



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: July 5, 2016

Contact: Steve Sedgwick, REALTOR®, 2016 Chair, 780-431-5600
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340
Susan Rossmann, Manager Communications, 780-453-9323

Sales activity slows in June while prices stay level

Edmonton, July 5, 2016: The number of residential units reported sold in the Edmonton Census Metropolitan Area (CMA) were flat month-over-month but down 11.1% year-over-year for June. There were 1,117 single family sales reported in June 2016. That number is down 10.1% from June 2015, but on par with the 1,119 reported sales in May. Reported condo sales at 465 were up 11.5% month over month and down 18.7% from the previous year. Duplex/rowhouse sales at 173 are up 9.8% from last year but down 14.8% from May.

All residential average sale prices remained virtually the same as June of 2015, up only 0.1%. At \$435,366, single family homes experienced a decline in average price of 1.1% from May and 1.8% from June last year. The average condo price was bolstered by the sale of several luxury properties. At \$263,326, it was up 3.5% from May and 2.5% from last year. The average duplex/rowhouse sold for \$352,7785 (up 4.6% y/y, up 0.7% m/m).

“Although June’s residential unit sales are up slightly over May, we did not see the numbers set in June of 2015. Also notable is that the sustained lull in sales we have seen over the past two years has not been reflected in average price. Continued sales of higher priced properties in the region have helped keep average prices strong,” says REALTORS® Association of Edmonton Chair Steve Sedgwick.

Total new residential listings in June were 3,041, down 6% from May and down 4.7% from the previous year. There were 8,179 residential properties available in the Edmonton CMA at the end of June. That is up from 7,177 in June of 2015 and 5,609 in June of 2014.

“Inventory remains high and buyers continue to have good selection,” Sedgwick said. “This is welcome particularly to those looking in the popular \$350,000 to \$450,000 single family price range.”

In June, the all residential average days-on-market was 53 days, down 1 day from May and up 4 days relative to June 2015. On average, single family detached homes sold in 50 days in June, while condominiums sold in an average of 58 days and duplex/rowhouses sold in 53 days.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	June 2016	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$435,366	-1.18%	-1.88%
SFD median ⁴ selling price – month	\$404,000	-1.46%	-2.65%
Condominium average selling price	\$263,326	3.45%	2.99%
Condominium median selling price	\$244,000	4.72%	2.52%
All-residential ⁵ average selling price	\$378,045	-1.22%	0.10%
All-residential median selling price	\$356,000	-1.11%	-2.47%
# residential listings this month	3,041	-5.94%	-4.82%
# residential sales this month (reported)	1,785	0.79%	-11.11%
# residential inventory at month end	8,179	0.33%	13.96%
# Total ⁶ MLS® System sales this month	2,361	1.55%	-8.49%
\$ Value Total residential sales this month	\$769 million	-1.10%	-10.67%
\$ Value of total MLS® System sales – month	\$890 million	0.02%	-9.37%
\$ Value of total MLS® System sales - YTD	\$4.04 billion	30.22%	-7.79%

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®.

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.

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®).

June 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	1,672 / 9,988	1,887 / 10,444	1,829 / 9,407	1,587 / 8,603	1,627 / 9,480
Sales / YTD	1,117 / 5,189	1,330 / 5,569	1,324 / 6,203	1,198 / 5,497	1,137 / 5,755
Sales to Listings Ratio / YTD	67% / 52%	70% / 53%	72% / 66%	75% / 64%	70% / 61%
Sales Volume	486,303,982	590,117,251	576,782,457	493,204,494	457,951,387
Sales Volume YTD	2,253,322,298	2,453,566,441	2,682,525,713	2,254,346,386	2,254,377,784
Average Sale Price	435,366	443,697	435,636	411,690	402,772
Average Sale Price YTD	434,250	440,576	432,456	410,105	391,725
Median Sale Price	404,000	415,000	412,500	380,000	372,000
Median Sale Price YTD	405,000	410,000	402,500	380,000	366,000
Average Days on Market / YTD	50 / 51	46 / 45	39 / 42	43 / 46	47 / 48
Median Days on Market / YTD	37 / 37	33 / 31	26 / 27	30 / 30	35 / 33
Condominium					
Listings / YTD	1,000 / 5,675	1,009 / 5,502	866 / 4,728	814 / 4,652	869 / 4,915
Sales / YTD	465 / 2,195	609 / 2,569	618 / 2,966	523 / 2,501	536 / 2,346
Sales to Listings Ratio / YTD	47% / 39%	60% / 47%	71% / 63%	64% / 54%	62% / 48%
Sales Volume	122,446,730	155,704,420	157,805,832	135,134,251	129,080,581
Sales Volume YTD	551,255,287	650,236,951	738,700,023	603,106,914	552,552,614
Average Sale Price	263,326	255,672	255,349	258,383	240,822
Average Sale Price YTD	251,141	253,109	249,056	241,146	235,530
Median Sale Price	244,000	238,000	239,000	240,000	227,000
Median Sale Price YTD	232,500	235,000	232,000	227,500	222,975
Average Days on Market / YTD	58 / 61	52 / 51	47 / 50	55 / 59	53 / 57
Median Days on Market / YTD	48 / 47	41 / 39	37 / 35	41 / 41	44 / 43
Duplex/Rowhouse					
Listings / YTD	257 / 1,586	232 / 1,322	205 / 1,034	167 / 894	163 / 908
Sales / YTD	173 / 853	168 / 806	147 / 750	130 / 631	91 / 532
Sales to Listings Ratio / YTD	67% / 54%	72% / 61%	72% / 73%	78% / 71%	56% / 59%
Sales Volume	61,031,849	59,139,399	50,546,668	43,830,566	28,974,880
Sales Volume YTD	294,568,060	285,085,441	254,247,322	206,841,481	168,490,010
Average Sale Price	352,785	352,020	343,855	337,158	318,405
Average Sale Price YTD	345,332	353,704	338,996	327,799	316,711
Median Sale Price	334,000	338,592	335,000	317,750	302,000
Median Sale Price YTD	331,500	341,500	327,500	314,500	302,000
Average Days on Market / YTD	53 / 61	51 / 46	41 / 42	47 / 52	51 / 50
Median Days on Market / YTD	40 / 47	32 / 32	25 / 28	33 / 35	41 / 36
Total Residential²					
Listings / YTD	3,041 / 17,789	3,195 / 17,691	2,965 / 15,577	2,629 / 14,507	2,732 / 15,759
Sales / YTD	1,785 / 8,370	2,147 / 9,108	2,135 / 10,129	1,894 / 8,848	1,801 / 8,793
Sales to Listings Ratio / YTD	59% / 47%	67% / 51%	72% / 65%	72% / 61%	66% / 56%
Sales Volume	674,810,411	810,863,220	793,408,057	677,925,016	621,724,996
Sales Volume YTD	3,126,045,093	3,416,519,857	3,711,236,561	3,099,819,887	3,001,063,151
Average Sale Price	378,045	377,673	371,620	357,933	345,211
Average Sale Price YTD	373,482	375,112	366,397	350,341	341,301
Median Sale Price	356,000	365,000	359,000	337,250	325,000
Median Sale Price YTD	355,000	358,000	348,000	332,000	325,000
Average Days on Market / YTD	53 / 55	49 / 47	42 / 45	47 / 51	49 / 51
Median Days on Market / YTD	40 / 41	35 / 34	29 / 29	33 / 34	38 / 36

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.

June 2016

	2016	2015	2014	2013	2012
Acres with Home					
Listings / YTD	227 / 1,184	233 / 1,299	269 / 1,291	208 / 1,195	225 / 1,311
Sales / YTD	121 / 447	114 / 463	119 / 532	94 / 458	104 / 496
Sales to Listings Ratio / YTD	53% / 38%	49% / 36%	44% / 41%	45% / 38%	46% / 38%
Sales Volume	67,836,460	71,029,500	74,193,800	55,857,184	58,236,300
Sales Volume YTD	259,512,310	280,055,085	312,903,502	253,869,939	275,317,251
Average Sale Price	560,632	623,066	623,477	594,225	559,964
Average Sale Price YTD	580,564	604,871	588,164	554,301	555,075
Median Sale Price	540,000	567,500	547,000	561,250	516,750
Median Sale Price YTD	552,000	550,000	549,000	515,000	524,000
Average Days on Market / YTD	70 / 75	67 / 68	69 / 72	61 / 71	73 / 71
Median Days on Market / YTD	49 / 51	55 / 47	40 / 43	51 / 49	46 / 51
Vacant Acreage and Recreational					
Listings / YTD	96 / 387	72 / 399	72 / 510	63 / 458	111 / 495
Sales / YTD	24 / 112	18 / 99	24 / 112	18 / 101	13 / 93
Sales to Listings Ratio / YTD	25% / 29%	25% / 25%	33% / 22%	29% / 22%	12% / 19%
Sales Volume	4,814,755	5,708,200	4,327,200	4,684,000	3,326,172
Sales Volume YTD	27,378,355	37,950,077	27,375,895	22,897,917	22,583,085
Average Sale Price	200,615	317,122	180,300	260,222	255,859
Average Sale Price YTD	244,450	383,334	244,428	226,712	242,829
Median Sale Price	179,450	284,000	162,500	254,250	170,000
Median Sale Price YTD	187,500	275,000	202,300	210,000	226,000
Average Days on Market / YTD	141 / 186	210 / 156	228 / 191	139 / 179	46 / 190
Median Days on Market / YTD	60 / 108	94 / 89	66 / 103	102 / 99	29 / 133
Recreational with Home					
Listings / YTD	5 / 26	6 / 25	4 / 26	6 / 42	19 / 69
Sales / YTD	0 / 6	1 / 8	5 / 8	6 / 11	6 / 12
Sales to Listings Ratio / YTD	0% / 23%	17% / 32%	125% / 31%	100% / 26%	32% / 17%
Sales Volume	0	710,000	2,204,000	2,704,900	2,243,000
Sales Volume YTD	2,454,000	2,335,500	3,263,900	4,049,800	4,876,900
Average Sale Price	0	710,000	440,800	450,817	373,833
Average Sale Price YTD	409,000	291,938	407,988	368,164	406,408
Median Sale Price	0	710,000	375,000	396,000	301,000
Median Sale Price YTD	449,500	253,500	412,500	283,000	392,500
Average Days on Market / YTD	0 / 116	59 / 179	41 / 50	32 / 34	51 / 74
Median Days on Market / YTD	0 / 63	59 / 51	50 / 52	34 / 35	53 / 49
Total Rural²					
Listings / YTD	328 / 1,597	311 / 1,723	345 / 1,827	277 / 1,695	355 / 1,875
Sales / YTD	145 / 565	133 / 570	148 / 652	118 / 570	123 / 601
Sales to Listings Ratio / YTD	44% / 35%	43% / 33%	43% / 36%	43% / 34%	35% / 32%
Sales Volume	72,651,215	77,447,700	80,725,000	63,246,084	63,805,472
Sales Volume YTD	289,344,665	320,340,662	343,543,297	280,817,656	302,777,236
Average Sale Price	501,043	582,314	545,439	535,984	518,744
Average Sale Price YTD	512,114	562,001	526,907	492,663	503,789
Median Sale Price	488,500	540,000	517,000	501,600	495,000
Median Sale Price YTD	500,000	521,000	495,050	470,000	478,500
Average Days on Market / YTD	82 / 97	86 / 85	94 / 92	71 / 89	69 / 90
Median Days on Market / YTD	51 / 56	59 / 50	43 / 48	50 / 54	44 / 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.

June 2016

	2016	2015	2014	2013	2012
Land					
Listings / YTD	8 / 56	13 / 80	18 / 64	29 / 102	30 / 114
Sales / YTD	1 / 14	2 / 9	3 / 9	2 / 11	5 / 24
Sales to Listings Ratio / YTD	13% / 25%	15% / 11%	17% / 14%	7% / 11%	17% / 21%
Sales Volume	28,000	1,780,000	1,550,100	3,282,500	2,477,400
Sales Volume YTD	8,275,000	6,827,500	17,085,100	14,682,000	18,651,400
Average Sale Price	28,000	890,000	516,700	1,641,250	495,480
Average Sale Price YTD	591,071	758,611	1,898,344	1,334,727	777,142
Median Sale Price	28,000	890,000	400,000	1,641,250	232,000
Median Sale Price YTD	563,500	320,000	650,000	640,000	507,500
Average Days on Market / YTD	246 / 205	258 / 188	131 / 207	140 / 263	184 / 150
Median Days on Market / YTD	246 / 174	258 / 96	127 / 231	140 / 186	189 / 126
Investment					
Listings / YTD	31 / 150	18 / 131	16 / 138	19 / 136	23 / 145
Sales / YTD	8 / 41	12 / 38	8 / 44	8 / 39	7 / 54
Sales to Listings Ratio / YTD	26% / 27%	67% / 29%	50% / 32%	42% / 29%	30% / 37%
Sales Volume	5,213,000	7,156,900	4,573,787	8,295,300	5,105,882
Sales Volume YTD	27,167,615	23,060,549	34,523,017	27,960,625	36,869,349
Average Sale Price	651,625	596,408	571,723	1,036,913	729,412
Average Sale Price YTD	662,625	606,857	784,614	716,939	682,766
Median Sale Price	285,250	429,500	432,625	491,000	525,000
Median Sale Price YTD	380,500	402,500	457,625	328,500	415,000
Average Days on Market / YTD	125 / 160	136 / 130	156 / 168	131 / 170	99 / 152
Median Days on Market / YTD	107 / 126	95 / 109	187 / 131	86 / 87	57 / 96
Multi Family					
Listings / YTD	3 / 32	12 / 40	4 / 33	11 / 64	12 / 50
Sales / YTD	2 / 8	3 / 9	6 / 19	7 / 19	1 / 20
Sales to Listings Ratio / YTD	67% / 25%	25% / 23%	150% / 58%	64% / 30%	8% / 40%
Sales Volume	4,435,000	2,240,000	8,778,500	4,151,500	492,500
Sales Volume YTD	12,190,000	12,888,000	28,893,300	18,893,684	21,084,100
Average Sale Price	2,217,500	746,667	1,463,083	593,071	492,500
Average Sale Price YTD	1,523,750	1,432,000	1,520,700	994,404	1,054,205
Median Sale Price	2,217,500	580,000	1,498,500	564,000	492,500
Median Sale Price YTD	1,106,500	1,075,000	1,520,000	750,000	873,500
Average Days on Market / YTD	458 / 234	136 / 167	78 / 105	60 / 72	48 / 83
Median Days on Market / YTD	458 / 91	105 / 99	56 / 82	60 / 60	48 / 80
Hotel/Motel					
Listings / YTD	1 / 1	0 / 2	1 / 2	1 / 3	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

June 2016

	2016	2015	2014	2013	2012
Business					
Listings / YTD	17 / 120	25 / 146	36 / 164	23 / 161	26 / 186
Sales / YTD	2 / 20	5 / 24	3 / 25	4 / 30	6 / 28
Sales to Listings Ratio / YTD	12% / 17%	20% / 16%	8% / 15%	17% / 19%	23% / 15%
Sales Volume	736,000	743,800	2,562,500	652,000	708,500
Sales Volume YTD	4,437,888	3,391,100	6,899,500	3,896,043	5,307,326
Average Sale Price	368,000	148,760	854,167	163,000	118,083
Average Sale Price YTD	221,894	141,296	275,980	129,868	189,547
Median Sale Price	368,000	88,000	387,500	125,000	114,000
Median Sale Price YTD	177,500	110,000	97,500	96,000	109,500
Average Days on Market / YTD	46 / 165	114 / 136	304 / 187	100 / 99	149 / 129
Median Days on Market / YTD	46 / 98	130 / 89	165 / 103	116 / 89	81 / 109
Lease					
Listings / YTD	17 / 148	16 / 104	17 / 101	8 / 99	25 / 107
Sales / YTD	6 / 37	4 / 27	4 / 35	4 / 34	7 / 36
Sales to Listings Ratio / YTD	35% / 25%	25% / 26%	24% / 35%	50% / 34%	28% / 34%
Sales Volume	1,061,086	133,932	865,310	289,973	780,494
Sales Volume YTD	5,612,025	3,087,087	4,062,792	4,429,281	8,182,342
Average Sale Price	176,848	33,483	216,328	72,493	111,499
Average Sale Price YTD	151,676	114,337	116,080	130,273	227,287
Median Sale Price	130,068	32,130	159,300	62,283	72,250
Median Sale Price YTD	79,711	61,980	76,950	117,450	100,800
Average Days on Market / YTD	68 / 132	772 / 177	92 / 124	129 / 162	149 / 126
Median Days on Market / YTD	48 / 74	44 / 58	70 / 102	97 / 78	110 / 84
Farms					
Listings / YTD	0 / 0	15 / 82	13 / 175	33 / 193	30 / 228
Sales / YTD	0 / 5	7 / 28	9 / 76	11 / 50	13 / 58
Sales to Listings Ratio / YTD	0% / 0%	47% / 34%	69% / 43%	33% / 26%	43% / 25%
Sales Volume	0	4,733,000	4,802,900	6,606,000	6,816,500
Sales Volume YTD	1,408,000	21,858,000	43,141,075	29,939,900	31,888,022
Average Sale Price	0	676,143	533,656	600,545	524,346
Average Sale Price YTD	281,600	780,643	567,646	598,798	549,793
Median Sale Price	0	565,000	520,000	470,000	540,000
Median Sale Price YTD	280,000	530,000	532,500	465,000	546,675
Average Days on Market / YTD	0 / 355	349 / 203	110 / 140	131 / 129	104 / 125
Median Days on Market / YTD	0 / 376	337 / 65	60 / 89	80 / 85	78 / 93
Total Commercial²					
Listings / YTD	77 / 507	98 / 584	105 / 677	124 / 758	146 / 832
Sales / YTD	19 / 125	33 / 135	33 / 208	36 / 183	39 / 220
Sales to Listings Ratio / YTD	25% / 25%	34% / 23%	31% / 31%	29% / 24%	27% / 26%
Sales Volume	11,473,086	16,787,632	23,133,097	23,277,273	16,381,276
Sales Volume YTD	59,090,528	71,112,236	134,604,784	99,801,533	121,982,539
Average Sale Price	603,847	508,716	701,003	646,591	420,033
Average Sale Price YTD	472,724	526,757	647,138	545,364	554,466
Median Sale Price	258,000	375,000	468,250	383,000	339,000
Median Sale Price YTD	300,000	315,000	416,525	300,000	395,000
Average Days on Market / YTD	140 / 170	262 / 162	133 / 149	114 / 141	127 / 131
Median Days on Market / YTD	106 / 114	111 / 81	94 / 99	79 / 86	85 / 96

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.

End of Month Active Inventory (Edmonton CMA¹)

June 2016

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2012	January	4,265	964	665	5,894
	February	4,820	1,103	714	6,637
	March	5,605	1,246	727	7,578
	April	6,040	1,303	724	8,067
	May	6,459	1,404	737	8,600
	June	6,435	1,448	738	8,621
	July	6,248	1,462	742	8,452
	August	6,021	1,439	746	8,206
	September	5,669	1,291	699	7,659
	October	5,192	1,145	691	7,028
	November	4,515	999	671	6,185
	December	3,493	1,008	538	5,039
2013	January	3,743	1,079	565	5,387
	February	4,183	1,171	616	5,970
	March	4,741	1,256	624	6,621
	April	5,294	1,450	660	7,404
	May	6,028	1,569	702	8,299
	June	6,078	1,610	704	8,392
	July	5,834	1,639	700	8,173
	August	5,557	1,660	704	7,921
	September	5,111	1,538	556	7,205
	October	4,807	1,468	604	6,879
	November	4,047	1,249	626	5,922
	December	3,049	1,052	524	4,625
2014	January	3,537	927	576	5,040
	February	3,906	1,009	582	5,497
	March	4,413	1,141	637	6,191
	April	4,910	1,254	652	6,816
	May	5,634	1,376	671	7,681
	June	5,704	1,397	636	7,737
	July	5,609	1,342	612	7,563
	August	5,334	1,397	589	7,320
	September	4,812	1,272	602	6,686
	October	4,473	1,101	579	6,153
	November	3,906	950	584	5,440
	December	3,059	782	502	4,343
2015	January	4,132	853	554	5,539
	February	5,008	1,003	587	6,598
	March	5,944	1,128	604	7,676
	April	6,784	1,255	608	8,647
	May	7,303	1,331	603	9,237
	June	7,177	1,364	598	9,139
	July	7,226	1,361	591	9,178
	August	7,227	1,329	605	9,161
	September	7,108	1,233	590	8,931
	October	6,641	1,083	574	8,298
	November	6,043	938	540	7,521
	December	5,088	797	478	6,363
2016	January	5,751	866	503	7,120
	February	6,681	951	531	8,163
	March	7,294	1,059	537	8,890
	April	8,033	1,180	557	9,770
	May	8,152	1,148	586	9,886
	June	8,179	1,211	601	9,991

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.

June 2016

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2012	January	2,038	828	201	52	120	27	2,359	907
	February	2,249	1,152	295	77	157	36	2,701	1,265
	March	2,846	1,480	326	94	134	27	3,306	1,601
	April	2,755	1,655	298	111	135	40	3,188	1,806
	May	3,139	1,877	400	144	140	51	3,679	2,072
	June	2,732	1,801	355	123	146	39	3,233	1,963
	July	2,407	1,501	299	85	115	30	2,821	1,616
	August	2,286	1,356	289	91	124	23	2,699	1,470
	September	2,053	1,228	216	89	102	30	2,371	1,347
	October	1,882	1,259	209	82	121	34	2,212	1,375
	November	1,306	1,010	113	59	114	40	1,533	1,109
	December	787	668	103	36	73	33	963	737
	Total	26,480	15,815	3,104	1,043	1,481	410	31,065	17,268
2013	January	1,767	915	243	59	124	28	2,134	1,002
	February	1,951	1,063	207	65	127	26	2,285	1,154
	March	2,369	1,500	249	84	112	31	2,730	1,615
	April	2,694	1,628	368	106	114	26	3,176	1,760
	May	3,097	1,848	351	138	157	36	3,605	2,022
	June	2,629	1,894	277	118	124	36	3,030	2,048
	July	2,458	1,835	317	121	108	34	2,883	1,990
	August	2,214	1,651	255	101	131	33	2,600	1,785
	September	2,029	1,437	210	109	113	29	2,352	1,575
	October	1,775	1,419	202	99	104	42	2,081	1,560
	November	1,335	1,119	105	64	101	39	1,541	1,222
	December	778	771	80	37	65	34	923	842
	Total	25,096	17,080	2,864	1,101	1,380	394	29,340	18,575
2014	January	1,788	900	216	50	113	35	2,117	985
	February	1,912	1,224	219	65	89	33	2,220	1,322
	March	2,547	1,687	293	92	142	21	2,982	1,800
	April	2,977	1,996	339	121	109	43	3,425	2,160
	May	3,388	2,187	415	176	119	43	3,922	2,406
	June	2,965	2,135	345	148	105	33	3,415	2,316
	July	2,718	1,994	321	180	109	34	3,148	2,208
	August	2,306	1,698	314	106	83	21	2,703	1,825
	September	2,191	1,664	228	128	120	29	2,539	1,821
	October	2,055	1,502	168	122	88	34	2,311	1,658
	November	1,416	1,236	125	61	98	27	1,639	1,324
	December	932	805	98	50	57	15	1,087	870
	Total	27,195	19,028	3,081	1,299	1,232	368	31,508	20,695
2015	January	2,318	734	213	50	124	13	2,655	797
	February	2,407	1,026	261	62	93	18	2,761	1,106
	March	3,152	1,532	306	82	100	25	3,558	1,639
	April	3,301	1,686	311	118	90	25	3,702	1,829
	May	3,318	1,983	321	125	79	21	3,718	2,129
	June	3,195	2,147	311	133	98	33	3,604	2,313
	July	3,122	1,927	318	161	86	28	3,526	2,116
	August	2,930	1,555	244	110	109	28	3,283	1,693
	September	2,780	1,543	240	100	77	22	3,097	1,665
	October	2,271	1,284	163	89	82	19	2,516	1,392
	November	1,919	1,162	167	94	56	17	2,142	1,273
	December	1,278	747	85	43	57	10	1,420	800
	Total	31,991	17,326	2,940	1,167	1,051	259	35,982	18,752
2016	January	2,365	697	191	32	83	11	2,639	740
	February	2,767	919	211	51	88	20	3,066	990
	March	3,084	1,460	266	79	82	29	3,432	1,568
	April	3,299	1,634	319	112	89	26	3,707	1,772
	May	3,233	1,875	282	146	88	20	3,603	2,041
	June	3,041	1,785	328	145	77	19	3,446	1,949
	Total	17,789	8,370	1,597	565	507	125	19,893	9,060

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.

June 2016

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2012	January	371,322	212,498	302,180	320,482
	February	384,409	233,147	307,147	333,159
	March	389,372	229,304	324,835	340,117
	April	390,984	235,384	327,317	341,539
	May	397,291	247,499	313,328	352,455
	June	402,772	240,822	318,405	345,211
	July	397,022	236,446	304,572	339,486
	August	395,268	235,682	301,309	338,719
	September	393,374	224,330	316,973	334,147
	October	388,505	230,952	310,072	332,640
	November	394,707	225,135	310,769	334,702
	December	405,274	227,268	327,481	341,891
	YTD Average	393,134	233,270	313,686	339,266
2013	January	397,872	215,981	325,094	326,081
	February	400,426	231,485	333,145	341,783
	March	419,911	247,042	318,453	356,390
	April	403,833	244,261	323,698	349,457
	May	417,047	235,814	327,761	355,365
	June	411,690	258,383	337,158	357,933
	July	410,532	243,529	329,875	350,649
	August	417,359	244,062	339,601	351,093
	September	408,671	242,733	338,801	351,181
	October	395,972	237,360	326,537	336,812
	November	406,587	242,371	323,345	347,750
	December	421,676	234,308	356,180	351,043
	YTD Average	409,811	241,248	330,535	349,256
2014	January	414,715	234,143	336,154	349,763
	February	433,252	238,376	338,024	363,310
	March	434,283	248,822	329,897	363,757
	April	428,391	252,417	332,004	365,813
	May	438,427	252,480	349,214	372,441
	June	435,636	255,349	343,855	371,620
	July	427,254	254,360	359,264	361,099
	August	435,201	261,980	349,793	368,459
	September	436,429	251,503	349,270	371,655
	October	426,071	259,540	352,571	365,453
	November	444,499	255,851	351,841	381,569
	December	429,646	245,158	355,311	357,917
	YTD Average	432,726	252,046	345,703	367,038
2015	January	424,162	253,036	378,513	362,707
	February	431,977	250,405	350,043	364,253
	March	437,359	249,709	355,755	372,289
	April	436,124	252,226	356,158	376,418
	May	453,748	255,156	345,100	383,619
	June	443,697	255,672	352,020	377,673
	July	436,951	257,343	352,971	372,121
	August	437,867	254,384	351,435	370,141
	September	431,481	252,511	362,607	368,276
	October	431,324	244,592	357,245	366,339
	November	432,402	254,668	339,028	369,082
	December	421,192	248,625	372,487	364,438
	YTD Average	437,062	252,951	354,468	372,210
2016	January	416,096	227,012	325,878	339,453
	February	416,138	246,588	353,316	359,867
	March	439,289	251,724	339,556	378,443
	April	439,022	250,181	339,627	376,643
	May	439,843	254,248	350,184	381,844
	June	435,366	263,326	352,785	378,045

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

June 2016

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2012	January	4,265	964	665	3,072	341
	February	4,820	1,103	714	3,538	356
	March	5,605	1,246	727	4,100	337
	April	6,040	1,303	724	4,443	327
	May	6,459	1,404	737	4,806	318
	June	6,435	1,448	738	4,844	319
	July	6,248	1,462	742	4,671	321
	August	6,021	1,439	746	4,524	327
	September	5,669	1,291	699	4,235	315
	October	5,192	1,145	691	3,838	323
	November	4,515	999	671	3,322	329
	December	3,493	1,008	538	2,538	245
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	531	4,884	281
	March	7,294	1,059	537	5,310	300
	April	8,033	1,180	557	5,829	300
	May	8,152	1,148	586	5,968	322
	June	8,179	1,211	601	6,032	336

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.

June 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Single Family Detached							
Northwest	Sales	39	56	55	188	207	234
	Average	374,500	441,239	389,663	390,346	402,084	375,307
	Median	335,000	402,500	375,000	355,000	358,500	350,000
North Central	Sales	166	201	213	780	859	1,002
	Average	385,046	403,411	390,429	387,845	401,596	390,170
	Median	378,750	393,000	378,000	379,000	389,000	378,000
Northeast	Sales	50	55	51	220	252	273
	Average	351,218	371,526	345,605	336,085	349,048	327,927
	Median	341,200	348,000	345,000	325,000	330,000	315,000
Central	Sales	34	49	39	149	169	193
	Average	288,809	313,222	274,367	303,374	319,083	270,710
	Median	281,700	295,000	292,000	287,000	295,000	250,000
West	Sales	83	99	96	371	427	488
	Average	529,122	496,183	496,930	523,598	512,849	497,391
	Median	428,600	418,000	445,500	428,000	430,000	435,000
Southwest	Sales	127	155	144	609	600	676
	Average	557,559	568,506	543,112	539,373	559,256	551,746
	Median	520,000	480,000	500,000	487,000	490,500	490,000
Southeast	Sales	138	185	193	697	709	805
	Average	407,960	415,279	400,323	397,827	411,489	393,764
	Median	389,250	390,500	392,400	379,000	390,500	378,000
Anthony Henday	Sales	165	153	151	736	681	729
	Average	476,486	496,579	509,882	494,077	503,955	519,130
	Median	442,000	475,000	480,000	459,000	470,000	472,500
City of Edmonton Total	Sales	802	953	942	3,750	3,903	4,400
	Average	443,328	452,907	438,521	442,321	450,728	439,017
	Median	407,000	417,500	410,000	407,000	415,000	405,000
Condominiums							
Northwest	Sales	10	9	18	87	63	83
	Average	268,400	283,386	200,356	217,294	249,234	227,166
	Median	276,000	280,000	175,250	197,000	245,000	216,900
North Central	Sales	57	89	79	267	389	394
	Average	225,871	239,631	232,993	221,902	229,747	221,558
	Median	213,000	232,000	232,000	216,500	222,500	210,250
Northeast	Sales	32	43	28	154	180	189
	Average	203,891	192,540	198,153	197,508	194,679	190,381
	Median	195,690	194,000	197,750	193,950	195,000	192,000
Central	Sales	86	100	100	357	369	494
	Average	325,053	272,661	276,858	296,182	282,356	271,087
	Median	295,000	249,250	255,000	280,000	273,000	255,000
West	Sales	33	57	59	186	242	249
	Average	236,232	221,567	235,867	218,477	230,733	231,120
	Median	206,000	220,000	208,000	207,250	215,250	212,000
Southwest	Sales	74	107	91	313	435	441
	Average	268,118	288,668	296,046	272,225	282,797	285,197
	Median	257,750	280,000	282,000	259,000	269,900	270,000
Southeast	Sales	47	54	76	259	296	360
	Average	250,301	245,601	252,882	241,274	241,646	232,765
	Median	242,377	226,250	241,250	228,000	226,000	219,250
Anthony Henday	Sales	64	72	76	318	313	363
	Average	274,218	269,245	262,173	268,951	265,263	264,917
	Median	265,375	256,000	240,500	256,000	255,000	248,000
City of Edmonton Total	Sales	403	531	527	1,941	2,287	2,573
	Average	265,479	255,344	256,637	251,502	252,608	248,476
	Median	244,000	238,000	238,000	232,500	235,000	230,000

n/a = insufficient data

June 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	2,383	2,558	2,329	2,073	2,198
Sales	1,359	1,638	1,632	1,415	1,396
Sales Volume	522,026,915	621,468,214	606,808,037	514,214,223	485,350,186
Edmonton City Year to Date					
Listings	13,697	13,798	12,161	11,336	12,335
Sales	6,453	6,927	7,749	6,684	6,639
Sales Volume	2,424,252,588	2,605,946,380	2,859,456,340	2,354,948,899	2,291,401,064
Edmonton City Month End Active Inventory					
Residential	6,032	5,424	4,293	4,523	4,844
Commercial	336	305	262	315	319
TOTAL	6,368	5,729	4,555	4,838	5,163
<hr/>					
Edmonton CMA Monthly					
Listings	3,446	3,604	3,415	3,030	3,233
Sales	1,949	2,313	2,316	2,048	1,963
Sales Volume	758,934,712	905,098,552	897,266,154	764,448,373	701,911,744
Edmonton CMA Year to Date					
Listings	19,893	19,998	18,081	16,960	18,466
Sales	9,060	9,813	10,989	9,601	9,614
Sales Volume	3,474,480,286	3,807,972,755	4,189,384,642	3,480,439,076	3,425,822,926
Edmonton CMA Month End Active Inventory					
Residential	8,179	7,177	5,704	6,078	6,435
Rural	1,211	1,364	1,397	1,610	1,448
Commercial	601	598	636	704	738
TOTAL	9,991	9,139	7,737	8,392	8,621
<hr/>					
Total Board Monthly					
Listings	4,323	4,572	4,398	3,916	4,269
Sales	2,361	2,750	2,842	2,557	2,445
Sales Volume	890,426,529	1,051,163,633	1,071,707,173	925,792,171	844,362,397
Total Board Year to Date					
Listings	24,714	25,120	23,199	21,896	24,050
Sales	10,843	11,767	13,410	11,993	11,931
Sales Volume	4,043,206,581	4,452,436,444	4,978,086,851	4,216,905,037	4,112,479,301

June 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead	Sales	11	13	7	30	31	30
	Sales Volume	2,298,500	2,893,000	1,461,000	6,906,323	6,900,350	6,387,500
	Average Price	208,955	222,538	208,714	230,211	222,592	212,917
	Median Price	207,000	235,000	228,000	217,500	242,000	221,500
Beaumont	Sales	20	44	38	139	178	209
	Sales Volume	8,115,200	19,109,105	17,658,000	58,956,813	76,933,523	94,348,842
	Average Price	405,760	434,298	464,684	424,150	432,211	451,430
	Median Price	394,500	423,000	476,450	409,000	416,000	447,500
Bonnyville	Sales	6	12	14	34	49	58
	Sales Volume	1,632,000	4,083,150	4,862,500	10,409,000	16,312,990	19,656,050
	Average Price	272,000	340,263	347,321	306,147	332,918	338,897
	Median Price	248,500	339,950	315,000	321,250	329,900	363,750
Cold Lake	Sales	30	25	53	118	121	224
	Sales Volume	10,785,400	10,098,400	22,613,200	39,652,374	45,391,233	88,163,327
	Average Price	359,513	403,936	426,664	336,037	375,134	393,586
	Median Price	348,500	425,000	420,000	335,500	380,000	395,000
Devon	Sales	10	9	11	36	42	52
	Sales Volume	3,080,000	2,475,500	3,902,950	11,430,250	13,394,588	17,584,250
	Average Price	308,000	275,056	354,814	317,507	318,919	338,159
	Median Price	314,500	285,000	348,000	325,000	309,250	337,250
Drayton Valley	Sales	11	16	15	43	59	97
	Sales Volume	3,573,000	5,441,000	4,132,200	11,765,300	18,432,798	27,813,900
	Average Price	324,818	340,063	275,480	273,612	312,420	286,741
	Median Price	325,000	353,750	295,000	279,000	340,000	295,000
Fort Saskatchewan	SFD Sales	36	47	43	170	189	201
	SFD Average Price	424,075	428,817	446,048	427,556	423,357	432,056
	SFD Median Price	424,750	424,000	435,000	423,000	418,500	423,000
	Condo Sales	9	12	12	39	34	49
	Condo Average Price	225,056	246,542	228,067	241,334	243,562	245,572
	Condo Median Price	235,500	217,250	223,450	239,000	229,250	230,000
Total Sales Volume	21,908,000	27,285,100	26,594,218	101,690,721	106,832,300	113,637,018	
Gibbons	Sales	5	5	4	15	36	36
	Sales Volume	1,557,500	1,397,000	n/a	4,169,900	10,320,500	11,601,600
	Average Price	311,500	279,400	n/a	277,993	286,681	322,267
	Median Price	285,000	215,000	n/a	275,000	282,250	295,300
Leduc	SFD Sales	48	51	44	183	223	235
	SFD Average Price	376,821	396,839	408,183	380,163	396,453	376,661
	SFD Median Price	367,500	369,000	373,500	365,000	374,500	356,900
	Condo Sales	7	9	7	19	41	42
	Condo Average Price	268,514	258,333	256,929	248,611	249,917	256,921
	Condo Median Price	253,900	245,000	261,500	225,000	230,000	230,000
	Total Sales Volume	22,970,019	25,706,484	21,127,450	90,316,733	111,419,466	109,219,499

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.

June 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville						
Sales	21	34	32	96	135	161
Sales Volume	7,316,241	10,369,400	11,672,200	32,694,191	45,550,350	52,705,054
Average Price	348,392	304,982	364,756	340,564	337,410	327,361
Median Price	335,000	322,500	378,000	348,000	348,000	345,000
Sherwood Park						
SFD Sales	104	110	94	456	507	515
SFD Average Price	447,293	469,265	464,213	455,196	466,199	456,957
SFD Median Price	430,000	438,250	433,750	426,000	442,000	437,900
Condo Sales	32	29	24	133	141	140
Condo Average Price	319,994	327,569	330,354	314,581	321,587	319,332
Condo Median Price	300,350	317,500	308,750	305,000	308,000	306,000
Total Sales Volume	59,287,302	64,636,900	54,573,475	268,716,612	293,785,128	291,747,421
Spruce Grove						
SFD Sales	38	63	60	233	262	266
SFD Average Price	400,037	423,519	415,460	402,388	410,059	397,410
SFD Median Price	376,250	417,000	398,000	395,000	397,500	388,500
Condo Sales	3	6	13	20	25	59
Condo Average Price	n/a	263,025	219,057	247,368	241,290	235,808
Condo Median Price	n/a	256,500	256,500	224,750	229,000	230,000
Total Sales Volume	19,855,960	30,903,188	30,614,755	121,611,659	133,852,118	135,990,187
St. Albert						
SFD Sales	106	102	108	444	451	495
SFD Average Price	487,836	472,351	480,636	470,350	482,035	475,268
SFD Median Price	428,500	436,250	442,000	430,000	452,000	436,900
Condo Sales	27	19	42	115	108	152
Condo Average Price	274,587	288,763	259,858	265,535	281,013	265,734
Condo Median Price	273,900	279,000	250,000	237,500	285,500	252,500
Total Sales Volume	59,726,478	56,109,152	63,684,597	243,486,651	255,852,512	286,247,680
St. Paul						
Sales	8	12	16	52	47	62
Sales Volume	1,611,000	3,314,000	3,970,600	11,833,500	13,174,000	14,635,105
Average Price	201,375	276,167	248,163	227,567	280,298	236,050
Median Price	212,500	302,750	261,400	220,000	275,000	246,750
Stony Plain						
Sales	38	43	39	157	176	190
Sales Volume	12,354,148	14,764,049	13,729,249	49,397,280	62,052,992	65,562,161
Average Price	325,109	343,350	352,032	314,632	352,574	345,064
Median Price	307,500	345,000	355,000	322,500	348,750	342,000
Vegreville						
Sales	5	5	15	35	43	55
Sales Volume	1,288,000	936,500	3,382,800	6,918,375	9,699,450	12,750,080
Average Price	257,600	187,300	225,520	197,668	225,569	231,820
Median Price	241,000	170,000	217,500	199,000	229,000	225,000
Westlock						
Sales	9	6	11	41	30	51
Sales Volume	1,965,000	1,661,000	2,319,900	7,968,685	6,719,300	11,173,100
Average Price	218,333	276,833	210,900	194,358	223,977	219,080
Median Price	217,500	304,000	205,500	181,500	226,000	215,000
Wetaskiwin						
Sales	21	17	13	106	96	110
Sales Volume	5,097,762	4,034,100	2,631,500	23,673,564	22,870,397	24,473,757
Average Price	242,751	237,300	202,423	223,336	238,233	222,489
Median Price	245,000	235,000	191,000	232,631	235,000	211,500

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.

June 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	3	2	10	7	6
	Sales Volume	n/a	n/a	n/a	1,130,900	1,536,400	620,500
Bonnyville M.D.	Sales	13	8	17	29	40	97
	Sales Volume	4,492,500	3,164,000	7,345,184	12,356,000	15,495,750	37,498,484
Lac la Biche County	Sales	0	0	0	0	0	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	25	10	16	93	70	66
	Sales Volume	10,442,400	5,472,000	6,593,000	41,392,200	44,392,377	32,521,275
Parkland County	Sales	71	49	64	242	229	259
	Sales Volume	32,645,150	29,207,800	31,094,900	111,196,899	113,431,530	118,971,205
Smoky Lake County	Sales	4	3	0	9	8	6
	Sales Volume	n/a	n/a	n/a	2,704,900	2,140,500	747,613
St. Paul County	Sales	4	10	11	30	38	37
	Sales Volume	n/a	1,766,000	3,118,900	6,794,500	8,947,100	8,149,850
Strathcona County	Sales	30	44	37	148	188	209
	Sales Volume	19,731,210	25,882,000	23,015,300	93,639,561	114,581,850	125,939,117
Sturgeon County	Sales	19	30	31	82	83	118
	Sales Volume	9,832,455	16,885,900	20,021,800	43,116,005	47,934,905	66,111,700
Thorhild County	Sales	3	0	4	13	14	11
	Sales Volume	n/a	n/a	n/a	4,408,737	3,128,400	3,462,400
Two Hills County	Sales	4	2	1	10	8	5
	Sales Volume	n/a	n/a	n/a	3,160,500	1,729,300	812,775
Vermilion River County	Sales	1	0	2	1	2	2
	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.

June 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	0	0	1	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	1	1	2	4	12
	Sales Volume	n/a	n/a	n/a	n/a	n/a	5,937,250
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	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	3	3	4	14	26
	Sales Volume	n/a	n/a	n/a	n/a	11,816,500	16,420,875
Parkland County	Sales	0	3	7	6	8	31
	Sales Volume	n/a	n/a	5,313,900	3,357,950	5,933,750	18,492,300
Smoky Lake County	Sales	0	0	0	0	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	3	7	5	12
	Sales Volume	n/a	n/a	n/a	2,192,000	1,258,000	3,531,000
Strathcona County	Sales	0	1	1	4	3	13
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,943,900
Sturgeon County	Sales	0	0	1	1	5	9
	Sales Volume	n/a	n/a	n/a	n/a	3,283,000	8,209,000
Thorhild County	Sales	0	0	0	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,460,000
Two Hills County	Sales	0	0	1	0	3	10
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,795,000
Vermilion River County	Sales	0	0	1	0	0	1
	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.

Second Quarter 2016

		2016-Q2	2015-Q2	2014-Q2	2016 YTD	2015 YTD	2014 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	12	10	16	16	14	25
	Sales Volume	2,709,400	2,669,300	4,173,888	3,495,900	3,769,200	6,783,688
Calmar	Sales	7	13	21	15	21	36
	Sales Volume	2,445,400	3,565,500	6,786,543	4,816,100	5,371,650	11,315,339
Elk Point	Sales	3	5	6	7	7	16
	Sales Volume	n/a	1,330,000	1,464,500	1,027,000	1,948,000	3,475,505
Millet	Sales	9	14	16	14	19	21
	Sales Volume	1,649,100	2,412,740	4,589,300	2,730,100	3,592,240	5,622,300
Redwater	Sales	9	12	14	12	21	18
	Sales Volume	1,990,000	3,433,500	4,455,500	2,619,000	5,833,500	5,606,500
Tofield	Sales	6	14	18	10	20	22
	Sales Volume	900,900	3,693,600	4,227,100	2,148,900	5,179,600	4,989,200
Rural² and Commercial³ Sales by County							
Athabasca County	Sales	7	5	6	11	7	9
	Sales Volume	642,900	1,101,400	628,500	1,255,900	1,536,400	1,045,500
Barrhead County	Sales	19	18	25	28	31	32
	Sales Volume	4,938,500	9,996,600	8,290,300	6,358,500	12,801,100	10,795,300
Beaver County	Sales	24	22	32	30	38	42
	Sales Volume	8,034,400	8,144,400	10,287,201	9,947,400	14,074,100	13,574,801
Bonnyville M.D.	Sales	26	27	67	31	44	109
	Sales Volume	10,979,316	11,239,500	28,313,284	13,366,316	18,147,500	43,435,734
Brazeau County	Sales	19	18	24	28	26	45
	Sales Volume	6,631,900	6,771,696	7,464,200	9,441,900	9,212,696	13,820,600
Lac la Biche County	Sales	0	0	2	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	2	1	2	3	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	7	6	8	9	11	10
	Sales Volume	2,295,900	1,468,500	1,107,613	2,704,900	3,268,000	1,232,313
St. Paul County	Sales	25	30	32	37	43	49
	Sales Volume	6,589,000	6,527,100	8,301,400	8,986,500	10,205,100	11,680,850
Thorhild County	Sales	10	11	12	15	18	16
	Sales Volume	3,628,237	2,421,500	3,726,500	4,983,737	3,749,400	4,922,400
Two Hills County	Sales	5	5	7	10	11	15
	Sales Volume	1,415,500	1,109,400	1,573,000	3,160,500	2,093,800	2,607,775
Vermilion River County	Sales	1	1	3	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	19	25	26	34	32	37
	Sales Volume	5,852,800	8,428,500	7,956,876	11,229,300	10,402,200	11,320,376
Wetaskiwin County	Sales	52	57	74	70	73	104
	Sales Volume	17,266,300	18,598,560	26,011,450	22,330,800	23,128,960	38,122,500

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.

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.

³ 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.

Additionally, rural recreational and acreage properties are included with the commercial properties effective July 2013.