



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

14220 - 112 Avenue
Edmonton, Alberta
Canada T5M 2T8
Telephone: 780-451-6666
www.ereb.com

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Contact: Steve Sedgwick, REALTOR®, 2016 Chair, 780-431-5600
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340
Susan Rossmann, Manager Communications, 780-453-9323

Resale housing inventory up 18%, but prices remain strong

Edmonton, May 3, 2016: Despite an 18% increase in inventory for the Edmonton Census Metropolitan Area (CMA), all residential prices remain stable at \$377,283 for April 2016. That is down less than 1% from the previous month and up less than 1% from last year.

The average single family home in the Edmonton CMA sold for \$439,982 in April 2016, up marginally over March's average price of \$439,815 and April 2015's average price of \$438,641. Listings and sales unit volumes were down for single family detached homes year-over-year, but up over the previous month.

Condo prices are down less than 1%, likely due to the lower unit sales relative to April 2015. Prices for April 2016 are also down about 1% relative to the previous month. Listings and sales of condominiums are up over March 2016, while listings are up and sales are down over April 2015.

"Prices in the Edmonton and Area market remain stable. This is good news for sellers who have been concerned about selling in a 'buyer's market'," REALTORS® Association of Edmonton Chair Steve Sedgwick said. "Buyers continue to have a great selection of properties to choose from and sellers need to be competitive with their listings. Continued lack of significant movement in the average house price is a good signal that Edmonton's economy is strong."

Single family homes had a 51% sales-to-listing ratio for April 2016, up 2% from March and down 3% year-over-year. Duplex/rowhouses sat at 51% as well, down 14% from 2015 but up 2% from the previous month. With a 38% sales-to-listing ratio (up 2% from last month, down 6% from last year) condos continue to be the most challenging type of property to sell.

1,498 residential properties were sold in the Edmonton CMA in April, up nearly 10% from the previous month, but down 6% from sales reported in April 2015. There were 938 single family detached homes reported sold in the Edmonton CMA, a 9% percent increase month-over-month, and down 6% from the same time last year. 396 condos sold in April, up 18% over March and down 8% over April 2015. 148 duplex/rowhouses sold in April, up 3% from March and up 7% from April 2015.

"New listings were slightly down in April, but inventory remains high." Sedgwick continues, "We expect to see sales continue to rise through the early summer months. It will be interesting to see whether there are many new listings adding to the existing inventory in upcoming months."

April's all residential average days-on-market sat at 40 (7 days shorter than the previous year and 13 days shorter than March 2016). On average in April, single family homes sold in 35 days, condominiums sold in 46 days, and duplex/rowhouses sold in an average of 49 days.

Review these statistics and more at www.ereb.com.

Highlights of MLS® System activity

| MLS® System Activity (for all-residential sales in Edmonton CMA ¹) | April 2016 | M/M % Change | Y/Y % Change |
|--|-----------------------|-------------------------|-------------------------|
| SFD ² average ³ selling price – month | \$439,982 | 0.04% | 0.88% |
| SFD median ⁴ selling price – month | \$407,000 | 0.49% | 0.00% |
| Condominium average selling price | \$250,869 | -0.09% | -0.54% |
| Condominium median selling price | \$232,000 | -0.64% | -1.28% |
| All-residential ⁵ average selling price | \$377,283 | -0.59% | 0.23% |
| All-residential median selling price | \$357,750 | 0.00% | -0.54% |
| # residential listings this month | 3,258 | 5.71% | -1.33% |
| # residential sales this month (reported) | 1,498 | 9.82% | -6.2% |
| # residential inventory at month end | 8,033 | 10.13% | 18.41% |
| # Total ⁶ MLS® System sales this month | 1,947 | 13.26% | -6.48% |
| \$ Value Total residential sales this month | \$637 million | 9.57% | -7.94% |
| \$ Value of total MLS® System sales – month | \$737 million | 13.21% | -6.95% |
| \$ Value of total MLS® System sales - YTD | \$2.25 billion | 56.77% | -9.42% |

¹ Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

² Single Family Dwelling

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

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.YEGisHome.ca and www.ereb.com, as well as in the Real Estate Weekly and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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April 2016

| | 2016 | 2015 | 2014 | 2013 | 2012 |
|--------------------------------------|----------------|----------------|---------------|---------------|---------------|
| Single Family Detached | | | | | |
| Listings / YTD | 1,830 / 6,475 | 1,967 / 6,583 | 1,818 / 5,494 | 1,614 / 5,239 | 1,665 / 5,915 |
| Sales / YTD | 938 / 2,810 | 1,064 / 3,031 | 1,244 / 3,532 | 1,021 / 3,120 | 1,084 / 3,353 |
| Sales to Listings Ratio / YTD | 51% / 43% | 54% / 46% | 68% / 64% | 63% / 60% | 65% / 57% |
| Sales Volume | 412,703,337 | 464,035,656 | 532,917,784 | 412,313,033 | 423,827,122 |
| Sales Volume YTD | 1,213,211,027 | 1,315,582,765 | 1,515,181,604 | 1,269,443,819 | 1,293,852,981 |
| Average Sale Price | 439,982 | 436,124 | 428,391 | 403,833 | 390,984 |
| Average Sale Price YTD | 431,748 | 434,042 | 428,987 | 406,873 | 385,879 |
| Median Sale Price | 407,000 | 407,000 | 401,000 | 380,000 | 368,000 |
| Median Sale Price YTD | 403,000 | 405,000 | 397,000 | 378,000 | 362,500 |
| Average Days on Market / YTD | 35 / 42 | 43 / 45 | 39 / 45 | 44 / 50 | 46 / 50 |
| Median Days on Market / YTD | 24 / 28 | 32 / 30 | 25 / 28 | 31 / 32 | 31 / 33 |
| Condominium | | | | | |
| Listings / YTD | 1,037 / 3,608 | 1,020 / 3,443 | 901 / 2,870 | 929 / 2,972 | 851 / 3,087 |
| Sales / YTD | 396 / 1,253 | 447 / 1,400 | 587 / 1,727 | 458 / 1,454 | 441 / 1,358 |
| Sales to Listings Ratio / YTD | 38% / 35% | 44% / 41% | 65% / 60% | 49% / 49% | 52% / 44% |
| Sales Volume | 99,344,011 | 112,745,122 | 148,168,818 | 111,871,623 | 103,804,467 |
| Sales Volume YTD | 307,972,652 | 351,645,194 | 424,103,923 | 344,406,165 | 311,602,377 |
| Average Sale Price | 250,869 | 252,226 | 252,417 | 244,261 | 235,384 |
| Average Sale Price YTD | 245,788 | 251,175 | 245,573 | 236,868 | 229,457 |
| Median Sale Price | 232,000 | 235,000 | 235,000 | 229,950 | 224,900 |
| Median Sale Price YTD | 226,500 | 235,000 | 228,000 | 222,650 | 220,000 |
| Average Days on Market / YTD | 46 / 54 | 47 / 50 | 46 / 53 | 58 / 62 | 58 / 59 |
| Median Days on Market / YTD | 29 / 36 | 37 / 38 | 33 / 35 | 40 / 43 | 41 / 43 |
| Duplex/Rowhouse | | | | | |
| Listings / YTD | 291 / 1,045 | 229 / 875 | 179 / 603 | 157 / 563 | 177 / 601 |
| Sales / YTD | 148 / 451 | 149 / 453 | 127 / 431 | 120 / 388 | 102 / 313 |
| Sales to Listings Ratio / YTD | 51% / 43% | 65% / 52% | 71% / 71% | 76% / 69% | 58% / 52% |
| Sales Volume | 50,205,244 | 53,067,554 | 42,164,566 | 38,843,716 | 33,386,370 |
| Sales Volume YTD | 153,453,340 | 162,102,466 | 143,635,819 | 125,973,887 | 99,409,184 |
| Average Sale Price | 339,225 | 356,158 | 332,004 | 323,698 | 327,317 |
| Average Sale Price YTD | 340,251 | 357,842 | 333,262 | 324,675 | 317,601 |
| Median Sale Price | 324,250 | 340,000 | 323,000 | 312,800 | 304,950 |
| Median Sale Price YTD | 329,000 | 345,000 | 323,000 | 313,000 | 302,000 |
| Average Days on Market / YTD | 49 / 50 | 47 / 45 | 35 / 43 | 50 / 55 | 49 / 49 |
| Median Days on Market / YTD | 34 / 39 | 34 / 31 | 26 / 30 | 37 / 36 | 36 / 35 |
| Total Residential² | | | | | |
| Listings / YTD | 3,258 / 11,473 | 3,302 / 11,183 | 2,977 / 9,224 | 2,769 / 9,004 | 2,758 / 9,897 |
| Sales / YTD | 1,498 / 4,577 | 1,686 / 4,979 | 1,996 / 5,807 | 1,628 / 5,106 | 1,655 / 5,115 |
| Sales to Listings Ratio / YTD | 46% / 40% | 51% / 45% | 67% / 63% | 59% / 57% | 60% / 52% |
| Sales Volume | 565,169,292 | 634,641,332 | 730,163,568 | 568,916,072 | 565,247,244 |
| Sales Volume YTD | 1,686,482,968 | 1,845,654,424 | 2,103,299,191 | 1,765,180,672 | 1,717,780,047 |
| Average Sale Price | 377,283 | 376,418 | 365,813 | 349,457 | 341,539 |
| Average Sale Price YTD | 368,469 | 370,688 | 362,201 | 345,707 | 335,832 |
| Median Sale Price | 357,750 | 359,700 | 350,000 | 335,000 | 327,500 |
| Median Sale Price YTD | 351,000 | 355,000 | 341,000 | 328,000 | 321,137 |
| Average Days on Market / YTD | 40 / 47 | 45 / 47 | 42 / 48 | 49 / 55 | 50 / 53 |
| Median Days on Market / YTD | 26 / 32 | 34 / 33 | 28 / 31 | 34 / 36 | 35 / 36 |

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

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

April 2016

| | 2016 | 2015 | 2014 | 2013 | 2012 |
|--|-------------|-------------|-------------|-------------|-------------|
| Acres with Home | | | | | |
| Listings / YTD | 235 / 756 | 246 / 813 | 236 / 733 | 244 / 742 | 222 / 816 |
| Sales / YTD | 79 / 206 | 94 / 247 | 103 / 271 | 87 / 249 | 87 / 264 |
| Sales to Listings Ratio / YTD | 34% / 27% | 38% / 30% | 44% / 37% | 36% / 34% | 39% / 32% |
| Sales Volume | 48,865,700 | 57,386,920 | 60,307,400 | 48,608,100 | 50,298,600 |
| Sales Volume YTD | 123,207,999 | 150,092,385 | 151,811,425 | 138,275,025 | 148,137,150 |
| Average Sale Price | 618,553 | 610,499 | 585,509 | 558,714 | 578,145 |
| Average Sale Price YTD | 598,097 | 607,661 | 560,190 | 555,321 | 561,126 |
| Median Sale Price | 560,000 | 549,500 | 524,000 | 508,500 | 530,000 |
| Median Sale Price YTD | 560,000 | 551,500 | 519,900 | 515,000 | 525,000 |
| Average Days on Market / YTD | 67 / 65 | 71 / 75 | 62 / 79 | 64 / 78 | 58 / 74 |
| Median Days on Market / YTD | 61 / 37 | 45 / 46 | 39 / 47 | 39 / 50 | 42 / 51 |
| Vacant Acreage and Recreational | | | | | |
| Listings / YTD | 75 / 212 | 60 / 265 | 94 / 316 | 119 / 325 | 66 / 276 |
| Sales / YTD | 24 / 57 | 21 / 61 | 17 / 53 | 17 / 61 | 23 / 67 |
| Sales to Listings Ratio / YTD | 32% / 27% | 35% / 23% | 18% / 17% | 14% / 19% | 35% / 24% |
| Sales Volume | 6,883,650 | 6,273,250 | 3,491,230 | 3,329,350 | 6,729,000 |
| Sales Volume YTD | 14,256,350 | 27,331,627 | 12,013,220 | 12,822,417 | 15,926,525 |
| Average Sale Price | 286,819 | 298,726 | 205,366 | 195,844 | 292,565 |
| Average Sale Price YTD | 250,111 | 448,059 | 226,665 | 210,204 | 237,709 |
| Median Sale Price | 191,000 | 305,000 | 199,600 | 210,000 | 258,000 |
| Median Sale Price YTD | 195,000 | 305,000 | 230,000 | 210,000 | 234,000 |
| Average Days on Market / YTD | 96 / 131 | 71 / 150 | 145 / 204 | 424 / 192 | 145 / 193 |
| Median Days on Market / YTD | 23 / 67 | 53 / 73 | 111 / 127 | 141 / 82 | 85 / 146 |
| Recreational with Home | | | | | |
| Listings / YTD | 7 / 17 | 5 / 13 | 9 / 18 | 11 / 20 | 11 / 30 |
| Sales / YTD | 2 / 4 | 3 / 4 | 1 / 2 | 2 / 4 | 1 / 3 |
| Sales to Listings Ratio / YTD | 29% / 24% | 60% / 31% | 11% / 11% | 18% / 20% | 9% / 10% |
| Sales Volume | 1,190,000 | 298,500 | 489,900 | 445,000 | 925,000 |
| Sales Volume YTD | 1,869,000 | 529,500 | 609,900 | 854,900 | 1,649,000 |
| Average Sale Price | 595,000 | 99,500 | 489,900 | 222,500 | 925,000 |
| Average Sale Price YTD | 467,250 | 132,375 | 304,950 | 213,725 | 549,667 |
| Median Sale Price | 595,000 | 101,000 | 489,900 | 222,500 | 925,000 |
| Median Sale Price YTD | 554,500 | 104,250 | 304,950 | 204,950 | 454,000 |
| Average Days on Market / YTD | 212 / 144 | 396 / 308 | 22 / 66 | 47 / 42 | 44 / 80 |
| Median Days on Market / YTD | 212 / 182 | 87 / 65 | 22 / 66 | 47 / 47 | 44 / 44 |
| Total Rural² | | | | | |
| Listings / YTD | 317 / 985 | 311 / 1,091 | 339 / 1,067 | 374 / 1,087 | 299 / 1,122 |
| Sales / YTD | 105 / 267 | 118 / 312 | 121 / 326 | 106 / 314 | 111 / 334 |
| Sales to Listings Ratio / YTD | 33% / 27% | 38% / 29% | 36% / 31% | 28% / 29% | 37% / 30% |
| Sales Volume | 56,939,350 | 63,958,670 | 64,288,530 | 52,382,450 | 57,952,600 |
| Sales Volume YTD | 139,333,349 | 177,953,512 | 164,434,545 | 151,952,342 | 165,712,675 |
| Average Sale Price | 542,280 | 542,023 | 531,310 | 494,174 | 522,095 |
| Average Sale Price YTD | 521,848 | 570,364 | 504,400 | 483,925 | 496,146 |
| Median Sale Price | 515,000 | 490,000 | 493,000 | 475,450 | 472,500 |
| Median Sale Price YTD | 510,000 | 520,000 | 478,500 | 467,000 | 456,500 |
| Average Days on Market / YTD | 82 / 86 | 79 / 92 | 73 / 99 | 122 / 99 | 76 / 98 |
| Median Days on Market / YTD | 59 / 46 | 47 / 49 | 45 / 54 | 49 / 55 | 51 / 60 |

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

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

April 2016

| | 2016 | 2015 | 2014 | 2013 | 2012 |
|-------------------------------|------------|------------|------------|------------|------------|
| Land | | | | | |
| Listings / YTD | 5 / 36 | 14 / 50 | 13 / 40 | 12 / 52 | 18 / 69 |
| Sales / YTD | 2 / 10 | 3 / 5 | 2 / 5 | 2 / 5 | 4 / 11 |
| Sales to Listings Ratio / YTD | 40% / 28% | 21% / 10% | 15% / 13% | 17% / 10% | 22% / 16% |
| Sales Volume | 2,005,000 | 4,145,000 | 13,400,000 | 3,790,000 | 1,855,000 |
| Sales Volume YTD | 6,407,000 | 4,520,000 | 14,595,000 | 9,244,000 | 8,221,300 |
| Average Sale Price | 1,002,500 | 1,381,667 | 6,700,000 | 1,895,000 | 463,750 |
| Average Sale Price YTD | 640,700 | 904,000 | 2,919,000 | 1,848,800 | 747,391 |
| Median Sale Price | 1,002,500 | 420,000 | 6,700,000 | 1,895,000 | 395,000 |
| Median Sale Price YTD | 563,500 | 320,000 | 650,000 | 2,379,000 | 395,000 |
| Average Days on Market / YTD | 0 / 163 | 300 / 199 | 202 / 275 | 180 / 327 | 86 / 138 |
| Median Days on Market / YTD | 0 / 86 | 294 / 96 | 202 / 254 | 180 / 186 | 98 / 98 |
| Investment | | | | | |
| Listings / YTD | 23 / 97 | 17 / 91 | 15 / 97 | 14 / 88 | 32 / 108 |
| Sales / YTD | 9 / 23 | 4 / 18 | 11 / 28 | 8 / 27 | 12 / 35 |
| Sales to Listings Ratio / YTD | 39% / 24% | 24% / 20% | 73% / 29% | 57% / 31% | 38% / 32% |
| Sales Volume | 6,878,850 | 2,775,000 | 10,200,000 | 8,775,000 | 4,325,787 |
| Sales Volume YTD | 16,996,750 | 13,511,000 | 23,682,230 | 18,295,200 | 23,963,717 |
| Average Sale Price | 764,317 | 693,750 | 927,273 | 1,096,875 | 360,482 |
| Average Sale Price YTD | 738,989 | 750,611 | 845,794 | 677,600 | 684,678 |
| Median Sale Price | 352,350 | 625,000 | 490,000 | 737,500 | 350,750 |
| Median Sale Price YTD | 414,000 | 450,000 | 518,000 | 328,500 | 395,000 |
| Average Days on Market / YTD | 83 / 120 | 125 / 105 | 270 / 181 | 306 / 172 | 97 / 130 |
| Median Days on Market / YTD | 39 / 53 | 83 / 107 | 163 / 126 | 201 / 86 | 78 / 83 |
| Multi Family | | | | | |
| Listings / YTD | 8 / 21 | 4 / 25 | 6 / 18 | 6 / 33 | 2 / 29 |
| Sales / YTD | 2 / 5 | 4 / 5 | 1 / 8 | 0 / 9 | 3 / 16 |
| Sales to Listings Ratio / YTD | 25% / 24% | 100% / 20% | 17% / 44% | 0% / 27% | 150% / 55% |
| Sales Volume | 4,390,000 | 5,973,000 | 1,796,000 | 0 | 2,634,600 |
| Sales Volume YTD | 7,210,000 | 7,048,000 | 10,456,000 | 10,287,184 | 18,510,600 |
| Average Sale Price | 2,195,000 | 1,493,250 | 1,796,000 | 0 | 878,200 |
| Average Sale Price YTD | 1,442,000 | 1,409,600 | 1,307,000 | 1,143,020 | 1,156,913 |
| Median Sale Price | 2,195,000 | 1,441,000 | 1,796,000 | 0 | 831,600 |
| Median Sale Price YTD | 1,163,000 | 1,075,000 | 1,315,000 | 864,000 | 960,000 |
| Average Days on Market / YTD | 444 / 141 | 225 / 200 | 66 / 149 | 0 / 76 | 85 / 76 |
| Median Days on Market / YTD | 444 / 57 | 182 / 99 | 66 / 151 | 0 / 53 | 79 / 80 |
| Hotel/Motel | | | | | |
| Listings / YTD | 0 / 0 | 1 / 2 | 1 / 1 | 1 / 1 | 0 / 1 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Sales to Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% |
| Sales Volume | 0 | 0 | 0 | 0 | 0 |
| Sales Volume YTD | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price | 0 | 0 | 0 | 0 | 0 |
| Average Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price | 0 | 0 | 0 | 0 | 0 |
| Median Sale Price YTD | 0 | 0 | 0 | 0 | 0 |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 |

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April 2016

| | 2016 | 2015 | 2014 | 2013 | 2012 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Business | | | | | |
| Listings / YTD | 23 / 77 | 24 / 101 | 23 / 104 | 27 / 114 | 24 / 122 |
| Sales / YTD | 5 / 16 | 2 / 15 | 8 / 17 | 7 / 19 | 6 / 18 |
| Sales to Listings Ratio / YTD | 22% / 21% | 8% / 15% | 35% / 16% | 26% / 17% | 25% / 15% |
| Sales Volume | 532,000 | 226,000 | 587,000 | 832,043 | 1,649,000 |
| Sales Volume YTD | 3,346,000 | 1,997,800 | 3,479,500 | 2,071,043 | 3,124,601 |
| Average Sale Price | 106,400 | 113,000 | 73,375 | 118,863 | 274,833 |
| Average Sale Price YTD | 209,125 | 133,187 | 204,676 | 109,002 | 173,589 |
| Median Sale Price | 70,000 | 113,000 | 51,500 | 69,900 | 95,500 |
| Median Sale Price YTD | 177,500 | 100,000 | 75,000 | 85,000 | 96,500 |
| Average Days on Market / YTD | 26 / 110 | 189 / 137 | 145 / 199 | 138 / 100 | 81 / 117 |
| Median Days on Market / YTD | 29 / 100 | 189 / 87 | 81 / 105 | 139 / 87 | 62 / 120 |
| Lease | | | | | |
| Listings / YTD | 28 / 109 | 15 / 75 | 13 / 65 | 23 / 72 | 15 / 67 |
| Sales / YTD | 6 / 26 | 4 / 19 | 5 / 26 | 4 / 19 | 5 / 16 |
| Sales to Listings Ratio / YTD | 21% / 24% | 27% / 25% | 38% / 40% | 17% / 26% | 33% / 24% |
| Sales Volume | 877,280 | 841,300 | 387,500 | 462,564 | 1,829,820 |
| Sales Volume YTD | 3,266,017 | 2,642,543 | 2,255,225 | 2,320,070 | 6,206,412 |
| Average Sale Price | 146,213 | 210,325 | 77,500 | 115,641 | 365,964 |
| Average Sale Price YTD | 125,616 | 139,081 | 86,739 | 122,109 | 387,901 |
| Median Sale Price | 125,093 | 209,250 | 76,950 | 129,792 | 382,500 |
| Median Sale Price YTD | 64,800 | 126,000 | 60,973 | 104,544 | 176,490 |
| Average Days on Market / YTD | 6 / 90 | 29 / 68 | 181 / 136 | 65 / 188 | 56 / 72 |
| Median Days on Market / YTD | 6 / 24 | 26 / 56 | 168 / 108 | 65 / 75 | 45 / 68 |
| Farms | | | | | |
| Listings / YTD | 0 / 0 | 15 / 63 | 38 / 128 | 31 / 108 | 44 / 150 |
| Sales / YTD | 1 / 5 | 8 / 19 | 16 / 48 | 5 / 32 | 10 / 34 |
| Sales to Listings Ratio / YTD | 0% / 0% | 53% / 30% | 42% / 38% | 16% / 30% | 23% / 23% |
| Sales Volume | 288,000 | 2,943,000 | 8,688,400 | 3,399,900 | 5,434,000 |
| Sales Volume YTD | 1,408,000 | 16,366,250 | 30,704,775 | 18,518,400 | 18,845,150 |
| Average Sale Price | 288,000 | 367,875 | 543,025 | 679,980 | 543,400 |
| Average Sale Price YTD | 281,600 | 861,382 | 639,683 | 578,700 | 554,269 |
| Median Sale Price | 288,000 | 370,000 | 535,000 | 525,000 | 579,500 |
| Median Sale Price YTD | 280,000 | 575,000 | 565,000 | 375,000 | 546,675 |
| Average Days on Market / YTD | 133 / 37 | 42 / 131 | 172 / 152 | 103 / 138 | 134 / 132 |
| Median Days on Market / YTD | 133 / 13 | 49 / 50 | 75 / 97 | 67 / 98 | 65 / 95 |
| Total Commercial² | | | | | |
| Listings / YTD | 88 / 340 | 90 / 407 | 109 / 453 | 114 / 468 | 135 / 546 |
| Sales / YTD | 25 / 85 | 25 / 81 | 43 / 132 | 26 / 111 | 40 / 130 |
| Sales to Listings Ratio / YTD | 28% / 25% | 28% / 20% | 39% / 29% | 23% / 24% | 30% / 24% |
| Sales Volume | 14,971,130 | 16,903,300 | 35,058,900 | 17,259,507 | 17,728,207 |
| Sales Volume YTD | 38,633,767 | 46,085,593 | 85,172,730 | 60,735,897 | 78,871,780 |
| Average Sale Price | 598,845 | 676,132 | 815,323 | 663,827 | 443,205 |
| Average Sale Price YTD | 454,515 | 568,958 | 645,248 | 547,170 | 606,706 |
| Median Sale Price | 290,000 | 400,000 | 370,000 | 317,500 | 392,500 |
| Median Sale Price YTD | 288,000 | 315,000 | 370,000 | 298,651 | 395,000 |
| Average Days on Market / YTD | 90 / 110 | 125 / 120 | 192 / 165 | 175 / 152 | 97 / 116 |
| Median Days on Market / YTD | 29 / 50 | 63 / 68 | 150 / 110 | 125 / 86 | 76 / 88 |

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

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

April 2016

| Year | Month | CMA Residential ² | CMA Rural ³ | CMA Commercial ⁴ | Edmonton Residential ² | Edmonton Commercial ⁴ |
|------|-----------|------------------------------|------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 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 | 531 | 4,884 | 281 |
| | March | 7,294 | 1,059 | 537 | 5,310 | 300 |
| | April | 8,033 | 1,180 | 557 | 5,829 | 300 |

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

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

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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

April 2016

| | | 2016 | 2015 | 2014 | 2016 YTD | 2015 YTD | 2014 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Single Family Detached | | | | | | | |
| Northwest | Sales | 39 | 37 | 47 | 109 | 115 | 133 |
| | Average | 394,280 | 383,593 | 371,662 | 385,098 | 381,096 | 367,437 |
| | Median | 369,900 | 356,000 | 355,000 | 357,000 | 346,500 | 340,000 |
| North Central | Sales | 152 | 161 | 185 | 433 | 480 | 591 |
| | Average | 392,741 | 390,614 | 394,362 | 388,542 | 397,444 | 387,937 |
| | Median | 379,500 | 380,000 | 382,000 | 380,000 | 382,258 | 374,000 |
| Northeast | Sales | 36 | 48 | 59 | 130 | 137 | 166 |
| | Average | 322,940 | 333,650 | 332,407 | 327,702 | 337,777 | 321,724 |
| | Median | 307,500 | 327,000 | 321,000 | 315,000 | 320,000 | 306,500 |
| Central | Sales | 30 | 25 | 39 | 78 | 88 | 116 |
| | Average | 298,583 | 321,842 | 292,249 | 299,833 | 313,719 | 271,003 |
| | Median | 302,500 | 321,500 | 247,500 | 275,000 | 294,000 | 242,000 |
| West | Sales | 72 | 83 | 108 | 193 | 231 | 267 |
| | Average | 531,128 | 489,773 | 497,522 | 534,999 | 498,585 | 498,755 |
| | Median | 433,250 | 415,000 | 413,750 | 431,500 | 418,500 | 415,000 |
| Southwest | Sales | 113 | 115 | 151 | 327 | 320 | 372 |
| | Average | 542,953 | 544,998 | 526,451 | 526,991 | 541,306 | 553,159 |
| | Median | 482,000 | 472,500 | 475,000 | 473,000 | 485,000 | 482,000 |
| Southeast | Sales | 116 | 130 | 155 | 402 | 378 | 431 |
| | Average | 388,286 | 417,651 | 391,202 | 392,389 | 409,879 | 384,858 |
| | Median | 368,450 | 392,500 | 385,000 | 372,750 | 391,000 | 368,750 |
| Anthony Henday | Sales | 133 | 144 | 146 | 399 | 388 | 432 |
| | Average | 501,482 | 514,809 | 501,708 | 495,359 | 507,010 | 519,824 |
| | Median | 466,500 | 469,000 | 474,750 | 460,000 | 464,950 | 472,500 |
| City of Edmonton Total | Sales | 691 | 743 | 890 | 2,071 | 2,136 | 2,508 |
| | Average | 444,269 | 448,043 | 436,569 | 438,036 | 443,892 | 435,552 |
| | Median | 407,400 | 409,000 | 410,000 | 405,000 | 408,000 | 400,000 |
| Condominiums | | | | | | | |
| Northwest | Sales | 13 | 16 | 17 | 63 | 45 | 49 |
| | Average | 261,148 | 223,994 | 224,735 | 205,978 | 241,291 | 230,495 |
| | Median | 250,000 | 236,000 | 234,000 | 174,000 | 245,000 | 220,000 |
| North Central | Sales | 56 | 71 | 76 | 151 | 213 | 237 |
| | Average | 225,730 | 236,909 | 223,976 | 223,335 | 228,548 | 213,808 |
| | Median | 212,500 | 234,900 | 211,950 | 213,000 | 221,500 | 205,000 |
| Northeast | Sales | 27 | 35 | 44 | 86 | 107 | 119 |
| | Average | 205,041 | 198,816 | 202,311 | 200,377 | 196,153 | 190,159 |
| | Median | 202,500 | 196,500 | 196,500 | 195,500 | 196,500 | 190,000 |
| Central | Sales | 62 | 52 | 96 | 194 | 190 | 290 |
| | Average | 287,542 | 298,566 | 273,951 | 289,356 | 288,667 | 268,130 |
| | Median | 280,500 | 266,500 | 258,500 | 275,500 | 283,250 | 257,625 |
| West | Sales | 41 | 47 | 46 | 124 | 130 | 146 |
| | Average | 222,300 | 232,388 | 227,890 | 213,134 | 229,142 | 223,975 |
| | Median | 217,000 | 215,000 | 212,500 | 206,000 | 215,000 | 210,975 |
| Southwest | Sales | 53 | 78 | 96 | 166 | 225 | 259 |
| | Average | 252,825 | 278,963 | 283,216 | 264,861 | 279,139 | 281,369 |
| | Median | 242,000 | 249,950 | 265,000 | 254,400 | 258,000 | 265,000 |
| Southeast | Sales | 50 | 51 | 69 | 162 | 179 | 195 |
| | Average | 253,682 | 245,214 | 227,028 | 242,128 | 240,599 | 226,095 |
| | Median | 214,500 | 235,000 | 222,500 | 220,000 | 225,000 | 215,000 |
| Anthony Henday | Sales | 51 | 49 | 64 | 173 | 161 | 211 |
| | Average | 270,679 | 258,574 | 282,029 | 261,148 | 261,701 | 266,449 |
| | Median | 262,000 | 265,000 | 266,750 | 250,000 | 247,702 | 256,500 |
| City of Edmonton Total | Sales | 353 | 399 | 508 | 1,119 | 1,250 | 1,506 |
| | Average | 250,431 | 252,496 | 250,846 | 245,636 | 250,536 | 244,514 |
| | Median | 231,000 | 235,000 | 232,000 | 226,500 | 233,500 | 225,747 |

n/a = insufficient data

April 2016

| | 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---------------|---------------|---------------|---------------|---------------|
| Edmonton City Monthly | | | | | |
| Listings | 2,474 | 2,526 | 2,315 | 2,139 | 2,129 |
| Sales | 1,172 | 1,284 | 1,535 | 1,232 | 1,255 |
| Sales Volume | 444,626,560 | 491,570,136 | 575,371,359 | 432,563,930 | 429,316,470 |
| Edmonton City Year to Date | | | | | |
| Listings | 8,791 | 8,679 | 7,183 | 7,012 | 7,720 |
| Sales | 3,597 | 3,817 | 4,465 | 3,884 | 3,840 |
| Sales Volume | 1,329,035,028 | 1,421,315,462 | 1,628,507,707 | 1,348,842,166 | 1,299,907,629 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 5,829 | 4,985 | 3,613 | 3,886 | 4,443 |
| Commercial | 300 | 295 | 268 | 294 | 327 |
| TOTAL | 6,129 | 5,280 | 3,881 | 4,180 | 4,770 |
| <hr/> | | | | | |
| Edmonton CMA Monthly | | | | | |
| Listings | 3,663 | 3,703 | 3,425 | 3,257 | 3,192 |
| Sales | 1,628 | 1,829 | 2,160 | 1,760 | 1,806 |
| Sales Volume | 637,079,772 | 715,503,302 | 829,510,998 | 638,558,029 | 640,928,051 |
| Edmonton CMA Year to Date | | | | | |
| Listings | 12,798 | 12,681 | 10,744 | 10,559 | 11,565 |
| Sales | 4,929 | 5,372 | 6,265 | 5,531 | 5,579 |
| Sales Volume | 1,864,450,084 | 2,069,693,529 | 2,352,906,466 | 1,977,868,911 | 1,962,364,502 |
| Edmonton CMA Month End Active Inventory | | | | | |
| Residential | 8,033 | 6,784 | 4,910 | 5,294 | 6,040 |
| Rural | 1,180 | 1,255 | 1,254 | 1,450 | 1,303 |
| Commercial | 557 | 608 | 652 | 660 | 724 |
| TOTAL | 9,770 | 8,647 | 6,816 | 7,404 | 8,067 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| Listings | 4,620 | 4,749 | 4,487 | 4,230 | 4,177 |
| Sales | 1,947 | 2,209 | 2,640 | 2,167 | 2,214 |
| Sales Volume | 736,881,322 | 841,428,260 | 980,381,032 | 767,450,677 | 764,237,160 |
| Total Board Year to Date | | | | | |
| Listings | 15,811 | 15,924 | 13,682 | 13,503 | 14,889 |
| Sales | 5,850 | 6,453 | 7,593 | 6,877 | 6,891 |
| Sales Volume | 2,150,588,138 | 2,423,003,902 | 2,776,450,612 | 2,388,460,568 | 2,348,722,374 |

April 2016

| | | 2016 | 2015 | 2014 | 2016 YTD | 2015 YTD | 2014 YTD |
|--------------------------|---------------------|------------|------------|------------|------------|------------|------------|
| Barrhead | Sales | 7 | 3 | 11 | 15 | 12 | 19 |
| | Sales Volume | 1,858,500 | n/a | 2,488,500 | 3,723,200 | 2,355,950 | 3,977,500 |
| | Average Price | 265,500 | n/a | 226,227 | 248,213 | 196,329 | 209,342 |
| | Median Price | 285,500 | n/a | 219,000 | 227,000 | 208,500 | 216,000 |
| Beaumont | Sales | 20 | 37 | 37 | 69 | 92 | 119 |
| | Sales Volume | 9,283,300 | 17,066,363 | 15,987,350 | 29,720,230 | 39,478,067 | 53,006,094 |
| | Average Price | 464,165 | 461,253 | 432,091 | 430,728 | 429,109 | 445,429 |
| | Median Price | 462,450 | 452,000 | 440,000 | 415,000 | 417,750 | 445,000 |
| Bonnyville | Sales | 7 | 7 | 12 | 18 | 24 | 37 |
| | Sales Volume | 2,315,500 | 2,211,000 | 3,401,300 | 5,587,900 | 8,151,200 | 12,076,050 |
| | Average Price | 330,786 | 315,857 | 283,442 | 310,439 | 339,633 | 326,380 |
| | Median Price | 395,000 | 340,000 | 215,000 | 326,250 | 331,250 | 395,000 |
| Cold Lake | Sales | 14 | 24 | 35 | 46 | 67 | 110 |
| | Sales Volume | 4,493,000 | 8,991,783 | 13,447,894 | 15,034,324 | 25,144,833 | 42,677,894 |
| | Average Price | 320,929 | 374,658 | 384,226 | 326,833 | 375,296 | 387,981 |
| | Median Price | 327,000 | 361,250 | 406,500 | 325,000 | 377,500 | 399,400 |
| Devon | Sales | 6 | 13 | 11 | 17 | 28 | 30 |
| | Sales Volume | 2,054,000 | 4,546,500 | 4,100,800 | 5,307,000 | 9,314,000 | 10,217,300 |
| | Average Price | 342,333 | 349,731 | 372,800 | 312,176 | 332,643 | 340,577 |
| | Median Price | 327,500 | 325,000 | 375,000 | 325,000 | 317,500 | 336,000 |
| Drayton Valley | Sales | 3 | 8 | 18 | 22 | 36 | 63 |
| | Sales Volume | n/a | 1,861,500 | 5,540,800 | 5,579,500 | 10,583,898 | 17,999,100 |
| | Average Price | n/a | 232,688 | 307,822 | 253,614 | 293,997 | 285,700 |
| | Median Price | n/a | 282,500 | 323,500 | 280,000 | 305,250 | 300,000 |
| Fort Saskatchewan | SFD Sales | 31 | 35 | 39 | 87 | 92 | 114 |
| | SFD Average Price | 452,414 | 425,943 | 417,869 | 436,030 | 412,982 | 420,123 |
| | SFD Median Price | 440,000 | 415,000 | 403,000 | 429,999 | 403,750 | 411,500 |
| | Condo Sales | 7 | 5 | 9 | 22 | 15 | 30 |
| | Condo Average Price | 222,471 | 188,100 | 227,250 | 246,559 | 233,207 | 254,512 |
| | Condo Median Price | 200,000 | 209,000 | 225,000 | 239,500 | 231,000 | 245,000 |
| Total Sales Volume | 19,341,749 | 19,039,500 | 20,629,150 | 53,855,971 | 51,050,000 | 62,219,250 | |
| Gibbons | Sales | 2 | 6 | 6 | 7 | 19 | 21 |
| | Sales Volume | n/a | 1,447,000 | 1,723,500 | 1,867,000 | 5,222,500 | 6,667,600 |
| | Average Price | n/a | 241,167 | 287,250 | 266,714 | 274,868 | 317,505 |
| | Median Price | n/a | 231,750 | 290,000 | 250,000 | 283,000 | 295,600 |
| Leduc | SFD Sales | 30 | 48 | 51 | 103 | 129 | 147 |
| | SFD Average Price | 372,903 | 402,201 | 366,284 | 384,944 | 388,570 | 370,509 |
| | SFD Median Price | 361,000 | 384,500 | 349,900 | 365,000 | 369,000 | 352,000 |
| | Condo Sales | 2 | 5 | 12 | 7 | 22 | 25 |
| | Condo Average Price | n/a | 243,400 | 270,808 | 241,786 | 262,405 | 252,274 |
| | Condo Median Price | n/a | 213,000 | 238,450 | 225,000 | 246,500 | 228,000 |
| | Total Sales Volume | 15,924,386 | 23,323,651 | 23,628,900 | 50,379,010 | 63,298,682 | 66,360,225 |

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.

April 2016

| | | 2016 | 2015 | 2014 | 2016 YTD | 2015 YTD | 2014 YTD |
|----------------------|---------------------|------------|------------|------------|-------------|-------------|-------------|
| Morinville | Sales | 12 | 21 | 33 | 47 | 61 | 92 |
| | Sales Volume | 4,086,250 | 6,482,800 | 10,721,800 | 16,259,250 | 20,183,950 | 29,518,800 |
| | Average Price | 340,521 | 308,705 | 324,903 | 345,941 | 330,884 | 320,857 |
| | Median Price | 356,250 | 322,000 | 331,000 | 355,000 | 340,000 | 332,000 |
| Sherwood Park | SFD Sales | 83 | 101 | 112 | 228 | 289 | 304 |
| | SFD Average Price | 432,035 | 472,146 | 452,830 | 454,887 | 465,813 | 452,192 |
| | SFD Median Price | 415,000 | 445,000 | 440,950 | 425,000 | 442,600 | 440,000 |
| | Condo Sales | 19 | 35 | 35 | 74 | 87 | 80 |
| | Condo Average Price | 333,588 | 330,437 | 323,809 | 308,306 | 313,068 | 319,313 |
| | Condo Median Price | 295,000 | 308,000 | 310,000 | 303,500 | 308,000 | 305,000 |
| | Total Sales Volume | 47,168,990 | 61,959,950 | 63,894,482 | 138,557,709 | 167,454,758 | 170,641,001 |
| Spruce Grove | SFD Sales | 40 | 52 | 65 | 132 | 143 | 146 |
| | SFD Average Price | 413,451 | 392,127 | 385,557 | 400,417 | 401,178 | 391,477 |
| | SFD Median Price | 411,500 | 374,900 | 370,500 | 400,000 | 390,000 | 385,500 |
| | Condo Sales | 2 | 5 | 11 | 9 | 17 | 34 |
| | Condo Average Price | n/a | 252,740 | 245,745 | 236,939 | 236,891 | 227,785 |
| | Condo Median Price | n/a | 247,000 | 225,000 | 219,500 | 233,000 | 219,000 |
| | Total Sales Volume | 21,272,623 | 25,405,600 | 30,123,800 | 67,759,927 | 72,493,094 | 73,911,589 |
| St. Albert | SFD Sales | 86 | 71 | 87 | 214 | 233 | 274 |
| | SFD Average Price | 475,627 | 484,022 | 469,503 | 468,187 | 486,322 | 479,053 |
| | SFD Median Price | 432,000 | 468,000 | 435,000 | 428,000 | 453,000 | 440,000 |
| | Condo Sales | 22 | 22 | 27 | 66 | 63 | 81 |
| | Condo Average Price | 267,968 | 262,077 | 287,750 | 261,156 | 271,808 | 270,037 |
| | Condo Median Price | 235,000 | 268,250 | 276,000 | 233,500 | 286,000 | 250,000 |
| | Total Sales Volume | 47,905,120 | 40,400,133 | 50,113,427 | 119,821,323 | 133,488,710 | 159,645,585 |
| St. Paul | Sales | 8 | 4 | 11 | 28 | 26 | 35 |
| | Sales Volume | 2,406,500 | n/a | 2,554,900 | 6,897,000 | 7,605,200 | 7,259,705 |
| | Average Price | 300,813 | n/a | 232,264 | 246,321 | 292,508 | 207,420 |
| | Median Price | 246,000 | n/a | 215,000 | 232,500 | 277,500 | 225,000 |
| Stony Plain | Sales | 25 | 35 | 37 | 80 | 101 | 110 |
| | Sales Volume | 8,251,849 | 12,072,549 | 12,653,389 | 24,463,534 | 36,271,191 | 38,193,315 |
| | Average Price | 330,074 | 344,930 | 341,983 | 305,794 | 359,121 | 347,212 |
| | Median Price | 349,500 | 346,000 | 323,500 | 322,361 | 355,000 | 342,450 |
| Vegreville | Sales | 8 | 13 | 10 | 21 | 26 | 31 |
| | Sales Volume | 1,278,375 | 3,101,000 | 2,350,000 | 3,673,375 | 5,828,750 | 6,834,500 |
| | Average Price | 159,797 | 238,538 | 235,000 | 174,923 | 224,183 | 220,468 |
| | Median Price | 155,750 | 225,000 | 247,500 | 160,000 | 231,000 | 225,000 |
| Westlock | Sales | 9 | 8 | 8 | 27 | 16 | 23 |
| | Sales Volume | 1,678,685 | 1,758,400 | 1,966,000 | 5,206,185 | 3,136,300 | 5,110,900 |
| | Average Price | 186,521 | 219,800 | 245,750 | 192,822 | 196,019 | 222,213 |
| | Median Price | 175,000 | 240,500 | 225,000 | 181,500 | 215,500 | 215,000 |
| Wetaskiwin | Sales | 21 | 20 | 30 | 56 | 64 | 68 |
| | Sales Volume | 4,519,400 | 4,489,250 | 7,567,200 | 12,124,302 | 15,267,297 | 15,576,895 |
| | Average Price | 215,210 | 224,463 | 252,240 | 216,505 | 238,552 | 229,072 |
| | Median Price | 233,000 | 243,000 | 231,500 | 224,500 | 248,000 | 221,125 |

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.

April 2016

| | | 2016 | 2015 | 2014 | 2016 YTD | 2015 YTD | 2014 YTD |
|--|--------------|------------|------------|------------|------------|------------|------------|
| Rural¹ Sales by County | | | | | | | |
| Athabasca County | Sales | 4 | 0 | 1 | 8 | 2 | 2 |
| | Sales Volume | n/a | n/a | n/a | 885,900 | n/a | n/a |
| Bonnyville M.D. | Sales | 3 | 6 | 12 | 8 | 20 | 51 |
| | Sales Volume | n/a | 2,692,500 | 5,241,200 | 4,081,500 | 7,923,750 | 18,962,400 |
| Lac la Biche County | Sales | 0 | 0 | 2 | 0 | 0 | 2 |
| | 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 | 18 | 17 | 11 | 44 | 43 | 33 |
| | Sales Volume | 9,691,000 | 6,772,250 | 6,072,300 | 21,007,800 | 26,631,477 | 16,949,000 |
| Parkland County | Sales | 42 | 49 | 52 | 113 | 132 | 125 |
| | Sales Volume | 18,828,500 | 24,413,520 | 24,361,530 | 52,463,799 | 63,563,780 | 56,271,680 |
| Smoky Lake County | Sales | 2 | 1 | 1 | 4 | 3 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 5 | 5 | 3 | 16 | 15 | 18 |
| | Sales Volume | 1,678,000 | 1,017,000 | n/a | 3,735,500 | 3,698,500 | 3,090,950 |
| Strathcona County | Sales | 30 | 40 | 37 | 69 | 101 | 109 |
| | Sales Volume | 20,657,600 | 24,858,000 | 23,000,300 | 43,996,400 | 64,652,950 | 63,345,715 |
| Sturgeon County | Sales | 15 | 12 | 21 | 41 | 36 | 59 |
| | Sales Volume | 7,762,250 | 7,914,900 | 10,854,400 | 21,865,350 | 23,105,305 | 27,868,150 |
| Thorhild County | Sales | 3 | 4 | 1 | 7 | 9 | 5 |
| | Sales Volume | n/a | n/a | n/a | 2,025,500 | 2,323,900 | 1,440,900 |
| Two Hills County | Sales | 1 | 0 | 0 | 6 | 5 | 2 |
| | Sales Volume | n/a | n/a | n/a | 1,952,500 | 824,400 | n/a |
| Vermilion River County | Sales | 0 | 1 | 0 | 0 | 2 | 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.

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.

April 2016

| | | 2016 | 2015 | 2014 | 2016 YTD | 2015 YTD | 2014 YTD |
|---|--------------|------|------|-----------|----------|-----------|------------|
| Commercial¹ Sales by County | | | | | | | |
| Athabasca County | Sales | 0 | 0 | 1 | 0 | 0 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Bonnyville M.D. | Sales | 1 | 0 | 3 | 1 | 3 | 6 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 2,300,050 |
| 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 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 0 | 2 | 7 | 2 | 9 | 16 |
| | Sales Volume | n/a | n/a | 2,536,000 | n/a | 9,495,000 | 10,980,375 |
| Parkland County | Sales | 1 | 3 | 4 | 4 | 4 | 18 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 10,702,500 |
| Smoky Lake County | Sales | 0 | 0 | 0 | 0 | 3 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 2 | 2 | 3 | 3 | 5 | 5 |
| | Sales Volume | n/a | n/a | n/a | n/a | 1,258,000 | 1,703,000 |
| Strathcona County | Sales | 0 | 0 | 4 | 4 | 2 | 8 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 5,922,900 |
| Sturgeon County | Sales | 1 | 3 | 2 | 1 | 5 | 6 |
| | Sales Volume | n/a | n/a | n/a | n/a | 3,283,000 | 6,994,000 |
| Thorhild County | Sales | 1 | 1 | 2 | 2 | 3 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Two Hills County | Sales | 0 | 0 | 1 | 0 | 1 | 7 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 993,000 |
| Vermilion River County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.