



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

For release: January 3, 2018

Contact: Darcy Torhjem, REALTOR®, 2018 Chair, 780-721-4027
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340
Hilary Darrah, Marketing & Communications Supervisor, 780-453-9347

Stable prices and increased sales in the 2017 real estate market

Edmonton, January 3, 2018: The Edmonton Census Metropolitan Area (CMA) real estate market marked a year of overall stability in 2017. All residential year-to-date unit sales were up 1.50%. In total, 16,441 residential units were reported sold in 2017 as compared to 16,198 in 2016.

Year-to-date prices were also consistent with modest increases throughout 2017. Average single family home prices increased 0.77% to \$437,744 and average duplex/rowhouse prices increased 0.12% to \$348,225, while average condominium prices decreased 0.96% to \$248,130.

“2017 was a steady year for real estate in Edmonton and many of the surrounding municipalities, where sales and prices were quite stable for the majority of the year,” said Darcy Torhjem, REALTORS® Association of Edmonton Chair. “For most of the year we continued to see home buyers take advantage of low mortgage rates and a slightly increased inventory, while sellers enjoyed solid prices for their properties.”

Average year-to-date days on market for 2017 for all residential units was 59, up 2 days from the average of 57 days on market in 2016. Year-to-date listings were also up, increasing 2.38% over 2016. The reported all-year sales to listing ratio was 52%, indicating a fairly-balanced market.

As is seasonally normal, sales dropped in December from November, but are up year over year from December 2016 in all categories. For single family homes, sales decreased 19.83% month over month, and increased 22.84% year over year. Condominium unit sales declined 23.53% compared to November 2017 but increased 15.42% relative to December 2016. Duplex/rowhouse sales decreased 24.59% month over month, however, increased 21.05% year over year. In total, the average all residential unit sales decreased 22.09% month over month, however they increased 19.42% compared to December 2016.

Average prices declined in December 2017, both month over month and year over year. Single family homes average prices decreased 5.63% compared to November 2017, and decreased 2% compared to December 2016. Condominiums prices increased slightly by 1.74% relative to November 2017 and decreased 3.18% relative to December 2016. Duplex/rowhouse average prices decreased 6.07% month over month and 6.80% year over year.

“Now that the holiday season is over and a new year is here, we expect listings and sales to begin to ramp up again,” said Torhjem. “We encourage both potential buyers and sellers to talk to their local REALTOR® about their options in this market and what is right for them.”

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)	December 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$416,688	-5.63%	-2.00%
SFD median ⁴ selling price – month	\$381,150	-3.26%	-2.77%
Condominium average selling price	\$236,261	1.74%	-3.18%
Condominium median selling price	\$210,000	-5.41%	-7.08%
All-residential ⁵ average selling price	\$357,126	-3.58%	-0.95%
All-residential median selling price	\$340,000	-0.66%	-1.09%
# residential listings this month	1,238	-34.74%	15.59%
# residential sales this month	910	-22.09%	19.42%
# residential inventory at month end	5,736	-15.73%	0.31%
# Total ⁶ MLS® System sales this month	1,163	-20.83%	17.47%
\$ Value Total residential sales this month	366,920,566	-20.93%	21.03%
\$ Value of total MLS® System sales – month	419,831,324	-21.55%	18.82%
\$ Value of total MLS® System sales - YTD	7,939,387,288	5.56%	1.35%

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

³ 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 and www.ereb.com, as well as in the Real Estate Weekly and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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December 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	646 / 17,428	515 / 17,109	719 / 18,425	534 / 16,114	415 / 14,977
Sales / YTD	554 / 10,098	451 / 9,983	464 / 10,533	495 / 11,536	480 / 10,513
Sales to Listings Ratio / YTD	86% / 58%	88% / 58%	65% / 57%	93% / 72%	116% / 70%
Sales Volume	230,844,885	191,759,359	196,946,302	214,831,760	202,644,261
Sales Volume YTD	4,420,333,993	4,336,692,001	4,607,686,571	4,991,133,904	4,306,646,278
Average Sale Price	416,688	425,187	424,453	434,004	422,176
Average Sale Price YTD	437,744	434,408	437,452	432,657	409,650
Median Sale Price	381,150	392,000	386,000	400,000	384,250
Median Sale Price YTD	400,000	400,000	407,000	402,000	380,000
Average Days on Market / YTD	66 / 53	63 / 53	62 / 49	55 / 45	65 / 48
Median Days on Market / YTD	54 / 37	50 / 38	48 / 35	41 / 30	48 / 33
Condominium					
Listings / YTD	423 / 10,455	364 / 9,960	396 / 9,768	297 / 8,196	271 / 8,016
Sales / YTD	247 / 4,276	214 / 4,258	223 / 4,943	288 / 5,649	270 / 5,069
Sales to Listings Ratio / YTD	58% / 41%	59% / 43%	56% / 51%	97% / 69%	100% / 63%
Sales Volume	58,356,450	52,220,317	55,989,296	71,656,091	64,148,121
Sales Volume YTD	1,061,003,575	1,066,740,928	1,249,222,443	1,423,645,602	1,223,546,973
Average Sale Price	236,261	244,020	251,073	248,806	237,586
Average Sale Price YTD	248,130	250,526	252,726	252,017	241,378
Median Sale Price	210,000	226,000	240,000	222,000	220,000
Median Sale Price YTD	227,000	232,000	235,000	232,500	226,000
Average Days on Market / YTD	75 / 67	79 / 64	62 / 55	58 / 52	69 / 61
Median Days on Market / YTD	63 / 53	65 / 50	50 / 42	44 / 38	56 / 45
Duplex/Rowhouse					
Listings / YTD	134 / 2,872	131 / 2,789	105 / 2,557	81 / 1,847	63 / 1,572
Sales / YTD	92 / 1,751	76 / 1,661	73 / 1,531	74 / 1,438	52 / 1,150
Sales to Listings Ratio / YTD	69% / 61%	58% / 60%	70% / 60%	91% / 78%	83% / 73%
Sales Volume	31,005,830	27,481,907	26,902,596	26,224,510	18,118,687
Sales Volume YTD	609,741,966	577,690,323	542,668,629	496,969,309	380,390,841
Average Sale Price	337,020	361,604	368,529	354,385	348,436
Average Sale Price YTD	348,225	347,797	354,454	345,598	330,775
Median Sale Price	325,000	336,000	338,000	342,250	320,625
Median Sale Price YTD	331,500	330,000	341,000	332,000	315,000
Average Days on Market / YTD	69 / 63	76 / 62	57 / 49	43 / 43	72 / 50
Median Days on Market / YTD	60 / 49	62 / 48	50 / 35	30 / 29	57 / 36
Total Residential²					
Listings / YTD	1,238 / 31,531	1,071 / 30,798	1,274 / 31,553	934 / 26,925	787 / 25,194
Sales / YTD	910 / 16,441	762 / 16,198	771 / 17,338	869 / 19,020	818 / 17,096
Sales to Listings Ratio / YTD	74% / 52%	71% / 53%	61% / 55%	93% / 71%	104% / 68%
Sales Volume	324,984,560	274,745,053	281,627,194	315,017,360	286,982,562
Sales Volume YTD	6,155,463,446	6,038,043,795	6,456,809,217	6,981,387,212	5,968,893,001
Average Sale Price	357,126	360,558	365,275	362,506	350,834
Average Sale Price YTD	374,397	372,765	372,408	367,055	349,140
Median Sale Price	340,000	343,750	345,000	344,000	330,000
Median Sale Price YTD	350,000	352,000	355,000	348,000	331,000
Average Days on Market / YTD	69 / 59	69 / 57	62 / 52	55 / 48	67 / 53
Median Days on Market / YTD	58 / 43	57 / 43	48 / 38	42 / 33	53 / 37

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.

December 2017

	2017	2016	2015	2014	2013
Acres with Home					
Listings / YTD	60 / 2,008	59 / 1,957	64 / 2,193	71 / 2,137	47 / 1,975
Sales / YTD	38 / 854	34 / 853	39 / 944	41 / 1,024	30 / 889
Sales to Listings Ratio / YTD	63% / 43%	58% / 44%	61% / 43%	58% / 48%	64% / 45%
Sales Volume	25,036,750	20,510,400	26,587,000	29,371,974	19,920,000
Sales Volume YTD	510,964,292	494,612,471	570,566,185	599,121,959	491,992,735
Average Sale Price	658,862	603,247	681,718	716,390	664,000
Average Sale Price YTD	598,319	579,850	604,413	585,080	553,423
Median Sale Price	566,750	523,500	590,000	610,000	577,500
Median Sale Price YTD	560,000	545,000	551,750	542,500	512,500
Average Days on Market / YTD	85 / 83	96 / 79	107 / 75	86 / 74	95 / 74
Median Days on Market / YTD	74 / 56	76 / 56	76 / 52	84 / 49	78 / 55
Vacant Acreage and Recreational					
Listings / YTD	28 / 584	24 / 640	20 / 683	26 / 888	33 / 819
Sales / YTD	12 / 216	15 / 214	10 / 205	14 / 256	8 / 192
Sales to Listings Ratio / YTD	43% / 37%	63% / 33%	50% / 30%	54% / 29%	24% / 23%
Sales Volume	4,263,900	3,290,000	2,896,450	3,644,000	2,005,500
Sales Volume YTD	59,004,680	54,322,538	68,021,477	64,826,196	44,360,805
Average Sale Price	355,325	219,333	289,645	260,286	250,688
Average Sale Price YTD	273,170	253,844	331,812	253,227	231,046
Median Sale Price	285,000	205,000	217,500	262,500	241,750
Median Sale Price YTD	215,000	196,500	243,000	215,000	210,000
Average Days on Market / YTD	346 / 166	119 / 162	157 / 155	197 / 171	169 / 181
Median Days on Market / YTD	229 / 106	96 / 106	109 / 89	212 / 101	176 / 100
Recreational with Home					
Listings / YTD	0 / 26	1 / 35	1 / 46	1 / 35	0 / 62
Sales / YTD	1 / 13	0 / 11	1 / 18	0 / 16	1 / 20
Sales to Listings Ratio / YTD	0% / 50%	0% / 31%	100% / 39%	0% / 46%	0% / 32%
Sales Volume	78,612	0	315,000	0	108,000
Sales Volume YTD	5,050,512	5,336,000	6,886,050	6,226,100	7,929,700
Average Sale Price	78,612	0	315,000	0	108,000
Average Sale Price YTD	388,501	485,091	382,558	389,131	396,485
Median Sale Price	78,612	0	315,000	0	108,000
Median Sale Price YTD	355,000	519,000	332,450	422,000	324,500
Average Days on Market / YTD	159 / 91	0 / 108	44 / 113	0 / 76	222 / 72
Median Days on Market / YTD	159 / 88	0 / 94	44 / 50	0 / 59	222 / 44
Total Rural²					
Listings / YTD	88 / 2,618	84 / 2,632	85 / 2,922	98 / 3,060	80 / 2,856
Sales / YTD	51 / 1,083	49 / 1,078	50 / 1,167	55 / 1,296	39 / 1,101
Sales to Listings Ratio / YTD	58% / 41%	58% / 41%	59% / 40%	56% / 42%	49% / 39%
Sales Volume	29,379,262	23,800,400	29,798,450	33,015,974	22,033,500
Sales Volume YTD	575,019,484	554,271,009	645,473,712	670,174,255	544,283,240
Average Sale Price	576,064	485,722	595,969	600,290	564,962
Average Sale Price YTD	530,951	514,166	553,105	517,110	494,354
Median Sale Price	525,000	457,000	544,500	535,000	540,000
Median Sale Price YTD	500,000	490,000	520,000	491,000	472,000
Average Days on Market / YTD	148 / 100	103 / 95	115 / 90	114 / 93	113 / 92
Median Days on Market / YTD	82 / 60	82 / 62	76 / 56	88 / 57	87 / 60

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

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

December 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	11 / 160	4 / 115	6 / 150	3 / 132	10 / 176
Sales / YTD	3 / 22	0 / 26	0 / 17	4 / 26	9 / 37
Sales to Listings Ratio / YTD	27% / 14%	0% / 23%	0% / 11%	133% / 20%	90% / 21%
Sales Volume	3,215,000	0	0	1,039,000	13,175,700
Sales Volume YTD	24,722,700	27,991,360	11,909,500	30,237,100	41,088,700
Average Sale Price	1,071,667	0	0	259,750	1,463,967
Average Sale Price YTD	1,123,759	1,076,591	700,559	1,162,965	1,110,505
Median Sale Price	300,000	0	0	250,000	1,500,000
Median Sale Price YTD	825,000	662,500	420,000	410,000	530,000
Average Days on Market / YTD	554 / 233	0 / 215	0 / 204	99 / 189	138 / 183
Median Days on Market / YTD	665 / 138	0 / 152	0 / 131	64 / 112	94 / 112
Investment					
Listings / YTD	20 / 250	25 / 274	18 / 234	8 / 258	16 / 232
Sales / YTD	4 / 79	7 / 85	5 / 62	4 / 82	8 / 67
Sales to Listings Ratio / YTD	20% / 32%	28% / 31%	28% / 26%	50% / 32%	50% / 29%
Sales Volume	5,760,000	2,175,040	3,144,000	1,396,450	13,807,062
Sales Volume YTD	52,195,015	57,927,453	38,294,854	63,828,353	64,471,862
Average Sale Price	1,440,000	310,720	628,800	349,113	1,725,883
Average Sale Price YTD	660,696	681,499	617,659	778,395	962,267
Median Sale Price	1,465,000	333,000	410,000	379,113	530,000
Median Sale Price YTD	500,000	390,500	405,000	438,750	450,000
Average Days on Market / YTD	148 / 174	166 / 156	139 / 151	83 / 139	180 / 158
Median Days on Market / YTD	133 / 149	116 / 120	130 / 123	49 / 85	133 / 123
Multi Family					
Listings / YTD	2 / 51	2 / 54	3 / 57	2 / 65	1 / 98
Sales / YTD	1 / 19	2 / 20	3 / 22	0 / 30	5 / 43
Sales to Listings Ratio / YTD	50% / 37%	100% / 37%	100% / 39%	0% / 46%	500% / 44%
Sales Volume	290,000	1,382,000	3,962,628	0	25,045,500
Sales Volume YTD	23,972,300	25,389,998	30,388,628	41,812,300	62,704,184
Average Sale Price	290,000	691,000	1,320,876	0	5,009,100
Average Sale Price YTD	1,261,700	1,269,500	1,381,301	1,393,743	1,458,237
Median Sale Price	290,000	691,000	1,220,128	0	685,000
Median Sale Price YTD	855,000	977,500	1,235,064	1,290,500	742,500
Average Days on Market / YTD	46 / 95	19 / 163	220 / 161	0 / 109	166 / 89
Median Days on Market / YTD	46 / 70	19 / 85	153 / 102	0 / 82	91 / 65
Hotel/Motel					
Listings / YTD	0 / 3	0 / 1	0 / 4	1 / 7	0 / 3
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 1
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 25%	0% / 0%	0% / 33%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	700,000	0	70,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	700,000	0	70,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	700,000	0	70,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 127	0 / 0	0 / 335
Median Days on Market / YTD	0 / 0	0 / 0	0 / 127	0 / 0	0 / 335

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

December 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	12 / 228	10 / 192	15 / 233	11 / 272	8 / 262
Sales / YTD	4 / 48	3 / 41	0 / 31	5 / 46	2 / 42
Sales to Listings Ratio / YTD	33% / 21%	30% / 21%	0% / 13%	45% / 17%	25% / 16%
Sales Volume	538,000	354,800	0	1,840,274	362,000
Sales Volume YTD	7,884,889	8,460,188	6,908,484	11,152,423	9,020,162
Average Sale Price	134,500	118,267	0	368,055	181,000
Average Sale Price YTD	164,269	206,346	222,854	242,444	214,766
Median Sale Price	139,000	130,000	0	171,500	181,000
Median Sale Price YTD	116,500	130,000	88,000	114,825	102,500
Average Days on Market / YTD	197 / 143	227 / 155	0 / 137	103 / 148	153 / 109
Median Days on Market / YTD	205 / 114	206 / 112	0 / 117	84 / 104	153 / 99
Lease					
Listings / YTD	8 / 219	12 / 251	11 / 186	21 / 185	16 / 181
Sales / YTD	6 / 78	4 / 75	4 / 55	5 / 56	4 / 60
Sales to Listings Ratio / YTD	75% / 36%	33% / 30%	36% / 30%	24% / 30%	25% / 33%
Sales Volume	2,753,744	696,635	353,308	1,499,768	471,160
Sales Volume YTD	11,034,145	9,564,485	6,483,729	10,249,648	7,544,394
Average Sale Price	458,957	174,159	88,327	299,954	117,790
Average Sale Price YTD	141,463	127,526	117,886	183,029	125,740
Median Sale Price	212,877	71,913	102,884	222,600	39,780
Median Sale Price YTD	74,220	69,600	87,680	114,940	88,770
Average Days on Market / YTD	148 / 198	242 / 148	219 / 156	144 / 139	90 / 150
Median Days on Market / YTD	137 / 144	236 / 99	149 / 80	112 / 102	79 / 77
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 122	8 / 229	10 / 334
Sales / YTD	0 / 2	0 / 6	0 / 47	4 / 113	7 / 111
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 39%	50% / 49%	70% / 33%
Sales Volume	0	0	0	3,072,000	4,456,000
Sales Volume YTD	2,000,000	1,975,000	37,943,400	65,361,174	68,026,727
Average Sale Price	0	0	0	768,000	636,571
Average Sale Price YTD	1,000,000	329,167	807,306	578,417	612,853
Median Sale Price	0	0	0	746,000	540,000
Median Sale Price YTD	1,000,000	280,000	550,000	525,000	435,000
Average Days on Market / YTD	0 / 648	0 / 359	0 / 169	130 / 157	131 / 133
Median Days on Market / YTD	0 / 648	0 / 376	0 / 80	147 / 98	181 / 91
Total Commercial²					
Listings / YTD	54 / 911	53 / 888	53 / 985	54 / 1,148	61 / 1,286
Sales / YTD	18 / 248	16 / 253	12 / 235	22 / 353	35 / 361
Sales to Listings Ratio / YTD	33% / 27%	30% / 28%	23% / 24%	41% / 31%	57% / 28%
Sales Volume	12,556,744	4,608,475	7,459,936	8,847,492	57,317,422
Sales Volume YTD	121,809,049	131,308,484	132,628,595	222,640,998	252,926,029
Average Sale Price	697,597	288,030	621,661	402,159	1,637,641
Average Sale Price YTD	491,166	519,006	564,377	630,711	700,626
Median Sale Price	265,000	221,200	375,000	330,000	540,000
Median Sale Price YTD	267,500	280,000	320,000	409,500	365,000
Average Days on Market / YTD	221 / 179	178 / 165	186 / 159	113 / 147	146 / 138
Median Days on Market / YTD	195 / 125	211 / 117	135 / 99	86 / 98	123 / 92

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

December 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,845	904	543	2,791	245
	February	4,240	987	586	3,070	268
	March	4,813	1,083	604	3,497	275
	April	5,303	1,252	632	3,883	287
	May	6,037	1,355	674	4,450	301
	June	6,113	1,389	677	4,552	302
	July	5,946	1,416	667	4,444	292
	August	5,728	1,426	678	4,236	278
	September	5,372	1,297	658	4,009	277
	October	4,781	1,165	643	3,586	286
	November	4,248	1,012	638	3,154	277
	December	3,285	814	535	2,413	226
2014	January	3,619	894	558	2,669	248
	February	3,949	978	570	2,911	251
	March	4,411	1,111	604	3,222	267
	April	4,978	1,247	609	3,662	258
	May	5,668	1,377	624	4,239	258
	June	5,751	1,405	615	4,328	259
	July	5,644	1,350	591	4,227	255
	August	5,380	1,404	572	4,053	243
	September	4,850	1,279	584	3,661	262
	October	4,506	1,112	553	3,429	249
	November	3,945	958	554	2,959	264
	December	3,125	791	485	2,326	225
2015	January	4,148	864	531	3,120	266
	February	5,039	1,010	566	3,784	281
	March	5,973	1,137	592	4,415	285
	April	6,787	1,265	587	4,989	289
	May	7,327	1,339	585	5,458	291
	June	7,199	1,373	573	5,443	298
	July	7,217	1,366	572	5,495	299
	August	7,249	1,337	575	5,510	274
	September	7,123	1,247	564	5,347	267
	October	6,664	1,094	550	4,974	266
	November	6,345	1,027	551	4,755	269
	December	5,574	870	530	4,146	269
2016	January	5,900	885	507	4,331	261
	February	6,740	967	527	4,917	278
	March	7,413	1,071	555	5,406	312
	April	7,913	1,175	545	5,735	294
	May	8,038	1,139	578	5,884	318
	June	8,068	1,203	591	5,943	331
	July	7,909	1,183	564	5,804	316
	August	7,792	1,197	580	5,741	326
	September	7,710	1,193	562	5,767	318
	October	7,142	1,056	541	5,362	310
	November	6,788	980	550	5,114	325
	December	5,718	842	534	4,254	319
2017	January	5,758	809	493	4,276	293
	February	6,248	842	506	4,623	295
	March	6,915	906	537	5,117	304
	April	7,609	1,041	543	5,614	295
	May	8,418	1,182	547	6,267	292
	June	8,745	1,221	543	6,529	307
	July	8,763	1,220	534	6,589	292
	August	8,617	1,227	541	6,491	302
	September	8,250	1,181	536	6,251	316
	October	7,502	1,040	523	5,645	308
	November	6,807	955	550	5,105	327
	December	5,736	810	526	4,284	307

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.

December 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	25	19	20	458	376	400
	Average	397,410	451,917	435,735	418,970	399,485	407,839
	Median	345,000	395,000	368,500	375,000	357,500	364,550
North Central	Sales	106	84	86	1,530	1,507	1,657
	Average	380,760	374,652	400,812	384,529	386,094	399,981
	Median	367,450	364,000	378,000	368,750	375,000	385,000
Northeast	Sales	24	18	24	410	433	481
	Average	328,003	348,806	367,671	344,635	342,459	347,366
	Median	311,500	342,000	338,000	320,000	327,000	330,000
Central	Sales	15	12	15	312	303	349
	Average	270,247	282,158	280,167	277,836	298,372	303,473
	Median	242,000	271,000	270,000	260,000	278,000	285,000
West	Sales	44	43	38	794	776	808
	Average	446,291	448,074	507,761	528,151	520,249	503,684
	Median	379,900	385,000	399,250	440,000	426,000	422,950
Southwest	Sales	43	38	30	1,158	1,096	1,137
	Average	524,858	559,962	536,158	562,059	547,856	553,971
	Median	485,000	520,000	515,500	495,000	495,000	489,000
Southeast	Sales	70	61	55	1,368	1,355	1,351
	Average	394,460	385,949	392,726	401,034	395,221	410,099
	Median	369,000	362,000	356,000	375,000	375,000	387,625
Anthony Henday	Sales	82	79	75	1,314	1,434	1,314
	Average	494,296	495,133	472,599	511,802	500,645	502,395
	Median	448,900	432,500	449,900	462,000	460,000	470,000
City of Edmonton Total	Sales	409	354	343	7,344	7,280	7,495
	Average	421,936	431,994	433,340	449,284	443,455	446,825
	Median	385,000	393,250	389,900	405,000	405,000	410,000
Condominiums							
Northwest	Sales	9	3	4	111	139	123
	Average	207,706	n/a	n/a	255,010	225,780	245,823
	Median	202,000	n/a	n/a	241,000	207,000	225,000
North Central	Sales	29	26	35	587	543	709
	Average	197,272	207,631	213,965	213,093	220,934	225,017
	Median	194,500	207,500	203,500	205,000	210,000	215,000
Northeast	Sales	19	17	23	288	300	346
	Average	179,431	169,524	198,870	175,248	189,338	197,039
	Median	175,000	172,000	196,000	171,850	190,250	195,350
Central	Sales	34	38	32	674	687	766
	Average	336,546	246,616	278,945	291,927	289,693	283,083
	Median	259,250	230,000	282,000	280,000	275,000	270,000
West	Sales	17	13	23	358	342	435
	Average	206,824	210,454	244,696	219,882	222,213	234,242
	Median	170,000	178,000	225,000	200,000	208,000	215,500
Southwest	Sales	31	38	36	667	628	818
	Average	281,734	272,412	280,642	285,443	276,588	279,581
	Median	274,000	256,250	275,000	268,000	258,700	262,500
Southeast	Sales	31	25	23	488	486	566
	Average	194,684	253,556	249,165	225,189	241,633	240,309
	Median	191,500	225,000	229,000	217,500	229,000	226,550
Anthony Henday	Sales	45	32	28	552	617	634
	Average	236,908	299,497	263,478	263,462	269,173	266,259
	Median	240,000	269,500	268,750	252,500	261,000	257,000
City of Edmonton Total	Sales	215	192	204	3,725	3,742	4,397
	Average	239,013	246,383	250,641	248,337	251,304	252,492
	Median	209,649	228,000	239,000	226,000	232,000	233,800

n/a = insufficient data

December 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	994	846	1,006	764	653
Sales	716	626	616	687	646
Sales Volume	261,169,353	228,521,755	228,709,770	245,313,445	255,656,512
Edmonton City Year to Date					
Listings	24,680	23,984	24,615	21,208	19,772
Sales	12,694	12,535	13,337	14,688	13,045
Sales Volume	4,818,154,119	4,726,103,212	4,988,825,203	5,431,612,824	4,613,825,724
Edmonton City Month End Active Inventory					
Residential	4,284	4,254	4,146	2,326	2,413
Commercial	307	319	269	225	226
TOTAL	4,591	4,573	4,415	2,551	2,639
<hr/>					
Edmonton CMA Monthly					
Listings	1,380	1,208	1,412	1,086	928
Sales	979	827	833	946	892
Sales Volume	366,920,566	303,153,928	318,885,580	356,880,826	366,333,484
Edmonton CMA Year to Date					
Listings	35,060	34,318	35,460	31,133	29,336
Sales	17,772	17,529	18,740	20,669	18,558
Sales Volume	6,852,291,979	6,723,623,288	7,234,911,524	7,874,202,465	6,766,102,270
Edmonton CMA Month End Active Inventory					
Residential	5,736	5,718	5,574	3,125	3,285
Rural	810	842	870	791	814
Commercial	526	534	530	485	535
TOTAL	7,072	7,094	6,974	4,401	4,634
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Total Board Monthly					
Listings	1,712	1,455	1,702	1,366	1,127
Sales	1,163	990	1,013	1,123	1,051
Sales Volume	419,831,324	353,319,980	373,343,180	411,957,821	418,726,323
Total Board Year to Date					
Listings	43,251	42,409	43,884	39,782	37,529
Sales	21,244	21,045	22,515	25,311	23,046
Sales Volume	7,939,387,288	7,833,916,340	8,458,301,502	9,369,177,749	8,135,830,069

December 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	4	2	3	73	58	67
	Sales Volume	n/a	n/a	n/a	16,903,215	12,685,323	14,105,300
	Average Price	n/a	n/a	n/a	231,551	218,712	210,527
	Median Price	n/a	n/a	n/a	224,000	212,500	220,000
Beaumont	Sales	15	10	3	340	261	307
	Sales Volume	6,561,750	3,831,000	n/a	147,542,463	109,522,412	132,423,328
	Average Price	437,450	383,100	n/a	433,948	419,626	431,346
	Median Price	419,000	394,500	n/a	430,000	405,000	416,000
Bonnyville	Sales	3	1	4	74	60	93
	Sales Volume	n/a	n/a	n/a	20,072,175	18,501,150	30,301,290
	Average Price	n/a	n/a	n/a	271,246	308,353	325,820
	Median Price	n/a	n/a	n/a	294,500	309,500	322,500
Cold Lake	Sales	11	12	8	237	251	227
	Sales Volume	2,984,950	3,893,600	2,620,650	74,695,845	81,106,374	84,317,646
	Average Price	271,359	324,467	327,581	315,172	323,133	371,443
	Median Price	241,000	304,500	328,750	316,250	320,000	368,500
Devon	Sales	7	2	1	89	73	88
	Sales Volume	2,002,500	n/a	n/a	28,734,316	23,270,550	29,327,388
	Average Price	286,071	n/a	n/a	322,857	318,775	333,266
	Median Price	225,000	n/a	n/a	324,500	325,000	320,000
Drayton Valley	Sales	3	4	3	111	89	108
	Sales Volume	n/a	n/a	n/a	28,339,512	24,273,133	31,191,398
	Average Price	n/a	n/a	n/a	255,311	272,732	288,809
	Median Price	n/a	n/a	n/a	269,000	279,000	301,750
Fort Saskatchewan	SFD Sales	14	9	19	305	329	347
	SFD Average Price	414,932	412,211	387,547	415,318	423,966	413,844
	SFD Median Price	411,000	429,500	385,000	400,000	417,500	410,000
	Condo Sales	3	2	5	63	63	67
	Condo Average Price	n/a	n/a	256,500	238,152	245,634	238,170
	Condo Median Price	n/a	n/a	210,000	220,000	239,000	215,000
	Total Sales Volume	8,287,050	5,196,800	9,281,900	183,044,328	189,364,275	189,247,646
Gibbons	Sales	4	3	3	69	48	65
	Sales Volume	n/a	n/a	n/a	21,561,100	14,144,400	19,201,730
	Average Price	n/a	n/a	n/a	312,480	294,675	295,411
	Median Price	n/a	n/a	n/a	283,500	284,000	283,000
Leduc	SFD Sales	27	15	17	341	357	409
	SFD Average Price	358,462	374,240	342,113	377,664	375,597	387,035
	SFD Median Price	343,000	349,900	353,000	370,000	360,000	367,500
	Condo Sales	5	4	1	64	50	77
	Condo Average Price	196,800	n/a	n/a	225,059	241,568	246,350
	Condo Median Price	213,000	n/a	n/a	211,500	225,000	237,000
	Total Sales Volume	11,763,965	8,066,370	7,501,925	164,707,428	175,872,303	203,044,756

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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December 2017

	2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville						
Sales	9	8	9	197	194	234
Sales Volume	3,036,200	2,058,000	2,839,100	63,981,848	64,170,959	78,433,335
Average Price	337,356	257,250	315,456	324,781	330,778	335,185
Median Price	339,900	232,500	320,000	330,000	340,000	345,500
Sherwood Park						
SFD Sales	41	34	39	794	870	900
SFD Average Price	427,424	431,834	477,377	454,619	455,562	460,352
SFD Median Price	415,000	408,500	434,500	430,000	426,975	438,000
Condo Sales	11	13	16	209	234	259
Condo Average Price	255,991	303,372	287,516	300,335	314,636	320,527
Condo Median Price	236,000	293,000	257,000	295,000	305,000	308,000
Total Sales Volume	21,695,790	18,954,690	25,027,450	457,443,673	500,562,802	524,425,751
Spruce Grove						
SFD Sales	18	6	17	412	426	465
SFD Average Price	387,460	397,883	413,629	390,705	400,914	408,246
SFD Median Price	371,500	355,149	414,000	380,000	390,000	397,000
Condo Sales	3	6	2	73	55	61
Condo Average Price	n/a	239,483	n/a	228,775	231,427	233,593
Condo Median Price	n/a	239,450	n/a	214,600	215,000	218,000
Total Sales Volume	9,860,275	5,255,048	8,811,700	220,350,845	227,881,014	241,308,685
St. Albert						
SFD Sales	45	32	29	761	787	816
SFD Average Price	469,265	478,942	525,970	469,051	474,810	487,676
SFD Median Price	420,000	441,250	449,000	432,500	432,000	448,250
Condo Sales	15	7	9	215	228	224
Condo Average Price	217,733	198,214	262,889	277,325	261,842	276,983
Condo Median Price	205,000	215,000	252,000	260,000	238,750	267,500
Total Sales Volume	25,567,308	16,713,650	18,601,117	436,384,889	446,822,644	474,718,568
St. Paul						
Sales	5	7	1	99	103	93
Sales Volume	1,481,000	1,132,000	n/a	25,486,400	24,647,388	24,562,600
Average Price	296,200	161,714	n/a	257,438	239,295	264,114
Median Price	275,000	180,000	n/a	256,500	228,888	269,000
Stony Plain						
Sales	13	17	20	355	305	326
Sales Volume	4,078,550	5,710,150	6,875,200	115,949,686	97,258,554	115,012,633
Average Price	313,735	335,891	343,760	326,619	318,881	352,799
Median Price	281,500	350,000	340,000	322,000	322,500	349,875
Vegreville						
Sales	3	2	6	64	73	86
Sales Volume	n/a	n/a	1,134,500	13,836,400	16,773,775	18,710,350
Average Price	n/a	n/a	189,083	216,194	229,778	217,562
Median Price	n/a	n/a	124,500	213,500	220,000	224,250
Westlock						
Sales	6	3	6	65	78	73
Sales Volume	1,223,500	n/a	1,096,500	13,043,900	15,304,385	15,290,700
Average Price	203,917	n/a	182,750	200,675	196,210	209,462
Median Price	239,000	n/a	180,000	209,000	185,500	207,000
Wetaskiwin						
Sales	13	12	8	145	195	196
Sales Volume	2,838,000	2,631,450	1,790,500	33,023,250	45,650,015	46,964,982
Average Price	218,308	219,288	223,813	227,747	234,103	239,617
Median Price	175,000	185,625	260,500	221,000	232,262	240,000

n/a = insufficient data

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

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

December 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	0	1	41	22	20
	Sales Volume	n/a	n/a	n/a	10,076,476	3,454,275	3,848,600
Bonnyville M.D.	Sales	4	4	4	119	72	88
	Sales Volume	n/a	n/a	n/a	45,231,290	27,428,900	33,383,550
Lac la Biche County	Sales	0	0	0	4	2	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	11	13	3	175	185	153
	Sales Volume	6,827,900	6,475,500	n/a	84,946,980	86,437,483	88,894,627
Parkland County	Sales	16	16	17	453	435	480
	Sales Volume	8,378,962	6,847,000	9,084,450	218,343,729	202,333,992	236,542,330
Smoky Lake County	Sales	2	1	1	17	15	10
	Sales Volume	n/a	n/a	n/a	3,371,500	3,968,900	2,295,500
St. Paul County	Sales	7	4	4	84	69	70
	Sales Volume	1,443,000	n/a	n/a	16,204,900	14,213,500	13,902,600
Strathcona County	Sales	15	13	21	274	288	350
	Sales Volume	9,086,400	6,680,400	13,527,500	168,644,517	178,115,443	216,185,100
Sturgeon County	Sales	9	7	9	181	170	184
	Sales Volume	5,086,000	3,797,500	5,412,500	103,084,258	87,384,091	103,851,655
Thorhild County	Sales	3	3	3	36	32	27
	Sales Volume	n/a	n/a	n/a	9,024,527	7,850,812	5,898,800
Two Hills County	Sales	0	0	2	16	14	17
	Sales Volume	n/a	n/a	n/a	4,979,200	4,166,500	3,659,300
Vermilion River County	Sales	0	0	1	0	1	3
	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.

December 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	2	1	9	6	5
	Sales Volume	n/a	n/a	n/a	3,921,160	2,606,941	3,601,750
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	1	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	4	4	19
	Sales Volume	n/a	n/a	n/a	n/a	n/a	15,694,500
Parkland County	Sales	0	0	0	5	8	16
	Sales Volume	n/a	n/a	n/a	2,138,047	8,355,560	9,653,650
Smoky Lake County	Sales	0	0	0	5	2	4
	Sales Volume	n/a	n/a	n/a	1,022,500	n/a	n/a
St. Paul County	Sales	1	0	0	7	10	6
	Sales Volume	n/a	n/a	n/a	2,024,908	3,794,900	1,423,000
Strathcona County	Sales	0	0	0	1	4	9
	Sales Volume	n/a	n/a	n/a	n/a	n/a	10,333,750
Sturgeon County	Sales	0	0	0	3	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,383,000
Thorhild County	Sales	0	1	0	1	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	3
	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.