



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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**For release: March 2, 2018**

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### Unit sales and average prices increase for the spring market

**Edmonton, March 2, 2018:** Spring has hit the real estate market in the Edmonton Census Metropolitan Area (CMA), bringing strong unit sales and average price increases.

When compared to January 2018, unit sales across all categories increased, with single family home sales increasing 22.97%, condo sales increasing 14.17% and duplex/rowhouse sales increasing 21.28%. Year over year single family homes unit sales decreased 4.21%, condo sales decreased 4.92% and duplex/rowhouses sales decreased 7.32%. Year to date sales for all residential categories was up 2.43% compared to February 2017.

Month over month and year over year average unit prices increased across all categories. The average price of a single family home was \$442,206, which was an increase of 3.14% compared to January 2018 and an increase of 3.73% compared to February 2017. The average price of a condo was \$236,808, an increase of 4% month over month and 1.48% year over year. The duplex/rowhouse average price increased to \$354,638, up 1.73% relative to January 2018 and up 2.62% relative to February 2017.

“February turned out to be a busy month for REALTORS®, which was reflected in the increases in sales activity and average prices across all categories of residential properties,” said Darcy Torhjem, Chair of the REALTORS® Association of Edmonton.

Inventory increased 10.90% compared to January 2018 and was up 8.67% compared to February 2017. Listings also increased, up 4.03% month over month and 5.92% year over year.

Days on market decreased for all categories compared to January 2018. Single family homes took an average of 59 days to sell, condos required 75 average days and duplex/rowhouses needed 64 days to sell. Overall the average days on market for all residential properties was 65, which was 10 days faster than January 2018 and identical to February 2017.

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 2018</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$442,206	3.14%	3.73%
SFD median <sup>4</sup> selling price – month	\$395,000	2.86%	0.77%
Condominium average selling price	\$236,808	4.00%	1.48%
Condominium median selling price	\$216,000	5.37%	-3.42%
All-residential <sup>5</sup> average selling price	\$374,361	4.24%	8.33%
All-residential median selling price	\$348,444	5.55%	3.86%
# residential listings this month	2,558	4.03%	5.92%
# residential sales this month	1,052	18.07%	-5.65%
# residential inventory at month end	6,797	10.90%	8.67%
# Total <sup>6</sup> MLS® System sales this month	1,313	14.47%	-6.75%
\$ Value Total residential sales this month	433,455,371	22.20%	-3.63%
\$ Value of total MLS® System sales – month	547,345,299	37.78%	9.04%
\$ Value of total MLS® System sales - YTD	943,270,578	137.44%	8.08%

<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®.

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](http://www.YEGisHome.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and [www.REALTOR.ca](http://www.REALTOR.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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## February 2018

	2018	2017	2016	2015	2014
<b>Single Family Detached</b>					
Listings / YTD	1,398 / 2,651	1,275 / 2,380	1,557 / 2,836	1,417 / 2,689	1,081 / 2,114
Sales / YTD	637 / 1,153	665 / 1,124	566 / 931	594 / 1,003	745 / 1,247
Sales to Listings Ratio / YTD	46% / 43%	52% / 47%	36% / 33%	42% / 37%	69% / 59%
Sales Volume	281,685,198	283,485,258	236,394,903	254,423,310	315,315,416
Sales Volume YTD	503,117,552	476,052,882	387,588,993	428,899,665	523,840,502
Average Sale Price	442,206	426,294	417,659	428,322	423,242
Average Sale Price YTD	436,355	423,535	416,315	427,617	420,081
Median Sale Price	395,000	392,000	400,000	399,000	391,900
Median Sale Price YTD	392,346	390,000	392,000	396,000	389,900
Average Days on Market / YTD	59 / 63	58 / 62	53 / 56	46 / 50	53 / 56
Median Days on Market / YTD	39 / 47	36 / 44	35 / 42	26 / 30	30 / 35
<b>Condominium</b>					
Listings / YTD	841 / 1,690	872 / 1,645	869 / 1,620	716 / 1,427	626 / 1,190
Sales / YTD	290 / 544	305 / 527	252 / 477	289 / 503	344 / 610
Sales to Listings Ratio / YTD	34% / 32%	35% / 32%	29% / 29%	40% / 35%	55% / 51%
Sales Volume	68,674,379	71,175,137	61,924,595	73,386,026	83,313,567
Sales Volume YTD	126,512,073	125,553,431	113,175,732	125,874,471	144,245,220
Average Sale Price	236,808	233,361	245,733	253,931	242,191
Average Sale Price YTD	232,559	238,242	237,266	250,247	236,468
Median Sale Price	216,000	223,649	221,250	238,500	225,000
Median Sale Price YTD	210,000	223,649	220,500	236,500	220,000
Average Days on Market / YTD	75 / 82	74 / 78	59 / 70	51 / 56	59 / 61
Median Days on Market / YTD	55 / 67	48 / 58	41 / 52	32 / 38	34 / 42
<b>Duplex/Rowhouse</b>					
Listings / YTD	228 / 463	213 / 416	228 / 454	188 / 411	143 / 255
Sales / YTD	114 / 208	123 / 200	89 / 143	94 / 154	85 / 155
Sales to Listings Ratio / YTD	50% / 45%	58% / 48%	39% / 31%	50% / 37%	59% / 61%
Sales Volume	40,428,734	42,505,504	31,197,989	32,178,894	28,503,535
Sales Volume YTD	73,198,330	69,913,018	48,874,140	55,158,248	51,902,522
Average Sale Price	354,638	345,573	350,539	342,329	335,336
Average Sale Price YTD	351,915	349,565	341,777	358,170	334,855
Median Sale Price	332,900	335,500	325,000	342,000	326,000
Median Sale Price YTD	330,000	335,250	325,500	344,200	326,000
Average Days on Market / YTD	64 / 67	80 / 76	71 / 71	38 / 46	47 / 51
Median Days on Market / YTD	43 / 53	62 / 61	62 / 65	28 / 29	31 / 37
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,558 / 4,989	2,415 / 4,551	2,726 / 5,049	2,377 / 4,647	1,912 / 3,677
Sales / YTD	1,052 / 1,941	1,115 / 1,895	918 / 1,572	1,001 / 1,701	1,200 / 2,053
Sales to Listings Ratio / YTD	41% / 39%	46% / 42%	34% / 31%	42% / 37%	63% / 56%
Sales Volume	393,828,211	401,680,099	331,568,487	363,029,829	431,898,163
Sales Volume YTD	713,156,655	680,022,831	552,872,365	615,500,483	727,110,979
Average Sale Price	374,361	360,251	361,186	362,667	359,915
Average Sale Price YTD	367,417	358,851	351,700	361,846	354,170
Median Sale Price	348,444	340,000	346,250	350,000	338,750
Median Sale Price YTD	340,000	340,000	340,000	346,000	334,500
Average Days on Market / YTD	65 / 70	65 / 68	57 / 63	49 / 53	54 / 57
Median Days on Market / YTD	44 / 53	42 / 51	39 / 48	29 / 33	31 / 37

<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 2018

	2018	2017	2016	2015	2014
<b>Acres with Home</b>					
Listings / YTD	154 / 283	149 / 259	161 / 304	187 / 325	151 / 293
Sales / YTD	35 / 72	34 / 77	36 / 60	43 / 85	53 / 93
Sales to Listings Ratio / YTD	23% / 25%	23% / 30%	22% / 20%	23% / 26%	35% / 32%
Sales Volume	21,460,900	20,687,288	19,097,900	26,064,700	28,676,050
Sales Volume YTD	41,179,149	46,361,988	32,518,700	51,786,460	51,547,450
Average Sale Price	613,169	608,450	530,497	606,156	541,058
Average Sale Price YTD	571,933	602,104	541,978	609,252	554,274
Median Sale Price	615,000	570,000	507,500	564,000	485,000
Median Sale Price YTD	497,500	560,000	527,500	540,000	495,000
Average Days on Market / YTD	99 / 115	75 / 97	100 / 90	73 / 88	81 / 91
Median Days on Market / YTD	65 / 92	33 / 88	62 / 58	39 / 68	39 / 70
<b>Vacant Acreage and Recreational</b>					
Listings / YTD	54 / 98	33 / 58	50 / 92	71 / 142	67 / 138
Sales / YTD	14 / 27	16 / 27	13 / 21	13 / 21	7 / 15
Sales to Listings Ratio / YTD	26% / 28%	48% / 47%	26% / 23%	18% / 15%	10% / 11%
Sales Volume	7,962,361	4,032,400	3,172,500	10,704,525	1,769,895
Sales Volume YTD	10,104,361	7,648,775	4,852,700	14,534,377	3,484,590
Average Sale Price	568,740	252,025	244,038	823,425	252,842
Average Sale Price YTD	374,236	283,288	231,081	692,113	232,306
Median Sale Price	313,500	207,500	235,000	495,000	267,500
Median Sale Price YTD	190,000	230,000	205,000	437,500	262,395
Average Days on Market / YTD	168 / 213	170 / 146	163 / 155	146 / 159	148 / 248
Median Days on Market / YTD	144 / 168	150 / 123	134 / 95	53 / 83	39 / 155
<b>Recreational with Home</b>					
Listings / YTD	1 / 4	1 / 1	0 / 2	1 / 3	1 / 1
Sales / YTD	1 / 1	0 / 0	2 / 2	0 / 0	0 / 0
Sales to Listings Ratio / YTD	100% / 25%	0% / 0%	0% / 100%	0% / 0%	0% / 0%
Sales Volume	885,000	0	679,000	0	0
Sales Volume YTD	885,000	0	679,000	0	0
Average Sale Price	885,000	0	339,500	0	0
Average Sale Price YTD	885,000	0	339,500	0	0
Median Sale Price	885,000	0	339,500	0	0
Median Sale Price YTD	885,000	0	339,500	0	0
Average Days on Market / YTD	138 / 138	0 / 0	146 / 146	0 / 0	0 / 0
Median Days on Market / YTD	138 / 138	0 / 0	146 / 146	0 / 0	0 / 0
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	209 / 385	183 / 318	211 / 398	259 / 470	219 / 432
Sales / YTD	50 / 100	50 / 104	51 / 83	56 / 106	60 / 108
Sales to Listings Ratio / YTD	24% / 26%	27% / 33%	24% / 21%	22% / 23%	27% / 25%
Sales Volume	30,308,261	24,719,688	22,949,400	36,769,225	30,445,945
Sales Volume YTD	52,168,510	54,010,763	38,050,400	66,320,837	55,032,040
Average Sale Price	606,165	494,394	449,988	656,593	507,432
Average Sale Price YTD	521,685	519,334	458,439	625,668	509,556
Median Sale Price	511,500	464,000	430,000	557,750	457,500
Median Sale Price YTD	448,500	510,000	447,500	532,500	467,500
Average Days on Market / YTD	119 / 142	106 / 110	118 / 108	90 / 102	88 / 113
Median Days on Market / YTD	85 / 104	91 / 91	73 / 66	45 / 68	39 / 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 2018

	2018	2017	2016	2015	2014
<b>Land</b>					
Listings / YTD	11 / 23	11 / 22	14 / 23	12 / 22	12 / 16
Sales / YTD	1 / 2	0 / 3	5 / 5	0 / 0	2 / 2
Sales to Listings Ratio / YTD	9% / 9%	0% / 14%	36% / 22%	0% / 0%	17% / 13%
Sales Volume	145,000	0	2,777,000	0	545,000
Sales Volume YTD	1,235,000	1,500,000	2,777,000	0	545,000
Average Sale Price	145,000	0	555,400	0	272,500
Average Sale Price YTD	617,500	500,000	555,400	0	272,500
Median Sale Price	145,000	0	550,000	0	272,500
Median Sale Price YTD	617,500	375,000	550,000	0	272,500
Average Days on Market / YTD	47 / 362	0 / 108	257 / 257	0 / 0	320 / 320
Median Days on Market / YTD	47 / 362	0 / 138	216 / 216	0 / 0	320 / 320
<b>Investment</b>					
Listings / YTD	36 / 64	21 / 45	25 / 47	23 / 45	13 / 45
Sales / YTD	5 / 10	9 / 14	5 / 7	4 / 7	6 / 15
Sales to Listings Ratio / YTD	14% / 16%	43% / 31%	20% / 15%	17% / 16%	46% / 33%
Sales Volume	5,353,867	4,928,050	5,540,000	1,675,000	5,350,850
Sales Volume YTD	7,502,367	10,901,350	6,230,000	6,600,000	14,869,530
Average Sale Price	1,070,773	547,561	1,108,000	418,750	891,808
Average Sale Price YTD	750,237	778,668	890,000	942,857	991,302
Median Sale Price	675,867	332,500	900,000	402,500	846,500
Median Sale Price YTD	513,750	456,000	450,000	495,000	693,000
Average Days on Market / YTD	202 / 184	105 / 135	168 / 190	71 / 87	105 / 152
Median Days on Market / YTD	55 / 129	64 / 129	158 / 164	77 / 55	40 / 129
<b>Multi Family</b>					
Listings / YTD	10 / 15	7 / 10	6 / 7	11 / 16	5 / 9
Sales / YTD	1 / 1	3 / 3	1 / 1	0 / 0	2 / 6
Sales to Listings Ratio / YTD	10% / 7%	43% / 30%	17% / 14%	0% / 0%	40% / 67%
Sales Volume	590,000	2,205,500	1,163,000	0	1,820,000
Sales Volume YTD	590,000	2,205,500	1,163,000	0	7,770,000
Average Sale Price	590,000	735,167	1,163,000	0	910,000
Average Sale Price YTD	590,000	735,167	1,163,000	0	1,295,000
Median Sale Price	590,000	782,000	1,163,000	0	910,000
Median Sale Price YTD	590,000	782,000	1,163,000	0	1,315,000
Average Days on Market / YTD	132 / 132	112 / 112	65 / 65	0 / 0	169 / 180
Median Days on Market / YTD	132 / 132	145 / 145	65 / 65	0 / 0	169 / 206
<b>Hotel/Motel</b>					
Listings / YTD	0 / 1	0 / 0	0 / 0	0 / 0	0 / 0
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 2018

	2018	2017	2016	2015	2014
<b>Business</b>					
Listings / YTD	26 / 52	20 / 40	16 / 37	16 / 58	17 / 40
Sales / YTD	7 / 11	3 / 4	4 / 7	2 / 3	3 / 7
Sales to Listings Ratio / YTD	27% / 21%	15% / 10%	25% / 19%	13% / 5%	18% / 18%
Sales Volume	1,886,000	323,990	950,000	477,000	610,000
Sales Volume YTD	2,257,500	423,990	1,355,000	542,000	2,685,500
Average Sale Price	269,429	107,997	237,500	238,500	203,333
Average Sale Price YTD	205,227	105,998	193,571	180,667	383,643
Median Sale Price	95,000	50,000	250,000	238,500	210,000
Median Sale Price YTD	95,000	75,000	155,000	210,000	76,500
Average Days on Market / YTD	141 / 112	191 / 161	155 / 177	66 / 72	231 / 273
Median Days on Market / YTD	85 / 76	167 / 140	171 / 175	66 / 81	72 / 281
<b>Lease</b>					
Listings / YTD	26 / 42	14 / 35	28 / 57	15 / 38	12 / 35
Sales / YTD	8 / 16	7 / 11	5 / 10	6 / 11	8 / 17
Sales to Listings Ratio / YTD	31% / 38%	50% / 31%	18% / 18%	40% / 29%	67% / 49%
Sales Volume	829,390	1,028,563	214,300	606,251	1,172,294
Sales Volume YTD	1,777,422	1,574,743	971,146	1,520,441	1,655,735
Average Sale Price	103,674	146,938	42,860	101,042	146,537
Average Sale Price YTD	111,089	143,158	97,115	138,222	97,396
Median Sale Price	81,250	75,000	39,600	65,186	135,480
Median Sale Price YTD	93,850	75,000	57,600	147,600	63,600
Average Days on Market / YTD	140 / 159	108 / 139	65 / 64	114 / 91	202 / 135
Median Days on Market / YTD	112 / 126	106 / 136	46 / 64	71 / 61	161 / 80
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	0 / 0	16 / 35	29 / 55
Sales / YTD	0 / 0	0 / 1	0 / 0	4 / 7	13 / 18
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	25% / 20%	45% / 33%
Sales Volume	0	0	0	7,008,250	8,038,000
Sales Volume YTD	0	700,000	0	9,238,250	12,509,375
Average Sale Price	0	0	0	1,752,063	618,308
Average Sale Price YTD	0	700,000	0	1,319,750	694,965
Median Sale Price	0	0	0	601,625	585,000
Median Sale Price YTD	0	700,000	0	655,000	648,000
Average Days on Market / YTD	0 / 0	0 / 523	0 / 0	147 / 137	127 / 120
Median Days on Market / YTD	0 / 0	0 / 523	0 / 0	26 / 31	89 / 88
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	109 / 197	72 / 151	88 / 170	93 / 214	88 / 200
Sales / YTD	22 / 40	22 / 36	20 / 30	16 / 28	34 / 65
Sales to Listings Ratio / YTD	20% / 20%	31% / 24%	23% / 18%	17% / 13%	39% / 33%
Sales Volume	8,804,257	8,486,103	10,644,300	9,766,501	17,536,144
Sales Volume YTD	13,362,289	17,305,583	12,496,146	17,900,691	40,035,140
Average Sale Price	400,194	385,732	532,215	610,406	515,769
Average Sale Price YTD	334,057	480,711	416,538	639,310	615,925
Median Sale Price	157,310	303,513	365,000	321,000	345,000
Median Sale Price YTD	174,400	328,750	250,000	363,500	365,000
Average Days on Market / YTD	150 / 162	118 / 146	157 / 152	105 / 100	164 / 159
Median Days on Market / YTD	106 / 116	119 / 137	152 / 138	61 / 61	102 / 105

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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.

## February 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	557	3,120	275
	February	5,039	1,010	590	3,784	291
	March	5,973	1,137	614	4,415	295
	April	6,787	1,265	612	4,989	301
	May	7,327	1,339	615	5,458	302
	June	7,199	1,373	602	5,443	310
	July	7,217	1,369	594	5,495	308
	August	7,249	1,340	599	5,510	285
	September	7,123	1,245	587	5,347	277
	October	6,664	1,091	567	4,974	275
	November	6,345	1,023	566	4,755	277
	December	5,574	866	546	4,146	278
2016	January	5,900	881	521	4,331	269
	February	6,740	963	541	4,917	286
	March	7,407	1,069	566	5,406	318
	April	7,907	1,173	556	5,735	300
	May	8,033	1,137	588	5,885	324
	June	8,063	1,202	598	5,944	334
	July	7,905	1,183	576	5,806	319
	August	7,788	1,198	593	5,743	330
	September	7,706	1,195	578	5,769	325
	October	7,138	1,058	556	5,364	316
	November	6,784	982	565	5,117	331
	December	5,715	845	553	4,258	326
2017	January	5,756	812	514	4,281	301
	February	6,255	849	532	4,636	305
	March	6,934	913	568	5,140	317
	April	7,645	1,053	575	5,648	308
	May	8,484	1,200	582	6,327	306
	June	8,868	1,253	582	6,638	325
	July	8,944	1,260	576	6,743	313
	August	8,881	1,276	585	6,723	325
	September	8,623	1,240	576	6,575	336
	October	7,927	1,101	563	6,010	327
	November	7,159	1,013	588	5,415	344
	December	6,012	865	559	4,534	319
2018	January	6,129	846	557	4,537	333
	February	6,797	916	608	5,038	366

<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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	27	30	15	46	48	27
	Average	455,993	418,863	361,480	439,365	413,508	369,656
	Median	382,000	374,500	365,000	375,750	379,000	355,000
<b>North Central</b>	Sales	96	97	98	181	163	155
	Average	372,313	390,231	381,165	374,024	383,250	384,174
	Median	372,450	375,000	374,875	369,900	365,000	381,900
<b>Northeast</b>	Sales	28	35	22	52	58	49
	Average	308,634	315,034	296,609	301,916	334,432	325,643
	Median	289,000	300,000	286,750	285,000	312,500	306,000
<b>Central</b>	Sales	17	27	14	31	40	25
	Average	306,382	223,483	278,250	285,510	241,851	265,880
	Median	251,000	225,000	284,000	243,500	238,450	257,500
<b>West</b>	Sales	47	45	39	81	88	62
	Average	497,801	500,039	463,290	475,367	507,169	471,916
	Median	441,000	415,000	425,000	430,000	404,000	424,250
<b>Southwest</b>	Sales	70	68	68	109	123	100
	Average	622,160	550,995	519,544	620,220	540,101	515,712
	Median	558,000	498,500	475,000	550,000	475,000	471,000
<b>Southeast</b>	Sales	82	87	87	158	155	155
	Average	384,707	379,775	383,964	396,369	385,937	385,186
	Median	366,800	358,000	362,500	367,800	365,000	356,000
<b>Anthony Henday</b>	Sales	79	102	86	150	156	143
	Average	521,248	521,605	484,956	536,253	513,154	487,576
	Median	439,300	462,535	459,500	456,750	457,750	459,000
<b>City of Edmonton Total</b>	Sales	446	491	429	808	831	716
	Average	451,965	435,218	423,556	447,565	436,011	422,330
	Median	398,750	397,000	406,000	395,000	397,000	399,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	9	8	10	14	10	40
	Average	302,556	228,813	263,500	299,250	235,900	173,242
	Median	295,000	217,500	233,500	292,500	229,750	112,880
<b>North Central</b>	Sales	37	44	31	76	71	59
	Average	198,433	234,809	217,405	189,067	225,101	218,512
	Median	200,000	222,625	217,500	183,500	212,500	210,000
<b>Northeast</b>	Sales	20	23	20	32	42	31
	Average	157,475	179,761	183,888	158,263	177,667	189,560
	Median	162,500	162,500	181,500	156,250	167,000	190,000
<b>Central</b>	Sales	29	48	41	64	84	72
	Average	308,405	252,004	290,154	281,900	268,973	272,961
	Median	276,000	250,000	245,000	243,750	258,000	242,750
<b>West</b>	Sales	29	19	26	54	39	44
	Average	235,297	218,794	203,383	208,485	214,602	208,553
	Median	220,000	204,000	199,225	194,500	202,500	202,750
<b>Southwest</b>	Sales	42	50	32	84	78	60
	Average	254,052	254,960	264,992	260,407	269,233	265,701
	Median	218,500	231,500	256,000	238,625	253,500	259,900
<b>Southeast</b>	Sales	45	35	36	75	56	62
	Average	219,905	227,287	234,066	210,442	222,038	238,545
	Median	210,000	225,000	226,000	202,000	221,150	230,000
<b>Anthony Henday</b>	Sales	36	42	36	73	73	64
	Average	240,799	242,265	270,637	246,111	242,571	261,000
	Median	227,500	227,394	258,500	228,000	227,900	250,000
<b>City of Edmonton Total</b>	Sales	247	269	232	472	453	432
	Average	235,694	235,792	245,197	229,971	238,208	236,027
	Median	214,000	225,000	218,750	209,575	223,049	218,750

n/a = insufficient data



## February 2018

	2018	2017	2016	2015	2014
<b>Edmonton City Monthly</b>					
Listings	1,976	1,884	2,109	1,860	1,482
Sales	794	886	743	776	922
Sales Volume	297,210,761	319,968,528	271,601,252	280,493,630	330,148,554
<b>Edmonton City Year to Date</b>					
Listings	3,877	3,556	3,915	3,688	2,872
Sales	1,476	1,495	1,281	1,306	1,586
Sales Volume	542,015,835	543,597,890	451,634,729	473,002,856	565,285,663
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,038	4,636	4,917	3,784	2,911
Commercial	366	305	286	291	259
TOTAL	5,404	4,941	5,203	4,075	3,170
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	2,876	2,670	3,025	2,729	2,219
Sales	1,124	1,187	989	1,073	1,294
Sales Volume	432,940,729	434,885,890	365,162,187	409,565,555	479,880,252
<b>Edmonton CMA Year to Date</b>					
Listings	5,571	5,020	5,617	5,331	4,309
Sales	2,081	2,035	1,685	1,835	2,226
Sales Volume	778,687,454	751,339,177	603,418,911	699,722,011	822,178,159
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	6,797	6,255	6,740	5,039	3,949
Rural	916	849	963	1,010	978
Commercial	608	532	541	590	588
TOTAL	8,321	7,636	8,244	6,639	5,515
<hr/>					
<b>Total Board Monthly</b>					
Listings	3,510	3,268	3,642	3,335	2,791
Sales	1,313	1,408	1,165	1,280	1,561
Sales Volume	547,345,299	501,948,366	416,772,825	473,917,392	568,326,556
<b>Total Board Year to Date</b>					
Listings	6,795	6,129	6,826	6,586	5,428
Sales	2,457	2,430	2,005	2,218	2,692
Sales Volume	943,270,578	872,722,595	699,084,101	816,947,017	972,084,395

February 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Barrhead</b>	Sales	2	4	1	5	7	5
	Sales Volume	n/a	n/a	n/a	1,272,000	1,739,500	1,337,700
	Average Price	n/a	n/a	n/a	254,400	248,500	267,540
	Median Price	n/a	n/a	n/a	265,000	245,000	238,000
<b>Beaumont</b>	Sales	32	14	8	51	24	15
	Sales Volume	15,249,380	5,691,329	3,064,150	23,842,180	9,448,329	6,170,550
	Average Price	476,543	406,524	383,019	467,494	393,680	411,370
	Median Price	477,500	387,000	374,000	462,500	382,000	411,000
<b>Bonnyville</b>	Sales	6	4	3	13	12	4
	Sales Volume	2,014,000	n/a	n/a	3,462,000	4,150,200	n/a
	Average Price	335,667	n/a	n/a	266,308	345,850	n/a
	Median Price	367,500	n/a	n/a	214,000	338,850	n/a
<b>Cold Lake</b>	Sales	10	14	8	23	29	12
	Sales Volume	2,911,900	4,359,400	2,618,500	5,815,400	9,273,306	3,977,500
	Average Price	291,190	311,386	327,313	252,843	319,769	331,458
	Median Price	308,500	303,500	308,250	240,000	332,500	308,250
<b>Devon</b>	Sales	4	6	1	12	10	3
	Sales Volume	n/a	2,092,800	n/a	3,381,284	3,550,800	n/a
	Average Price	n/a	348,800	n/a	281,774	355,080	n/a
	Median Price	n/a	321,000	n/a	269,750	341,500	n/a
<b>Drayton Valley</b>	Sales	3	9	4	11	13	12
	Sales Volume	n/a	2,104,900	n/a	2,538,900	2,882,900	3,495,000
	Average Price	n/a	233,878	n/a	230,809	221,762	291,250
	Median Price	n/a	237,000	n/a	287,000	224,000	297,500
<b>Fort Saskatchewan</b>	SFD Sales	24	18	22	35	35	30
	SFD Average Price	460,008	398,331	426,355	444,206	391,156	420,410
	SFD Median Price	433,750	383,375	423,450	412,500	383,000	410,500
	Condo Sales	2	3	2	3	10	6
	Condo Average Price	n/a	n/a	n/a	n/a	240,200	269,500
	Condo Median Price	n/a	n/a	n/a	n/a	217,500	243,500
	Total Sales Volume	15,115,976	9,857,813	12,721,745	21,983,376	19,486,213	18,749,022
<b>Gibbons</b>	Sales	3	5	2	4	10	2
	Sales Volume	n/a	1,510,000	n/a	n/a	2,748,500	n/a
	Average Price	n/a	302,000	n/a	n/a	274,850	n/a
	Median Price	n/a	300,000	n/a	n/a	250,750	n/a
<b>Leduc</b>	SFD Sales	27	27	22	46	46	32
	SFD Average Price	348,011	379,306	376,723	352,158	373,968	361,666
	SFD Median Price	335,000	370,000	349,950	339,000	372,500	343,500
	Condo Sales	4	3	0	7	4	3
	Condo Average Price	n/a	n/a	n/a	182,171	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	181,500	n/a	n/a
	Total Sales Volume	10,263,488	11,167,149	10,574,580	19,526,000	21,356,199	15,106,980

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Morinville</b>	Sales	12	10	12	21	19	13
	Sales Volume	3,532,999	3,383,800	4,357,500	6,676,999	6,026,550	4,707,500
	Average Price	294,417	338,380	363,125	317,952	317,187	362,115
	Median Price	311,000	342,000	356,250	350,000	302,000	352,500
<b>Sherwood Park</b>	SFD Sales	40	54	40	76	101	69
	SFD Average Price	440,298	464,020	457,885	441,201	451,115	465,714
	SFD Median Price	427,875	445,000	425,000	423,500	431,000	428,500
	Condo Sales	18	14	17	29	20	36
	Condo Average Price	256,781	297,668	314,841	269,398	288,338	302,992
	Condo Median Price	251,200	290,000	300,000	271,900	290,000	297,500
	Total Sales Volume	24,347,150	29,995,456	26,366,479	45,322,529	53,335,316	46,110,479
<b>Spruce Grove</b>	SFD Sales	26	23	26	48	35	46
	SFD Average Price	393,538	385,426	378,294	383,188	379,049	382,714
	SFD Median Price	359,000	377,500	382,075	345,891	375,000	391,000
	Condo Sales	9	7	1	13	11	5
	Condo Average Price	197,100	223,879	n/a	199,915	257,918	249,720
	Condo Median Price	212,500	230,000	n/a	199,000	237,000	269,000
	Total Sales Volume	16,768,772	14,399,854	12,311,746	28,295,615	21,056,204	23,384,075
<b>St. Albert</b>	SFD Sales	50	50	32	95	74	52
	SFD Average Price	480,249	470,444	471,061	487,538	468,302	450,250
	SFD Median Price	442,700	451,000	408,750	449,000	433,750	405,950
	Condo Sales	21	13	14	34	31	25
	Condo Average Price	276,862	245,377	260,850	288,594	261,881	252,480
	Condo Median Price	248,000	235,000	226,500	253,250	255,000	223,000
	Total Sales Volume	30,819,537	28,645,923	19,307,850	57,121,302	44,706,423	30,307,003
<b>St. Paul</b>	Sales	6	7	6	11	15	14
	Sales Volume	1,585,300	1,906,900	1,253,000	2,694,300	4,074,900	2,893,000
	Average Price	264,217	272,414	208,833	244,936	271,660	206,643
	Median Price	277,750	212,000	257,250	270,000	240,000	228,000
<b>Stony Plain</b>	Sales	13	29	11	34	44	21
	Sales Volume	5,023,900	8,706,456	3,477,364	10,990,436	13,918,856	6,471,486
	Average Price	386,454	300,223	316,124	323,248	316,338	308,166
	Median Price	408,000	302,500	345,000	323,750	310,508	338,000
<b>Vegreville</b>	Sales	2	2	2	4	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
<b>Westlock</b>	Sales	5	0	6	10	5	7
	Sales Volume	790,000	n/a	1,238,500	1,885,500	823,500	1,283,500
	Average Price	158,000	n/a	206,417	188,550	164,700	183,357
	Median Price	167,000	n/a	197,500	166,000	196,000	160,000
<b>Wetaskiwin</b>	Sales	11	13	9	20	21	19
	Sales Volume	2,041,400	2,625,400	1,857,500	3,861,900	4,145,550	3,990,152
	Average Price	185,582	201,954	206,389	193,095	197,407	210,008
	Median Price	180,000	214,500	187,000	188,000	213,250	210,000

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.

February 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	1	1	2	3	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	9	10	2	13	17	3
	Sales Volume	3,001,400	3,085,840	n/a	4,573,900	6,310,340	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	9	9	9	16	16	14
	Sales Volume	5,589,113	3,426,500	3,383,000	8,061,113	7,003,875	5,116,800
<b>Parkland County</b>	Sales	20	20	21	35	47	35
	Sales Volume	9,719,148	9,318,288	8,762,500	15,766,897	21,951,650	15,104,500
<b>Smoky Lake County</b>	Sales	2	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	5	10	3	8	10	7
	Sales Volume	744,900	2,341,000	n/a	1,058,900	2,341,000	1,464,500
<b>Strathcona County</b>	Sales	13	13	10	32	24	16
	Sales Volume	8,453,500	7,059,900	6,126,400	18,517,500	13,493,738	9,633,900
<b>Sturgeon County</b>	Sales	8	8	11	17	17	18
	Sales Volume	6,546,500	4,915,000	4,677,500	9,823,000	11,561,500	8,195,200
<b>Thorhild County</b>	Sales	1	3	1	1	7	1
	Sales Volume	n/a	n/a	n/a	n/a	1,877,000	n/a
<b>Two Hills County</b>	Sales	1	1	0	3	2	0
	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 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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	1	1	0	2	3	0
	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	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	0	2	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	0	0	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	1	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	0	0	1
	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	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.