

Media Release

Residential Sales, Listings and Year-to-Date Inventory Increase from April 2019

Edmonton, June 4, 2019: Residential sales, new listings and year-to-date inventory have all experienced a month-over-month increase from April 2019. Total residential sales are up 17.64% from last month, and sales have also seen a year-over-year increase of 4.04% from May 2018. Sales of single-family homes have increased month over month by 16.37% and 2.64% year over year. Condo sales have increased by 15.69% since last month but have decreased by 0.42% since May of 2018. Duplex/rowhouse sales have increased by 16.22% month to month and 14.36% year over year. All residential listings have increased 7.22% from last month but have decreased by 12.17% from May of 2018.

“Month over month increases are typical at this time of year, when more people are looking to sell and buy homes,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “This year is no different, but we’ve experienced an increase in overall residential sales from May of last year.”

The average price of all residential homes has seen a month-over-month increase but has decreased since May of 2018. Since April, the average price of a single-family home rose from \$427,657 to \$431,484 (an increase of 0.89%). The average price of condo units rose from \$228,933 to \$237,802 (an increase of 3.87%), and the average unit price of duplex/rowhouses rose from \$330,795 to \$334,704 (an increase of 1.18%). The average sales price of all residential listings rose from \$365,129 to \$368,514 (an increase of 0.93%) since April, but that price has decreased by 2.99% (from \$379,864 to \$368,514) since May of 2018.

Average days on market for all residential listings remains unchanged from last month at 60 days; however, that number has risen from 52 days in May of 2018. The average days on market for single-family homes has decreased from 55 to 53 days since last month but has experienced a year-over-year increase from 45 days in May of 2018. Month over month, the average number of days on market for condo units has decreased from 71 to 69 days, but that number has increased from 65 days in May of last year. Days on market for duplex/rowhouse units increased month over month from 67 to 69 days and year over year from 57 days in May of 2018.

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MLS® System Activity 2019 (for all-residential sales in Edmonton CMA ¹)	May 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$431,484	0.89%	-2.62%
SFD median ⁴ selling price – month	\$397,250	0.70%	-1.97%
Condominium average selling price	\$237,802	3.87%	-3.00%
Condominium median selling price	\$224,125	4.98%	-0.39%
All-residential ⁵ average selling price	\$368,514	0.93%	-2.99%
All-residential median selling price	\$349,900	-0.03%	-2.81%
# residential listings this month	3,788	7.22%	-12.17%
# residential sales this month	1,981	17.64%	4.04%
# residential inventory at month end	9,541	6.06%	-7.28%
# Total ⁶ MLS® System sales this month	2,400	18.75%	5.26%
\$ Value Total residential sales this month	\$ 766,010,538	18.88%	1.08%
\$ Value of total MLS® System sales – month	\$ 873,189,345	18.92%	1.00%
\$ Value of total MLS® System sales - YTD	\$ 2,857,139,547	43.82%	-7.20%

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, www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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5 Year Residential Activity
Edmonton CMA¹
May 2019

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	2,281 / 9,029	2,526 / 9,479	2,137 / 8,319	1,932 / 8,785	2,083 / 9,082
Sales / YTD	1,244 / 4,100	1,212 / 4,337	1,250 / 4,405	1,322 / 4,381	1,239 / 4,510
Sales to New Listings Ratio / YTD	55% / 45%	48% / 46%	58% / 53%	68% / 50%	59% / 50%
Sales Volume	536,765,842	537,022,016	553,118,378	583,963,136	558,596,775
Sales Volume YTD	1,744,591,439	1,903,840,911	1,925,212,863	1,907,913,469	1,988,541,874
Average Sale Price	431,484	443,087	442,495	441,727	450,845
Average Sale Price YTD	425,510	438,976	437,052	435,497	440,918
Median Sale Price	397,250	405,250	415,000	414,000	420,000
Median Sale Price YTD	393,500	400,000	403,500	406,500	412,500
Average Days on Market / YTD	53 / 60	45 / 52	47 / 51	50 / 51	43 / 44
Median Days on Market / YTD	36 / 42	29 / 35	30 / 32	36 / 37	32 / 29
Condominium					
New Listings / YTD	1,014 / 4,284	1,289 / 5,242	1,338 / 5,196	1,082 / 4,843	1,082 / 4,647
Sales / YTD	472 / 1,656	474 / 1,799	470 / 1,849	474 / 1,808	553 / 2,034
Sales to New Listings Ratio / YTD	47% / 39%	37% / 34%	35% / 36%	44% / 37%	51% / 44%
Sales Volume	112,242,686	116,199,037	119,512,573	121,350,417	144,273,597
Sales Volume YTD	374,606,797	433,921,822	461,864,180	454,041,593	520,517,655
Average Sale Price	237,802	245,146	254,282	256,014	260,893
Average Sale Price YTD	226,212	241,202	249,791	251,129	255,908
Median Sale Price	224,125	225,000	235,250	236,432	240,500
Median Sale Price YTD	213,000	220,000	230,000	232,950	238,750
Average Days on Market / YTD	69 / 75	65 / 72	61 / 67	59 / 61	50 / 50
Median Days on Market / YTD	48 / 55	50 / 54	51 / 49	45 / 46	37 / 37
Duplex/Rowhouse					
New Listings / YTD	388 / 1,536	379 / 1,509	305 / 1,297	292 / 1,379	222 / 1,101
Sales / YTD	215 / 749	188 / 726	211 / 725	229 / 717	181 / 642
Sales to New Listings Ratio / YTD	55% / 49%	50% / 48%	69% / 56%	78% / 52%	82% / 58%
Sales Volume	71,961,342	65,511,750	72,702,701	80,219,843	63,015,956
Sales Volume YTD	247,179,012	249,859,942	253,539,546	246,238,711	228,162,622
Average Sale Price	334,704	348,467	344,563	350,305	348,154
Average Sale Price YTD	330,012	344,160	349,710	343,429	355,393
Median Sale Price	323,000	334,250	333,000	335,000	336,000
Median Sale Price YTD	321,000	330,000	334,900	333,300	343,200
Average Days on Market / YTD	69 / 72	57 / 60	60 / 65	58 / 61	45 / 45
Median Days on Market / YTD	50 / 51	42 / 43	37 / 48	45 / 48	32 / 31
Total Residential²					
New Listings / YTD	3,788 / 15,330	4,313 / 16,728	3,894 / 15,205	3,390 / 15,446	3,464 / 15,195
Sales / YTD	1,981 / 6,633	1,904 / 6,989	1,964 / 7,122	2,063 / 7,011	2,009 / 7,324
Sales to New Listings Ratio / YTD	52% / 43%	44% / 42%	50% / 47%	61% / 45%	58% / 48%
Sales Volume	730,026,448	723,261,893	750,102,202	794,667,545	772,080,103
Sales Volume YTD	2,386,933,935	2,615,946,460	2,666,332,471	2,629,656,222	2,760,414,825
Average Sale Price	368,514	379,864	381,926	385,200	384,311
Average Sale Price YTD	359,857	374,295	374,380	375,076	376,900
Median Sale Price	349,900	360,000	364,000	366,500	365,425
Median Sale Price YTD	345,000	352,000	355,000	358,000	360,000
Average Days on Market / YTD	60 / 66	52 / 59	53 / 58	53 / 55	45 / 47
Median Days on Market / YTD	40 / 46	36 / 41	36 / 39	39 / 41	33 / 32

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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

**5 Year Rural Activity
Edmonton CMA¹
May 2019**

	2019	2018	2017	2016	2015
Acreeage with Home					
New Listings / YTD	261 / 1,044	349 / 1,056	261 / 951	197 / 950	251 / 1,056
Sales / YTD	82 / 276	87 / 283	94 / 323	115 / 323	101 / 339
Sales to New Listings Ratio / YTD	31% / 26%	25% / 27%	36% / 34%	58% / 34%	40% / 32%
Sales Volume	46,365,644	57,354,100	57,426,200	65,571,851	58,844,700
Sales Volume YTD	162,962,753	163,849,169	198,985,817	189,969,850	204,672,685
Average Sale Price	565,435	659,243	610,917	570,190	582,621
Average Sale Price YTD	590,445	578,972	616,055	588,142	603,754
Median Sale Price	522,000	610,000	569,950	547,500	533,000
Median Sale Price YTD	519,000	527,500	580,000	560,000	550,000
Average Days on Market / YTD	78 / 88	75 / 88	72 / 88	67 / 75	58 / 70
Median Days on Market / YTD	47 / 55	44 / 56	50 / 52	50 / 51	39 / 45
Vacant Acreeage and Recreational					
New Listings / YTD	74 / 285	99 / 329	83 / 254	77 / 290	62 / 327
Sales / YTD	20 / 60	17 / 75	25 / 94	28 / 85	22 / 80
Sales to New Listings Ratio / YTD	27% / 21%	17% / 23%	30% / 37%	36% / 29%	35% / 24%
Sales Volume	6,325,450	4,670,750	4,754,850	7,628,000	5,328,250
Sales Volume YTD	18,555,350	24,264,936	23,555,725	21,884,350	31,897,877
Average Sale Price	316,273	274,750	190,194	272,429	242,193
Average Sale Price YTD	309,256	323,532	250,593	257,463	398,723
Median Sale Price	169,000	269,000	165,000	221,500	200,000
Median Sale Price YTD	220,000	269,000	204,875	195,000	266,000
Average Days on Market / YTD	179 / 187	207 / 185	75 / 152	236 / 192	121 / 147
Median Days on Market / YTD	55 / 111	99 / 136	42 / 101	103 / 134	99 / 85
Recreational with Home					
New Listings / YTD	7 / 16	6 / 14	6 / 11	4 / 17	6 / 19
Sales / YTD	1 / 3	2 / 5	2 / 4	2 / 6	3 / 7
Sales to New Listings Ratio / YTD	14% / 19%	33% / 36%	33% / 36%	50% / 35%	50% / 37%
Sales Volume	515,000	705,000	818,000	585,000	1,096,000
Sales Volume YTD	928,000	1,940,649	1,508,000	2,454,000	1,625,500
Average Sale Price	515,000	352,500	409,000	292,500	365,333
Average Sale Price YTD	309,333	388,130	377,000	409,000	232,214
Median Sale Price	515,000	352,500	409,000	292,500	410,000
Median Sale Price YTD	254,000	350,000	381,500	449,500	231,000
Average Days on Market / YTD	1 / 74	127 / 139	130 / 138	32 / 116	48 / 196
Median Days on Market / YTD	1 / 5	127 / 138	130 / 130	32 / 63	34 / 43
Total Rural²					
New Listings / YTD	342 / 1,345	454 / 1,399	350 / 1,216	278 / 1,257	319 / 1,402
Sales / YTD	103 / 339	106 / 363	121 / 421	145 / 414	126 / 426
Sales to New Listings Ratio / YTD	30% / 25%	23% / 26%	35% / 35%	52% / 33%	39% / 30%
Sales Volume	53,206,094	62,729,850	62,999,050	73,784,851	65,268,950
Sales Volume YTD	182,446,103	190,054,754	224,049,542	214,308,200	238,196,062
Average Sale Price	516,564	591,791	520,653	508,861	518,008
Average Sale Price YTD	538,189	523,567	532,184	517,653	559,146
Median Sale Price	480,000	550,000	525,000	510,000	500,000
Median Sale Price YTD	485,000	475,000	525,000	510,950	517,000
Average Days on Market / YTD	97 / 105	97 / 108	73 / 103	99 / 100	69 / 86
Median Days on Market / YTD	46 / 61	55 / 64	44 / 57	53 / 58	46 / 49

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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.

5 Year Commercial Activity (Part 1)

Edmonton CMA¹

May 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	26 / 101	10 / 59	14 / 72	11 / 48	17 / 67
Sales / YTD	5 / 16	3 / 8	4 / 10	4 / 13	3 / 7
Sales to New Listings Ratio / YTD	19% / 16%	30% / 14%	29% / 14%	36% / 27%	18% / 10%
Sales Volume	4,717,000	1,408,845	2,534,700	2,845,000	4,227,500
Sales Volume YTD	12,158,299	5,708,845	7,084,700	8,247,000	5,047,500
Average Sale Price	943,400	469,615	633,675	711,250	1,409,167
Average Sale Price YTD	759,894	713,606	708,470	634,385	721,071
Median Sale Price	465,000	468,845	555,000	770,000	507,500
Median Sale Price YTD	544,642	471,923	712,500	577,000	320,000
Average Days on Market / YTD	254 / 313	463 / 316	191 / 190	96 / 202	230 / 168
Median Days on Market / YTD	196 / 170	284 / 179	176 / 138	65 / 174	131 / 96
Investment					
New Listings / YTD	33 / 121	27 / 172	20 / 101	25 / 124	21 / 115
Sales / YTD	8 / 28	8 / 34	12 / 45	8 / 31	7 / 25
Sales to New Listings Ratio / YTD	24% / 23%	30% / 20%	60% / 45%	32% / 25%	33% / 22%
Sales Volume	6,106,000	5,100,500	7,119,730	4,190,715	1,862,649
Sales Volume YTD	21,018,050	20,872,523	30,041,930	21,187,465	15,718,649
Average Sale Price	763,250	637,563	593,311	523,839	266,093
Average Sale Price YTD	750,645	613,898	667,598	683,467	628,746
Median Sale Price	367,500	390,000	455,000	396,188	287,649
Median Sale Price YTD	622,500	383,500	439,000	411,875	400,000
Average Days on Market / YTD	192 / 193	139 / 161	195 / 157	141 / 172	201 / 123
Median Days on Market / YTD	102 / 118	52 / 90	173 / 127	111 / 132	152 / 106
Multi Family					
New Listings / YTD	13 / 48	11 / 41	3 / 23	8 / 29	3 / 28
Sales / YTD	2 / 9	0 / 8	1 / 9	1 / 6	1 / 6
Sales to New Listings Ratio / YTD	15% / 19%	0% / 20%	33% / 39%	13% / 21%	33% / 21%
Sales Volume	3,744,000	0	1,475,000	545,000	3,600,000
Sales Volume YTD	9,019,000	8,090,600	9,040,000	7,755,000	10,648,000
Average Sale Price	1,872,000	0	1,475,000	545,000	3,600,000
Average Sale Price YTD	1,002,111	1,011,325	1,004,444	1,292,500	1,774,667
Median Sale Price	1,872,000	0	1,475,000	545,000	3,600,000
Median Sale Price YTD	690,000	706,000	828,500	1,024,000	1,462,500
Average Days on Market / YTD	193 / 169	0 / 92	187 / 91	57 / 159	97 / 183
Median Days on Market / YTD	193 / 89	0 / 49	187 / 70	57 / 61	97 / 98
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 3	0 / 1	0 / 0	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New 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 Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

May 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	37 / 167	18 / 126	22 / 114	26 / 106	20 / 122
Sales / YTD	4 / 20	4 / 21	5 / 20	2 / 20	4 / 19
Sales to New Listings Ratio / YTD	11% / 12%	22% / 17%	23% / 18%	8% / 19%	20% / 16%
Sales Volume	1,090,000	1,401,000	348,000	355,888	649,500
Sales Volume YTD	5,482,150	4,692,300	2,979,489	3,838,888	2,647,300
Average Sale Price	272,500	350,250	69,600	177,944	162,375
Average Sale Price YTD	274,108	223,443	148,974	191,944	139,332
Median Sale Price	232,500	172,000	75,000	177,944	186,000
Median Sale Price YTD	137,000	115,000	100,000	155,000	120,000
Average Days on Market / YTD	96 / 214	193 / 141	89 / 152	27 / 182	158 / 141
Median Days on Market / YTD	77 / 171	188 / 104	103 / 110	27 / 140	82 / 87
Lease					
New Listings / YTD	35 / 138	26 / 118	27 / 131	22 / 135	13 / 94
Sales / YTD	8 / 39	6 / 43	9 / 33	5 / 32	4 / 26
Sales to New Listings Ratio / YTD	23% / 28%	23% / 36%	33% / 25%	23% / 24%	31% / 28%
Sales Volume	786,874	991,989	659,712	1,284,922	173,400
Sales Volume YTD	3,280,940	4,941,029	4,532,621	4,718,939	3,154,412
Average Sale Price	98,359	165,332	73,301	256,984	43,350
Average Sale Price YTD	84,127	114,908	137,352	147,467	121,324
Median Sale Price	87,750	194,338	66,960	141,167	47,400
Median Sale Price YTD	63,044	78,840	66,960	69,900	88,840
Average Days on Market / YTD	196 / 157	134 / 162	207 / 182	301 / 142	40 / 74
Median Days on Market / YTD	157 / 101	56 / 116	67 / 106	238 / 76	39 / 61
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	4 / 67
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 5	3 / 20
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	75% / 30%
Sales Volume	0	0	0	0	840,000
Sales Volume YTD	0	0	700,000	1,408,000	16,831,250
Average Sale Price	0	0	0	0	280,000
Average Sale Price YTD	0	0	700,000	281,600	841,563
Median Sale Price	0	0	0	0	235,000
Median Sale Price YTD	0	0	700,000	280,000	535,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 355	180 / 132
Median Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 376	164 / 50
Total Commercial²					
New Listings / YTD	145 / 578	92 / 519	86 / 441	92 / 442	78 / 495
Sales / YTD	27 / 112	21 / 114	31 / 118	20 / 107	22 / 103
Sales to New Listings Ratio / YTD	19% / 19%	23% / 22%	36% / 27%	22% / 24%	28% / 21%
Sales Volume	16,443,874	8,902,334	12,137,142	9,221,525	11,353,049
Sales Volume YTD	50,958,439	44,305,297	54,378,740	47,155,292	54,047,111
Average Sale Price	609,032	423,921	391,521	461,076	516,048
Average Sale Price YTD	454,986	388,643	460,837	440,704	524,729
Median Sale Price	265,000	310,500	260,000	373,278	221,250
Median Sale Price YTD	246,000	219,000	318,750	290,000	267,000
Average Days on Market / YTD	190 / 199	194 / 164	180 / 164	157 / 176	160 / 122
Median Days on Market / YTD	112 / 124	104 / 107	158 / 118	92 / 118	91 / 76

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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

End of Month Active Inventory (Sales Activity)

Edmonton CMA¹ and City of Edmonton

May 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2015	January	4,310 (751)	864 (50)	581 (12)	3,120 (524)	275 (6)
	February	5,278 (1,071)	1,010 (56)	615 (18)	3,786 (771)	291 (5)
	March	6,277 (1,667)	1,138 (85)	640 (26)	4,416 (1,180)	296 (12)
	April	7,138 (1,826)	1,266 (109)	638 (25)	4,991 (1,270)	303 (13)
	May	7,677 (2,009)	1,340 (126)	640 (22)	5,460 (1,378)	304 (8)
	June	7,548 (2,373)	1,374 (135)	618 (35)	5,445 (1,672)	311 (16)
	July	7,592 (2,068)	1,370 (162)	621 (27)	5,496 (1,483)	309 (11)
	August	7,578 (1,701)	1,341 (113)	626 (27)	5,508 (1,207)	287 (13)
	September	7,446 (1,653)	1,250 (101)	611 (25)	5,345 (1,212)	277 (15)
	October	6,980 (1,367)	1,097 (91)	597 (18)	4,975 (999)	276 (6)
	November	6,337 (1,263)	953 (89)	575 (20)	4,550 (915)	273 (10)
	December	5,320 (831)	806 (50)	502 (12)	3,787 (609)	236 (7)
2016	January	6,008 (703)	872 (32)	530 (10)	4,223 (532)	263 (6)
	February	6,999 (983)	954 (51)	553 (21)	4,888 (728)	284 (14)
	March	7,676 (1,549)	1,062 (75)	557 (28)	5,319 (1,090)	304 (10)
	April	8,209 (1,713)	1,160 (111)	566 (28)	5,650 (1,228)	295 (15)
	May	8,331 (2,063)	1,125 (145)	591 (20)	5,821 (1,411)	318 (9)
	June	8,189 (2,032)	1,155 (152)	591 (21)	5,761 (1,420)	322 (12)
	July	8,155 (1,730)	1,173 (109)	580 (25)	5,732 (1,218)	314 (17)
	August	7,868 (1,700)	1,164 (112)	578 (27)	5,568 (1,198)	312 (17)
	September	7,741 (1,534)	1,137 (82)	569 (23)	5,574 (1,091)	313 (12)
	October	7,210 (1,462)	1,002 (97)	555 (24)	5,187 (1,065)	309 (12)
	November	6,742 (1,120)	936 (64)	553 (21)	4,899 (793)	317 (12)
	December	5,468 (810)	794 (49)	494 (16)	3,919 (615)	284 (11)
2017	January	5,824 (837)	784 (54)	521 (15)	4,169 (600)	294 (9)
	February	6,374 (1,185)	843 (50)	535 (22)	4,533 (867)	296 (19)
	March	7,120 (1,558)	905 (115)	565 (28)	5,046 (1,123)	306 (17)
	April	7,951 (1,578)	1,049 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,188 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,019 (1,994)	1,218 (137)	580 (24)	6,436 (1,416)	307 (10)
	July	9,184 (1,740)	1,250 (122)	575 (23)	6,605 (1,223)	304 (19)
	August	9,045 (1,636)	1,250 (113)	592 (10)	6,537 (1,153)	319 (7)
	September	8,744 (1,419)	1,196 (87)	573 (24)	6,366 (1,000)	320 (12)
	October	8,076 (1,420)	1,053 (95)	575 (19)	5,839 (1,033)	322 (11)
	November	7,361 (1,247)	962 (56)	601 (17)	5,321 (936)	341 (10)
	December	6,050 (962)	820 (51)	551 (17)	4,336 (697)	311 (14)
2018	January	6,488 (940)	849 (50)	574 (18)	4,598 (670)	334 (10)
	February	7,109 (1,108)	916 (50)	633 (22)	5,033 (770)	366 (16)
	March	8,344 (1,380)	1,045 (66)	672 (27)	5,846 (988)	386 (20)
	April	9,178 (1,657)	1,124 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,290 (1,904)	1,369 (106)	715 (21)	7,293 (1,310)	422 (14)
	June	10,675 (1,801)	1,506 (120)	727 (19)	7,682 (1,255)	435 (8)
	July	10,521 (1,723)	1,528 (121)	721 (28)	7,603 (1,217)	432 (20)
	August	10,043 (1,678)	1,452 (124)	707 (27)	7,292 (1,152)	419 (21)
	September	9,431 (1,312)	1,306 (84)	682 (29)	6,824 (922)	406 (18)
	October	8,736 (1,234)	1,189 (89)	677 (33)	6,310 (853)	397 (23)
	November	8,085 (1,105)	1,054 (70)	686 (14)	5,827 (796)	403 (8)
	December	6,701 (769)	887 (35)	598 (24)	4,774 (566)	341 (15)
2019	January	7,086 (795)	909 (41)	654 (22)	5,012 (575)	378 (16)
	February	7,432 (977)	949 (44)	683 (18)	5,243 (711)	389 (10)
	March	8,293 (1,198)	1,080 (70)	728 (16)	5,813 (850)	420 (11)
	April	8,996 (1,682)	1,233 (81)	729 (29)	6,367 (1,151)	432 (19)
	May	9,541 (1,981)	1,343 (103)	787 (27)	6,842 (1,363)	460 (17)

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	58	42	47	159	158	171
	Average	426,422	436,368	402,881	423,211	434,581	431,957
	Median	375,250	369,000	375,500	380,000	379,000	389,000
North Central	Sales	165	158	162	580	613	594
	Average	369,052	386,763	382,236	361,245	379,997	386,374
	Median	365,000	376,000	373,500	355,400	372,000	370,000
Northeast	Sales	47	38	33	159	154	175
	Average	303,000	329,151	351,456	328,566	322,502	346,327
	Median	295,000	292,000	329,900	309,000	295,500	322,000
Central	Sales	24	28	30	104	99	120
	Average	276,808	308,462	291,323	245,222	324,677	278,351
	Median	257,500	275,063	281,500	226,000	295,000	261,250
West	Sales	71	77	89	255	293	340
	Average	511,390	586,989	517,322	502,392	540,903	514,365
	Median	440,000	447,500	430,000	419,000	437,500	437,000
Southwest	Sales	117	145	134	384	416	464
	Average	593,680	552,302	540,158	577,011	576,458	553,146
	Median	505,000	495,000	488,950	486,375	515,000	487,750
Southeast	Sales	144	151	160	496	562	568
	Average	398,683	413,691	405,281	396,984	400,451	398,594
	Median	381,000	385,000	385,000	375,000	373,157	375,000
Anthony Henday	Sales	182	145	151	593	531	522
	Average	481,150	498,505	514,343	472,146	505,554	507,185
	Median	446,500	446,000	465,000	435,000	453,000	461,000
City of Edmonton Total	Sales	808	784	806	2,730	2,826	2,954
	Average	442,153	459,966	449,292	432,647	451,240	446,878
	Median	399,950	410,500	415,000	393,500	402,250	406,750
Condominiums							
Northwest	Sales	20	13	9	48	45	42
	Average	286,125	257,461	202,906	257,136	247,313	254,399
	Median	258,500	255,500	215,000	237,250	250,000	231,750
North Central	Sales	64	68	53	231	232	237
	Average	197,988	211,194	210,383	196,381	204,930	213,286
	Median	194,000	192,250	191,500	188,000	193,250	202,750
Northeast	Sales	34	30	31	109	108	124
	Average	155,071	149,637	187,295	152,226	162,473	178,140
	Median	152,500	155,500	187,000	155,000	161,250	170,000
Central	Sales	57	67	63	214	258	280
	Average	283,387	282,332	291,932	257,324	277,991	286,652
	Median	245,000	270,000	290,000	238,500	257,000	282,000
West	Sales	36	27	49	129	144	152
	Average	195,043	266,244	231,474	186,663	216,200	221,746
	Median	181,875	204,000	205,000	181,000	195,000	204,500
Southwest	Sales	73	64	70	228	246	266
	Average	240,072	268,355	274,980	251,473	265,572	274,715
	Median	240,000	237,750	269,150	235,000	237,375	260,000
Southeast	Sales	56	54	62	190	217	203
	Average	222,799	216,008	239,004	203,742	219,361	235,699
	Median	191,000	227,500	238,250	194,500	215,000	225,000
Anthony Henday	Sales	57	66	53	213	230	230
	Average	264,541	260,645	279,451	236,302	258,172	260,184
	Median	252,500	245,000	258,500	229,000	245,500	239,435
City of Edmonton Total	Sales	397	389	390	1,362	1,480	1,534
	Average	231,541	242,529	249,729	220,136	237,423	246,450
	Median	215,000	220,000	224,250	204,500	215,000	225,000

n/a = insufficient data

May 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	2,821	3,203	2,819	2,466	2,547
Sales	1,380	1,324	1,364	1,420	1,386
Sales Volume	513,669,699	507,159,389	517,841,111	545,992,003	533,886,824
Edmonton City Year to Date					
New Listings	11,342	12,264	11,166	11,161	11,074
Sales	4,723	4,943	5,145	5,043	5,167
Sales Volume	1,697,099,061	1,849,656,888	1,933,496,875	1,882,456,931	1,935,153,452
Edmonton City Month End Active Inventory					
Residential	6,842	7,293	6,260	5,821	5,460
Commercial	460	422	300	318	304
TOTAL	7,302	7,715	6,560	6,139	5,764
<hr/>					
Edmonton CMA Monthly					
New Listings	4,275	4,859	4,330	3,760	3,861
Sales	2,111	2,031	2,116	2,228	2,157
Sales Volume	799,676,416	794,894,077	825,238,394	877,673,921	848,702,102
Edmonton CMA Year to Date					
New Listings	17,253	18,646	16,862	17,145	17,092
Sales	7,084	7,466	7,661	7,532	7,853
Sales Volume	2,620,338,477	2,850,306,511	2,944,760,753	2,891,119,714	3,052,657,998
Edmonton CMA Month End Active Inventory					
Residential	9,541	10,290	8,813	8,331	7,677
Rural	1,343	1,369	1,188	1,125	1,340
Commercial	787	715	588	591	640
TOTAL	11,671	12,374	10,589	10,047	9,657
<hr/>					
Total Board Monthly					
New Listings	5,104	5,836	5,155	4,477	4,591
Sales	2,400	2,280	2,371	2,502	2,436
Sales Volume	873,189,345	864,558,114	897,878,801	954,925,344	928,605,767
Total Board Year to Date					
New Listings	20,351	21,934	19,951	20,108	20,290
Sales	8,000	8,329	8,614	8,388	8,806
Sales Volume	2,857,139,547	3,078,736,100	3,211,059,794	3,116,494,982	3,313,131,809

May 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	9	5	5	24	19	25
	Sales Volume	2,193,450	963,500	1,057,000	5,939,450	4,168,000	5,684,265
	Average Price	243,717	192,700	211,400	247,477	219,368	227,371
	Median Price	195,000	195,000	220,000	207,500	205,000	227,500
Beaumont	Sales	46	43	50	136	166	133
	Sales Volume	20,714,917	19,079,980	21,384,927	56,989,307	75,815,936	56,993,074
	Average Price	450,324	443,720	427,699	419,039	456,723	428,519
	Median Price	436,500	435,000	430,000	411,000	450,000	425,900
Bonnyville	Sales	7	8	5	26	33	27
	Sales Volume	1,950,000	2,370,000	941,000	5,591,000	8,680,733	7,403,100
	Average Price	278,571	296,250	188,200	215,038	263,053	274,189
	Median Price	250,000	305,000	178,000	194,500	281,000	291,500
Cold Lake	Sales	33	40	42	114	107	106
	Sales Volume	10,299,638	11,981,700	13,154,400	32,301,438	29,466,149	34,173,856
	Average Price	312,110	299,543	313,200	283,346	275,385	322,395
	Median Price	333,000	295,000	324,500	299,000	279,500	322,500
Devon	Sales	14	8	7	32	37	36
	Sales Volume	3,480,000	2,452,900	2,648,150	9,597,000	11,053,884	12,374,150
	Average Price	248,571	306,613	378,307	299,906	298,754	343,726
	Median Price	252,500	316,450	361,500	308,750	305,000	344,250
Drayton Valley	Sales	14	11	18	42	32	51
	Sales Volume	3,120,000	2,316,500	5,112,750	10,422,000	6,988,800	13,606,050
	Average Price	222,857	210,591	284,042	248,143	218,400	266,785
	Median Price	237,500	228,000	326,250	270,000	230,000	269,900
Fort Saskatchewan	SFD Sales	31	29	39	109	118	118
	SFD Average Price	381,481	417,014	438,672	390,015	414,291	424,102
	SFD Median Price	386,500	395,000	417,000	389,000	403,250	402,250
	Condo Sales	4	3	3	24	16	25
	Condo Average Price	n/a	n/a	n/a	242,767	218,900	256,496
	Condo Median Price	n/a	n/a	n/a	238,750	211,000	230,000
Total Sales Volume	18,224,690	16,137,600	23,643,751	62,846,490	66,081,896	73,273,234	
Gibbons	Sales	10	10	9	29	18	32
	Sales Volume	2,899,500	2,928,000	3,147,000	8,297,900	5,146,000	10,059,000
	Average Price	289,950	292,800	349,667	286,134	285,889	314,344
	Median Price	263,750	304,000	345,000	272,500	285,250	290,250
Leduc	SFD Sales	47	45	38	153	159	138
	SFD Average Price	377,789	356,351	380,371	375,800	359,696	378,469
	SFD Median Price	342,500	342,500	372,000	350,000	347,000	371,650
	Condo Sales	7	8	7	32	29	20
	Condo Average Price	197,729	217,222	225,771	212,494	220,902	231,897
	Condo Median Price	200,100	199,950	224,000	205,050	195,000	222,000
	Total Sales Volume	23,618,299	20,334,737	18,637,197	76,791,524	74,445,111	65,727,647

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.

May 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	27	28	25	70	98	89
	Sales Volume	9,039,400	9,759,775	8,053,000	22,072,459	32,259,568	28,807,150
	Average Price	334,793	348,563	322,120	315,321	329,179	323,676
	Median Price	340,000	371,000	326,000	311,000	348,500	326,000
Sherwood Park	SFD Sales	99	94	84	315	310	322
	SFD Average Price	445,351	449,079	468,706	450,472	451,878	457,048
	SFD Median Price	424,000	433,450	452,000	420,000	428,250	435,250
	Condo Sales	26	25	25	90	93	87
	Condo Average Price	308,690	306,160	307,699	292,957	288,979	303,017
	Condo Median Price	300,500	306,000	302,500	279,801	284,900	297,000
	Total Sales Volume	56,271,743	55,207,111	51,282,255	178,736,613	181,571,412	186,407,127
Spruce Grove	SFD Sales	41	37	54	145	163	180
	SFD Average Price	423,338	391,569	409,153	391,533	391,542	392,717
	SFD Median Price	360,000	390,000	385,000	360,000	382,000	382,250
	Condo Sales	6	8	4	25	31	29
	Condo Average Price	218,333	215,044	n/a	231,840	210,460	232,104
	Condo Median Price	194,500	203,500	n/a	219,000	200,000	218,000
	Total Sales Volume	27,618,021	19,253,500	26,852,400	85,483,966	87,838,915	93,266,408
St. Albert	SFD Sales	96	106	102	293	335	295
	SFD Average Price	460,948	456,034	479,333	474,796	479,225	468,521
	SFD Median Price	426,000	424,500	450,000	443,000	445,000	435,000
	Condo Sales	20	34	27	82	110	104
	Condo Average Price	278,685	254,490	271,111	262,396	279,361	274,666
	Condo Median Price	255,500	231,000	260,500	246,500	252,000	260,750
	Total Sales Volume	51,490,034	60,106,251	59,186,867	169,591,230	197,971,226	174,743,883
St. Paul	Sales	12	16	8	43	44	43
	Sales Volume	2,856,900	4,578,400	2,233,500	9,894,342	11,351,100	11,567,900
	Average Price	238,075	286,150	279,188	230,101	257,980	269,021
	Median Price	236,950	298,750	299,000	231,900	270,500	275,000
Stony Plain	Sales	33	32	50	120	123	147
	Sales Volume	10,359,495	10,465,565	17,886,126	37,025,194	40,453,896	48,875,927
	Average Price	313,924	327,049	357,723	308,543	328,893	332,489
	Median Price	309,000	332,000	363,500	309,900	326,000	330,000
Vegreville	Sales	7	5	7	23	21	28
	Sales Volume	1,175,000	1,277,000	1,589,900	4,136,400	4,525,000	5,947,900
	Average Price	167,857	255,400	227,129	179,843	215,476	212,425
	Median Price	118,000	255,000	210,000	150,000	217,000	225,000
Westlock	Sales	9	3	8	27	26	31
	Sales Volume	2,015,900	n/a	1,903,500	6,049,050	5,468,200	6,370,750
	Average Price	223,989	n/a	237,938	224,039	210,315	205,508
	Median Price	213,000	n/a	242,500	213,000	202,500	237,500
Wetaskiwin	Sales	17	12	12	56	57	68
	Sales Volume	3,802,000	2,922,500	3,234,250	11,398,800	12,598,925	15,921,450
	Average Price	223,647	243,542	269,521	203,550	221,034	234,139
	Median Price	240,000	234,750	264,750	208,500	218,000	235,625

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.

May 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	6	5	2	17	14	11
	Sales Volume	1,443,000	1,056,400	n/a	4,244,500	3,003,800	3,106,976
Bonnyville M.D.	Sales	17	8	13	49	34	43
	Sales Volume	6,017,500	3,284,448	6,105,500	16,370,900	12,355,348	17,440,990
Lac la Biche County	Sales	0	2	0	0	2	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	9	17	21	48	60	69
	Sales Volume	5,874,500	10,009,000	9,615,300	25,528,800	29,175,988	33,163,500
Parkland County	Sales	42	48	48	129	144	177
	Sales Volume	18,269,594	24,407,650	24,209,250	57,321,233	67,450,766	87,376,399
Smoky Lake County	Sales	3	1	2	13	7	4
	Sales Volume	n/a	n/a	n/a	3,721,150	1,224,900	n/a
St. Paul County	Sales	8	14	7	31	34	31
	Sales Volume	968,500	2,820,750	1,132,500	5,995,200	6,100,150	5,923,700
Strathcona County	Sales	29	28	31	100	112	107
	Sales Volume	15,383,500	19,455,800	17,750,800	62,583,070	65,950,700	64,333,643
Sturgeon County	Sales	23	13	21	62	47	68
	Sales Volume	13,678,500	8,857,400	11,423,700	37,013,000	27,477,300	39,176,000
Thorhild County	Sales	4	7	3	9	12	16
	Sales Volume	n/a	1,369,400	n/a	2,679,640	2,598,400	4,397,500
Two Hills County	Sales	1	4	0	3	8	8
	Sales Volume	n/a	n/a	n/a	n/a	2,324,900	2,917,000
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ 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 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	1	4	2	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,568,660
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	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	1	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	1	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	2	0	0	5	1	2
	Sales Volume	n/a	n/a	n/a	1,161,000	n/a	n/a
Strathcona County	Sales	1	0	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	1	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.