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## Month over month unit sales volumes continue to increase

**Edmonton, June 4, 2018:** In the Edmonton Census Metropolitan Area (CMA) in May 2018, month over month unit sales increased in all property categories. Compared to April 2018, single family home sales increased 15.45%, condominium sales increased 18.42% and duplex/rowhouse sales increased 3.55%. Year over year unit sales for single family homes decreased 3.86%, condominium sales increased 1.12% and duplex/rowhouse sales decreased 12.06%. In total, there were 1,776 MLS® System listed properties sold in May 2018, which is an increase of 14.21% compared to April 2018 and a decrease of 3.64% compared to May 2017.

The all residential average selling price was \$377,139, up 2.13% compared to April 2018 and down 0.54% relative to May 2017. The average price of a single family home was \$442,348, an increase of 3.08% month over month and an increase of 0.40% year over year. Condominium average prices decreased 2.36% compared to April 2018 and decreased 3.86% relative to May 2017. Duplex/rowhouse average prices increased 7.07% month over month and increased 0.77% year over year.

“Prices and unit sales in the Edmonton CMA market remain stable. This is good news for sellers who have been concerned about selling their properties before the summer months in a ‘buyer’s market’,” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “Buyers continue to have a great selection of properties to choose from, which means sellers need to be competitive with their listings.”

Inventory also increased in May, up 13.23% compared to April 2018 and up 16.03% compared to May 2017. New listings also grew, increasing 19.19% month over month and increasing 12.82% year over year.

The average days on market for all residential properties decreased to 53 days, three days shorter than in April 2018 and one day shorter than May 2017. For single family homes, the average days on market was 46, down from 52 in April 2018 and down from 48 in May 2017. Condominium average days on market were unchanged, remaining at 66 for the month of May, which is still up from 62 days in May 2017. For duplex/rowhouses, the average days on market was 59, also unchanged from the previous month, and down from 59 in May 2017.

“Buyers are eagerly waiting to see what the best selection will be when they look for a new home, which means sellers will need to price their homes in a way that will be appealing to as many buyers as possible,” says Torhjem. “Your professional REALTOR® will be able to provide the advice both buyers and sellers need to navigate this process.”

Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com).

### Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA <sup>1</sup> )	May 2018	M/M % Change	Y/Y % Change
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$442,348	3.08%	0.40%
SFD median <sup>4</sup> selling price – month	\$402,500	0.88%	-2.72%
Condominium average selling price	\$241,571	-2.36%	-3.86%
Condominium median selling price	\$220,000	-3.19%	-3.64%
All-residential <sup>5</sup> average selling price	\$377,139	2.13%	-0.54%
All-residential median selling price	\$355,000	1.43%	-1.39%
# residential listings this month	4,136	19.19%	12.82%
# residential sales this month	1,776	14.21%	-3.64%
# residential inventory at month end	9,859	13.23%	16.03%
# Total <sup>6</sup> MLS® System sales this month	2,289	16.85%	-3.46%
\$ Value Total residential sales this month	759,850,268	18.97%	-3.21%
\$ Value of total MLS® System sales – month	867,201,670	19.30%	-3.42%
\$ Value of total MLS® System sales - YTD	3,084,626,074	39.07%	-3.94%

<sup>1</sup> Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single Family Dwelling

<sup>3</sup> Average: The total value of sales in a category divided by the number of properties sold

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos and duplex/row houses

<sup>6</sup> Includes residential, rural and commercial sales

<sup>3</sup>Average 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®.

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## May 2018

	2018	2017	2016	2015	2014
<b>Single Family Detached</b>					
Listings / YTD	2,379 / 8,853	1,993 / 7,795	1,803 / 8,180	1,957 / 8,430	2,061 / 7,509
Sales / YTD	1,121 / 4,029	1,166 / 4,084	1,203 / 4,034	1,142 / 4,126	1,311 / 4,758
Sales to Listings Ratio / YTD	47% / 46%	59% / 52%	67% / 49%	58% / 49%	64% / 63%
Sales Volume	495,872,661	513,747,098	529,010,535	514,080,105	575,711,947
Sales Volume YTD	1,764,631,424	1,778,313,409	1,749,181,662	1,810,202,796	2,052,023,896
Average Sale Price	442,348	440,606	439,743	450,158	439,140
Average Sale Price YTD	437,982	435,434	433,610	438,731	431,279
Median Sale Price	402,500	413,750	410,000	417,745	410,000
Median Sale Price YTD	397,000	400,000	405,000	409,650	399,900
Average Days on Market / YTD	46 / 53	48 / 52	51 / 52	44 / 45	38 / 44
Median Days on Market / YTD	31 / 35	31 / 33	36 / 38	32 / 30	25 / 27
<b>Condominium</b>					
Listings / YTD	1,254 / 4,948	1,276 / 4,991	1,029 / 4,616	1,045 / 4,439	985 / 3,839
Sales / YTD	450 / 1,710	445 / 1,762	449 / 1,710	524 / 1,922	611 / 2,308
Sales to Listings Ratio / YTD	36% / 35%	35% / 35%	44% / 37%	50% / 43%	62% / 60%
Sales Volume	108,707,037	111,820,098	113,381,517	134,369,297	154,229,288
Sales Volume YTD	408,014,171	435,501,699	423,510,069	484,673,355	569,315,866
Average Sale Price	241,571	251,281	252,520	256,430	252,421
Average Sale Price YTD	238,605	247,163	247,667	252,171	246,671
Median Sale Price	220,000	228,300	232,500	235,000	235,000
Median Sale Price YTD	216,000	225,475	229,400	235,000	230,000
Average Days on Market / YTD	66 / 72	62 / 67	60 / 62	50 / 51	47 / 52
Median Days on Market / YTD	50 / 54	51 / 50	46 / 47	38 / 38	32 / 34
<b>Duplex/Rowhouse</b>					
Listings / YTD	383 / 1,462	289 / 1,245	280 / 1,314	213 / 1,066	227 / 823
Sales / YTD	175 / 691	199 / 690	219 / 673	175 / 622	173 / 591
Sales to Listings Ratio / YTD	46% / 47%	69% / 55%	78% / 51%	82% / 58%	76% / 72%
Sales Volume	60,690,050	68,484,201	76,590,143	60,690,456	60,439,935
Sales Volume YTD	237,328,642	241,056,254	231,062,483	220,622,672	199,680,754
Average Sale Price	346,800	344,142	349,727	346,803	349,364
Average Sale Price YTD	343,457	349,357	343,332	354,699	337,869
Median Sale Price	331,500	330,284	334,000	335,000	330,000
Median Sale Price YTD	328,500	333,950	330,000	342,505	325,000
Average Days on Market / YTD	59 / 61	62 / 66	59 / 63	46 / 45	40 / 43
Median Days on Market / YTD	43 / 43	40 / 49	45 / 49	33 / 32	27 / 29
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	4,136 / 15,746	3,666 / 14,401	3,195 / 14,533	3,288 / 14,287	3,357 / 12,509
Sales / YTD	1,776 / 6,556	1,843 / 6,674	1,906 / 6,515	1,872 / 6,802	2,141 / 7,819
Sales to Listings Ratio / YTD	43% / 42%	50% / 46%	60% / 45%	57% / 48%	64% / 63%
Sales Volume	669,798,838	698,819,947	727,699,844	714,744,733	797,339,228
Sales Volume YTD	2,438,595,522	2,479,925,344	2,424,317,812	2,537,950,097	2,848,436,419
Average Sale Price	377,139	379,175	381,794	381,808	372,414
Average Sale Price YTD	371,964	371,580	372,113	373,118	364,297
Median Sale Price	355,000	360,000	360,500	360,000	353,000
Median Sale Price YTD	350,000	351,000	355,000	355,000	345,000
Average Days on Market / YTD	53 / 60	54 / 59	54 / 56	46 / 48	41 / 47
Median Days on Market / YTD	37 / 42	36 / 40	39 / 41	34 / 33	28 / 30

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

<sup>2</sup> Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

## May 2018

	2018	2017	2016	2015	2014
<b>Acres with Home</b>					
Listings / YTD	347 / 1,035	261 / 951	197 / 950	251 / 1,056	285 / 1,014
Sales / YTD	87 / 284	94 / 323	115 / 323	101 / 339	135 / 400
Sales to Listings Ratio / YTD	25% / 27%	36% / 34%	58% / 34%	40% / 32%	47% / 39%
Sales Volume	57,354,100	57,426,200	65,571,851	58,844,700	78,653,677
Sales Volume YTD	164,269,169	198,985,817	189,969,850	204,672,685	229,761,702
Average Sale Price	659,243	610,917	570,190	582,621	582,620
Average Sale Price YTD	578,413	616,055	588,142	603,754	574,404
Median Sale Price	610,000	569,950	547,500	533,000	562,500
Median Sale Price YTD	526,750	580,000	560,000	550,000	546,250
Average Days on Market / YTD	75 / 88	72 / 88	67 / 75	58 / 70	65 / 75
Median Days on Market / YTD	44 / 56	50 / 52	50 / 51	39 / 45	38 / 44
<b>Vacant Acreage and Recreational</b>					
Listings / YTD	99 / 327	83 / 254	77 / 290	62 / 327	125 / 438
Sales / YTD	17 / 75	25 / 94	28 / 85	22 / 80	28 / 81
Sales to Listings Ratio / YTD	17% / 23%	30% / 37%	36% / 29%	35% / 24%	22% / 18%
Sales Volume	4,670,750	4,754,850	7,628,000	5,328,250	6,682,600
Sales Volume YTD	24,264,936	23,555,725	21,884,350	31,897,877	18,695,820
Average Sale Price	274,750	190,194	272,429	242,193	238,664
Average Sale Price YTD	323,532	250,593	257,463	398,723	230,813
Median Sale Price	269,000	165,000	221,500	200,000	166,500
Median Sale Price YTD	269,000	204,875	195,000	266,000	205,000
Average Days on Market / YTD	207 / 185	75 / 152	236 / 192	121 / 147	157 / 188
Median Days on Market / YTD	99 / 136	42 / 101	103 / 134	99 / 85	94 / 111
<b>Recreational with Home</b>					
Listings / YTD	9 / 20	6 / 11	4 / 17	6 / 19	4 / 22
Sales / YTD	2 / 5	2 / 4	2 / 6	3 / 7	1 / 3
Sales to Listings Ratio / YTD	22% / 25%	33% / 36%	50% / 35%	50% / 37%	25% / 14%
Sales Volume	705,000	818,000	585,000	1,096,000	450,000
Sales Volume YTD	1,940,649	1,508,000	2,454,000	1,625,500	1,059,900
Average Sale Price	352,500	409,000	292,500	365,333	450,000
Average Sale Price YTD	388,130	377,000	409,000	232,214	353,300
Median Sale Price	352,500	409,000	292,500	410,000	450,000
Median Sale Price YTD	350,000	381,500	449,500	231,000	450,000
Average Days on Market / YTD	127 / 139	130 / 138	32 / 116	48 / 196	64 / 65
Median Days on Market / YTD	127 / 138	130 / 130	32 / 63	34 / 43	64 / 64
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	455 / 1,382	350 / 1,216	278 / 1,257	319 / 1,402	414 / 1,474
Sales / YTD	106 / 364	121 / 421	145 / 414	126 / 426	164 / 484
Sales to Listings Ratio / YTD	23% / 26%	35% / 35%	52% / 33%	39% / 30%	40% / 33%
Sales Volume	62,729,850	62,999,050	73,784,851	65,268,950	85,786,277
Sales Volume YTD	190,474,754	224,049,542	214,308,200	238,196,062	249,517,422
Average Sale Price	591,791	520,653	508,861	518,008	523,087
Average Sale Price YTD	523,282	532,184	517,653	559,146	515,532
Median Sale Price	550,000	525,000	510,000	500,000	517,950
Median Sale Price YTD	475,000	525,000	510,950	517,000	489,950
Average Days on Market / YTD	97 / 109	73 / 103	99 / 100	69 / 86	80 / 94
Median Days on Market / YTD	55 / 64	44 / 57	53 / 58	46 / 49	45 / 50

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

<sup>2</sup> 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 2018

	2018	2017	2016	2015	2014
<b>Land</b>					
Listings / YTD	10 / 58	14 / 71	11 / 48	17 / 67	6 / 44
Sales / YTD	3 / 8	4 / 10	4 / 13	3 / 7	1 / 6
Sales to Listings Ratio / YTD	30% / 14%	29% / 14%	36% / 27%	18% / 10%	17% / 14%
Sales Volume	1,408,845	2,534,700	2,845,000	4,227,500	940,000
Sales Volume YTD	5,708,845	7,084,700	8,247,000	5,047,500	15,535,000
Average Sale Price	469,615	633,675	711,250	1,409,167	940,000
Average Sale Price YTD	713,606	708,470	634,385	721,071	2,589,167
Median Sale Price	468,845	555,000	770,000	507,500	940,000
Median Sale Price YTD	471,923	712,500	577,000	320,000	795,000
Average Days on Market / YTD	463 / 316	191 / 190	96 / 202	230 / 168	98 / 245
Median Days on Market / YTD	284 / 179	176 / 138	65 / 174	131 / 96	98 / 243
<b>Investment</b>					
Listings / YTD	26 / 166	20 / 99	23 / 118	21 / 112	25 / 107
Sales / YTD	8 / 32	12 / 44	8 / 31	7 / 24	9 / 38
Sales to Listings Ratio / YTD	31% / 19%	60% / 44%	35% / 26%	33% / 21%	36% / 36%
Sales Volume	5,100,500	7,119,730	4,190,715	1,862,649	9,467,000
Sales Volume YTD	19,942,523	29,737,180	21,187,465	15,048,649	34,699,230
Average Sale Price	637,563	593,311	523,839	266,093	1,051,889
Average Sale Price YTD	623,204	675,845	683,467	627,027	913,138
Median Sale Price	390,000	455,000	396,188	287,649	990,000
Median Sale Price YTD	383,500	439,500	411,875	387,500	584,940
Average Days on Market / YTD	139 / 166	195 / 160	141 / 172	201 / 126	218 / 175
Median Days on Market / YTD	52 / 103	173 / 129	111 / 132	152 / 107	137 / 131
<b>Multi Family</b>					
Listings / YTD	11 / 40	3 / 23	8 / 29	3 / 28	11 / 28
Sales / YTD	0 / 8	1 / 9	1 / 6	1 / 6	4 / 12
Sales to Listings Ratio / YTD	0% / 20%	33% / 39%	13% / 21%	33% / 21%	36% / 43%
Sales Volume	0	1,475,000	545,000	3,600,000	8,138,800
Sales Volume YTD	8,090,600	9,040,000	7,755,000	10,648,000	18,594,800
Average Sale Price	0	1,475,000	545,000	3,600,000	2,034,700
Average Sale Price YTD	1,011,325	1,004,444	1,292,500	1,774,667	1,549,567
Median Sale Price	0	1,475,000	545,000	3,600,000	1,825,000
Median Sale Price YTD	706,000	828,500	1,024,000	1,462,500	1,390,000
Average Days on Market / YTD	0 / 92	187 / 91	57 / 159	97 / 183	77 / 125
Median Days on Market / YTD	0 / 49	187 / 70	57 / 61	97 / 98	22 / 98
<b>Hotel/Motel</b>					
Listings / YTD	0 / 3	0 / 1	0 / 0	0 / 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

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## May 2018

	2018	2017	2016	2015	2014
<b>Business</b>					
Listings / YTD	18 / 123	20 / 108	25 / 100	20 / 120	24 / 129
Sales / YTD	4 / 20	5 / 20	2 / 19	4 / 19	8 / 22
Sales to Listings Ratio / YTD	22% / 16%	25% / 19%	8% / 19%	20% / 16%	33% / 17%
Sales Volume	1,401,000	348,000	355,888	649,500	1,144,500
Sales Volume YTD	4,227,300	2,979,489	3,796,888	2,647,300	4,337,000
Average Sale Price	350,250	69,600	177,944	162,375	143,063
Average Sale Price YTD	211,365	148,974	199,836	139,332	197,136
Median Sale Price	172,000	75,000	177,944	186,000	110,000
Median Sale Price YTD	113,500	100,000	155,000	120,000	87,000
Average Days on Market / YTD	193 / 144	89 / 152	27 / 172	158 / 141	83 / 171
Median Days on Market / YTD	188 / 117	103 / 110	27 / 112	82 / 87	57 / 93
<b>Lease</b>					
Listings / YTD	25 / 108	24 / 121	21 / 131	13 / 85	18 / 83
Sales / YTD	6 / 43	9 / 32	5 / 31	4 / 22	6 / 30
Sales to Listings Ratio / YTD	24% / 40%	38% / 26%	24% / 24%	31% / 26%	33% / 36%
Sales Volume	991,989	659,712	1,284,922	173,400	1,095,319
Sales Volume YTD	4,941,029	3,640,621	4,550,939	2,793,143	3,096,394
Average Sale Price	165,332	73,301	256,984	43,350	182,553
Average Sale Price YTD	114,908	113,769	146,804	126,961	103,213
Median Sale Price	194,338	66,960	141,167	47,400	127,075
Median Sale Price YTD	78,840	66,480	69,600	78,036	62,979
Average Days on Market / YTD	134 / 162	207 / 180	301 / 144	40 / 66	96 / 129
Median Days on Market / YTD	56 / 116	67 / 99	238 / 77	39 / 57	100 / 108
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	0 / 0	4 / 67	34 / 161
Sales / YTD	0 / 0	0 / 1	0 / 5	3 / 20	14 / 61
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	75% / 30%	41% / 38%
Sales Volume	0	0	0	840,000	8,679,900
Sales Volume YTD	0	700,000	1,408,000	16,831,250	36,419,675
Average Sale Price	0	0	0	280,000	619,993
Average Sale Price YTD	0	700,000	281,600	841,563	597,044
Median Sale Price	0	0	0	235,000	515,500
Median Sale Price YTD	0	700,000	280,000	535,000	535,000
Average Days on Market / YTD	0 / 0	0 / 523	0 / 355	180 / 132	111 / 142
Median Days on Market / YTD	0 / 0	0 / 523	0 / 376	164 / 50	87 / 95
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	90 / 498	81 / 422	88 / 426	78 / 481	118 / 553
Sales / YTD	21 / 111	31 / 116	20 / 105	22 / 98	42 / 169
Sales to Listings Ratio / YTD	23% / 22%	38% / 27%	23% / 25%	28% / 20%	36% / 31%
Sales Volume	8,902,334	12,137,142	9,221,525	11,353,049	29,465,519
Sales Volume YTD	42,910,297	53,181,990	46,945,292	53,015,842	112,682,099
Average Sale Price	423,921	391,521	461,076	516,048	701,560
Average Sale Price YTD	386,579	458,465	447,098	540,978	666,758
Median Sale Price	310,500	260,000	373,278	221,250	420,000
Median Sale Price YTD	216,200	318,750	300,000	277,400	414,800
Average Days on Market / YTD	194 / 166	180 / 165	157 / 175	160 / 123	123 / 153
Median Days on Market / YTD	104 / 116	158 / 118	92 / 118	91 / 74	85 / 101

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<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## May 2018

Year	Month	CMA Residential <sup>2</sup>	CMA Rural <sup>3</sup>	CMA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
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	1,351	615	4,227	264
	August	5,380	1,405	598	4,053	252
	September	4,850	1,280	608	3,661	269
	October	4,506	1,113	578	3,429	258
	November	3,945	959	579	2,959	272
	December	3,124	792	508	2,325	232
2015	January	4,148	864	556	3,120	274
	February	5,039	1,010	589	3,784	290
	March	5,973	1,137	613	4,415	294
	April	6,787	1,265	611	4,989	300
	May	7,327	1,339	614	5,458	301
	June	7,199	1,373	601	5,443	309
	July	7,217	1,369	593	5,495	307
	August	7,249	1,340	598	5,510	284
	September	7,123	1,250	586	5,347	276
	October	6,664	1,096	566	4,974	274
	November	6,345	1,028	565	4,755	276
	December	5,574	871	545	4,146	277
2016	January	5,900	886	520	4,331	268
	February	6,740	968	540	4,917	285
	March	7,413	1,074	566	5,406	318
	April	7,914	1,178	556	5,736	300
	May	8,040	1,142	588	5,886	324
	June	8,070	1,207	597	5,945	333
	July	7,912	1,188	575	5,807	318
	August	7,795	1,203	592	5,744	329
	September	7,713	1,199	577	5,770	324
	October	7,145	1,062	555	5,365	315
	November	6,794	986	564	5,119	330
	December	5,725	849	552	4,260	325
2017	January	5,766	816	513	4,283	300
	February	6,265	853	531	4,638	304
	March	6,944	919	568	5,142	317
	April	7,656	1,058	576	5,651	308
	May	8,497	1,205	582	6,331	306
	June	8,881	1,258	583	6,643	324
	July	8,963	1,267	576	6,753	311
	August	8,924	1,285	585	6,749	324
	September	8,704	1,251	580	6,629	337
	October	8,055	1,119	567	6,099	329
	November	7,352	1,032	592	5,552	347
	December	6,225	885	568	4,686	328
2018	January	6,301	862	564	4,661	341
	February	6,787	918	608	5,023	370
	March	7,810	1,033	647	5,725	390
	April	8,707	1,131	667	6,382	405
	May	9,859	1,366	686	7,313	419

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

<sup>2</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

<sup>3</sup> 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.

<sup>4</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## May 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	42	47	38	158	171	149
	Average	436,368	402,881	420,829	434,581	431,957	393,538
	Median	369,000	375,500	357,500	379,000	389,000	355,000
<b>North Central</b>	Sales	158	162	177	613	594	615
	Average	385,428	382,236	389,298	379,653	386,374	388,129
	Median	375,000	373,500	379,500	370,000	370,000	379,500
<b>Northeast</b>	Sales	38	33	39	155	175	170
	Average	329,151	351,456	344,528	321,540	346,327	331,393
	Median	292,000	329,900	334,000	295,000	322,000	319,250
<b>Central</b>	Sales	28	30	36	100	120	115
	Average	308,462	291,323	328,758	328,600	278,351	308,146
	Median	275,063	281,500	299,000	296,500	261,250	287,500
<b>West</b>	Sales	77	89	94	293	341	288
	Average	586,989	517,322	501,784	540,903	513,648	521,973
	Median	447,500	430,000	424,500	437,500	436,000	427,750
<b>Southwest</b>	Sales	148	134	148	419	464	477
	Average	549,755	540,158	543,722	575,386	553,146	531,680
	Median	491,000	488,950	493,500	515,000	487,750	480,000
<b>Southeast</b>	Sales	151	160	146	562	568	555
	Average	413,710	405,281	403,742	400,457	398,594	395,109
	Median	385,000	385,000	384,250	373,157	375,000	375,000
<b>Anthony Henday</b>	Sales	145	151	160	529	522	560
	Average	498,505	514,343	513,595	506,005	507,185	500,586
	Median	446,000	465,000	465,250	453,000	461,000	460,000
<b>City of Edmonton Total</b>	Sales	787	806	838	2,829	2,955	2,929
	Average	459,575	449,292	452,183	451,182	446,818	441,333
	Median	410,000	415,000	415,000	402,000	406,500	406,500
<b>Condominiums</b>							
<b>Northwest</b>	Sales	13	9	13	45	42	76
	Average	257,461	202,906	224,154	247,313	254,399	209,087
	Median	255,500	215,000	204,000	250,000	231,750	178,750
<b>North Central</b>	Sales	69	53	56	234	237	211
	Average	210,481	210,383	213,555	204,719	213,286	220,976
	Median	191,000	191,500	217,500	193,250	202,750	217,000
<b>Northeast</b>	Sales	30	31	33	108	124	120
	Average	149,637	187,295	185,945	162,473	178,140	195,805
	Median	155,500	187,000	187,500	161,250	170,000	193,950
<b>Central</b>	Sales	67	63	68	258	280	259
	Average	282,332	291,932	282,765	277,991	286,652	288,293
	Median	270,000	290,000	265,000	257,000	282,000	275,000
<b>West</b>	Sales	27	49	28	144	152	153
	Average	266,244	231,474	221,873	216,200	221,746	214,484
	Median	204,000	205,000	212,000	195,000	204,500	207,500
<b>Southwest</b>	Sales	64	70	69	247	266	235
	Average	268,355	274,980	291,679	265,658	274,715	272,871
	Median	237,750	269,150	260,000	237,500	260,000	257,500
<b>Southeast</b>	Sales	54	62	48	217	203	212
	Average	216,008	239,004	231,211	219,361	235,699	241,051
	Median	227,500	238,250	226,500	215,000	225,000	221,250
<b>Anthony Henday</b>	Sales	66	53	77	230	230	250
	Average	260,645	279,451	277,877	258,172	260,184	266,300
	Median	245,000	258,500	255,000	245,500	239,435	250,450
<b>City of Edmonton Total</b>	Sales	390	390	392	1,483	1,534	1,516
	Average	242,323	249,729	252,730	237,379	246,450	247,559
	Median	220,000	224,250	231,250	215,000	225,000	228,000

n/a = insufficient data



## May 2018

	2018	2017	2016	2015	2014
<b>Edmonton City Monthly</b>					
Listings	3,253	2,817	2,466	2,547	2,620
Sales	1,329	1,364	1,420	1,386	1,613
Sales Volume	508,911,380	517,841,111	545,965,003	533,886,824	605,744,348
<b>Edmonton City Year to Date</b>					
Listings	12,178	11,174	11,161	11,073	9,742
Sales	4,953	5,145	5,044	5,167	5,980
Sales Volume	1,853,112,379	1,933,496,875	1,882,681,931	1,935,153,452	2,200,803,030
<b>Edmonton City Month End Active Inventory</b>					
Residential	7,313	6,331	5,886	5,458	4,239
Commercial	419	306	324	301	268
TOTAL	7,732	6,637	6,210	5,759	4,507
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	4,681	4,097	3,561	3,685	3,889
Sales	1,903	1,995	2,071	2,020	2,347
Sales Volume	741,431,022	773,956,139	810,706,220	791,366,732	912,591,024
<b>Edmonton CMA Year to Date</b>					
Listings	17,626	16,039	16,216	16,170	14,536
Sales	7,031	7,211	7,034	7,326	8,472
Sales Volume	2,671,980,573	2,757,156,876	2,685,571,304	2,829,162,001	3,210,635,940
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	9,859	8,497	8,040	7,327	5,668
Rural	1,366	1,205	1,142	1,339	1,378
Commercial	686	582	588	614	652
TOTAL	11,911	10,284	9,770	9,280	7,698
<hr/>					
<b>Total Board Monthly</b>					
Listings	5,901	5,147	4,477	4,591	5,074
Sales	2,289	2,371	2,502	2,436	2,886
Sales Volume	867,201,670	897,878,801	954,898,344	928,605,767	1,089,369,571
<b>Total Board Year to Date</b>					
Listings	21,782	19,948	20,108	20,288	18,630
Sales	8,347	8,614	8,389	8,806	10,310
Sales Volume	3,084,626,074	3,211,059,794	3,116,719,982	3,313,131,809	3,803,874,058

May 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Barrhead</b>	Sales	5	5	4	19	25	18
	Sales Volume	963,500	1,057,000	n/a	4,168,000	5,684,265	4,440,823
	Average Price	192,700	211,400	n/a	219,368	227,371	246,712
	Median Price	195,000	220,000	n/a	205,000	227,500	232,500
<b>Beaumont</b>	Sales	43	50	50	167	133	119
	Sales Volume	19,079,980	21,384,927	21,121,383	76,268,936	56,993,074	50,841,613
	Average Price	443,720	427,699	422,428	456,700	428,519	427,240
	Median Price	435,000	430,000	405,000	450,000	425,900	412,000
<b>Bonnyville</b>	Sales	8	5	10	33	27	28
	Sales Volume	2,370,000	941,000	3,189,100	8,680,733	7,403,100	8,777,000
	Average Price	296,250	188,200	318,910	263,053	274,189	313,464
	Median Price	305,000	178,000	345,250	281,000	291,500	336,500
<b>Cold Lake</b>	Sales	41	42	42	108	106	90
	Sales Volume	12,126,700	13,154,400	13,832,650	29,611,149	34,173,856	29,547,474
	Average Price	295,773	313,200	329,349	274,177	322,395	328,305
	Median Price	290,000	324,500	312,500	279,250	322,500	320,000
<b>Devon</b>	Sales	8	7	9	38	36	26
	Sales Volume	2,452,900	2,648,150	3,043,250	11,373,802	12,374,150	8,350,250
	Average Price	306,613	378,307	338,139	299,311	343,726	321,163
	Median Price	316,450	361,500	329,100	305,000	344,250	327,125
<b>Drayton Valley</b>	Sales	11	18	10	32	51	32
	Sales Volume	2,316,500	5,112,750	2,612,800	6,988,800	13,606,050	8,192,300
	Average Price	210,591	284,042	261,280	218,400	266,785	256,009
	Median Price	228,000	326,250	271,750	230,000	269,900	275,250
<b>Fort Saskatchewan</b>	SFD Sales	29	39	44	117	118	131
	SFD Average Price	417,014	438,672	412,168	414,435	424,102	428,016
	SFD Median Price	395,000	417,000	420,000	403,500	402,250	422,000
	Condo Sales	3	3	8	16	25	30
	Condo Average Price	n/a	n/a	245,278	218,900	256,496	246,217
	Condo Median Price	n/a	n/a	260,950	211,000	230,000	240,500
Total Sales Volume	16,137,600	23,643,751	24,578,950	66,081,896	73,273,234	78,754,921	
<b>Gibbons</b>	Sales	10	9	3	18	32	10
	Sales Volume	2,928,000	3,147,000	n/a	5,146,000	10,059,000	2,612,400
	Average Price	292,800	349,667	n/a	285,889	314,344	261,240
	Median Price	304,000	345,000	n/a	285,250	290,250	242,500
<b>Leduc</b>	SFD Sales	45	38	30	158	138	133
	SFD Average Price	356,119	380,371	369,195	359,597	378,469	381,391
	SFD Median Price	342,500	372,000	349,950	346,500	371,650	365,000
	Condo Sales	8	7	5	29	20	12
	Condo Average Price	217,222	225,771	230,300	220,902	231,897	237,000
	Condo Median Price	199,950	224,000	219,000	195,000	222,000	222,000
	Total Sales Volume	20,324,302	18,637,197	15,896,576	74,434,676	65,727,647	66,275,586

n/a = insufficient data

<sup>1</sup> 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 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Morinville</b>						
Sales	28	25	27	98	89	74
Sales Volume	9,759,775	8,053,000	8,843,700	32,259,568	28,807,150	25,102,950
Average Price	348,563	322,120	327,544	329,179	323,676	339,229
Median Price	371,000	326,000	330,000	348,500	326,000	351,250
<b>Sherwood Park</b>						
SFD Sales	94	84	119	310	322	347
SFD Average Price	449,079	468,706	461,787	451,878	457,048	457,440
SFD Median Price	433,450	452,000	436,500	428,250	435,250	425,000
Condo Sales	25	25	25	93	87	99
Condo Average Price	306,160	307,699	317,676	288,979	303,017	310,672
Condo Median Price	306,000	302,500	305,500	284,900	297,000	305,000
Total Sales Volume	55,207,111	51,282,255	66,940,701	181,571,412	186,407,127	205,563,410
<b>Spruce Grove</b>						
SFD Sales	37	54	59	163	180	192
SFD Average Price	391,569	409,153	410,647	391,542	392,717	403,532
SFD Median Price	390,000	385,000	395,000	382,000	382,250	397,500
Condo Sales	8	4	7	31	29	16
Condo Average Price	215,044	n/a	266,486	210,460	232,104	249,866
Condo Median Price	203,500	n/a	250,000	200,000	218,000	240,000
Total Sales Volume	19,253,500	26,852,400	31,760,072	87,838,915	93,266,408	99,914,999
<b>St. Albert</b>						
SFD Sales	106	102	116	335	295	330
SFD Average Price	456,058	479,333	460,983	479,233	468,521	465,655
SFD Median Price	424,500	450,000	438,500	445,000	435,000	431,950
Condo Sales	34	27	22	110	104	91
Condo Average Price	254,490	271,111	267,561	279,361	274,666	262,809
Condo Median Price	231,000	260,500	271,750	252,000	260,750	235,000
Total Sales Volume	60,108,751	59,186,867	60,480,350	197,973,726	174,743,883	180,788,673
<b>St. Paul</b>						
Sales	16	8	16	44	43	44
Sales Volume	4,578,400	2,233,500	3,325,500	11,351,100	11,567,900	10,222,500
Average Price	286,150	279,188	207,844	257,980	269,021	232,330
Median Price	298,750	299,000	184,000	270,500	275,000	220,000
<b>Stony Plain</b>						
Sales	32	50	38	123	147	119
Sales Volume	10,465,565	17,886,126	12,311,498	40,453,896	48,875,927	37,116,132
Average Price	327,049	357,723	323,987	328,893	332,489	311,900
Median Price	332,000	363,500	332,000	326,000	330,000	325,000
<b>Vegreville</b>						
Sales	5	7	9	21	28	30
Sales Volume	1,277,000	1,589,900	1,957,000	4,525,000	5,947,900	5,712,875
Average Price	255,400	227,129	217,444	215,476	212,425	190,429
Median Price	255,000	210,000	205,000	217,000	225,000	196,000
<b>Westlock</b>						
Sales	3	8	5	26	31	32
Sales Volume	n/a	1,903,500	797,500	5,468,200	6,370,750	6,003,685
Average Price	n/a	237,938	159,500	210,315	205,508	187,615
Median Price	n/a	242,500	138,000	202,500	237,500	176,000
<b>Wetaskiwin</b>						
Sales	12	12	28	57	68	84
Sales Volume	2,922,500	3,234,250	6,098,000	12,598,925	15,921,450	18,222,302
Average Price	243,542	269,521	217,786	221,034	234,139	216,932
Median Price	234,750	264,750	235,000	218,000	235,625	230,000

n/a = insufficient data

<sup>1</sup> 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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	5	2	0	14	11	8
	Sales Volume	1,056,400	n/a	n/a	3,003,800	3,106,976	885,900
<b>Bonnyville M.D.</b>	Sales	8	13	6	34	43	14
	Sales Volume	3,284,448	6,105,500	2,738,000	12,355,348	17,440,990	6,819,500
<b>Lac la Biche County</b>	Sales	2	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	17	21	24	60	69	69
	Sales Volume	10,009,000	9,615,300	9,942,000	29,175,988	33,163,500	31,564,800
<b>Parkland County</b>	Sales	48	48	55	144	177	169
	Sales Volume	24,407,650	24,209,250	25,301,200	67,450,766	87,376,399	78,339,999
<b>Smoky Lake County</b>	Sales	1	2	1	7	4	5
	Sales Volume	n/a	n/a	n/a	1,224,900	n/a	2,132,000
<b>St. Paul County</b>	Sales	14	7	10	34	31	26
	Sales Volume	2,820,750	1,132,500	2,456,000	6,100,150	5,923,700	6,191,500
<b>Strathcona County</b>	Sales	28	31	47	113	107	116
	Sales Volume	19,455,800	17,750,800	29,014,451	66,370,700	64,333,643	73,010,851
<b>Sturgeon County</b>	Sales	13	21	19	47	68	60
	Sales Volume	8,857,400	11,423,700	9,527,200	27,477,300	39,176,000	31,392,550
<b>Thorhild County</b>	Sales	7	3	2	12	16	9
	Sales Volume	1,369,400	n/a	n/a	2,598,400	4,397,500	2,732,500
<b>Two Hills County</b>	Sales	4	0	0	8	8	6
	Sales Volume	n/a	n/a	n/a	2,324,900	2,917,000	1,952,500
<b>Vermilion River County</b>	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

<sup>1</sup> 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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	0	2	6	1
	Sales Volume	n/a	n/a	n/a	n/a	2,568,660	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	1	2	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	2	1	1	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,357,950
<b>Smoky Lake County</b>	Sales	0	0	0	1	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	0	3	1	2	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,967,000
<b>Strathcona County</b>	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	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

<sup>1</sup> 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.