



For release: February 2, 2016

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Home buyers continue to cautiously watch market

Edmonton, February 2, 2016: Residential inventory continues to remain strong, as January closed out with 5,751 properties for sale on the MLS® System for the Edmonton Census Metropolitan Area (CMA). That's an increase of 39.2% over this time last year, and 13.03% up over last month. Sales for January were down however, with 618 properties selling in the first month of 2016, down 13.32% month-over-month, and 7.21% lower year-over-year (YoY).

"Sales volumes are down, relative to the same time last year," REALTORS® Association of Edmonton Chair Steve Sedgwick explains. "It is likely that home buyers are responding to current economic uncertainties. Although prices have dropped slightly, they remain stable. Growth in inventory may create more opportunities for potential buyers, and given the low interest rates, we remain optimistic about market growth as we head into the spring buying season."

Prices in all categories saw a decline in the Edmonton CMA market as many lower priced properties sold in January. The all-residential price ended the month at \$339,714, down 7.2% from December and 6.3% YoY. Single family house prices averaged \$418,928, down 1.3% and 1.2% from the previous month and YoY, respectively. Condo properties sold for an average of \$227,052, down 8.8% over last month and 10.3% YoY. And the increasingly popular duplex/rowhouse category, which held steady for much of 2015, took the biggest average selling price decrease, coming in at \$326,885, down 12.7% from the previous month and down 13.6% from the same time last year.

January's average days-on-market rose to 71, up from 62 in December and 58 in January 2015. The increase is mainly attributed to the increased days-on-market for condos, which sat at 85 for January, up from 62 from last month and 61 YoY.

"The increase in the average days on market just appears to reflect that buyers are taking time to consider their options before purchasing a new home," Sedgwick said. "Clients are looking to their REALTOR® for advice and guidance as they navigate their own individual situations."

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	January 2016	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$418,928	-1.34%	-1.23%
SFD median ⁴ selling price – month	\$387,750	0.71%	-0.70%
Condominium average selling price	\$227,052	-8.80%	-10.27%
Condominium median selling price	\$220,000	-8.33%	-8.71%
All-residential ⁵ average selling price	\$339,714	-7.24%	-6.34%
All-residential median selling price	\$330,000	-4.35%	-3.42%
# residential listings this month	2364	84.98%	1.98%
# residential sales this month (reported)	618	-13.32%	-7.21%
# residential inventory at month end	5751	13.03%	39.18%
# Total ⁶ MLS® System sales this month	796	-14.32%	-11.26%
\$ Value Total residential sales this month	\$240 million	-18.75%	-14.15%
\$ Value of total MLS® System sales – month	\$269 million	-21.50%	-18.38%
\$ Value of total MLS® System sales - YTD	\$269 million	-96.82%	-18.38%

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. **Prior period sales figures have been adjusted to include late reported sales and cancellations and therefore reflect a more accurate view of the period than previously reported at month end.** 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.REALTOR.ca and www.ereb.com, as well as in the Real Estate Weekly and on their web site at www.rewedmonton.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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January 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	1,308 / 1,308	1,298 / 1,298	1,040 / 1,040	955 / 955	1,155 / 1,155
Sales / YTD	342 / 342	436 / 436	542 / 542	528 / 528	543 / 543
Sales to Listings Ratio / YTD	26% / 26%	34% / 34%	52% / 52%	55% / 55%	47% / 47%
Sales Volume	143,273,525	184,934,613	224,775,622	210,076,461	201,628,070
Sales Volume YTD	143,273,525	184,934,613	224,775,622	210,076,461	201,628,070
Average Sale Price	418,928	424,162	414,715	397,872	371,322
Average Sale Price YTD	418,928	424,162	414,715	397,872	371,322
Median Sale Price	387,750	390,500	385,000	375,000	354,000
Median Sale Price YTD	387,750	390,500	385,000	375,000	354,000
Average Days on Market / YTD	61 / 61	54 / 54	59 / 59	66 / 66	62 / 62
Median Days on Market / YTD	50 / 50	40 / 40	49 / 49	59 / 59	53 / 53
Condominium					
Listings / YTD	761 / 761	724 / 724	570 / 570	627 / 627	659 / 659
Sales / YTD	215 / 215	216 / 216	267 / 267	289 / 289	219 / 219
Sales to Listings Ratio / YTD	28% / 28%	30% / 30%	47% / 47%	46% / 46%	33% / 33%
Sales Volume	48,816,237	54,655,721	62,516,103	62,418,533	46,537,114
Sales Volume YTD	48,816,237	54,655,721	62,516,103	62,418,533	46,537,114
Average Sale Price	227,052	253,036	234,143	215,981	212,498
Average Sale Price YTD	227,052	253,036	234,143	215,981	212,498
Median Sale Price	220,000	241,000	217,500	208,500	204,000
Median Sale Price YTD	220,000	241,000	217,500	208,500	204,000
Average Days on Market / YTD	85 / 85	61 / 61	62 / 62	80 / 80	70 / 70
Median Days on Market / YTD	68 / 68	52 / 52	48 / 48	62 / 62	56 / 56
Duplex/Rowhouse					
Listings / YTD	230 / 230	232 / 232	120 / 120	128 / 128	154 / 154
Sales / YTD	51 / 51	63 / 63	76 / 76	63 / 63	51 / 51
Sales to Listings Ratio / YTD	22% / 22%	27% / 27%	63% / 63%	49% / 49%	33% / 33%
Sales Volume	16,671,151	23,846,304	25,547,737	20,480,942	15,411,176
Sales Volume YTD	16,671,151	23,846,304	25,547,737	20,480,942	15,411,176
Average Sale Price	326,885	378,513	336,154	325,094	302,180
Average Sale Price YTD	326,885	378,513	336,154	325,094	302,180
Median Sale Price	326,000	349,000	325,500	306,000	295,000
Median Sale Price YTD	326,000	349,000	325,500	306,000	295,000
Average Days on Market / YTD	70 / 70	62 / 62	53 / 53	76 / 76	72 / 72
Median Days on Market / YTD	65 / 65	34 / 34	45 / 45	52 / 52	67 / 67
Total Residential²					
Listings / YTD	2,364 / 2,364	2,318 / 2,318	1,788 / 1,788	1,767 / 1,767	2,038 / 2,038
Sales / YTD	618 / 618	734 / 734	900 / 900	915 / 915	828 / 828
Sales to Listings Ratio / YTD	26% / 26%	32% / 32%	50% / 50%	52% / 52%	41% / 41%
Sales Volume	209,943,413	266,226,938	314,786,452	298,364,142	265,359,360
Sales Volume YTD	209,943,413	266,226,938	314,786,452	298,364,142	265,359,360
Average Sale Price	339,714	362,707	349,763	326,081	320,482
Average Sale Price YTD	339,714	362,707	349,763	326,081	320,482
Median Sale Price	330,000	341,670	330,625	315,000	310,000
Median Sale Price YTD	330,000	341,670	330,625	315,000	310,000
Average Days on Market / YTD	71 / 71	58 / 58	60 / 60	73 / 73	65 / 65
Median Days on Market / YTD	57 / 57	45 / 45	48 / 48	61 / 61	55 / 55

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

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

January 2016

	2016	2015	2014	2013	2012
Acres with Home					
Listings / YTD	144 / 144	140 / 140	146 / 146	144 / 144	150 / 150
Sales / YTD	23 / 23	41 / 41	40 / 40	48 / 48	47 / 47
Sales to Listings Ratio / YTD	16% / 16%	29% / 29%	27% / 27%	33% / 33%	31% / 31%
Sales Volume	12,675,800	24,560,760	21,113,300	26,634,414	24,920,350
Sales Volume YTD	12,675,800	24,560,760	21,113,300	26,634,414	24,920,350
Average Sale Price	551,122	599,043	527,833	554,884	530,220
Average Sale Price YTD	551,122	599,043	527,833	554,884	530,220
Median Sale Price	515,000	525,000	520,500	520,000	480,100
Median Sale Price YTD	515,000	525,000	520,500	520,000	480,100
Average Days on Market / YTD	76 / 76	105 / 105	99 / 99	88 / 88	85 / 85
Median Days on Market / YTD	51 / 51	75 / 75	90 / 90	66 / 66	81 / 81
Vacant Acreage and Recreational					
Listings / YTD	43 / 43	71 / 71	70 / 70	95 / 95	46 / 46
Sales / YTD	8 / 8	9 / 9	10 / 10	10 / 10	5 / 5
Sales to Listings Ratio / YTD	19% / 19%	13% / 13%	14% / 14%	11% / 11%	11% / 11%
Sales Volume	1,680,200	4,586,852	4,053,070	2,803,175	948,950
Sales Volume YTD	1,680,200	4,586,852	4,053,070	2,803,175	948,950
Average Sale Price	210,025	509,650	405,307	280,318	189,790
Average Sale Price YTD	210,025	509,650	405,307	280,318	189,790
Median Sale Price	169,350	437,500	256,198	250,675	201,450
Median Sale Price YTD	169,350	437,500	256,198	250,675	201,450
Average Days on Market / YTD	142 / 142	182 / 182	283 / 283	108 / 108	230 / 230
Median Days on Market / YTD	93 / 93	177 / 177	165 / 165	100 / 100	154 / 154
Recreational with Home					
Listings / YTD	4 / 4	2 / 2	0 / 0	4 / 4	5 / 5
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	25% / 25%	0% / 0%
Sales Volume	0	0	0	195,900	0
Sales Volume YTD	0	0	0	195,900	0
Average Sale Price	0	0	0	195,900	0
Average Sale Price YTD	0	0	0	195,900	0
Median Sale Price	0	0	0	195,900	0
Median Sale Price YTD	0	0	0	195,900	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	25 / 25	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	25 / 25	0 / 0
Total Rural²					
Listings / YTD	191 / 191	213 / 213	216 / 216	243 / 243	201 / 201
Sales / YTD	31 / 31	50 / 50	50 / 50	59 / 59	52 / 52
Sales to Listings Ratio / YTD	16% / 16%	23% / 23%	23% / 23%	24% / 24%	26% / 26%
Sales Volume	14,356,000	29,147,612	25,166,370	29,633,489	25,869,300
Sales Volume YTD	14,356,000	29,147,612	25,166,370	29,633,489	25,869,300
Average Sale Price	463,097	582,952	503,327	502,263	497,487
Average Sale Price YTD	463,097	582,952	503,327	502,263	497,487
Median Sale Price	447,500	525,000	470,000	472,000	440,000
Median Sale Price YTD	447,500	525,000	470,000	472,000	440,000
Average Days on Market / YTD	93 / 93	118 / 118	136 / 136	91 / 91	99 / 99
Median Days on Market / YTD	66 / 66	79 / 79	92 / 92	66 / 66	91 / 91

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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.

January 2016

	2016	2015	2014	2013	2012
Land					
Listings / YTD	8 / 8	10 / 10	4 / 4	11 / 11	20 / 20
Sales / YTD	1 / 1	0 / 0	0 / 0	1 / 1	1 / 1
Sales to Listings Ratio / YTD	13% / 13%	0% / 0%	0% / 0%	9% / 9%	5% / 5%
Sales Volume	400,000	0	0	2,600,000	650,000
Sales Volume YTD	400,000	0	0	2,600,000	650,000
Average Sale Price	400,000	0	0	2,600,000	650,000
Average Sale Price YTD	400,000	0	0	2,600,000	650,000
Median Sale Price	400,000	0	0	2,600,000	650,000
Median Sale Price YTD	400,000	0	0	2,600,000	650,000
Average Days on Market / YTD	60 / 60	0 / 0	0 / 0	826 / 826	76 / 76
Median Days on Market / YTD	60 / 60	0 / 0	0 / 0	826 / 826	76 / 76
Investment					
Listings / YTD	23 / 23	22 / 22	33 / 33	28 / 28	21 / 21
Sales / YTD	2 / 2	3 / 3	8 / 8	9 / 9	6 / 6
Sales to Listings Ratio / YTD	9% / 9%	14% / 14%	24% / 24%	32% / 32%	29% / 29%
Sales Volume	690,000	4,925,000	5,768,680	3,162,300	7,680,130
Sales Volume YTD	690,000	4,925,000	5,768,680	3,162,300	7,680,130
Average Sale Price	345,000	1,641,667	721,085	351,367	1,280,022
Average Sale Price YTD	345,000	1,641,667	721,085	351,367	1,280,022
Median Sale Price	345,000	1,125,000	519,340	328,500	352,500
Median Sale Price YTD	345,000	1,125,000	519,340	328,500	352,500
Average Days on Market / YTD	245 / 245	109 / 109	162 / 162	126 / 126	85 / 85
Median Days on Market / YTD	245 / 245	55 / 55	131 / 131	87 / 87	87 / 87
Multi Family					
Listings / YTD	1 / 1	5 / 5	4 / 4	15 / 15	6 / 6
Sales / YTD	0 / 0	0 / 0	5 / 5	1 / 1	4 / 4
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	125% / 125%	7% / 7%	67% / 67%
Sales Volume	0	0	7,050,000	740,000	4,110,000
Sales Volume YTD	0	0	7,050,000	740,000	4,110,000
Average Sale Price	0	0	1,410,000	740,000	1,027,500
Average Sale Price YTD	0	0	1,410,000	740,000	1,027,500
Median Sale Price	0	0	1,530,000	740,000	960,000
Median Sale Price YTD	0	0	1,530,000	740,000	960,000
Average Days on Market / YTD	0 / 0	0 / 0	196 / 196	164 / 164	95 / 95
Median Days on Market / YTD	0 / 0	0 / 0	207 / 207	164 / 164	89 / 89
Hotel/Motel					
Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

January 2016

	2016	2015	2014	2013	2012
Business					
Listings / YTD	22 / 22	43 / 43	23 / 23	31 / 31	28 / 28
Sales / YTD	2 / 2	2 / 2	5 / 5	4 / 4	5 / 5
Sales to Listings Ratio / YTD	9% / 9%	5% / 5%	22% / 22%	13% / 13%	18% / 18%
Sales Volume	310,000	332,000	2,400,500	525,000	769,001
Sales Volume YTD	310,000	332,000	2,400,500	525,000	769,001
Average Sale Price	155,000	166,000	480,100	131,250	153,800
Average Sale Price YTD	155,000	166,000	480,100	131,250	153,800
Median Sale Price	155,000	166,000	76,500	131,500	85,000
Median Sale Price YTD	155,000	166,000	76,500	131,500	85,000
Average Days on Market / YTD	271 / 271	83 / 83	258 / 258	52 / 52	118 / 118
Median Days on Market / YTD	271 / 271	83 / 83	281 / 281	52 / 52	121 / 121
Lease					
Listings / YTD	29 / 29	25 / 25	23 / 23	19 / 19	19 / 19
Sales / YTD	5 / 5	5 / 5	11 / 11	4 / 4	3 / 3
Sales to Listings Ratio / YTD	17% / 17%	20% / 20%	48% / 48%	21% / 21%	16% / 16%
Sales Volume	756,846	914,190	754,401	542,166	192,182
Sales Volume YTD	756,846	914,190	754,401	542,166	192,182
Average Sale Price	151,369	182,838	68,582	135,542	64,061
Average Sale Price YTD	151,369	182,838	68,582	135,542	64,061
Median Sale Price	122,400	150,000	58,345	155,205	68,400
Median Sale Price YTD	122,400	150,000	58,345	155,205	68,400
Average Days on Market / YTD	63 / 63	63 / 63	97 / 97	74 / 74	47 / 47
Median Days on Market / YTD	68 / 68	58 / 58	61 / 61	69 / 69	47 / 47
Farms					
Listings / YTD	0 / 0	19 / 19	26 / 26	20 / 20	26 / 26
Sales / YTD	0 / 0	3 / 3	6 / 6	9 / 9	8 / 8
Sales to Listings Ratio / YTD	0% / 0%	16% / 16%	23% / 23%	45% / 45%	31% / 31%
Sales Volume	0	2,230,000	7,436,375	3,376,500	4,896,350
Sales Volume YTD	0	2,230,000	7,436,375	3,376,500	4,896,350
Average Sale Price	0	743,333	1,239,396	375,167	612,044
Average Sale Price YTD	0	743,333	1,239,396	375,167	612,044
Median Sale Price	0	700,000	979,188	315,000	604,175
Median Sale Price YTD	0	700,000	979,188	315,000	604,175
Average Days on Market / YTD	0 / 0	124 / 124	114 / 114	206 / 206	159 / 159
Median Days on Market / YTD	0 / 0	82 / 82	88 / 88	118 / 118	115 / 115
Total Commercial²					
Listings / YTD	83 / 83	124 / 124	113 / 113	124 / 124	120 / 120
Sales / YTD	10 / 10	13 / 13	35 / 35	28 / 28	27 / 27
Sales to Listings Ratio / YTD	12% / 12%	10% / 10%	31% / 31%	23% / 23%	23% / 23%
Sales Volume	2,156,846	8,401,190	23,409,956	10,945,966	18,297,663
Sales Volume YTD	2,156,846	8,401,190	23,409,956	10,945,966	18,297,663
Average Sale Price	215,685	646,245	668,856	390,927	677,691
Average Sale Price YTD	215,685	646,245	668,856	390,927	677,691
Median Sale Price	155,000	352,000	325,000	271,250	408,000
Median Sale Price YTD	155,000	352,000	325,000	271,250	408,000
Average Days on Market / YTD	140 / 140	91 / 91	152 / 152	160 / 160	110 / 110
Median Days on Market / YTD	74 / 74	81 / 81	105 / 105	88 / 88	89 / 89

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

January 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	504	4,215	258

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.

January 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Single Family Detached							
Northwest	Sales	10	20	25	10	20	25
	Average	388,850	349,494	355,160	388,850	349,494	355,160
	Median	365,000	331,000	332,500	365,000	331,000	332,500
North Central	Sales	52	76	102	52	76	102
	Average	395,345	399,197	373,417	395,345	399,197	373,417
	Median	391,000	360,000	361,000	391,000	360,000	361,000
Northeast	Sales	26	25	26	26	25	26
	Average	351,235	360,218	341,648	351,235	360,218	341,648
	Median	323,700	329,900	310,000	323,700	329,900	310,000
Central	Sales	10	21	25	10	21	25
	Average	253,700	300,450	272,452	253,700	300,450	272,452
	Median	240,000	285,500	245,500	240,000	285,500	245,500
West	Sales	22	35	37	22	35	37
	Average	490,591	501,611	526,362	490,591	501,611	526,362
	Median	419,500	436,000	443,500	419,500	436,000	443,500
Southwest	Sales	31	34	42	31	34	42
	Average	513,684	594,352	567,576	513,684	594,352	567,576
	Median	465,000	542,500	481,000	465,000	542,500	481,000
Southeast	Sales	60	51	64	60	51	64
	Average	389,550	390,139	369,255	389,550	390,139	369,255
	Median	354,250	377,000	362,500	354,250	377,000	362,500
Anthony Henday	Sales	56	39	68	56	39	68
	Average	493,684	522,303	509,079	493,684	522,303	509,079
	Median	458,750	450,589	467,000	458,750	450,589	467,000
City of Edmonton Total	Sales	267	301	389	267	301	389
	Average	426,412	434,136	422,172	426,412	434,136	422,172
	Median	395,000	395,000	387,750	395,000	395,000	387,750
Condominiums							
Northwest	Sales	30	10	10	30	10	10
	Average	143,156	295,890	301,540	143,156	295,890	301,540
	Median	108,600	299,000	209,250	108,600	299,000	209,250
North Central	Sales	26	30	33	26	30	33
	Average	222,794	235,793	194,042	222,794	235,793	194,042
	Median	207,500	221,500	188,900	207,500	221,500	188,900
Northeast	Sales	10	17	14	10	17	14
	Average	207,060	199,156	185,161	207,060	199,156	185,161
	Median	198,500	206,000	175,250	198,500	206,000	175,250
Central	Sales	30	36	53	30	36	53
	Average	250,564	273,042	240,399	250,564	273,042	240,399
	Median	235,159	277,500	217,500	235,159	277,500	217,500
West	Sales	17	15	30	17	15	30
	Average	218,435	183,783	219,098	218,435	183,783	219,098
	Median	211,000	185,000	217,500	211,000	185,000	217,500
Southwest	Sales	27	28	31	27	28	31
	Average	266,756	316,632	296,932	266,756	316,632	296,932
	Median	259,900	315,000	281,900	259,900	315,000	281,900
Southeast	Sales	24	23	30	24	23	30
	Average	232,642	228,078	207,490	232,642	228,078	207,490
	Median	229,000	234,000	205,000	229,000	234,000	205,000
Anthony Henday	Sales	28	26	31	28	26	31
	Average	248,610	247,803	240,284	248,610	247,803	240,284
	Median	248,250	237,750	220,500	248,250	237,750	220,500
City of Edmonton Total	Sales	192	185	232	192	185	232
	Average	224,662	251,670	233,636	224,662	251,670	233,636
	Median	217,450	240,000	215,000	217,450	240,000	215,000

n/a = insufficient data

January 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	1,833	1,873	1,402	1,398	1,609
Sales	507	553	708	709	616
Sales Volume	170,498,012	202,467,884	250,931,569	228,059,523	195,058,142
Edmonton City Year to Date					
Listings	1,833	1,873	1,402	1,398	1,609
Sales	507	553	708	709	616
Sales Volume	170,498,012	202,467,884	250,931,569	228,059,523	195,058,142
Edmonton City Month End Active Inventory					
Residential	4,215	3,113	2,607	2,709	3,072
Commercial	258	272	252	254	341
TOTAL	4,473	3,385	2,859	2,963	3,413
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Edmonton CMA Monthly					
Listings	2,638	2,655	2,117	2,134	2,359
Sales	659	797	985	1,002	907
Sales Volume	226,456,259	303,775,740	363,362,778	338,943,597	309,526,323
Edmonton CMA Year to Date					
Listings	2,638	2,655	2,117	2,134	2,359
Sales	659	797	985	1,002	907
Sales Volume	226,456,259	303,775,740	363,362,778	338,943,597	309,526,323
Edmonton CMA Month End Active Inventory					
Residential	5,751	4,132	3,537	3,743	4,265
Rural	866	853	927	1,079	964
Commercial	504	554	576	565	665
TOTAL	7,121	5,539	5,040	5,387	5,894
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Total Board Monthly					
Listings	3,239	3,313	2,670	2,752	3,060
Sales	796	979	1,192	1,245	1,136
Sales Volume	268,744,311	358,522,533	427,213,442	409,057,169	377,776,011
Total Board Year to Date					
Listings	3,239	3,313	2,670	2,752	3,060
Sales	796	979	1,192	1,245	1,136
Sales Volume	268,744,311	358,522,533	427,213,442	409,057,169	377,776,011

January 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead	Sales	4	2	2	4	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Beaumont	Sales	7	16	14	7	16	14
	Sales Volume	3,106,400	6,837,051	7,121,400	3,106,400	6,837,051	7,121,400
	Average Price	443,771	427,316	508,671	443,771	427,316	508,671
	Median Price	475,000	393,000	550,000	475,000	393,000	550,000
Bonnyville	Sales	1	4	8	1	4	8
	Sales Volume	n/a	n/a	2,802,500	n/a	n/a	2,802,500
	Average Price	n/a	n/a	350,313	n/a	n/a	350,313
	Median Price	n/a	n/a	421,000	n/a	n/a	421,000
Cold Lake	Sales	2	13	17	2	13	17
	Sales Volume	n/a	4,983,050	7,288,150	n/a	4,983,050	7,288,150
	Average Price	n/a	383,312	428,715	n/a	383,312	428,715
	Median Price	n/a	360,000	417,500	n/a	360,000	417,500
Devon	Sales	1	8	5	1	8	5
	Sales Volume	n/a	2,408,500	1,573,500	n/a	2,408,500	1,573,500
	Average Price	n/a	301,063	314,700	n/a	301,063	314,700
	Median Price	n/a	306,500	355,000	n/a	306,500	355,000
Drayton Valley	Sales	8	10	12	8	10	12
	Sales Volume	2,339,000	3,279,400	3,479,400	2,339,000	3,279,400	3,479,400
	Average Price	292,375	327,940	289,950	292,375	327,940	289,950
	Median Price	297,500	350,000	279,950	297,500	350,000	279,950
Fort Saskatchewan	SFD Sales	8	8	18	8	8	18
	SFD Average Price	404,063	375,750	409,219	404,063	375,750	409,219
	SFD Median Price	377,500	414,000	383,075	377,500	414,000	383,075
	Condo Sales	4	1	5	4	1	5
	Condo Average Price	n/a	n/a	254,400	n/a	n/a	254,400
	Condo Median Price	n/a	n/a	261,000	n/a	n/a	261,000
	Total Sales Volume	6,027,277	4,670,600	8,927,050	6,027,277	4,670,600	8,927,050
Gibbons	Sales	0	4	1	0	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Leduc	SFD Sales	10	14	24	10	14	24
	SFD Average Price	328,540	393,314	356,617	328,540	393,314	356,617
	SFD Median Price	325,450	403,750	315,000	325,450	403,750	315,000
	Condo Sales	3	7	4	3	7	4
	Condo Average Price	n/a	277,000	n/a	n/a	277,000	n/a
	Condo Median Price	n/a	269,000	n/a	n/a	269,000	n/a
	Total Sales Volume	4,532,400	8,434,900	10,955,300	4,532,400	8,434,900	10,955,300

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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January 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville						
Sales	1	10	12	1	10	12
Sales Volume	n/a	3,716,800	4,194,000	n/a	3,716,800	4,194,000
Average Price	n/a	371,680	349,500	n/a	371,680	349,500
Median Price	n/a	363,450	350,000	n/a	363,450	350,000
Sherwood Park						
SFD Sales	28	41	44	28	41	44
SFD Average Price	480,729	446,005	447,159	480,729	446,005	447,159
SFD Median Price	455,500	449,000	432,450	455,500	449,000	432,450
Condo Sales	19	11	8	19	11	8
Condo Average Price	292,389	319,291	278,875	292,389	319,291	278,875
Condo Median Price	295,000	313,800	268,000	295,000	313,800	268,000
Total Sales Volume	19,385,500	22,776,650	23,025,407	19,385,500	22,776,650	23,025,407
Spruce Grove						
SFD Sales	19	23	18	19	23	18
SFD Average Price	388,116	407,644	383,214	388,116	407,644	383,214
SFD Median Price	407,500	400,000	391,500	407,500	400,000	391,500
Condo Sales	4	5	4	4	5	4
Condo Average Price	n/a	241,790	n/a	n/a	241,790	n/a
Condo Median Price	n/a	233,000	n/a	n/a	233,000	n/a
Total Sales Volume	10,677,329	12,486,695	10,115,439	10,677,329	12,486,695	10,115,439
St. Albert						
SFD Sales	20	36	38	20	36	38
SFD Average Price	416,953	467,153	447,346	416,953	467,153	447,346
SFD Median Price	395,700	431,000	410,000	395,700	431,000	410,000
Condo Sales	9	11	13	9	11	13
Condo Average Price	240,900	274,373	255,273	240,900	274,373	255,273
Condo Median Price	208,000	290,000	275,000	208,000	290,000	275,000
Total Sales Volume	10,507,153	19,835,600	21,182,449	10,507,153	19,835,600	21,182,449
St. Paul						
Sales	8	6	8	8	6	8
Sales Volume	1,640,000	1,878,920	1,360,180	1,640,000	1,878,920	1,360,180
Average Price	205,000	313,153	170,023	205,000	313,153	170,023
Median Price	209,000	377,750	207,500	209,000	377,750	207,500
Stony Plain						
Sales	8	15	21	8	15	21
Sales Volume	2,261,122	5,382,370	6,514,750	2,261,122	5,382,370	6,514,750
Average Price	282,640	358,825	310,226	282,640	358,825	310,226
Median Price	303,611	335,000	321,000	303,611	335,000	321,000
Vegreville						
Sales	1	3	6	1	3	6
Sales Volume	n/a	n/a	1,315,000	n/a	n/a	1,315,000
Average Price	n/a	n/a	219,167	n/a	n/a	219,167
Median Price	n/a	n/a	185,000	n/a	n/a	185,000
Westlock						
Sales	1	4	3	1	4	3
Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Average Price	n/a	n/a	n/a	n/a	n/a	n/a
Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Wetaskiwin						
Sales	10	14	10	10	14	10
Sales Volume	2,132,652	2,700,000	1,540,750	2,132,652	2,700,000	1,540,750
Average Price	213,265	192,857	154,075	213,265	192,857	154,075
Median Price	232,576	175,000	158,250	232,576	175,000	158,250

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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January 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	4	6	1	4	6
	Sales Volume	n/a	n/a	2,049,900	n/a	n/a	2,049,900
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	4	4	7	4	4	7
	Sales Volume	n/a	n/a	4,806,275	n/a	n/a	4,806,275
Parkland County	Sales	13	24	15	13	24	15
	Sales Volume	5,767,000	12,165,860	6,064,300	5,767,000	12,165,860	6,064,300
Smoky Lake County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	4	3	3	4	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	6	13	16	6	13	16
	Sales Volume	3,507,500	9,026,400	8,841,295	3,507,500	9,026,400	8,841,295
Sturgeon County	Sales	8	9	12	8	9	12
	Sales Volume	3,962,700	5,092,000	5,454,500	3,962,700	5,092,000	5,454,500
Thorhild County	Sales	0	2	3	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	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

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.

January 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	2	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	2	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	1	0	0	1	0
	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	0	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.