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Year over year unit sales volumes on the rise

Edmonton, May 2, 2018: In the Edmonton Census Metropolitan Area (CMA) in April 2018, month over month unit sales increased in most categories. Compared to March 2018, single family home sales increased 22.76%, condominium sales increased 12.09% and duplex/rowhouse sales increased 20.71%. When comparing year over year unit sales, single family home sales increased 7.65%, condominium sales decreased 3.06% and duplex/rowhouse sales increased 15.75%. Year over year sales for all residential properties increased 5.78%.

Inventory also increased, up 13.58% month over month and 14.85% year over year. Total new listings in April was 3,470, up 0.32% relative to March 2018 and up 10.97% compared to April 2017. In total, there were 1,555 MLS® System listed properties sold, which is an increase of 20.17% compared to March 2018 and an increase of 5.78% in April 2017.

“We are in the busiest season for real estate in Edmonton, so sales is consistent with seasonal market trends,” says Darcy Torhjem, REALTORS® Association of Edmonton Chair.

The all residential average price was \$369,258, down 1.34% compared to March 2018 and down 2.48% relative to April 2017. The average price of a single family home was \$429,116, a decrease of 3.37% month over month and a decrease of 2.39% year over year. Condominium average prices increased 5.63% compared to March 2018 and decreased 4.51% relative to April 2017. Duplex/rowhouse average prices decreased 7.33% month over month and decreased 9.48% year over year.

Average days on market for all residential properties decreased to 57 days, one day shorter than in March 2018 but two days longer compared to April 2017. For single family homes, the average days on market was 52, up from 51 in March 2018 and up from 48 in April 2017. Condominium average days on market was 66, down from 72 the previous month, and up from 60 in April 2017. For duplex/rowhouses, the average days on market was 59, up from 57 in March 2018 and down from 64 in April 2017.

“More sellers are entering the market and are motivated to move their properties before the summer months, which provides the best selection of properties for buyers who are actively looking and taking advantage of the increased number of listings,” says Torhjem. “It’s a great time to speak to a REALTOR® for professional advice on navigating the buying and selling process.”

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	April 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$429,116	-3.37%	-2.39%
SFD median ⁴ selling price – month	\$399,000	1.27%	-0.25%
Condominium average selling price	\$247,405	5.63%	-4.51%
Condominium median selling price	\$227,250	5.70%	-5.29%
All-residential ⁵ average selling price	\$369,258	-1.34%	-2.48%
All-residential median selling price	\$350,000	0.03%	-1.82%
# residential listings this month	3,470	0.32%	10.97%
# residential sales this month	1,555	20.17%	5.78%
# residential inventory at month end	8,788	10.36%	14.85%
# Total ⁶ MLS® System sales this month	1,959	18.37%	3.98%
\$ Value Total residential sales this month	638,681,304	17.31%	1.90%
\$ Value of total MLS® System sales – month	726,891,372	19.62%	1.13%
\$ Value of total MLS® System sales - YTD	2,218,097,878	48.62%	-4.11%

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.realtorsofedmonton.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 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	2,029 / 6,507	1,718 / 5,803	1,813 / 6,377	1,927 / 6,473	1,794 / 5,448
Sales / YTD	971 / 2,909	902 / 2,918	986 / 2,831	1,051 / 2,984	1,226 / 3,447
Sales to Listings Ratio / YTD	48% / 45%	53% / 50%	54% / 44%	55% / 46%	68% / 63%
Sales Volume	416,671,208	396,531,520	433,146,587	459,076,286	525,933,163
Sales Volume YTD	1,269,162,263	1,264,566,311	1,220,171,127	1,296,122,691	1,476,311,949
Average Sale Price	429,116	439,614	439,297	436,800	428,983
Average Sale Price YTD	436,288	433,367	431,004	434,357	428,289
Median Sale Price	399,000	400,000	407,000	408,000	400,000
Median Sale Price YTD	395,000	395,000	402,000	405,000	396,000
Average Days on Market / YTD	52 / 56	48 / 54	50 / 52	44 / 45	39 / 46
Median Days on Market / YTD	34 / 37	33 / 35	38 / 38	32 / 30	25 / 28
Condominium					
Listings / YTD	1,003 / 3,702	1,039 / 3,712	1,048 / 3,587	1,005 / 3,394	896 / 2,854
Sales / YTD	380 / 1,260	392 / 1,317	427 / 1,261	451 / 1,398	574 / 1,697
Sales to Listings Ratio / YTD	38% / 34%	38% / 35%	41% / 35%	45% / 41%	64% / 59%
Sales Volume	94,013,987	101,563,206	107,555,111	113,428,142	144,849,695
Sales Volume YTD	299,304,034	323,681,601	310,128,552	350,304,058	415,086,578
Average Sale Price	247,405	259,090	251,886	251,504	252,351
Average Sale Price YTD	237,543	245,772	245,939	250,575	244,600
Median Sale Price	227,250	239,935	232,000	235,000	235,000
Median Sale Price YTD	215,000	225,000	226,500	235,000	227,000
Average Days on Market / YTD	66 / 75	60 / 69	59 / 63	47 / 51	46 / 54
Median Days on Market / YTD	51 / 55	44 / 50	45 / 47	37 / 38	33 / 35
Duplex/Rowhouse					
Listings / YTD	346 / 1,100	295 / 956	291 / 1,034	222 / 853	173 / 596
Sales / YTD	169 / 516	146 / 491	160 / 454	149 / 447	125 / 418
Sales to Listings Ratio / YTD	49% / 47%	49% / 51%	55% / 44%	67% / 52%	72% / 70%
Sales Volume	54,740,086	52,240,932	54,539,590	53,626,209	41,376,166
Sales Volume YTD	176,638,592	172,572,053	154,472,340	159,932,216	139,240,819
Average Sale Price	323,906	357,815	340,872	359,907	331,009
Average Sale Price YTD	342,323	351,471	340,247	357,790	333,112
Median Sale Price	320,000	335,000	328,250	345,000	324,000
Median Sale Price YTD	326,663	334,900	329,000	345,000	323,750
Average Days on Market / YTD	59 / 62	64 / 68	61 / 64	48 / 45	35 / 44
Median Days on Market / YTD	38 / 43	43 / 51	44 / 50	35 / 32	26 / 30
Total Residential²					
Listings / YTD	3,470 / 11,674	3,127 / 10,733	3,251 / 11,338	3,238 / 10,999	2,941 / 9,152
Sales / YTD	1,555 / 4,781	1,470 / 4,831	1,589 / 4,609	1,685 / 4,930	1,963 / 5,678
Sales to Listings Ratio / YTD	45% / 41%	47% / 45%	49% / 41%	52% / 45%	67% / 62%
Sales Volume	574,195,776	556,612,107	598,157,988	631,654,037	719,015,834
Sales Volume YTD	1,769,197,084	1,781,105,397	1,696,617,968	1,823,205,364	2,051,097,191
Average Sale Price	369,258	378,648	376,437	374,869	366,284
Average Sale Price YTD	370,047	368,683	368,110	369,819	361,236
Median Sale Price	350,000	356,500	356,500	358,000	349,000
Median Sale Price YTD	347,306	349,500	351,000	354,650	340,000
Average Days on Market / YTD	57 / 62	55 / 61	54 / 56	47 / 48	42 / 49
Median Days on Market / YTD	39 / 42	36 / 41	41 / 42	34 / 33	27 / 31

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 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	221 / 697	232 / 690	237 / 753	246 / 805	237 / 729
Sales / YTD	77 / 197	71 / 229	85 / 208	86 / 238	102 / 265
Sales to Listings Ratio / YTD	35% / 28%	31% / 33%	36% / 28%	35% / 30%	43% / 36%
Sales Volume	41,976,120	45,522,355	52,554,600	53,681,520	61,008,000
Sales Volume YTD	106,918,069	141,559,617	124,397,999	145,827,985	151,108,025
Average Sale Price	545,144	641,160	618,289	624,204	598,118
Average Sale Price YTD	542,731	618,164	598,067	612,723	570,219
Median Sale Price	526,000	630,000	560,000	563,000	551,000
Median Sale Price YTD	510,000	585,000	561,250	563,000	525,000
Average Days on Market / YTD	85 / 93	93 / 95	79 / 80	69 / 75	59 / 80
Median Days on Market / YTD	55 / 58	37 / 53	52 / 51	45 / 47	39 / 47
Vacant Acreeage and Recreational					
Listings / YTD	49 / 224	61 / 171	75 / 213	60 / 265	91 / 313
Sales / YTD	14 / 58	10 / 69	24 / 57	20 / 58	21 / 53
Sales to Listings Ratio / YTD	29% / 26%	16% / 40%	32% / 27%	33% / 22%	23% / 17%
Sales Volume	3,966,025	2,218,100	6,883,650	5,930,750	4,279,230
Sales Volume YTD	19,594,186	18,800,875	14,256,350	26,569,627	12,013,220
Average Sale Price	283,288	221,810	286,819	296,538	203,773
Average Sale Price YTD	337,831	272,476	250,111	458,097	226,665
Median Sale Price	280,000	237,000	191,000	307,500	199,600
Median Sale Price YTD	256,500	210,000	195,000	307,500	230,000
Average Days on Market / YTD	180 / 179	184 / 180	170 / 171	74 / 156	165 / 204
Median Days on Market / YTD	146 / 139	186 / 140	168 / 139	57 / 74	111 / 127
Recreational with Home					
Listings / YTD	5 / 13	3 / 5	5 / 13	5 / 13	9 / 18
Sales / YTD	1 / 3	0 / 2	2 / 4	3 / 4	1 / 2
Sales to Listings Ratio / YTD	20% / 23%	0% / 40%	40% / 31%	60% / 31%	11% / 11%
Sales Volume	65,649	0	1,190,000	298,500	489,900
Sales Volume YTD	1,235,649	690,000	1,869,000	529,500	609,900
Average Sale Price	65,649	0	595,000	99,500	489,900
Average Sale Price YTD	411,883	345,000	467,250	132,375	304,950
Median Sale Price	65,649	0	595,000	101,000	489,900
Median Sale Price YTD	285,000	345,000	554,500	104,250	304,950
Average Days on Market / YTD	194 / 148	0 / 146	169 / 157	396 / 308	22 / 66
Median Days on Market / YTD	194 / 138	0 / 146	169 / 146	87 / 65	22 / 66
Total Rural²					
Listings / YTD	275 / 934	296 / 866	317 / 979	311 / 1,083	337 / 1,060
Sales / YTD	92 / 258	81 / 300	111 / 269	109 / 300	124 / 320
Sales to Listings Ratio / YTD	33% / 28%	27% / 35%	35% / 27%	35% / 28%	37% / 30%
Sales Volume	46,007,794	47,740,455	60,628,250	59,910,770	65,777,130
Sales Volume YTD	127,747,904	161,050,492	140,523,349	172,927,112	163,731,145
Average Sale Price	500,085	589,388	546,200	549,640	530,461
Average Sale Price YTD	495,147	536,835	522,392	576,424	511,660
Median Sale Price	484,000	590,000	515,000	492,000	496,500
Median Sale Price YTD	450,000	524,500	511,900	525,000	480,000
Average Days on Market / YTD	101 / 113	104 / 115	100 / 100	79 / 94	77 / 100
Median Days on Market / YTD	66 / 73	49 / 68	65 / 60	47 / 49	44 / 54

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 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	18 / 47	17 / 54	5 / 37	14 / 50	13 / 38
Sales / YTD	2 / 5	1 / 6	1 / 9	2 / 4	2 / 5
Sales to Listings Ratio / YTD	11% / 11%	6% / 11%	20% / 24%	14% / 8%	15% / 13%
Sales Volume	1,035,000	850,000	1,000,000	445,000	13,400,000
Sales Volume YTD	4,300,000	4,550,000	5,402,000	820,000	14,595,000
Average Sale Price	517,500	850,000	1,000,000	222,500	6,700,000
Average Sale Price YTD	860,000	758,333	600,222	205,000	2,919,000
Median Sale Price	517,500	850,000	1,000,000	222,500	6,700,000
Median Sale Price YTD	850,000	825,000	550,000	187,500	650,000
Average Days on Market / YTD	100 / 228	548 / 190	67 / 249	195 / 121	202 / 275
Median Days on Market / YTD	100 / 140	548 / 138	67 / 174	195 / 86	202 / 254
Investment					
Listings / YTD	36 / 140	12 / 78	22 / 95	17 / 91	15 / 82
Sales / YTD	9 / 25	6 / 32	10 / 23	3 / 17	11 / 29
Sales to Listings Ratio / YTD	25% / 18%	50% / 41%	45% / 24%	18% / 19%	73% / 35%
Sales Volume	4,684,370	5,764,000	7,098,850	2,450,000	7,355,000
Sales Volume YTD	15,112,097	22,617,450	16,996,750	13,186,000	25,232,230
Average Sale Price	520,486	960,667	709,885	816,667	668,636
Average Sale Price YTD	604,484	706,795	738,989	775,647	870,077
Median Sale Price	345,000	905,000	331,175	925,000	370,000
Median Sale Price YTD	372,130	439,500	414,000	495,000	546,000
Average Days on Market / YTD	137 / 173	218 / 147	174 / 182	69 / 94	198 / 161
Median Days on Market / YTD	123 / 145	178 / 114	132 / 143	60 / 106	162 / 129
Multi Family					
Listings / YTD	8 / 29	2 / 20	8 / 21	4 / 25	5 / 17
Sales / YTD	3 / 8	4 / 8	2 / 5	4 / 5	1 / 8
Sales to Listings Ratio / YTD	38% / 28%	200% / 40%	25% / 24%	100% / 20%	20% / 47%
Sales Volume	2,035,000	4,054,500	4,390,000	5,973,000	1,796,000
Sales Volume YTD	8,090,600	7,565,000	7,210,000	7,048,000	10,456,000
Average Sale Price	678,333	1,013,625	2,195,000	1,493,250	1,796,000
Average Sale Price YTD	1,011,325	945,625	1,442,000	1,409,600	1,307,000
Median Sale Price	685,000	783,500	2,195,000	1,441,000	1,796,000
Median Sale Price YTD	706,000	805,250	1,163,000	1,075,000	1,315,000
Average Days on Market / YTD	36 / 92	46 / 79	302 / 180	225 / 200	66 / 149
Median Days on Market / YTD	46 / 49	49 / 67	302 / 65	182 / 99	66 / 151
Hotel/Motel					
Listings / YTD	2 / 3	0 / 1	0 / 0	1 / 2	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 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	20 / 106	29 / 87	23 / 75	24 / 100	24 / 105
Sales / YTD	1 / 16	4 / 15	5 / 17	3 / 15	5 / 14
Sales to Listings Ratio / YTD	5% / 15%	14% / 17%	22% / 23%	13% / 15%	21% / 13%
Sales Volume	160,000	599,999	532,000	499,800	300,000
Sales Volume YTD	2,826,300	2,631,489	3,441,000	1,997,800	3,192,500
Average Sale Price	160,000	150,000	106,400	166,600	60,000
Average Sale Price YTD	176,644	175,433	202,412	133,187	228,036
Median Sale Price	160,000	110,000	70,000	150,000	33,000
Median Sale Price YTD	98,500	112,500	155,000	100,000	72,500
Average Days on Market / YTD	385 / 132	69 / 173	266 / 190	152 / 137	176 / 222
Median Days on Market / YTD	385 / 92	50 / 119	112 / 167	182 / 87	83 / 170
Lease					
Listings / YTD	18 / 84	19 / 97	29 / 110	15 / 73	13 / 65
Sales / YTD	10 / 37	7 / 23	8 / 26	4 / 18	3 / 24
Sales to Listings Ratio / YTD	56% / 44%	37% / 24%	28% / 24%	27% / 25%	23% / 37%
Sales Volume	1,631,054	719,496	983,480	958,582	133,350
Sales Volume YTD	3,949,040	2,980,909	3,266,017	2,619,743	2,001,075
Average Sale Price	163,105	102,785	122,935	239,646	44,450
Average Sale Price YTD	106,731	129,605	125,616	145,541	83,378
Median Sale Price	91,620	56,400	89,700	216,291	51,600
Median Sale Price YTD	63,000	66,000	64,800	133,041	57,173
Average Days on Market / YTD	184 / 167	182 / 170	129 / 114	39 / 71	220 / 137
Median Days on Market / YTD	109 / 127	73 / 106	92 / 72	46 / 57	168 / 108
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	15 / 63	37 / 127
Sales / YTD	0 / 0	0 / 1	1 / 5	7 / 17	18 / 47
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	47% / 27%	49% / 37%
Sales Volume	0	0	288,000	2,803,000	9,962,400
Sales Volume YTD	0	700,000	1,408,000	15,991,250	27,739,775
Average Sale Price	0	0	288,000	400,429	553,467
Average Sale Price YTD	0	700,000	281,600	940,662	590,208
Median Sale Price	0	0	288,000	400,000	535,000
Median Sale Price YTD	0	700,000	280,000	628,250	545,000
Average Days on Market / YTD	0 / 0	0 / 523	270 / 355	44 / 124	160 / 151
Median Days on Market / YTD	0 / 0	0 / 523	270 / 376	50 / 50	75 / 96
Total Commercial²					
Listings / YTD	102 / 409	79 / 336	88 / 338	90 / 404	108 / 435
Sales / YTD	25 / 91	22 / 85	27 / 85	23 / 76	40 / 127
Sales to Listings Ratio / YTD	25% / 22%	28% / 25%	31% / 25%	26% / 19%	37% / 29%
Sales Volume	9,545,424	11,987,995	14,292,330	13,129,382	32,946,750
Sales Volume YTD	34,278,037	41,044,848	37,723,767	41,662,793	83,216,580
Average Sale Price	381,817	544,909	529,346	570,843	823,669
Average Sale Price YTD	376,682	482,881	443,809	548,195	655,249
Median Sale Price	270,074	425,750	220,000	400,000	500,000
Median Sale Price YTD	180,000	332,500	280,000	317,500	414,800
Average Days on Market / YTD	151 / 159	163 / 159	187 / 180	105 / 112	177 / 163
Median Days on Market / YTD	120 / 123	67 / 114	114 / 126	63 / 67	140 / 114

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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 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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	1,250	587	5,347	277
	October	6,664	1,096	567	4,974	275
	November	6,345	1,028	566	4,755	277
	December	5,574	871	546	4,146	278
2016	January	5,900	886	521	4,331	269
	February	6,740	968	541	4,917	286
	March	7,413	1,074	567	5,406	319
	April	7,914	1,178	557	5,736	301
	May	8,040	1,142	589	5,886	325
	June	8,070	1,207	599	5,945	335
	July	7,911	1,188	577	5,807	320
	August	7,794	1,203	594	5,744	331
	September	7,712	1,200	579	5,770	326
	October	7,143	1,063	557	5,364	317
	November	6,792	987	566	5,118	332
	December	5,723	850	554	4,259	327
2017	January	5,764	817	515	4,282	302
	February	6,263	854	533	4,637	306
	March	6,943	920	569	5,141	319
	April	7,652	1,059	572	5,648	309
	May	8,493	1,205	578	6,328	306
	June	8,876	1,258	578	6,638	324
	July	8,951	1,265	572	6,744	312
	August	8,907	1,283	581	6,736	324
	September	8,686	1,237	576	6,616	337
	October	8,013	1,100	558	6,068	326
	November	7,291	1,011	581	5,502	341
	December	6,154	865	558	4,634	322
2018	January	6,177	842	553	4,564	334
	February	6,673	897	598	4,935	363
	March	7,737	1,017	637	5,678	383
	April	8,788	1,122	657	6,458	398

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	43	28	40	116	124	111
	Average	416,940	461,571	398,298	433,934	442,978	384,195
	Median	380,000	419,750	369,950	380,000	393,950	355,000
North Central	Sales	144	140	161	455	432	438
	Average	378,054	392,840	393,200	377,648	387,926	387,657
	Median	372,500	370,500	378,000	368,000	369,500	379,500
Northeast	Sales	32	42	39	117	142	131
	Average	317,234	333,812	321,714	319,068	345,135	327,483
	Median	289,000	329,000	305,000	296,000	319,000	315,000
Central	Sales	25	29	31	72	90	79
	Average	345,100	332,225	295,403	336,432	274,027	298,753
	Median	298,000	280,000	295,000	298,750	246,500	275,000
West	Sales	67	81	78	216	252	194
	Average	515,062	520,502	519,817	524,475	512,351	531,755
	Median	411,000	447,000	431,250	436,750	439,250	430,500
Southwest	Sales	90	107	117	271	330	329
	Average	539,079	558,811	540,776	589,383	558,421	526,263
	Median	497,750	494,500	482,000	520,888	485,000	472,500
Southeast	Sales	142	133	124	411	408	409
	Average	401,059	397,462	387,074	395,465	395,972	392,028
	Median	375,000	375,500	367,450	370,000	372,750	372,000
Anthony Henday	Sales	126	102	139	384	371	400
	Average	494,206	504,614	502,662	508,837	504,272	495,382
	Median	458,572	452,750	469,900	455,000	455,500	460,000
City of Edmonton Total	Sales	669	662	729	2,042	2,149	2,091
	Average	438,556	449,943	442,559	447,923	445,890	436,984
	Median	402,000	407,000	407,000	400,000	402,500	405,000
Condominiums							
Northwest	Sales	12	13	13	32	33	63
	Average	190,036	261,945	261,148	243,190	268,442	205,978
	Median	176,200	270,000	250,000	246,250	244,900	174,000
North Central	Sales	49	58	63	165	184	155
	Average	217,782	210,968	226,160	202,309	214,122	223,657
	Median	202,000	211,000	220,000	193,500	207,000	216,500
Northeast	Sales	24	22	29	78	93	87
	Average	180,017	173,407	207,417	167,410	175,089	199,545
	Median	171,000	167,000	203,000	163,750	168,000	195,000
Central	Sales	76	72	65	191	217	191
	Average	296,193	293,799	297,448	276,468	285,119	290,261
	Median	265,500	307,000	283,500	254,000	279,750	275,000
West	Sales	28	30	44	117	103	125
	Average	208,557	230,560	217,598	204,651	217,118	212,828
	Median	197,500	207,750	216,000	194,000	202,500	205,000
Southwest	Sales	53	64	53	183	196	166
	Average	269,066	298,979	255,674	264,726	274,620	265,053
	Median	240,000	281,450	247,000	237,250	254,000	255,750
Southeast	Sales	42	37	58	163	141	164
	Average	221,243	263,466	251,138	220,472	234,246	243,931
	Median	225,400	255,000	213,250	215,000	222,500	220,250
Anthony Henday	Sales	45	45	52	164	177	173
	Average	265,860	263,477	271,723	257,146	254,415	261,148
	Median	260,000	252,900	264,250	246,500	239,000	250,000
City of Edmonton Total	Sales	329	341	377	1,093	1,144	1,124
	Average	246,622	258,845	251,493	235,612	245,332	245,756
	Median	226,000	242,500	232,000	215,000	225,000	226,500

n/a = insufficient data

April 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,653	2,394	2,472	2,477	2,287
Sales	1,146	1,146	1,243	1,283	1,509
Sales Volume	424,138,814	441,256,618	469,175,810	485,338,686	568,874,413
Edmonton City Year to Date					
Listings	8,979	8,354	8,695	8,527	7,122
Sales	3,624	3,781	3,624	3,781	4,367
Sales Volume	1,344,147,899	1,415,655,764	1,336,716,928	1,401,266,628	1,595,058,682
Edmonton City Month End Active Inventory					
Residential	6,458	5,648	5,736	4,989	3,662
Commercial	398	309	301	301	267
TOTAL	6,856	5,957	6,037	5,290	3,929
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Edmonton CMA Monthly					
Listings	3,847	3,502	3,656	3,639	3,386
Sales	1,672	1,573	1,727	1,817	2,127
Sales Volume	629,748,994	616,340,557	673,078,568	704,694,189	817,739,714
Edmonton CMA Year to Date					
Listings	13,017	11,935	12,655	12,486	10,647
Sales	5,130	5,216	4,963	5,306	6,125
Sales Volume	1,931,223,025	1,983,200,737	1,874,865,084	2,037,795,269	2,298,044,916
Edmonton CMA Month End Active Inventory					
Residential	8,788	7,652	7,914	6,787	4,978
Rural	1,122	1,059	1,178	1,265	1,247
Commercial	657	572	557	612	634
TOTAL	10,567	9,283	9,649	8,664	6,859
<hr/>					
Total Board Monthly					
Listings	4,760	4,340	4,609	4,676	4,437
Sales	1,959	1,884	2,061	2,189	2,599
Sales Volume	726,891,372	718,803,531	777,975,118	828,890,547	969,578,378
Total Board Year to Date					
Listings	15,974	14,794	15,629	15,698	13,556
Sales	6,060	6,243	5,887	6,370	7,424
Sales Volume	2,218,097,878	2,313,180,993	2,161,821,638	2,384,526,042	2,714,504,487

April 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead						
Sales	3	7	6	14	20	14
Sales Volume	n/a	1,577,500	1,691,500	3,204,500	4,627,265	3,556,200
Average Price	n/a	225,357	281,917	228,893	231,363	254,014
Median Price	n/a	266,000	309,250	217,500	236,250	232,500
Beaumont						
Sales	37	33	22	124	83	69
Sales Volume	17,605,800	14,174,568	10,333,300	57,188,956	35,608,147	29,720,230
Average Price	475,832	429,532	469,695	461,201	429,014	430,728
Median Price	469,000	420,000	462,450	452,750	415,000	415,000
Bonnyville						
Sales	3	4	7	25	22	18
Sales Volume	n/a	n/a	2,315,500	6,310,733	6,462,100	5,587,900
Average Price	n/a	n/a	330,786	252,429	293,732	310,439
Median Price	n/a	n/a	395,000	230,000	316,500	326,250
Cold Lake						
Sales	23	17	17	67	64	48
Sales Volume	5,925,149	5,805,750	5,457,000	17,484,449	21,019,456	15,714,824
Average Price	257,615	341,515	321,000	260,962	328,429	327,392
Median Price	275,000	312,000	320,000	273,000	322,500	325,000
Devon						
Sales	15	7	6	30	29	17
Sales Volume	4,789,618	2,395,200	2,054,000	8,920,902	9,726,000	5,307,000
Average Price	319,308	342,171	342,333	297,363	335,379	312,176
Median Price	342,500	342,000	327,500	295,750	333,000	325,000
Drayton Valley						
Sales	3	11	4	21	33	22
Sales Volume	n/a	3,184,400	n/a	4,672,300	8,493,300	5,579,500
Average Price	n/a	289,491	n/a	222,490	257,373	253,614
Median Price	n/a	298,000	n/a	267,000	267,000	280,000
Fort Saskatchewan						
SFD Sales	35	27	32	88	79	87
SFD Average Price	398,243	430,280	452,808	413,585	416,909	436,030
SFD Median Price	405,000	401,500	440,000	404,250	393,000	429,999
Condo Sales	6	7	8	13	22	22
Condo Average Price	224,103	235,000	218,600	220,954	257,136	246,559
Condo Median Price	230,000	200,000	195,750	212,000	224,500	239,500
Total Sales Volume	18,961,170	16,424,950	20,334,249	49,944,296	49,629,483	54,175,971
Gibbons						
Sales	3	5	2	8	23	7
Sales Volume	n/a	1,865,000	n/a	2,218,000	6,912,000	1,867,000
Average Price	n/a	373,000	n/a	277,250	300,522	266,714
Median Price	n/a	340,000	n/a	277,750	280,000	250,000
Leduc						
SFD Sales	35	29	31	113	100	103
SFD Average Price	375,534	379,714	373,745	361,158	377,746	384,944
SFD Median Price	370,000	373,300	362,000	351,000	371,650	365,000
Condo Sales	8	5	2	21	13	7
Condo Average Price	239,375	249,330	n/a	222,303	235,196	241,786
Condo Median Price	188,750	245,000	n/a	190,000	220,000	225,000
Total Sales Volume	19,911,933	14,115,001	16,323,386	54,130,374	47,090,450	50,379,010

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 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	28	25	14	70	64	47
Sales Volume	9,065,150	8,364,200	5,023,250	22,499,793	20,754,150	16,259,250
Average Price	323,755	334,568	358,804	321,426	324,284	345,941
Median Price	332,500	340,000	372,500	336,250	327,500	355,000
Sherwood Park						
SFD Sales	78	79	85	216	238	228
SFD Average Price	456,958	456,085	431,617	453,096	452,934	455,172
SFD Median Price	430,000	426,000	414,000	426,500	430,450	425,000
Condo Sales	17	22	21	68	62	74
Condo Average Price	276,522	308,818	332,723	282,663	301,129	308,306
Condo Median Price	283,000	307,500	300,000	280,500	292,500	303,500
Total Sales Volume	43,481,571	44,808,724	49,369,490	126,364,301	135,124,872	138,622,709
Spruce Grove						
SFD Sales	43	38	41	127	126	133
SFD Average Price	398,863	392,174	412,025	391,864	385,674	400,376
SFD Median Price	385,000	379,100	410,000	376,900	381,750	400,000
Condo Sales	6	5	3	23	25	9
Condo Average Price	215,917	218,460	n/a	208,865	229,561	236,939
Condo Median Price	216,250	210,000	n/a	199,000	218,000	219,500
Total Sales Volume	22,493,400	19,363,925	22,223,469	69,018,915	66,414,008	68,154,927
St. Albert						
SFD Sales	77	62	90	229	193	214
SFD Average Price	482,128	466,683	476,632	489,960	462,807	468,187
SFD Median Price	456,500	425,750	432,000	455,000	427,500	428,000
Condo Sales	21	23	27	76	77	69
Condo Average Price	282,936	303,187	269,974	290,488	275,912	261,294
Condo Median Price	252,500	261,000	235,000	259,500	261,000	234,000
Total Sales Volume	44,427,492	37,380,066	50,986,120	137,864,975	115,557,016	120,308,323
St. Paul						
Sales	8	8	8	28	35	28
Sales Volume	2,041,900	1,847,500	2,406,500	6,772,700	9,334,400	6,897,000
Average Price	255,238	230,938	300,813	241,882	266,697	246,321
Median Price	256,250	241,500	246,000	252,000	255,000	232,500
Stony Plain						
Sales	37	26	25	91	97	81
Sales Volume	12,465,095	8,131,098	8,174,949	29,988,331	30,989,801	24,804,634
Average Price	336,894	312,735	326,998	329,542	319,482	306,230
Median Price	326,000	329,950	315,000	326,000	312,015	322,500
Vegreville						
Sales	3	9	10	16	21	21
Sales Volume	n/a	1,809,000	1,463,375	3,248,000	4,358,000	3,755,875
Average Price	n/a	201,000	146,338	203,000	207,524	178,851
Median Price	n/a	183,000	153,250	213,500	240,000	165,000
Westlock						
Sales	6	7	9	23	23	27
Sales Volume	1,264,500	1,351,750	1,678,685	4,779,700	4,467,250	5,206,185
Average Price	210,750	193,107	186,521	207,813	194,228	192,822
Median Price	202,500	245,000	175,000	200,000	234,000	181,500
Wetaskiwin						
Sales	17	13	21	45	56	56
Sales Volume	3,979,525	3,075,750	4,519,400	9,676,425	12,687,200	12,124,302
Average Price	234,090	236,596	215,210	215,032	226,557	216,505
Median Price	221,500	253,000	233,000	208,000	232,000	224,500

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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	4	3	4	9	9	8
	Sales Volume	n/a	n/a	n/a	1,947,400	2,259,476	885,900
Bonnyville M.D.	Sales	7	6	3	26	30	8
	Sales Volume	2,399,000	2,172,450	n/a	9,070,900	11,335,490	4,081,500
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	17	13	19	43	48	45
	Sales Volume	7,720,475	6,802,000	10,256,000	19,166,988	23,548,200	21,622,800
Parkland County	Sales	38	31	44	96	129	114
	Sales Volume	18,085,819	17,181,850	20,030,500	43,043,116	63,167,149	53,038,799
Smoky Lake County	Sales	2	2	2	6	2	4
	Sales Volume	n/a	n/a	n/a	1,084,900	n/a	n/a
St. Paul County	Sales	12	4	5	20	24	16
	Sales Volume	2,220,500	n/a	1,678,000	3,279,400	4,791,200	3,735,500
Strathcona County	Sales	29	26	33	85	76	69
	Sales Volume	15,382,000	16,648,105	22,579,500	46,917,900	46,582,843	43,996,400
Sturgeon County	Sales	8	11	15	34	47	41
	Sales Volume	4,819,500	7,108,500	7,762,250	18,619,900	27,752,300	21,865,350
Thorhild County	Sales	2	3	3	5	13	7
	Sales Volume	n/a	n/a	n/a	1,229,000	3,389,500	2,025,500
Two Hills County	Sales	1	2	1	4	8	6
	Sales Volume	n/a	n/a	n/a	n/a	2,917,000	1,952,500
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 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 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	1	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	1	2	5	1
	Sales Volume	n/a	n/a	n/a	n/a	1,668,660	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	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	1	0	1	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	1	2	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

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