



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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Year over year average residential prices up across all categories

Edmonton, May 2, 2017:

In the Edmonton Census Metropolitan Area (CMA), prices in all residential categories increased both month over month and year over year. The single family home average price increased in April 2017 to \$439,438, up 0.07% compared to March 2017 and up 0.03% relative to April 2016. The condominium average price was \$257,740 in April 2017, an increase of 6.23% over March 2017 and an increase of 2.32% compared to April 2016. Duplexes and rowhouses average price increased to \$357,815, 2.58% higher than March 2017 and 4.97% higher than April 2016.

“Average monthly prices across all categories have increased,” says James Mabey, REALTORS® Association of Edmonton Chair. “Despite slightly slower April sales, the spring buying season is off to a solid start.”

April unit volumes for all categories was similar to March 2017, and increased 0.27% month over month. While all residential unit sales were down 6.99% year over year, total year to date sales increased 5.06% compared to April 2016.

Average days on market remained stable, decreasing slightly for most categories in April. The average for single family homes was 48 days on market, a decrease from 50 in March 2017. Average days on market for condominiums was 60, a decrease from 67 in March 2017. Duplex and rowhouses increased to 64 days on market from 62 in March 2017.

New listings increased 2.73% relative to March 2017, and decreased 2.65% compared to April 2016. Inventory continued to increase and is up 11.84% over March 2017, decreasing 3.76% relative to April 2016.

“Inventory levels and unit volumes continues to increase as the weather warms, which is typical for the market at this time of year,” says Mabey.

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	April 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$439,438	0.07%	0.03%
SFD median ⁴ selling price – month	\$400,000	0.55%	-1.72%
Condominium average selling price	\$257,740	6.23%	2.32%
Condominium median selling price	\$238,685	9.49%	2.88%
All-residential ⁵ average selling price	\$377,774	1.64%	0.36%
All-residential median selling price	\$356,000	1.86%	-0.14%
# residential listings this month	3,164	2.73%	-2.65%
# residential sales this month	1,478	0.27%	-6.99%
# residential inventory at month end	7,612	11.84%	-3.76%
# Total ⁶ MLS® System sales this month	1,893	-2.62%	-8.15%
\$ Value Total residential sales this month	\$628 million	1.75%	-6.74%
\$ Value of total MLS® System sales – month	\$720 million	-0.85%	-7.37%
\$ Value of total MLS® System sales - YTD	\$2.3 billion	44.82%	7.32%

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

³ 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 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 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,733 / 5,759	1,813 / 6,376	1,927 / 6,473	1,794 / 5,448	1,565 / 5,116
Sales / YTD	904 / 2,922	986 / 2,831	1,051 / 2,984	1,226 / 3,447	1,048 / 3,093
Sales to Listings Ratio / YTD	52% / 51%	54% / 44%	55% / 46%	68% / 63%	67% / 60%
Sales Volume	397,252,021	433,146,587	459,076,286	525,933,163	427,139,411
Sales Volume YTD	1,266,406,812	1,220,171,127	1,296,122,691	1,476,311,949	1,256,550,539
Average Sale Price	439,438	439,297	436,800	428,983	407,576
Average Sale Price YTD	433,404	431,004	434,357	428,289	406,256
Median Sale Price	400,000	407,000	408,000	428,289	380,000
Median Sale Price YTD	395,000	402,000	405,000	396,000	377,500
Average Days on Market / YTD	48 / 54	50 / 52	44 / 45	39 / 46	45 / 51
Median Days on Market / YTD	32 / 35	38 / 38	32 / 30	25 / 28	31 / 32
Condominium					
Listings / YTD	1,056 / 3,674	1,047 / 3,585	1,005 / 3,394	896 / 2,854	906 / 2,907
Sales / YTD	398 / 1,323	427 / 1,261	451 / 1,399	574 / 1,697	457 / 1,429
Sales to Listings Ratio / YTD	38% / 36%	41% / 35%	45% / 41%	64% / 59%	50% / 49%
Sales Volume	102,580,597	107,555,111	113,428,142	144,849,695	111,941,885
Sales Volume YTD	324,698,992	310,128,552	350,564,058	415,086,578	338,588,577
Average Sale Price	257,740	251,886	251,504	252,351	244,949
Average Sale Price YTD	245,426	245,939	250,582	244,600	236,941
Median Sale Price	238,685	232,000	235,000	235,000	230,000
Median Sale Price YTD	225,000	226,500	235,000	227,000	222,500
Average Days on Market / YTD	60 / 69	59 / 63	47 / 51	46 / 54	58 / 63
Median Days on Market / YTD	43 / 49	45 / 47	37 / 38	33 / 35	38 / 43
Duplex/Rowhouse					
Listings / YTD	300 / 955	291 / 1,034	222 / 853	173 / 596	146 / 541
Sales / YTD	146 / 491	160 / 454	149 / 447	125 / 418	122 / 382
Sales to Listings Ratio / YTD	49% / 51%	55% / 44%	67% / 52%	72% / 70%	84% / 71%
Sales Volume	52,240,932	54,539,590	53,626,209	41,376,166	39,810,160
Sales Volume YTD	172,572,053	154,472,340	159,932,216	139,240,819	124,301,887
Average Sale Price	357,815	340,872	359,907	331,009	326,313
Average Sale Price YTD	351,471	340,247	357,790	333,112	325,398
Median Sale Price	335,000	328,250	345,000	324,000	314,850
Median Sale Price YTD	334,900	329,000	345,000	323,750	313,000
Average Days on Market / YTD	64 / 68	61 / 64	48 / 45	35 / 44	52 / 57
Median Days on Market / YTD	43 / 51	44 / 50	35 / 32	26 / 31	37 / 37
Total Residential²					
Listings / YTD	3,164 / 10,648	3,250 / 11,335	3,238 / 10,999	2,941 / 9,152	2,682 / 8,789
Sales / YTD	1,478 / 4,842	1,589 / 4,609	1,685 / 4,931	1,963 / 5,678	1,662 / 5,046
Sales to Listings Ratio / YTD	47% / 45%	49% / 41%	52% / 45%	67% / 62%	62% / 57%
Sales Volume	558,349,999	598,157,988	631,654,037	719,015,834	585,666,156
Sales Volume YTD	1,784,233,189	1,696,617,968	1,823,465,364	2,051,097,191	1,744,583,404
Average Sale Price	377,774	376,437	374,869	366,284	352,386
Average Sale Price YTD	368,491	368,110	369,796	361,236	345,736
Median Sale Price	356,000	356,500	358,000	349,000	335,000
Median Sale Price YTD	349,250	351,000	354,500	340,000	328,000
Average Days on Market / YTD	55 / 61	54 / 56	47 / 48	42 / 49	50 / 56
Median Days on Market / YTD	36 / 41	41 / 42	34 / 33	27 / 31	34 / 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 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	233 / 681	236 / 753	246 / 805	237 / 729	238 / 724
Sales / YTD	71 / 230	85 / 207	86 / 238	102 / 265	85 / 243
Sales to Listings Ratio / YTD	30% / 34%	36% / 27%	35% / 30%	43% / 36%	36% / 34%
Sales Volume	45,522,355	52,554,600	53,681,520	61,008,000	46,162,398
Sales Volume YTD	141,881,617	123,827,999	145,827,985	151,108,025	134,316,525
Average Sale Price	641,160	618,289	624,204	598,118	543,087
Average Sale Price YTD	616,877	598,203	612,723	570,219	552,743
Median Sale Price	630,000	560,000	563,000	551,000	495,000
Median Sale Price YTD	582,500	560,000	563,000	525,000	515,000
Average Days on Market / YTD	93 / 95	79 / 79	69 / 75	59 / 80	67 / 80
Median Days on Market / YTD	37 / 54	52 / 51	45 / 47	39 / 47	40 / 51
Vacant Acreeage and Recreational					
Listings / YTD	61 / 171	74 / 212	60 / 265	91 / 313	116 / 320
Sales / YTD	10 / 70	24 / 57	20 / 58	21 / 53	19 / 62
Sales to Listings Ratio / YTD	16% / 41%	32% / 27%	33% / 22%	23% / 17%	16% / 19%
Sales Volume	2,218,100	6,883,650	5,930,750	4,279,230	3,575,350
Sales Volume YTD	19,295,775	14,256,350	26,569,627	12,013,220	12,956,167
Average Sale Price	221,810	286,819	296,538	203,773	188,176
Average Sale Price YTD	275,654	250,111	458,097	226,665	208,970
Median Sale Price	237,000	191,000	307,500	199,600	190,000
Median Sale Price YTD	212,625	195,000	307,500	230,000	205,000
Average Days on Market / YTD	184 / 185	170 / 171	74 / 156	165 / 204	409 / 191
Median Days on Market / YTD	186 / 140	168 / 139	57 / 74	111 / 127	188 / 85
Recreational with Home					
Listings / YTD	5 / 9	5 / 13	5 / 13	9 / 18	11 / 20
Sales / YTD	0 / 2	2 / 4	3 / 4	1 / 2	2 / 4
Sales to Listings Ratio / YTD	0% / 22%	40% / 31%	60% / 31%	11% / 11%	18% / 20%
Sales Volume	0	1,190,000	298,500	489,900	445,000
Sales Volume YTD	690,000	1,869,000	529,500	609,900	854,900
Average Sale Price	0	595,000	99,500	489,900	222,500
Average Sale Price YTD	345,000	467,250	132,375	304,950	213,725
Median Sale Price	0	595,000	101,000	489,900	222,500
Median Sale Price YTD	345,000	554,500	104,250	304,950	204,950
Average Days on Market / YTD	0 / 146	169 / 157	396 / 308	22 / 66	47 / 42
Median Days on Market / YTD	0 / 146	169 / 146	87 / 65	22 / 66	47 / 47
Total Rural²					
Listings / YTD	299 / 861	315 / 978	311 / 1,083	337 / 1,060	365 / 1,064
Sales / YTD	81 / 302	111 / 268	109 / 300	124 / 320	106 / 309
Sales to Listings Ratio / YTD	27% / 35%	35% / 27%	35% / 28%	37% / 30%	29% / 29%
Sales Volume	47,740,455	60,628,250	59,910,770	65,777,130	50,182,748
Sales Volume YTD	161,867,392	139,953,349	172,927,112	163,731,145	148,127,592
Average Sale Price	589,388	546,200	549,640	530,461	473,422
Average Sale Price YTD	535,985	522,214	576,424	511,660	479,377
Median Sale Price	590,000	515,000	492,000	496,500	470,000
Median Sale Price YTD	522,000	510,950	525,000	480,000	463,000
Average Days on Market / YTD	104 / 116	100 / 100	79 / 94	77 / 100	128 / 102
Median Days on Market / YTD	49 / 69	65 / 60	47 / 49	44 / 54	58 / 56

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 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	19 / 55	4 / 36	14 / 48	13 / 38	12 / 46
Sales / YTD	1 / 6	1 / 9	2 / 4	2 / 5	2 / 5
Sales to Listings Ratio / YTD	5% / 11%	25% / 25%	14% / 8%	15% / 13%	17% / 11%
Sales Volume	850,000	1,000,000	445,000	13,400,000	3,790,000
Sales Volume YTD	4,550,000	5,402,000	820,000	14,595,000	9,244,000
Average Sale Price	850,000	1,000,000	222,500	6,700,000	1,895,000
Average Sale Price YTD	758,333	600,222	205,000	2,919,000	1,848,800
Median Sale Price	850,000	1,000,000	222,500	6,700,000	1,895,000
Median Sale Price YTD	825,000	550,000	187,500	650,000	2,379,000
Average Days on Market / YTD	548 / 190	67 / 249	195 / 121	202 / 275	180 / 327
Median Days on Market / YTD	548 / 138	67 / 174	195 / 86	202 / 254	180 / 186
Investment					
Listings / YTD	13 / 80	21 / 94	14 / 84	14 / 79	9 / 78
Sales / YTD	6 / 32	10 / 22	3 / 15	11 / 29	5 / 20
Sales to Listings Ratio / YTD	46% / 40%	48% / 23%	21% / 18%	79% / 37%	56% / 26%
Sales Volume	5,764,000	7,098,850	2,450,000	7,355,000	6,018,125
Sales Volume YTD	22,617,450	16,426,750	11,381,000	25,232,230	17,530,425
Average Sale Price	960,667	709,885	816,667	668,636	1,203,625
Average Sale Price YTD	706,795	746,670	758,733	870,077	876,521
Median Sale Price	905,000	331,175	925,000	370,000	545,000
Median Sale Price YTD	439,500	390,750	405,000	546,000	345,320
Average Days on Market / YTD	218 / 147	174 / 184	69 / 95	198 / 161	321 / 177
Median Days on Market / YTD	178 / 114	132 / 145	60 / 106	162 / 129	219 / 112
Multi Family					
Listings / YTD	2 / 20	8 / 21	4 / 25	5 / 17	6 / 34
Sales / YTD	4 / 8	2 / 5	4 / 5	1 / 8	1 / 9
Sales to Listings Ratio / YTD	200% / 40%	25% / 24%	100% / 20%	20% / 47%	17% / 26%
Sales Volume	4,054,500	4,390,000	5,973,000	1,796,000	750,000
Sales Volume YTD	7,565,000	7,210,000	7,048,000	10,456,000	9,912,184
Average Sale Price	1,013,625	2,195,000	1,493,250	1,796,000	750,000
Average Sale Price YTD	945,625	1,442,000	1,409,600	1,307,000	1,101,354
Median Sale Price	783,500	2,195,000	1,441,000	1,796,000	750,000
Median Sale Price YTD	805,250	1,163,000	1,075,000	1,315,000	864,000
Average Days on Market / YTD	46 / 79	302 / 180	225 / 200	66 / 149	67 / 71
Median Days on Market / YTD	49 / 67	302 / 65	182 / 99	66 / 151	67 / 53
Hotel/Motel					
Listings / YTD	0 / 1	0 / 0	1 / 2	1 / 1	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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April 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	31 / 87	23 / 75	23 / 94	21 / 96	24 / 106
Sales / YTD	4 / 15	5 / 15	3 / 13	5 / 12	6 / 15
Sales to Listings Ratio / YTD	13% / 17%	22% / 20%	13% / 14%	24% / 13%	25% / 14%
Sales Volume	599,999	532,000	499,800	300,000	772,143
Sales Volume YTD	2,631,489	2,791,000	1,862,800	1,247,500	1,708,643
Average Sale Price	150,000	106,400	166,600	60,000	128,691
Average Sale Price YTD	175,433	186,067	143,292	103,958	113,910
Median Sale Price	110,000	70,000	150,000	33,000	72,500
Median Sale Price YTD	112,500	155,000	120,000	72,500	85,000
Average Days on Market / YTD	69 / 173	266 / 188	152 / 146	176 / 199	133 / 100
Median Days on Market / YTD	50 / 119	112 / 112	182 / 87	83 / 94	122 / 91
Lease					
Listings / YTD	19 / 97	29 / 110	13 / 66	13 / 59	18 / 64
Sales / YTD	7 / 23	8 / 26	3 / 15	3 / 20	4 / 18
Sales to Listings Ratio / YTD	37% / 24%	28% / 24%	23% / 23%	23% / 34%	22% / 28%
Sales Volume	719,496	983,480	818,500	133,350	446,784
Sales Volume YTD	2,980,909	3,266,017	2,384,315	1,697,043	2,222,090
Average Sale Price	102,785	122,935	272,833	44,450	111,696
Average Sale Price YTD	129,605	125,616	158,954	84,852	123,449
Median Sale Price	56,400	89,700	292,500	51,600	114,642
Median Sale Price YTD	66,000	64,800	147,600	54,973	104,772
Average Days on Market / YTD	182 / 170	129 / 114	34 / 68	220 / 137	93 / 196
Median Days on Market / YTD	73 / 106	92 / 72	38 / 58	168 / 99	96 / 72
Farms					
Listings / YTD	0 / 0	0 / 0	15 / 63	37 / 127	31 / 107
Sales / YTD	0 / 1	1 / 5	7 / 17	18 / 47	6 / 32
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	47% / 27%	49% / 37%	19% / 30%
Sales Volume	0	288,000	2,803,000	9,962,400	4,133,900
Sales Volume YTD	700,000	1,408,000	15,991,250	27,739,775	18,558,400
Average Sale Price	0	288,000	400,429	553,467	688,983
Average Sale Price YTD	700,000	281,600	940,662	590,208	579,950
Median Sale Price	0	288,000	400,000	535,000	627,000
Median Sale Price YTD	700,000	280,000	628,250	545,000	375,000
Average Days on Market / YTD	0 / 523	270 / 355	44 / 124	160 / 151	88 / 143
Median Days on Market / YTD	0 / 523	270 / 376	50 / 50	75 / 96	60 / 98
Total Commercial²					
Listings / YTD	84 / 339	86 / 336	84 / 382	104 / 417	101 / 436
Sales / YTD	22 / 85	27 / 82	22 / 69	40 / 121	24 / 99
Sales to Listings Ratio / YTD	26% / 25%	31% / 24%	26% / 18%	38% / 29%	24% / 23%
Sales Volume	11,987,995	14,292,330	12,989,300	32,946,750	15,910,952
Sales Volume YTD	41,044,848	36,503,767	39,487,365	80,967,548	59,175,742
Average Sale Price	544,909	529,346	590,423	823,669	662,956
Average Sale Price YTD	482,881	445,168	572,281	669,153	597,735
Median Sale Price	425,750	220,000	400,000	500,000	320,000
Median Sale Price YTD	332,500	280,000	340,000	440,000	315,000
Average Days on Market / YTD	163 / 159	187 / 180	107 / 115	177 / 161	155 / 156
Median Days on Market / YTD	67 / 114	114 / 119	65 / 68	140 / 105	125 / 88

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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 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,845	904	543	2,791	245
	February	4,241	987	586	3,071	268
	March	4,814	1,083	604	3,498	275
	April	5,303	1,252	632	3,883	287
	May	6,037	1,355	674	4,450	301
	June	6,113	1,389	677	4,552	302
	July	5,946	1,416	667	4,444	292
	August	5,728	1,426	678	4,236	278
	September	5,372	1,297	658	4,009	277
	October	4,781	1,165	643	3,586	286
	November	4,249	1,012	638	3,155	277
	December	3,285	814	535	2,413	226
2014	January	3,619	894	558	2,669	248
	February	3,949	978	570	2,911	251
	March	4,411	1,111	604	3,222	267
	April	4,979	1,247	609	3,663	258
	May	5,668	1,377	624	4,239	258
	June	5,751	1,405	615	4,328	259
	July	5,644	1,350	591	4,227	255
	August	5,380	1,403	572	4,053	243
	September	4,850	1,278	584	3,661	262
	October	4,507	1,111	553	3,430	249
	November	3,947	957	554	2,961	264
	December	3,126	790	485	2,327	225
2015	January	4,148	863	531	3,120	266
	February	5,039	1,009	566	3,784	281
	March	5,973	1,136	592	4,415	285
	April	6,787	1,264	587	4,989	289
	May	7,328	1,338	585	5,459	291
	June	7,200	1,372	573	5,444	298
	July	7,216	1,365	572	5,494	299
	August	7,247	1,336	576	5,508	275
	September	7,122	1,246	565	5,346	268
	October	6,662	1,093	551	4,972	267
	November	6,343	1,026	552	4,753	270
	December	5,572	869	534	4,144	271
2016	January	5,898	884	511	4,329	263
	February	6,738	967	532	4,915	280
	March	7,409	1,074	560	5,404	314
	April	7,909	1,175	548	5,733	296
	May	8,035	1,138	580	5,882	319
	June	8,062	1,202	593	5,940	332
	July	7,900	1,183	570	5,801	316
	August	7,778	1,196	586	5,734	326
	September	7,686	1,191	569	5,753	319
	October	7,094	1,050	547	5,328	310
	November	6,724	971	554	5,070	323
	December	5,630	830	544	4,192	320
2017	January	5,587	790	501	4,144	292
	February	6,046	825	519	4,467	296
	March	6,728	889	554	4,973	308
	April	7,612	1,039	566	5,619	303

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	29	40	35	125	111	110
	Average	458,724	398,298	383,439	442,466	384,195	381,792
	Median	402,500	369,950	345,000	390,000	355,000	345,750
North Central	Sales	140	161	160	432	438	477
	Average	392,840	393,200	392,761	387,926	387,657	398,189
	Median	370,500	378,000	385,000	369,500	379,500	383,000
Northeast	Sales	42	39	47	142	131	133
	Average	333,812	321,714	329,941	345,135	327,483	336,466
	Median	329,000	305,000	325,000	319,000	315,000	319,000
Central	Sales	29	31	24	90	79	89
	Average	332,225	295,403	329,960	274,027	298,753	315,424
	Median	280,000	295,000	323,250	246,500	275,000	297,000
West	Sales	81	78	81	254	194	228
	Average	520,502	519,817	491,403	512,726	531,755	502,404
	Median	447,000	431,250	416,000	440,000	430,500	421,750
Southwest	Sales	107	117	110	330	329	314
	Average	558,820	540,776	545,721	558,424	526,263	541,002
	Median	494,500	482,000	471,400	485,000	472,500	481,750
Southeast	Sales	134	124	128	409	409	373
	Average	396,977	387,074	419,866	395,817	392,028	410,085
	Median	375,250	367,450	392,500	372,500	372,000	390,000
Anthony Henday	Sales	102	139	145	371	400	380
	Average	504,614	502,662	510,677	504,272	495,382	505,540
	Median	452,750	469,900	475,000	455,500	460,000	465,000
City of Edmonton Total	Sales	664	729	730	2,153	2,091	2,103
	Average	449,661	442,559	448,373	445,913	436,984	444,066
	Median	407,000	407,000	409,750	402,500	405,000	409,000
Condominiums							
Northwest	Sales	16	13	16	36	63	45
	Average	224,018	261,148	223,994	251,044	205,978	241,291
	Median	249,450	250,000	236,000	232,250	174,000	245,000
North Central	Sales	58	63	69	184	155	211
	Average	210,802	226,160	231,218	214,070	223,657	226,542
	Median	211,000	220,000	232,800	207,000	216,500	219,500
Northeast	Sales	22	29	34	93	87	108
	Average	173,407	207,417	199,519	175,089	199,545	196,517
	Median	167,000	203,000	198,250	168,000	195,000	196,750
Central	Sales	73	65	54	218	191	192
	Average	292,212	297,448	301,044	284,627	290,261	287,056
	Median	307,000	283,500	277,000	278,875	275,000	281,750
West	Sales	31	44	49	104	125	129
	Average	233,284	217,598	230,648	218,059	212,828	229,426
	Median	209,500	216,000	215,000	203,250	205,000	215,000
Southwest	Sales	64	53	77	196	166	224
	Average	298,979	255,674	278,442	274,620	265,053	280,115
	Median	281,450	247,000	252,000	254,000	255,750	259,600
Southeast	Sales	37	58	54	141	164	181
	Average	263,466	251,138	244,063	234,246	243,931	240,573
	Median	255,000	213,250	232,500	222,500	220,250	227,000
Anthony Henday	Sales	45	52	52	177	173	160
	Average	263,477	271,723	261,352	254,415	261,148	259,937
	Median	252,900	264,250	266,000	239,000	250,000	246,500
City of Edmonton Total	Sales	346	377	405	1,149	1,124	1,250
	Average	257,019	251,493	252,073	244,841	245,756	249,978
	Median	239,935	232,000	234,900	225,000	226,500	233,500

n/a = insufficient data

April 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,426	2,471	2,474	2,285	2,072
Sales	1,153	1,243	1,283	1,509	1,248
Sales Volume	442,631,510	469,175,810	485,338,686	568,874,413	443,357,738
Edmonton City Year to Date					
Listings	8,282	8,694	8,517	7,117	6,832
Sales	3,791	3,623	3,781	4,365	3,840
Sales Volume	1,418,420,556	1,336,146,928	1,401,456,628	1,594,957,682	1,336,951,388
Edmonton City Month End Active Inventory					
Residential	5,619	5,733	4,989	3,663	3,883
Commercial	303	296	289	258	287
TOTAL	5,922	6,029	5,278	3,921	4,170
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Edmonton CMA Monthly					
Listings	3,547	3,651	3,633	3,382	3,148
Sales	1,581	1,727	1,816	2,127	1,792
Sales Volume	618,078,449	673,078,568	704,554,107	817,739,714	651,759,856
Edmonton CMA Year to Date					
Listings	11,848	12,649	12,464	10,629	10,289
Sales	5,229	4,959	5,300	6,119	5,454
Sales Volume	1,987,145,429	1,873,075,084	2,035,879,841	2,295,795,884	1,951,886,738
Edmonton CMA Month End Active Inventory					
Residential	7,612	7,909	6,787	4,979	5,303
Rural	1,039	1,175	1,264	1,247	1,252
Commercial	566	548	587	609	632
TOTAL	9,217	9,632	8,638	6,835	7,187
<hr/>					
Total Board Monthly					
Listings	4,395	4,598	4,670	4,427	4,102
Sales	1,893	2,061	2,187	2,599	2,214
Sales Volume	720,643,923	777,975,118	828,590,465	969,578,378	785,240,071
Total Board Year to Date					
Listings	14,706	15,615	15,656	13,515	13,165
Sales	6,261	5,883	6,362	7,415	6,781
Sales Volume	2,318,111,185	2,160,031,638	2,381,925,614	2,711,187,955	2,355,545,495

April 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	7	6	2	20	14	11
	Sales Volume	1,577,500	1,691,500	n/a	4,627,265	3,556,200	2,283,950
	Average Price	225,357	281,917	n/a	231,363	254,014	207,632
	Median Price	266,000	309,250	n/a	236,250	232,500	242,000
Beaumont	Sales	33	22	36	83	69	91
	Sales Volume	14,174,568	10,333,300	16,736,363	35,608,147	29,720,230	39,031,967
	Average Price	429,532	469,695	464,899	429,014	430,728	428,923
	Median Price	420,000	462,450	455,000	415,000	415,000	416,500
Bonnyville	Sales	4	7	8	22	18	24
	Sales Volume	n/a	2,315,500	2,737,000	6,462,100	5,587,900	8,151,200
	Average Price	n/a	330,786	342,125	293,732	310,439	339,633
	Median Price	n/a	395,000	355,000	316,500	326,250	331,250
Cold Lake	Sales	17	17	23	64	48	66
	Sales Volume	5,805,750	5,457,000	8,665,783	21,019,456	15,714,824	24,818,833
	Average Price	341,515	321,000	376,773	328,429	327,392	376,043
	Median Price	312,000	320,000	374,500	322,500	325,000	378,500
Devon	Sales	7	6	13	29	17	29
	Sales Volume	2,395,200	2,054,000	4,546,500	9,726,000	5,307,000	9,494,000
	Average Price	342,171	342,333	349,731	335,379	312,176	327,379
	Median Price	342,000	327,500	325,000	333,000	325,000	315,000
Drayton Valley	Sales	11	4	9	33	22	37
	Sales Volume	3,184,400	n/a	2,206,500	8,493,300	5,579,500	10,654,398
	Average Price	289,491	n/a	245,167	257,373	253,614	287,957
	Median Price	298,000	n/a	285,000	267,000	280,000	298,500
Fort Saskatchewan	SFD Sales	27	32	32	79	87	90
	SFD Average Price	430,576	452,808	430,094	417,010	436,030	413,817
	SFD Median Price	401,500	440,000	419,250	393,000	429,999	403,750
	Condo Sales	7	8	5	22	22	15
	Condo Average Price	235,000	218,600	188,100	257,136	246,559	233,207
	Condo Median Price	200,000	195,750	209,000	224,500	239,500	231,000
	Total Sales Volume	16,432,950	20,334,249	17,894,500	49,637,483	54,175,971	50,299,250
Gibbons	Sales	5	2	6	23	7	19
	Sales Volume	1,865,000	n/a	1,447,000	6,912,000	1,867,000	5,222,500
	Average Price	373,000	n/a	241,167	300,522	266,714	274,868
	Median Price	340,000	n/a	231,750	280,000	250,000	283,000
Leduc	SFD Sales	29	31	54	100	103	129
	SFD Average Price	379,714	373,745	396,253	377,746	384,944	388,570
	SFD Median Price	373,300	362,000	374,500	371,650	365,000	369,000
	Condo Sales	5	2	6	13	7	21
	Condo Average Price	249,330	n/a	212,317	235,196	241,786	263,614
	Condo Median Price	245,000	n/a	193,500	220,000	225,000	253,000
	Total Sales Volume	14,115,001	16,323,386	25,411,051	47,090,450	50,379,010	62,723,682

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.

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April 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	25	14	23	64	47	61
	Sales Volume	8,364,200	5,023,250	7,230,200	20,754,150	16,259,250	20,183,950
	Average Price	334,568	358,804	314,357	324,284	345,941	330,884
	Median Price	340,000	372,500	335,900	327,500	355,000	340,000
Sherwood Park	SFD Sales	79	85	101	238	228	287
	SFD Average Price	456,085	431,617	475,601	452,934	455,172	466,280
	SFD Median Price	426,000	414,000	450,000	430,450	425,000	442,600
	Condo Sales	22	21	33	62	74	83
	Condo Average Price	308,818	332,723	327,845	301,129	308,306	312,530
	Condo Median Price	307,500	300,000	305,500	292,500	303,500	308,000
	Total Sales Volume	44,808,724	49,369,490	61,331,550	135,124,872	138,622,709	165,129,358
Spruce Grove	SFD Sales	38	41	51	126	133	141
	SFD Average Price	392,174	412,025	390,014	385,674	400,376	400,692
	SFD Median Price	379,100	410,000	375,000	381,750	400,000	390,000
	Condo Sales	6	3	5	26	9	18
	Condo Average Price	241,217	n/a	252,740	234,385	236,939	234,165
	Condo Median Price	232,900	n/a	247,000	224,000	219,500	231,000
Total Sales Volume	19,718,925	22,223,469	24,350,700	66,769,008	68,154,927	71,255,018	
St. Albert	SFD Sales	62	90	69	193	214	231
	SFD Average Price	466,683	476,632	491,486	462,807	468,187	487,411
	SFD Median Price	425,750	432,000	475,000	427,500	428,000	455,000
	Condo Sales	23	27	19	77	69	61
	Condo Average Price	303,187	269,974	265,695	275,912	261,294	272,285
	Condo Median Price	261,000	235,000	286,000	261,000	234,000	286,000
Total Sales Volume	37,380,066	50,986,120	39,229,633	115,557,016	120,308,323	132,253,210	
St. Paul	Sales	8	8	6	35	28	26
	Sales Volume	1,847,500	2,406,500	1,811,780	9,334,400	6,897,000	7,605,200
	Average Price	230,938	300,813	301,963	266,697	246,321	292,508
	Median Price	241,500	246,000	301,000	255,000	232,500	277,500
Stony Plain	Sales	26	25	37	97	81	98
	Sales Volume	8,131,098	8,174,949	13,368,404	30,989,801	24,804,634	34,943,691
	Average Price	312,735	326,998	361,308	319,482	306,230	356,568
	Median Price	329,950	315,000	346,000	312,015	322,500	350,750
Vegreville	Sales	9	10	14	24	21	27
	Sales Volume	1,809,000	1,463,375	3,405,000	5,071,000	3,755,875	5,983,750
	Average Price	201,000	146,338	243,214	211,292	178,851	221,620
	Median Price	183,000	153,250	240,250	244,000	165,000	225,000
Westlock	Sales	7	9	8	23	27	16
	Sales Volume	1,351,750	1,678,685	1,758,400	4,467,250	5,206,185	3,136,300
	Average Price	193,107	186,521	219,800	194,228	192,822	196,019
	Median Price	245,000	175,000	240,500	234,000	181,500	215,500
Wetaskiwin	Sales	13	21	19	56	56	63
	Sales Volume	3,075,750	4,519,400	4,359,550	12,687,200	12,124,302	15,137,597
	Average Price	236,596	215,210	229,450	226,557	216,505	240,279
	Median Price	253,000	233,000	246,000	232,000	224,500	250,000

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	4	0	9	8	2
	Sales Volume	n/a	n/a	n/a	2,259,476	885,900	n/a
Bonnyville M.D.	Sales	6	3	6	30	8	20
	Sales Volume	2,172,450	n/a	2,692,500	11,335,490	4,081,500	8,048,750
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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	13	19	15	48	45	41
	Sales Volume	6,802,000	10,256,000	6,126,750	23,548,200	21,622,800	25,985,977
Parkland County	Sales	31	44	42	129	114	126
	Sales Volume	17,181,850	20,030,500	21,046,120	63,167,149	53,038,799	61,546,880
Smoky Lake County	Sales	2	2	1	2	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	4	5	5	24	16	15
	Sales Volume	n/a	1,678,000	1,017,000	4,791,200	3,735,500	3,698,500
Strathcona County	Sales	26	33	40	76	68	97
	Sales Volume	16,648,105	22,579,500	24,823,000	46,582,843	43,426,400	62,288,950
Sturgeon County	Sales	11	15	12	49	41	36
	Sales Volume	7,108,500	7,762,250	7,914,900	28,569,200	21,865,350	23,105,305
Thorhild County	Sales	3	3	3	13	7	8
	Sales Volume	n/a	n/a	n/a	3,389,500	2,025,500	1,956,900
Two Hills County	Sales	2	1	0	8	6	5
	Sales Volume	n/a	n/a	n/a	2,917,000	1,952,500	824,400
Vermilion River County	Sales	0	0	1	0	0	2
	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.

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April 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	0	5	1	3
	Sales Volume	n/a	n/a	n/a	1,668,660	n/a	n/a
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	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	2	1	2	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	9,260,000
Parkland County	Sales	0	1	2	1	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	0	1	3	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	2	2	2	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,258,000
Strathcona County	Sales	0	0	0	1	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	3	1	1	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,283,000
Thorhild County	Sales	0	1	1	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
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.