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Year over year all residential unit sales up 14%

Edmonton, February 2, 2018: Total all residential unit sales in January 2018 in the Edmonton Census Metropolitan Area (CMA) were up 14.23% relative to January 2017. Specifically, across each category when compared to January 2017, single family home unit sales were up 12.85%, condominium unit sales were up 14.41% and duplex/rowhouse unit sales were up 22.08%.

The average single family home unit price increased to \$428,750, an increase of 2.89% compared to December 2017 and an increase of 2.20% compared to January 2017. The duplex/rowhouse average unit price was \$348,613, which was an increase of 3.44% compared to December 2017 and a decrease of 2.06% relative to January 2017. The condominium average unit price was \$227,707, which was a decrease of 3.62% month over month and decrease of 7.04% year over year. In total, the average all residential unit price was \$359,134, a modest increase of 0.56% relative to December 2017 and an increase of 0.64% compared to January 2017.

“January 2018 unit sales were strong, coupled with an increase in year over year listings of more than 15%, which is typical for this time of year,” said Darcy Torhjem, REALTORS® Association of Edmonton Chair.

Compared to January 2017, listings were up 15.28% to 2,133 properties total, which was a 98.63% increase month over month. Overall inventory increased 2.97% month over month and 7.05% year over year. Days on market reflected the winter season, with increases across all categories compared to December 2017. For single family homes, the average days on market was 67. Duplex/rowhouses increased to 72 average days on market and condominium average days on market was 90.

“The increase in the average days on market appears to reflect that buyers are taking time to consider their options before purchasing a new home,” Torhjem said. “With the mortgage stress test rule changes and the latest interest rate change, it will be interesting to see how that impacts the 2018 market.”

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 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$428,750	2.89%	2.20%
SFD median ⁴ selling price – month	\$384,000	0.75%	-1.54%
Condominium average selling price	\$227,707	-3.62%	-7.04%
Condominium median selling price	\$205,000	-2.38%	-8.49%
All-residential ⁵ average selling price	\$359,134	0.56%	0.64%
All-residential median selling price	\$330,137	-2.90%	-2.90%
# residential listings this month	2,459	98.63%	15.28%
# residential sales this month	891	-2.09%	14.23%
# residential inventory at month end	6,165	2.97%	7.05%
# Total ⁶ MLS® System sales this month	1,147	-1.38%	12.23%
\$ Value Total residential sales this month	354,723,323	-3.32%	11.44%
\$ Value of total MLS® System sales – month	397,270,279	-5.37%	7.15%
\$ Value of total MLS® System sales - YTD	397,270,279	-95.00%	7.15%

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

² Single Family Dwelling

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

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

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

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

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January 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	1,266 / 1,266	1,104 / 1,104	1,279 / 1,279	1,272 / 1,272	1,033 / 1,033
Sales / YTD	518 / 518	459 / 459	365 / 365	409 / 409	502 / 502
Sales to Listings Ratio / YTD	41% / 41%	42% / 42%	29% / 29%	32% / 32%	49% / 49%
Sales Volume	222,092,354	192,567,624	151,194,090	174,476,355	208,525,086
Sales Volume YTD	222,092,354	192,567,624	151,194,090	174,476,355	208,525,086
Average Sale Price	428,750	419,537	414,230	426,593	415,389
Average Sale Price YTD	428,750	419,537	414,230	426,593	415,389
Median Sale Price	384,000	390,000	387,000	395,000	385,000
Median Sale Price YTD	384,000	390,000	387,000	395,000	385,000
Average Days on Market / YTD	67 / 67	68 / 68	62 / 62	56 / 56	61 / 61
Median Days on Market / YTD	56 / 56	57 / 57	51 / 51	40 / 40	49 / 49
Condominium					
Listings / YTD	859 / 859	772 / 772	751 / 751	711 / 711	564 / 564
Sales / YTD	254 / 254	222 / 222	225 / 225	214 / 214	266 / 266
Sales to Listings Ratio / YTD	30% / 30%	29% / 29%	30% / 30%	30% / 30%	47% / 47%
Sales Volume	57,837,694	54,378,294	51,251,137	52,488,445	60,931,653
Sales Volume YTD	57,837,694	54,378,294	51,251,137	52,488,445	60,931,653
Average Sale Price	227,707	244,947	227,783	245,273	229,066
Average Sale Price YTD	227,707	244,947	227,783	245,273	229,066
Median Sale Price	205,000	224,025	220,000	233,000	216,000
Median Sale Price YTD	205,000	224,025	220,000	233,000	216,000
Average Days on Market / YTD	90 / 90	82 / 82	83 / 83	63 / 63	64 / 64
Median Days on Market / YTD	75 / 75	72 / 72	68 / 68	53 / 53	48 / 48
Duplex/Rowhouse					
Listings / YTD	236 / 236	203 / 203	226 / 226	223 / 223	112 / 112
Sales / YTD	94 / 94	77 / 77	54 / 54	60 / 60	70 / 70
Sales to Listings Ratio / YTD	40% / 40%	38% / 38%	24% / 24%	27% / 27%	63% / 63%
Sales Volume	32,769,596	27,407,514	17,676,151	22,979,354	23,398,987
Sales Volume YTD	32,769,596	27,407,514	17,676,151	22,979,354	23,398,987
Average Sale Price	348,613	355,942	327,336	382,989	334,271
Average Sale Price YTD	348,613	355,942	327,336	382,989	334,271
Median Sale Price	326,500	335,000	326,500	349,450	331,450
Median Sale Price YTD	326,500	335,000	326,500	349,450	331,450
Average Days on Market / YTD	72 / 72	69 / 69	71 / 71	60 / 60	56 / 56
Median Days on Market / YTD	65 / 65	54 / 54	66 / 66	34 / 34	45 / 45
Total Residential²					
Listings / YTD	2,459 / 2,459	2,133 / 2,133	2,323 / 2,323	2,270 / 2,270	1,765 / 1,765
Sales / YTD	891 / 891	780 / 780	654 / 654	700 / 700	853 / 853
Sales to Listings Ratio / YTD	36% / 36%	37% / 37%	28% / 28%	31% / 31%	48% / 48%
Sales Volume	319,988,444	278,342,732	221,303,878	252,470,654	295,212,816
Sales Volume YTD	319,988,444	278,342,732	221,303,878	252,470,654	295,212,816
Average Sale Price	359,134	356,850	338,385	360,672	346,088
Average Sale Price YTD	359,134	356,850	338,385	360,672	346,088
Median Sale Price	330,137	340,000	330,000	341,170	327,000
Median Sale Price YTD	330,137	340,000	330,000	341,170	327,000
Average Days on Market / YTD	75 / 75	73 / 73	70 / 70	59 / 59	62 / 62
Median Days on Market / YTD	61 / 61	61 / 61	57 / 57	44 / 44	49 / 49

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 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	130 / 130	110 / 110	143 / 143	138 / 138	142 / 142
Sales / YTD	38 / 38	43 / 43	24 / 24	42 / 42	40 / 40
Sales to Listings Ratio / YTD	29% / 29%	39% / 39%	17% / 17%	30% / 30%	28% / 28%
Sales Volume	20,403,249	25,674,700	13,420,800	25,721,760	22,871,400
Sales Volume YTD	20,403,249	25,674,700	13,420,800	25,721,760	22,871,400
Average Sale Price	536,928	597,086	559,200	612,423	571,785
Average Sale Price YTD	536,928	597,086	559,200	612,423	571,785
Median Sale Price	485,000	550,000	539,500	530,000	536,250
Median Sale Price YTD	485,000	550,000	539,500	530,000	536,250
Average Days on Market / YTD	128 / 128	115 / 115	75 / 75	103 / 103	105 / 105
Median Days on Market / YTD	110 / 110	98 / 98	51 / 51	75 / 75	93 / 93
Vacant Acreeage and Recreational					
Listings / YTD	44 / 44	25 / 25	42 / 42	71 / 71	71 / 71
Sales / YTD	13 / 13	11 / 11	8 / 8	8 / 8	8 / 8
Sales to Listings Ratio / YTD	30% / 30%	44% / 44%	19% / 19%	11% / 11%	11% / 11%
Sales Volume	2,142,000	3,616,375	1,680,200	3,829,852	1,714,695
Sales Volume YTD	2,142,000	3,616,375	1,680,200	3,829,852	1,714,695
Average Sale Price	164,769	328,761	210,025	478,732	214,337
Average Sale Price YTD	164,769	328,761	210,025	478,732	214,337
Median Sale Price	163,000	290,000	169,350	418,750	195,550
Median Sale Price YTD	163,000	290,000	169,350	418,750	195,550
Average Days on Market / YTD	261 / 261	110 / 110	142 / 142	180 / 180	335 / 335
Median Days on Market / YTD	199 / 199	65 / 65	93 / 93	130 / 130	212 / 212
Recreational with Home					
Listings / YTD	3 / 3	0 / 0	2 / 2	2 / 2	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
Total Rural²					
Listings / YTD	177 / 177	135 / 135	187 / 187	211 / 211	213 / 213
Sales / YTD	51 / 51	54 / 54	32 / 32	50 / 50	48 / 48
Sales to Listings Ratio / YTD	29% / 29%	40% / 40%	17% / 17%	24% / 24%	23% / 23%
Sales Volume	22,545,249	29,291,075	15,101,000	29,551,612	24,586,095
Sales Volume YTD	22,545,249	29,291,075	15,101,000	29,551,612	24,586,095
Average Sale Price	442,064	542,427	471,906	591,032	512,210
Average Sale Price YTD	442,064	542,427	471,906	591,032	512,210
Median Sale Price	427,500	532,500	474,750	527,500	470,000
Median Sale Price YTD	427,500	532,500	474,750	527,500	470,000
Average Days on Market / YTD	162 / 162	114 / 114	92 / 92	115 / 115	143 / 143
Median Days on Market / YTD	126 / 126	92 / 92	65 / 65	79 / 79	110 / 110

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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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	12 / 12	10 / 10	9 / 9	10 / 10	4 / 4
Sales / YTD	1 / 1	3 / 3	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	8% / 8%	30% / 30%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	1,090,000	1,500,000	0	0	0
Sales Volume YTD	1,090,000	1,500,000	0	0	0
Average Sale Price	1,090,000	500,000	0	0	0
Average Sale Price YTD	1,090,000	500,000	0	0	0
Median Sale Price	1,090,000	375,000	0	0	0
Median Sale Price YTD	1,090,000	375,000	0	0	0
Average Days on Market / YTD	676 / 676	108 / 108	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	676 / 676	138 / 138	0 / 0	0 / 0	0 / 0
Investment					
Listings / YTD	29 / 29	24 / 24	22 / 22	22 / 22	32 / 32
Sales / YTD	5 / 5	5 / 5	2 / 2	3 / 3	9 / 9
Sales to Listings Ratio / YTD	17% / 17%	21% / 21%	9% / 9%	14% / 14%	28% / 28%
Sales Volume	2,148,500	5,973,300	690,000	4,925,000	9,518,680
Sales Volume YTD	2,148,500	5,973,300	690,000	4,925,000	9,518,680
Average Sale Price	429,700	1,194,660	345,000	1,641,667	1,057,631
Average Sale Price YTD	429,700	1,194,660	345,000	1,641,667	1,057,631
Median Sale Price	340,000	512,000	345,000	1,125,000	623,880
Median Sale Price YTD	340,000	512,000	345,000	1,125,000	623,880
Average Days on Market / YTD	165 / 165	189 / 189	245 / 245	109 / 109	183 / 183
Median Days on Market / YTD	196 / 196	164 / 164	245 / 245	55 / 55	133 / 133
Multi Family					
Listings / YTD	5 / 5	3 / 3	1 / 1	5 / 5	4 / 4
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	4 / 4
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	100% / 100%
Sales Volume	0	0	0	0	5,950,000
Sales Volume YTD	0	0	0	0	5,950,000
Average Sale Price	0	0	0	0	1,487,500
Average Sale Price YTD	0	0	0	0	1,487,500
Median Sale Price	0	0	0	0	1,530,000
Median Sale Price YTD	0	0	0	0	1,530,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	185 / 185
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	206 / 206
Hotel/Motel					
Listings / YTD	1 / 1	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

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January 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	26 / 26	17 / 17	21 / 21	42 / 42	23 / 23
Sales / YTD	4 / 4	1 / 1	3 / 3	1 / 1	4 / 4
Sales to Listings Ratio / YTD	15% / 15%	6% / 6%	14% / 14%	2% / 2%	17% / 17%
Sales Volume	371,500	100,000	405,000	65,000	2,075,500
Sales Volume YTD	371,500	100,000	405,000	65,000	2,075,500
Average Sale Price	92,875	100,000	135,000	65,000	518,875
Average Sale Price YTD	92,875	100,000	135,000	65,000	518,875
Median Sale Price	87,500	100,000	155,000	65,000	65,250
Median Sale Price YTD	87,500	100,000	155,000	65,000	65,250
Average Days on Market / YTD	62 / 62	69 / 69	206 / 206	85 / 85	305 / 305
Median Days on Market / YTD	55 / 55	69 / 69	196 / 196	85 / 85	339 / 339
Lease					
Listings / YTD	16 / 16	21 / 21	29 / 29	23 / 23	23 / 23
Sales / YTD	8 / 8	4 / 4	5 / 5	5 / 5	9 / 9
Sales to Listings Ratio / YTD	50% / 50%	19% / 19%	17% / 17%	22% / 22%	39% / 39%
Sales Volume	948,032	546,180	756,846	914,190	483,441
Sales Volume YTD	948,032	546,180	756,846	914,190	483,441
Average Sale Price	118,504	136,545	151,369	182,838	53,716
Average Sale Price YTD	118,504	136,545	151,369	182,838	53,716
Median Sale Price	116,700	71,640	122,400	150,000	56,000
Median Sale Price YTD	116,700	71,640	122,400	150,000	56,000
Average Days on Market / YTD	179 / 179	194 / 194	63 / 63	63 / 63	75 / 75
Median Days on Market / YTD	174 / 174	207 / 207	68 / 68	58 / 58	61 / 61
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	19 / 19	26 / 26
Sales / YTD	0 / 0	1 / 1	0 / 0	3 / 3	5 / 5
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	16% / 16%	19% / 19%
Sales Volume	0	700,000	0	2,230,000	4,471,375
Sales Volume YTD	0	700,000	0	2,230,000	4,471,375
Average Sale Price	0	700,000	0	743,333	894,275
Average Sale Price YTD	0	700,000	0	743,333	894,275
Median Sale Price	0	700,000	0	700,000	820,000
Median Sale Price YTD	0	700,000	0	700,000	820,000
Average Days on Market / YTD	0 / 0	523 / 523	0 / 0	124 / 124	100 / 100
Median Days on Market / YTD	0 / 0	523 / 523	0 / 0	82 / 82	88 / 88
Total Commercial²					
Listings / YTD	89 / 89	75 / 75	82 / 82	121 / 121	112 / 112
Sales / YTD	18 / 18	14 / 14	10 / 10	12 / 12	31 / 31
Sales to Listings Ratio / YTD	20% / 20%	19% / 19%	12% / 12%	10% / 10%	28% / 28%
Sales Volume	4,558,032	8,819,480	1,851,846	8,134,190	22,498,996
Sales Volume YTD	4,558,032	8,819,480	1,851,846	8,134,190	22,498,996
Average Sale Price	253,224	629,963	185,185	677,849	725,774
Average Sale Price YTD	253,224	629,963	185,185	677,849	725,774
Median Sale Price	180,900	372,750	153,940	503,500	414,800
Median Sale Price YTD	180,900	372,750	153,940	503,500	414,800
Average Days on Market / YTD	177 / 177	188 / 188	142 / 142	92 / 92	154 / 154
Median Days on Market / YTD	150 / 150	151 / 151	78 / 78	70 / 70	105 / 105

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 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2014	January	3,618	894	585	2,668	258
	February	3,949	978	588	2,911	259
	March	4,411	1,111	630	3,222	277
	April	4,978	1,247	634	3,662	267
	May	5,668	1,378	652	4,239	268
	June	5,751	1,406	637	4,328	267
	July	5,644	1,351	615	4,227	264
	August	5,380	1,405	598	4,053	252
	September	4,850	1,280	608	3,661	269
	October	4,506	1,113	578	3,429	258
	November	3,945	959	579	2,959	272
	December	3,124	792	508	2,325	232
2015	January	4,148	864	557	3,120	275
	February	5,039	1,010	590	3,784	291
	March	5,973	1,137	614	4,415	295
	April	6,787	1,265	612	4,989	301
	May	7,327	1,339	615	5,458	302
	June	7,199	1,373	602	5,443	310
	July	7,217	1,369	594	5,495	308
	August	7,249	1,340	599	5,510	285
	September	7,123	1,250	587	5,347	277
	October	6,664	1,096	567	4,974	275
	November	6,345	1,028	566	4,755	277
	December	5,574	871	546	4,146	278
2016	January	5,900	886	521	4,331	269
	February	6,740	968	541	4,917	286
	March	7,413	1,074	567	5,406	319
	April	7,913	1,178	557	5,735	301
	May	8,039	1,142	589	5,885	325
	June	8,069	1,207	599	5,944	335
	July	7,911	1,188	577	5,806	320
	August	7,794	1,203	594	5,743	331
	September	7,712	1,200	579	5,769	326
	October	7,144	1,063	557	5,364	317
	November	6,790	987	566	5,116	332
	December	5,721	849	554	4,257	327
2017	January	5,759	816	511	4,278	299
	February	6,257	853	529	4,632	303
	March	6,932	919	564	5,131	314
	April	7,643	1,059	571	5,639	305
	May	8,485	1,205	578	6,320	303
	June	8,855	1,254	579	6,620	321
	July	8,920	1,255	567	6,718	307
	August	8,849	1,268	576	6,694	319
	September	8,592	1,228	570	6,545	332
	October	7,846	1,093	553	5,943	319
	November	7,103	1,003	579	5,368	337
	December	5,987	858	553	4,512	315
2018	January	6,165	841	553	4,563	331

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	19	18	12	19	18	12
	Average	415,737	404,583	379,875	415,737	404,583	379,875
	Median	350,000	381,500	351,000	350,000	381,500	351,000
North Central	Sales	87	66	57	87	66	57
	Average	374,900	372,991	389,347	374,900	372,991	389,347
	Median	359,000	356,250	390,000	359,000	356,250	390,000
Northeast	Sales	24	23	27	24	23	27
	Average	294,079	363,949	349,300	294,079	363,949	349,300
	Median	282,250	329,000	317,500	282,250	329,000	317,500
Central	Sales	14	13	11	14	13	11
	Average	260,164	280,000	250,136	260,164	280,000	250,136
	Median	241,000	275,000	230,000	241,000	275,000	230,000
West	Sales	34	43	23	34	43	23
	Average	444,356	514,631	486,543	444,356	514,631	486,543
	Median	393,500	401,500	419,000	393,500	401,500	419,000
Southwest	Sales	39	55	32	39	55	32
	Average	616,737	526,631	507,569	616,737	526,631	507,569
	Median	508,000	455,000	462,500	508,000	455,000	462,500
Southeast	Sales	76	68	68	76	68	68
	Average	408,951	393,822	386,750	408,951	393,822	386,750
	Median	368,500	375,000	354,250	368,500	375,000	354,250
Anthony Henday	Sales	71	54	57	71	54	57
	Average	552,950	497,191	491,528	552,950	497,191	491,528
	Median	468,888	454,500	457,500	468,888	454,500	457,500
City of Edmonton Total	Sales	364	340	287	364	340	287
	Average	441,528	437,155	420,497	441,528	437,155	420,497
	Median	392,423	396,700	388,000	392,423	396,700	388,000
Condominiums							
Northwest	Sales	5	2	30	5	2	30
	Average	293,300	n/a	143,156	293,300	n/a	143,156
	Median	280,000	n/a	108,600	280,000	n/a	108,600
North Central	Sales	39	27	28	39	27	28
	Average	180,181	209,281	219,737	180,181	209,281	219,737
	Median	178,000	200,000	207,500	178,000	200,000	207,500
Northeast	Sales	12	19	11	12	19	11
	Average	159,575	175,132	199,873	159,575	175,132	199,873
	Median	150,000	170,000	195,000	150,000	170,000	195,000
Central	Sales	35	36	31	35	36	31
	Average	259,939	291,597	250,223	259,939	291,597	250,223
	Median	195,000	278,000	240,000	195,000	278,000	240,000
West	Sales	25	20	18	25	20	18
	Average	177,384	210,620	216,022	177,384	210,620	216,022
	Median	162,000	202,250	209,500	162,000	202,250	209,500
Southwest	Sales	42	28	28	42	28	28
	Average	266,762	294,720	266,511	266,762	294,720	266,511
	Median	253,750	270,900	259,900	253,750	270,900	259,900
Southeast	Sales	30	21	26	30	21	26
	Average	196,248	213,290	244,746	196,248	213,290	244,746
	Median	172,125	219,800	231,000	172,125	219,800	231,000
Anthony Henday	Sales	37	31	28	37	31	28
	Average	251,279	242,985	248,610	251,279	242,985	248,610
	Median	230,000	228,000	248,250	230,000	228,000	248,250
City of Edmonton Total	Sales	225	184	200	225	184	200
	Average	223,687	241,741	225,390	223,687	241,741	225,390
	Median	205,000	222,000	218,450	205,000	222,000	218,450

n/a = insufficient data

January 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	1,914	1,667	1,806	1,828	1,390
Sales	684	609	538	530	664
Sales Volume	245,465,074	223,629,362	180,033,477	192,509,226	235,137,109
Edmonton City Year to Date					
Listings	1,914	1,667	1,806	1,828	1,390
Sales	684	609	538	530	664
Sales Volume	245,465,074	223,629,362	180,033,477	192,509,226	235,137,109
Edmonton City Month End Active Inventory					
Residential	4,563	4,278	4,331	3,120	2,668
Commercial	331	299	269	275	258
TOTAL	4,894	4,577	4,600	3,395	2,926
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Edmonton CMA Monthly					
Listings	2,725	2,343	2,592	2,602	2,090
Sales	960	848	696	762	932
Sales Volume	347,091,725	316,453,287	238,256,724	290,156,456	342,297,907
Edmonton CMA Year to Date					
Listings	2,725	2,343	2,592	2,602	2,090
Sales	960	848	696	762	932
Sales Volume	347,091,725	316,453,287	238,256,724	290,156,456	342,297,907
Edmonton CMA Month End Active Inventory					
Residential	6,165	5,759	5,900	4,148	3,618
Rural	841	816	886	864	894
Commercial	553	511	521	557	585
TOTAL	7,559	7,086	7,307	5,569	5,097
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Total Board Monthly					
Listings	3,316	2,849	3,184	3,251	2,637
Sales	1,147	1,022	840	938	1,131
Sales Volume	397,270,279	370,774,229	282,311,276	343,029,625	403,757,839
Total Board Year to Date					
Listings	3,316	2,849	3,184	3,251	2,637
Sales	1,147	1,022	840	938	1,131
Sales Volume	397,270,279	370,774,229	282,311,276	343,029,625	403,757,839

January 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	3	3	4	3	3	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
Beaumont	Sales	19	10	7	19	10	7
	Sales Volume	8,592,800	3,757,000	3,106,400	8,592,800	3,757,000	3,106,400
	Average Price	452,253	375,700	443,771	452,253	375,700	443,771
	Median Price	450,000	375,000	475,000	450,000	375,000	475,000
Bonnyville	Sales	7	8	1	7	8	1
	Sales Volume	1,448,000	2,783,700	n/a	1,448,000	2,783,700	n/a
	Average Price	206,857	347,963	n/a	206,857	347,963	n/a
	Median Price	214,000	359,850	n/a	214,000	359,850	n/a
Cold Lake	Sales	13	15	4	13	15	4
	Sales Volume	2,903,500	4,913,906	n/a	2,903,500	4,913,906	n/a
	Average Price	223,346	327,594	n/a	223,346	327,594	n/a
	Median Price	227,500	362,000	n/a	227,500	362,000	n/a
Devon	Sales	8	4	2	8	4	2
	Sales Volume	2,085,418	n/a	n/a	2,085,418	n/a	n/a
	Average Price	260,677	n/a	n/a	260,677	n/a	n/a
	Median Price	257,250	n/a	n/a	257,250	n/a	n/a
Drayton Valley	Sales	8	4	8	8	4	8
	Sales Volume	1,754,000	n/a	2,339,000	1,754,000	n/a	2,339,000
	Average Price	219,250	n/a	292,375	219,250	n/a	292,375
	Median Price	226,000	n/a	297,500	226,000	n/a	297,500
Fort Saskatchewan	SFD Sales	11	17	8	11	17	8
	SFD Average Price	409,727	383,559	404,063	409,727	383,559	404,063
	SFD Median Price	372,000	383,000	377,500	372,000	383,000	377,500
	Condo Sales	1	7	4	1	7	4
	Condo Average Price	n/a	255,571	n/a	n/a	255,571	n/a
	Condo Median Price	n/a	259,000	n/a	n/a	259,000	n/a
Total Sales Volume	6,867,400	9,628,400	6,027,277	6,867,400	9,628,400	6,027,277	
Gibbons	Sales	1	5	0	1	5	0
	Sales Volume	n/a	1,238,500	n/a	n/a	1,238,500	n/a
	Average Price	n/a	247,700	n/a	n/a	247,700	n/a
	Median Price	n/a	248,000	n/a	n/a	248,000	n/a
Leduc	SFD Sales	19	19	10	19	19	10
	SFD Average Price	358,053	366,384	328,540	358,053	366,384	328,540
	SFD Median Price	360,000	389,900	325,450	360,000	389,900	325,450
	Condo Sales	3	1	3	3	1	3
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Total Sales Volume	9,262,512	10,189,050	4,532,400	9,262,512	10,189,050	4,532,400	

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 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	9	9	1	9	9	1
Sales Volume	3,144,000	2,642,750	n/a	3,144,000	2,642,750	n/a
Average Price	349,333	293,639	n/a	349,333	293,639	n/a
Median Price	360,000	280,000	n/a	360,000	280,000	n/a
Sherwood Park						
SFD Sales	36	47	29	36	47	29
SFD Average Price	442,205	436,288	476,514	442,205	436,288	476,514
SFD Median Price	419,750	417,000	446,000	419,750	417,000	446,000
Condo Sales	11	6	19	11	6	19
Condo Average Price	290,045	266,567	292,389	290,045	266,567	292,389
Condo Median Price	299,250	271,250	295,000	299,250	271,250	295,000
Total Sales Volume	20,975,379	23,339,860	19,744,000	20,975,379	23,339,860	19,744,000
Spruce Grove						
SFD Sales	22	12	20	22	12	20
SFD Average Price	370,956	366,825	388,460	370,956	366,825	388,460
SFD Median Price	324,569	351,500	401,250	324,569	351,500	401,250
Condo Sales	4	4	4	4	4	4
Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Total Sales Volume	11,526,843	6,656,350	11,072,329	11,526,843	6,656,350	11,072,329
St. Albert						
SFD Sales	45	24	20	45	24	20
SFD Average Price	495,637	463,838	416,953	495,637	463,838	416,953
SFD Median Price	450,000	402,750	395,700	450,000	402,750	395,700
Condo Sales	13	18	11	13	18	11
Condo Average Price	307,547	273,800	241,827	307,547	273,800	241,827
Condo Median Price	258,500	277,500	208,000	258,500	277,500	208,000
Total Sales Volume	26,301,765	16,060,500	10,999,153	26,301,765	16,060,500	10,999,153
St. Paul						
Sales	5	8	8	5	8	8
Sales Volume	1,109,000	2,168,000	1,640,000	1,109,000	2,168,000	1,640,000
Average Price	221,800	271,000	205,000	221,800	271,000	205,000
Median Price	259,000	257,500	209,000	259,000	257,500	209,000
Stony Plain						
Sales	21	15	10	21	15	10
Sales Volume	5,966,536	5,212,400	2,994,122	5,966,536	5,212,400	2,994,122
Average Price	284,121	347,493	299,412	284,121	347,493	299,412
Median Price	315,000	330,000	330,111	315,000	330,000	330,111
Vegreville						
Sales	2	1	2	2	1	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
Westlock						
Sales	5	5	1	5	5	1
Sales Volume	1,095,500	823,500	n/a	1,095,500	823,500	n/a
Average Price	219,100	164,700	n/a	219,100	164,700	n/a
Median Price	165,000	196,000	n/a	165,000	196,000	n/a
Wetaskiwin						
Sales	9	8	10	9	8	10
Sales Volume	1,820,500	1,520,150	2,132,652	1,820,500	1,520,150	2,132,652
Average Price	202,278	190,019	213,265	202,278	190,019	213,265
Median Price	190,000	200,625	232,576	190,000	200,625	232,576

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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

January 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	2	1	2	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	4	7	1	4	7	1
	Sales Volume	n/a	3,224,500	n/a	n/a	3,224,500	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	7	7	5	7	7	5
	Sales Volume	2,472,000	3,577,375	1,733,800	2,472,000	3,577,375	1,733,800
Parkland County	Sales	15	27	14	15	27	14
	Sales Volume	6,047,749	12,633,362	6,342,000	6,047,749	12,633,362	6,342,000
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	3	0	4	3	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	20	11	6	20	11	6
	Sales Volume	10,749,000	6,433,838	3,507,500	10,749,000	6,433,838	3,507,500
Sturgeon County	Sales	9	9	7	9	9	7
	Sales Volume	3,276,500	6,646,500	3,517,700	3,276,500	6,646,500	3,517,700
Thorhild County	Sales	0	4	0	0	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	2	1	0	2	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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	2	0	1	2	0
	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	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	2	0	0	2	0
	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	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	0	0	1
	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.