

Media Release

High inventory, stable prices for the 2018 real estate market

Edmonton, January 3, 2019: The Edmonton Census Metropolitan Area (CMA) real estate market marked a year of stable average and median prices, decreasing sales, and increasing inventory.

Year-to-date average prices remained relatively stable throughout 2018. The residential average sale price was \$369,607, a decrease of 1.28% compared to 2017. In the specific categories, average single family home prices decreased 0.85% to \$434,028, condominium average prices decreased 4.9% to \$236,008 and duplex/rowhouse average prices decreased 1.75% to \$342,150.

Residential year-to-date unit sales were down 5.57%, to a total of 15,519 residential units sold, compared to 16,435 in 2017. Single family homes were down 4.36%, condominium unit sales were down 7.73% and duplex/rowhouse unit sales decreased 8.63%. Sales volume in 2018 was also down 6.78% to \$5.73 billion compared to \$6.15 billion in 2017.

“The real estate market in 2018 experienced record-high inventory levels, rising interest rates and the effect of the mortgage stress test, resulting in lower sales in all property categories,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “It was a challenging market for both buyers and sellers and it appears 2019 will be similar.”

Listings for December 2018 decreased 43.09% compared to November 2018, and decreased 3.85% compared to December 2017. End of month inventory decreased 9.69% month over month and increased 10.83% year over year.

Year-to-date days on market for residential units was 62, up 3 days from the average of 59 days on market in 2017. Year-to-date listings were also up, increasing 3.53% over 2017. The reported annual sales to listing ratio was 47%, indicating a buyers' market.

In the month of December, sales decreased both month over month and year over year. In total, the average residential unit sales decreased 30.13% relative to November 2018, and decreased 19.65% compared to December 2017. Average prices were mostly stable, decreasing 0.02% to \$360,450 month over month and increasing 1.03% year over year.

-30-

Contact:

Hilary Darrah, Marketing & Communications Specialist	780-453-9347
Michael Brodrick, REALTOR®, 2019 Chair	780-498-6782
Michael Thompson, M.A., LL.M., President and CEO	780-453-9340

MLS® System Activity <small>(for all-residential sales in Edmonton CMA¹)</small>	December 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$427,892	1.46%	2.68%
SFD median ⁴ selling price – month	\$383,500	0.92%	0.66%
Condominium average selling price	\$205,947	-5.72%	-12.83%
Condominium median selling price	\$203,500	-3.10%	-3.10%
All-residential ⁵ average selling price	\$360,685	-0.02%	1.03%
All-residential median selling price	\$334,450	-1.63%	2.91%
# residential listings this month	1,174	-43.09%	-3.85%
# residential sales this month	728	-30.13%	-19.65%
# residential inventory at month end	6,394	-9.69%	10.83%
# Total ⁶ MLS® System sales this month	929	-30.52%	-19.71%
\$ Value Total residential sales this month	355,739,274	-22.17%	-14.85%
\$ Value of total MLS® System sales – month	289,838,556	-19.74%	-45.72%
\$ Value of total MLS® System sales - YTD	7,509,238,442	4.95%	-5.36%

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, www.realtorsofedmonton.com, and 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®).

December 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	623 / 19,067	636 / 17,690	515 / 17,110	719 / 18,425	534 / 16,113
Sales / YTD	465 / 9,653	551 / 10,093	451 / 9,983	464 / 10,533	495 / 11,536
Sales to Listings Ratio / YTD	75% / 51%	87% / 57%	88% / 58%	65% / 57%	93% / 72%
Sales Volume	198,969,586	229,612,185	191,759,359	196,946,302	214,831,760
Sales Volume YTD	4,189,672,098	4,418,396,293	4,336,692,001	4,607,686,571	4,991,133,904
Average Sale Price	427,892	416,719	425,187	424,453	434,004
Average Sale Price YTD	434,028	437,768	434,408	437,452	432,657
Median Sale Price	383,500	381,000	392,000	386,000	400,000
Median Sale Price YTD	394,000	400,000	400,000	407,000	402,000
Average Days on Market / YTD	69 / 56	66 / 53	63 / 53	62 / 49	55 / 45
Median Days on Market / YTD	56 / 41	54 / 37	50 / 38	48 / 35	41 / 30
Condominium					
Listings / YTD	400 / 9,989	417 / 10,665	365 / 9,963	396 / 9,768	297 / 8,196
Sales / YTD	176 / 3,967	247 / 4,276	214 / 4,258	223 / 4,943	288 / 5,649
Sales to Listings Ratio / YTD	44% / 40%	59% / 40%	59% / 43%	56% / 51%	97% / 69%
Sales Volume	36,246,718	58,356,450	52,220,317	55,989,296	71,656,091
Sales Volume YTD	936,243,516	1,061,114,575	1,066,740,928	1,249,222,443	1,423,645,602
Average Sale Price	205,947	236,261	244,020	251,073	248,806
Average Sale Price YTD	236,008	248,156	250,526	252,726	252,017
Median Sale Price	203,500	210,000	226,000	240,000	222,000
Median Sale Price YTD	217,000	227,000	232,000	235,000	232,500
Average Days on Market / YTD	78 / 72	75 / 67	79 / 64	62 / 55	58 / 52
Median Days on Market / YTD	67 / 56	63 / 53	65 / 50	50 / 42	44 / 38
Duplex/Rowhouse					
Listings / YTD	106 / 3,168	134 / 2,903	131 / 2,789	105 / 2,557	81 / 1,847
Sales / YTD	73 / 1,598	91 / 1,749	76 / 1,661	73 / 1,531	74 / 1,438
Sales to Listings Ratio / YTD	69% / 50%	68% / 60%	58% / 60%	70% / 60%	91% / 78%
Sales Volume	25,240,002	30,700,830	27,481,907	26,902,596	26,224,510
Sales Volume YTD	546,756,206	609,095,966	577,690,323	542,668,629	496,969,309
Average Sale Price	345,753	337,372	361,604	368,529	354,385
Average Sale Price YTD	342,150	348,254	347,797	354,454	345,598
Median Sale Price	325,000	325,000	336,000	338,000	342,250
Median Sale Price YTD	326,000	331,500	330,000	341,000	332,000
Average Days on Market / YTD	78 / 63	70 / 63	76 / 62	57 / 49	43 / 43
Median Days on Market / YTD	70 / 49	60 / 49	62 / 48	50 / 35	30 / 29
Total Residential²					
Listings / YTD	1,174 / 33,191	1,221 / 32,059	1,072 / 30,798	1,274 / 31,553	934 / 26,924
Sales / YTD	728 / 15,519	906 / 16,435	762 / 16,198	771 / 17,338	869 / 19,020
Sales to Listings Ratio / YTD	62% / 47%	74% / 51%	71% / 53%	61% / 55%	93% / 71%
Sales Volume	262,578,706	323,446,860	274,745,053	281,627,194	315,017,360
Sales Volume YTD	5,735,924,883	6,153,260,746	6,038,043,795	6,456,809,217	6,981,387,212
Average Sale Price	360,685	357,005	360,558	365,275	362,506
Average Sale Price YTD	369,607	374,400	372,765	372,408	367,055
Median Sale Price	334,450	340,000	343,750	345,000	344,000
Median Sale Price YTD	347,306	350,000	352,000	355,000	348,000
Average Days on Market / YTD	72 / 62	69 / 59	69 / 57	62 / 52	55 / 48
Median Days on Market / YTD	62 / 46	58 / 43	57 / 43	48 / 38	42 / 33

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 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	72 / 2,197	58 / 2,063	60 / 1,958	64 / 2,196	71 / 2,138
Sales / YTD	31 / 799	38 / 853	34 / 854	39 / 944	41 / 1,025
Sales to Listings Ratio / YTD	43% / 36%	66% / 41%	57% / 44%	61% / 43%	58% / 48%
Sales Volume	19,338,500	25,036,750	20,510,400	26,587,000	29,371,974
Sales Volume YTD	469,580,355	510,014,292	495,182,471	570,566,185	599,548,459
Average Sale Price	623,823	658,862	603,247	681,718	716,390
Average Sale Price YTD	587,710	597,907	579,839	604,413	584,925
Median Sale Price	580,000	566,750	523,500	590,000	610,000
Median Sale Price YTD	535,000	560,000	545,000	551,750	542,500
Average Days on Market / YTD	87 / 81	85 / 83	96 / 79	107 / 75	86 / 73
Median Days on Market / YTD	53 / 55	74 / 56	76 / 57	76 / 52	84 / 48
Vacant Acreeage and Recreational					
Listings / YTD	25 / 637	27 / 593	24 / 647	20 / 683	26 / 888
Sales / YTD	5 / 199	12 / 216	15 / 214	10 / 205	14 / 256
Sales to Listings Ratio / YTD	20% / 31%	44% / 36%	63% / 33%	50% / 30%	54% / 29%
Sales Volume	5,070,000	4,263,900	3,290,000	2,896,450	3,644,000
Sales Volume YTD	63,180,686	59,004,680	54,322,538	68,021,477	64,826,196
Average Sale Price	1,014,000	355,325	219,333	289,645	260,286
Average Sale Price YTD	317,491	273,170	253,844	331,812	253,227
Median Sale Price	190,000	285,000	205,000	217,500	262,500
Median Sale Price YTD	240,000	215,000	196,500	243,000	215,000
Average Days on Market / YTD	312 / 188	346 / 166	119 / 162	157 / 155	197 / 171
Median Days on Market / YTD	222 / 111	229 / 106	96 / 106	109 / 89	212 / 101
Recreational with Home					
Listings / YTD	1 / 24	0 / 26	1 / 35	1 / 46	1 / 36
Sales / YTD	0 / 12	1 / 13	0 / 11	1 / 18	0 / 16
Sales to Listings Ratio / YTD	0% / 50%	0% / 50%	0% / 31%	100% / 39%	0% / 44%
Sales Volume	0	78,612	0	315,000	0
Sales Volume YTD	4,432,049	5,050,512	5,336,000	6,886,050	6,226,100
Average Sale Price	0	78,612	0	315,000	0
Average Sale Price YTD	369,337	388,501	485,091	382,558	389,131
Median Sale Price	0	78,612	0	315,000	0
Median Sale Price YTD	317,500	355,000	519,000	332,450	422,000
Average Days on Market / YTD	0 / 100	159 / 91	0 / 108	44 / 113	0 / 76
Median Days on Market / YTD	0 / 100	159 / 88	0 / 94	44 / 50	0 / 59
Total Rural²					
Listings / YTD	98 / 2,858	85 / 2,682	85 / 2,640	85 / 2,925	98 / 3,062
Sales / YTD	36 / 1,010	51 / 1,082	49 / 1,079	50 / 1,167	55 / 1,297
Sales to Listings Ratio / YTD	37% / 35%	60% / 40%	58% / 41%	59% / 40%	56% / 42%
Sales Volume	24,408,500	29,379,262	23,800,400	29,798,450	33,015,974
Sales Volume YTD	537,193,090	574,069,484	554,841,009	645,473,712	670,600,755
Average Sale Price	678,014	576,064	485,722	595,969	600,290
Average Sale Price YTD	531,874	530,563	514,218	553,105	517,040
Median Sale Price	510,000	525,000	457,000	544,500	535,000
Median Sale Price YTD	480,000	500,000	490,000	520,000	491,000
Average Days on Market / YTD	118 / 102	148 / 100	103 / 96	115 / 90	114 / 93
Median Days on Market / YTD	61 / 64	82 / 60	82 / 62	76 / 56	88 / 57

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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	8 / 154	7 / 156	5 / 118	7 / 157	3 / 135
Sales / YTD	5 / 32	3 / 22	0 / 27	0 / 17	4 / 26
Sales to Listings Ratio / YTD	63% / 21%	43% / 14%	0% / 23%	0% / 11%	133% / 19%
Sales Volume	10,839,000	3,215,000	0	0	1,039,000
Sales Volume YTD	34,995,076	24,722,700	29,841,360	11,909,500	30,237,100
Average Sale Price	2,167,800	1,071,667	0	0	259,750
Average Sale Price YTD	1,093,596	1,123,759	1,105,236	700,559	1,162,965
Median Sale Price	815,000	300,000	0	0	250,000
Median Sale Price YTD	707,500	825,000	735,000	420,000	410,000
Average Days on Market / YTD	166 / 223	554 / 233	0 / 216	0 / 204	99 / 189
Median Days on Market / YTD	158 / 137	665 / 138	0 / 174	0 / 131	64 / 112
Investment					
Listings / YTD	16 / 305	20 / 260	25 / 279	20 / 251	9 / 274
Sales / YTD	9 / 99	4 / 79	7 / 86	5 / 70	5 / 86
Sales to Listings Ratio / YTD	56% / 32%	20% / 30%	28% / 31%	25% / 28%	56% / 31%
Sales Volume	15,790,284	5,760,000	2,175,040	3,144,000	4,896,450
Sales Volume YTD	89,194,834	52,195,015	58,497,453	43,489,854	70,065,748
Average Sale Price	1,754,476	1,440,000	310,720	628,800	979,290
Average Sale Price YTD	900,958	660,696	680,203	621,284	814,718
Median Sale Price	985,000	1,465,000	333,000	410,000	413,225
Median Sale Price YTD	515,000	500,000	395,250	413,500	438,750
Average Days on Market / YTD	290 / 183	148 / 174	166 / 155	139 / 150	80 / 139
Median Days on Market / YTD	236 / 151	133 / 149	116 / 121	130 / 123	50 / 85
Multi Family					
Listings / YTD	4 / 69	2 / 51	2 / 53	3 / 57	2 / 65
Sales / YTD	0 / 17	1 / 19	2 / 20	3 / 22	0 / 30
Sales to Listings Ratio / YTD	0% / 25%	50% / 37%	100% / 38%	100% / 39%	0% / 46%
Sales Volume	0	290,000	1,382,000	3,962,628	0
Sales Volume YTD	17,321,100	23,972,300	25,389,998	30,388,628	41,812,300
Average Sale Price	0	290,000	691,000	1,320,876	0
Average Sale Price YTD	1,018,888	1,261,700	1,269,500	1,381,301	1,393,743
Median Sale Price	0	290,000	691,000	1,220,128	0
Median Sale Price YTD	808,000	855,000	977,500	1,235,064	1,290,500
Average Days on Market / YTD	0 / 101	46 / 95	19 / 163	220 / 161	0 / 109
Median Days on Market / YTD	0 / 98	46 / 70	19 / 85	153 / 102	0 / 82
Hotel/Motel					
Listings / YTD	0 / 5	0 / 4	0 / 2	0 / 4	1 / 7
Sales / YTD	0 / 2	0 / 0	0 / 0	0 / 1	0 / 0
Sales to Listings Ratio / YTD	0% / 40%	0% / 0%	0% / 0%	0% / 25%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	9,350,000	0	0	700,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	4,675,000	0	0	700,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	4,675,000	0	0	700,000	0
Average Days on Market / YTD	0 / 104	0 / 0	0 / 0	0 / 127	0 / 0
Median Days on Market / YTD	0 / 104	0 / 0	0 / 0	0 / 127	0 / 0

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

December 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	19 / 243	12 / 235	11 / 194	15 / 248	12 / 292
Sales / YTD	4 / 44	4 / 48	3 / 43	0 / 35	5 / 49
Sales to Listings Ratio / YTD	21% / 18%	33% / 20%	27% / 22%	0% / 14%	42% / 17%
Sales Volume	646,500	538,000	354,800	0	1,840,274
Sales Volume YTD	8,825,300	7,884,889	9,110,188	7,323,484	13,412,423
Average Sale Price	161,625	134,500	118,267	0	368,055
Average Sale Price YTD	200,575	164,269	211,865	209,242	273,723
Median Sale Price	139,750	139,000	130,000	0	171,500
Median Sale Price YTD	113,500	116,500	135,000	86,000	115,000
Average Days on Market / YTD	134 / 144	197 / 143	227 / 157	0 / 131	103 / 157
Median Days on Market / YTD	116 / 136	205 / 114	206 / 118	0 / 106	84 / 109
Lease					
Listings / YTD	15 / 248	8 / 226	16 / 255	11 / 206	21 / 206
Sales / YTD	6 / 88	5 / 77	4 / 76	4 / 66	5 / 67
Sales to Listings Ratio / YTD	40% / 35%	63% / 34%	25% / 30%	36% / 32%	24% / 33%
Sales Volume	913,234	2,356,833	696,635	353,308	1,499,768
Sales Volume YTD	10,876,782	10,637,234	9,930,540	7,988,321	11,501,045
Average Sale Price	152,206	471,367	174,159	88,327	299,954
Average Sale Price YTD	123,600	138,146	130,665	121,035	171,657
Median Sale Price	104,619	185,753	71,913	102,884	222,600
Median Sale Price YTD	95,165	73,440	69,900	73,255	103,844
Average Days on Market / YTD	119 / 147	132 / 198	242 / 149	219 / 148	144 / 131
Median Days on Market / YTD	60 / 106	92 / 136	236 / 102	149 / 79	112 / 98
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 122	8 / 229
Sales / YTD	0 / 0	0 / 2	0 / 6	0 / 47	4 / 113
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 39%	50% / 49%
Sales Volume	0	0	0	0	3,072,000
Sales Volume YTD	0	2,000,000	1,975,000	37,943,400	65,361,174
Average Sale Price	0	0	0	0	768,000
Average Sale Price YTD	0	1,000,000	329,167	807,306	578,417
Median Sale Price	0	0	0	0	746,000
Median Sale Price YTD	0	1,000,000	280,000	550,000	525,000
Average Days on Market / YTD	0 / 0	0 / 648	0 / 359	0 / 169	130 / 157
Median Days on Market / YTD	0 / 0	0 / 648	0 / 376	0 / 80	147 / 98
Total Commercial²					
Listings / YTD	62 / 1,024	50 / 932	59 / 902	56 / 1,044	56 / 1,208
Sales / YTD	24 / 282	17 / 247	16 / 258	12 / 258	23 / 371
Sales to Listings Ratio / YTD	39% / 28%	34% / 27%	27% / 29%	21% / 25%	41% / 31%
Sales Volume	28,189,018	12,159,833	4,608,475	7,459,936	12,347,492
Sales Volume YTD	170,563,092	121,412,138	134,744,539	139,743,187	232,389,790
Average Sale Price	1,174,542	715,284	288,030	621,661	536,847
Average Sale Price YTD	604,834	491,547	522,266	541,640	626,388
Median Sale Price	357,500	240,000	221,200	375,000	345,000
Median Sale Price YTD	284,500	260,000	289,000	301,500	390,000
Average Days on Market / YTD	195 / 165	220 / 178	178 / 165	186 / 155	111 / 146
Median Days on Market / YTD	157 / 119	192 / 123	211 / 119	135 / 99	84 / 97

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.

December 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2014	January	3,619	894	592	2,669	263
	February	3,949	978	594	2,911	260
	March	4,414	1,111	635	3,225	279
	April	4,979	1,247	642	3,663	273
	May	5,668	1,378	661	4,239	270
	June	5,751	1,406	645	4,328	269
	July	5,644	1,351	625	4,226	266
	August	5,379	1,405	603	4,052	253
	September	4,849	1,280	612	3,660	270
	October	4,505	1,113	587	3,428	263
	November	3,945	959	587	2,959	274
	December	3,125	792	508	2,326	232
2015	January	4,147	864	558	3,119	275
	February	5,040	1,010	593	3,785	291
	March	5,973	1,138	617	4,415	296
	April	6,788	1,266	617	4,990	303
	May	7,328	1,340	619	5,459	304
	June	7,201	1,374	604	5,444	311
	July	7,217	1,370	597	5,495	309
	August	7,247	1,341	606	5,508	287
	September	7,121	1,250	591	5,345	277
	October	6,666	1,097	573	4,975	276
	November	6,075	953	548	4,550	273
	December	5,130	806	488	3,787	236
2016	January	5,754	872	514	4,223	263
	February	6,680	954	539	4,887	284
	March	7,295	1,062	542	5,318	304
	April	7,800	1,160	549	5,649	295
	May	7,939	1,125	571	5,819	318
	June	7,832	1,155	574	5,756	322
	July	7,805	1,173	563	5,726	314
	August	7,552	1,164	561	5,562	311
	September	7,437	1,137	552	5,568	312
	October	6,922	1,002	536	5,181	308
	November	6,485	936	532	4,893	314
	December	5,270	794	475	3,913	281
2017	January	5,606	784	502	4,163	291
	February	6,116	843	516	4,527	293
	March	6,806	905	548	5,040	303
	April	7,615	1,048	568	5,614	302
	May	8,406	1,187	565	6,254	297
	June	8,596	1,217	556	6,430	305
	July	8,757	1,249	551	6,597	302
	August	8,645	1,248	569	6,527	317
	September	8,346	1,194	551	6,350	318
	October	7,689	1,051	552	5,821	320
	November	7,024	957	572	5,300	337
	December	5,769	814	522	4,312	306
2018	January	6,163	840	541	4,569	325
	February	6,737	906	587	5,002	352
	March	7,913	1,030	618	5,804	368
	April	8,687	1,104	623	6,385	372
	May	9,713	1,340	651	7,215	394
	June	10,039	1,461	650	7,550	394
	July	9,838	1,469	634	7,416	387
	August	9,243	1,384	617	7,001	371
	September	8,485	1,230	588	6,409	353
	October	7,693	1,104	577	5,795	339
	November	7,080	967	584	5,305	344
	December	6,394	877	574	4,748	339

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	20	25	19	416	458	376
	Average	464,798	397,410	451,917	439,615	418,970	399,485
	Median	430,400	345,000	395,000	382,750	375,000	357,500
North Central	Sales	80	105	84	1,414	1,529	1,507
	Average	368,314	380,577	374,652	373,234	384,519	386,094
	Median	350,000	365,000	364,000	362,000	368,500	375,000
Northeast	Sales	21	24	18	405	410	433
	Average	303,529	328,003	348,806	316,809	344,635	342,459
	Median	320,000	311,500	342,000	300,000	320,000	327,000
Central	Sales	22	15	12	291	312	303
	Average	242,373	270,247	282,158	287,781	277,836	298,372
	Median	226,500	242,000	271,000	270,000	260,000	278,000
West	Sales	41	44	43	700	793	776
	Average	602,994	446,291	448,074	537,158	528,477	520,249
	Median	449,350	379,900	385,000	437,125	440,000	426,000
Southwest	Sales	45	43	38	1,013	1,158	1,096
	Average	530,098	524,970	559,962	569,670	562,063	547,856
	Median	444,000	485,000	520,000	499,900	495,000	495,000
Southeast	Sales	47	69	61	1,275	1,367	1,355
	Average	391,960	394,879	385,949	405,731	401,060	395,221
	Median	370,000	369,000	362,000	375,000	375,000	375,000
Anthony Henday	Sales	83	81	79	1,354	1,312	1,434
	Average	489,557	494,571	495,133	495,911	511,891	500,645
	Median	442,000	447,800	432,500	450,000	462,000	460,000
City of Edmonton Total	Sales	359	406	354	6,868	7,339	7,280
	Average	440,390	422,017	431,994	446,206	449,326	443,455
	Median	390,000	385,000	393,250	400,000	405,000	405,000
Condominiums							
Northwest	Sales	4	9	3	107	111	139
	Average	n/a	207,706	n/a	247,669	255,010	225,780
	Median	n/a	202,000	n/a	244,500	241,000	207,000
North Central	Sales	26	29	26	548	587	543
	Average	202,227	197,272	207,631	202,047	213,093	220,934
	Median	186,500	194,500	207,500	193,750	205,000	210,000
Northeast	Sales	17	19	17	237	287	300
	Average	134,071	179,431	169,524	162,816	175,058	189,338
	Median	138,000	175,000	172,000	162,500	171,700	190,250
Central	Sales	28	34	38	621	674	687
	Average	217,081	336,546	246,616	269,149	291,927	289,693
	Median	212,500	259,250	230,000	248,500	280,000	275,000
West	Sales	9	17	13	319	358	342
	Average	213,278	206,824	210,454	212,451	219,882	222,213
	Median	220,000	170,000	178,000	189,000	200,000	208,000
Southwest	Sales	26	31	38	594	667	628
	Average	220,748	281,734	272,412	265,308	285,443	276,588
	Median	217,500	274,000	256,250	244,000	268,000	258,700
Southeast	Sales	24	31	25	504	488	486
	Average	192,573	194,684	253,556	217,120	225,189	241,633
	Median	185,000	191,500	225,000	210,000	217,500	229,000
Anthony Henday	Sales	18	45	32	528	552	617
	Average	222,931	236,908	299,497	255,622	263,462	269,173
	Median	225,250	240,000	269,500	245,000	252,500	261,000
City of Edmonton Total	Sales	152	215	192	3,458	3,724	3,742
	Average	202,958	239,013	246,383	235,024	248,342	251,304
	Median	194,500	209,649	228,000	215,000	226,000	232,000

n/a = insufficient data

December 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	942	980	850	1,007	765
Sales	583	711	626	616	688
Sales Volume	225,317,448	259,234,742	228,521,755	228,709,770	248,813,445
Edmonton City Year to Date					
Listings	25,960	25,126	23,989	24,640	21,228
Sales	11,827	12,687	12,537	13,342	14,695
Sales Volume	4,434,795,529	4,815,554,508	4,728,523,212	4,991,185,203	5,436,092,594
Edmonton City Month End Active Inventory					
Residential	4,748	4,312	3,913	3,787	2,326
Commercial	339	306	281	236	232
TOTAL	5,087	4,618	4,194	4,023	2,558
<hr/>					
Edmonton CMA Monthly					
Listings	1,334	1,356	1,216	1,415	1,088
Sales	788	974	827	833	947
Sales Volume	315,176,224	364,985,955	303,153,928	318,885,580	360,380,826
Edmonton CMA Year to Date					
Listings	37,073	35,673	34,340	35,522	31,194
Sales	16,811	17,764	17,535	18,763	20,688
Sales Volume	6,443,681,065	6,848,742,368	6,727,629,343	7,242,026,116	7,884,377,757
Edmonton CMA Month End Active Inventory					
Residential	6,394	5,769	5,270	5,130	3,125
Rural	877	814	794	806	792
Commercial	574	522	475	488	508
TOTAL	7,845	7,105	6,539	6,424	4,425
<hr/>					
Total Board Monthly					
Listings	1,625	1,683	1,463	1,705	1,368
Sales	929	1,157	990	1,014	1,125
Sales Volume	355,739,274	417,796,713	353,319,980	373,831,180	415,718,821
Total Board Year to Date					
Listings	45,525	44,010	42,427	43,990	39,887
Sales	20,169	21,232	21,051	22,547	25,349
Sales Volume	7,509,238,442	7,934,882,677	7,837,922,395	8,468,489,994	9,388,637,041

December 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	5	4	2	56	73	58
	Sales Volume	905,500	n/a	n/a	12,166,000	16,903,215	12,685,323
	Average Price	181,100	n/a	n/a	217,250	231,551	218,712
	Median Price	188,500	n/a	n/a	206,000	224,000	212,500
Beaumont	Sales	15	15	10	366	340	261
	Sales Volume	6,171,938	6,561,750	3,831,000	160,547,955	147,542,463	109,522,412
	Average Price	411,463	437,450	383,100	438,656	433,948	419,626
	Median Price	375,000	419,000	394,500	429,500	430,000	405,000
Bonnyville	Sales	2	3	1	82	74	60
	Sales Volume	n/a	n/a	n/a	21,274,975	20,072,175	18,501,150
	Average Price	n/a	n/a	n/a	259,451	271,246	308,353
	Median Price	n/a	n/a	n/a	277,889	294,500	309,500
Cold Lake	Sales	14	11	12	251	237	251
	Sales Volume	4,178,200	2,984,950	3,893,600	71,180,869	74,695,845	81,106,374
	Average Price	298,443	271,359	324,467	283,589	315,172	323,133
	Median Price	308,125	241,000	304,500	300,000	316,250	320,000
Devon	Sales	6	7	2	104	89	73
	Sales Volume	1,733,500	2,002,500	n/a	32,791,181	28,734,316	23,270,550
	Average Price	288,917	286,071	n/a	315,300	322,857	318,775
	Median Price	254,500	225,000	n/a	317,750	324,500	325,000
Drayton Valley	Sales	2	3	4	69	111	89
	Sales Volume	n/a	n/a	n/a	15,496,445	28,339,512	24,273,133
	Average Price	n/a	n/a	n/a	224,586	255,311	272,732
	Median Price	n/a	n/a	n/a	231,000	269,000	279,000
Fort Saskatchewan	SFD Sales	15	14	9	283	305	329
	SFD Average Price	443,900	414,932	412,211	412,397	415,318	423,966
	SFD Median Price	407,500	411,000	429,500	395,000	400,000	417,500
	Condo Sales	2	3	2	49	63	63
	Condo Average Price	n/a	n/a	n/a	219,551	238,152	245,634
	Condo Median Price	n/a	n/a	n/a	212,000	220,000	239,000
	Total Sales Volume	8,223,627	8,287,050	5,196,800	161,330,146	183,044,328	189,364,275
Gibbons	Sales	3	4	3	48	69	48
	Sales Volume	n/a	n/a	n/a	12,813,250	21,561,100	14,144,400
	Average Price	n/a	n/a	n/a	266,943	312,480	294,675
	Median Price	n/a	n/a	n/a	265,000	283,500	284,000
Leduc	SFD Sales	14	27	15	388	341	357
	SFD Average Price	341,607	358,462	374,240	370,111	377,664	375,597
	SFD Median Price	336,750	343,000	349,900	355,000	370,000	360,000
	Condo Sales	4	5	4	64	64	50
	Condo Average Price	n/a	196,800	n/a	229,979	225,059	241,568
	Condo Median Price	n/a	213,000	n/a	213,000	211,500	225,000
	Total Sales Volume	7,261,300	11,763,965	8,066,370	185,279,510	164,707,428	175,872,303

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 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	7	9	8	198	197	194
Sales Volume	1,930,000	3,036,200	2,058,000	63,139,444	63,981,848	64,170,959
Average Price	275,714	337,356	257,250	318,886	324,781	330,778
Median Price	290,000	339,900	232,500	325,000	330,000	340,000
Sherwood Park						
SFD Sales	27	41	34	799	794	870
SFD Average Price	439,515	427,424	431,834	443,141	454,619	455,562
SFD Median Price	407,000	415,000	408,500	420,500	430,000	426,975
Condo Sales	11	11	13	215	209	234
Condo Average Price	279,409	255,991	303,372	283,534	300,335	314,636
Condo Median Price	300,000	236,000	293,000	280,000	295,000	305,000
Total Sales Volume	16,466,400	21,695,790	18,954,690	444,255,098	457,443,673	500,562,802
Spruce Grove						
SFD Sales	16	18	6	376	412	426
SFD Average Price	367,452	387,460	397,883	387,009	390,705	400,914
SFD Median Price	335,000	371,500	355,149	376,125	380,000	390,000
Condo Sales	4	3	6	66	73	55
Condo Average Price	n/a	n/a	239,483	212,972	228,775	231,427
Condo Median Price	n/a	n/a	239,450	207,250	214,600	215,000
Total Sales Volume	8,925,676	9,860,275	5,255,048	202,627,003	220,350,845	227,881,014
St. Albert						
SFD Sales	27	45	32	778	761	787
SFD Average Price	434,178	469,265	478,942	478,557	469,051	474,810
SFD Median Price	381,500	420,000	441,250	440,000	432,500	432,000
Condo Sales	8	15	7	237	215	228
Condo Average Price	265,438	217,733	198,214	268,771	277,325	261,842
Condo Median Price	236,500	205,000	215,000	245,000	260,000	238,750
Total Sales Volume	14,256,800	25,567,308	16,713,650	451,356,564	436,384,889	446,822,644
St. Paul						
Sales	3	5	7	94	99	103
Sales Volume	n/a	1,481,000	1,132,000	22,838,900	25,486,400	24,647,388
Average Price	n/a	296,200	161,714	242,967	257,438	239,295
Median Price	n/a	275,000	180,000	253,750	256,500	228,888
Stony Plain						
Sales	13	13	17	278	355	305
Sales Volume	3,515,900	4,078,550	5,710,150	90,612,764	115,949,686	97,258,554
Average Price	270,454	313,735	335,891	325,945	326,619	318,881
Median Price	264,000	281,500	350,000	325,500	322,000	322,500
Vegreville						
Sales	3	3	2	58	64	73
Sales Volume	n/a	n/a	n/a	10,707,000	13,836,400	16,773,775
Average Price	n/a	n/a	n/a	184,603	216,194	229,778
Median Price	n/a	n/a	n/a	175,500	213,500	220,000
Westlock						
Sales	2	6	3	66	65	78
Sales Volume	n/a	1,223,500	n/a	13,948,250	13,043,900	15,304,385
Average Price	n/a	203,917	n/a	211,337	200,675	196,210
Median Price	n/a	239,000	n/a	209,500	209,000	185,500
Wetaskiwin						
Sales	4	13	12	155	145	195
Sales Volume	n/a	2,838,000	2,631,450	33,274,175	33,023,250	45,650,015
Average Price	n/a	218,308	219,288	214,672	227,747	234,103
Median Price	n/a	175,000	185,625	210,000	221,000	232,262

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	2	0	34	41	22
	Sales Volume	n/a	n/a	n/a	8,069,300	10,076,476	3,454,275
Bonnyville M.D.	Sales	4	4	4	104	119	72
	Sales Volume	n/a	n/a	n/a	36,970,448	45,231,290	27,428,900
Lac la Biche County	Sales	0	0	0	4	4	2
	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	11	13	164	175	185
	Sales Volume	2,646,500	6,827,900	6,475,500	79,091,137	84,946,980	86,437,483
Parkland County	Sales	11	16	16	419	453	435
	Sales Volume	5,238,000	8,378,962	6,847,000	200,142,283	218,343,729	202,333,992
Smoky Lake County	Sales	1	2	1	28	17	15
	Sales Volume	n/a	n/a	n/a	5,260,800	3,371,500	3,968,900
St. Paul County	Sales	1	7	4	81	84	69
	Sales Volume	n/a	1,443,000	n/a	13,286,150	16,204,900	14,213,500
Strathcona County	Sales	8	15	13	276	273	289
	Sales Volume	5,919,000	9,086,400	6,680,400	163,247,570	167,694,517	178,685,443
Sturgeon County	Sales	10	9	7	151	181	170
	Sales Volume	10,605,000	5,086,000	3,797,500	94,712,100	103,084,258	87,384,091
Thorhild County	Sales	0	3	3	27	36	32
	Sales Volume	n/a	n/a	n/a	7,597,300	9,024,527	7,850,812
Two Hills County	Sales	1	0	0	16	16	14
	Sales Volume	n/a	n/a	n/a	3,166,400	4,979,200	4,166,500
Vermilion River County	Sales	0	0	0	0	0	1
	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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	2	5	9	6
	Sales Volume	n/a	n/a	n/a	1,661,500	3,921,160	2,606,941
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	1	4	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	5	4	4
	Sales Volume	n/a	n/a	n/a	12,970,000	n/a	n/a
Parkland County	Sales	0	0	0	3	5	8
	Sales Volume	n/a	n/a	n/a	n/a	2,138,047	8,355,560
Smoky Lake County	Sales	0	0	0	3	5	2
	Sales Volume	n/a	n/a	n/a	n/a	1,022,500	n/a
St. Paul County	Sales	1	1	0	6	7	10
	Sales Volume	n/a	n/a	n/a	1,502,236	2,024,908	3,794,900
Strathcona County	Sales	1	0	0	2	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	2	0	0	6	3	3
	Sales Volume	n/a	n/a	n/a	2,431,075	n/a	n/a
Thorhild County	Sales	0	0	1	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	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.