



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: June 2, 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

Single family home sales are on the rise

“Relative to other markets in Alberta, Edmonton’s resale housing market is solid.”

Edmonton, June 2, 2016: Unit sales for single family detached homes were up 19.3% from April and up 3.8% year-over-year, with 1,119 selling in May across the Edmonton Census Metropolitan Area (CMA). Unit sales of duplexes and rowhouses increased 37.2% over April, and 23.03% over May 2015 with 203 units sold in the month. Condo sales were up 5.3% month-over-month, but down 18.2% year-over-year. All-residential sales at 1,771 were up more than 18% from April and down less than 1% compared to May of last year.

“Consumer confidence amongst home buyers in Edmonton and surrounding areas remains strong and is reflected by increased unit sales in the single family detached and duplex/rowhouse categories,” REALTORS® Association of Edmonton Chair Steve Sedgwick said. “Relative to other markets in Alberta, Edmonton’s resale housing market is solid.”

Total new listings were down less than 1% relative to last month and 2.5% compared to May 2015, with 3,233 new properties coming onto the market in May. The sales-to-listing ratio for single family detached homes was 61% for May 2016, up 10% from April and on par with May 2015. The sales-to-listing ratio for duplex/rowhouses was 73%, down 13% from May 2015 but up 22% from last month. Condo properties are entering a buyer’s market, with a 40% sales-to-listing ratio, up 2% from last month, but down 13% from last year.

The average single family detached home in the Edmonton CMA sold for \$440,573 in May, virtually on par with April’s average price of \$439,982, but down almost 3% compared to the average price of \$453,748 in May 2015. Average condo prices at \$254,555 are up over 1% month-over-month, and almost flat to last year. Duplex/rowhouse average prices increased compared to both the previous month and May 2015, up 3% and 1.5% respectively.

“While new listings coming onto the market were down this May compared to 2015, inventory continues to remain strong with more than 8,000 residential properties on the market at month’s end,” Sedgwick said. “The fact that we haven’t seen a significant decline in prices is giving buyers more assurance. They are making purchases based on market stability and good selection.”

In May, the all residential average days-on-market was 54 days, up 14 days from April and up 8 days relative to May 2015. On average, single family detached homes sold in 51 days in May, while condominiums and duplex/rowhouses sold in an average of 59 days.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	May 2016	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$440,573	0.13%	-2.90%
SFD median ⁴ selling price – month	\$410,000	0.74%	-2.38%
Condominium average selling price	\$254,555	1.47%	-0.24%
Condominium median selling price	\$233,000	0.43%	-1.17%
All-residential ⁵ average selling price	\$382,695	1.43%	-0.24%
All-residential median selling price	\$360,000	0.63%	-0.83%
# residential listings this month	3,233	-0.77%	-2.56%
# residential sales this month (reported)	1,771	18.22%	-0.73%
# residential inventory at month end	8,153	1.49%	11.64%
# Total ⁶ MLS® System sales this month	2,325	19.41%	0.82%
\$ Value Total residential sales this month	\$777 million	21.97%	0.98%
\$ Value of total MLS® System sales – month	\$890 million	20.81%	1.86%
\$ Value of total MLS® System sales - YTD	\$3.1 billion	44.37%	-5.97%

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®).

May 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	1,824 / 8,319	1,976 / 8,557	2,085 / 7,579	1,911 / 7,016	1,944 / 7,853
Sales / YTD	1,119 / 4,011	1,209 / 4,239	1,347 / 4,879	1,179 / 4,299	1,265 / 4,618
Sales to Listings Ratio / YTD	61% / 48%	61% / 50%	65% / 64%	62% / 61%	65% / 59%
Sales Volume	493,000,946	548,581,425	590,561,652	491,698,073	502,573,416
Sales Volume YTD	1,741,394,062	1,863,449,190	2,105,743,256	1,761,141,892	1,796,426,397
Average Sale Price	440,573	453,748	438,427	417,047	397,291
Average Sale Price YTD	434,155	439,596	431,593	409,663	389,005
Median Sale Price	410,000	420,000	410,000	387,000	375,000
Median Sale Price YTD	405,000	410,000	400,000	380,000	365,000
Average Days on Market / YTD	51 / 52	43 / 44	37 / 43	39 / 47	44 / 48
Median Days on Market / YTD	36 / 37	31 / 30	24 / 27	26 / 30	31 / 33
Condominium					
Listings / YTD	1,047 / 4,673	1,052 / 4,493	991 / 3,861	935 / 3,838	961 / 4,046
Sales / YTD	417 / 1,703	560 / 1,960	621 / 2,348	524 / 1,978	452 / 1,810
Sales to Listings Ratio / YTD	40% / 36%	53% / 44%	63% / 61%	56% / 52%	47% / 45%
Sales Volume	106,149,515	142,887,337	156,790,268	123,566,498	111,869,656
Sales Volume YTD	422,074,117	494,532,531	580,894,191	467,972,663	423,472,033
Average Sale Price	254,555	255,156	252,480	235,814	247,499
Average Sale Price YTD	247,842	252,313	247,400	236,589	233,962
Median Sale Price	233,000	235,750	235,000	227,000	230,000
Median Sale Price YTD	229,800	235,000	230,000	225,000	221,000
Average Days on Market / YTD	59 / 62	50 / 50	47 / 51	51 / 59	55 / 58
Median Days on Market / YTD	45 / 47	39 / 38	32 / 35	38 / 41	42 / 42
Duplex/Rowhouse					
Listings / YTD	279 / 1,327	216 / 1,090	226 / 829	178 / 727	145 / 745
Sales / YTD	203 / 670	185 / 638	172 / 603	113 / 501	128 / 441
Sales to Listings Ratio / YTD	73% / 50%	86% / 59%	76% / 73%	63% / 69%	88% / 59%
Sales Volume	71,096,535	63,843,576	60,064,835	37,037,028	40,105,946
Sales Volume YTD	230,043,483	225,946,042	203,700,654	163,010,915	139,515,130
Average Sale Price	350,229	345,100	349,214	327,761	313,328
Average Sale Price YTD	343,348	354,147	337,812	325,371	316,361
Median Sale Price	333,800	335,000	331,000	310,000	301,250
Median Sale Price YTD	330,000	342,061	325,000	312,500	302,000
Average Days on Market / YTD	59 / 62	46 / 45	41 / 43	44 / 53	53 / 50
Median Days on Market / YTD	47 / 49	34 / 32	27 / 29	30 / 35	39 / 35
Total Residential²					
Listings / YTD	3,233 / 14,746	3,318 / 14,496	3,388 / 12,612	3,097 / 11,878	3,139 / 13,027
Sales / YTD	1,771 / 6,483	1,983 / 6,961	2,187 / 7,994	1,848 / 6,954	1,877 / 6,992
Sales to Listings Ratio / YTD	55% / 44%	60% / 48%	65% / 63%	60% / 59%	60% / 54%
Sales Volume	677,752,645	760,717,213	814,529,313	656,714,199	661,558,108
Sales Volume YTD	2,414,301,260	2,605,656,637	2,917,828,504	2,421,894,871	2,379,338,155
Average Sale Price	382,695	383,619	372,441	355,365	352,455
Average Sale Price YTD	372,405	374,322	365,002	348,274	340,294
Median Sale Price	360,000	363,000	352,100	338,000	332,500
Median Sale Price YTD	355,000	356,000	345,000	330,000	325,000
Average Days on Market / YTD	54 / 56	46 / 47	41 / 46	45 / 53	48 / 52
Median Days on Market / YTD	39 / 41	33 / 33	28 / 30	30 / 34	34 / 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.

May 2016

	2016	2015	2014	2013	2012
Acres with Home					
Listings / YTD	198 / 956	253 / 1,066	289 / 1,022	261 / 987	272 / 1,086
Sales / YTD	110 / 321	102 / 349	142 / 413	115 / 364	128 / 392
Sales to Listings Ratio / YTD	56% / 34%	40% / 33%	49% / 40%	44% / 37%	47% / 36%
Sales Volume	62,087,851	58,933,200	86,898,277	59,737,730	68,943,801
Sales Volume YTD	188,779,850	209,025,585	238,709,702	198,012,755	217,080,951
Average Sale Price	564,435	577,776	611,960	519,459	538,623
Average Sale Price YTD	588,099	598,927	577,990	543,991	553,778
Median Sale Price	542,500	527,500	579,250	475,000	517,000
Median Sale Price YTD	560,000	540,000	550,000	509,250	525,000
Average Days on Market / YTD	68 / 75	54 / 69	62 / 73	64 / 73	64 / 71
Median Days on Market / YTD	51 / 51	40 / 45	38 / 43	46 / 48	58 / 53
Vacant Acreage and Recreational					
Listings / YTD	79 / 291	62 / 327	122 / 438	74 / 395	108 / 384
Sales / YTD	26 / 85	20 / 81	33 / 88	22 / 83	13 / 80
Sales to Listings Ratio / YTD	33% / 29%	32% / 25%	27% / 20%	30% / 21%	12% / 21%
Sales Volume	7,103,000	4,910,250	8,697,100	5,391,500	3,330,388
Sales Volume YTD	21,984,350	32,241,877	23,048,695	18,213,917	19,256,913
Average Sale Price	273,192	245,513	263,548	245,068	256,184
Average Sale Price YTD	258,639	398,048	261,917	219,445	240,711
Median Sale Price	221,500	200,000	185,000	199,500	241,000
Median Sale Price YTD	195,000	268,000	216,000	200,000	234,000
Average Days on Market / YTD	242 / 192	125 / 144	149 / 180	175 / 187	322 / 214
Median Days on Market / YTD	103 / 134	100 / 83	90 / 110	111 / 99	280 / 164
Recreational with Home					
Listings / YTD	5 / 21	6 / 19	4 / 22	16 / 36	20 / 50
Sales / YTD	2 / 6	3 / 7	1 / 3	1 / 5	3 / 6
Sales to Listings Ratio / YTD	40% / 29%	50% / 37%	25% / 14%	6% / 14%	15% / 12%
Sales Volume	585,000	1,096,000	450,000	490,000	984,900
Sales Volume YTD	2,454,000	1,625,500	1,059,900	1,344,900	2,633,900
Average Sale Price	292,500	365,333	450,000	490,000	328,300
Average Sale Price YTD	409,000	232,214	353,300	268,980	438,983
Median Sale Price	292,500	410,000	450,000	490,000	400,000
Median Sale Price YTD	449,500	231,000	450,000	214,000	420,000
Average Days on Market / YTD	32 / 116	48 / 196	64 / 65	10 / 36	112 / 96
Median Days on Market / YTD	32 / 63	34 / 43	64 / 64	10 / 44	49 / 47
Total Rural²					
Listings / YTD	282 / 1,268	321 / 1,412	415 / 1,482	351 / 1,418	400 / 1,520
Sales / YTD	138 / 412	125 / 437	176 / 504	138 / 452	144 / 478
Sales to Listings Ratio / YTD	49% / 32%	39% / 31%	42% / 34%	39% / 32%	36% / 31%
Sales Volume	69,775,851	64,939,450	96,045,377	65,619,230	73,259,089
Sales Volume YTD	213,218,200	242,892,962	262,818,297	217,571,572	238,971,764
Average Sale Price	505,622	519,516	545,712	475,502	508,744
Average Sale Price YTD	517,520	555,819	521,465	481,353	499,941
Median Sale Price	500,000	500,000	535,000	449,500	495,500
Median Sale Price YTD	510,000	514,900	490,000	460,065	470,000
Average Days on Market / YTD	100 / 100	66 / 85	78 / 92	82 / 94	88 / 95
Median Days on Market / YTD	56 / 58	46 / 49	44 / 50	55 / 55	63 / 60

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

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

May 2016

	2016	2015	2014	2013	2012
Land					
Listings / YTD	11 / 47	17 / 67	6 / 46	21 / 73	15 / 84
Sales / YTD	3 / 13	2 / 7	1 / 6	4 / 9	8 / 19
Sales to Listings Ratio / YTD	27% / 28%	12% / 10%	17% / 13%	19% / 12%	53% / 23%
Sales Volume	1,840,000	527,500	940,000	2,155,500	7,952,700
Sales Volume YTD	8,247,000	5,047,500	15,535,000	11,399,500	16,174,000
Average Sale Price	613,333	263,750	940,000	538,875	994,088
Average Sale Price YTD	634,385	721,071	2,589,167	1,266,611	851,263
Median Sale Price	590,000	263,750	940,000	269,500	1,101,350
Median Sale Price YTD	577,000	320,000	795,000	640,000	650,000
Average Days on Market / YTD	123 / 202	91 / 168	98 / 245	245 / 290	146 / 141
Median Days on Market / YTD	73 / 174	91 / 96	98 / 243	241 / 186	135 / 122
Investment					
Listings / YTD	23 / 119	22 / 113	25 / 122	24 / 117	14 / 122
Sales / YTD	8 / 32	8 / 26	8 / 36	4 / 31	12 / 47
Sales to Listings Ratio / YTD	35% / 27%	36% / 23%	32% / 30%	17% / 26%	86% / 39%
Sales Volume	4,006,025	2,392,649	6,267,000	1,370,125	7,799,750
Sales Volume YTD	21,564,115	15,903,649	29,949,230	19,665,325	31,763,467
Average Sale Price	500,753	299,081	783,375	342,531	649,979
Average Sale Price YTD	673,879	611,679	831,923	634,365	675,818
Median Sale Price	378,575	303,825	716,250	83,563	530,000
Median Sale Price YTD	396,188	387,500	518,000	320,000	415,000
Average Days on Market / YTD	119 / 169	177 / 127	134 / 170	232 / 180	248 / 160
Median Days on Market / YTD	107 / 132	133 / 110	107 / 126	202 / 87	145 / 99
Multi Family					
Listings / YTD	8 / 29	3 / 28	11 / 29	19 / 53	9 / 38
Sales / YTD	1 / 6	1 / 6	5 / 13	3 / 12	3 / 19
Sales to Listings Ratio / YTD	13% / 21%	33% / 21%	45% / 45%	16% / 23%	33% / 50%
Sales Volume	545,000	3,600,000	9,658,800	4,455,000	2,081,000
Sales Volume YTD	7,755,000	10,648,000	20,114,800	14,742,184	20,591,600
Average Sale Price	545,000	3,600,000	1,931,760	1,485,000	693,667
Average Sale Price YTD	1,292,500	1,774,667	1,547,292	1,228,515	1,083,768
Median Sale Price	545,000	3,600,000	1,520,000	535,000	631,000
Median Sale Price YTD	1,024,000	1,462,500	1,520,000	825,250	900,000
Average Days on Market / YTD	57 / 159	97 / 183	68 / 118	85 / 78	130 / 85
Median Days on Market / YTD	57 / 61	97 / 98	31 / 98	65 / 61	119 / 81
Hotel/Motel					
Listings / YTD	0 / 0	0 / 2	0 / 1	1 / 2	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.

May 2016

	2016	2015	2014	2013	2012
Business					
Listings / YTD	25 / 104	20 / 121	24 / 128	22 / 138	38 / 160
Sales / YTD	2 / 18	4 / 19	5 / 22	7 / 26	4 / 22
Sales to Listings Ratio / YTD	8% / 17%	20% / 16%	21% / 17%	32% / 19%	11% / 14%
Sales Volume	355,888	649,500	857,500	1,173,000	1,474,225
Sales Volume YTD	3,701,888	2,647,300	4,337,000	3,244,043	4,598,826
Average Sale Price	177,944	162,375	171,500	167,571	368,556
Average Sale Price YTD	205,660	139,332	197,136	124,771	209,038
Median Sale Price	177,944	186,000	100,000	120,000	325,000
Median Sale Price YTD	177,500	120,000	87,000	86,500	109,500
Average Days on Market / YTD	27 / 178	158 / 141	76 / 171	95 / 98	149 / 123
Median Days on Market / YTD	27 / 140	82 / 87	66 / 93	79 / 87	147 / 120
Lease					
Listings / YTD	21 / 131	13 / 88	19 / 84	18 / 91	15 / 82
Sales / YTD	5 / 31	4 / 23	5 / 31	11 / 30	13 / 29
Sales to Listings Ratio / YTD	24% / 24%	31% / 26%	26% / 37%	61% / 33%	87% / 35%
Sales Volume	1,284,922	310,612	942,257	1,819,238	1,195,436
Sales Volume YTD	4,550,939	2,953,155	3,197,482	4,139,308	7,401,848
Average Sale Price	256,984	77,653	188,451	165,385	91,957
Average Sale Price YTD	146,804	128,398	103,145	137,977	255,236
Median Sale Price	141,167	54,900	101,088	168,000	86,160
Median Sale Price YTD	69,600	87,680	63,600	122,895	100,800
Average Days on Market / YTD	301 / 144	96 / 73	87 / 128	130 / 167	180 / 120
Median Days on Market / YTD	238 / 77	66 / 58	102 / 102	82 / 78	117 / 79
Farms					
Listings / YTD	0 / 0	4 / 67	34 / 162	52 / 160	49 / 198
Sales / YTD	0 / 5	2 / 21	19 / 67	7 / 39	11 / 45
Sales to Listings Ratio / YTD	0% / 0%	50% / 31%	56% / 41%	13% / 24%	22% / 23%
Sales Volume	0	758,750	7,633,400	4,815,500	6,226,372
Sales Volume YTD	1,408,000	17,125,000	38,338,175	23,333,900	25,071,522
Average Sale Price	0	379,375	401,758	687,929	566,034
Average Sale Price YTD	281,600	815,476	572,212	598,305	557,145
Median Sale Price	0	379,375	405,000	775,000	595,000
Median Sale Price YTD	280,000	495,000	535,000	460,000	550,000
Average Days on Market / YTD	0 / 355	378 / 154	126 / 144	84 / 129	130 / 131
Median Days on Market / YTD	0 / 376	378 / 50	79 / 89	81 / 88	92 / 93
Total Commercial²					
Listings / YTD	88 / 430	79 / 486	119 / 572	157 / 634	140 / 686
Sales / YTD	19 / 105	21 / 102	43 / 175	36 / 147	51 / 181
Sales to Listings Ratio / YTD	22% / 24%	27% / 21%	36% / 31%	23% / 23%	36% / 26%
Sales Volume	8,031,835	8,239,011	26,298,957	15,788,363	26,729,483
Sales Volume YTD	47,226,942	54,324,604	111,471,687	76,524,260	105,601,263
Average Sale Price	422,728	392,334	611,604	438,566	524,108
Average Sale Price YTD	449,780	532,594	636,981	520,573	583,432
Median Sale Price	366,055	227,500	433,000	194,000	400,000
Median Sale Price YTD	300,000	284,325	381,500	281,694	395,000
Average Days on Market / YTD	154 / 176	165 / 129	110 / 152	135 / 148	174 / 132
Median Days on Market / YTD	103 / 118	97 / 77	79 / 99	87 / 86	119 / 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.

May 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	8,153	1,148	586	5,969	322

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.

May 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Single Family Detached							
Northwest	Sales	33	36	46	147	151	179
	Average	428,485	408,221	380,897	394,334	387,563	370,896
	Median	355,000	363,250	339,250	357,000	353,000	340,000
North Central	Sales	164	178	198	610	658	789
	Average	389,346	410,743	396,555	388,671	401,042	390,100
	Median	376,250	398,000	385,750	379,750	385,000	378,000
Northeast	Sales	34	60	56	169	197	222
	Average	346,479	354,178	330,214	331,585	342,772	323,866
	Median	334,500	342,750	324,500	320,000	325,000	310,000
Central	Sales	36	32	38	114	120	154
	Average	328,758	342,809	266,061	308,967	321,476	269,784
	Median	299,000	299,500	254,500	288,250	296,000	245,000
West	Sales	89	97	125	287	328	392
	Average	499,989	563,827	494,831	524,120	517,879	497,504
	Median	427,500	462,500	460,000	428,000	433,000	431,275
Southwest	Sales	140	125	160	476	445	532
	Average	547,828	593,737	556,232	532,558	556,034	554,083
	Median	498,500	525,000	501,450	480,000	500,000	488,250
Southeast	Sales	132	146	181	547	524	612
	Average	405,118	410,854	407,980	395,559	410,151	391,696
	Median	380,750	390,250	385,000	375,000	390,250	375,000
Anthony Henday	Sales	147	140	146	558	528	578
	Average	512,479	503,548	526,642	500,105	506,092	521,546
	Median	462,500	475,000	459,950	460,000	468,050	470,500
City of Edmonton Total	Sales	775	814	950	2,908	2,950	3,458
	Average	453,694	466,116	448,659	442,113	450,024	439,153
	Median	415,000	426,500	411,150	407,000	412,750	403,000
Condominiums							
Northwest	Sales	10	9	16	76	54	65
	Average	211,200	254,795	247,131	209,087	243,542	234,590
	Median	192,000	187,000	232,600	178,750	236,000	220,000
North Central	Sales	52	87	78	208	300	315
	Average	212,242	222,572	233,527	220,759	226,815	218,691
	Median	217,500	220,000	222,475	217,250	220,000	210,000
Northeast	Sales	30	30	42	119	137	161
	Average	182,973	192,487	185,826	196,375	195,350	189,029
	Median	180,500	195,000	188,000	194,900	195,000	190,000
Central	Sales	65	79	104	262	269	394
	Average	289,801	279,448	273,785	288,050	285,960	269,623
	Median	274,900	275,000	250,000	275,000	281,000	255,000
West	Sales	25	55	44	152	185	190
	Average	225,232	243,995	248,460	214,789	233,558	229,646
	Median	212,500	215,000	222,750	207,700	215,000	215,000
Southwest	Sales	62	103	91	234	328	350
	Average	292,951	284,688	285,243	272,926	280,881	282,377
	Median	261,000	268,000	275,000	257,000	260,950	266,250
Southeast	Sales	44	63	89	210	242	284
	Average	230,310	241,229	230,199	239,632	240,763	227,381
	Median	220,500	235,000	219,000	220,250	226,000	215,000
Anthony Henday	Sales	74	80	76	251	241	287
	Average	283,448	268,849	263,408	267,629	264,074	265,643
	Median	264,950	259,000	245,000	250,900	250,000	255,000
City of Edmonton Total	Sales	362	506	540	1,512	1,756	2,046
	Average	255,186	254,854	251,562	247,789	251,780	246,374
	Median	231,750	235,750	230,000	228,000	235,000	227,000

n/a = insufficient data

May 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	2,489	2,565	2,649	2,417	2,423
Sales	1,310	1,472	1,652	1,385	1,403
Sales Volume	504,869,854	563,162,704	624,140,596	491,892,510	506,143,249
Edmonton City Year to Date					
Listings	11,314	11,240	9,832	9,263	10,137
Sales	5,016	5,289	6,117	5,269	5,243
Sales Volume	1,874,279,379	1,984,478,166	2,252,648,303	1,840,734,676	1,806,050,878
Edmonton City Month End Active Inventory					
Residential	5,969	5,442	4,218	4,457	4,806
Commercial	322	294	266	309	318
TOTAL	6,291	5,736	4,484	4,766	5,124
<hr/>					
Edmonton CMA Monthly					
Listings	3,603	3,718	3,922	3,605	3,679
Sales	1,928	2,129	2,406	2,022	2,072
Sales Volume	755,560,331	833,895,674	936,873,647	738,121,792	761,546,680
Edmonton CMA Year to Date					
Listings	16,444	16,394	14,666	13,930	15,233
Sales	7,000	7,500	8,673	7,553	7,651
Sales Volume	2,674,746,402	2,902,874,203	3,292,118,488	2,715,990,703	2,723,911,182
Edmonton CMA Month End Active Inventory					
Residential	8,153	7,303	5,634	6,028	6,459
Rural	1,148	1,331	1,376	1,569	1,404
Commercial	586	603	671	702	737
TOTAL	9,887	9,237	7,681	8,299	8,600
<hr/>					
Total Board Monthly					
Listings	4,532	4,630	5,120	4,775	4,912
Sales	2,325	2,565	2,971	2,559	2,596
Sales Volume	890,205,055	978,983,909	1,126,565,691	902,652,298	921,109,530
Total Board Year to Date					
Listings	20,388	20,548	18,801	17,980	19,781
Sales	8,351	9,017	10,568	9,436	9,486
Sales Volume	3,104,793,580	3,401,272,811	3,906,379,678	3,291,112,866	3,268,116,904

May 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead	Sales	4	6	4	19	18	23
	Sales Volume	n/a	1,651,400	n/a	4,607,823	4,007,350	4,926,500
	Average Price	n/a	275,233	n/a	242,517	222,631	214,196
	Median Price	n/a	286,250	n/a	227,000	247,000	216,000
Beaumont	Sales	48	42	52	119	134	171
	Sales Volume	20,381,383	18,346,351	23,684,748	50,841,613	57,824,418	76,690,842
	Average Price	424,612	436,818	455,476	427,240	431,526	448,484
	Median Price	405,000	409,500	440,000	412,000	415,450	445,000
Bonnyville	Sales	9	13	7	28	37	44
	Sales Volume	2,836,600	4,078,640	2,717,500	8,777,000	12,229,840	14,793,550
	Average Price	315,178	313,742	388,214	313,464	330,536	336,217
	Median Price	338,000	315,000	370,000	336,500	322,500	382,500
Cold Lake	Sales	40	29	61	88	96	171
	Sales Volume	12,965,650	10,148,000	22,872,233	28,866,974	35,292,833	65,550,127
	Average Price	324,141	349,931	374,955	328,034	367,634	383,334
	Median Price	312,500	375,000	382,000	320,000	376,250	389,900
Devon	Sales	7	5	11	26	33	41
	Sales Volume	2,354,250	1,605,088	3,464,000	8,350,250	10,919,088	13,681,300
	Average Price	336,321	321,018	314,909	321,163	330,881	333,690
	Median Price	326,750	278,700	317,000	327,125	315,000	327,500
Drayton Valley	Sales	10	7	19	32	43	82
	Sales Volume	2,612,800	2,407,900	5,682,600	8,192,300	12,991,798	23,681,700
	Average Price	261,280	343,986	299,084	256,009	302,135	288,801
	Median Price	271,750	400,000	293,000	275,250	313,000	296,500
Fort Saskatchewan	SFD Sales	40	50	44	131	142	158
	SFD Average Price	416,573	437,316	449,300	428,016	421,550	428,248
	SFD Median Price	421,000	426,500	439,750	422,000	415,000	419,250
	Condo Sales	8	7	7	30	22	37
	Condo Average Price	245,278	260,643	237,271	246,217	241,936	251,250
	Condo Median Price	260,950	290,000	240,500	240,500	238,000	240,500
Total Sales Volume	23,106,450	28,497,200	24,823,550	78,434,921	79,547,200	87,042,800	
Gibbons	Sales	2	12	11	10	31	32
	Sales Volume	n/a	3,701,000	3,662,500	2,612,400	8,923,500	10,330,100
	Average Price	n/a	308,417	332,955	261,240	287,855	322,816
	Median Price	n/a	286,750	295,000	242,500	283,000	295,300
Leduc	SFD Sales	28	43	44	133	172	191
	SFD Average Price	373,450	419,642	365,691	381,391	396,338	369,399
	SFD Median Price	359,950	390,000	344,500	365,000	375,000	349,000
	Condo Sales	5	10	10	12	32	35
	Condo Average Price	230,300	214,870	268,533	237,000	247,550	256,919
	Condo Median Price	219,000	217,250	260,000	222,000	230,000	230,000
	Total Sales Volume	14,970,326	22,414,300	21,731,824	66,275,586	85,712,982	88,092,049

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.

May 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville						
Sales	26	40	37	74	101	129
Sales Volume	8,633,700	14,997,000	11,514,054	25,102,950	35,180,950	41,032,854
Average Price	332,065	374,925	311,191	339,229	348,326	318,084
Median Price	335,000	371,000	312,000	351,250	350,000	330,000
Sherwood Park						
SFD Sales	113	108	117	346	397	421
SFD Average Price	463,510	464,108	463,506	457,757	465,349	455,336
SFD Median Price	437,000	442,750	432,500	425,000	442,600	438,000
Condo Sales	24	25	36	99	112	116
Condo Average Price	313,829	344,296	312,028	310,672	320,038	317,052
Condo Median Price	305,250	319,900	303,750	305,000	308,000	304,500
Total Sales Volume	63,954,701	61,693,470	66,532,945	205,215,410	229,148,228	237,173,946
Spruce Grove						
SFD Sales	51	56	60	191	199	206
SFD Average Price	407,124	417,596	393,795	403,577	405,798	392,152
SFD Median Price	395,000	394,750	392,000	400,000	390,000	386,500
Condo Sales	7	2	12	16	19	46
Condo Average Price	266,486	n/a	276,688	249,866	234,426	240,542
Condo Median Price	250,000	n/a	288,750	240,000	229,000	227,500
Total Sales Volume	28,230,172	30,455,836	31,463,843	99,519,999	102,948,930	105,375,432
St. Albert						
SFD Sales	112	117	113	330	349	387
SFD Average Price	459,465	483,933	460,961	465,655	484,866	473,771
SFD Median Price	437,850	456,000	428,000	431,950	453,000	435,000
Condo Sales	22	26	29	88	89	110
Condo Average Price	267,561	297,654	262,224	262,757	279,358	267,977
Condo Median Price	271,750	297,500	255,000	235,000	286,000	252,500
Total Sales Volume	58,466,450	66,969,650	62,917,498	180,301,673	199,743,360	222,563,083
St. Paul						
Sales	14	9	11	44	35	46
Sales Volume	2,763,500	2,254,800	3,404,800	10,222,500	9,860,000	10,664,505
Average Price	197,393	250,533	309,527	232,330	281,714	231,837
Median Price	184,000	240,000	291,500	220,000	275,000	240,500
Stony Plain						
Sales	39	32	41	118	133	151
Sales Volume	12,537,498	11,017,752	13,639,597	36,609,132	47,288,943	51,832,912
Average Price	321,474	344,305	332,673	310,247	355,556	343,264
Median Price	328,000	328,000	308,000	323,700	354,000	335,000
Vegreville						
Sales	7	12	9	30	38	40
Sales Volume	1,607,000	2,934,200	2,532,780	5,630,375	8,762,950	9,367,280
Average Price	229,571	244,517	281,420	187,679	230,604	234,182
Median Price	215,000	242,750	240,000	179,000	234,000	227,500
Westlock						
Sales	5	8	17	32	24	40
Sales Volume	797,500	1,922,000	3,742,300	6,003,685	5,058,300	8,853,200
Average Price	159,500	240,250	220,135	187,615	210,763	221,330
Median Price	138,000	258,000	249,000	176,000	221,500	234,750
Wetaskiwin						
Sales	24	15	29	84	79	97
Sales Volume	4,937,000	3,569,000	6,265,362	18,222,302	18,836,297	21,842,257
Average Price	205,708	237,933	216,047	216,932	238,434	225,178
Median Price	228,500	216,500	203,500	230,000	236,000	219,900

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.

May 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	0	2	2	8	4	4
	Sales Volume	n/a	n/a	n/a	885,900	n/a	n/a
Bonnyville M.D.	Sales	6	12	29	14	32	80
	Sales Volume	2,738,000	4,408,000	11,190,900	6,819,500	12,331,750	30,153,300
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	24	17	16	68	60	50
	Sales Volume	9,942,000	12,288,900	7,840,900	30,949,800	38,920,377	25,928,275
Parkland County	Sales	53	48	70	168	180	195
	Sales Volume	23,906,700	20,659,950	31,604,625	77,864,999	84,223,730	87,876,305
Smoky Lake County	Sales	1	2	5	5	5	6
	Sales Volume	n/a	n/a	697,400	2,132,000	1,522,000	747,613
St. Paul County	Sales	8	13	8	26	28	26
	Sales Volume	2,334,500	3,482,600	1,940,000	6,191,500	7,181,100	5,030,950
Strathcona County	Sales	43	43	63	116	144	172
	Sales Volume	27,009,951	24,046,900	39,578,102	73,010,851	88,699,850	102,923,817
Sturgeon County	Sales	18	17	27	60	53	87
	Sales Volume	8,917,200	7,943,700	17,021,750	31,392,550	31,049,005	46,089,900
Thorhild County	Sales	2	5	2	9	14	7
	Sales Volume	n/a	804,500	n/a	2,732,500	3,128,400	2,285,900
Two Hills County	Sales	0	1	2	6	6	4
	Sales Volume	n/a	n/a	n/a	1,952,500	1,299,400	n/a
Vermilion River County	Sales	0	0	0	0	2	0
	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.

May 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	5	1	3	11
	Sales Volume	n/a	n/a	2,827,200	n/a	n/a	5,127,250
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	2	2	7	4	11	23
	Sales Volume	n/a	n/a	2,850,500	n/a	10,467,500	13,830,875
Parkland County	Sales	2	1	6	6	5	24
	Sales Volume	n/a	n/a	2,475,900	3,357,950	2,998,750	13,178,400
Smoky Lake County	Sales	0	0	2	0	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	4	6	5	9
	Sales Volume	n/a	n/a	n/a	1,967,000	1,258,000	2,836,000
Strathcona County	Sales	0	0	4	4	2	12
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,044,900
Sturgeon County	Sales	0	0	2	1	5	8
	Sales Volume	n/a	n/a	n/a	n/a	3,283,000	7,934,000
Thorhild County	Sales	0	1	3	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,460,000
Two Hills County	Sales	0	2	2	0	3	9
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,365,000
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.