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Unit sales increase 25% with prices holding steady

Edmonton, June 2, 2017:

In the Edmonton Census Metropolitan Area (CMA), all residential unit sales for May 2017 are up 25.37% relative to April 2017, and down 2.78% compared to May 2016. Relative to this period of time last year, the year-to-date sales are up 38.19% month over month and 2.70% year over year.

Average prices for single family home increased both month over month and year over year, increasing to \$440,907, up 0.33% compared to April 2017 and up 0.26% relative to May 2016. Condominium average price was \$250,818 in May 2017, a decrease of 2.69% compared to April 2017 and a decrease of 0.67% compared to May 2016. Average prices for duplexes/rowhouses and condominiums decreased in May. Duplexes and rowhouses average price decreased to \$344,406, a 3.75% decline from April 2017 and 1.52% lower than May 2016.

“We are in the middle of our busiest season for real estate,” says James Mabey, REALTORS® Association of Edmonton Chair. “More sellers are entering the market and are motivated to move their properties before the summer months, which provides the best selection of properties for buyers who are actively looking and taking advantage of the increased number of listings typical for this time of year.”

Inventory continued to increase for May and is up 10.16% over April 2017, increasing 4.33% relative to May 2016. New listings increased 16.21% relative to April 2017, and increased 15.09% compared to May 2016.

Average days on market remained stable, decreasing slightly for most categories in May. The average for single family homes was 48 days on market, identical to April 2017, and down marginally compared to 51 average days in May 2016. Condominiums increased to 62 days on market from 60 days in April 2017 and May 2016. Average days on market for duplexes and rowhouses decreased to 61 days, compared to 64 days in April 2017 and increased compared to 59 days in May 2016.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	May 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$440,907	0.33%	0.26%
SFD median ⁴ selling price – month	\$414,250	3.56%	1.04%
Condominium average selling price	\$250,818	-2.69%	-0.67%
Condominium median selling price	\$228,300	-4.35%	-1.81%
All-residential ⁵ average selling price	\$379,018	0.33%	-0.73%
All-residential median selling price	\$360,000	1.12%	-0.14%
# residential listings this month	3,677	16.21%	15.09%
# residential sales this month	1,853	25.37%	-2.78%
# residential inventory at month end	8,385	10.16%	4.33%
# Total ⁶ MLS® System sales this month	2,385	25.99%	-4.64%
\$ Value Total residential sales this month	789,135,969	25.55%	-5.36%
\$ Value of total MLS® System sales – month	902,420,521	25.22%	-5.46%
\$ Value of total MLS® System sales - YTD	3,218,063,305	38.82%	3.32%

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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May 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,999 / 7,722	1,803 / 8,179	1,956 / 8,429	2,061 / 7,509	1,916 / 7,032
Sales / YTD	1,170 / 4,091	1,203 / 4,034	1,142 / 4,126	1,311 / 4,758	1,145 / 4,238
Sales to Listings Ratio / YTD	59% / 53%	67% / 49%	58% / 49%	64% / 63%	60% / 60%
Sales Volume	515,861,658	529,010,535	514,080,105	575,711,947	479,200,213
Sales Volume YTD	1,781,927,969	1,749,181,662	1,810,202,796	2,052,023,896	1,735,750,752
Average Sale Price	440,907	439,743	450,158	439,140	418,515
Average Sale Price YTD	435,573	433,610	438,731	431,279	409,568
Median Sale Price	414,250	410,000	417,745	410,000	388,000
Median Sale Price YTD	400,000	405,000	409,650	399,900	380,000
Average Days on Market / YTD	48 / 52	51 / 52	44 / 45	38 / 44	39 / 47
Median Days on Market / YTD	31 / 33	36 / 38	32 / 30	25 / 27	26 / 30
Condominium					
Listings / YTD	1,277 / 4,928	1,029 / 4,615	1,045 / 4,439	985 / 3,839	929 / 3,836
Sales / YTD	449 / 1,769	449 / 1,710	524 / 1,923	611 / 2,308	510 / 1,939
Sales to Listings Ratio / YTD	35% / 36%	44% / 37%	50% / 43%	62% / 60%	55% / 51%
Sales Volume	112,617,198	113,381,517	134,369,297	154,229,288	121,608,086
Sales Volume YTD	436,840,690	423,510,069	484,933,355	569,315,866	460,196,663
Average Sale Price	250,818	252,520	256,430	252,421	238,447
Average Sale Price YTD	246,942	247,667	252,175	246,671	237,337
Median Sale Price	228,300	232,500	235,000	235,000	228,000
Median Sale Price YTD	225,250	229,400	235,000	230,000	225,000
Average Days on Market / YTD	62 / 67	60 / 62	50 / 51	47 / 52	52 / 60
Median Days on Market / YTD	51 / 50	46 / 47	38 / 38	32 / 35	39 / 42
Duplex/Rowhouse					
Listings / YTD	293 / 1,234	280 / 1,314	213 / 1,066	227 / 823	181 / 722
Sales / YTD	200 / 691	219 / 673	175 / 622	173 / 591	113 / 495
Sales to Listings Ratio / YTD	68% / 56%	78% / 51%	82% / 58%	76% / 72%	62% / 69%
Sales Volume	68,881,201	76,590,143	60,690,456	60,439,935	37,009,628
Sales Volume YTD	241,453,254	231,062,483	220,622,672	199,680,754	161,311,515
Average Sale Price	344,406	349,727	346,803	349,364	327,519
Average Sale Price YTD	349,426	343,332	354,699	337,869	325,882
Median Sale Price	330,642	334,000	335,000	330,000	311,000
Median Sale Price YTD	334,000	330,000	342,505	325,000	312,513
Average Days on Market / YTD	61 / 66	59 / 63	46 / 45	40 / 43	43 / 54
Median Days on Market / YTD	40 / 48	45 / 49	33 / 32	27 / 29	31 / 36
Total Residential²					
Listings / YTD	3,677 / 14,258	3,195 / 14,531	3,287 / 14,286	3,357 / 12,509	3,098 / 11,887
Sales / YTD	1,853 / 6,691	1,906 / 6,515	1,872 / 6,803	2,141 / 7,819	1,800 / 6,846
Sales to Listings Ratio / YTD	50% / 47%	60% / 45%	57% / 48%	64% / 63%	58% / 58%
Sales Volume	702,320,607	727,699,844	714,744,733	797,339,228	642,118,927
Sales Volume YTD	2,485,737,795	2,424,317,812	2,538,210,097	2,848,436,419	2,386,702,331
Average Sale Price	379,018	381,794	381,808	372,414	356,733
Average Sale Price YTD	371,505	372,113	373,102	364,297	348,627
Median Sale Price	360,000	360,500	360,000	353,000	339,000
Median Sale Price YTD	351,000	355,000	355,000	345,000	330,000
Average Days on Market / YTD	54 / 59	54 / 56	46 / 48	41 / 47	45 / 53
Median Days on Market / YTD	36 / 40	39 / 41	34 / 33	28 / 30	29 / 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.

May 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	262 / 945	196 / 950	251 / 1,056	284 / 1,013	263 / 987
Sales / YTD	94 / 323	115 / 322	101 / 339	135 / 400	118 / 361
Sales to Listings Ratio / YTD	36% / 34%	59% / 34%	40% / 32%	48% / 39%	45% / 37%
Sales Volume	57,447,261	65,571,851	58,844,700	78,653,677	62,872,230
Sales Volume YTD	199,006,878	189,399,850	204,672,685	229,761,702	197,188,755
Average Sale Price	611,141	570,190	582,621	582,620	532,816
Average Sale Price YTD	616,120	588,198	603,754	574,404	546,229
Median Sale Price	569,950	547,500	533,000	562,500	492,500
Median Sale Price YTD	580,000	560,000	550,000	546,250	510,000
Average Days on Market / YTD	72 / 88	67 / 75	58 / 70	65 / 75	65 / 75
Median Days on Market / YTD	50 / 52	50 / 51	39 / 45	38 / 44	45 / 49
Vacant Acreeage and Recreational					
Listings / YTD	83 / 253	76 / 288	62 / 326	125 / 438	72 / 392
Sales / YTD	26 / 95	28 / 85	22 / 80	28 / 81	22 / 84
Sales to Listings Ratio / YTD	31% / 38%	37% / 30%	35% / 25%	22% / 18%	31% / 21%
Sales Volume	5,154,850	7,628,000	5,328,250	6,682,600	5,391,500
Sales Volume YTD	23,955,725	21,884,350	31,897,877	18,695,820	18,347,667
Average Sale Price	198,263	272,429	242,193	238,664	245,068
Average Sale Price YTD	252,166	257,463	398,723	230,813	218,425
Median Sale Price	170,000	221,500	200,000	166,500	199,500
Median Sale Price YTD	205,000	195,000	266,000	205,000	200,000
Average Days on Market / YTD	76 / 152	236 / 192	121 / 147	157 / 188	176 / 187
Median Days on Market / YTD	43 / 103	103 / 134	99 / 85	94 / 111	111 / 100
Recreational with Home					
Listings / YTD	8 / 14	4 / 17	6 / 19	4 / 22	16 / 36
Sales / YTD	2 / 4	2 / 6	3 / 7	1 / 3	1 / 5
Sales to Listings Ratio / YTD	25% / 29%	50% / 35%	50% / 37%	25% / 14%	6% / 14%
Sales Volume	818,000	585,000	1,096,000	450,000	490,000
Sales Volume YTD	1,508,000	2,454,000	1,625,500	1,059,900	1,344,900
Average Sale Price	409,000	292,500	365,333	450,000	490,000
Average Sale Price YTD	377,000	409,000	232,214	353,300	268,980
Median Sale Price	409,000	292,500	410,000	450,000	490,000
Median Sale Price YTD	381,500	449,500	231,000	450,000	214,000
Average Days on Market / YTD	130 / 138	32 / 116	48 / 196	64 / 65	10 / 36
Median Days on Market / YTD	130 / 130	32 / 63	34 / 43	64 / 64	10 / 44
Total Rural²					
Listings / YTD	353 / 1,212	276 / 1,255	319 / 1,401	413 / 1,473	351 / 1,415
Sales / YTD	122 / 422	145 / 413	126 / 426	164 / 484	141 / 450
Sales to Listings Ratio / YTD	35% / 35%	53% / 33%	39% / 30%	40% / 33%	40% / 32%
Sales Volume	63,420,111	73,784,851	65,268,950	85,786,277	68,753,730
Sales Volume YTD	224,470,603	213,738,200	238,196,062	249,517,422	216,881,322
Average Sale Price	519,837	508,861	518,008	523,087	487,615
Average Sale Price YTD	531,921	517,526	559,146	515,532	481,958
Median Sale Price	521,250	510,000	500,000	517,950	460,000
Median Sale Price YTD	524,500	510,000	517,000	489,950	461,565
Average Days on Market / YTD	74 / 103	99 / 99	69 / 86	80 / 94	82 / 96
Median Days on Market / YTD	47 / 58	53 / 58	46 / 49	45 / 50	54 / 55

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 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	14 / 68	11 / 48	15 / 63	6 / 44	20 / 66
Sales / YTD	4 / 10	4 / 13	3 / 7	1 / 6	3 / 8
Sales to Listings Ratio / YTD	29% / 15%	36% / 27%	20% / 11%	17% / 14%	15% / 12%
Sales Volume	2,534,700	2,845,000	4,227,500	940,000	655,500
Sales Volume YTD	7,084,700	8,247,000	5,047,500	15,535,000	9,899,500
Average Sale Price	633,675	711,250	1,409,167	940,000	218,500
Average Sale Price YTD	708,470	634,385	721,071	2,589,167	1,237,438
Median Sale Price	555,000	770,000	507,500	795,000	190,000
Median Sale Price YTD	712,500	577,000	320,000	795,000	557,500
Average Days on Market / YTD	191 / 190	96 / 202	230 / 168	98 / 245	175 / 270
Median Days on Market / YTD	176 / 138	65 / 174	131 / 96	98 / 243	112 / 180
Investment					
Listings / YTD	21 / 101	22 / 116	19 / 103	24 / 103	22 / 100
Sales / YTD	12 / 44	8 / 30	7 / 22	8 / 37	5 / 25
Sales to Listings Ratio / YTD	57% / 44%	36% / 26%	37% / 21%	33% / 36%	23% / 25%
Sales Volume	7,119,730	4,190,715	1,862,649	9,212,000	2,270,125
Sales Volume YTD	29,737,180	20,617,465	13,243,649	34,444,230	19,800,550
Average Sale Price	593,311	523,839	266,093	1,151,500	454,025
Average Sale Price YTD	675,845	687,249	601,984	930,925	792,022
Median Sale Price	455,000	396,188	287,649	997,250	105,125
Median Sale Price YTD	439,500	396,188	361,500	623,880	328,500
Average Days on Market / YTD	195 / 160	141 / 173	201 / 129	202 / 170	321 / 206
Median Days on Market / YTD	173 / 129	111 / 132	152 / 107	107 / 129	287 / 117
Multi Family					
Listings / YTD	3 / 22	8 / 29	3 / 28	11 / 28	19 / 53
Sales / YTD	1 / 9	1 / 6	1 / 6	4 / 12	2 / 11
Sales to Listings Ratio / YTD	33% / 41%	13% / 21%	33% / 21%	36% / 43%	11% / 21%
Sales Volume	1,475,000	545,000	3,600,000	8,138,800	955,000
Sales Volume YTD	9,040,000	7,755,000	10,648,000	18,594,800	10,867,184
Average Sale Price	1,475,000	545,000	3,600,000	2,034,700	477,500
Average Sale Price YTD	1,004,444	1,292,500	1,774,667	1,549,567	987,926
Median Sale Price	1,475,000	545,000	3,600,000	1,825,000	477,500
Median Sale Price YTD	828,500	1,024,000	1,462,500	1,390,000	786,500
Average Days on Market / YTD	187 / 91	57 / 159	97 / 183	77 / 125	61 / 69
Median Days on Market / YTD	187 / 70	57 / 61	97 / 98	22 / 98	61 / 57
Hotel/Motel					
Listings / YTD	0 / 1	0 / 0	0 / 2	0 / 1	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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May 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	20 / 107	24 / 98	18 / 112	24 / 120	20 / 126
Sales / YTD	5 / 20	2 / 17	4 / 17	8 / 20	8 / 23
Sales to Listings Ratio / YTD	25% / 19%	8% / 17%	22% / 15%	33% / 17%	40% / 18%
Sales Volume	348,000	355,888	649,500	1,144,500	1,273,000
Sales Volume YTD	2,979,489	3,146,888	2,512,300	2,392,000	2,981,643
Average Sale Price	69,600	177,944	162,375	143,063	159,125
Average Sale Price YTD	148,974	185,111	147,782	119,600	129,637
Median Sale Price	75,000	177,944	186,000	110,000	110,000
Median Sale Price YTD	100,000	155,000	135,000	87,000	88,000
Average Days on Market / YTD	89 / 152	27 / 169	158 / 149	83 / 152	94 / 98
Median Days on Market / YTD	103 / 110	27 / 84	82 / 87	57 / 81	83 / 86
Lease					
Listings / YTD	26 / 122	21 / 131	11 / 77	14 / 73	17 / 81
Sales / YTD	9 / 32	4 / 30	4 / 19	4 / 24	10 / 28
Sales to Listings Ratio / YTD	35% / 26%	19% / 23%	36% / 25%	29% / 33%	59% / 35%
Sales Volume	659,712	918,867	173,400	921,319	1,833,176
Sales Volume YTD	3,640,621	4,184,884	2,557,715	2,618,362	4,055,266
Average Sale Price	73,301	229,717	43,350	230,330	183,318
Average Sale Price YTD	113,769	139,496	134,617	109,098	144,831
Median Sale Price	66,960	85,884	47,400	134,595	177,000
Median Sale Price YTD	66,480	64,800	87,680	62,979	122,895
Average Days on Market / YTD	207 / 180	327 / 142	40 / 62	132 / 136	138 / 175
Median Days on Market / YTD	67 / 99	306 / 76	39 / 58	118 / 108	94 / 78
Farms					
Listings / YTD	0 / 0	0 / 0	4 / 67	34 / 161	51 / 158
Sales / YTD	0 / 1	0 / 5	3 / 20	14 / 61	7 / 39
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	75% / 30%	41% / 38%	14% / 25%
Sales Volume	0	0	840,000	8,679,900	4,815,500
Sales Volume YTD	700,000	1,408,000	16,831,250	36,419,675	23,373,900
Average Sale Price	0	0	280,000	619,993	687,929
Average Sale Price YTD	700,000	281,600	841,563	597,044	599,331
Median Sale Price	0	0	235,000	515,500	775,000
Median Sale Price YTD	700,000	280,000	535,000	535,000	460,000
Average Days on Market / YTD	0 / 523	0 / 355	180 / 132	111 / 142	84 / 132
Median Days on Market / YTD	0 / 523	0 / 376	164 / 50	87 / 95	81 / 88
Total Commercial²					
Listings / YTD	84 / 420	86 / 422	70 / 452	113 / 530	150 / 586
Sales / YTD	31 / 116	19 / 101	22 / 91	39 / 160	35 / 134
Sales to Listings Ratio / YTD	37% / 28%	22% / 24%	31% / 20%	35% / 30%	23% / 23%
Sales Volume	12,137,142	8,855,470	11,353,049	29,036,519	11,802,301
Sales Volume YTD	53,181,990	45,359,237	50,840,414	110,004,067	70,978,043
Average Sale Price	391,521	466,077	516,048	744,526	337,209
Average Sale Price YTD	458,465	449,101	558,686	687,525	529,687
Median Sale Price	260,000	380,500	221,250	442,500	190,000
Median Sale Price YTD	318,750	288,000	287,649	441,250	296,250
Average Days on Market / YTD	180 / 165	154 / 175	160 / 126	122 / 152	142 / 152
Median Days on Market / YTD	158 / 118	73 / 114	91 / 74	85 / 100	86 / 88

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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.

May 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,845	901	539	2,791	245
	February	4,241	984	582	3,071	268
	March	4,814	1,080	600	3,498	275
	April	5,303	1,249	628	3,883	287
	May	6,037	1,352	670	4,450	301
	June	6,113	1,386	673	4,552	302
	July	5,946	1,413	663	4,444	292
	August	5,728	1,423	674	4,236	278
	September	5,372	1,294	654	4,009	277
	October	4,781	1,162	639	3,586	286
	November	4,249	1,009	634	3,155	277
	December	3,285	811	531	2,413	226
2014	January	3,619	891	554	2,669	248
	February	3,949	975	566	2,911	251
	March	4,411	1,108	600	3,222	267
	April	4,979	1,244	605	3,663	258
	May	5,668	1,374	620	4,239	258
	June	5,751	1,402	611	4,328	259
	July	5,644	1,347	587	4,227	255
	August	5,380	1,401	568	4,053	243
	September	4,850	1,276	580	3,661	262
	October	4,507	1,109	549	3,430	249
	November	3,947	955	550	2,961	264
	December	3,126	788	481	2,327	225
2015	January	4,148	861	527	3,120	266
	February	5,039	1,007	562	3,784	281
	March	5,973	1,133	588	4,415	285
	April	6,787	1,261	583	4,989	289
	May	7,327	1,335	581	5,458	291
	June	7,199	1,369	569	5,443	298
	July	7,216	1,362	568	5,494	299
	August	7,248	1,333	572	5,509	275
	September	7,123	1,243	561	5,347	268
	October	6,663	1,090	547	4,973	267
	November	6,344	1,023	548	4,754	270
	December	5,573	866	530	4,145	271
2016	January	5,899	881	506	4,330	262
	February	6,739	964	527	4,916	279
	March	7,412	1,071	555	5,405	313
	April	7,911	1,174	544	5,733	295
	May	8,037	1,136	575	5,883	319
	June	8,062	1,199	587	5,940	332
	July	7,903	1,180	564	5,801	316
	August	7,785	1,193	579	5,737	325
	September	7,694	1,188	564	5,758	320
	October	7,118	1,047	544	5,346	312
	November	6,748	969	551	5,083	325
	December	5,666	828	540	4,215	322
2017	January	5,675	796	501	4,213	297
	February	6,099	829	514	4,509	298
	March	6,732	890	550	4,970	310
	April	7,440	1,030	556	5,475	300
	May	8,385	1,185	564	6,233	298

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	47	38	36	172	149	146
	Average	402,881	420,829	408,207	431,655	393,538	388,305
	Median	375,500	357,500	359,278	388,000	355,000	351,500
North Central	Sales	163	177	170	595	615	647
	Average	382,321	389,298	405,660	386,390	388,129	400,152
	Median	375,000	379,500	385,000	370,000	379,500	385,000
Northeast	Sales	33	39	60	175	170	193
	Average	351,456	344,528	354,911	346,327	331,393	342,200
	Median	329,900	334,000	345,000	322,000	319,250	325,000
Central	Sales	30	36	27	120	115	116
	Average	291,323	328,758	312,107	278,351	308,146	314,652
	Median	281,500	299,000	291,000	261,250	287,500	293,000
West	Sales	90	94	92	344	288	320
	Average	517,858	501,784	562,405	514,069	521,973	519,654
	Median	431,900	424,500	458,500	438,250	427,750	438,000
Southwest	Sales	135	148	117	465	477	431
	Average	541,342	543,722	596,171	553,462	531,680	555,978
	Median	489,900	493,500	526,000	488,000	480,000	499,800
Southeast	Sales	161	146	141	569	555	514
	Average	405,577	403,742	403,619	398,690	395,109	408,311
	Median	385,000	384,250	389,900	375,000	375,000	390,000
Anthony Henday	Sales	151	160	132	522	560	512
	Average	514,343	513,595	511,637	507,185	500,586	507,112
	Median	465,000	465,250	470,500	461,000	460,000	467,500
City of Edmonton Total	Sales	810	838	775	2,962	2,929	2,878
	Average	449,683	452,183	463,637	446,982	441,333	449,336
	Median	415,000	415,000	422,000	407,000	406,500	411,500
Condominiums							
Northwest	Sales	11	13	9	45	76	54
	Average	180,741	224,154	254,795	242,339	209,087	243,542
	Median	188,750	204,000	187,000	225,000	178,750	236,000
North Central	Sales	53	56	83	237	211	294
	Average	210,383	213,555	226,564	213,246	220,976	226,548
	Median	191,500	217,500	221,000	202,750	217,000	220,000
Northeast	Sales	31	33	26	124	120	134
	Average	187,295	185,945	192,769	178,140	195,805	195,790
	Median	187,000	187,500	195,000	170,000	193,950	195,350
Central	Sales	63	68	77	281	259	269
	Average	291,932	282,765	279,209	286,265	288,293	284,810
	Median	290,000	265,000	270,000	282,000	275,000	281,000
West	Sales	50	28	51	154	153	180
	Average	233,705	221,873	242,036	223,139	214,484	232,999
	Median	207,000	212,000	213,000	205,000	207,500	214,750
Southwest	Sales	70	69	93	266	235	317
	Average	274,980	291,679	287,629	274,715	272,871	282,319
	Median	269,150	260,000	271,000	260,000	257,500	261,500
Southeast	Sales	62	48	56	203	212	237
	Average	238,990	231,211	244,463	235,695	241,051	241,493
	Median	238,250	226,500	243,750	225,000	221,250	227,500
Anthony Henday	Sales	54	77	71	231	250	231
	Average	279,702	277,877	268,889	260,327	266,300	262,688
	Median	259,250	255,000	257,000	239,870	250,450	249,000
City of Edmonton Total	Sales	394	392	466	1,541	1,516	1,716
	Average	249,217	252,730	256,402	246,199	247,559	251,722
	Median	224,250	231,250	235,000	225,000	228,000	234,000

n/a = insufficient data

May 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,826	2,466	2,545	2,619	2,408
Sales	1,374	1,420	1,386	1,612	1,349
Sales Volume	521,341,771	545,965,003	533,886,824	605,582,348	476,405,136
Edmonton City Year to Date					
Listings	11,052	11,158	11,062	9,736	9,240
Sales	5,162	5,043	5,167	5,977	5,189
Sales Volume	1,939,309,326	1,882,111,931	1,935,343,452	2,200,540,030	1,813,356,524
Edmonton City Month End Active Inventory					
Residential	6,233	5,883	5,458	4,239	4,450
Commercial	298	319	291	258	301
TOTAL	6,531	6,202	5,749	4,497	4,751
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Edmonton CMA Monthly					
Listings	4,114	3,557	3,676	3,883	3,599
Sales	2,006	2,070	2,020	2,344	1,976
Sales Volume	777,877,860	810,340,165	791,366,732	912,162,024	722,674,958
Edmonton CMA Year to Date					
Listings	15,890	16,208	16,139	14,512	13,888
Sales	7,229	7,029	7,320	8,463	7,430
Sales Volume	2,763,390,388	2,683,415,249	2,827,246,573	3,207,957,908	2,674,561,696
Edmonton CMA Month End Active Inventory					
Residential	8,385	8,037	7,327	5,668	6,037
Rural	1,185	1,136	1,335	1,374	1,352
Commercial	564	575	581	620	670
TOTAL	10,134	9,748	9,243	7,662	8,059
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Total Board Monthly					
Listings	5,164	4,470	4,577	5,060	4,766
Sales	2,385	2,501	2,436	2,882	2,512
Sales Volume	902,420,521	954,532,289	928,605,767	1,088,300,571	888,224,364
Total Board Year to Date					
Listings	19,777	20,093	20,234	18,575	17,931
Sales	8,636	8,384	8,798	10,297	9,293
Sales Volume	3,218,063,305	3,114,563,927	3,310,531,381	3,799,488,526	3,243,769,859

May 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	5	4	7	25	18	18
	Sales Volume	1,057,000	n/a	1,723,400	5,684,265	4,440,823	4,007,350
	Average Price	211,400	n/a	246,200	227,371	246,712	222,631
	Median Price	220,000	n/a	277,500	227,500	232,500	247,000
Beaumont	Sales	50	50	40	133	119	131
	Sales Volume	21,384,927	21,121,383	17,229,551	56,993,074	50,841,613	56,261,518
	Average Price	427,699	422,428	430,739	428,519	427,240	429,477
	Median Price	430,000	405,000	403,500	425,900	412,000	410,000
Bonnyville	Sales	5	10	10	27	28	34
	Sales Volume	941,000	3,189,100	3,528,640	7,403,100	8,777,000	11,679,840
	Average Price	188,200	318,910	352,864	274,189	313,464	343,525
	Median Price	178,000	345,250	353,750	291,500	336,500	340,000
Cold Lake	Sales	42	42	27	106	90	93
	Sales Volume	13,154,400	13,832,650	9,300,500	34,173,856	29,547,474	34,119,333
	Average Price	313,200	329,349	344,463	322,395	328,305	366,875
	Median Price	324,500	312,500	335,000	322,500	320,000	375,000
Devon	Sales	7	9	5	36	26	34
	Sales Volume	2,648,150	3,043,250	1,605,088	12,374,150	8,350,250	11,099,088
	Average Price	378,307	338,139	321,018	343,726	321,163	326,444
	Median Price	361,500	329,100	278,700	344,250	327,125	315,000
Drayton Valley	Sales	19	10	6	52	32	43
	Sales Volume	5,607,750	2,612,800	2,248,000	14,101,050	8,192,300	12,902,398
	Average Price	295,145	261,280	374,667	271,174	256,009	300,056
	Median Price	332,500	271,750	400,000	279,700	275,250	313,000
Fort Saskatchewan	SFD Sales	39	44	47	118	131	137
	SFD Average Price	438,672	412,168	436,315	424,102	428,016	421,535
	SFD Median Price	417,000	420,000	420,000	402,250	422,000	413,000
	Condo Sales	3	8	7	25	30	22
	Condo Average Price	n/a	245,278	260,643	256,496	246,217	241,936
	Condo Median Price	n/a	260,950	290,000	230,000	240,500	238,000
Total Sales Volume	23,643,751	24,578,950	26,477,200	73,273,234	78,754,921	76,776,450	
Gibbons	Sales	9	3	12	32	10	31
	Sales Volume	3,147,000	n/a	3,701,000	10,059,000	2,612,400	8,923,500
	Average Price	349,667	n/a	308,417	314,344	261,240	287,855
	Median Price	345,000	n/a	286,750	290,250	242,500	283,000
Leduc	SFD Sales	38	30	37	138	133	166
	SFD Average Price	380,371	369,195	419,435	378,469	381,391	395,450
	SFD Median Price	372,000	349,950	395,700	371,650	365,000	375,000
	Condo Sales	7	5	11	20	12	32
	Condo Average Price	225,771	230,300	216,882	231,897	237,000	247,550
	Condo Median Price	224,000	219,000	230,000	222,000	222,000	230,000
	Total Sales Volume	18,637,197	15,896,576	20,773,700	65,727,647	66,275,586	83,497,382

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.

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May 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	25	27	37	89	74	98
	Sales Volume	8,053,000	8,843,700	13,922,500	28,807,150	25,102,950	34,106,450
	Average Price	322,120	327,544	376,284	323,676	339,229	348,025
	Median Price	326,000	330,000	374,000	326,000	351,250	350,250
Sherwood Park	SFD Sales	84	119	97	322	347	384
	SFD Average Price	468,706	461,787	458,935	457,048	457,440	464,425
	SFD Median Price	452,000	436,500	443,000	435,250	425,000	442,800
	Condo Sales	25	25	29	87	99	112
	Condo Average Price	307,699	317,676	341,528	303,017	310,672	320,038
	Condo Median Price	302,500	305,500	319,900	297,000	305,000	308,000
	Total Sales Volume	51,282,255	66,940,701	57,335,370	186,407,127	205,563,410	222,464,728
Spruce Grove	SFD Sales	54	59	54	180	192	195
	SFD Average Price	409,153	410,647	420,211	392,717	403,532	406,097
	SFD Median Price	385,000	395,000	394,750	382,250	397,500	390,000
	Condo Sales	4	7	2	29	16	20
	Condo Average Price	n/a	266,486	n/a	232,104	249,866	232,096
	Condo Median Price	n/a	250,000	n/a	218,000	240,000	226,500
	Total Sales Volume	26,852,400	31,760,072	29,641,836	93,266,408	99,914,999	100,896,854
St. Albert	SFD Sales	102	116	101	295	330	332
	SFD Average Price	479,333	460,983	471,661	468,521	465,655	482,620
	SFD Median Price	450,000	438,500	440,000	435,000	431,950	448,250
	Condo Sales	27	22	29	104	91	90
	Condo Average Price	271,111	267,561	291,603	274,666	262,809	278,510
	Condo Median Price	260,500	271,750	285,000	260,750	235,000	285,500
	Total Sales Volume	59,186,867	60,480,350	58,432,750	174,743,883	180,788,673	190,685,960
St. Paul	Sales	8	16	8	43	44	34
	Sales Volume	2,233,500	3,325,500	2,029,800	11,567,900	10,222,500	9,635,000
	Average Price	279,188	207,844	253,725	269,021	232,330	283,382
	Median Price	299,000	184,000	266,250	275,000	220,000	277,500
Stony Plain	Sales	50	38	33	147	119	131
	Sales Volume	17,886,126	12,311,498	11,583,752	48,875,927	37,116,132	46,527,443
	Average Price	357,723	323,987	351,023	332,489	311,900	355,171
	Median Price	363,500	332,000	365,000	330,000	325,000	354,000
Vegreville	Sales	7	9	9	28	30	36
	Sales Volume	1,589,900	1,957,000	2,207,200	5,947,900	5,712,875	8,190,950
	Average Price	227,129	217,444	245,244	212,425	190,429	227,526
	Median Price	210,000	205,000	231,000	225,000	196,000	230,000
Westlock	Sales	8	5	8	31	32	24
	Sales Volume	1,903,500	797,500	1,922,000	6,370,750	6,003,685	5,058,300
	Average Price	237,938	159,500	240,250	205,508	187,615	210,763
	Median Price	242,500	138,000	258,000	237,500	176,000	221,500
Wetaskiwin	Sales	12	28	16	68	84	79
	Sales Volume	3,234,250	6,098,000	3,698,700	15,921,450	18,222,302	18,836,297
	Average Price	269,521	217,786	231,169	234,139	216,932	238,434
	Median Price	264,750	235,000	202,250	235,625	230,000	236,000

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.

May 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	0	2	11	8	4
	Sales Volume	n/a	n/a	n/a	3,106,976	885,900	n/a
Bonnyville M.D.	Sales	13	6	11	43	14	31
	Sales Volume	6,105,500	2,738,000	3,859,000	17,440,990	6,819,500	11,907,750
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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	21	24	18	69	69	59
	Sales Volume	9,615,300	9,942,000	12,559,400	33,163,500	31,564,800	38,545,377
Parkland County	Sales	48	55	49	177	169	175
	Sales Volume	24,230,250	25,301,200	20,909,350	87,397,399	78,339,999	82,456,230
Smoky Lake County	Sales	2	1	2	4	5	5
	Sales Volume	n/a	n/a	n/a	n/a	2,132,000	1,522,000
St. Paul County	Sales	8	10	11	32	26	26
	Sales Volume	1,147,500	2,456,000	2,594,600	5,938,700	6,191,500	6,293,100
Strathcona County	Sales	32	47	44	108	115	141
	Sales Volume	18,150,861	29,014,451	24,985,400	64,733,704	72,440,851	87,274,350
Sturgeon County	Sales	21	19	15	68	60	51
	Sales Volume	11,423,700	9,527,200	6,814,800	39,176,000	31,392,550	29,920,105
Thorhild County	Sales	3	2	6	16	9	14
	Sales Volume	n/a	n/a	1,171,500	4,397,500	2,732,500	3,128,400
Two Hills County	Sales	0	0	1	8	6	6
	Sales Volume	n/a	n/a	n/a	2,917,000	1,952,500	1,299,400
Vermilion River County	Sales	0	0	0	0	0	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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May 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	0	6	1	3
	Sales Volume	n/a	n/a	n/a	2,568,660	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	1	2	3	2	4	11
	Sales Volume	n/a	n/a	n/a	n/a	n/a	10,467,500
Parkland County	Sales	0	2	1	1	6	4
	Sales Volume	n/a	n/a	n/a	n/a	3,357,950	n/a
Smoky Lake County	Sales	0	0	0	3	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	3	0	2	6	5
	Sales Volume	n/a	n/a	n/a	n/a	1,967,000	1,258,000
Strathcona County	Sales	0	0	0	1	4	2
	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	1	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	2	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.