



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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For release: July 6, 2017

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June unit prices increase, sales stable

Edmonton, July 6, 2017:

In the Edmonton Census Metropolitan Area (CMA), all residential unit average prices for June 2017 are up 3.74% compared to May 2017, and up 4.19% relative to June 2016.

Average sale prices for single family homes increased both month over month and year over year, increasing to \$453,735, up 2.91% compared to May 2017 and up 4.37% relative to June 2016.

Average prices for duplexes/rowhouses and condominiums were stable in June.

The condominium average price was \$260,084 in June 2017, an increase of 3.69% compared to May 2017 and a decrease of 0.66% compared to June 2016. Duplexes and rowhouses average price increased to \$350,431, a 1.75% increase from May 2017 and 0.68% lower than June 2016.

The number of all residential units reported sold were 1,867, which is mostly flat month over month, up 0.76%, and year over year, down 0.74%. Single family sales were 1,192 units, an increase of 1.88% compared to May 2017 and 1.27% in June 2016. Reported condominium sales were 461, which is up 2.67% month over month and down 5.53% year over year. There were 307 duplex/rowhouse unit sales in June 2017. This category continues to grow in popularity, with an increase of 53.5% compared to May 2017 and an increase of 68.68% in June 2016.

"Affordability and value are key drivers across all property segments. Buyers can be discerning, but with stable prices and potential interest rate increases around the corner it is important for buyers to get off the fence", says James Mabey, REALTORS® Association of Edmonton Chair. "Patience is a virtue, however, as a seller if you are getting good feedback, but aren't attracting an offer it may be time to refresh with your REALTOR® whether a price correction may be necessary."

In June, inventory was 8,586, which was an increase of 6.24% compared to May 2017, and an increase of 6.55% compared to June 2016. Total new residential listings in June were 3,427, down 6.80% from May 2017 and up 14.73% from June 2016.

The all residential average days-on-market was 53 days, down one day from May and identical to June 2016. On average, single family detached homes sold in 46 days, condominiums sold in an average 61 days and duplex/rowhouses sold in 62 days.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	June 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$453,735	2.91%	4.37%
SFD median ⁴ selling price – month	\$411,050	-0.77%	1.68%
Condominium average selling price	\$260,084	3.69%	-0.66%
Condominium median selling price	\$243,000	6.44%	0.23%
All-residential ⁵ average selling price	\$393,212	3.74%	4.19%
All-residential median selling price	\$362,562	0.71%	1.42%
# residential listings this month	3,427	-6.80%	14.73%
# residential sales this month	1,867	0.76%	-0.74%
# residential inventory at month end	8,586	2.40%	6.55%
# Total ⁶ MLS® System sales this month	2,419	1.43%	-2.42%
\$ Value Total residential sales this month	822,399,219	4.22%	1.79%
\$ Value of total MLS® System sales – month	936,201,571	3.74%	0.23%
\$ Value of total MLS® System sales - YTD	4,151,082,255	28.99%	2.53%

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.

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June 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,934 / 9,589	1,640 / 9,819	1,853 / 10,283	1,816 / 9,325	1,583 / 8,615
Sales / YTD	1,192 / 5,279	1,177 / 5,211	1,380 / 5,506	1,355 / 6,113	1,173 / 5,411
Sales to Listings Ratio / YTD	62% / 55%	72% / 53%	74% / 54%	75% / 66%	74% / 63%
Sales Volume	540,852,259	511,667,786	618,845,464	589,775,730	482,769,204
Sales Volume YTD	2,320,673,668	2,260,849,448	2,429,048,260	2,641,799,626	2,218,519,956
Average Sale Price	453,735	434,722	448,439	435,259	411,568
Average Sale Price YTD	439,605	433,861	441,164	432,161	410,002
Median Sale Price	411,050	404,250	418,000	412,000	380,000
Median Sale Price YTD	403,000	405,000	411,250	402,000	380,000
Average Days on Market / YTD	46 / 51	50 / 51	49 / 46	38 / 42	44 / 47
Median Days on Market / YTD	32 / 33	36 / 37	33 / 31	25 / 26	30 / 30
Condominium					
Listings / YTD	1,116 / 5,952	988 / 5,601	994 / 5,433	856 / 4,695	828 / 4,664
Sales / YTD	461 / 2,227	488 / 2,198	623 / 2,545	619 / 2,927	520 / 2,459
Sales to Listings Ratio / YTD	41% / 37%	49% / 39%	63% / 47%	72% / 62%	63% / 53%
Sales Volume	119,898,589	127,763,518	158,807,082	158,174,105	133,487,864
Sales Volume YTD	556,119,179	551,273,587	643,480,437	727,489,971	593,684,527
Average Sale Price	260,084	261,810	254,907	255,532	256,707
Average Sale Price YTD	249,717	250,807	252,841	248,545	241,433
Median Sale Price	243,000	242,439	238,000	240,000	240,000
Median Sale Price YTD	230,000	232,500	235,000	231,162	228,000
Average Days on Market / YTD	61 / 66	58 / 61	53 / 51	47 / 51	54 / 59
Median Days on Market / YTD	45 / 49	48 / 47	41 / 39	37 / 35	40 / 41
Duplex/Rowhouse					
Listings / YTD	307 / 1,524	248 / 1,562	231 / 1,297	204 / 1,027	165 / 887
Sales / YTD	181 / 872	182 / 855	177 / 799	154 / 745	128 / 623
Sales to Listings Ratio / YTD	59% / 57%	73% / 55%	77% / 62%	75% / 73%	78% / 70%
Sales Volume	63,427,985	64,214,577	61,832,135	52,603,668	43,191,496
Sales Volume YTD	304,881,239	295,277,060	282,454,807	252,284,422	204,503,011
Average Sale Price	350,431	352,827	349,334	341,582	337,434
Average Sale Price YTD	349,634	345,353	353,510	338,637	328,255
Median Sale Price	334,500	334,000	338,000	335,000	315,000
Median Sale Price YTD	334,000	331,500	342,000	327,500	313,500
Average Days on Market / YTD	62 / 65	54 / 61	51 / 46	41 / 43	47 / 52
Median Days on Market / YTD	48 / 48	41 / 47	32 / 32	25 / 28	33 / 35
Total Residential²					
Listings / YTD	3,427 / 17,494	2,987 / 17,516	3,145 / 17,432	2,941 / 15,450	2,640 / 14,527
Sales / YTD	1,867 / 8,550	1,881 / 8,396	2,219 / 9,021	2,172 / 9,991	1,861 / 8,707
Sales to Listings Ratio / YTD	54% / 49%	63% / 48%	71% / 52%	74% / 65%	70% / 60%
Sales Volume	734,126,703	709,919,731	848,669,331	808,621,603	664,906,169
Sales Volume YTD	3,216,867,938	3,134,237,543	3,386,619,428	3,657,058,022	3,051,608,500
Average Sale Price	393,212	377,416	382,456	372,294	357,284
Average Sale Price YTD	376,242	373,301	375,415	366,035	350,478
Median Sale Price	362,562	357,500	367,000	359,000	337,000
Median Sale Price YTD	354,900	355,000	358,000	347,600	332,000
Average Days on Market / YTD	53 / 57	53 / 55	52 / 49	41 / 45	47 / 52
Median Days on Market / YTD	37 / 39	40 / 41	35 / 34	28 / 29	33 / 34

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 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	230 / 1,155	225 / 1,174	232 / 1,288	263 / 1,276	207 / 1,194
Sales / YTD	114 / 437	126 / 448	118 / 457	129 / 529	84 / 445
Sales to Listings Ratio / YTD	50% / 38%	56% / 38%	51% / 35%	49% / 41%	41% / 37%
Sales Volume	64,375,049	70,732,460	70,450,700	82,791,300	49,473,684
Sales Volume YTD	263,360,866	260,132,310	275,123,385	312,553,002	246,662,439
Average Sale Price	564,693	561,369	597,040	641,793	588,972
Average Sale Price YTD	602,656	580,652	602,021	590,837	554,298
Median Sale Price	506,000	541,750	550,950	550,000	546,000
Median Sale Price YTD	565,000	553,500	550,000	550,000	512,500
Average Days on Market / YTD	74 / 84	72 / 74	66 / 69	66 / 73	58 / 72
Median Days on Market / YTD	50 / 52	49 / 51	53 / 47	40 / 43	50 / 49
Vacant Acreeage and Recreational					
Listings / YTD	62 / 313	95 / 383	72 / 399	72 / 510	63 / 454
Sales / YTD	22 / 117	27 / 112	16 / 96	28 / 109	18 / 102
Sales to Listings Ratio / YTD	35% / 37%	28% / 29%	22% / 24%	39% / 21%	29% / 22%
Sales Volume	5,410,000	5,494,005	5,055,200	6,111,800	4,684,000
Sales Volume YTD	29,365,725	27,378,355	36,953,077	24,807,620	23,031,667
Average Sale Price	245,909	203,482	315,950	218,279	260,222
Average Sale Price YTD	250,989	244,450	384,928	227,593	225,801
Median Sale Price	212,500	179,000	284,000	165,000	254,250
Median Sale Price YTD	205,000	187,500	271,500	195,000	205,000
Average Days on Market / YTD	186 / 158	167 / 186	237 / 162	213 / 194	139 / 179
Median Days on Market / YTD	155 / 112	64 / 108	113 / 88	65 / 104	102 / 100
Recreational with Home					
Listings / YTD	5 / 18	5 / 22	6 / 25	3 / 25	6 / 42
Sales / YTD	1 / 5	0 / 6	1 / 8	5 / 8	3 / 8
Sales to Listings Ratio / YTD	20% / 28%	0% / 27%	17% / 32%	167% / 32%	50% / 19%
Sales Volume	203,000	0	710,000	2,204,000	1,521,000
Sales Volume YTD	1,711,000	2,454,000	2,335,500	3,263,900	2,865,900
Average Sale Price	203,000	0	710,000	440,800	507,000
Average Sale Price YTD	342,200	409,000	291,938	407,988	358,238
Median Sale Price	203,000	0	710,000	375,000	483,000
Median Sale Price YTD	355,000	449,500	253,500	412,500	274,000
Average Days on Market / YTD	41 / 118	0 / 116	59 / 179	41 / 50	28 / 33
Median Days on Market / YTD	41 / 95	0 / 63	59 / 51	50 / 52	19 / 35
Total Rural²					
Listings / YTD	297 / 1,486	325 / 1,579	310 / 1,712	338 / 1,811	276 / 1,690
Sales / YTD	137 / 559	153 / 566	135 / 561	162 / 646	105 / 555
Sales to Listings Ratio / YTD	46% / 38%	47% / 36%	44% / 33%	48% / 36%	38% / 33%
Sales Volume	69,988,049	76,226,465	76,215,900	91,107,100	55,678,684
Sales Volume YTD	294,437,591	289,964,665	314,411,962	340,624,522	272,560,006
Average Sale Price	510,862	498,212	564,562	562,390	530,273
Average Sale Price YTD	526,722	512,305	560,449	527,283	491,099
Median Sale Price	473,000	485,000	525,000	518,500	486,250
Median Sale Price YTD	507,000	500,000	520,000	495,050	469,000
Average Days on Market / YTD	91 / 100	89 / 97	87 / 86	91 / 93	71 / 91
Median Days on Market / YTD	55 / 56	51 / 55	59 / 50	43 / 48	50 / 54

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 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	8 / 78	7 / 55	13 / 76	17 / 61	29 / 95
Sales / YTD	1 / 11	1 / 14	2 / 9	2 / 8	2 / 10
Sales to Listings Ratio / YTD	13% / 14%	14% / 25%	15% / 12%	12% / 13%	7% / 11%
Sales Volume	1,200,000	28,000	1,780,000	1,275,100	3,282,500
Sales Volume YTD	8,284,700	8,275,000	6,827,500	16,810,100	13,182,000
Average Sale Price	1,200,000	28,000	890,000	637,550	1,641,250
Average Sale Price YTD	753,155	591,071	758,611	2,101,263	1,318,200
Median Sale Price	1,200,000	28,000	890,000	637,550	1,641,250
Median Sale Price YTD	800,000	563,500	320,000	762,550	557,500
Average Days on Market / YTD	110 / 183	246 / 205	258 / 188	187 / 231	140 / 244
Median Days on Market / YTD	110 / 138	246 / 174	258 / 96	187 / 239	140 / 180
Investment					
Listings / YTD	19 / 117	30 / 147	17 / 120	16 / 119	17 / 117
Sales / YTD	6 / 50	9 / 39	11 / 33	7 / 44	4 / 29
Sales to Listings Ratio / YTD	32% / 43%	30% / 27%	65% / 28%	44% / 37%	24% / 25%
Sales Volume	3,696,570	5,603,500	6,072,900	4,223,287	6,777,500
Sales Volume YTD	33,433,750	26,220,965	19,316,549	38,667,517	26,578,050
Average Sale Price	616,095	622,611	552,082	603,327	1,694,375
Average Sale Price YTD	668,675	672,332	585,350	878,807	916,484
Median Sale Price	455,285	312,500	335,000	447,000	757,500
Median Sale Price YTD	439,500	380,500	348,000	516,300	362,140
Average Days on Market / YTD	130 / 156	125 / 161	111 / 123	147 / 167	188 / 203
Median Days on Market / YTD	109 / 129	108 / 126	79 / 106	185 / 131	131 / 117
Multi Family					
Listings / YTD	6 / 28	2 / 31	12 / 40	4 / 32	11 / 64
Sales / YTD	0 / 9	2 / 8	3 / 9	7 / 19	8 / 19
Sales to Listings Ratio / YTD	0% / 32%	100% / 26%	25% / 23%	175% / 59%	73% / 30%
Sales Volume	0	4,435,000	2,240,000	10,298,500	7,651,500
Sales Volume YTD	9,040,000	12,190,000	12,888,000	28,893,300	18,518,684
Average Sale Price	0	2,217,500	746,667	1,471,214	956,438
Average Sale Price YTD	1,004,444	1,523,750	1,432,000	1,520,700	974,668
Median Sale Price	0	2,217,500	580,000	1,520,000	653,250
Median Sale Price YTD	828,500	1,106,500	1,075,000	1,520,000	750,000
Average Days on Market / YTD	0 / 91	458 / 234	136 / 167	71 / 105	69 / 69
Median Days on Market / YTD	0 / 70	458 / 91	105 / 99	31 / 82	60 / 60
Hotel/Motel					
Listings / YTD	2 / 3	1 / 1	0 / 2	1 / 2	1 / 3
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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June 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	20 / 118	17 / 116	22 / 134	34 / 154	19 / 145
Sales / YTD	7 / 27	2 / 19	5 / 22	2 / 22	2 / 25
Sales to Listings Ratio / YTD	35% / 23%	12% / 16%	23% / 16%	6% / 14%	11% / 17%
Sales Volume	808,400	736,000	743,800	2,175,000	214,000
Sales Volume YTD	3,787,889	3,882,888	3,256,100	4,567,000	3,195,643
Average Sale Price	115,486	368,000	148,760	1,087,500	107,000
Average Sale Price YTD	140,292	204,363	148,005	207,591	127,826
Median Sale Price	110,000	368,000	88,000	1,087,500	107,000
Median Sale Price YTD	100,000	155,000	127,500	87,000	92,000
Average Days on Market / YTD	121 / 144	46 / 156	114 / 141	132 / 151	72 / 96
Median Days on Market / YTD	115 / 112	46 / 79	130 / 89	132 / 91	72 / 86
Lease					
Listings / YTD	14 / 134	17 / 147	13 / 90	16 / 89	8 / 89
Sales / YTD	9 / 41	6 / 36	4 / 23	4 / 28	5 / 33
Sales to Listings Ratio / YTD	64% / 31%	35% / 24%	31% / 26%	25% / 31%	63% / 37%
Sales Volume	955,063	1,061,086	258,304	891,288	438,635
Sales Volume YTD	4,595,684	5,245,970	2,816,019	3,509,650	4,493,901
Average Sale Price	106,118	176,848	64,576	222,822	87,727
Average Sale Price YTD	112,090	145,721	122,436	125,345	136,179
Median Sale Price	66,000	130,068	42,660	159,300	76,680
Median Sale Price YTD	66,000	74,956	68,392	84,550	121,050
Average Days on Market / YTD	262 / 198	68 / 130	829 / 195	97 / 131	123 / 167
Median Days on Market / YTD	298 / 106	48 / 72	154 / 60	80 / 102	102 / 80
Farms					
Listings / YTD	0 / 0	0 / 0	15 / 82	13 / 174	33 / 191
Sales / YTD	0 / 1	0 / 5	8 / 28	11 / 72	11 / 50
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	53% / 34%	85% / 41%	33% / 26%
Sales Volume	0	0	5,026,750	4,808,000	6,606,000
Sales Volume YTD	700,000	1,408,000	21,858,000	41,227,675	29,979,900
Average Sale Price	0	0	628,344	437,091	600,545
Average Sale Price YTD	700,000	281,600	780,643	572,607	599,598
Median Sale Price	0	0	507,000	375,000	470,000
Median Sale Price YTD	700,000	280,000	530,000	532,500	465,000
Average Days on Market / YTD	0 / 523	0 / 355	379 / 203	158 / 144	131 / 132
Median Days on Market / YTD	0 / 523	0 / 376	348 / 65	60 / 89	80 / 85
Total Commercial²					
Listings / YTD	69 / 477	74 / 497	91 / 543	101 / 631	118 / 704
Sales / YTD	23 / 139	20 / 121	33 / 124	33 / 193	32 / 166
Sales to Listings Ratio / YTD	33% / 29%	27% / 24%	36% / 23%	33% / 31%	27% / 24%
Sales Volume	6,660,033	11,863,586	16,121,754	23,671,175	24,970,135
Sales Volume YTD	59,842,023	57,222,823	66,962,168	133,675,242	95,948,178
Average Sale Price	289,567	593,179	488,538	717,308	780,317
Average Sale Price YTD	430,518	472,916	540,017	692,618	578,001
Median Sale Price	161,100	282,000	335,000	468,250	440,000
Median Sale Price YTD	260,000	288,000	317,500	447,000	311,250
Average Days on Market / YTD	178 / 167	139 / 169	275 / 165	130 / 148	118 / 146
Median Days on Market / YTD	115 / 117	107 / 112	130 / 81	94 / 99	83 / 87

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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.

June 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	4,241	987	586	3,071	268
	March	4,814	1,083	604	3,498	275
	April	5,303	1,252	632	3,883	287
	May	6,037	1,354	674	4,450	301
	June	6,113	1,388	677	4,552	302
	July	5,946	1,415	667	4,444	292
	August	5,728	1,425	678	4,236	278
	September	5,372	1,296	658	4,009	277
	October	4,781	1,164	643	3,586	286
	November	4,249	1,011	638	3,155	277
	December	3,285	813	535	2,413	226
2014	January	3,619	893	558	2,669	248
	February	3,949	977	570	2,911	251
	March	4,411	1,110	604	3,222	267
	April	4,979	1,246	609	3,663	258
	May	5,668	1,376	624	4,239	258
	June	5,751	1,404	615	4,328	259
	July	5,644	1,349	591	4,227	255
	August	5,380	1,403	572	4,053	243
	September	4,850	1,278	584	3,661	262
	October	4,506	1,110	552	3,429	249
	November	3,946	956	553	2,960	264
	December	3,125	789	484	2,326	225
2015	January	4,148	862	530	3,120	266
	February	5,039	1,008	565	3,784	281
	March	5,973	1,135	591	4,415	285
	April	6,787	1,263	586	4,989	289
	May	7,328	1,337	584	5,459	291
	June	7,200	1,371	572	5,444	298
	July	7,216	1,363	570	5,495	298
	August	7,248	1,334	574	5,510	274
	September	7,123	1,243	563	5,348	267
	October	6,662	1,089	549	4,974	266
	November	6,342	1,022	550	4,755	269
	December	5,571	865	532	4,146	270
2016	January	5,897	880	509	4,331	262
	February	6,736	963	530	4,917	279
	March	7,409	1,069	558	5,406	313
	April	7,909	1,170	547	5,735	294
	May	8,033	1,134	578	5,883	316
	June	8,058	1,197	589	5,938	329
	July	7,895	1,177	567	5,795	314
	August	7,776	1,190	583	5,731	324
	September	7,684	1,187	567	5,749	319
	October	7,102	1,046	547	5,336	311
	November	6,734	966	552	5,076	325
	December	5,650	825	539	4,207	320
2017	January	5,634	785	494	4,186	291
	February	6,052	809	507	4,478	290
	March	6,597	869	540	4,879	300
	April	7,253	1,007	544	5,339	288
	May	8,082	1,153	552	6,007	286
	June	8,586	1,215	556	6,421	306

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	47	41	58	219	190	204
	Average	390,494	376,049	432,945	422,821	389,764	400,997
	Median	347,000	335,000	389,950	378,000	355,000	358,528
North Central	Sales	177	171	207	771	786	854
	Average	389,922	385,082	411,793	387,194	387,466	402,974
	Median	373,000	379,000	400,000	370,000	379,000	390,000
Northeast	Sales	47	51	54	222	221	247
	Average	350,115	350,998	380,879	347,129	335,918	350,656
	Median	320,500	340,000	348,500	321,100	325,000	330,000
Central	Sales	33	35	52	153	150	168
	Average	300,586	285,157	334,171	283,147	302,782	320,694
	Median	270,000	280,000	311,250	262,000	286,750	299,000
West	Sales	86	83	103	429	371	423
	Average	631,717	523,688	486,211	537,542	522,356	511,511
	Median	509,750	425,000	415,200	450,000	427,500	430,000
Southwest	Sales	162	134	159	626	611	590
	Average	580,614	564,780	577,582	560,254	538,940	561,800
	Median	520,000	520,150	495,000	495,000	486,700	495,000
Southeast	Sales	145	149	187	713	704	701
	Average	408,710	406,095	427,861	400,651	397,434	413,526
	Median	391,000	388,500	394,500	379,000	378,500	391,900
Anthony Henday	Sales	165	178	155	687	738	667
	Average	502,680	473,479	493,054	506,103	494,048	503,845
	Median	466,000	441,950	475,000	462,500	459,000	470,000
City of Edmonton Total	Sales	862	842	975	3,820	3,771	3,853
	Average	469,068	443,091	458,097	451,882	441,725	451,553
	Median	420,000	407,250	420,000	410,000	406,500	415,000
Condominiums							
Northwest	Sales	13	11	8	57	87	62
	Average	251,627	274,000	296,622	246,954	217,294	250,391
	Median	297,000	292,000	311,750	235,000	197,000	246,200
North Central	Sales	59	59	95	296	270	389
	Average	224,567	225,967	238,849	215,502	222,066	229,552
	Median	225,000	213,000	232,000	209,500	216,750	222,000
Northeast	Sales	22	35	44	146	155	178
	Average	165,666	201,358	190,166	176,261	197,059	194,400
	Median	175,000	193,000	193,500	170,000	193,000	195,000
Central	Sales	75	94	98	355	353	367
	Average	286,206	317,876	268,249	286,558	296,171	280,388
	Median	270,000	294,500	249,250	280,000	280,000	270,000
West	Sales	31	34	56	184	187	236
	Average	221,721	235,166	221,646	222,249	218,244	230,305
	Median	210,500	205,500	218,500	205,000	207,000	215,000
Southwest	Sales	85	78	116	351	313	433
	Average	301,486	270,935	287,701	281,198	272,388	283,761
	Median	275,000	263,500	276,750	269,000	259,900	270,000
Southeast	Sales	50	49	59	253	261	295
	Average	223,017	248,305	242,033	233,193	242,413	241,538
	Median	226,000	240,000	225,000	225,000	229,000	227,000
Anthony Henday	Sales	66	66	74	297	316	305
	Average	279,967	267,145	274,380	264,691	266,477	265,525
	Median	267,950	265,125	257,000	250,000	255,500	255,000
City of Edmonton Total	Sales	401	426	550	1,939	1,942	2,265
	Average	258,751	263,383	254,707	248,856	251,030	252,444
	Median	243,000	242,439	238,500	228,000	232,000	235,000

n/a = insufficient data

June 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,700	2,333	2,515	2,308	2,079
Sales	1,432	1,432	1,688	1,659	1,397
Sales Volume	571,118,836	548,338,107	644,863,919	619,232,980	510,378,745
Edmonton City Year to Date					
Listings	13,596	13,488	13,578	12,044	11,319
Sales	6,586	6,475	6,854	7,636	6,586
Sales Volume	2,507,431,602	2,430,450,038	2,579,947,371	2,819,773,010	2,323,735,269
Edmonton City Month End Active Inventory					
Residential	6,421	5,938	5,444	4,328	4,552
Commercial	306	329	298	259	302
TOTAL	6,727	6,267	5,742	4,587	4,854
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Edmonton CMA Monthly					
Listings	3,793	3,386	3,546	3,380	3,034
Sales	2,027	2,054	2,387	2,367	1,998
Sales Volume	810,774,785	798,009,782	941,006,985	923,399,878	745,554,988
Edmonton CMA Year to Date					
Listings	19,457	19,592	19,687	17,892	16,921
Sales	9,248	9,083	9,706	10,830	9,428
Sales Volume	3,571,147,552	3,481,425,031	3,767,993,558	4,131,357,786	3,420,116,684
Edmonton CMA Month End Active Inventory					
Residential	8,586	8,058	7,200	5,751	6,113
Rural	1,215	1,197	1,371	1,404	1,388
Commercial	556	589	572	615	677
TOTAL	10,357	9,844	9,143	7,770	8,178
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Total Board Monthly					
Listings	4,726	4,254	4,506	4,349	3,925
Sales	2,419	2,479	2,850	2,914	2,489
Sales Volume	936,201,571	934,011,699	1,092,645,866	1,107,864,339	901,153,191
Total Board Year to Date					
Listings	24,228	24,344	24,738	22,923	21,855
Sales	11,045	10,863	11,647	13,211	11,782
Sales Volume	4,151,082,255	4,048,575,626	4,402,917,247	4,907,352,865	4,144,923,050

June 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	12	11	13	37	29	31
	Sales Volume	2,682,750	2,298,500	2,893,000	8,367,015	6,739,323	6,900,350
	Average Price	223,563	208,955	222,538	226,136	232,390	222,592
	Median Price	195,000	207,000	235,000	220,000	220,000	242,000
Beaumont	Sales	40	20	46	173	139	177
	Sales Volume	17,100,550	8,115,200	20,185,395	74,093,624	58,956,813	76,446,913
	Average Price	427,514	405,760	438,813	428,287	424,150	431,903
	Median Price	420,000	394,500	427,150	425,000	409,000	416,000
Bonnyville	Sales	12	6	14	39	34	48
	Sales Volume	2,955,550	1,632,000	4,200,150	10,358,650	10,409,000	15,879,990
	Average Price	246,296	272,000	300,011	265,606	306,147	330,833
	Median Price	225,000	248,500	310,500	282,000	321,250	326,200
Cold Lake	Sales	35	30	27	141	120	120
	Sales Volume	11,809,900	10,785,400	10,546,900	45,983,756	40,332,874	44,666,233
	Average Price	337,426	359,513	390,626	326,126	336,107	372,219
	Median Price	319,000	348,500	400,000	320,000	335,500	379,750
Devon	Sales	8	10	9	44	36	43
	Sales Volume	2,495,000	3,080,000	2,475,500	14,869,150	11,430,250	13,574,588
	Average Price	311,875	308,000	275,056	337,935	317,507	315,688
	Median Price	317,000	314,500	285,000	327,500	325,000	308,500
Drayton Valley	Sales	4	11	17	56	43	60
	Sales Volume	n/a	3,573,000	5,600,900	15,276,050	11,765,300	18,503,298
	Average Price	n/a	324,818	329,465	272,787	273,612	308,388
	Median Price	n/a	325,000	340,000	279,700	279,000	327,500
Fort Saskatchewan	SFD Sales	31	39	50	149	170	187
	SFD Average Price	412,239	426,013	428,688	421,634	427,556	423,448
	SFD Median Price	400,000	427,000	424,450	401,500	423,000	418,500
	Condo Sales	11	9	12	36	39	34
	Condo Average Price	236,559	225,056	246,542	250,404	241,334	243,562
	Condo Median Price	210,000	235,500	217,250	219,500	239,000	229,250
Total Sales Volume	20,295,959	23,255,800	28,871,100	93,569,193	102,010,721	105,647,550	
Gibbons	Sales	6	5	5	38	15	36
	Sales Volume	1,783,000	1,557,500	1,397,000	11,842,000	4,169,900	10,320,500
	Average Price	297,167	311,500	279,400	311,632	277,993	286,681
	Median Price	295,000	285,000	215,000	295,000	275,000	282,250
Leduc	SFD Sales	49	50	54	187	183	220
	SFD Average Price	389,709	376,896	399,228	381,414	380,163	396,377
	SFD Median Price	397,500	367,500	373,250	375,000	365,000	374,750
	Condo Sales	6	7	8	26	19	40
	Condo Average Price	233,917	268,514	260,000	232,363	248,611	250,040
	Condo Median Price	213,750	253,900	243,750	222,000	225,000	230,000
	Total Sales Volume	22,697,154	24,041,147	26,297,800	88,424,801	90,316,733	109,795,182

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 2017

	2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville						
Sales	25	22	35	114	96	133
Sales Volume	8,570,840	7,591,241	11,039,400	37,377,990	32,694,191	45,145,850
Average Price	342,834	345,056	315,411	327,877	340,564	339,442
Median Price	340,000	335,000	332,000	328,000	348,000	348,000
Sherwood Park						
SFD Sales	90	110	113	412	457	497
SFD Average Price	458,428	447,223	462,196	457,349	454,981	463,918
SFD Median Price	435,000	430,000	435,000	435,000	426,000	440,000
Condo Sales	27	31	29	114	130	141
Condo Average Price	304,635	309,132	327,569	303,400	310,305	321,587
Condo Median Price	297,500	295,700	317,500	297,000	304,500	308,000
Total Sales Volume	54,843,928	62,010,502	65,524,900	241,251,055	267,573,912	287,989,628
Spruce Grove						
SFD Sales	44	42	65	224	234	260
SFD Average Price	401,589	396,979	419,132	394,460	402,356	409,356
SFD Median Price	383,950	376,250	417,000	382,250	395,000	396,000
Condo Sales	12	4	6	41	20	26
Condo Average Price	240,901	n/a	263,025	234,679	247,368	239,234
Condo Median Price	225,750	n/a	256,500	218,000	224,750	226,500
Total Sales Volume	23,171,465	22,091,660	34,312,088	116,437,873	122,006,659	135,208,942
St. Albert						
SFD Sales	91	114	116	386	444	448
SFD Average Price	489,670	483,940	484,938	473,507	470,350	483,220
SFD Median Price	432,000	428,500	456,750	435,000	430,000	452,750
Condo Sales	22	26	18	126	117	108
Condo Average Price	307,052	280,917	274,806	280,320	266,833	277,893
Condo Median Price	282,250	280,700	262,750	260,750	237,500	283,500
Total Sales Volume	52,386,653	63,074,978	63,653,052	227,130,536	243,863,651	254,339,012
St. Paul						
Sales	5	7	13	48	51	47
Sales Volume	1,435,800	1,557,000	3,539,000	13,003,700	11,779,500	13,174,000
Average Price	287,160	222,429	272,231	270,910	230,971	280,298
Median Price	285,000	220,000	269,000	275,000	220,000	275,000
Stony Plain						
Sales	39	39	43	186	158	174
Sales Volume	13,982,421	12,709,148	14,920,549	62,858,348	49,825,280	61,447,992
Average Price	358,524	325,876	346,990	337,948	315,350	353,149
Median Price	351,000	310,000	345,000	332,575	323,700	348,750
Vegreville						
Sales	7	5	8	35	35	44
Sales Volume	1,196,000	1,288,000	1,663,500	7,143,900	7,000,875	9,854,450
Average Price	170,857	257,600	207,938	204,111	200,025	223,965
Median Price	195,000	241,000	196,750	210,000	200,000	227,000
Westlock						
Sales	3	9	6	34	41	30
Sales Volume	n/a	1,965,000	1,661,000	6,899,750	7,968,685	6,719,300
Average Price	n/a	218,333	276,833	202,934	194,358	223,977
Median Price	n/a	217,500	304,000	234,500	181,500	226,000
Wetaskiwin						
Sales	11	22	17	79	106	96
Sales Volume	2,803,400	5,451,262	4,034,100	18,724,850	23,673,564	22,870,397
Average Price	254,855	247,785	237,300	237,023	223,336	238,233
Median Price	242,500	247,500	235,000	236,250	232,631	235,000

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.

June 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	7	2	3	18	10	7
	Sales Volume	1,444,000	n/a	n/a	4,550,976	1,130,900	1,536,400
Bonnyville M.D.	Sales	11	15	7	54	29	38
	Sales Volume	4,333,800	5,536,500	2,218,000	21,774,790	12,356,000	14,125,750
Lac la Biche County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	23	25	11	92	94	70
	Sales Volume	11,590,100	10,442,400	5,847,000	44,753,600	42,007,200	44,392,377
Parkland County	Sales	63	74	54	240	243	229
	Sales Volume	28,375,900	33,431,900	30,375,300	115,752,299	111,771,899	112,831,530
Smoky Lake County	Sales	4	4	3	8	9	8
	Sales Volume	n/a	n/a	n/a	1,281,500	2,704,900	2,140,500
St. Paul County	Sales	13	4	12	44	30	38
	Sales Volume	2,882,300	n/a	2,654,000	8,806,000	6,794,500	8,947,100
Strathcona County	Sales	28	32	40	136	147	181
	Sales Volume	18,068,899	20,628,710	24,003,800	82,802,542	93,069,561	111,278,150
Sturgeon County	Sales	23	22	30	91	82	81
	Sales Volume	11,953,150	11,723,455	15,989,800	51,129,150	43,116,005	45,909,905
Thorhild County	Sales	1	4	0	17	13	14
	Sales Volume	n/a	n/a	n/a	4,687,500	4,408,737	3,128,400
Two Hills County	Sales	1	4	2	9	10	8
	Sales Volume	n/a	n/a	n/a	3,039,500	3,160,500	1,729,300
Vermilion River County	Sales	0	1	0	0	1	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.

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June 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	1	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	1	0	8	2	3
	Sales Volume	n/a	n/a	n/a	2,806,160	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	3	2	4	14
	Sales Volume	n/a	n/a	n/a	n/a	n/a	11,816,500
Parkland County	Sales	0	0	4	1	6	8
	Sales Volume	n/a	n/a	n/a	n/a	3,357,950	5,933,750
Smoky Lake County	Sales	1	0	0	4	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	0	2	7	5
	Sales Volume	n/a	n/a	n/a	n/a	2,192,000	1,258,000
Strathcona County	Sales	0	0	1	1	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	1	1	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,283,000
Thorhild County	Sales	0	0	0	0	2	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.