 / 79
Median Days on Market / YTD	106 / 88	0 / 90	273 / 99	81 / 82	140 / 64
<b>Hotel/Motel</b>					
Listings / YTD	0 / 2	0 / 2	0 / 4	0 / 6	0 / 3
Sales / YTD	0 / 0	0 / 0	1 / 1	0 / 0	1 / 1
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 25%	0% / 0%	0% / 33%
Sales Volume	0	0	700,000	0	70,000
Sales Volume YTD	0	0	700,000	0	70,000
Average Sale Price	0	0	700,000	0	70,000
Average Sale Price YTD	0	0	700,000	0	70,000
Median Sale Price	0	0	700,000	0	70,000
Median Sale Price YTD	0	0	700,000	0	70,000
Average Days on Market / YTD	0 / 0	0 / 0	127 / 127	0 / 0	335 / 335
Median Days on Market / YTD	0 / 0	0 / 0	127 / 127	0 / 0	335 / 335

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## November 2017

	2017	2016	2015	2014	2013
<b>Business</b>					
Listings / YTD	23 / 220	19 / 184	10 / 219	19 / 261	23 / 254
Sales / YTD	1 / 44	4 / 38	2 / 31	5 / 41	1 / 40
Sales to Listings Ratio / YTD	4% / 20%	21% / 21%	20% / 14%	26% / 16%	4% / 16%
Sales Volume	387,500	337,000	117,484	1,783,000	56,000
Sales Volume YTD	7,346,889	8,105,388	6,908,484	9,312,149	8,658,162
Average Sale Price	387,500	84,250	58,742	356,600	56,000
Average Sale Price YTD	166,975	213,300	222,854	227,126	216,454
Median Sale Price	387,500	75,000	58,742	105,000	56,000
Median Sale Price YTD	112,750	130,000	88,000	105,000	100,000
Average Days on Market / YTD	214 / 138	147 / 149	126 / 137	131 / 154	36 / 107
Median Days on Market / YTD	214 / 110	119 / 112	126 / 117	109 / 105	36 / 99
<b>Lease</b>					
Listings / YTD	15 / 220	19 / 238	15 / 174	14 / 164	22 / 165
Sales / YTD	7 / 72	7 / 71	5 / 51	7 / 51	3 / 56
Sales to Listings Ratio / YTD	47% / 33%	37% / 30%	33% / 29%	50% / 31%	14% / 34%
Sales Volume	686,649	671,390	289,687	1,695,175	331,436
Sales Volume YTD	8,280,401	8,867,850	6,130,421	8,749,880	7,073,234
Average Sale Price	98,093	95,913	57,937	242,168	110,479
Average Sale Price YTD	115,006	124,899	120,204	171,566	126,308
Median Sale Price	102,000	72,500	37,200	234,000	96,116
Median Sale Price YTD	71,000	69,600	72,584	111,800	95,578
Average Days on Market / YTD	288 / 202	243 / 143	119 / 152	131 / 139	285 / 154
Median Days on Market / YTD	178 / 144	189 / 95	96 / 77	98 / 102	18 / 77
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	0 / 122	7 / 221	19 / 324
Sales / YTD	0 / 2	0 / 6	4 / 47	4 / 109	9 / 104
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 39%	57% / 49%	47% / 32%
Sales Volume	0	0	3,913,000	1,679,000	4,041,200
Sales Volume YTD	2,000,000	1,975,000	37,943,400	62,289,174	63,570,727
Average Sale Price	0	0	978,250	419,750	449,022
Average Sale Price YTD	1,000,000	329,167	807,306	571,460	611,257
Median Sale Price	0	0	1,025,000	366,000	350,000
Median Sale Price YTD	1,000,000	280,000	550,000	520,000	433,500
Average Days on Market / YTD	0 / 648	0 / 359	150 / 169	540 / 158	155 / 133
Median Days on Market / YTD	0 / 648	0 / 376	129 / 80	299 / 98	139 / 91
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	98 / 867	69 / 844	56 / 932	94 / 1,094	96 / 1,225
Sales / YTD	17 / 230	20 / 237	19 / 223	26 / 331	31 / 326
Sales to Listings Ratio / YTD	17% / 27%	29% / 28%	34% / 24%	28% / 30%	32% / 27%
Sales Volume	7,120,449	6,731,460	9,146,171	16,614,875	24,049,636
Sales Volume YTD	109,252,305	126,700,009	125,168,659	213,793,506	195,608,607
Average Sale Price	418,850	336,573	481,377	639,034	775,795
Average Sale Price YTD	475,010	534,599	561,294	645,902	600,026
Median Sale Price	225,000	171,250	300,000	346,600	435,000
Median Sale Price YTD	267,500	280,000	320,000	410,000	348,000
Average Days on Market / YTD	212 / 175	206 / 164	146 / 157	195 / 149	135 / 137
Median Days on Market / YTD	178 / 119	136 / 116	122 / 99	123 / 98	110 / 91

<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.

## November 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	1,375	624	4,239	258
	June	5,751	1,402	615	4,328	259
	July	5,644	1,347	591	4,227	255
	August	5,380	1,401	572	4,053	243
	September	4,850	1,276	584	3,661	262
	October	4,506	1,109	553	3,429	249
	November	3,946	955	554	2,960	264
	December	3,125	788	485	2,326	225
2015	January	4,148	861	531	3,120	266
	February	5,039	1,007	566	3,784	281
	March	5,973	1,134	592	4,415	285
	April	6,787	1,262	587	4,989	289
	May	7,328	1,336	585	5,459	291
	June	7,200	1,369	573	5,444	298
	July	7,217	1,362	572	5,495	299
	August	7,249	1,333	576	5,510	275
	September	7,123	1,243	565	5,347	268
	October	6,664	1,090	550	4,974	266
	November	6,345	1,023	551	4,755	269
	December	5,574	866	533	4,146	270
2016	January	5,900	881	510	4,331	262
	February	6,740	964	531	4,917	279
	March	7,413	1,070	559	5,406	313
	April	7,913	1,174	549	5,735	295
	May	8,037	1,138	581	5,884	318
	June	8,067	1,203	594	5,943	331
	July	7,909	1,183	572	5,805	316
	August	7,791	1,198	588	5,742	326
	September	7,707	1,192	573	5,766	321
	October	7,139	1,055	553	5,361	313
	November	6,786	978	562	5,114	328
	December	5,712	841	551	4,253	324
2017	January	5,748	808	510	4,273	297
	February	6,243	845	528	4,626	301
	March	6,917	908	565	5,126	314
	April	7,620	1,045	569	5,630	303
	May	8,430	1,180	567	6,286	297
	June	8,770	1,225	565	6,566	316
	July	8,792	1,226	557	6,625	302
	August	8,606	1,223	566	6,504	314
	September	8,323	1,175	560	6,337	327
	October	7,672	1,040	548	5,806	319
	November	7,030	959	574	5,305	338

<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.

## November 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	49	29	34	433	357	380
	Average	384,628	395,260	426,315	420,215	396,694	406,371
	Median	363,000	345,000	357,500	375,000	357,500	363,050
<b>North Central</b>	Sales	122	76	108	1,425	1,423	1,571
	Average	392,731	376,282	406,325	384,712	386,770	399,936
	Median	375,250	361,250	393,750	368,500	375,000	385,000
<b>Northeast</b>	Sales	22	26	33	386	415	457
	Average	305,638	338,748	343,178	345,670	342,184	346,299
	Median	289,500	320,750	307,000	320,000	325,000	329,900
<b>Central</b>	Sales	28	21	29	297	291	334
	Average	273,543	350,067	310,203	278,220	299,041	304,520
	Median	256,000	302,500	287,500	260,400	278,000	285,500
<b>West</b>	Sales	50	45	66	750	733	770
	Average	590,317	599,988	486,292	532,954	524,483	503,483
	Median	456,500	475,000	412,750	440,000	430,000	424,500
<b>Southwest</b>	Sales	74	67	74	1,115	1,058	1,107
	Average	572,189	564,192	507,822	563,494	547,421	554,454
	Median	519,000	532,000	483,750	495,000	494,500	487,500
<b>Southeast</b>	Sales	97	95	104	1,298	1,294	1,296
	Average	406,962	384,021	396,047	401,389	395,658	410,837
	Median	365,000	365,000	370,500	375,000	375,000	389,000
<b>Anthony Henday</b>	Sales	105	96	80	1,232	1,355	1,239
	Average	534,073	512,226	498,137	512,967	500,966	504,199
	Median	442,500	459,000	450,000	462,500	462,000	470,000
<b>City of Edmonton Total</b>	Sales	547	455	528	6,936	6,926	7,152
	Average	454,395	454,230	434,493	450,867	444,041	447,472
	Median	403,000	400,000	405,000	406,000	406,000	410,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	8	8	9	102	136	119
	Average	268,957	180,125	297,017	259,184	226,029	243,141
	Median	285,578	151,500	275,000	249,450	208,500	222,500
<b>North Central</b>	Sales	57	38	56	558	517	674
	Average	186,630	205,935	212,467	213,915	221,603	225,591
	Median	183,000	196,750	205,000	206,000	210,000	215,750
<b>Northeast</b>	Sales	23	25	23	269	283	323
	Average	152,343	166,352	197,509	174,953	190,528	196,909
	Median	160,000	165,000	182,000	171,500	191,000	195,000
<b>Central</b>	Sales	46	54	60	640	649	734
	Average	287,374	298,072	301,591	289,556	292,215	283,263
	Median	280,000	239,250	255,500	280,000	279,900	269,500
<b>West</b>	Sales	26	22	36	341	329	412
	Average	179,150	218,182	234,053	220,533	222,678	233,659
	Median	175,000	186,000	227,250	200,000	208,500	215,250
<b>Southwest</b>	Sales	43	46	38	637	590	782
	Average	298,180	273,894	280,418	285,584	276,857	279,532
	Median	268,500	255,500	271,000	268,000	258,700	262,000
<b>Southeast</b>	Sales	37	21	33	457	461	543
	Average	212,842	243,216	224,047	227,259	240,987	239,934
	Median	201,500	237,000	205,000	220,000	230,000	226,100
<b>Anthony Henday</b>	Sales	41	26	45	507	585	606
	Average	263,207	255,826	276,369	265,819	267,515	266,388
	Median	249,500	255,500	265,000	255,000	260,000	256,000
<b>City of Edmonton Total</b>	Sales	281	240	300	3,511	3,550	4,193
	Average	233,662	244,497	253,738	248,911	251,570	252,582
	Median	220,000	214,563	232,500	228,000	232,500	233,500

n/a = insufficient data



## November 2017

	2017	2016	2015	2014	2013
<b>Edmonton City Monthly</b>					
Listings	1,559	1,474	1,503	1,116	1,065
Sales	950	805	925	975	891
Sales Volume	358,498,001	303,260,535	338,642,279	373,719,678	319,512,557
<b>Edmonton City Year to Date</b>					
Listings	23,882	23,140	23,609	20,444	19,119
Sales	11,981	11,909	12,721	14,001	12,399
Sales Volume	4,558,053,766	4,497,581,457	4,760,115,433	5,186,299,379	4,358,169,212
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,305	5,114	4,755	2,960	3,155
Commercial	338	328	269	264	277
TOTAL	5,643	5,442	5,024	3,224	3,432
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	2,152	2,007	2,114	1,611	1,543
Sales	1,241	1,123	1,296	1,314	1,212
Sales Volume	464,043,913	429,387,614	492,110,037	511,193,063	445,303,599
<b>Edmonton CMA Year to Date</b>					
Listings	33,903	33,119	34,047	30,044	28,408
Sales	16,797	16,702	17,907	19,723	17,666
Sales Volume	6,486,855,413	6,420,469,360	6,916,025,944	7,517,321,639	6,399,768,786
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	7,030	6,786	6,345	3,946	4,249
Rural	959	978	1,023	955	1,012
Commercial	574	562	551	554	638
TOTAL	8,563	8,326	7,919	5,455	5,899
<hr/>					
<b>Total Board Monthly</b>					
Listings	2,581	2,447	2,507	2,010	1,945
Sales	1,469	1,360	1,518	1,603	1,505
Sales Volume	535,189,876	500,252,414	561,723,163	605,470,836	532,715,078
<b>Total Board Year to Date</b>					
Listings	41,767	40,967	42,180	38,413	36,402
Sales	20,086	20,055	21,501	24,188	21,995
Sales Volume	7,521,139,964	7,480,596,360	8,084,483,322	8,957,219,928	7,717,103,746

November 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Barrhead</b>	Sales	8	6	6	69	56	64
	Sales Volume	1,811,200	1,249,000	1,120,500	15,813,715	12,319,323	13,546,800
	Average Price	226,400	208,167	186,750	229,184	219,988	211,669
	Median Price	205,000	210,000	183,500	216,500	212,500	222,500
<b>Beaumont</b>	Sales	11	16	22	325	251	304
	Sales Volume	4,681,000	6,773,500	9,440,800	140,980,713	105,691,412	131,140,828
	Average Price	425,545	423,344	429,127	433,787	421,081	431,384
	Median Price	375,000	394,000	427,500	430,000	405,000	416,000
<b>Bonnyville</b>	Sales	3	2	12	71	59	89
	Sales Volume	n/a	n/a	3,734,500	19,075,675	18,102,150	28,851,490
	Average Price	n/a	n/a	311,208	268,671	306,816	324,174
	Median Price	n/a	n/a	296,000	291,500	307,000	316,000
<b>Cold Lake</b>	Sales	15	13	5	227	239	219
	Sales Volume	4,134,000	3,873,000	2,140,400	71,810,895	77,212,774	81,696,996
	Average Price	275,600	297,923	428,080	316,348	323,066	373,046
	Median Price	313,000	282,500	420,000	317,000	320,000	369,900
<b>Devon</b>	Sales	7	4	7	82	71	87
	Sales Volume	1,585,500	n/a	2,788,900	26,731,816	22,687,050	28,938,888
	Average Price	226,500	n/a	398,414	325,998	319,536	332,631
	Median Price	245,000	n/a	391,900	324,750	325,000	320,000
<b>Drayton Valley</b>	Sales	6	5	3	108	85	105
	Sales Volume	1,181,600	1,314,500	n/a	27,375,612	23,155,574	30,663,398
	Average Price	196,933	262,900	n/a	253,478	272,419	292,032
	Median Price	216,800	350,000	n/a	269,000	279,000	308,000
<b>Fort Saskatchewan</b>	SFD Sales	21	23	20	291	320	328
	SFD Average Price	395,021	427,356	429,625	415,337	424,296	415,367
	SFD Median Price	364,500	405,000	376,500	400,000	417,250	410,000
	Condo Sales	5	4	3	60	61	62
	Condo Average Price	199,000	n/a	n/a	238,401	245,443	236,692
	Condo Median Price	190,000	n/a	n/a	219,500	239,000	216,500
<b>Total Sales Volume</b>	<b>11,696,070</b>	<b>12,888,195</b>	<b>12,081,900</b>	<b>174,757,278</b>	<b>184,167,475</b>	<b>179,965,746</b>	
<b>Gibbons</b>	Sales	3	2	4	65	45	62
	Sales Volume	n/a	n/a	n/a	20,493,000	13,380,900	18,343,730
	Average Price	n/a	n/a	n/a	315,277	297,353	295,867
	Median Price	n/a	n/a	n/a	285,000	285,000	282,250
<b>Leduc</b>	SFD Sales	18	28	30	314	342	392
	SFD Average Price	390,561	362,843	382,308	379,316	375,657	388,983
	SFD Median Price	379,700	342,450	356,500	373,650	361,000	368,500
	Condo Sales	8	1	4	59	46	76
	Condo Average Price	201,863	n/a	n/a	227,454	240,400	246,394
	Condo Median Price	183,750	n/a	n/a	210,000	224,975	233,500
	<b>Total Sales Volume</b>	<b>10,323,900</b>	<b>11,816,600</b>	<b>14,470,934</b>	<b>152,943,463</b>	<b>167,805,933</b>	<b>195,542,831</b>

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.

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Morinville</b>	Sales	9	11	10	188	186	225
	Sales Volume	2,619,500	3,660,549	3,494,585	60,945,648	62,112,959	75,594,235
	Average Price	291,056	332,777	349,459	324,179	333,941	335,974
	Median Price	327,500	363,000	358,343	330,000	340,000	347,000
<b>Sherwood Park</b>	SFD Sales	54	65	58	753	836	861
	SFD Average Price	420,795	466,705	426,215	456,100	456,527	459,581
	SFD Median Price	410,000	435,000	422,500	430,000	427,500	438,000
	Condo Sales	17	12	12	198	221	243
	Condo Average Price	276,635	313,521	310,228	302,799	315,298	322,701
	Condo Median Price	232,000	309,250	310,250	297,000	305,000	310,000
	Total Sales Volume	31,688,913	34,753,600	30,300,226	435,747,883	481,608,112	499,398,301
<b>Spruce Grove</b>	SFD Sales	20	25	36	394	420	448
	SFD Average Price	371,175	392,809	387,912	390,853	400,957	408,041
	SFD Median Price	357,000	390,000	379,000	380,000	390,000	396,500
	Condo Sales	5	3	5	70	49	59
	Condo Average Price	225,420	n/a	196,400	229,199	230,440	234,359
	Condo Median Price	214,600	n/a	205,000	214,300	215,000	218,500
	Total Sales Volume	12,135,610	13,263,222	16,856,749	210,490,570	222,625,966	232,496,985
<b>St. Albert</b>	SFD Sales	43	52	52	716	755	787
	SFD Average Price	445,393	468,584	503,681	469,038	474,635	486,265
	SFD Median Price	399,000	434,063	419,000	433,000	432,000	448,000
	Condo Sales	13	13	15	201	221	215
	Condo Average Price	258,054	232,923	287,333	282,457	263,857	277,573
	Condo Median Price	264,000	241,500	290,000	264,000	240,000	268,000
	Total Sales Volume	25,751,521	29,724,161	32,163,900	411,232,581	430,108,994	456,117,451
<b>St. Paul</b>	Sales	8	7	9	94	96	92
	Sales Volume	1,603,800	1,442,500	1,709,500	24,005,400	23,515,388	24,177,600
	Average Price	200,475	206,071	189,944	255,377	244,952	262,800
	Median Price	202,400	215,000	132,000	255,750	229,000	268,000
<b>Stony Plain</b>	Sales	21	16	22	342	288	306
	Sales Volume	6,273,137	4,672,049	7,734,800	111,871,136	91,548,404	108,137,433
	Average Price	298,721	292,003	351,582	327,109	317,876	353,390
	Median Price	287,900	278,750	356,000	325,000	318,450	349,875
<b>Vegreville</b>	Sales	4	8	6	61	71	80
	Sales Volume	n/a	1,466,000	1,277,000	12,921,400	16,198,775	17,575,850
	Average Price	n/a	183,250	212,833	211,826	228,152	219,698
	Median Price	n/a	195,500	212,500	210,000	215,000	225,000
<b>Westlock</b>	Sales	5	5	9	59	75	67
	Sales Volume	1,341,750	919,000	1,607,500	11,820,400	14,776,885	14,194,200
	Average Price	268,350	183,800	178,611	200,346	197,025	211,854
	Median Price	228,000	220,000	205,000	209,000	189,500	216,000
<b>Wetaskiwin</b>	Sales	9	7	11	132	183	188
	Sales Volume	1,748,100	1,503,500	2,699,000	30,185,250	43,018,565	45,174,482
	Average Price	194,233	214,786	245,364	228,676	235,074	240,290
	Median Price	190,000	185,000	240,000	223,000	233,000	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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November 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	3	3	1	39	22	19
	Sales Volume	n/a	n/a	n/a	9,803,476	3,454,275	3,718,700
<b>Bonnyville M.D.</b>	Sales	11	3	6	115	68	83
	Sales Volume	4,756,400	n/a	2,230,500	44,191,290	26,017,400	31,033,550
<b>Lac la Biche County</b>	Sales	0	0	0	4	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	9	9	14	164	172	150
	Sales Volume	3,521,500	3,468,400	6,971,000	78,119,080	79,961,983	87,120,627
<b>Parkland County</b>	Sales	23	30	31	437	419	463
	Sales Volume	9,255,900	14,932,760	16,408,500	209,964,767	195,486,992	227,457,880
<b>Smoky Lake County</b>	Sales	2	0	1	15	14	9
	Sales Volume	n/a	n/a	n/a	2,327,500	3,673,900	2,247,500
<b>St. Paul County</b>	Sales	3	5	1	77	65	66
	Sales Volume	n/a	1,390,700	n/a	14,761,900	13,403,300	13,189,600
<b>Strathcona County</b>	Sales	17	16	24	259	275	329
	Sales Volume	8,461,500	11,890,500	13,317,000	159,558,117	171,435,043	202,657,600
<b>Sturgeon County</b>	Sales	7	9	20	172	163	175
	Sales Volume	3,060,500	3,967,000	10,061,000	97,998,258	83,586,591	98,439,155
<b>Thorhild County</b>	Sales	1	5	0	33	29	24
	Sales Volume	n/a	684,000	n/a	8,436,983	7,371,237	5,466,300
<b>Two Hills County</b>	Sales	0	1	1	16	14	15
	Sales Volume	n/a	n/a	n/a	4,979,200	4,166,500	2,919,300
<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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November 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	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	0	0	9	4	4
	Sales Volume	n/a	n/a	n/a	3,921,160	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	2	4	4	19
	Sales Volume	n/a	n/a	n/a	n/a	n/a	15,694,500
<b>Parkland County</b>	Sales	0	1	1	5	8	16
	Sales Volume	n/a	n/a	n/a	2,138,047	8,355,560	9,653,650
<b>Smoky Lake County</b>	Sales	0	1	1	5	2	4
	Sales Volume	n/a	n/a	n/a	1,022,500	n/a	n/a
<b>St. Paul County</b>	Sales	1	0	0	6	10	6
	Sales Volume	n/a	n/a	n/a	1,929,908	3,794,900	1,423,000
<b>Strathcona County</b>	Sales	0	0	1	1	4	9
	Sales Volume	n/a	n/a	n/a	n/a	n/a	10,333,750
<b>Sturgeon County</b>	Sales	2	0	0	3	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,383,000
<b>Thorhild County</b>	Sales	0	1	0	1	3	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.

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