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Single family unit sales down 10.27% relative to 2017; average days on market increasing

Edmonton, July 4, 2018: In the Edmonton Census Metropolitan Area (CMA) in June 2018, the all residential average selling price was \$377,880, increasing 0.20% compared to May 2018 and decreasing 3.96% compared to June 2017. The average price of a single family home was \$443,210, an increase of 0.19% month over month and a decrease of 2.37% year over year. Condominium average prices decreased 1.42% compared to May 2018 and decreased 8.55% relative to June 2017. Duplex/rowhouse average prices decreased 0.61% month over month and decreased 1.64% year over year.

Unit sales activity for June 2018 decreased in all categories. Single family home sales decreased 4.91% month over month and 10.27% year over year. Condominium sales decreased 7.78% relative to May 2018 and 9.59% compared to June 2017. Duplex/rowhouse sales decreased 4% month over month and 7.18% year over year. Overall, the all residential sales were down 5.52% compared to May 2018 and down 9.83% compared to June 2017.

“Average prices are remaining stable, however sales are slower than typical for this time of year,” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “With increasing inventory and days on market, couple with decreasing sales, sellers will need to be patient and consider their homes’ competitive advantages to stand out in the current buyers’ market.”

New listings in June 2018 decreased 11.22%, while increasing 8.10% compared to June 2017. Inventory is also still higher, with an increase of 6.40% compared to May 2018 and an increase of 15.28% compared to June 2017.

The average days on market for all residential properties increased slightly for June 2018, increasing to 56 days over 53 days the previous month and year. It took a little longer for single family homes and condominiums to sell this month as well. For single family homes, it took an average of 50 days, which was an increase from 46 days month for both over month and year over year. The average days on market for condominiums was 67 days, an increase from 66 in May 2018 and from 62 days in June 2017. The only category to decrease was duplex/rowhouses, taking 57 days in June, which was down from 59 days in May 2018 and 62 days in June 2017.

Review these statistics and more at www.realtorsofedmonton.com.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	June 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$443,210	0.19%	-2.37%
SFD median ⁴ selling price – month	\$408,000	1.37%	-0.86%
Condominium average selling price	\$238,141	-1.42%	-8.55%
Condominium median selling price	\$227,000	3.18%	-6.58%
All-residential ⁵ average selling price	\$377,880	0.20%	-3.96%
All-residential median selling price	\$357,000	0.56%	-1.59%
# residential listings this month	3,672	-11.22%	8.10%
# residential sales this month	1,678	-5.52%	-9.83%
# residential inventory at month end	10,230	6.40%	15.28%
# Total ⁶ MLS® System sales this month	2,209	-3.49%	-8.42%
\$ Value Total residential sales this month	720,629,657	-5.16%	-12.08%
\$ Value of total MLS® System sales – month	831,444,607	-4.12%	-10.96%
\$ Value of total MLS® System sales - YTD	3,913,269,116	26.86%	-5.59%

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.realtorsofedmonton.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 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	2,156 / 10,918	1,913 / 9,707	1,641 / 9,821	1,853 / 10,283	1,816 / 9,325
Sales / YTD	1,066 / 5,093	1,188 / 5,272	1,177 / 5,211	1,380 / 5,506	1,355 / 6,113
Sales to Listings Ratio / YTD	49% / 47%	62% / 54%	72% / 53%	74% / 54%	75% / 66%
Sales Volume	472,461,428	539,339,640	511,667,786	618,845,464	589,775,730
Sales Volume YTD	2,236,063,287	2,317,653,049	2,260,849,448	2,429,048,260	2,641,799,626
Average Sale Price	443,210	453,990	434,722	448,439	435,259
Average Sale Price YTD	439,046	439,616	433,861	441,164	432,161
Median Sale Price	408,000	411,550	404,250	418,000	412,000
Median Sale Price YTD	400,000	403,000	405,000	411,250	402,000
Average Days on Market / YTD	50 / 52	46 / 51	50 / 51	49 / 46	38 / 42
Median Days on Market / YTD	37 / 36	32 / 33	36 / 37	33 / 31	25 / 26
Condominium					
Listings / YTD	1,109 / 6,015	1,108 / 6,099	991 / 5,607	994 / 5,433	856 / 4,695
Sales / YTD	415 / 2,124	459 / 2,221	488 / 2,198	623 / 2,545	619 / 2,927
Sales to Listings Ratio / YTD	37% / 35%	41% / 36%	49% / 39%	63% / 47%	72% / 62%
Sales Volume	98,828,454	119,528,689	127,763,518	158,807,082	158,174,105
Sales Volume YTD	506,680,625	555,030,388	551,273,587	643,480,437	727,489,971
Average Sale Price	238,141	260,411	261,810	254,907	255,532
Average Sale Price YTD	238,550	249,901	250,807	252,841	248,545
Median Sale Price	227,000	243,000	242,439	238,000	240,000
Median Sale Price YTD	218,750	230,000	232,500	235,000	231,162
Average Days on Market / YTD	67 / 71	62 / 66	58 / 61	53 / 51	47 / 51
Median Days on Market / YTD	47 / 52	45 / 49	48 / 47	41 / 39	37 / 35
Duplex/Rowhouse					
Listings / YTD	325 / 1,781	307 / 1,552	248 / 1,562	231 / 1,297	204 / 1,027
Sales / YTD	168 / 859	181 / 871	182 / 855	177 / 799	154 / 745
Sales to Listings Ratio / YTD	52% / 48%	59% / 56%	73% / 55%	77% / 62%	75% / 73%
Sales Volume	57,905,957	63,427,985	64,214,577	61,832,135	52,603,668
Sales Volume YTD	295,231,599	304,484,239	295,277,060	282,454,807	252,284,422
Average Sale Price	344,678	350,431	352,827	349,334	341,582
Average Sale Price YTD	343,692	349,580	345,353	353,510	338,637
Median Sale Price	333,000	334,500	334,000	338,000	335,000
Median Sale Price YTD	329,500	334,000	331,500	342,000	327,500
Average Days on Market / YTD	57 / 60	62 / 65	54 / 61	51 / 46	41 / 43
Median Days on Market / YTD	46 / 43	48 / 48	41 / 47	32 / 32	25 / 28
Total Residential²					
Listings / YTD	3,672 / 19,262	3,397 / 17,796	2,992 / 17,525	3,145 / 17,432	2,941 / 15,450
Sales / YTD	1,678 / 8,230	1,861 / 8,535	1,881 / 8,396	2,219 / 9,021	2,172 / 9,991
Sales to Listings Ratio / YTD	46% / 43%	55% / 48%	63% / 48%	71% / 52%	74% / 65%
Sales Volume	634,082,639	732,244,184	709,919,731	848,669,331	808,621,603
Sales Volume YTD	3,071,156,096	3,212,169,528	3,134,237,543	3,386,619,428	3,657,058,022
Average Sale Price	377,880	393,468	377,416	382,456	372,294
Average Sale Price YTD	373,166	376,353	373,301	375,415	366,035
Median Sale Price	357,000	362,750	357,500	367,000	359,000
Median Sale Price YTD	350,000	355,000	355,000	358,000	347,600
Average Days on Market / YTD	56 / 59	53 / 57	53 / 55	52 / 49	41 / 45
Median Days on Market / YTD	41 / 41	37 / 39	40 / 41	35 / 34	28 / 29

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 2018

	2018	2017	2016	2015	2014
Acres with Home					
Listings / YTD	306 / 1,345	228 / 1,177	224 / 1,174	232 / 1,288	263 / 1,277
Sales / YTD	94 / 378	114 / 437	125 / 448	118 / 457	130 / 530
Sales to Listings Ratio / YTD	31% / 28%	50% / 37%	56% / 38%	51% / 35%	49% / 42%
Sales Volume	56,078,915	64,375,049	69,482,460	70,450,700	83,217,800
Sales Volume YTD	220,318,084	263,360,866	259,452,310	275,123,385	312,979,502
Average Sale Price	596,584	564,693	555,860	597,040	640,137
Average Sale Price YTD	582,852	602,656	579,135	602,021	590,527
Median Sale Price	553,500	506,000	540,000	550,950	550,000
Median Sale Price YTD	535,500	565,000	553,500	550,000	550,000
Average Days on Market / YTD	59 / 81	74 / 84	72 / 74	66 / 69	66 / 73
Median Days on Market / YTD	37 / 51	50 / 52	49 / 51	53 / 47	40 / 43
Vacant Acreage and Recreational					
Listings / YTD	83 / 407	59 / 311	96 / 386	72 / 399	72 / 510
Sales / YTD	24 / 99	22 / 116	27 / 112	16 / 96	28 / 109
Sales to Listings Ratio / YTD	29% / 24%	37% / 37%	28% / 29%	22% / 24%	39% / 21%
Sales Volume	6,241,500	5,410,000	5,494,005	5,055,200	6,111,800
Sales Volume YTD	30,506,436	28,965,725	27,378,355	36,953,077	24,807,620
Average Sale Price	260,063	245,909	203,482	315,950	218,279
Average Sale Price YTD	308,146	249,705	244,450	384,928	227,593
Median Sale Price	210,000	212,500	179,000	284,000	165,000
Median Sale Price YTD	233,000	205,000	187,500	271,500	195,000
Average Days on Market / YTD	161 / 179	186 / 159	167 / 186	237 / 162	213 / 194
Median Days on Market / YTD	111 / 131	155 / 113	64 / 108	113 / 88	65 / 104
Recreational with Home					
Listings / YTD	2 / 18	5 / 16	5 / 22	6 / 25	4 / 26
Sales / YTD	2 / 7	1 / 5	0 / 6	1 / 8	5 / 8
Sales to Listings Ratio / YTD	100% / 39%	20% / 31%	0% / 27%	17% / 32%	125% / 31%
Sales Volume	551,400	203,000	0	710,000	2,204,000
Sales Volume YTD	2,492,049	1,711,000	2,454,000	2,335,500	3,263,900
Average Sale Price	275,700	203,000	0	710,000	440,800
Average Sale Price YTD	356,007	342,200	409,000	291,938	407,988
Median Sale Price	275,700	203,000	0	710,000	375,000
Median Sale Price YTD	350,000	355,000	449,500	253,500	412,500
Average Days on Market / YTD	26 / 107	41 / 118	0 / 116	59 / 179	41 / 50
Median Days on Market / YTD	26 / 112	41 / 95	0 / 63	59 / 51	50 / 52
Total Rural²					
Listings / YTD	391 / 1,770	292 / 1,504	325 / 1,582	310 / 1,712	339 / 1,813
Sales / YTD	120 / 484	137 / 558	152 / 566	135 / 561	163 / 647
Sales to Listings Ratio / YTD	31% / 27%	47% / 37%	47% / 36%	44% / 33%	48% / 36%
Sales Volume	62,871,815	69,988,049	74,976,465	76,215,900	91,533,600
Sales Volume YTD	253,316,569	294,037,591	289,284,665	314,411,962	341,051,022
Average Sale Price	523,932	510,862	493,266	564,562	561,556
Average Sale Price YTD	523,381	526,949	511,104	560,449	527,127
Median Sale Price	477,500	473,000	485,000	525,000	518,000
Median Sale Price YTD	475,000	508,500	500,000	520,000	495,000
Average Days on Market / YTD	79 / 101	91 / 100	89 / 97	87 / 86	90 / 93
Median Days on Market / YTD	45 / 58	55 / 56	51 / 55	59 / 50	42 / 48

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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	21 / 78	8 / 79	8 / 56	13 / 80	18 / 62
Sales / YTD	2 / 10	1 / 11	1 / 14	2 / 9	2 / 8
Sales to Listings Ratio / YTD	10% / 13%	13% / 14%	13% / 25%	15% / 11%	11% / 13%
Sales Volume	2,863,956	1,200,000	28,000	1,780,000	1,275,100
Sales Volume YTD	8,572,801	8,284,700	8,275,000	6,827,500	16,810,100
Average Sale Price	1,431,978	1,200,000	28,000	890,000	637,550
Average Sale Price YTD	857,280	753,155	591,071	758,611	2,101,263
Median Sale Price	1,431,978	1,200,000	28,000	890,000	637,550
Median Sale Price YTD	471,923	800,000	563,500	320,000	762,550
Average Days on Market / YTD	90 / 271	110 / 183	246 / 205	258 / 188	187 / 231
Median Days on Market / YTD	90 / 133	110 / 138	246 / 174	258 / 96	187 / 239
Investment					
Listings / YTD	31 / 195	19 / 118	31 / 149	18 / 130	16 / 123
Sales / YTD	9 / 41	6 / 50	9 / 40	12 / 36	7 / 45
Sales to Listings Ratio / YTD	29% / 21%	32% / 42%	29% / 27%	67% / 28%	44% / 37%
Sales Volume	9,209,849	3,696,570	5,603,500	7,152,900	4,223,287
Sales Volume YTD	29,152,372	33,433,750	26,790,965	22,201,549	38,922,517
Average Sale Price	1,023,317	616,095	622,611	596,075	603,327
Average Sale Price YTD	711,033	668,675	669,774	616,710	864,945
Median Sale Price	750,000	455,285	312,500	407,450	447,000
Median Sale Price YTD	427,500	439,500	385,500	387,500	490,000
Average Days on Market / YTD	155 / 163	130 / 156	125 / 161	125 / 125	147 / 171
Median Days on Market / YTD	118 / 118	109 / 129	108 / 129	97 / 107	185 / 133
Multi Family					
Listings / YTD	6 / 42	6 / 29	2 / 31	12 / 40	4 / 32
Sales / YTD	1 / 9	0 / 9	2 / 8	3 / 9	7 / 19
Sales to Listings Ratio / YTD	17% / 21%	0% / 31%	100% / 26%	25% / 23%	175% / 59%
Sales Volume	808,000	0	4,435,000	2,240,000	10,298,500
Sales Volume YTD	8,898,600	9,040,000	12,190,000	12,888,000	28,893,300
Average Sale Price	808,000	0	2,217,500	746,667	1,471,214
Average Sale Price YTD	988,733	1,004,444	1,523,750	1,432,000	1,520,700
Median Sale Price	808,000	0	2,217,500	580,000	1,520,000
Median Sale Price YTD	727,000	828,500	1,106,500	1,075,000	1,520,000
Average Days on Market / YTD	23 / 84	0 / 91	458 / 234	136 / 167	71 / 105
Median Days on Market / YTD	23 / 48	0 / 70	458 / 91	105 / 99	31 / 82
Hotel/Motel					
Listings / YTD	1 / 4	2 / 3	1 / 1	0 / 2	1 / 2
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 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	35 / 151	19 / 127	17 / 117	24 / 144	36 / 165
Sales / YTD	2 / 22	7 / 27	2 / 21	5 / 24	2 / 24
Sales to Listings Ratio / YTD	6% / 15%	37% / 21%	12% / 18%	21% / 17%	6% / 15%
Sales Volume	762,500	808,400	736,000	743,800	2,175,000
Sales Volume YTD	4,989,800	3,787,889	4,532,888	3,391,100	6,512,000
Average Sale Price	381,250	115,486	368,000	148,760	1,087,500
Average Sale Price YTD	226,809	140,292	215,852	141,296	271,333
Median Sale Price	381,250	110,000	368,000	88,000	1,087,500
Median Sale Price YTD	132,500	100,000	155,000	110,000	87,000
Average Days on Market / YTD	219 / 151	121 / 144	46 / 160	114 / 136	132 / 168
Median Days on Market / YTD	219 / 146	115 / 112	46 / 84	130 / 89	132 / 101
Lease					
Listings / YTD	25 / 133	13 / 134	17 / 146	16 / 102	17 / 100
Sales / YTD	5 / 48	9 / 41	6 / 37	5 / 27	5 / 35
Sales to Listings Ratio / YTD	20% / 36%	69% / 31%	35% / 25%	31% / 26%	29% / 35%
Sales Volume	675,380	975,863	1,061,086	293,944	966,398
Sales Volume YTD	5,616,409	4,616,484	5,612,025	3,087,087	4,062,792
Average Sale Price	135,076	108,429	176,848	58,789	193,280
Average Sale Price YTD	117,009	112,597	151,676	114,337	116,080
Median Sale Price	90,000	66,000	130,068	35,640	126,000
Median Sale Price YTD	85,450	66,000	79,711	61,980	76,950
Average Days on Market / YTD	125 / 158	262 / 198	68 / 132	665 / 177	94 / 124
Median Days on Market / YTD	89 / 112	298 / 106	48 / 74	68 / 58	82 / 102
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	15 / 82	13 / 174
Sales / YTD	0 / 0	0 / 1	0 / 5	8 / 28	11 / 72
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	53% / 34%	85% / 41%
Sales Volume	0	0	0	5,026,750	4,808,000
Sales Volume YTD	0	700,000	1,408,000	21,858,000	41,227,675
Average Sale Price	0	0	0	628,344	437,091
Average Sale Price YTD	0	700,000	281,600	780,643	572,607
Median Sale Price	0	0	0	507,000	375,000
Median Sale Price YTD	0	700,000	280,000	530,000	532,500
Average Days on Market / YTD	0 / 0	0 / 523	0 / 355	379 / 203	158 / 144
Median Days on Market / YTD	0 / 0	0 / 523	0 / 376	348 / 65	60 / 89
Total Commercial²					
Listings / YTD	120 / 604	67 / 489	76 / 500	97 / 579	105 / 658
Sales / YTD	19 / 130	23 / 139	20 / 125	35 / 133	34 / 203
Sales to Listings Ratio / YTD	16% / 22%	34% / 28%	26% / 25%	36% / 23%	32% / 31%
Sales Volume	14,319,685	6,680,833	11,863,586	17,237,394	23,746,285
Sales Volume YTD	57,229,982	59,862,823	58,808,878	70,253,236	136,428,384
Average Sale Price	753,668	290,471	593,179	492,497	698,420
Average Sale Price YTD	440,231	430,668	470,471	528,220	672,061
Median Sale Price	497,490	161,100	282,000	335,000	457,625
Median Sale Price YTD	240,400	260,000	300,000	293,750	433,000
Average Days on Market / YTD	140 / 162	178 / 167	139 / 170	267 / 161	129 / 149
Median Days on Market / YTD	118 / 116	115 / 117	107 / 114	130 / 80	88 / 99

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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 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2014	January	3,618	894	585	2,668	258
	February	3,949	978	588	2,911	259
	March	4,411	1,111	630	3,222	277
	April	4,978	1,247	634	3,662	267
	May	5,668	1,378	652	4,239	268
	June	5,751	1,406	637	4,328	267
	July	5,644	1,350	615	4,227	264
	August	5,380	1,404	598	4,053	252
	September	4,850	1,279	608	3,661	269
	October	4,506	1,112	578	3,429	258
	November	3,945	958	579	2,959	272
	December	3,124	791	508	2,325	232
2015	January	4,148	863	557	3,120	275
	February	5,039	1,009	590	3,784	291
	March	5,973	1,136	614	4,415	295
	April	6,787	1,264	612	4,989	301
	May	7,327	1,338	615	5,458	302
	June	7,199	1,372	602	5,443	310
	July	7,217	1,368	594	5,495	308
	August	7,249	1,339	599	5,510	285
	September	7,123	1,249	587	5,347	277
	October	6,664	1,095	567	4,974	275
	November	6,345	1,027	566	4,755	277
	December	5,574	870	546	4,146	278
2016	January	5,900	885	521	4,331	269
	February	6,740	967	540	4,917	285
	March	7,413	1,073	566	5,406	318
	April	7,914	1,177	556	5,736	300
	May	8,040	1,141	587	5,886	323
	June	8,070	1,205	597	5,945	333
	July	7,912	1,186	575	5,807	318
	August	7,794	1,201	592	5,744	329
	September	7,712	1,197	577	5,770	324
	October	7,144	1,060	554	5,365	314
	November	6,793	984	563	5,119	329
	December	5,724	846	550	4,260	323
2017	January	5,765	813	511	4,283	298
	February	6,263	850	529	4,637	302
	March	6,942	915	566	5,140	315
	April	7,654	1,052	574	5,649	306
	May	8,494	1,198	580	6,328	303
	June	8,874	1,246	580	6,639	320
	July	8,957	1,253	574	6,750	308
	August	8,918	1,272	583	6,746	320
	September	8,697	1,237	578	6,624	333
	October	8,041	1,105	565	6,088	324
	November	7,351	1,018	589	5,553	340
	December	6,217	872	564	4,682	318
2018	January	6,297	847	556	4,660	326
	February	6,793	908	595	5,031	351
	March	7,766	1,020	629	5,697	368
	April	8,613	1,116	650	6,313	383
	May	9,615	1,344	669	7,122	397
	June	10,230	1,504	697	7,680	430

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	55	46	41	213	217	190
	Average	480,994	392,395	376,049	446,565	423,571	389,764
	Median	435,000	348,450	335,000	384,000	378,000	355,000
North Central	Sales	142	177	171	754	771	786
	Average	378,900	389,922	385,082	379,590	387,189	387,466
	Median	370,000	373,000	379,000	370,000	370,000	379,000
Northeast	Sales	53	47	51	208	222	221
	Average	317,279	350,115	350,998	320,454	347,129	335,918
	Median	294,500	320,500	340,000	294,750	321,100	325,000
Central	Sales	33	32	35	132	152	150
	Average	294,331	300,042	285,157	317,091	282,918	302,782
	Median	275,000	269,900	280,000	288,944	261,750	286,750
West	Sales	93	85	83	386	426	371
	Average	530,272	633,037	523,688	538,342	537,470	522,356
	Median	425,000	507,000	425,000	436,750	449,000	427,500
Southwest	Sales	112	162	134	531	626	611
	Average	585,672	580,611	564,780	577,555	560,254	538,940
	Median	507,500	520,000	520,150	512,000	495,000	486,700
Southeast	Sales	131	144	149	693	712	704
	Average	424,365	409,013	406,095	404,976	400,701	397,434
	Median	387,000	391,500	388,500	375,000	379,250	378,500
Anthony Henday	Sales	144	165	178	673	687	738
	Average	469,456	502,621	473,479	498,185	506,089	494,048
	Median	442,450	466,000	441,950	450,000	462,500	459,000
City of Edmonton Total	Sales	763	858	842	3,590	3,813	3,771
	Average	452,020	469,488	443,091	451,323	451,919	441,725
	Median	410,500	420,000	407,250	405,000	410,000	406,500
Condominiums							
Northwest	Sales	13	12	11	58	54	87
	Average	245,615	267,604	274,000	246,932	257,333	217,294
	Median	238,000	301,000	292,000	248,500	242,200	197,000
North Central	Sales	65	59	59	298	296	270
	Average	205,409	224,567	225,967	205,013	215,535	222,066
	Median	210,000	225,000	213,000	195,000	209,500	216,750
Northeast	Sales	24	22	35	132	146	155
	Average	169,546	165,666	201,358	163,759	176,261	197,059
	Median	166,000	175,000	193,000	163,750	170,000	193,000
Central	Sales	61	74	94	319	354	353
	Average	251,433	285,885	317,876	272,913	286,491	296,171
	Median	249,900	270,000	294,500	255,000	280,000	280,000
West	Sales	32	31	34	176	183	187
	Average	231,395	221,721	235,166	218,963	221,742	218,244
	Median	190,500	210,500	205,500	194,500	205,000	207,000
Southwest	Sales	57	85	78	304	351	313
	Average	275,254	301,486	270,935	267,458	281,198	272,388
	Median	272,000	275,000	263,500	244,500	269,000	259,900
Southeast	Sales	63	50	49	280	253	261
	Average	226,871	223,017	248,305	221,051	233,193	242,413
	Median	218,000	226,000	240,000	215,000	225,000	229,000
Anthony Henday	Sales	48	66	66	278	296	316
	Average	251,839	279,967	267,145	257,079	264,596	266,477
	Median	235,000	267,950	265,125	244,500	249,000	255,500
City of Edmonton Total	Sales	363	399	426	1,845	1,933	1,942
	Average	235,334	259,121	263,383	237,018	249,065	251,030
	Median	222,000	243,000	242,439	216,000	228,000	232,000

n/a = insufficient data

June 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,945	2,673	2,337	2,517	2,311
Sales	1,269	1,426	1,432	1,688	1,659
Sales Volume	484,149,366	569,233,267	548,338,107	644,863,919	619,232,980
Edmonton City Year to Date					
Listings	14,987	13,843	13,496	13,591	12,053
Sales	6,218	6,571	6,476	6,855	7,639
Sales Volume	2,335,731,745	2,502,730,142	2,431,020,038	2,580,017,371	2,820,036,010
Edmonton City Month End Active Inventory					
Residential	7,680	6,639	5,945	5,443	4,328
Commercial	430	320	333	310	267
TOTAL	8,110	6,959	6,278	5,753	4,595
<hr/>					
Edmonton CMA Monthly					
Listings	4,183	3,756	3,393	3,552	3,385
Sales	1,817	2,021	2,053	2,389	2,369
Sales Volume	711,274,139	808,913,066	796,759,782	942,122,625	923,901,488
Edmonton CMA Year to Date					
Listings	21,636	19,789	19,607	19,723	17,921
Sales	8,844	9,232	9,087	9,715	10,841
Sales Volume	3,381,702,647	3,566,069,942	3,482,331,086	3,771,284,626	4,134,537,428
Edmonton CMA Month End Active Inventory					
Residential	10,230	8,874	8,070	7,199	5,751
Rural	1,504	1,246	1,205	1,372	1,406
Commercial	697	580	597	602	637
TOTAL	12,431	10,700	9,872	9,173	7,794
<hr/>					
Total Board Monthly					
Listings	5,099	4,674	4,264	4,515	4,356
Sales	2,209	2,412	2,477	2,853	2,917
Sales Volume	831,444,607	933,815,952	932,176,699	1,094,136,506	1,108,523,949
Total Board Year to Date					
Listings	26,659	24,609	24,369	24,805	22,983
Sales	10,547	11,026	10,866	11,659	13,227
Sales Volume	3,913,269,116	4,144,875,746	4,048,896,681	4,407,268,315	4,912,398,007

June 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	10	12	11	29	37	29
	Sales Volume	1,827,500	2,682,750	2,298,500	5,995,500	8,367,015	6,739,323
	Average Price	182,750	223,563	208,955	206,741	226,136	232,390
	Median Price	177,500	195,000	207,000	195,000	220,000	220,000
Beaumont	Sales	40	40	20	207	173	139
	Sales Volume	17,150,450	17,100,550	8,115,200	93,419,386	74,093,624	58,956,813
	Average Price	428,761	427,514	405,760	451,301	428,287	424,150
	Median Price	425,000	420,000	394,500	449,500	425,000	409,000
Bonnyville	Sales	14	12	6	47	39	34
	Sales Volume	4,810,400	2,955,550	1,632,000	13,491,133	10,358,650	10,409,000
	Average Price	343,600	246,296	272,000	287,045	265,606	306,147
	Median Price	355,000	225,000	248,500	304,500	282,000	321,250
Cold Lake	Sales	31	35	30	138	141	120
	Sales Volume	9,216,250	11,809,900	10,785,400	38,682,399	45,983,756	40,332,874
	Average Price	297,298	337,426	359,513	280,307	326,126	336,107
	Median Price	310,000	319,000	348,500	287,500	320,000	335,500
Devon	Sales	13	8	10	51	44	36
	Sales Volume	4,221,097	2,495,000	3,080,000	15,594,899	14,869,150	11,430,250
	Average Price	324,700	311,875	308,000	305,782	337,935	317,507
	Median Price	330,000	317,000	314,500	305,000	327,500	325,000
Drayton Valley	Sales	5	4	10	37	55	42
	Sales Volume	1,324,900	n/a	2,988,000	8,313,700	14,781,050	11,180,300
	Average Price	264,980	n/a	298,800	224,695	268,746	266,198
	Median Price	300,000	n/a	302,000	264,000	269,900	277,250
Fort Saskatchewan	SFD Sales	22	31	39	139	149	170
	SFD Average Price	454,289	412,239	426,013	420,742	421,634	427,556
	SFD Median Price	448,750	400,000	427,000	406,000	401,500	423,000
	Condo Sales	5	11	9	21	36	39
	Condo Average Price	247,700	236,559	225,056	225,757	250,404	241,334
	Condo Median Price	206,000	210,000	235,500	210,000	219,500	239,000
	Total Sales Volume	15,287,345	20,295,959	23,255,800	81,369,241	93,569,193	102,010,721
Gibbons	Sales	6	6	5	24	38	15
	Sales Volume	2,054,250	1,783,000	1,557,500	7,200,250	11,842,000	4,169,900
	Average Price	342,375	297,167	311,500	300,010	311,632	277,993
	Median Price	272,750	295,000	285,000	285,250	295,000	275,000
Leduc	SFD Sales	52	49	50	210	187	183
	SFD Average Price	392,942	389,772	376,896	367,903	381,431	380,163
	SFD Median Price	377,950	397,500	367,500	352,000	375,000	365,000
	Condo Sales	7	6	7	36	26	19
	Condo Average Price	317,214	233,917	268,514	239,629	232,363	248,611
	Condo Median Price	345,000	213,750	253,900	210,450	222,000	225,000
	Total Sales Volume	25,897,388	22,700,204	24,041,147	100,342,499	88,427,851	90,316,733

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 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	20	25	22	118	114	96
Sales Volume	6,128,300	8,570,840	7,591,241	38,387,868	37,377,990	32,694,191
Average Price	306,415	342,834	345,056	325,321	327,877	340,564
Median Price	310,000	340,000	335,000	336,750	328,000	348,000
Sherwood Park						
SFD Sales	96	89	110	406	411	457
SFD Average Price	450,448	453,747	447,223	451,539	456,333	454,981
SFD Median Price	418,500	435,000	430,000	425,250	435,000	426,000
Condo Sales	25	27	31	118	114	130
Condo Average Price	278,740	304,635	309,132	286,810	303,400	310,305
Condo Median Price	257,500	297,500	295,700	282,500	297,000	304,500
Total Sales Volume	52,039,467	53,968,928	62,010,502	233,610,879	240,376,055	267,573,912
Spruce Grove						
SFD Sales	36	44	42	199	224	234
SFD Average Price	407,939	401,589	396,979	394,508	394,460	402,356
SFD Median Price	376,375	383,950	376,250	382,000	382,250	395,000
Condo Sales	6	12	4	37	41	20
Condo Average Price	240,983	240,901	n/a	215,409	234,679	247,368
Condo Median Price	258,200	225,750	n/a	207,000	218,000	224,750
Total Sales Volume	21,631,423	23,171,465	22,091,660	109,470,338	116,437,873	122,006,659
St. Albert						
SFD Sales	89	91	114	424	386	444
SFD Average Price	507,577	489,670	483,940	485,177	473,507	470,350
SFD Median Price	457,000	432,000	428,500	449,500	435,000	430,000
Condo Sales	22	22	26	132	126	117
Condo Average Price	257,314	307,052	280,917	275,686	280,320	266,833
Condo Median Price	258,000	282,250	280,700	252,000	260,750	237,500
Total Sales Volume	52,443,976	52,386,653	63,074,978	250,415,202	227,130,536	243,863,651
St. Paul						
Sales	13	5	7	57	48	51
Sales Volume	3,223,700	1,435,800	1,557,000	14,574,800	13,003,700	11,779,500
Average Price	247,977	287,160	222,429	255,698	270,910	230,971
Median Price	255,000	285,000	220,000	259,000	275,000	220,000
Stony Plain						
Sales	22	39	39	145	186	158
Sales Volume	7,450,700	13,982,421	12,709,148	47,904,596	62,858,348	49,825,280
Average Price	338,668	358,524	325,876	330,377	337,948	315,350
Median Price	369,250	351,000	310,000	339,000	332,575	323,700
Vegreville						
Sales	6	7	5	27	35	35
Sales Volume	907,500	1,196,000	1,288,000	5,432,500	7,143,900	7,000,875
Average Price	151,250	170,857	257,600	201,204	204,111	200,025
Median Price	135,000	195,000	241,000	210,000	210,000	200,000
Westlock						
Sales	7	3	9	33	34	41
Sales Volume	1,181,500	n/a	1,965,000	6,649,700	6,899,750	7,968,685
Average Price	168,786	n/a	218,333	201,506	202,934	194,358
Median Price	165,000	n/a	217,500	188,000	234,500	181,500
Wetaskiwin						
Sales	18	11	22	75	79	106
Sales Volume	4,382,500	2,803,400	5,451,262	16,981,425	18,724,850	23,673,564
Average Price	243,472	254,855	247,785	226,419	237,023	223,336
Median Price	244,250	242,500	247,500	221,500	236,250	232,631

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	7	2	16	18	10
	Sales Volume	n/a	1,807,000	n/a	3,388,800	4,913,976	1,130,900
Bonnyville M.D.	Sales	13	11	15	47	54	29
	Sales Volume	5,213,500	4,321,900	5,536,500	17,568,848	21,762,890	12,356,000
Lac la Biche County	Sales	0	1	0	2	1	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	14	23	25	74	92	94
	Sales Volume	6,933,950	11,590,100	10,442,400	36,109,938	44,753,600	42,007,200
Parkland County	Sales	40	63	74	184	240	243
	Sales Volume	18,116,095	28,375,900	33,431,900	85,566,861	115,752,299	111,771,899
Smoky Lake County	Sales	3	4	4	10	8	9
	Sales Volume	n/a	n/a	n/a	2,015,900	1,281,500	2,704,900
St. Paul County	Sales	13	13	4	47	44	30
	Sales Volume	1,870,500	2,882,300	n/a	7,970,650	8,806,000	6,794,500
Strathcona County	Sales	38	28	31	151	135	147
	Sales Volume	20,928,870	18,068,899	19,378,710	87,269,570	82,402,542	92,389,561
Sturgeon County	Sales	28	23	22	75	91	82
	Sales Volume	16,892,900	11,953,150	11,723,455	44,370,200	51,129,150	43,116,005
Thorhild County	Sales	2	1	4	14	17	13
	Sales Volume	n/a	n/a	n/a	3,329,900	4,687,500	4,408,737
Two Hills County	Sales	1	1	4	9	9	10
	Sales Volume	n/a	n/a	n/a	2,416,900	3,039,500	3,160,500
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 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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	2	1	2	8	2
	Sales Volume	n/a	n/a	n/a	n/a	2,806,160	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	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	0	1	1	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,357,950
Smoky Lake County	Sales	0	1	0	1	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	1	2	2	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,192,000
Strathcona County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	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.

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