



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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### Housing prices hold steady as inventory grows

**Edmonton, March 2, 2016:** Residential inventory saw another significant increase in February, surpassing 6,000 listings on the market, ending the month with 6,681 properties for sale on the MLS® System for the Edmonton Census Metropolitan Area (CMA). That's a 16.17% increase over last month, and 33.41% more homes listed for sale than February 2015. Sales for February were up 36.54% month-over-month at 837 compared to 618 in January, but 10.1% lower than the 931 properties that sold during the same time last year.

"Sales numbers are increasing consistent with seasonal trends," REALTORS® Association of Edmonton Chair Steve Sedgwick explains. "Relative to 2015, potential buyers have more inventory to choose from. Despite this inventory growth, prices have moderated only slightly compared to last year, so home owners and sellers can maintain some confidence that housing prices are remaining stable."

February brought strength back to the average all-residential selling price, ending the month at \$363,266, which is 6.93% higher month-over-month and virtually on par with this same time last year. Prices in all categories saw an increase in the Edmonton CMA market compared to just one month ago. Single family house prices averaged \$419,940, virtually flat to last month (up 0.24%) but down 2.79% year-over-year (YoY). Condo properties sold for an average of \$247,090, up 8.83% over last month, and down just 1.32% YoY. The biggest average price gain came in the duplex/rowhouse category, with the price in February finishing at \$354,386, up 8.41% and 1.24% compared to January 2016 and February 2015, respectively.

February's average days-on-market for all housing types dropped to 57, down from 71 in January but up from 48 YoY. On average, condos sold in 57 days last month, that's down significantly from the 85 days it took in January, but still higher than the 49 days in February 2015.

"Buyers are still taking their time to consider all of their options before purchasing a new home," Sedgwick said. "But with warmer weather just around the corner, clients are reaching out to their REALTOR® for support as the busy spring buying season approaches."

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

**Highlights of MLS® System activity**

<b>MLS® System Activity</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>February 2016</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$419,940	0.24%	-2.79%
SFD median <sup>4</sup> selling price – month	\$400,000	3.16%	0.00
Condominium average selling price	\$247,090	8.83%	-1.32%
Condominium median selling price	\$224,000	1.82%	-4.88%
All-residential <sup>5</sup> average selling price	\$363,266	6.93%	-0.27%
All-residential median selling price	\$347,500	5.30%	-0.71%
# residential listings this month	2,765	16.96%	14.87%
# residential sales this month (reported)	837	36.54%	-10.1%
# residential inventory at month end	6,681	16.17%	33.41%
# Total <sup>6</sup> MLS® System sales this month	1,069	34.3%	-10.47%
\$ Value Total residential sales this month	\$342 million	42.35%	-10.99%
\$ Value of total MLS® System sales – month	\$383 million	42.39%	-13.55%
\$ Value of total MLS® System sales - YTD	\$686 million	155%	-14.44%

<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. **Prior period sales figures have been adjusted to include late reported sales and cancellations and therefore reflect a more accurate view of the period than previously reported at month end.** 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.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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## February 2016

	2016	2015	2014	2013	2012
<b>Single Family Detached</b>					
Listings / YTD	1,584 / 2,895	1,433 / 2,731	1,082 / 2,122	1,115 / 2,070	1,354 / 2,509
Sales / YTD	517 / 910	606 / 1,042	747 / 1,289	648 / 1,176	737 / 1,280
Sales to Listings Ratio / YTD	33% / 31%	42% / 38%	69% / 61%	58% / 57%	54% / 51%
Sales Volume	217,109,203	261,778,118	323,639,097	259,476,364	283,309,097
Sales Volume YTD	380,680,628	446,712,731	548,414,719	469,552,825	484,937,167
Average Sale Price	419,940	431,977	433,252	400,426	384,409
Average Sale Price YTD	418,330	428,707	425,458	399,280	378,857
Median Sale Price	400,000	400,000	392,000	375,000	360,000
Median Sale Price YTD	395,000	395,500	390,000	375,000	356,000
Average Days on Market / YTD	53 / 56	45 / 49	52 / 55	52 / 58	50 / 55
Median Days on Market / YTD	35 / 41	26 / 30	30 / 34	32 / 42	30 / 38
<b>Condominium</b>					
Listings / YTD	874 / 1,635	727 / 1,451	629 / 1,199	654 / 1,281	710 / 1,369
Sales / YTD	232 / 468	300 / 516	364 / 631	292 / 581	314 / 533
Sales to Listings Ratio / YTD	27% / 29%	41% / 36%	58% / 53%	45% / 45%	44% / 39%
Sales Volume	57,324,868	75,121,613	86,768,792	67,593,619	73,208,252
Sales Volume YTD	110,899,805	129,777,334	149,284,895	130,012,152	119,745,366
Average Sale Price	247,090	250,405	238,376	231,485	233,147
Average Sale Price YTD	236,965	251,506	236,585	223,773	224,663
Median Sale Price	224,000	235,500	224,750	212,450	222,000
Median Sale Price YTD	221,250	237,500	220,000	210,000	214,000
Average Days on Market / YTD	57 / 71	49 / 54	58 / 59	61 / 71	61 / 65
Median Days on Market / YTD	39 / 53	32 / 38	34 / 40	41 / 49	39 / 49
<b>Duplex/Rowhouse</b>					
Listings / YTD	233 / 462	190 / 422	138 / 258	124 / 252	122 / 276
Sales / YTD	79 / 139	96 / 159	87 / 163	93 / 156	77 / 128
Sales to Listings Ratio / YTD	34% / 30%	51% / 38%	63% / 63%	75% / 62%	63% / 46%
Sales Volume	27,996,488	33,604,144	29,408,085	30,982,523	23,650,330
Sales Volume YTD	47,549,140	57,450,448	54,955,822	51,463,465	39,061,506
Average Sale Price	354,386	350,043	338,024	333,145	307,147
Average Sale Price YTD	342,080	361,324	337,152	329,894	305,168
Median Sale Price	325,000	342,750	329,900	315,000	299,900
Median Sale Price YTD	325,500	344,900	327,000	311,750	299,892
Average Days on Market / YTD	71 / 70	35 / 45	47 / 50	63 / 68	44 / 55
Median Days on Market / YTD	62 / 62	28 / 28	31 / 35	37 / 39	31 / 37
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,765 / 5,131	2,407 / 4,725	1,911 / 3,699	1,951 / 3,718	2,249 / 4,287
Sales / YTD	837 / 1,538	1,026 / 1,760	1,224 / 2,124	1,063 / 1,978	1,152 / 1,980
Sales to Listings Ratio / YTD	30% / 30%	43% / 37%	64% / 57%	54% / 53%	51% / 46%
Sales Volume	304,054,059	373,723,674	444,691,719	363,315,586	383,799,704
Sales Volume YTD	542,363,073	639,950,612	759,478,171	661,679,728	649,159,064
Average Sale Price	363,266	364,253	363,310	341,783	333,159
Average Sale Price YTD	352,642	363,608	357,570	334,520	327,858
Median Sale Price	347,500	350,000	337,500	325,000	320,000
Median Sale Price YTD	340,750	346,000	335,000	322,000	315,000
Average Days on Market / YTD	57 / 62	48 / 52	53 / 56	57 / 65	53 / 58
Median Days on Market / YTD	38 / 48	28 / 33	31 / 37	35 / 45	32 / 41

<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.

## February 2016

	2016	2015	2014	2013	2012
<b>Acreeage with Home</b>					
Listings / YTD	159 / 305	189 / 329	150 / 296	150 / 294	215 / 365
Sales / YTD	35 / 58	49 / 90	57 / 97	47 / 95	62 / 109
Sales to Listings Ratio / YTD	22% / 19%	26% / 27%	38% / 33%	31% / 32%	29% / 30%
Sales Volume	18,822,900	29,885,905	30,346,650	26,905,198	35,143,200
Sales Volume YTD	31,328,700	54,446,665	51,459,950	53,539,612	60,063,550
Average Sale Price	537,797	609,916	532,397	572,451	566,826
Average Sale Price YTD	540,150	604,963	530,515	563,575	551,042
Median Sale Price	516,000	564,000	485,000	530,000	547,500
Median Sale Price YTD	515,500	532,500	485,000	520,000	525,000
Average Days on Market / YTD	101 / 92	69 / 85	100 / 100	98 / 93	101 / 94
Median Days on Market / YTD	58 / 61	38 / 55	46 / 70	60 / 65	68 / 75
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	50 / 93	71 / 142	68 / 138	56 / 151	75 / 121
Sales / YTD	12 / 21	13 / 22	8 / 18	17 / 27	14 / 19
Sales to Listings Ratio / YTD	24% / 23%	18% / 15%	12% / 13%	30% / 18%	19% / 16%
Sales Volume	2,910,000	10,897,525	1,974,895	3,403,095	2,598,075
Sales Volume YTD	4,852,700	15,484,377	6,027,965	6,206,270	3,547,025
Average Sale Price	242,500	838,271	246,862	200,182	185,577
Average Sale Price YTD	231,081	703,835	334,887	229,862	186,686
Median Sale Price	232,500	495,000	264,948	235,000	169,788
Median Sale Price YTD	205,000	466,250	264,948	239,325	170,000
Average Days on Market / YTD	153 / 155	134 / 153	142 / 220	88 / 96	293 / 277
Median Days on Market / YTD	107 / 95	53 / 69	70 / 127	39 / 46	260 / 225
<b>Recreational with Home</b>					
Listings / YTD	2 / 4	1 / 3	1 / 1	1 / 5	5 / 10
Sales / YTD	2 / 2	0 / 0	0 / 0	1 / 2	1 / 1
Sales to Listings Ratio / YTD	100% / 50%	0% / 0%	0% / 0%	100% / 40%	20% / 10%
Sales Volume	679,000	0	0	214,000	270,000
Sales Volume YTD	679,000	0	0	409,900	270,000
Average Sale Price	339,500	0	0	214,000	270,000
Average Sale Price YTD	339,500	0	0	204,950	270,000
Median Sale Price	339,500	0	0	214,000	270,000
Median Sale Price YTD	339,500	0	0	204,950	270,000
Average Days on Market / YTD	146 / 146	0 / 0	0 / 0	49 / 37	169 / 169
Median Days on Market / YTD	146 / 146	0 / 0	0 / 0	49 / 37	169 / 169
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	211 / 402	261 / 474	219 / 435	207 / 450	295 / 496
Sales / YTD	49 / 81	62 / 112	65 / 115	65 / 124	77 / 129
Sales to Listings Ratio / YTD	23% / 20%	24% / 24%	30% / 26%	31% / 28%	26% / 26%
Sales Volume	22,411,900	40,783,430	32,321,545	30,522,293	38,011,275
Sales Volume YTD	36,860,400	69,931,042	57,487,915	60,155,782	63,880,575
Average Sale Price	457,386	657,797	497,255	469,574	493,653
Average Sale Price YTD	455,067	624,384	499,895	485,127	495,198
Median Sale Price	445,000	557,750	455,000	424,000	497,000
Median Sale Price YTD	445,000	530,000	460,000	456,900	465,000
Average Days on Market / YTD	115 / 110	83 / 99	105 / 118	95 / 93	137 / 122
Median Days on Market / YTD	67 / 67	39 / 55	46 / 88	55 / 60	81 / 87

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<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.

## February 2016

	2016	2015	2014	2013	2012
<b>Land</b>					
Listings / YTD	14 / 22	12 / 22	13 / 17	16 / 27	14 / 34
Sales / YTD	5 / 6	1 / 1	2 / 2	1 / 2	3 / 4
Sales to Listings Ratio / YTD	36% / 27%	8% / 5%	15% / 12%	6% / 7%	21% / 12%
Sales Volume	2,777,000	55,000	545,000	2,379,000	2,800,000
Sales Volume YTD	3,177,000	55,000	545,000	4,979,000	3,450,000
Average Sale Price	555,400	55,000	272,500	2,379,000	933,333
Average Sale Price YTD	529,500	55,000	272,500	2,489,500	862,500
Median Sale Price	550,000	55,000	272,500	2,379,000	200,000
Median Sale Price YTD	475,000	55,000	272,500	2,489,500	425,000
Average Days on Market / YTD	257 / 224	76 / 76	320 / 320	415 / 621	63 / 67
Median Days on Market / YTD	216 / 173	76 / 76	320 / 320	415 / 621	37 / 57
<b>Investment</b>					
Listings / YTD	24 / 47	23 / 45	13 / 46	23 / 51	27 / 48
Sales / YTD	3 / 7	4 / 7	5 / 13	8 / 17	11 / 17
Sales to Listings Ratio / YTD	13% / 15%	17% / 16%	38% / 28%	35% / 33%	41% / 35%
Sales Volume	3,065,000	1,675,000	4,350,850	5,779,775	7,939,800
Sales Volume YTD	6,230,000	6,600,000	10,119,530	8,942,075	15,619,930
Average Sale Price	1,021,667	418,750	870,170	722,472	721,800
Average Sale Price YTD	890,000	942,857	778,425	526,004	918,819
Median Sale Price	450,000	402,500	693,000	296,541	415,000
Median Sale Price YTD	450,000	495,000	623,880	318,000	415,000
Average Days on Market / YTD	175 / 190	71 / 87	92 / 135	66 / 98	175 / 143
Median Days on Market / YTD	185 / 164	77 / 55	29 / 51	63 / 85	183 / 97
<b>Multi Family</b>					
Listings / YTD	6 / 7	11 / 16	5 / 9	5 / 20	15 / 21
Sales / YTD	1 / 1	0 / 0	1 / 6	4 / 5	6 / 10
Sales to Listings Ratio / YTD	17% / 14%	0% / 0%	20% / 67%	80% / 25%	40% / 48%
Sales Volume	1,163,000	0	720,000	5,306,684	7,189,000
Sales Volume YTD	1,163,000	0	7,770,000	6,046,684	11,299,000
Average Sale Price	1,163,000	0	720,000	1,326,671	1,198,167
Average Sale Price YTD	1,163,000	0	1,295,000	1,209,337	1,129,900
Median Sale Price	1,163,000	0	720,000	1,265,842	912,500
Median Sale Price YTD	1,163,000	0	1,315,000	1,130,000	960,000
Average Days on Market / YTD	65 / 65	0 / 0	98 / 180	56 / 78	60 / 74
Median Days on Market / YTD	65 / 65	0 / 0	98 / 206	48 / 51	58 / 85
<b>Hotel/Motel</b>					
Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	1 / 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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## February 2016

	2016	2015	2014	2013	2012
<b>Business</b>					
Listings / YTD	17 / 39	16 / 59	17 / 40	33 / 64	36 / 64
Sales / YTD	4 / 6	2 / 4	2 / 7	3 / 7	3 / 8
Sales to Listings Ratio / YTD	24% / 15%	13% / 7%	12% / 18%	9% / 11%	8% / 13%
Sales Volume	950,000	310,000	285,000	232,500	298,000
Sales Volume YTD	1,260,000	642,000	2,685,500	757,500	1,067,001
Average Sale Price	237,500	155,000	142,500	77,500	99,333
Average Sale Price YTD	210,000	160,500	383,643	108,214	133,375
Median Sale Price	250,000	155,000	142,500	40,000	108,000
Median Sale Price YTD	177,500	155,000	76,500	85,000	96,500
Average Days on Market / YTD	155 / 194	285 / 184	311 / 273	89 / 67	179 / 141
Median Days on Market / YTD	171 / 185	285 / 83	311 / 281	87 / 65	158 / 133
<b>Lease</b>					
Listings / YTD	28 / 57	15 / 40	12 / 35	17 / 36	19 / 38
Sales / YTD	5 / 10	6 / 11	6 / 17	3 / 7	4 / 7
Sales to Listings Ratio / YTD	18% / 18%	40% / 28%	50% / 49%	18% / 19%	21% / 18%
Sales Volume	214,300	606,251	901,334	896,296	1,036,980
Sales Volume YTD	971,146	1,520,441	1,655,735	1,438,462	1,229,162
Average Sale Price	42,860	101,042	150,222	298,765	259,245
Average Sale Price YTD	97,115	138,222	97,396	205,495	175,595
Median Sale Price	39,600	65,186	150,972	308,875	234,000
Median Sale Price YTD	57,600	147,600	63,600	189,360	172,980
Average Days on Market / YTD	65 / 64	114 / 91	205 / 135	827 / 397	116 / 86
Median Days on Market / YTD	46 / 64	71 / 61	161 / 80	178 / 98	82 / 68
<b>Farms</b>					
Listings / YTD	0 / 0	16 / 35	29 / 55	33 / 53	44 / 70
Sales / YTD	0 / 0	5 / 8	17 / 23	7 / 16	9 / 17
Sales to Listings Ratio / YTD	0% / 0%	31% / 23%	59% / 42%	21% / 30%	20% / 24%
Sales Volume	0	7,958,250	10,648,000	6,625,500	4,079,800
Sales Volume YTD	0	10,188,250	18,084,375	10,002,000	8,976,150
Average Sale Price	0	1,591,650	626,353	946,500	453,311
Average Sale Price YTD	0	1,273,531	786,277	625,125	528,009
Median Sale Price	0	628,250	585,000	348,000	499,800
Median Sale Price YTD	0	677,500	648,000	321,250	543,350
Average Days on Market / YTD	0 / 0	128 / 126	126 / 123	143 / 179	114 / 135
Median Days on Market / YTD	0 / 0	31 / 41	98 / 89	158 / 138	93 / 99
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	88 / 171	93 / 217	89 / 202	127 / 251	157 / 277
Sales / YTD	18 / 30	18 / 31	33 / 68	26 / 54	36 / 63
Sales to Listings Ratio / YTD	20% / 18%	19% / 14%	37% / 34%	20% / 22%	23% / 23%
Sales Volume	8,169,300	10,604,501	17,450,184	21,219,755	23,343,580
Sales Volume YTD	12,801,146	19,005,691	40,860,140	32,165,721	41,641,243
Average Sale Price	453,850	589,139	528,793	816,144	648,433
Average Sale Price YTD	426,705	613,087	600,884	595,662	660,972
Median Sale Price	315,000	301,057	440,000	328,438	405,500
Median Sale Price YTD	315,000	352,000	419,900	304,438	408,000
Average Days on Market / YTD	157 / 151	125 / 111	157 / 154	189 / 174	125 / 119
Median Days on Market / YTD	138 / 138	61 / 61	105 / 105	86 / 87	83 / 89

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

## February 2016

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>
2012	January	4,265	964	665	3,072	341
	February	4,820	1,103	714	3,538	356
	March	5,605	1,246	727	4,100	337
	April	6,040	1,303	724	4,443	327
	May	6,459	1,404	737	4,806	318
	June	6,435	1,448	738	4,844	319
	July	6,248	1,462	742	4,671	321
	August	6,021	1,439	746	4,524	327
	September	5,669	1,291	699	4,235	315
	October	5,192	1,145	691	3,838	323
	November	4,515	999	671	3,322	329
	December	3,493	1,008	538	2,538	245
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	532	4,884	281

<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.

## February 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	14	30	35	26	50	60
	Average	356,586	392,183	375,745	368,412	375,108	367,168
	Median	335,000	369,000	340,000	356,000	337,500	340,000
<b>North Central</b>	Sales	87	88	122	148	164	224
	Average	380,443	397,936	390,512	386,287	398,520	382,728
	Median	375,000	381,500	363,944	381,950	375,950	362,250
<b>Northeast</b>	Sales	18	27	31	48	52	57
	Average	294,028	333,896	299,296	326,198	346,551	318,615
	Median	286,750	315,000	288,000	307,500	320,000	296,500
<b>Central</b>	Sales	12	22	27	24	43	52
	Average	281,708	286,472	257,841	268,021	293,299	264,865
	Median	284,000	282,750	229,900	261,250	285,500	244,000
<b>West</b>	Sales	40	52	55	62	87	92
	Average	472,678	458,502	481,095	479,034	475,845	499,300
	Median	428,750	406,500	409,000	425,000	421,000	430,500
<b>Southwest</b>	Sales	64	75	76	99	109	118
	Average	522,132	539,074	551,424	517,709	556,316	557,173
	Median	475,000	486,500	474,250	474,000	492,000	478,000
<b>Southeast</b>	Sales	79	85	91	148	136	155
	Average	388,421	405,381	374,811	385,979	399,665	372,517
	Median	370,000	390,000	355,000	357,500	384,000	358,000
<b>Anthony Henday</b>	Sales	78	67	92	142	106	160
	Average	477,876	517,913	566,500	488,398	519,528	542,096
	Median	459,500	470,000	468,778	459,500	465,500	468,278
<b>City of Edmonton Total</b>	Sales	392	445	529	697	746	918
	Average	426,140	438,554	437,860	425,064	436,772	431,212
	Median	406,750	402,500	390,000	403,000	399,850	390,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	9	6	8	40	16	18
	Average	264,778	245,317	193,753	173,242	276,925	253,635
	Median	215,000	237,200	195,000	112,880	246,200	200,750
<b>North Central</b>	Sales	29	48	52	57	78	85
	Average	219,019	213,993	209,145	219,863	222,378	203,282
	Median	219,500	216,000	203,117	210,000	216,950	195,000
<b>Northeast</b>	Sales	18	25	21	30	42	35
	Average	179,375	195,893	174,800	188,945	197,214	178,944
	Median	176,250	185,000	175,000	190,250	196,000	175,000
<b>Central</b>	Sales	38	38	61	71	74	114
	Average	285,692	321,181	267,400	273,426	297,762	254,847
	Median	250,000	317,500	258,250	243,000	300,000	237,000
<b>West</b>	Sales	23	37	30	43	52	60
	Average	207,196	239,038	217,627	209,334	223,099	218,363
	Median	203,000	232,000	213,500	203,000	211,750	215,000
<b>Southwest</b>	Sales	31	45	53	59	73	84
	Average	267,089	273,431	265,345	265,799	290,001	277,002
	Median	267,000	282,000	263,000	259,900	293,000	265,250
<b>Southeast</b>	Sales	32	46	40	60	69	70
	Average	234,168	236,672	234,545	233,496	233,807	222,950
	Median	226,000	212,000	217,500	229,000	216,000	211,950
<b>Anthony Henday</b>	Sales	32	31	46	65	57	77
	Average	278,989	251,756	255,491	260,662	249,953	249,369
	Median	263,000	236,500	256,500	250,000	236,500	240,000
<b>City of Edmonton Total</b>	Sales	212	276	311	425	461	543
	Average	246,631	248,862	238,374	235,717	249,989	236,350
	Median	221,250	235,000	225,000	219,000	235,000	220,000

n/a = insufficient data



## February 2016

	2016	2015	2014	2013	2012
<b>Edmonton City Monthly</b>					
Listings	2,135	1,883	1,494	1,532	1,803
Sales	675	805	933	819	848
Sales Volume	247,088,824	291,944,225	338,019,899	286,593,235	285,842,369
<b>Edmonton City Year to Date</b>					
Listings	3,970	3,756	2,896	2,930	3,412
Sales	1,252	1,358	1,641	1,528	1,464
Sales Volume	442,970,437	494,412,109	588,951,468	514,652,758	480,900,511
<b>Edmonton City Month End Active Inventory</b>					
Residential	4,884	3,759	2,880	3,026	3,538
Commercial	281	286	251	285	356
TOTAL	5,165	4,045	3,131	3,311	3,894
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	3,064	2,761	2,219	2,285	2,701
Sales	904	1,106	1,322	1,154	1,265
Sales Volume	334,635,259	425,111,605	494,463,448	415,057,634	445,154,559
<b>Edmonton CMA Year to Date</b>					
Listings	5,704	5,416	4,336	4,419	5,060
Sales	1,649	1,903	2,307	2,156	2,172
Sales Volume	592,024,619	728,887,345	857,826,226	754,001,231	754,680,882
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	6,681	5,008	3,906	4,183	4,820
Rural	951	1,003	1,009	1,171	1,103
Commercial	532	587	582	616	714
TOTAL	8,164	6,598	5,497	5,970	6,637
<hr/>					
<b>Total Board Monthly</b>					
Listings	3,677	3,370	2,799	2,898	3,410
Sales	1,069	1,312	1,599	1,473	1,554
Sales Volume	382,674,997	490,314,968	586,815,800	510,094,868	528,508,839
<b>Total Board Year to Date</b>					
Listings	6,918	6,683	5,469	5,650	6,470
Sales	1,962	2,291	2,791	2,718	2,690
Sales Volume	686,188,309	848,837,501	1,014,029,242	919,152,037	906,284,850

February 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Barrhead</b>	Sales	1	6	1	5	8	3
	Sales Volume	n/a	1,510,950	n/a	1,337,700	1,793,950	n/a
	Average Price	n/a	251,825	n/a	267,540	224,244	n/a
	Median Price	n/a	278,225	n/a	238,000	251,725	n/a
<b>Beaumont</b>	Sales	7	14	29	15	30	43
	Sales Volume	2,691,150	6,037,753	12,757,434	6,170,550	12,874,804	19,878,834
	Average Price	384,450	431,268	439,912	411,370	429,160	462,298
	Median Price	375,000	417,500	415,000	411,000	408,000	467,313
<b>Bonnyville</b>	Sales	2	7	9	4	11	17
	Sales Volume	n/a	1,931,700	2,879,000	n/a	3,680,200	5,681,500
	Average Price	n/a	275,957	319,889	n/a	334,564	334,206
	Median Price	n/a	280,000	395,000	n/a	300,000	395,000
<b>Cold Lake</b>	Sales	8	11	28	10	24	45
	Sales Volume	2,618,500	3,544,900	10,228,700	3,297,000	8,527,950	17,516,850
	Average Price	327,313	322,264	365,311	329,700	355,331	389,263
	Median Price	308,250	359,000	370,000	308,250	359,500	395,000
<b>Devon</b>	Sales	1	2	6	3	10	11
	Sales Volume	n/a	n/a	1,976,000	n/a	2,997,000	3,549,500
	Average Price	n/a	n/a	329,333	n/a	299,700	322,682
	Median Price	n/a	n/a	335,000	n/a	306,500	355,000
<b>Drayton Valley</b>	Sales	4	7	15	12	17	27
	Sales Volume	n/a	2,260,498	4,197,500	3,495,000	5,539,898	7,676,900
	Average Price	n/a	322,928	279,833	291,250	325,876	284,330
	Median Price	n/a	343,000	300,000	297,500	347,000	290,000
<b>Fort Saskatchewan</b>	SFD Sales	18	19	25	30	27	43
	SFD Average Price	437,795	412,368	437,234	420,410	401,519	425,507
	SFD Median Price	428,500	420,000	430,000	410,500	420,000	425,000
	Condo Sales	2	2	10	6	3	15
	Condo Average Price	n/a	n/a	275,800	269,500	n/a	268,667
	Condo Median Price	n/a	n/a	259,000	243,500	n/a	261,000
	Total Sales Volume	10,902,245	10,357,950	14,979,750	18,429,022	15,028,550	23,906,800
<b>Gibbons</b>	Sales	2	4	6	2	8	7
	Sales Volume	n/a	n/a	1,671,100	n/a	2,270,500	2,336,100
	Average Price	n/a	n/a	278,517	n/a	283,813	333,729
	Median Price	n/a	n/a	292,000	n/a	281,000	295,000
<b>Leduc</b>	SFD Sales	19	25	29	32	39	53
	SFD Average Price	367,547	391,196	364,728	361,666	391,956	361,055
	SFD Median Price	344,900	351,000	345,000	343,500	352,500	337,000
	Condo Sales	0	6	7	3	13	11
	Condo Average Price	n/a	261,333	192,464	n/a	269,769	216,386
	Condo Median Price	n/a	246,500	180,000	n/a	265,000	217,000
	Total Sales Volume	8,965,080	12,467,049	12,966,275	15,106,980	20,901,949	23,921,575

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.

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February 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Morinville</b>						
Sales	12	11	17	13	21	29
Sales Volume	4,357,500	3,396,400	5,234,500	4,707,500	7,113,200	9,428,500
Average Price	363,125	308,764	307,912	362,115	338,724	325,121
Median Price	356,250	275,000	329,000	352,500	342,500	335,000
<b>Sherwood Park</b>						
SFD Sales	37	54	59	68	95	103
SFD Average Price	459,419	441,508	447,623	467,291	443,449	447,425
SFD Median Price	425,000	426,500	430,000	429,250	430,400	430,000
Condo Sales	17	13	14	36	24	22
Condo Average Price	314,841	307,385	325,682	302,992	312,842	308,661
Condo Median Price	300,000	305,000	300,500	297,500	309,950	293,000
Total Sales Volume	24,729,579	29,354,226	33,056,190	45,751,979	52,130,876	56,081,597
<b>Spruce Grove</b>						
SFD Sales	24	23	29	45	46	47
SFD Average Price	381,485	393,428	418,614	382,441	400,536	405,056
SFD Median Price	389,075	374,750	395,000	390,000	380,000	392,000
Condo Sales	1	2	13	5	7	17
Condo Average Price	n/a	n/a	202,408	249,720	243,421	199,194
Condo Median Price	n/a	n/a	185,000	269,000	233,000	185,000
Total Sales Volume	11,631,746	12,040,499	16,076,000	22,989,075	24,527,194	26,191,439
<b>St. Albert</b>						
SFD Sales	31	46	63	52	82	101
SFD Average Price	464,321	493,000	484,206	450,250	481,652	470,338
SFD Median Price	405,500	438,375	445,500	405,950	433,750	427,000
Condo Sales	14	11	16	23	22	29
Condo Average Price	260,850	276,891	257,373	253,043	275,632	256,431
Condo Median Price	226,500	299,900	233,000	223,000	290,000	244,000
Total Sales Volume	18,627,850	26,667,299	36,497,296	29,815,003	46,502,899	57,679,745
<b>St. Paul</b>						
Sales	5	10	10	14	16	18
Sales Volume	978,000	2,736,000	1,881,300	2,893,000	4,614,920	3,241,480
Average Price	195,600	273,600	188,130	206,643	288,433	180,082
Median Price	249,500	271,000	210,000	228,000	277,500	210,000
<b>Stony Plain</b>						
Sales	11	20	19	19	35	40
Sales Volume	3,477,364	6,856,249	7,629,727	5,738,486	12,238,619	14,144,477
Average Price	316,124	342,812	401,565	302,026	349,675	353,612
Median Price	345,000	373,000	372,000	322,500	355,000	332,625
<b>Vegreville</b>						
Sales	3	5	6	4	8	12
Sales Volume	n/a	1,154,250	1,189,500	n/a	1,725,750	2,504,500
Average Price	n/a	230,850	198,250	n/a	215,719	208,708
Median Price	n/a	237,000	235,000	n/a	222,500	198,500
<b>Westlock</b>						
Sales	6	1	5	7	5	8
Sales Volume	1,238,500	n/a	975,500	1,283,500	640,000	1,772,500
Average Price	206,417	n/a	195,100	183,357	128,000	221,563
Median Price	197,500	n/a	125,000	160,000	170,000	240,000
<b>Wetaskiwin</b>						
Sales	9	10	8	19	24	18
Sales Volume	1,857,500	2,475,500	2,086,745	3,990,152	5,175,500	3,627,495
Average Price	206,389	247,550	260,843	210,008	215,646	201,528
Median Price	187,000	261,750	262,000	210,000	230,500	218,500

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.

February 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	2	0	1	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	5	10	3	9	16
	Sales Volume	n/a	1,767,000	3,560,900	n/a	3,188,250	5,610,800
<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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	8	11	3	13	15	10
	Sales Volume	3,120,500	12,517,375	n/a	4,501,800	15,380,727	6,326,175
<b>Parkland County</b>	Sales	20	23	26	34	47	41
	Sales Volume	8,487,500	9,776,900	11,813,350	14,529,500	21,942,760	17,877,650
<b>Smoky Lake County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	3	3	7	7	6	10
	Sales Volume	n/a	n/a	1,188,800	1,464,500	1,932,000	1,696,300
<b>Strathcona County</b>	Sales	10	21	24	16	34	40
	Sales Volume	6,126,400	14,790,950	13,693,495	9,633,900	23,817,350	22,534,790
<b>Sturgeon County</b>	Sales	11	7	12	18	16	24
	Sales Volume	4,677,500	3,698,205	5,294,800	8,195,200	8,790,205	10,749,300
<b>Thorhild County</b>	Sales	1	1	1	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	3	2	0	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<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.

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February 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	1	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	4	6	0	5	8
	Sales Volume	n/a	n/a	4,350,000	n/a	8,030,000	8,338,375
<b>Parkland County</b>	Sales	2	0	6	2	0	7
	Sales Volume	n/a	n/a	2,510,000	n/a	n/a	4,685,000
<b>Smoky Lake County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	0	1	2	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	2	0	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	1	3	0	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<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> 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.