



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

14220 - 112 Avenue  
Edmonton, Alberta  
Canada T5M 2T8  
Telephone: 780-451-6666  
[www.ereb.com](http://www.ereb.com)

**For release: February 2, 2017**

**Contact:** James Mabey, REALTOR®, 2017 Chair, 780-264-6471  
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340  
Susan Rossmann, Manager Communications, 780-453-9323

### **Strong start to the new year, January unit sales increase 19%**

**Edmonton, February 2, 2017:**

Reported unit sales for all residential listings in the Edmonton Census Metropolitan Area (CMA) were strong in January, increasing 19.4% compared to the same month in 2016. Reported unit sales were also up relative to December 2016, increasing by 3%.

Unit prices were consistently stable with only modest decreases across each category. Compared to January 2016, condominium prices increased 8.7% and duplex/rowhouses increased 8%. Both categories decreased only slightly relative to December 2016, with condominiums down 0.37% and duplex/rowhouses down 0.46%. The average price of a single family home remained stable at \$416,859, which is down 0.49% relative to January 2016, and down 0.97% compared to December 2016.

“2017 has started strong, with an increase in year over year unit sales and prices remaining stable,” said James Mabey, REALTORS® Association of Edmonton Chair. “While it is still early in the year, the rise in sales suggests that consumer confidence in the housing market is on the rise.”

The average days on market for all residential listings increased, which is typical for the winter season. Single family homes average days on market was 68, compared to 62 days on market in the previous month. Condominium average days on market increased to 82 relative to 80 days in December 2016. Duplex/rowhouses continue to be popular, with the average days on market decreasing to 68 days, which is 10 days faster than in December 2016.

All residential inventory decreased 2.7% compared to January 2016, and increased by 7.4% relative to December 2016. While the overall listings for January more than doubled compared to December 2016, from 1,067 to 2,185, they decreased year-over-year by 7.6% when compared to January 2016.

“REALTORS® always look forward to fresh inventory in the spring. Inventory was a big story in 2016, so it is positive to see more seasonally-appropriate inventory for 2017,” said Mabey.

**Highlights of MLS® System activity**

<b>MLS® System Activity for January 2017</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>January 2017</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$416,859	-0.97%	-0.49%
SFD median <sup>4</sup> selling price – month	\$390,000	-0.57%	0.58%
Condominium average selling price	\$246,727	-0.37%	8.67%
Condominium median selling price	\$228,000	0.00%	3.64%
All-residential <sup>5</sup> average selling price	\$355,841	-0.58%	4.75%
All-residential median selling price	\$339,500	-0.42%	2.88%
# residential listings this month	2,185	104.78%	-7.57%
# residential sales this month	738	3.07%	19.42%
# residential inventory at month end	5,594	7.41%	-2.73%
# Total <sup>6</sup> MLS® System sales this month	969	4.08%	26.01%
\$ Value Total residential sales this month	\$299 million	4.46%	24.99%
\$ Value of total MLS® System sales – month	\$358 million	9.01%	33.27%
\$ Value of total MLS® System sales - YTD	\$358 million	-95.42%	33.27%

<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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

## January 2017

	2017	2016	2015	2014	2013
<b>Single Family Detached</b>					
Listings / YTD	1,129 / 1,129	1,309 / 1,309	1,298 / 1,298	1,040 / 1,040	955 / 955
Sales / YTD	435 / 435	389 / 389	436 / 436	542 / 542	528 / 528
Sales to Listings Ratio / YTD	39% / 39%	30% / 30%	34% / 34%	52% / 52%	55% / 55%
Sales Volume	181,333,674	161,861,190	184,934,613	224,775,622	210,076,461
Sales Volume YTD	181,333,674	161,861,190	184,934,613	224,775,622	210,076,461
Average Sale Price	416,859	416,096	424,162	414,715	397,872
Average Sale Price YTD	416,859	416,096	424,162	414,715	397,872
Median Sale Price	390,000	387,500	390,500	385,000	375,000
Median Sale Price YTD	390,000	387,500	390,500	385,000	375,000
Average Days on Market / YTD	68 / 68	60 / 60	54 / 54	59 / 59	66 / 66
Median Days on Market / YTD	58 / 58	49 / 49	40 / 40	49 / 49	59 / 59
<b>Condominium</b>					
Listings / YTD	793 / 793	760 / 760	724 / 724	570 / 570	627 / 627
Sales / YTD	209 / 209	236 / 236	216 / 216	267 / 267	289 / 289
Sales to Listings Ratio / YTD	26% / 26%	31% / 31%	30% / 30%	47% / 47%	46% / 46%
Sales Volume	51,565,894	53,574,937	54,655,721	62,516,103	62,418,533
Sales Volume YTD	51,565,894	53,574,937	54,655,721	62,516,103	62,418,533
Average Sale Price	246,727	227,012	253,036	234,143	215,981
Average Sale Price YTD	246,727	227,012	253,036	234,143	215,981
Median Sale Price	228,000	214,250	241,000	217,500	208,500
Median Sale Price YTD	228,000	214,250	241,000	217,500	208,500
Average Days on Market / YTD	82 / 82	83 / 83	61 / 61	62 / 62	80 / 80
Median Days on Market / YTD	72 / 72	68 / 68	52 / 52	48 / 48	62 / 62
<b>Duplex/Rowhouse</b>					
Listings / YTD	208 / 208	230 / 230	232 / 232	120 / 120	128 / 128
Sales / YTD	73 / 73	60 / 60	63 / 63	76 / 76	63 / 63
Sales to Listings Ratio / YTD	35% / 35%	26% / 26%	27% / 27%	63% / 63%	49% / 49%
Sales Volume	25,771,714	19,552,652	23,846,304	25,547,737	20,480,942
Sales Volume YTD	25,771,714	19,552,652	23,846,304	25,547,737	20,480,942
Average Sale Price	353,037	325,878	378,513	336,154	325,094
Average Sale Price YTD	353,037	325,878	378,513	336,154	325,094
Median Sale Price	335,000	326,500	349,000	325,500	306,000
Median Sale Price YTD	335,000	326,500	349,000	325,500	306,000
Average Days on Market / YTD	68 / 68	69 / 69	62 / 62	53 / 53	76 / 76
Median Days on Market / YTD	54 / 54	63 / 63	34 / 34	45 / 45	52 / 52
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,185 / 2,185	2,365 / 2,365	2,318 / 2,318	1,788 / 1,788	1,767 / 1,767
Sales / YTD	738 / 738	697 / 697	734 / 734	900 / 900	915 / 915
Sales to Listings Ratio / YTD	34% / 34%	29% / 29%	32% / 32%	50% / 50%	52% / 52%
Sales Volume	262,610,582	236,598,779	266,226,938	314,786,452	298,364,142
Sales Volume YTD	262,610,582	236,598,779	266,226,938	314,786,452	298,364,142
Average Sale Price	355,841	339,453	362,707	349,763	326,081
Average Sale Price YTD	355,841	339,453	362,707	349,763	326,081
Median Sale Price	339,500	330,000	341,670	330,625	315,000
Median Sale Price YTD	339,500	330,000	341,670	330,625	315,000
Average Days on Market / YTD	72 / 72	69 / 69	58 / 58	60 / 60	73 / 73
Median Days on Market / YTD	61 / 61	57 / 57	45 / 45	48 / 48	61 / 61

<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.

## January 2017

	2017	2016	2015	2014	2013
<b>Acreeage with Home</b>					
Listings / YTD	108 / 108	146 / 146	140 / 140	146 / 146	144 / 144
Sales / YTD	38 / 38	23 / 23	41 / 41	40 / 40	48 / 48
Sales to Listings Ratio / YTD	35% / 35%	16% / 16%	29% / 29%	27% / 27%	33% / 33%
Sales Volume	22,942,800	12,505,800	24,560,760	21,113,300	26,634,414
Sales Volume YTD	22,942,800	12,505,800	24,560,760	21,113,300	26,634,414
Average Sale Price	603,758	543,730	599,043	527,833	554,884
Average Sale Price YTD	603,758	543,730	599,043	527,833	554,884
Median Sale Price	553,750	515,000	525,000	520,500	520,000
Median Sale Price YTD	553,750	515,000	525,000	520,500	520,000
Average Days on Market / YTD	119 / 119	79 / 79	105 / 105	99 / 99	88 / 88
Median Days on Market / YTD	103 / 103	63 / 63	75 / 75	90 / 90	66 / 66
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	26 / 26	43 / 43	71 / 71	70 / 70	95 / 95
Sales / YTD	11 / 11	9 / 9	9 / 9	10 / 10	10 / 10
Sales to Listings Ratio / YTD	42% / 42%	21% / 21%	13% / 13%	14% / 14%	11% / 11%
Sales Volume	3,821,275	1,942,700	4,586,852	4,053,070	2,803,175
Sales Volume YTD	3,821,275	1,942,700	4,586,852	4,053,070	2,803,175
Average Sale Price	347,389	215,856	509,650	405,307	280,318
Average Sale Price YTD	347,389	215,856	509,650	405,307	280,318
Median Sale Price	325,000	202,000	437,500	256,198	250,675
Median Sale Price YTD	325,000	202,000	437,500	256,198	250,675
Average Days on Market / YTD	153 / 153	157 / 157	182 / 182	283 / 283	108 / 108
Median Days on Market / YTD	89 / 89	95 / 95	177 / 177	165 / 165	100 / 100
<b>Recreational with Home</b>					
Listings / YTD	2 / 2	2 / 2	2 / 2	0 / 0	4 / 4
Sales / YTD	1 / 1	0 / 0	0 / 0	0 / 0	1 / 1
Sales to Listings Ratio / YTD	50% / 50%	0% / 0%	0% / 0%	0% / 0%	25% / 25%
Sales Volume	350,000	0	0	0	195,900
Sales Volume YTD	350,000	0	0	0	195,900
Average Sale Price	350,000	0	0	0	195,900
Average Sale Price YTD	350,000	0	0	0	195,900
Median Sale Price	350,000	0	0	0	195,900
Median Sale Price YTD	350,000	0	0	0	195,900
Average Days on Market / YTD	41 / 41	0 / 0	0 / 0	0 / 0	25 / 25
Median Days on Market / YTD	41 / 41	0 / 0	0 / 0	0 / 0	25 / 25
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	136 / 136	191 / 191	213 / 213	216 / 216	243 / 243
Sales / YTD	50 / 50	32 / 32	50 / 50	50 / 50	59 / 59
Sales to Listings Ratio / YTD	37% / 37%	17% / 17%	23% / 23%	23% / 23%	24% / 24%
Sales Volume	27,114,075	14,448,500	29,147,612	25,166,370	29,633,489
Sales Volume YTD	27,114,075	14,448,500	29,147,612	25,166,370	29,633,489
Average Sale Price	542,282	451,516	582,952	503,327	502,263
Average Sale Price YTD	542,282	451,516	582,952	503,327	502,263
Median Sale Price	520,000	443,250	525,000	470,000	472,000
Median Sale Price YTD	520,000	443,250	525,000	470,000	472,000
Average Days on Market / YTD	125 / 125	101 / 101	118 / 118	136 / 136	91 / 91
Median Days on Market / YTD	94 / 94	69 / 69	79 / 79	92 / 92	66 / 66

<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.

## January 2017

	2017	2016	2015	2014	2013
<b>Land</b>					
Listings / YTD	11 / 11	9 / 9	10 / 10	4 / 4	11 / 11
Sales / YTD	3 / 3	0 / 0	0 / 0	0 / 0	1 / 1
Sales to Listings Ratio / YTD	27% / 27%	0% / 0%	0% / 0%	0% / 0%	9% / 9%
Sales Volume	1,500,000	0	0	0	2,600,000
Sales Volume YTD	1,500,000	0	0	0	2,600,000
Average Sale Price	500,000	0	0	0	2,600,000
Average Sale Price YTD	500,000	0	0	0	2,600,000
Median Sale Price	375,000	0	0	0	2,600,000
Median Sale Price YTD	375,000	0	0	0	2,600,000
Average Days on Market / YTD	108 / 108	0 / 0	0 / 0	0 / 0	826 / 826
Median Days on Market / YTD	138 / 138	0 / 0	0 / 0	0 / 0	826 / 826
<b>Investment</b>					
Listings / YTD	25 / 25	23 / 23	22 / 22	33 / 33	28 / 28
Sales / YTD	5 / 5	4 / 4	3 / 3	8 / 8	9 / 9
Sales to Listings Ratio / YTD	20% / 20%	17% / 17%	14% / 14%	24% / 24%	32% / 32%
Sales Volume	5,973,300	3,165,000	4,925,000	5,768,680	3,162,300
Sales Volume YTD	5,973,300	3,165,000	4,925,000	5,768,680	3,162,300
Average Sale Price	1,194,660	791,250	1,641,667	721,085	351,367
Average Sale Price YTD	1,194,660	791,250	1,641,667	721,085	351,367
Median Sale Price	512,000	630,000	1,125,000	519,340	328,500
Median Sale Price YTD	512,000	630,000	1,125,000	519,340	328,500
Average Days on Market / YTD	189 / 189	201 / 201	109 / 109	162 / 162	126 / 126
Median Days on Market / YTD	164 / 164	161 / 161	55 / 55	131 / 131	87 / 87
<b>Multi Family</b>					
Listings / YTD	4 / 4	1 / 1	5 / 5	4 / 4	15 / 15
Sales / YTD	0 / 0	0 / 0	0 / 0	5 / 5	1 / 1
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	125% / 125%	7% / 7%
Sales Volume	0	0	0	7,050,000	740,000
Sales Volume YTD	0	0	0	7,050,000	740,000
Average Sale Price	0	0	0	1,410,000	740,000
Average Sale Price YTD	0	0	0	1,410,000	740,000
Median Sale Price	0	0	0	1,530,000	740,000
Median Sale Price YTD	0	0	0	1,530,000	740,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	196 / 196	164 / 164
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	207 / 207	164 / 164
<b>Hotel/Motel</b>					
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

<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.

## January 2017

	2017	2016	2015	2014	2013
<b>Business</b>					
Listings / YTD	19 / 19	21 / 21	43 / 43	23 / 23	31 / 31
Sales / YTD	1 / 1	2 / 2	2 / 2	5 / 5	4 / 4
Sales to Listings Ratio / YTD	5% / 5%	10% / 10%	5% / 5%	22% / 22%	13% / 13%
Sales Volume	100,000	310,000	332,000	2,400,500	525,000
Sales Volume YTD	100,000	310,000	332,000	2,400,500	525,000
Average Sale Price	100,000	155,000	166,000	480,100	131,250
Average Sale Price YTD	100,000	155,000	166,000	480,100	131,250
Median Sale Price	100,000	155,000	166,000	76,500	131,500
Median Sale Price YTD	100,000	155,000	166,000	76,500	131,500
Average Days on Market / YTD	69 / 69	271 / 271	83 / 83	258 / 258	52 / 52
Median Days on Market / YTD	69 / 69	271 / 271	83 / 83	281 / 281	52 / 52
<b>Lease</b>					
Listings / YTD	21 / 21	29 / 29	25 / 25	23 / 23	19 / 19
Sales / YTD	5 / 5	5 / 5	5 / 5	11 / 11	4 / 4
Sales to Listings Ratio / YTD	24% / 24%	17% / 17%	20% / 20%	48% / 48%	21% / 21%
Sales Volume	660,216	756,846	914,190	754,401	542,166
Sales Volume YTD	660,216	756,846	914,190	754,401	542,166
Average Sale Price	132,043	151,369	182,838	68,582	135,542
Average Sale Price YTD	132,043	151,369	182,838	68,582	135,542
Median Sale Price	90,720	122,400	150,000	58,345	155,205
Median Sale Price YTD	90,720	122,400	150,000	58,345	155,205
Average Days on Market / YTD	214 / 214	63 / 63	63 / 63	97 / 97	74 / 74
Median Days on Market / YTD	278 / 278	68 / 68	58 / 58	61 / 61	69 / 69
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	19 / 19	26 / 26	20 / 20
Sales / YTD	1 / 1	0 / 0	3 / 3	6 / 6	9 / 9
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	16% / 16%	23% / 23%	45% / 45%
Sales Volume	700,000	0	2,230,000	7,436,375	3,376,500
Sales Volume YTD	700,000	0	2,230,000	7,436,375	3,376,500
Average Sale Price	700,000	0	743,333	1,239,396	375,167
Average Sale Price YTD	700,000	0	743,333	1,239,396	375,167
Median Sale Price	700,000	0	700,000	979,188	315,000
Median Sale Price YTD	700,000	0	700,000	979,188	315,000
Average Days on Market / YTD	523 / 523	0 / 0	124 / 124	114 / 114	206 / 206
Median Days on Market / YTD	523 / 523	0 / 0	82 / 82	88 / 88	118 / 118
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	80 / 80	83 / 83	124 / 124	113 / 113	124 / 124
Sales / YTD	15 / 15	11 / 11	13 / 13	35 / 35	28 / 28
Sales to Listings Ratio / YTD	19% / 19%	13% / 13%	10% / 10%	31% / 31%	23% / 23%
Sales Volume	8,933,516	4,231,846	8,401,190	23,409,956	10,945,966
Sales Volume YTD	8,933,516	4,231,846	8,401,190	23,409,956	10,945,966
Average Sale Price	595,568	384,713	646,245	668,856	390,927
Average Sale Price YTD	595,568	384,713	646,245	668,856	390,927
Median Sale Price	370,500	155,000	352,000	325,000	271,250
Median Sale Price YTD	370,500	155,000	352,000	325,000	271,250
Average Days on Market / YTD	195 / 195	151 / 151	91 / 91	152 / 152	160 / 160
Median Days on Market / YTD	163 / 163	158 / 158	81 / 81	105 / 105	88 / 88

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

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

## January 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	3,743	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
	December	5,208	786	474	3,869	282
2017	January	5,594	777	501	4,159	291

<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.

## January 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	18	11	20	18	11	20
	Average	404,583	392,591	349,494	404,583	392,591	349,494
	Median	381,500	383,000	331,000	381,500	383,000	331,000
<b>North Central</b>	Sales	62	61	76	62	61	76
	Average	371,301	394,622	399,197	371,301	394,622	399,197
	Median	350,000	390,000	360,000	350,000	390,000	360,000
<b>Northeast</b>	Sales	21	30	25	21	30	25
	Average	359,302	345,500	360,218	359,302	345,500	360,218
	Median	329,000	323,700	329,900	329,000	323,700	329,900
<b>Central</b>	Sales	14	12	21	14	12	21
	Average	275,714	254,333	300,450	275,714	254,333	300,450
	Median	270,000	240,000	285,500	270,000	240,000	285,500
<b>West</b>	Sales	41	21	35	41	21	35
	Average	519,223	497,429	501,611	519,223	497,429	501,611
	Median	401,500	420,000	436,000	401,500	420,000	436,000
<b>Southwest</b>	Sales	53	34	34	53	34	34
	Average	525,468	510,006	594,352	525,468	510,006	594,352
	Median	458,000	465,000	542,500	458,000	465,000	542,500
<b>Southeast</b>	Sales	64	69	51	64	69	51
	Average	387,198	383,183	390,139	387,198	383,183	390,139
	Median	374,500	350,100	377,000	374,500	350,100	377,000
<b>Anthony Henday</b>	Sales	50	63	39	50	63	39
	Average	490,165	499,674	522,303	490,165	499,674	522,303
	Median	457,000	457,500	450,589	457,000	457,500	450,589
<b>City of Edmonton Total</b>	Sales	323	301	301	323	301	301
	Average	433,856	423,630	434,136	433,856	423,630	434,136
	Median	396,400	395,000	395,000	396,400	395,000	395,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	2	31	10	2	31	10
	Average	n/a	146,667	295,890	n/a	146,667	295,890
	Median	n/a	109,000	299,000	n/a	109,000	299,000
<b>North Central</b>	Sales	24	28	30	24	28	30
	Average	220,942	220,737	235,793	220,942	220,737	235,793
	Median	217,025	203,250	221,500	217,025	203,250	221,500
<b>Northeast</b>	Sales	17	12	17	17	12	17
	Average	176,618	203,300	199,156	176,618	203,300	199,156
	Median	170,000	198,500	206,000	170,000	198,500	206,000
<b>Central</b>	Sales	34	33	36	34	33	36
	Average	297,059	259,301	273,042	297,059	259,301	273,042
	Median	290,500	235,000	277,500	290,500	235,000	277,500
<b>West</b>	Sales	19	20	15	19	20	15
	Average	214,600	211,793	183,783	214,600	211,793	183,783
	Median	202,500	204,000	185,000	202,500	204,000	185,000
<b>Southwest</b>	Sales	26	28	28	26	28	28
	Average	289,564	264,371	316,632	289,564	264,371	316,632
	Median	270,900	258,700	315,000	270,900	258,700	315,000
<b>Southeast</b>	Sales	20	28	23	20	28	23
	Average	215,510	232,729	228,078	215,510	232,729	228,078
	Median	221,150	229,000	234,000	221,150	229,000	234,000
<b>Anthony Henday</b>	Sales	30	33	26	30	33	26
	Average	232,501	242,889	247,803	232,501	242,889	247,803
	Median	226,500	239,500	237,750	226,500	239,500	237,750
<b>City of Edmonton Total</b>	Sales	172	213	185	172	213	185
	Average	243,168	224,854	251,670	243,168	224,854	251,670
	Median	222,775	211,000	240,000	222,775	211,000	240,000

n/a = insufficient data



## January 2017

	2017	2016	2015	2014	2013
<b>Edmonton City Monthly</b>					
Listings	1,714	1,835	1,873	1,402	1,398
Sales	576	573	553	708	709
Sales Volume	210,904,748	194,171,378	202,467,884	250,931,569	228,059,523
<b>Edmonton City Year to Date</b>					
Listings	1,714	1,835	1,873	1,402	1,398
Sales	576	573	553	708	709
Sales Volume	210,904,748	194,171,378	202,467,884	250,931,569	228,059,523
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,159	4,215	3,113	2,607	2,709
Commercial	291	258	272	252	254
TOTAL	4,450	4,473	3,385	2,859	2,963
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	2,401	2,639	2,655	2,117	2,134
Sales	803	740	797	985	1,002
Sales Volume	298,658,173	255,279,125	303,775,740	363,362,778	338,943,597
<b>Edmonton CMA Year to Date</b>					
Listings	2,401	2,639	2,655	2,117	2,134
Sales	803	740	797	985	1,002
Sales Volume	298,658,173	255,279,125	303,775,740	363,362,778	338,943,597
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	5,594	5,751	4,132	3,537	3,743
Rural	777	866	853	927	1,079
Commercial	501	503	554	576	565
TOTAL	6,872	7,120	5,539	5,040	5,387
<hr/>					
<b>Total Board Monthly</b>					
Listings	2,925	3,240	3,313	2,670	2,752
Sales	969	888	979	1,192	1,245
Sales Volume	358,156,605	301,383,077	358,522,533	427,213,442	409,057,169
<b>Total Board Year to Date</b>					
Listings	2,925	3,240	3,313	2,670	2,752
Sales	969	888	979	1,192	1,245
Sales Volume	358,156,605	301,383,077	358,522,533	427,213,442	409,057,169

January 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Barrhead</b>	Sales	3	4	2	3	4	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
<b>Beaumont</b>	Sales	10	8	16	10	8	16
	Sales Volume	3,757,000	3,479,400	6,837,051	3,757,000	3,479,400	6,837,051
	Average Price	375,700	434,925	427,316	375,700	434,925	427,316
	Median Price	375,000	450,000	393,000	375,000	450,000	393,000
<b>Bonnyville</b>	Sales	7	2	4	7	2	4
	Sales Volume	2,647,200	n/a	n/a	2,647,200	n/a	n/a
	Average Price	378,171	n/a	n/a	378,171	n/a	n/a
	Median Price	380,000	n/a	n/a	380,000	n/a	n/a
<b>Cold Lake</b>	Sales	13	2	13	13	2	13
	Sales Volume	4,253,906	n/a	4,983,050	4,253,906	n/a	4,983,050
	Average Price	327,224	n/a	383,312	327,224	n/a	383,312
	Median Price	362,000	n/a	360,000	362,000	n/a	360,000
<b>Devon</b>	Sales	4	2	8	4	2	8
	Sales Volume	n/a	n/a	2,408,500	n/a	n/a	2,408,500
	Average Price	n/a	n/a	301,063	n/a	n/a	301,063
	Median Price	n/a	n/a	306,500	n/a	n/a	306,500
<b>Drayton Valley</b>	Sales	5	8	10	5	8	10
	Sales Volume	873,000	2,339,000	3,279,400	873,000	2,339,000	3,279,400
	Average Price	174,600	292,375	327,940	174,600	292,375	327,940
	Median Price	176,000	297,500	350,000	176,000	297,500	350,000
<b>Fort Saskatchewan</b>	SFD Sales	17	12	8	17	12	8
	SFD Average Price	383,559	394,333	375,750	383,559	394,333	375,750
	SFD Median Price	383,000	371,250	414,000	383,000	371,250	414,000
	Condo Sales	7	4	1	7	4	1
	Condo Average Price	255,571	n/a	n/a	255,571	n/a	n/a
	Condo Median Price	259,000	n/a	n/a	259,000	n/a	n/a
	Total Sales Volume	9,628,400	7,526,777	4,670,600	9,628,400	7,526,777	4,670,600
<b>Gibbons</b>	Sales	5	0	4	5	0	4
	Sales Volume	1,238,500	n/a	n/a	1,238,500	n/a	n/a
	Average Price	247,700	n/a	n/a	247,700	n/a	n/a
	Median Price	248,000	n/a	n/a	248,000	n/a	n/a
<b>Leduc</b>	SFD Sales	18	13	14	18	13	14
	SFD Average Price	369,128	353,069	393,314	369,128	353,069	393,314
	SFD Median Price	389,950	329,500	403,750	389,950	329,500	403,750
	Condo Sales	1	3	7	1	3	7
	Condo Average Price	n/a	n/a	277,000	n/a	n/a	277,000
	Condo Median Price	n/a	n/a	269,000	n/a	n/a	269,000
		Total Sales Volume	9,872,050	6,141,900	8,434,900	9,872,050	6,141,900

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.

January 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Morinville</b>	Sales	9	1	10	9	1	10
	Sales Volume	2,642,750	n/a	3,716,800	2,642,750	n/a	3,716,800
	Average Price	293,639	n/a	371,680	293,639	n/a	371,680
	Median Price	280,000	n/a	363,450	280,000	n/a	363,450
<b>Sherwood Park</b>	SFD Sales	46	31	41	46	31	41
	SFD Average Price	437,577	476,687	446,005	437,577	476,687	446,005
	SFD Median Price	418,650	446,000	449,000	418,650	446,000	449,000
	Condo Sales	6	19	11	6	19	11
	Condo Average Price	266,567	292,389	319,291	266,567	292,389	319,291
	Condo Median Price	271,250	295,000	313,800	271,250	295,000	313,800
	Total Sales Volume	22,541,850	21,022,400	22,776,650	22,541,850	21,022,400	22,776,650
<b>Spruce Grove</b>	SFD Sales	10	21	23	10	21	23
	SFD Average Price	360,390	383,533	407,644	360,390	383,533	407,644
	SFD Median Price	347,500	390,000	400,000	347,500	390,000	400,000
	Condo Sales	4	4	5	4	4	5
	Condo Average Price	n/a	n/a	241,790	n/a	n/a	241,790
	Condo Median Price	n/a	n/a	233,000	n/a	n/a	233,000
	Total Sales Volume	5,858,350	11,357,329	12,486,695	5,858,350	11,357,329	12,486,695
<b>St. Albert</b>	SFD Sales	21	21	36	21	21	36
	SFD Average Price	466,457	429,479	467,153	466,457	429,479	467,153
	SFD Median Price	413,500	406,400	431,000	413,500	406,400	431,000
	Condo Sales	17	9	11	17	9	11
	Condo Average Price	280,671	240,900	274,373	280,671	240,900	274,373
	Condo Median Price	280,000	208,000	290,000	280,000	208,000	290,000
	Total Sales Volume	14,567,000	11,187,153	19,835,600	14,567,000	11,187,153	19,835,600
<b>St. Paul</b>	Sales	7	9	6	7	9	6
	Sales Volume	1,693,000	1,915,000	1,878,920	1,693,000	1,915,000	1,878,920
	Average Price	241,857	212,778	313,153	241,857	212,778	313,153
	Median Price	240,000	220,000	377,750	240,000	220,000	377,750
<b>Stony Plain</b>	Sales	14	8	15	14	8	15
	Sales Volume	4,927,400	2,261,122	5,382,370	4,927,400	2,261,122	5,382,370
	Average Price	351,957	282,640	358,825	351,957	282,640	358,825
	Median Price	341,500	303,611	335,000	341,500	303,611	335,000
<b>Vegreville</b>	Sales	1	1	3	1	1	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
<b>Westlock</b>	Sales	4	1	4	4	1	4
	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
<b>Wetaskiwin</b>	Sales	7	10	14	7	10	14
	Sales Volume	1,365,150	2,132,652	2,700,000	1,365,150	2,132,652	2,700,000
	Average Price	195,021	213,265	192,857	195,021	213,265	192,857
	Median Price	213,250	232,576	175,000	213,250	232,576	175,000

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.

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	2	1	1	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	7	3	4	7	3	4
	Sales Volume	3,224,500	n/a	n/a	3,224,500	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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	7	5	4	7	5	4
	Sales Volume	3,197,375	1,381,300	n/a	3,197,375	1,381,300	n/a
<b>Parkland County</b>	Sales	24	14	24	24	14	24
	Sales Volume	11,576,462	6,042,000	12,165,860	11,576,462	6,042,000	12,165,860
<b>Smoky Lake County</b>	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	4	3	0	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	9	6	13	9	6	13
	Sales Volume	5,198,838	3,507,500	9,026,400	5,198,838	3,507,500	9,026,400
<b>Sturgeon County</b>	Sales	10	7	9	10	7	9
	Sales Volume	7,141,400	3,517,700	5,092,000	7,141,400	3,517,700	5,092,000
<b>Thorhild County</b>	Sales	4	0	2	4	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	1	0	1	1	0	1
	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> 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 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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	0	1	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	1	0	1	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	1	1	0	1	1
	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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.